

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

**Large-Scale Future Land Use Map Amendment – January 31, 2020**

**Ordinance/Application No.:** 2020-002 / L-5421-19A  
**Property Location:** 6131 Cedar Point Road  
**Real Estate Number(s):** 159855-0500  
**Development Area:** Rural  
**Property Acreage:** 48.82 acres  
**Planning District:** District 6, North  
**City Council District:** District 2  
**Applicant:** Tom Ingram, Esquire  
**Current Land Use:** AGR-3 (20.20 acres) and AGR-4 (28.62 acres)  
**Proposed Land Use:** RR  
**Current Zoning:** AGR  
**Proposed Zoning:** PUD

***RECOMMENDATION: APPROVE***

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

The proposed amendment would be for the purpose of allowing a single family residential development consistent with other single family developments existing or approved in the area, including Tidewater (Ordinance 2003-574) and Bradley Pond, 4509 Cedar Point Road (Ordinance 2019-368).

**BACKGROUND**

The subject property is located on the north side of Cedar Point Road, across from Sheffield Road, and abuts the Pumpkin Hill Creek Preserve State Park. Cedar Point Road is classified as a collector roadway. The applicant is proposing an amendment to Future Land Use Map series (FLUMs) from AGR-3 and AGR-4 to Rural Residential (RR), with a companion Planned Unit Development (PUD) rezoning. The rezoning application is not required for the transmittal round of legislation and will be processed during the adoption round of this large-scale future land use map amendment.

The subject site is currently being used as a single-family residence and for silviculture uses. The Pumpkin Hill Creek State Preserve is located to the north and west of the subject site. Undeveloped agriculturally-designated privately-owned land abuts the subject site to the east and to the northwest.

The applicant referred to two entitled developments in their application: Tidewater and Bradley Pond. Tidewater is located approximately  $\frac{3}{4}$  of a mile to the west of the subject site. The development has a designation of RR land use and PUD zoning. The rezoning for this site was adopted in 2003 and allows for a maximum of 398 single-family homes of varying lot widths (80 – 110 feet) and 50 acres of open space; the total acreage of the site is approximately 211.6 acres. Bradley Pond is located approximately 1.5 miles to the west of the subject site. The development is within the Low Density Residential (LDR) and RR land use categories with a recently adopted (August 2019) rezoning to PUD. This development is for a single-family residential project, with a maximum of 139 units of varying lot widths (50 – 70 feet). For both developments, public water and sewer has been/will be made available.

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

North: Land Use: AGR-3 and AGR-4  
Zoning: AGR  
Property Use: Residential/agricultural and State Park

South: Land Use: AGR-3  
Zoning: AGR  
Property Use: State Park

East: Land Use: AGR-3  
Zoning: AGR  
Property Use: Undeveloped

West: Land Use: AGR-2 and AGR-4  
Zoning: AGR  
Property Use: Residential/agricultural and State Park

**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.

## Land Use Amendment Impact Assessment - Application Number L-5421-19A

<b>Development Analysis</b>		
Development Boundary	Rural Area	
Roadway Frontage Classification / State Road	Cedar Point Road (collector)	
Plans and/or Studies	North Vision Plan	
Site Utilization	Current: Residential and silviculture	Proposed: Single family residential development
Land Use / Zoning	Current: AGR-3 and AGR-4	Proposed: RR
Development Standards for Impact Assessment	Current: 1 dwelling unit per 2.5 acres (AGR-4); 1 dwelling unit per 10 acres (AGR-3)	Proposed: 2 dwelling units per acre
Development Potential	Current: 12 dwelling units (AGR-4) and 2 dwelling units (AGR-3)	Proposed: 97 dwelling units
Net Increase or Decrease in Maximum Density	Increase of 83 dwelling units	
Net Increase or Decrease in Potential Floor Area	Not applicable	
Population Potential	Current: 37 people	Proposed: 258 people
<b>Special Designation Areas</b>		
Aquatic Preserve	Not applicable	
Septic Tank Failure Area	Not applicable	
Airport Environment Zone	Not applicable	
Industrial Preservation Area	Not applicable	
Cultural Resources	Not applicable	
Archaeological Sensitivity	High, Medium and Low	
Historic District	Not applicable	
Coastal High Hazard/Adaptation Action Area	Not applicable	
Groundwater Aquifer Recharge Area	Not applicable	
Wellhead Protection Zone	Not applicable	
Boat Facility Siting Zone	Not applicable	
Brownfield	Not applicable	
<b>Public Facilities</b>		
Potential Roadway Impact	793 net new daily vehicular trips	
Potential Public School Impact	33 students	
Water Provider	JEA	
Potential Water Impact	Increase of 22,078 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 16,559 gpd	
Potential Solid Waste Impact	Increase of 215.8 tons per year	
Drainage Basin/Sub-basin	St. Johns River, Downstream of Trout River / Clapboard Creek (bayou)	
Recreation and Parks	Bogey Creek Landing	
Mass Transit Access	Not applicable	
<b>Natural Features</b>		
Elevations	10-18 feet	
Land Cover	1180- Residential, rural - one unit on 2 or more acres; 4110- Pine flatwoods; 5300- Reservoirs - pits, retention ponds, dams; 6170- Mixed wetland hardwoods; 6250- Hydric pine flatwoods; 6300- Wetland forested mixed	

