

City of Jacksonville, Florida

Lenny Curry, Mayor

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April 21, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-0191/Application No. L-5645-21C

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-0191 on April 21, 2022.

P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	6-0 APPROVE

David Hacker, Chair	Aye
Alexander Moldovan, Vice-Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Jason Porter	Aye
Jordan Elsbury	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Kristen D. Reed

Kristen D. Reed, AICP
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – April 15, 2022

Ordinance/Application No.: 2022-191 / L-5645-21C

Property Location: On the north side of Dunn Avenue (SR-104), between New Kings Road (SR-15 / US-1/23) and Interstate-295 West (SR-9A) with an address of 0 Dunn Avenue

Real Estate Number: 004258-0690

Property Acreage: 6.45 Acres

Planning District: District 6, North

City Council District: District 8

Applicant: Paul M. Harden, Esquire

Current Land Use: Community/General Commercial (CGC)

Proposed Land Use: Residential-Professional-Institutional (RPI)

Development Area: Suburban Development Area

Current Zoning: Planned Unit Development (PUD)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

This land use amendment is being sought to develop the site as multi-family residential, instead of the currently entitled assisted living facility at a lesser density.

BACKGROUND

The 6.45 acre subject site is located at 0 Dunn Avenue (SR-104), between New Kings Road (SR-15/US-1/23) and Interstate-295 West (SR-9A). According to the City’s Functional Highways Classification Map, Dunn Avenue (SR-104) is a minor arterial roadway, New Kings Road (SR-15/US-1/23) is classified as a major arterial roadway, and I-295 (SR 9A) is a limited access highway. The current site is vacant commercial land.

The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from Community/General Commercial (CGC) to Residential-Professional-Institutional (RPI) in order to permit development of multi-family housing. A companion rezoning application is pending concurrently with the land use application via Ordinance 2022-192, which seeks to change the zoning district from Planned Unit Development (PUD) to PUD.

The existing Planned Unit Development zoning (PUD Ordinance 2015-0279) allows for 133 dwelling units of an assisted living facility. This proposed amendment seeks a mixed development of multi-family residential uses with supporting commercial sale and service, with less residential density than the existing zoning. In 2001 the subject site was amended from Low Density Residential (LDR) to Community/General Commercial (CGC) pursuant to Ordinance 2001-235-E.

Currently, the dominant adjacent uses to the north and west of the application site are vacant residential land and single family residential uses. Churches and commercial uses are dominant to the east and south of the site, More specific adjacent land use categories, zoning districts and property uses are as follows:

North: **Land Use:** Low Density Residential (LDR)
Zoning: Residential Rural-Acre (RR-Acre)
Property Use: Single-family residential homes and vacant residential land

South: **Land Use:** Community General Commercial (CGC) and LDR
Zoning: Commercial Community/General-1 (CCG-1), RR-Acre, and Planned Unit Development (PUD)
Property Use: Vacant commercial land, churches, and an office

East: **Land Use:** LDR and Residential Professional Institutional (RPI)
Zoning: RR-Acre and PUD
Property Use: Church, medical office, single-family residential homes, and a mobile home

West: **Land Use:** LDR
Zoning: RR-Acre and Agriculture (AGR)
Property Use: Single-family residential homes and pasture land

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Where there is not an associated site specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Land Use Amendment Impact Assessment

Development Analysis		6.45 Acres
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Dunn Avenue (SR-104) / Minor Arterial Roadway	
Plans and/or Studies	Planning District 6 - North	
Site Utilization	Current: Vacant Commercial	Proposed: Multi-Family Residential
Land Use / Zoning	Current: CGC / PUD	Proposed: RPI / PUD
Development Standards for Impact Assessment	Current: Scenario 1: 0.35 FAR Non-Residential Uses Scenario 2: 15 Dwelling Units per Acre at 80% Residential and 0.35 FAR at 20% Non-Residential	Proposed: Scenario 1: 0.5 FAR Non-Residential Uses Scenario 2: 15 Dwelling Units per Acre at 90% Residential and 0.5 FAR at 10% Non-Residential
Development Potential	Current: Scenario 1: 98,336 Sq. ft. Scenario 2: 77 Dwelling Units and 19,667 Sq. ft.	Proposed: Scenario 1: 140,481 Sq. ft. Scenario 2: 87 Dwelling Units and 14,048 Sq. ft.
Net Increase or Decrease in Maximum Density	Scenario 1: N/A Scenario 2: Increase of 10 Dwelling Units	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 42,145 Sq. ft. Scenario 2: N/A	
Population Potential	Current: Scenario 1: N/A Scenario 2: 180 people	Proposed: Scenario 1: N/A Scenario 2: 204 people
Special Designation Areas		
Aquatic Preserve	NO	
Septic Tank Failure Area	NO	
Evacuation Zone	Zone D	
Airport Environment Zone	NO	
Industrial Preservation Area	NO	

