

**PROPOSED SMALL SCALE  
FUTURE LAND USE MAP (FLUM) AMENDMENT**



**OVERVIEW**

**ORDINANCE: 2013-335**

**APPLICATION: 2013C-007-6-8**

**APPLICANT: HENRY VORPE JR.**

**PROPERTY LOCATION: 3743 Newcomb Rd**

**Acreage: 7.93 acres**

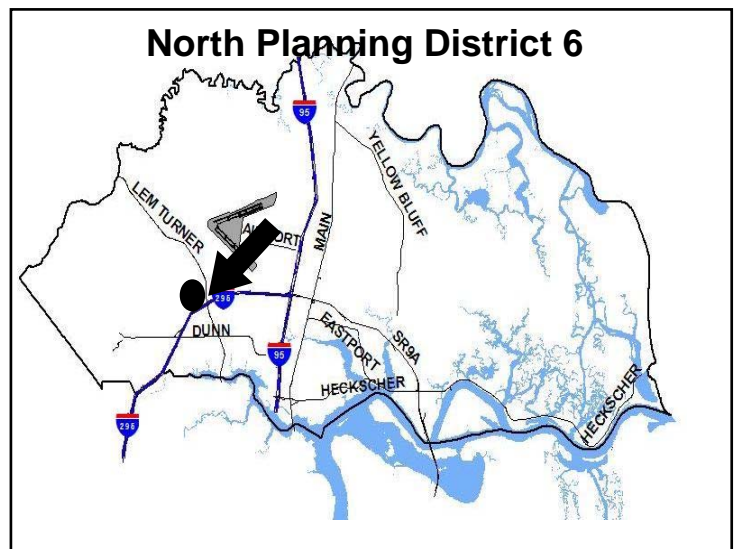
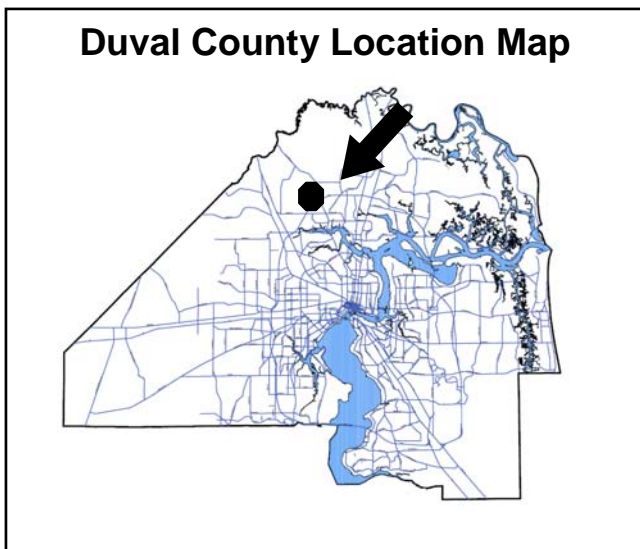
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>RR</b>	<b>ROS</b>
<b>ZONING</b>	<b>RR-Acre</b>	<b>PUD</b>

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
RR	ROS	2 du/acre	N/A	N/A	0.15 FAR	N/A	Increase of 51,400 sq. ft. of ROS uses

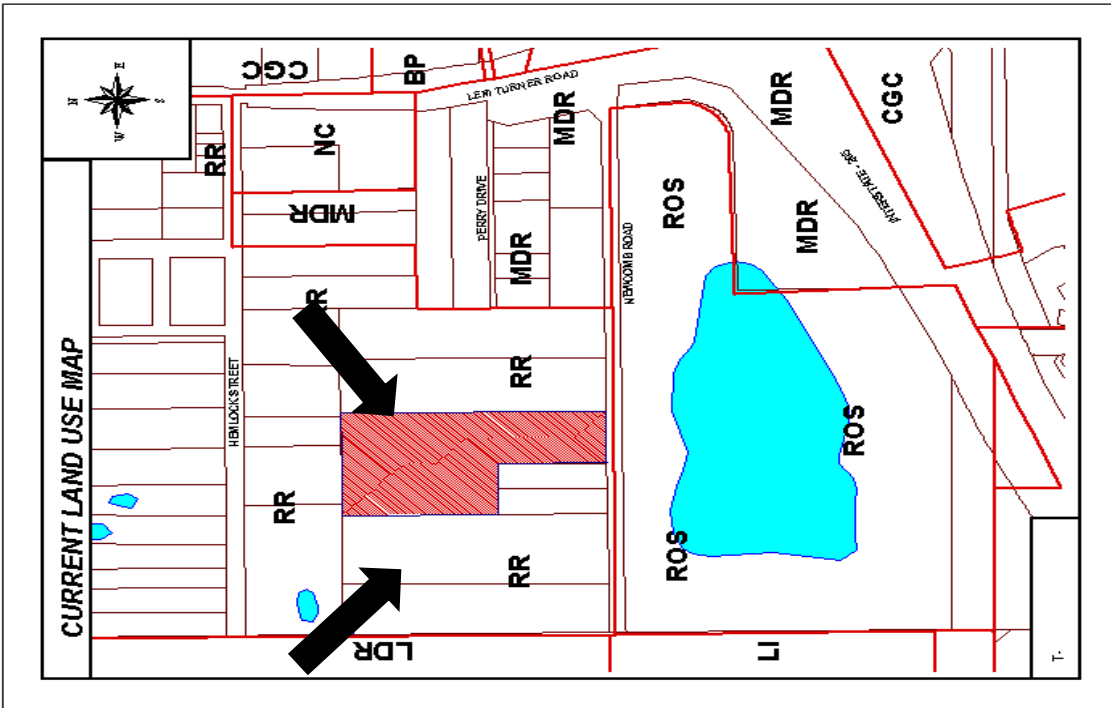
**PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:** Arrows point to location of proposed amendment.



