

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

April 7, 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. 2022-0144/Application No. L-5643-21C**

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 2022-0144 on April 7, 2022.

P&DD Recommendation	APPROVE
PC Issues:	None
<b>PC Vote:</b>	<b>6-0 APPROVE</b>

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

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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  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7837  
[KReed@coj.net](mailto:KReed@coj.net)

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

**Small-Scale Future Land Use Map Amendment – April 1, 2022**

**Ordinance/Application No.:** 2022-144 / L-5643-21C

**Property Location:** 2845 Edgewood Avenue West, 2841 Edgewood Avenue West, 0 Greenes Place, and 0 Carrol Drive.

**Real Estate Number(s):** 040103-0000, 040103-0010, 040103-0020, 040103-0030, and 040115-0000

**Property Acreage:** 3.21 acres

**Planning District:** District 5, Northwest

**City Council District:** District 10

**Applicant:** Paul Harden, Esquire

**Current Land Use:** Low Density Residential (LDR)

**Proposed Land Use:** Residential – Professional – Institutional (RPI)

**Current Zoning:** Residential Low Density – 60 (RLD-60)

**Proposed Zoning:** Commercial, Residential, and Office (CRO)

**Development Boundary:** Urban Area

**RECOMMENDATION:** ***Approve***

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

To develop the site with uses allowed in the commercial, residential, and office category, similar to the RPI sites on the south side of Edgewood Avenue.

**BACKGROUND**

The 3.21 acre subject site is located on the northeast corner of Edgewood Avenue West, a minor arterial road, and Greenes Place, an unclassified road. The applicant is proposing a Future Land Use Map (FLUM) amendment from Low Density Residential (LDR) to Residential – Professional – Institutional (RPI) to develop the site with uses allowed in the commercial, residential, and office category, similar to the RPI sites on the south side of Edgewood Avenue West. The applicant is also proposing a companion rezoning from Residential Low Density – 60 (RLD-60) to Commercial, Residential, and Office (CRO) which is pending concurrently with this amendment, pursuant to Ordinance 2022-145.

The amendment site is mostly undeveloped with a couple older houses on the site. Across Edgewood Avenue West, there is a childcare facility. Aside from that business, the rest of the properties across the street are either undeveloped or contain closed businesses. Behind those properties across the street are single-family homes, including 2 homes that abut Edgewood Avenue West, which are part of the residential development behind the commercial properties. There are single-family residences west of the amendment site. There are several churches east of the site on the north and south sides of Edgewood Avenue West.

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

North: Land Use: LDR  
Zoning: RLD-60  
Property Use: Single-family residential and undeveloped

South: Land Use: RPI and LDR  
Zoning: CRO, Commercial Office (CO), and RLD-60  
Property Use: Childcare facility, single-family residential, and undeveloped properties

East: Land Use: LDR  
Zoning: RLD-60  
Property Use: Church and undeveloped

West: Land Use: LDR  
Zoning: RLD-60  
Property Use: 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.

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 in the scenarios included in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

### Impact Assessment Baseline Review

Development Analysis 3.21 Acres/139,828 sq.ft.		
Development Boundary	Urban Development Area	
Roadway Frontage Classification / State Road	Edgewood Ave - Minor Arterial, Greenes Pl. – Local Rd.	
Plans and/or Studies	Northwest Vision Plan	
Site Utilization	Current: Vacant	Proposed: Commercial, Office, and Professional.
Land Use / Zoning	Current: Land Use: LDR Zoning: RLD-60	Proposed: Land Use: RPI Zoning: CRO
Development Standards for Impact Assessment	Current: 5 DU/Acre	Proposed: Scenario 1: 0.5 FAR Scenario 2: 10% @ 0.5 FAR and 90% @ 23 DU/Acre
Development Potential	Current: Scenario 1: 16 SF DU	Proposed: Scenario 1: 69,914 sq. ft. Scenario 2: 6,991 sq. ft.  66 MF DU
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease of 16 DU Scenario 2: Increase of 50 DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 69,914 sq. ft. commercial Scenario 2: Increase of 6,991 sq. ft. commercial	
Population Potential	Current: Scenario 1: 42 People	Proposed: Scenario 1: N/A Scenario 2: 155
<b>Special Designation Areas</b>		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	No	
Industrial Preservation Area	No	
Cultural Resources	None	
Archaeological Sensitivity	Low and High	
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	