<b>Development Analysis</b>	
Soils	24 (Hurricane & Ridgewood soils 0-5% slopes), 32 (Leon fine sand 0-2% slopes), 58 (Pottsburg fine sand high 0-3% slopes), and 62 (Rutlege mucky fine sand 0-2% slopes frequently flooded)
Flood Zones	Not applicable
Wetlands	6250 (wet pinelands/hydric pine), 6460 (mixed scrub-shrub wetland), and 6170 (mixed wetland hardwoods)
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). A JEA letter of service availability has been provided and is on file with the Planning and Development Department. The letter, dated October 23, 2019, identifies an existing 12-inch water main and 8-inch force main within the right-of-way of Cedar Point Road approximately 400 feet west of Boney Road (which is approximately 4,500 feet to the west of the subject site). The potable water connection point was not reviewed for site fire protection requirements. Private fire protection analysis will be required. Additionally, connection to the JEA-owned sewer system will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4-inch diameter).

### **Transportation**

The Planning and Development Department completed a transportation analysis (memo on file) and determined that the proposed amendment has the potential to result in an increase of 793 net new daily vehicular 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.

#### **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 3.

Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 3 is 0.52.

Based on impact assessment standards, the proposed land use amendment has the development potential of 97 single-family dwelling units and could generate approximately 916 daily vehicular trips onto the roadway network; whereas the current land use categories have the development potential of 13 single-family dwelling units, which could generate 123 daily trips. The subject site is accessible via Cedar Point Road, a 2-lane collector facility between Boney Road and New Berlin Road. The Transportation Planning Division recommends that a traffic operational analysis of the adjacent roadway

network be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change.

### **School Capacity**

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 48.82 acre proposed land use map amendment has a development potential of 97 single-family 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) 7
  - 2019/2020 enrollment: 3,192
  - Current utilization: 89%
  - New student development from amendment: 16
  - 5-year utilization: 84%
  - Available seats in CSA 7: 86
  - Available seats in adjacent CSA(s): 5 and 1 is 7,407
  
- Middle School
  - CSA 1
  - 2019/2020 enrollment: 8,270
  - Current utilization: 83%
  - New student development from amendment: 8
  - 5-year utilization: 88%
  - Available seats in CSA 1: 307
  - Available seats in adjacent CSA(s): 5 and 7 is 58
  
- High School
  - CSA 7
  - 2019/2020 enrollment: 2,163
  - Current utilization: 98%
  - New student development from amendment: 9
  - 5-year utilization: 89%

- Available seats in CSA 7: 709
- Available seats in adjacent CSA(s): 5 and 1 is 3,113

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.

- New Berlin Elementary School
  - CSA 7
  - Amendment student generation: 16
  - School Capacity including permanent spaces and portables: 1,296
  - Current enrollment 20 day county for 2019/2020: 1,213
  - Percent Occupied: 94%
  - 4-year projection: 86%
  
- Oceanway Middle School
  - CSA 1
  - Amendment student generation: 8
  - School Capacity including permanent spaces and portables: 1,241
  - Current enrollment 20 day county for 2019/2020: 1,074
  - Percent Occupied: 87%
  - 4-year projection: 83%
  
- First Coast High School
  - CSA 7
  - Amendment student generation: 9
  - School Capacity including permanent spaces and portables: 2,212
  - Current enrollment 20 day county for 2019/2020: 2,163

- Percent Occupied: 98%
- 4-year projection: 103%

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium 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.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 14.5 Acres

General Location(s): An isolated pocket of Category III wetlands (0.5 of an acre) is located in the southwest corner of the site, with the remainder, approximately 14 acres of Category II wetlands, running through the site from the northeast corner to the center of the southern property line.