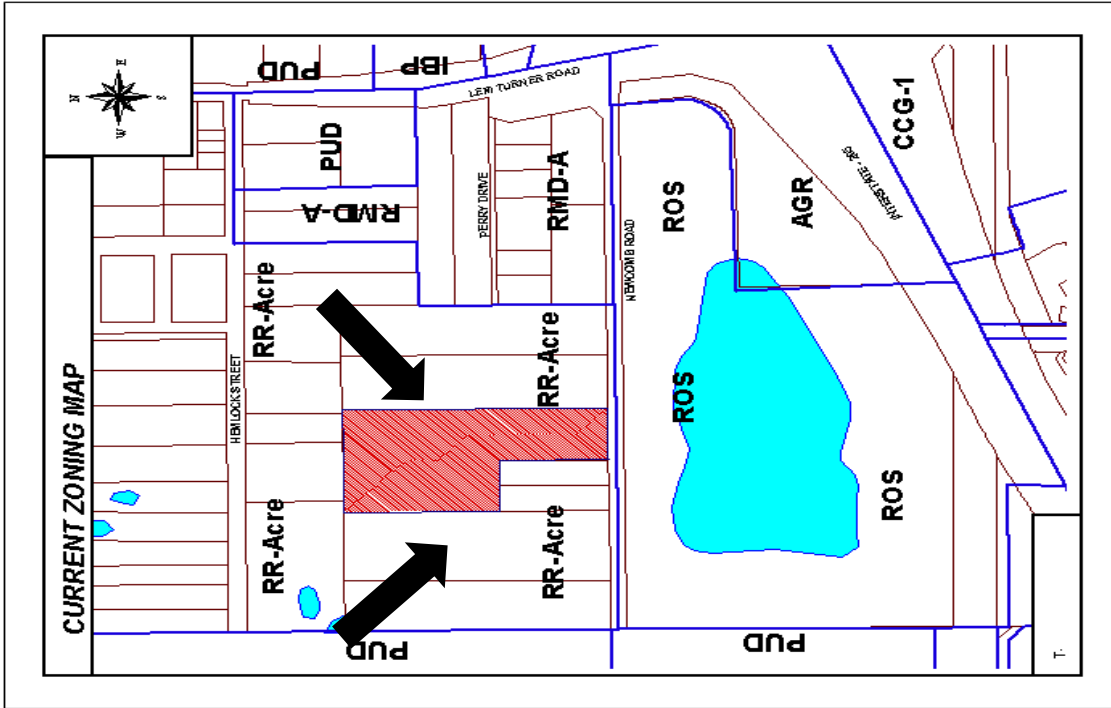
# DUAL MAP

## SMALL SCALE LAND USE APPLICATION 2013C-007



**Existing FLUM Land Use Categories:** Rural Residential (RR)

**Requested FLUM Land Use Category:** Recreation Open Space (ROS)



**Current Zoning District(s):** Rural Residential - Acre (RR-Acre)

**Requested Zoning District(s):** Recreation Open Space (ROS)

# ANALYSIS

## Background:

The subject property is located just north of I-295 and west of Lem Turner Road. It is located on Newcomb Rd. which is a 16 foot wide paved road off of Lem Turner. The 7.93 acre subject property is vacant property owned by the same land owner of the Flamingo Lakes Recreational Vehicle (RV) Park directly south of this property. The property is within Council Districts 8 and North Planning District 6.

