

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



OVERVIEW

ORDINANCE: 2014-197

APPLICATION: 2014A-001-6-11

APPLICANT: THOMAS INGRAM

PROPERTY LOCATION: 2591 & 2595 Arnold Road

Acreeage: 392 acres

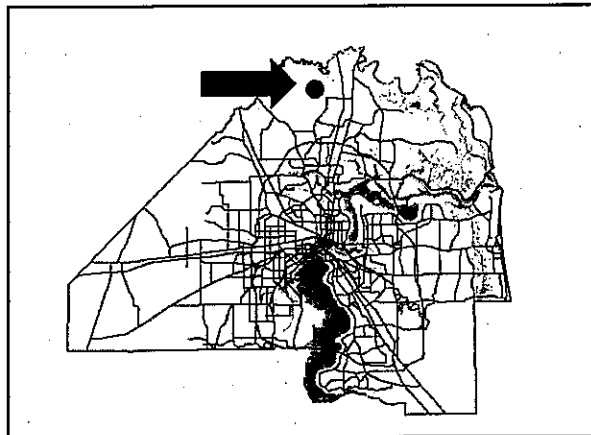
Requested Action:

| | | | | Current | | Proposed | |
|------------------------------|------------------------|--|------------------------------------|---|----------------------------------|---|--|
| | | LAND USE | | AGR II, AGR III, AGR IV & PBF, Rural Area | | LDR, Suburban Area | |
| | | ZONING | | AGR & PBF-3 | | PUD | |
| 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 |
| AGR II, AGR III, AGR IV, PBF | LDR | 52 DUs at AGR II – 1 DU/40 Acres, AGR III -1 DU/10 Acres, AGR IV -1 DU/2.5 Acres | 1,960 DUs at 5 DU/Acre | 104,544 sf at PBF-.30 FAR | N/A | Increase of 1908 DUs | Decrease of 104,544 sf of PBF uses |

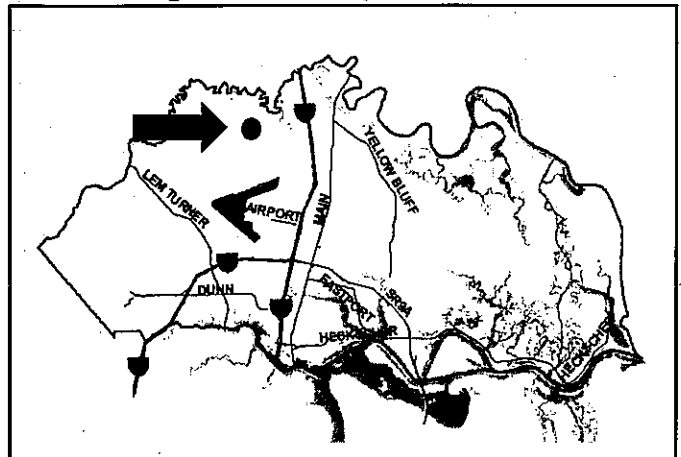
PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVE

LOCATION MAPS: Arrows point to location of proposed amendment.