Quality/Functional Value: The wetland has a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City’s waterways.

Soil Types/ Characteristics: (24) Hurricane and Ridgewood soils, 0 to 5% slopes – The Hurricane and Ridgewood series consists of nearly level and gently sloping, somewhat poorly drained, sandy soils. These soils formed in thick deposits of marine sand. They are on rises and knolls. Hurricane soils are moderately rapidly permeable and rapidly permeable; Ridgewood soils are



rapidly permeable. Generally, the high water table of Hurricane soils is at a depth of 24 to 42 inches, and Ridgewood soils is at a depth of 18 to 42 inches.

(32) Leon fine sand, 0 to 2% slopes – The Leon series consists of nearly level, poorly drained and very poorly drained, sandy soils. These soils formed in thick beds of marine sand. They are in flatwoods and tidal marshes. The soils are slowly permeable to moderately rapidly permeable. In areas in flatwoods, the high water table generally is at a depth of 6 to 18 inches. In tidal areas, the high water table is at or near the surface and the areas are flooded twice daily by fluctuating tides for very brief periods.

(62) Rutlege mucky fine sand, 0 to 2% slopes, frequently flooded – The Rutlege series consists of nearly level, very poorly drained, sandy soils. They formed in thick sandy marine sediments. They are on flood plains. The soils are rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods.

Wetland Category: Category II and III

Consistency of Permitted Uses: Residential uses are permitted in Category II and III wetlands, subject to limitations put forth in CCME Policies 4.1.5 and 4.1.6 (shown below).

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: Insufficient information to determine impacts. Upon submittal, the companion PUD will be evaluated for compliance with wetlands policies.

Relevant Policies: See below

**CCME Policy 4.1.5**

The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and

ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

#### **CCME Policy 4.1.6**

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

### **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on December 31, 2019, the required notices of public hearing signs were posted. Twelve (12) 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 January 21, 2020. 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*

*Rural Area (RA):* The RA consists of all lands outside of the Suburban Area (SA) and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

- 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 1.1.16      Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
1. Creation of like uses;
  2. Creation of complementary uses;
  3. Enhancement of transportation connections;
  4. Use of noise, odor, vibration and visual/aesthetic controls; and/or
  5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
- Policy 1.1.20      Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

- 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.

According to the Category Descriptions within the Future Land Use Element (FLUE), the Agriculture land use categories are intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. The Rural Residential (RR) land use category within the Rural Development Area is intended to provide rural estate residential opportunities. Plan amendment requests for new RR designations are preferred in locations which are supplied with full urban services.

The subject site is accessed by, and fronts, Cedar Point Road, which is classified as a collector roadway, and is located on the north side of the intersection with Sheffield Road, a local road. Properties currently designated as agricultural land use abut the subject site on all sides; the majority of these properties are state-owned preservation land. Approximately 1/3 of a mile to the west of the subject site, properties are designated as RR, and approximately 1/2 of a mile to the south of the subject site, along Sheffield Road, a parcel was amended from AGR-4 to RR in 2006 via Ordinance 2006-0519-E. Development along Cedar Point Road is a mix of rural estate lots and single-family subdivisions to undeveloped land and preservation land, particularly to the east approaching the Timucuan Preserve.

The proposed amendment is consistent with the intent of the Rural Development Area as it would allow for development at a very low density and would create little demand for new infrastructure or community-serving support uses. As such, the proposed amendment is also consistent with FLUE Policy 1.1.20.

The proposed amendment to RR would add residential opportunities on rural estate-sized lots, consistent with growth and land development trends in North Jacksonville. Further, the subject site is served by a convenient transportation network and recreational and

public uses. The applicant stated that the developer intends to connect to public water and sewer, available along Cedar Point Road. For these reasons, the proposed amendment is consistent with FLUE Goal 3, Objective 3.1, and Policy 3.1.6.

The applicant will be submitting a companion PUD rezoning application during the adoption round of this legislation. Given preservation land adjacent to the subject site, the PUD will require mitigation of any adverse land use impacts on adjacent uses during development and redevelopment consistent with FLUE Policy 1.1.16. The PUD will also allow for the opportunity to cluster development and provide innovative site planning techniques so that the proposed development will be responsive to the site's topography and environment, consistent with FLUE Policy 1.1.12.

### **Vision Plan**

The subject property is located within the boundaries of the North Jacksonville Vision Plan (September 2003). The Plan offers no specific recommendations for the subject site, but it recognizes this area as being a "gateway" from Jacksonville to the Timucuan "Eco-Center."