The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Rural Residential (RR) to Recreation and Open Space (ROS) and a rezoning from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) in order to develop the property as an extension to the RV Park. The existing RV Park is zoned ROS.

The area surrounding the subject site is rural residential. The lots surrounding the subject site are single family homes on lots greater than 1 acre with most of them being 4 to 6 acres.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Development Area" of the City. The proposed development plans are to add up to 40 travel trailer sites. Sewer and water connections are in place.

Newcomb Road is a "local" roadway with a 60 foot right of way. Currently the road is approximately 16 feet wide except for the first 700 feet near the intersection of Lem Turner Rd. which is 22 feet wide. The applicant has met the Planning Department's safety concern regarding RV traffic on this narrow local road. The applicant and the owner indicated that they will widen the road.

## Impacts and Mitigation

Potential impacts of a proposed land use map amendment have been analyzed by comparing the appropriate residential density by residential land use category, or the Development Impact Standards (non-residential categories), for the subject site. Development Impact Standards are detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*. These standards produce development potentials shown on the attached *Impact Assessment*.

## Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of low sensitivity for the presence of archaeological resources. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site.

## 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's 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).

### **Transportation**

The current land use for this property is Rural Residential (RR) which allows 2 single-family dwelling units per acre. This would result in a total of 16 single-family dwelling units of residential space (ITE Land Use Code 210), on the 7.93 acre site. The proposed land use is Recreational Open Space (ROS) which allows 0.15 FAR per acre. Development will be limited to 40 camp sites (ITE Land Use Code 416).

Trip generation was estimated using the *Trip Generation Manual*, 9<sup>th</sup> Edition. Trip generation was conducted for ultimate build-out conditions based on the estimated PM peak hour trips. The number of trips expected to be generated by the existing potential use (RR) of 16 single family dwelling units are 20 PM peak hour trips. The proposed land use (ROS) with 40 camp parking sites will generate 13 PM peak hour trips. This difference in trips would result in no increase of PM peak hour trips if the land use is amended from RR to ROS.

### **School Capacity**

The proposed land use amendment from RR to ROS does not include residential development potential. Therefore, school enrollment and capacity will not be impacted by this land use amendment.

### **Airport Environ Zones:**

The site is located within the 150 foot Civilian Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

# IMPACT ASSESSMENT

<b>DEVELOPMENT ANALYSIS</b>		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant	RV park
Land Use Category	RR	ROS
Development Standards For Impact Assessment	2 du/acre	0.15 FAR
Development Potential	14 dwelling units	51,400 Sq. Ft. recreation and open space uses
Population Potential	37 people	N/A
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	150' Civilian Height Zone	
Industrial Preservation Area		X
Cultural Resources		X Low Sensitivity
Archaeological Sensitivity		X Low Sensitivity
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact		
Water Provider	Private	
Potential Water Impact	Potential decrease of 1,154 gpd	
Sewer Provider	Private	
Potential Sewer Impact	Potential decrease of 865.5 gpd	
Potential Solid Waste Impact	Potential increase of 45.84 tons per year	
Drainage Basin/ Sub-Basin	Broward River and Half Creek	
Recreation and Parks	1.8 miles to Bethesda Park, 1.6 miles to Garden City Elem park	
Mass Transit	Line L-8 to just south of I-295 Approx. ½ mile south	
<b>NATURAL FEATURES</b>		
Elevations	20'	
Soils	63 Sapelo fine sand, 0 to 2 percent slope 38 Mascotte fine sand, 0 to 2 percent slopes	
Land Cover	4110 Pine flatwoods 1100 residential low density 2150 field crops	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 23, 2013, the required notice of public hearing signs were posted. Thirteen (13) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Preview Workshop on April 29, 2013. There were no concerns or comments raised at the Preview Workshop for the proposed land use amendment.

The District 6 North CPAC governmental subcommittee met to discuss the proposed amendment. The subcommittee approved the land use change however they had two concerns: 1) The width of Newcomb Road is only 16 feet and the larger RV units are approximately 10 feet in width; making it impossible for RV units to pass each other on this road. 2) This new area should have set back buffers on all sides. The buffers will be addressed by the zoning code. According to the applicant, they stated in the CPAC meeting that the owner would measure/ survey the road when it comes time for the engineering 10-set submittal and that if the width was not sufficient, the owners will be more than happy to take care of it.