Development Analysis 3.21 Acres/139,828 sq.ft.	
<b>Public Facilities</b>	
Potential Roadway Impact	Scenario 1: Increase of 607 daily trips Scenario 2: Increase of 370 daily trips
Potential Public School Impact	Increase of 15 students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 650 gpd Scenario 2: Increase of 11,745 gpd
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Increase of 488 gpd Scenario 2: Increase of 8,808 gpd
Potential Solid Waste Impact	Scenario 1: Increase of 70 tons per year Scenario 2: Increase of 141 tons per year
Drainage Basin/Sub-basin	Basin: Trout River Sub-Basin: Ribault River
Recreation and Parks	Raines High School Pool
Mass Transit Access	Routes 32 and 51 Stops 3541 and 3542
<b>Natural Features</b>	
Elevations	16-26 feet
Land Cover	1200: Residential, medium density – 2-5 du/acre 1300: Residential, high density – 6 or more du/acre 6170: Mixed wetland hardwoods
Soils	SIN 38: Mascotte-Pelham Complex, 0 to 2% slopes SIN 66: Surrency Loamy Fine Sand, Depressional, 0 to 2% slopes SIN 73: Urban Land-Mascotte-Sapelo complex, 0 to 2% slopes
Flood Zones	None
Wetlands	None
Wildlife (applicable to sites greater than 50 acres)	N/A (under 50 acres)
Evacuation Zone	ZONE E

### 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).

According to a JEA letter of availability, dated March 30, 2022, the subject site can connect to centralized potable water via an existing 12-inch water main along Edgewood Avenue. Central sewer will be available via an existing 8-inch gravity main along Floradale Drive. The letter provides that connection to the JEA-owned sewer system for the project may require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main with a minimum 4-inch diameter.

### Future Land Use Element

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.

### **Transportation**

The subject site is 3.21 acres and is accessible from Edgewood Avenue West (SR 111), a minor arterial facility. The proposed land use amendment is located within the Urban Development Area and Mobility Zone 9. The applicant proposes to change the existing land use from Low Density Residential (LDR) 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 151 daily trips. If the land use is amended to allow for this proposed RPI development, this will result in 758 or 521 daily trips depending on the scenario.

**Transportation Planning Division RECOMMENDS the following:**

The difference in daily trips for the proposed land use amendment is an increase of 607 or 370 net new daily trips when compared to the existing land use. SR 111 is subject to FDOT review and access management requirements. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer.

**Table A  
Trip Generation Estimation Scenarios**

Current Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	16 SF DU	T= 9.43 (X)	151	0	151
				<i>Total Trips for Existing Land Use</i>		<b>151</b>
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	69,914 SF	T = 10.84 (X) / 1000	758	0	758
				<i>Total Trips for Proposed Land Use- Scenario 1</i>		<b>758</b>
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	6,991 SF	T = 10.84 (X) / 1000	76	0	76
RPI- R	220	66 MF DUs	T = 6.74 (X)	445	0	445
				<i>Total Trips for Proposed Land Use- Scenario 2</i>		<b>521</b>
				<b>Scenario 1 Difference in Daily Trips</b>		<b>607</b>
				<b>Scenario 2 Difference in Daily Trips</b>		<b>370</b>

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 3.21 acre proposed land use map amendment has a development potential of 66 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.

<b>Application Review Request:</b> COJ PDD: School Impact Analysis <b>Proposed Name:</b> L-5643-21C Edgewood Ave <b>Requested By:</b> Ed "Luke" Lukacovic / Eric Hinton <b>Reviewed By:</b> Shalene B. Estes <b>Due:</b> 3/7/2022							
Analysis based on maximum dwelling units: <u>66</u>							
School Type	CSA <sup>1</sup>	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development <sup>3</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>2</sup>	Available Seats - Adjacent CSA 2 & 7
Elementary	1	10,651	54%	8	59%	8062	3373
Middle	1	7527	68%	3	66%	807	791
High	1	8087	68%	4	72%	1,116	1,778
				<b>Total New Students</b>	<b>15</b>		

**NOTES:**

<sup>1</sup> Proposed Development's Concurrently Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> 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.

