

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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September 23, 2021

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. 2021-574/Application No. L-5587-21C**

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 2021-574 on September 23, 2021.

P&DD Recommendation

APPROVE

PC Issues:

Six individuals spoke in opposition to the proposed amendment. Their concerns included increased crime, increased traffic, proximity to liquor stores and lottery sales, the need for affordable home ownership opportunities as opposed to affordable rental opportunities, the lack of grocery stores in the area, the loss of a community serving asset, and the blighting influence associated with the project.

The Commission engaged in a substantial debate about the benefits and drawbacks of the amendment. During this debate the Commission discussed the fact that the amendment would result in a logical and appropriate transition from commercial uses and arterial roads to the surrounding single-family neighborhood, the severe need for affordable housing, concerns about how the Duval County School Board contracted with the affordable housing developer (Ability Housing), and the loss of a public amenity to private development.

**PC Vote:** **6-1 APPROVE**

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

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

Sincerely,

*Kristen D. Reed*

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**Report of the Jacksonville Planning and Development Department**

**Small-Scale Future Land Use Map Amendment – September 17, 2021**

**Ordinance/Application No.:** 2021-574 / L-5587-21C

**Property Location:** 901 Kennard Street between Kennard Street and Edgewood Avenue West

**Real Estate Number(s):** 024111-0000

**Property Acreage:** 9.90 acres

**Planning District:** District 5, Northwest Jacksonville

**City Council District:** District 8

**Applicant:** Elizabeth Rothenberg

**Development Area:** Urban Development Area

**Current Land Use:** Public Buildings and Facilities (PBF)

**Proposed Land Use:** Medium Density Residential (MDR)

**Current Zoning:** Public Buildings and Facilities-1 (PBF-1)

**Proposed Zoning:** Planned Unit Development (PUD)

***RECOMMENDATION: Approve***

**APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

Redevelopment of closed Lake Forest Elementary school into multi-family housing.

**BACKGROUND**

The 9.90 acre subject site is located in the Urban Development Area with road frontage on both Kennard Street, a local roadway, and Edgewood Avenue West, a minor arterial roadway. Kennard Street abuts the site along the southern boundary and Edgewood Avenue West abuts the site along the northern boundary. Edgewood Avenue West includes sidewalks on both sides of the road; Kennard Street includes sidewalks on the southern side of the street.

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 Public Buildings

and Facilities (PBF) land use category to Medium Density Residential (MDR) to develop multi-family housing. Currently, the site is the location of a closed elementary school, Lake Forest Elementary. Single-family residential with some multi-family residential is the predominant land use to the north, south and west of the subject property. Office and some commercial uses front Edgewood Avenue West north of the site. A companion rezoning application is pending concurrently with the land use application via Ordinance 2021-575, which seeks to change the zoning district from Public Buildings and Facilities-1 (PBF-1) to Planned Unit Development (PUD)

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: Residential-Professional-Institutional (RPI), Community/General Commercial (CGC) and Low Density Residential (LDR)  
 Zoning: Commercial Office (CO), Commercial Community General-1 (CCG-1) and Residential Low Density-60 (RLD-60)  
 Property Use: Offices, gas/convenience store, single-family residential

South: Land Use: LDR and MDR  
 Zoning: RLD-60 and Residential Medium Density-D (RMD-D)  
 Property Use: Single-family residential and multi-family residential

East: Land Use: CGC  
 Zoning: Commercial Community General-2 (CCG-2)  
 Property Use: Gas/convenience store, small retail strip development

West: Land Use: LDR  
 Zoning: RLD-60  
 Property Use: Church, single-family residential

**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.

**Impact Assessment Baseline Review – Application Number L-5587-21C**

<b>Development Analysis</b>	
Development Boundary	Urban Area
Roadway Frontage Classification / State Road	Kennard St. - unclassified, Edgewood Ave. W. – minor arterial
Plans and/or Studies	CPAC-PD5- Northwest Vision Plan