## CONSISTENCY EVALUATION

### 2030 Comprehensive Plan

The proposed amendment is consistent with the following Goal, Objective and Policies of the 2030 Comprehensive Plan, Recreation and Open Space Element:

- GOAL 1** To provide a variety of recreational facilities, both active and passive, in order to achieve and maintain adopted standards for levels of service.
- Objective 1.2** The City shall ensure that recreation facilities are added to keep up with new growth and development.
- GOAL 6** To promote economic prosperity within the City through increased recreational facility development.

According to the Future Land Use Category Descriptions, the ROS future land use category permits travel trailer parks as a secondary use. There are only a handful of travel trailer parks located within Duval County. By providing additional RV park facilities, the City is meeting Goal 1 of the ROS element.

The North Vision Plan emphasizes that the North Planning District of Jacksonville contains some of the area's most precious environmental treasures. In order to capitalize on Eco-

tourism plans, additional RV park facilities need to be constructed in order to provide visitors locations to camp. Eco-tourism will be an economic engine for the north area of Jacksonville, and a variety of lodging options should be made available.

### **Vision Plan**

The application site lies within the North Jacksonville Shared Vision Plan area. The plan does not identify specific recommendations for the subject site. However, the Plan does recommend constructing facilities including camping to connect with the environment and the incredible natural assets of the area.

### **Strategic Regional Policy Plan**

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

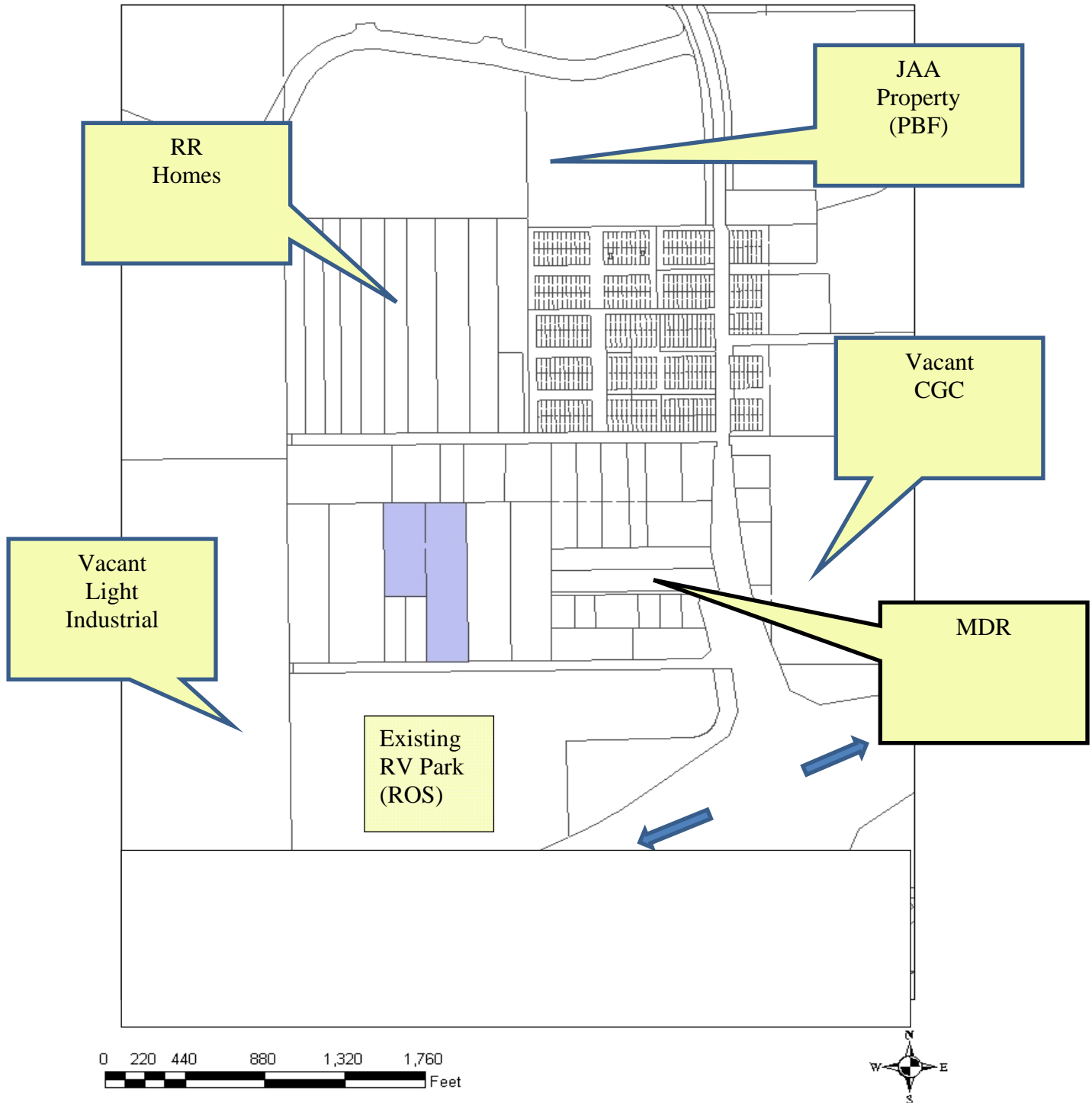
Goal 2.3            An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida Region