Cultural Resources	NO
Archaeological Sensitivity	Low
Historic District	NO
Coastal High Hazard	NO
Adaptation Action Area	NO
Groundwater Aquifer Recharge Area	NO
Wellhead Protection Zone	NO
Boat Facility Siting Zone	NO
Brownfield	NO
Public Facilities	
Potential Roadway Impact	0 Net New Daily Trips
Potential Public School Impact	20 New Students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 2107 Gallons per day Scenario 2: Increase of 2069 Gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Increase of 1580 Gallons per day Scenario 2: Increase of 1551 Gallons per day
Potential Solid Waste Impact	Scenario 1: Increase of 67 Tons per year Scenario 2: Increase of 17 Tons per year
Drainage Basin/Sub-basin	Trout River/Half Creek
Recreation and Parks	Bethesda Park
Mass Transit Access	JTA Stop 3117 and 3119
Natural Features	
Elevations	19 Ft. to 21 ft.
Land Cover	2110: Improved pastures (monocult, planted forage crops)
Soils	(38) Mascotte Fine Sand, 0 to 2 percent slopes (51) Pelham Fine Sand, 0 to 2 percent slopes
Flood Zones	NO
Wetlands	NO
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure established shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

According to the JEA letter dated December 13, 2021, there is an existing 16-inch water main and an existing 12-inch sewer force main along Dunn Avenue.

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.6

The City, in coordination with JEA, shall support the development of reuse water and other alternative supplies. Pursuant to requirements imposed by JEA's water supply consumptive use permits, the City shall require the use of reclaimed water where economically feasible pursuant to the City of Jacksonville's Chapter 752. In addition, the City shall require the following reuse practices, where economically feasible:

- A. Installation of reuse supply lines;
- B. Connection of new development or substantial redevelopment to a reuse system to supply uses that do not require potable water, unless the use of a lower quality source is otherwise authorized by SJRWMD;
- C. Installation of dual water distribution lines that will initially use the existing water source or stormwater until the reclaimed water source is available;
- D. Installation of meters for individual connections to the reclaimed water system; or
- E. Reuse water to be used for irrigation and other non-potable needs in public areas owned by the City.

Transportation

The subject site is 6.45 acres and is accessible from Dunn Avenue (SR 104), a minor arterial facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 4. The applicant proposes to change the existing land use from Community General Commercial (CGC) to Residential Professional Institutional (RPI).

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Objective 2.4 The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 5,575 or 1,162 daily trips depending on the scenario. If the land use is amended to allow for this proposed RPI, this will result in 1,523 or 738 daily trips depending on the scenario.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no net new daily trips when compared to the existing land use. However, the subject site is an existing green field, and it currently has zero traffic impacts. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer to ensure that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment. Dunn Avenue (SR 104) is subject to FDOT review and access management requirements.

**Table A
Daily Trip Generation Estimation Scenarios**

Existing Land Use- Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	821	98,336 SF	T = 94.49 (X) / 1000	9,292	3,717	5,575
				Total Trips for Existing Scenario 1 Land Use		5,575
Existing Land Use- Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC- N	822	19,667 SF	T = 54.45 (X) / 1000	1,071	428	643
CGC- R	220	77 MF DUs	T = 6.74 (X)	519	0	519
				Total Trips for Existing Scenario 2 Land Use		1,162
Proposed Land Use- Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI	710	140,481 SF	T= 10.84 (X) / 1000	1,523	0	1,523
				Total Trips for Proposed Scenario 1 Land Use		1,523
Proposed Land Use- Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI- N	710	14,048 SF	T= 10.84 (X) / 1000	152	0	152
RPI- R	220	87 MF DUs	T= 6.74 (X)	586	0	586
				Total Trips for Proposed Scenario 2 Land Use		738
				Scenario 1 Net New Daily Trips		0
				Scenario 2 Net New Daily Trips		0

Source: Trip Generation Manual, 11th Edition, Institute of Engineers



School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 6.45 acre proposed land use map amendment has a development potential of 87 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented.