### **Strategic Regional Policy Plan**

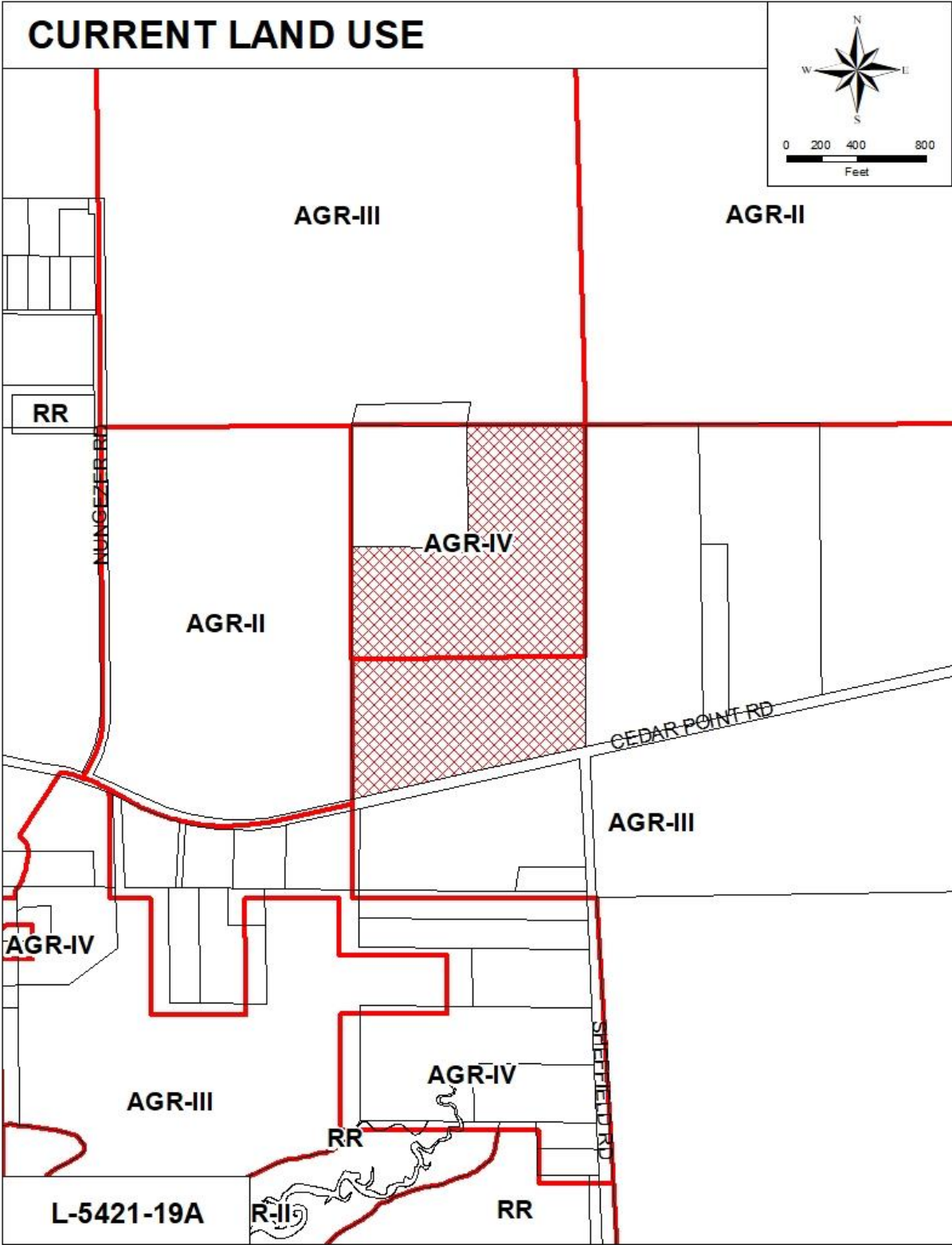
The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Health Subject Area:

Objective: Housing Options That Provide Choices to All of Our Residents and Promote Demographic and Economic Diversity as One Way to Ensure that Our Communities are Viable and Interesting Places for the Long Term.

Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment is consistent with Policy 21 of the Regional Health Subject Area as it encourages providing more housing options in the North Planning District.

**LAND USE AMENDMENT SITE LOCATION AND  
CURRENT LAND USE MAP**



# LAND USE AMENDMENT SITE LAND UTILIZATION MAP