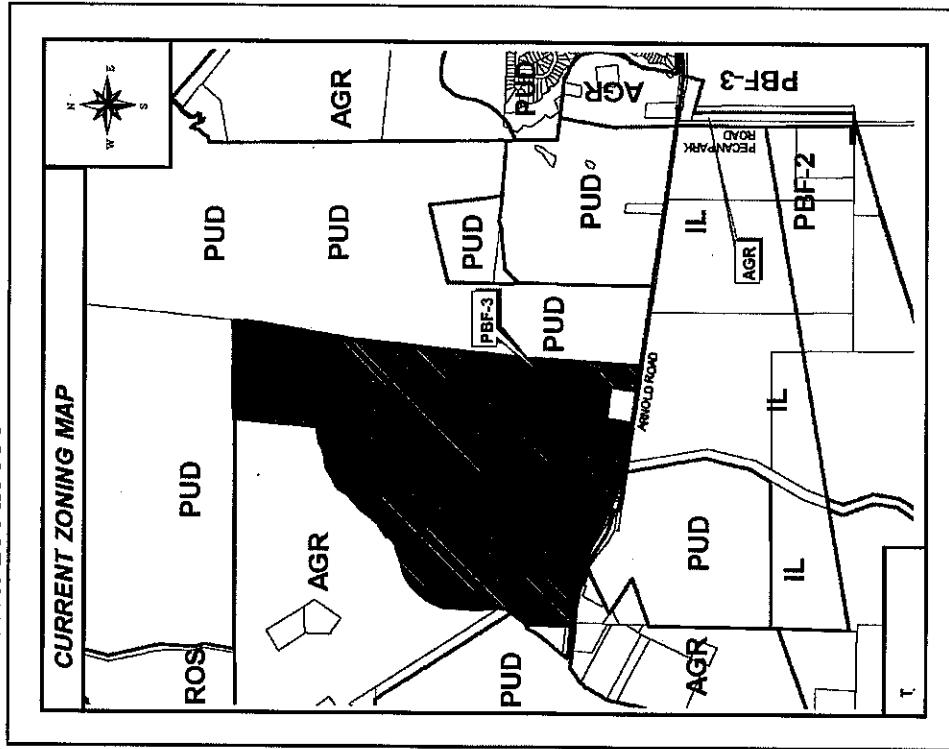
Duval County Map



Planning District 6 Map

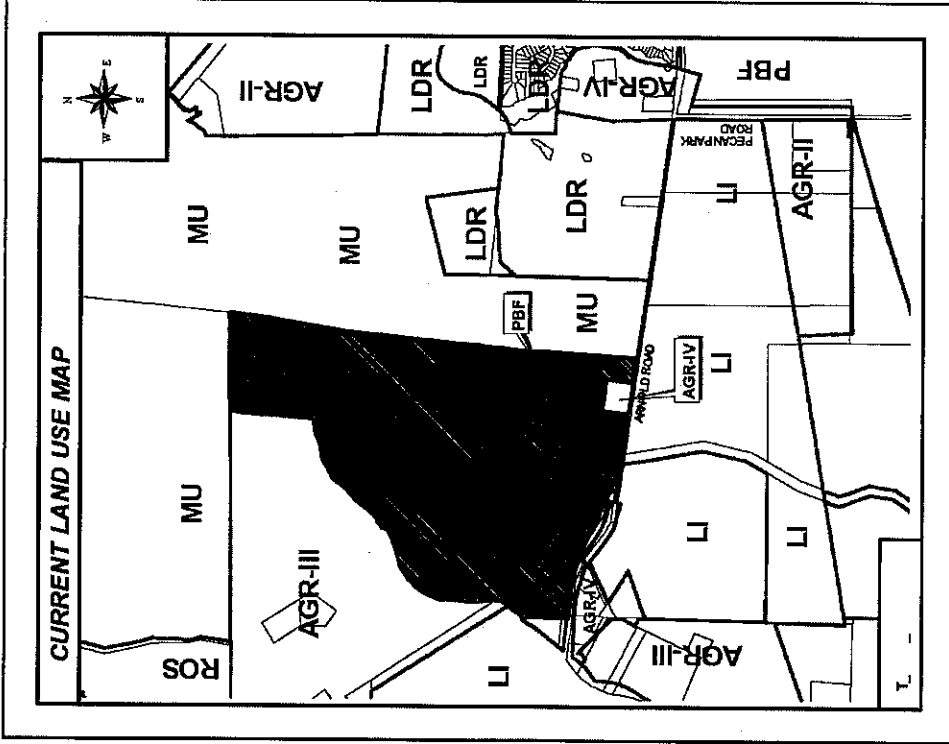


LARGE-SCALE LAND USE APPLICATION 2014A-001



Current Zoning District(s): Agriculture (AGR) and Public Buildings and Facilities-3 (PBF-3)

Requested Zoning District(s): Planned Unit Development (PUD)



Existing FLUM Land Use Categories: Agriculture-II (AGR-II), Agriculture-III (AGR-III), Agriculture-IV (AGR-IV) and Public Buildings and Facilities (PBF)

Requested FLUM Land Use Category: Low Density Residential (LDR)

ANALYSIS

Background:

The subject property is located off of Arnold Road, west of Main Street, in the North Planning District and the Rural Development Area of Jacksonville, within the boundaries of Council District 11. The 392 acre land use amendment site consists of predominantly silviculture land with a few large lot single family residential properties. The southwestern portion of the property includes eight (8) acres that is part of a designated drainage easement for the Jacksonville International Airport; the drainage easement is currently designated Public Buildings and Facilities (PBF) on the Future Land Use Map.