<b>Application Review Request: COJ PDD: Baseline Checklist Review</b> <b>Proposed Name: L-5643-21C Edgewood Ave</b> <b>Requested By: Ed "Luke" Lukacovic / Eric Hinton</b> <b>Reviewed By: Shakene B. Estes</b> <b>Due: 3/7/2022</b>						
Analysis based on maximum dwelling units: <b>66</b>						
SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>1</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Northwestern Legends ES #124	1	8	767	571	74%	69%
Matthew Gilbert MS #146	1	3	787	748	95%	47%
William M. Raines HS #165	1	4	1817	1254	69%	80%
		<b>15</b>				

**NOTES:**

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

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> 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 and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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 E**

The proposed property in land use amendment L-5643-21C will be in close proximity to New Kings Road, indicating sufficient access to I-295 (4.46 road miles) and I-95 (4.89 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone A, Zone C, Zone D, and Zone E), nearest evacuation routes, and the estimate of 370 – 607 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5643-21C would have a minimal impact on countywide evacuation clearance time within Duval County. 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.

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on February 14, 2022, the required notices of public hearing signs were posted. Sixty-one (61) 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 14, 2022. No members of the public attended to speak on the proposed amendment.

## **CONSISTENCY EVALUATION**

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

#### **Future Land Use Element (FLUE)**

##### *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 generating 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 plan category.

**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 1.1.21**      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 1.2.9** 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.

**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.

**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.

### Property Rights Element

**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 shall 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 within the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Development Area is intended to provide for low density residential uses. The predominant development typology in this category is single-family residential development and is supplied with full urban services. The maximum allowed density is 7 units per acre.

RPI in the Urban Development Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail sales and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Single-use developments shall be limited to residential or office and mixed-use developments may not include more than 90 percent of any individual use. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. For sites abutting Low Density Residential and Rural Residential, the maximum gross density shall be 20 units per acre

According to a JEA letter of availability, dated March 30, 2022, the subject site can connect to centralized potable water via an existing 12-inch water main along Edgewood Avenue. Central sewer will be available via an existing 8-inch gravity main along Floradale Drive. The letter provides that connection to the JEA-owned sewer system for the project may require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main with a minimum 4-inch diameter. This is consistent with FLUE Policy 1.2.9.

The proposed amendment to RPI promotes a compatible land development pattern on an underutilized property located on Edgewood Avenue West, a minor arterial roadway, and in the Urban Development Area. Across Edgewood Avenue West, most of the land abutting the corridor is in the RPI category. Additional commercial uses are located nearby, particularly west of Cleveland Road, therefore the proposed RPI land use is consistent with FLUE Objectives 1.1 and 6.3 and Policy 1.1.22.

The amendment to RPI results in a land use category that is consistent with the land use categories across Edgewood Avenue West. It also provides a transitional use between single family developments to the north and west of the property. The proposed extension of RPI from the adjacent RPI areas to the south is compatible and logical with the land use of the surrounding area. As such, the proposed land use amendment will be consistent to FLUE Goal 3 and Policies 1.1.10 and 3.1.3.

The proposed small-scale amendment to RPI provides for a compatible and appropriate scale and intensity of use with minimal impact on the neighborhood. Therefore, the amendment is consistent with FLUE Policies 1.1.5 and 1.1.21. Also, in accordance with



the Urban Development Area description, this land use change is transit friendly, given the proximity of the site to mass transit stops, and will result in infill development.

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.

**Northwest Vision Plan (2003)**

The site is within the boundaries of the Northwest Jacksonville Vision Plan. While the Plan offers no specific recommendations for the subject site, the plan encourages the protection of neighborhoods from encroachment of commercial development. The proposed amendment would offer a transitional use between the existing residential uses and the commercial and institutional uses to the east, west, and south. Therefore, the proposed amendment is consistent with the Northwest Jacksonville Vision Plan.