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5645-21C Dunn Ave Requested By: Ed "Luke" Lukacovic / Abigail Trout Reviewed By: Shalene B. Estes Due: 3/29/2022							
Analysis based on maximum dwelling units: 87							
School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 2&7
Elementary	1	10,651	54%	10	59%	8,062	3,373
Middle	1	7,527	88%	4	86%	807	791
High	1	8,087	80%	6	72%	1,116	1,778
				Total New Students	20		

NOTES:

¹ Proposed Development's Concurrent Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development reveals no deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 **Adopted Level of Service (LOS) Standards**
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information

The following additional information regarding the capacity of the assigned neighborhood schools is provided by the Duval County School Board. This information is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: L-5645-21C Dunn Ave
Requested By: Ed "Luke" Lukacovic / Abigail Trout
Reviewed By: Shalene B. Estes
Due: 3/29/2022

Analysis based on maximum dwelling units: 87

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	10	683	553	81%	96%
Highlands MS #244	1	4	1071	697	65%	75%
Jean Ribault HS #96	1	6	1683	1378	82%	84%
		20				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Evacuation Zone

The subject site is within Evacuation Zone D. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and a conceptual site plan that the developer has made available. Staff informed EPD that the applicant is planning to develop 6.45 acres of uplands with 112 multi-family units but that the proposed amendment would allow for a maximum of 129 single-family units. The EPD's response is featured below.

No impacts to countywide evacuation times are anticipated from the amendment proposed in L-5645-21C. Proximity to Dunn Avenue indicates sufficient access to evacuation routes (I-295 and I-95). Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on March 24, 2022, the required notices of public hearing signs were posted. Eighteen (18) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on March 28, 2022 for the adoption of the small-scale land use amendment. Other than the applicant, no members of the public were present.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
A. Fosters vibrant, viable communities and economic development opportunities;
B. Addresses outdated development patterns;
C. Provides for sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Recreation and Open Space Element (ROSE)

- Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.
- Policy 2.2.5 All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

Property Rights Element (PRE)

- Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
- Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
- Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.
- Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

The RPI land use category in the Suburban Area is intended to provide low to medium density development. Development that includes medium density residential and professional office uses is preferred. Principal uses in the RPI include, but are not limited to, multi-family dwellings; business and professional offices; institutional; and commercial retail sales and service establishments limited to 50 percent of the site area. The maximum gross density allowed in RPI in the Suburban Area is 20 units per acre. Single use developments in the RPI category are limited to residential or office uses. Mixed use development shall not include more than 90% of any individual use.

The property is currently vacant commercial land surrounded by a mix of uses in the CGC, LDR and RPI land use categories. The surrounding development consists of vacant residential land, single-family homes, churches and an office space. Therefore, the infill development will continue the development trends in an area that has existing infrastructure and public services to serve new development. The proposed amendment promotes a pattern of compatible land uses with a well-organized combination of residential, industrial and commercial uses as recommended in FLUE Goal 1 and 3, Objective 6.3 and Policies 1.1.22 and 1.1.24.

The proposed amendment to RPI would allow for increased housing options within the Suburban Development Area of the North Planning District, and as such, it is consistent with FLUE Objective 3.1 and Policy 3.1.6.

The 6.45 acre subject site for residential development will have a supportive positive impact on the commercial uses located east and west of the development. In addition, the proposed amendment from CGC to RPI maintains a balance of uses in the area. For these reasons the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

The proposed PUD development proposes 112 multi-family dwelling units. According to ROSE Policies 2.2.2 and 2.2.5, proposed multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit.

The land use application for a proposed multi-family development will be served by sanitary sewer and water lines. According to the JEA letter dated December 13, 2021, there is an existing 16-inch water main and an existing 12-inch sewer force main along Dunn Avenue. Sewer special conditions requires the construction of an onsite pump station and a JEA dedicated force main. Therefore, the application is consistent with FLUE Policy 1.2.9.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

North Jacksonville Shared Vision and Master Plan

The application site lies within the North Jacksonville Shared Vision and Master Plan area. The plan does not identify specific recommendations in the vicinity of the subject site. However, the site is located approximately 2 miles west of the indicated site of the Dunn Avenue Village Center. The intersection of Dunn Avenue and Lem Turner Road is identified as a key center location that would supply commercial services to the surrounding community. The proposed land use amendment and rezoning would provide new housing opportunities in the area that would contribute to a sense of community and create a captive market for retail based mixed-use projects like the Dunn Avenue Village Center.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Policy of the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (March, 2021), Regional Transportation Element Goal, Objective, and portions of Policy 4:

Goal Create efficient connectivity within the Region, and with state, national, and global economies. Include centers of population and jobs that are well-connected, limit commute times for most residents and provide opportunities for all residents of the region to work if they choose.