<b>Development Analysis</b>		
Site Utilization	Current: Vacant Elementary School	Proposed: Residential
Land Use / Zoning	Current: PBF/PBF-1	Proposed: MDR/PUD
Development Standards for Impact Assessment	Current: 0.3 FAR	Proposed: 15 units/acre
Development Potential	Current: 129,373.2 sq. ft.	Proposed: 148 units
Net Increase or Decrease in Maximum Density	Increase of 148 units	
Net Increase or Decrease in Potential Floor Area	Decrease of 129,373.2 Sq. ft.	
Population Potential	Current: Not Applicable	Proposed: 347 people
<b>Special Designation Areas</b>		
Aquatic Preserve	NO	
Septic Tank Failure Area	YES	
Airport Environment Zone	NO	
Industrial Preservation Area	NO	
Cultural Resources	NO	
Archaeological Sensitivity	Low	
Historic District	NO	
Coastal High Hazard/Adaptation Action Area	NO	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	NO	
Boat Facility Siting Zone	NO	
Brownfield	NO	
<b>Public Facilities</b>		
Potential Roadway Impact	No net new daily trips	
Potential Public School Impact	47 new students	
Water Provider	JEA	
Potential Water Impact	Increase of 25,701.18 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 19,275.88 gallons per day	
Potential Solid Waste Impact	Increase of 177.80 tons per year	
Drainage Basin/Sub-basin	Basin: Trout River Sub-Basin: Moncrief Creek	
Recreation and Parks	Concord Park (Approx. 0.24 Miles away)	
Mass Transit Access	Access to JTA Bus Route 51	
<b>Natural Features</b>		
Elevations	10 – 17 ft.	
Land Cover	1700: Institutional	

<b>Development Analysis</b>	
Soils	69-Urban Land and 71- Urban Land – Leon Boulogne Complex, 0 to 2 percent slopes
Flood Zones	NO
Wetlands	NO
Wildlife (applicable to sites greater than 50 acres)	Not Applicable

**Utility Capacity**

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established 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 shall continue to be based on JEA’s Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant provided a JEA Availability letter dated 6/10/21. Water and sewer connections for the subject site are available under special conditions. The water special conditions require private fire protection analysis for the review of fire protection requirements. The sewer special conditions require the design and construction of an onsite, privately owned and maintained pump station and a JEA dedicated force main.

**Transportation**

The Planning and Development Department completed a transportation analysis and determined that the proposed amendment has the potential to result in no net new daily external trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office. A copy of the transportation analysis is on file with the Planning and Development Office.

**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.

**Capital Improvements Element**

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner’s mobility fee for transportation impacts generated from a proposed development, where the landowner’s mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development

Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

### Supplemental Transportation Information

Objective 2.4 of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that 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 of the TE of the 2030 Comprehensive Plan requires that 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.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 9.

Subject site is accessible via Edgewood Avenue West, a minor arterial facility, and Kennard Street, a local facility. The proposed MDR development is generating significant daily trips and the Transportation Planning Division recommends ongoing coordinating efforts with the 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.

### **School Capacity**

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 14.24 acre proposed land use map amendment has a development potential of 148 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:

- Elementary School
  - Concurrency Service Area (CSA) 1
  - 2020/2021 enrollment: 11,133
  - New student development from amendment: 24
  - 5-year utilization: 67%
  - Available seats in CSA 1: 6,179
  - Available seats in adjacent CSA(s): 2 and 8 is 4,775
  
- Middle School
  - CSA 1
  - 2020/2021 enrollment: 7,607
  - New student development from amendment: 10
  - 5-year utilization: 98%
  - Available seats in CSA 1: 617
  - Available seats in adjacent CSA(s): 2 and 7 is 606
  
- High School
  - CSA 1
  - 2020/2021 enrollment: 8,520
  - New student development from amendment: 13
  - 5-year utilization: 76%
  - Available seats in CSA 1: 956
  - Available seats in adjacent CSA(s): 2 and 8 is 815

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



### 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.

- North Shore Elementary School #70
  - CSA 1
  - Amendment student generation: 24
  - School Capacity including permanent spaces and portables: 1,329
  - Current enrollment 20 day county for 2020/2021: 638
  - Percent Occupied: 48%
  - 4-year projection: 44%
  
- Matthew Gilbert Middle School #146
  - CSA 1
  - Amendment student generation: 10
  - School Capacity including permanent spaces and portables: 787
  - Current enrollment 20 day county for 2020/2021: 836
  - Percent Occupied: 106%
  - 4-year projection: 48%
  
- Jean Ribault High School #96
  - CSA 1
  - Amendment student generation: 13
  - School Capacity including permanent spaces and portables: 1,683
  - Current enrollment 20 day county for 2020/2021: 1,415
  - Percent Occupied: 84%
  - 4-year projection: 85%

### **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 and/or 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.