The applicant proposes an amendment to the Future Land Use Map from Agriculture-II, III, IV (AGR-II, AGR-III, AGR-IV) and Public Buildings and Facilities (PBF) to Low Density Residential (LDR) and a rezoning from Agriculture (AGR) and Public Buildings and Facilities-3 (PBF-3) to Planned Unit Development (PUD). The rezoning application is not required for the transmittal round of legislation and therefore, has not yet been submitted. The rezoning application will be processed during the adoption round of this Large Scale Future Land Use Amendment series.

The AGR functional land use categories accommodate mostly agriculture activities with some single family dwellings. The PBF functional land use category accommodates major public uses or community service activities. The proposed LDR land use category accommodates mostly single-family residential developments.

The area surrounding the site is primarily vacant to the north, west and south in the Multi-Use (MU), Light Industrial (LI), LDR and AGR land use categories. The lands to the south of the property were designated LI in 2009 (Ordinances 2009-146-E, 2009-150-E, 2009-152-E, 2009-154-E) with the thought that the land would be used to serve JaxPort; the land remains vacant today. Likewise, in 2009, (Ordinance 2009-148-E) with the intent for a mixed use development, 1,760 acres of land to the east and north of the subject property was designated as the Palmetto Bay Regional Activity Center with an MU future land use designation. Abutting the eastern boundary of the site, over 800+ acres of the land currently designated MU was recently opened as the Seaton Creek Historic Preserve by the City of Jacksonville. (See Dual Map, Page 2) (See Field Map, Attachment A)

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Rural Area" of the City. However, due to the surrounding land use amendments approved in 2009 for MU and LI, the site is located adjacent to and is surrounded by the Suburban Development Area. The proposed land use amendment is a logical extension of these land uses. Extending the Suburban Development Area boundary to incorporate the subject property will continue the pattern of urbanized development proposed in the surrounding area. The boundary change would not provide additional density/intensity to the site. (See Current Development Area Boundary Map, Attachment B)

Impacts 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.

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).

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment C) and determined that the proposed amendment results in an increase of 15,280 net new daily trips. This analysis is based upon the comparison of what potentially could be built on that site given the proposed land use category (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly low, with some medium and high probability 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.

School Capacity

The proposed land use map amendment has a potential development of 1,920 single-family dwelling units. This development was analyzed to determine whether there is adequate school capacity, for each school type (elementary, middle, and high school), to accommodate the proposed development, based on the LOS standards (105% of permanent capacity), concurrency service areas (CSAs) for elementary, middle and high schools, and 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:

School Impact Analysis

LUA 2014A-001

Development Potential: 1,920 Single-Family Units

| School Type | CSA | 2013-14 Enrollment/CSA | Current Utilization (%) | New Student/ Development | 5-Year Utilization (%) | Available Seats |
|---------------------------|-----|------------------------|-------------------------|--------------------------|------------------------|-----------------|
| Elementary | 1 | 19,840 | 71% | 321 | 65% | 6,902 |
| Middle | 1 | 11,338 | 84% | 140 | 78% | 2,650 |
| High | 1 | 10,328 | 74% | 179 | 66% | 3,306 |
| Total New Students | | | | 640 | | |

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity.

Department of Parks and Recreation

The Parks and Recreation Department reviewed the proposed amendment with an objection to the proposal regarding an access easement over City land from the subject property across the Seaton Creek Preserve to an eastern land locked parcel owned by the same owner of the subject amendment. See Attachment D for the Department of Parks and Recreation’s full review.

Wetlands

A wetlands survey map has been prepared for the application site with the use of the City’s GIS system and photogrammetric analysis. (See Wetlands Map, Attachment E) According to the survey approximately 112 acres of the 392 acre land use amendment application site is wetlands. The Florida Land Use Classification System (FLUCCS) classifies the wetlands on the subject site as “Wetland Forested Mixed” and of those wetlands approximately eighty percent (80%) are Category II wetlands. The remaining Category III wetlands of the property are either isolated or far removed from the riverine wetland system that they would only have an indirect impact to the City’s waterways. The Category III wetlands appear to have a medium functional value while the Category II wetland systems have an extremely high value due to their high storm water attenuation and water filtration capabilities. Some of the drier wetlands have been altered from silvicultural practices. Under both and state and federal laws silviculture and agriculture activities are exempt from wetlands permitting as long as they are normal and customary for a particular area provided such operations do not impede or divert the flow of surface waters. There appears to be no evidence of that occurring on the application site.