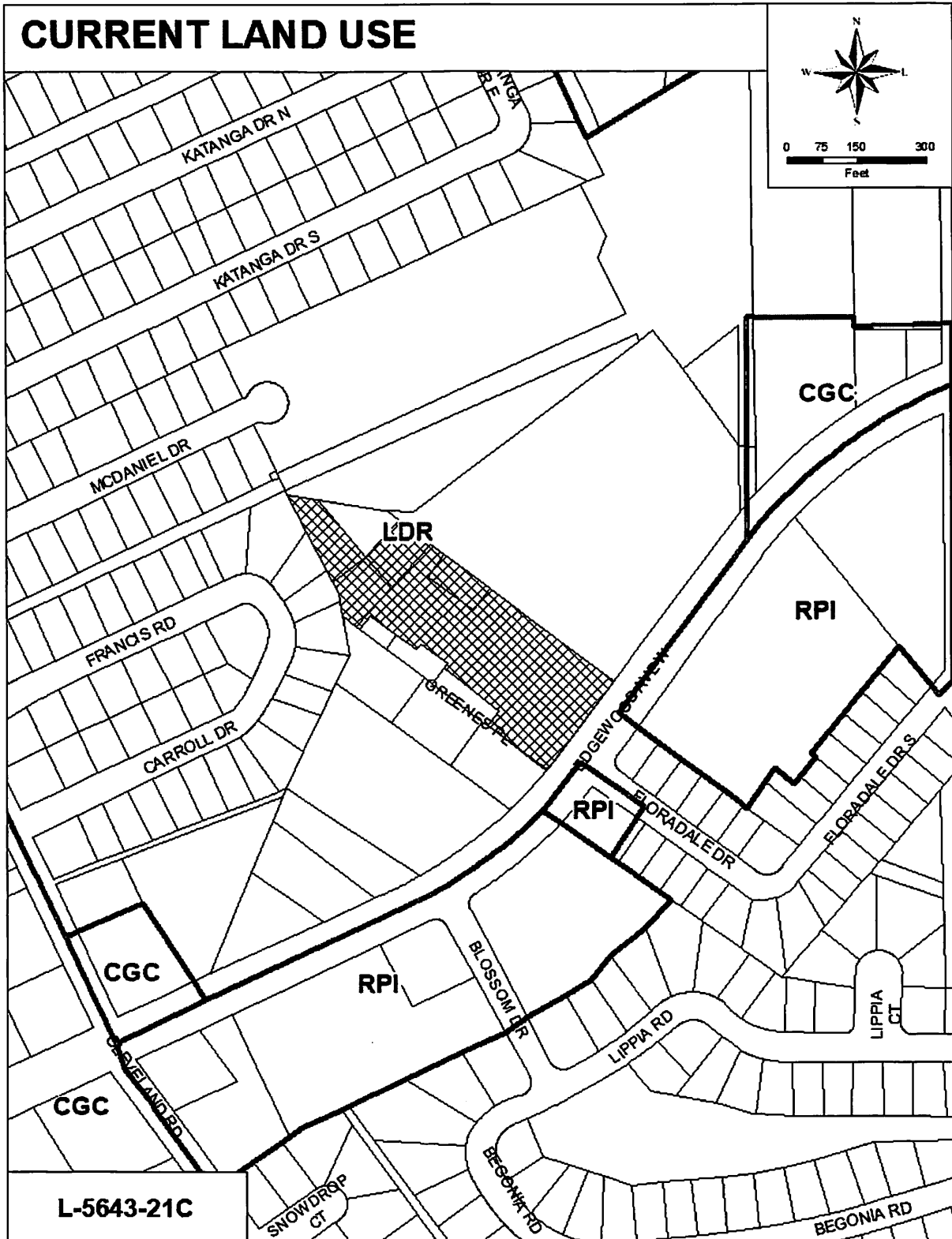
**Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan, Economic Development Element:

Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment to RPI promotes an environment that is conducive to the creation of new business thereby providing an opportunity to further local economic growth. Therefore, the proposed amendment is consistent with Goal 2.3 of the Strategic Regional Policy Plan, Economic Development Element.

**CURRENT LAND USE MAP**



**LOCATION / EXISTING USES MAP**