### **Septic Tank Failure Area**

The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code. However, the site has access to JEA water and sewer,

and it is the applicant's intent to connect up to these central services. See policies of the Infrastructure Element below:

**Infrastructure Element, Sanitary Sewer Sub-Element**

Policy 1.2.4 Existing septic tanks for estimated wastewater flows of 600 or less gallons per day (gpd) shall connect to the collection system of a regional utility company provided that gravity service is available via a facility within a right-of-way or easement, which abuts the property.

Policy 1.2.5 Existing septic tanks for estimated wastewater flows exceeding 600 gallons per day (gpd) shall connect to the collection system of a regional utility company provided that a facility abuts or is within 50 feet of the property.

Policy 1.2.8 The City shall continue the effort to phase out septic tanks in defined failure areas in conformance with Chapter 751, Ordinance Code (Septic Tank Superfund).

**Evacuation Zone**

The subject site is within Evacuation Zone C. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD provided the following comments:

No impacts to countywide evacuation times are anticipated from the amendment proposed in L-5587-21C. Proximity to Edgewood Avenue West and Lem Turner Road indicates sufficient access to evacuation routes (I-95 and I-295). Site design techniques that minimize disruption to existing traffic flow are encouraged.

**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 August 31, 2021, the required notices of public hearing signs were posted. One hundred and six (106) 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 August 30, 2021. One member of the public attended the meeting to inquire about the developer's interest in accumulating additional property in the area.

## **CONSISTENCY EVALUATION**

### **Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies**

#### *Development Area*

*Urban Area (UA):* The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or employment generation uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA) the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use category.

#### **Future Land Use Element:**

- Objective 1.1      Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- 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 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 1.1.10      Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- Policy 1.1.12      Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

- 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.
- 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 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process

to review and grant, when appropriate, relief from the scale transition requirements.

**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 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.

**Pending Property Rights Element (PRE) (Ordinance 2021-334)**

**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 Category Description of the Future Land Use Element (FLUE), PBF in the Urban Development Area is a broad land use category intended to accommodate major public use or community service activities. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as it is intended, as an important part of the urban service delivery system.

The MDR land use category in the Urban Development Area is a category intended to provide compact medium density residential development in locations which are supplied with full urban services and which serve as a transition between commercial and residential uses. Multi-family dwellings is the predominant development typology in this category. MDR allows residential development at up to 20 dwelling units per acre.

The 9.90 acre subject amendment site is intended to provide for the development of additional housing options in the area. The development of the property with additional housing options would further the goal to provide sufficient land for residential choices in the City. Therefore, the proposed land use amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

Consistent with FLUE Policy 1.2.9, the subject site has access to centralized water and sewer facilities. The applicant provided a JEA Availability letter dated 6/10/21. Water and sewer connections for the subject site are available under special conditions. The water special conditions require private fire protection analysis for the review of fire protection requirements. The sewer special conditions require the design and construction of an onsite, privately owned and maintained pump station and a JEA dedicated force main.

The proposed amendment to MDR would allow for development of additional housing options in the Northwest Planning District to accommodate future growth and development. The site is underutilized land that includes a closed elementary school in the Urban Development Area that is appropriate for infill development providing consistency with FLUE Objectives 3.1 and 6.3 and Policies 1,1,24 and 3.1.6.

The amendment to MDR results in a compatible development pattern with abutting low density residential land use categories to the south and west of the site and MDR land use developments southwest and adjacent to the site. Additionally, office and commercial uses are appropriately sited along Edgewood Avenue West with residential development just north of the corridor. The subject site is located in an area that can support a development at up to 20 units per acre along the Edgewood Avenue West corridor, a minor arterial roadway. The amendment would increase the opportunity for medium density residential development, which will maintain the character of the area and the current land use pattern with complimentary design elements satisfying FLUE Objective 1.1 and Policies 1.1.10, 1.1.12, 1.1.22, and 3.1.3.

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.

### **Vision Plan**

The application site lies within the boundaries of the Northwest Jacksonville Vision Plan. Guiding Theme 1 of the vision plan focuses on strengthening existing neighborhoods and

creating new neighborhoods. The proposed amendment would allow for new residential development that has the opportunity to create new neighborhoods, consistent with Implementation Option 1 of Guiding Theme 1 of the Northwest Jacksonville Vision Plan.

**Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Communities and Affordable Housing Subject Area:

Objective: Improve Quality of Life and Provide Quality Places in Northeast Florida

Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the infilling of residential development in an established residential area.

# SITE LOCATION, CURRENT LAND USE AND FIELD MAP