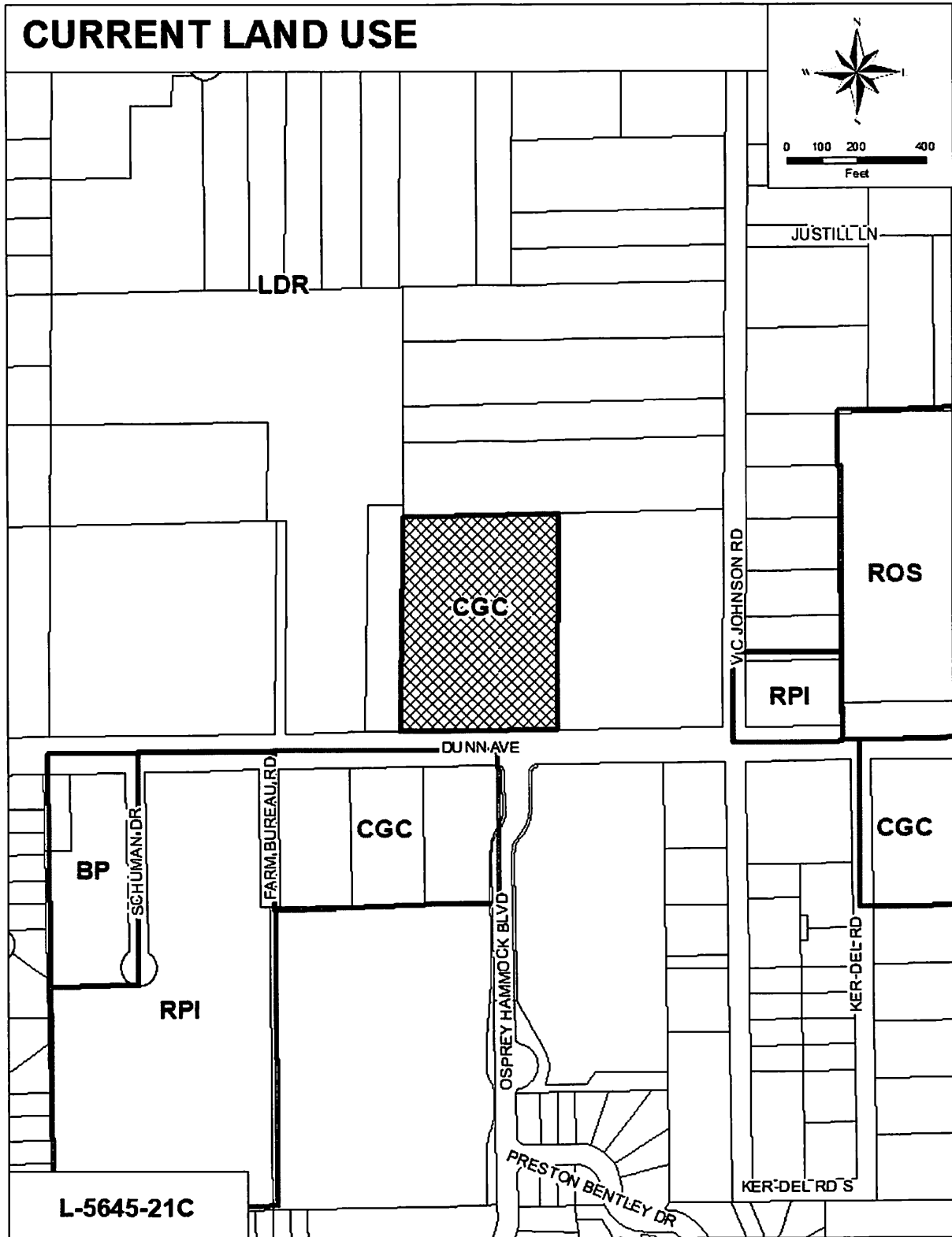
Objective Integrated Planning: The link between land use, resources and mobility.

Policy 4 The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Incentives for dense and/or mixed use development.
- Maintenance of a diversity of land use in the region.
- Infill and redevelopment.

The proposed land use amendment to RPI promotes an environment that is conducive to the potential creation of a dense and/or mixed use development as well as providing infill and redevelopment for economic growth. Therefore, the proposed amendment is consistent with Transportation Element Goal, Objective and Policy 4 of the Strategic Regional Policy Plan.

LOCATION AND CURRENT LAND USE MAP



LAND UTILIZATION MAP