The proposed land use amendment is consistent with Goal 2.3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide expansion of an existing business and would be conducive to expanding the eco-tourism options in the northeast Florida region.

## **RECOMMENDATION**

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the Future Land Use Element of 2030 Comprehensive Plan.

# ATTACHMENT A - Existing Land Utilization





# ATTACHMENT B - TRAFFIC ANALYSIS

Produced by: Planning and Development Department LB  
 Application Number: 2013C-007  
 Ordinance Number: \_\_\_\_\_ Date: 5/13/2013

**Table A**

**Trip Generation Estimation**

**Section 1**

Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
Undeveloped	7.93							0	0	0
Total Section 1									0	0

**Section 2**


Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
RR / RR-ACRE	7.93	210	16	Dus	$\ln(T) = 0.90 \ln(X) + 0.51$	20	0.00%	0.00%	20	
					$\ln(T) = 0.092 \ln(X) + 2.72$	195	0.00%	0.00%		195
Total Section 2									20	195

**Section 3**

Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
ROS / ROS	7.93	416	40	Camp Sites*	$\ln(T) = 0.71 \ln(X) + 0.06$	13	0.00%	0.00%	13	0
Total Section 3									13	0
Net New Trips = Section 3 - Section 2 - Section 1									0	0

Source: *Trip Generation, 9th Edition, ITE*  
 \* No Daily Trip data available for Lad Use

# ATTACHMENT C– Land Use Amendment Application

	<b>APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>		
<b>Date Submitted:</b> 1/18/13 <b>Land Use Adoption Ordinance #:</b> 2013-335 <b>Rezoning Ordinance #:</b> 2013-336 <b>JPDD Application #:</b> 2013C-007 <b>Assigned Planner:</b> Jody McDaniel	<b>Date Staff Report is Available to Public:</b> 06/07/2013 <b>1st City Council Public Hearing:</b> 06/11/2013 <b>Planning Commission's LPA Public Hearing:</b> 06/13/2013 <b>LUZ Committee's Public Hearing:</b> 06/18/2013 <b>2nd City Council Public Hearing:</b> 06/25/2013		
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> HENRY VORPE, JR. P.E. AVA ENGINEERS, INC. 8850 GOODBYS EXECUTIVE DR., SUITE A JACKSONVILLE, FL 32217 Ph: (904) 730-3223 Fax: (904) 730-3226 Email: FRONTDESK@AVAENGINEERS.COMCASTBIZ.NET		<b>Owner Information:</b> RAYMOND LANE FLAMINGO LAKE LLC 3640 NEWCOMB RD JACKSONVILLE, FL 32218 Ph: (904) 766-0672 Fax: (904) 783-4124	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
<b>Acreage:</b> 7.93 <b>Real Estate #(s):</b> 019489 0000	<b>General Location:</b> LOCATED ON NEWCOMB RD, WEST OF LEM TURNER RD, NORTH OF I-295 WEST BELTWAY		
<b>Planning District:</b> 6 <b>Council District:</b> 8 <b>Development Area:</b> SUBURBAN AREA <b>Between Streets/Major Features:</b> LEM TURNER RD and NEWCOMB RD	<b>Address:</b> 3743 NEWCOMB RD		
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
<b>Current Utilization of Property:</b> VACANT <b>Current Land Use Category/Categories and Acreage:</b> RR 7.93			
<b>Requested Land Use Category:</b> ROS <b>Justification for Land Use Amendment:</b> EXTENSION OF EXISTING RV PARK LOCATED ACROSS THE STREET	<b>Surrounding Land Use Categories:</b> LDR, LI, MDR, ROS		
<b><u>UTILITIES</u></b>			
<b>Potable Water:</b> JEA	<b>Sanitary Sewer:</b> JEA		
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
<b>Current Zoning District(s) and Acreage:</b> RR-Acre 7.93			
<b>Requested Zoning District:</b> ROS			
Additional information is available at 904-255-7888 or on the web at <a href="http://maps.coj.net/luzap/">http://maps.coj.net/luzap/</a>			