The wetlands are found throughout the application site. However, the two main Category II riverine wetland systems are in two locations of the property and in different sub-drainage watershed basins. The southernmost riverine wetland system is located in the southern portion of the site and drains in a northeasterly direction. This wetland drains into Seaton Creek and its sub-drainage watershed basin. The much larger riverine wetland system is found along the north and northwestern portion of the property and it also drains in a northeasterly direction but drains into an unnamed creek and its sub-drainage watershed basin. Both wetland systems drain into Thomas Creek and into the Nassau River and drainage watershed basin.

Presently, the applicant is working towards getting a high order wetlands boundary and the necessary wetland permits for the proposed subdivision.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as Surrency loamy fine sand, Yulee clay depressional, Yulee clay frequently flooded, and Yonges fine sandy loam. The Surrency series consists of level, very poorly drained soils formed in thick sandy and loamy marine sediments. The wetlands area has a water table near the ground surface are often subjected during periods brief flooding. In areas of depressions, the high water table is generally at or above the soil surface for very long times. The Yulee series consists of nearly level, very poorly drained soils formed in thick clayey marine sediments. These soils are found in floodplains and have a high water table at or above the ground surface. The Yonges series consist of nearly level poorly drained soils formed in sandy and loamy sediments. They are found on flats and have a high water table at a depth of less than twelve inches from the ground surface.

Any proposed development of the site will need to meet Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands. It is expected that there will be some necessary alterations of wetlands due to subdivision road construction and other necessary infrastructure improvements. It is recommended that the alteration of Category II riverine wetlands be done on site within the same sub-drainage basin so the integrity of the immediate watershed remains intact.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan.

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Wildlife

The applicant submitted a wildlife report for the application site and according to the report a large portion of the property, and surrounding properties, have been managed for silviculture activities. The remaining forested communities have been influenced by these silviculture activities in the form of trail roads and drainage ditches. Due to these influencing factors, large portions of the property are anticipated to support only common wildlife species.

The majority of wetlands on-site could be classified as contiguous (minus trail road crossings) and have the ability to be utilized as wildlife corridors. Although suitable habitat for wading bird foraging exists in portions of the on-site wetland areas, no wading bird rookeries or nests were observed. Characterized by large tracts of natural and undisturbed land, wildlife corridors may function as shelter, foraging habitat, nesting and breeding habitat, and cover during migration for many wildlife species. According to the report, the flora within the upland areas have a limited potential to provide food, protection and nesting materials for wildlife other than common species due to the continuing silvicultural activity.

IMPACT ASSESSMENT

| DEVELOPMENT ANALYSIS | | |
|--|---|----------------------|
| | CURRENT | PROPOSED |
| Site Utilization | Predominantly Silviculture and some residential | Residential |
| Land Use Category | AGR-II, AGR-III, AGR-IV, PBF | LDR |
| Development Standards For Impact Assessment | AGR-II – 1du/40 acres; AGR-III – 1du/10 acres; AGR-IV – 1du/2.5 acres; PBF - .30 FAR | 5 DU/Acre |
| Development Potential | 52 Dwelling Units; 104,544 sf of PBF uses | 1,960 dwelling units |
| Population Potential | 138 people | 5,213 people |
| SPECIAL DESIGNATIONS AREAS | | |
| | YES | NO |
| Aquatic Preserve | | X |
| Airport Environ Zone | 150-foot civilian height zone | |
| Industrial Preservation Area | | X |
| Cultural Resources | | X |
| Archaeological Sensitivity | X | |
| Historic District | | X |
| Coastal High Hazard Area | | X |
| Ground Water Aquifer Recharge Area | | X |
| Well Head Protection Zone | | X |
| PUBLIC FACILITIES | | |
| Potential Roadway Impact | Increase of 15,280 daily trips | |
| Water Provider | JEA | |
| Potential Water Impact | Increase of 500,192 gallons per day | |
| Sewer Provider | JEA | |
| Potential Sewer Impact | Increase of 375,144 gallons per day | |
| Potential Solid Waste Impact | Increase of 4,793.5 tons per year | |
| Drainage Basin / Sub-Basin | Unnamed Branch Stream; Seaton Creek Stream | |
| Recreation and Parks | Seaton Creek Park; Bear Branch Preserve | |
| Mass Transit | None | |
| NATURAL FEATURES | | |
| Elevations | 10 - 20 Feet | |
| Soils | Mascotte fine sand (38); Pelham fine sand (51); Sapelo fine sand (63); Surrency loamy fine sand (66); Yonges fine sandy loam (78); Yulee clay (79); Yulee clay depressional (86) | |
| Land Cover | Residential, low density (1100); Field crops (2150); Pine flatwoods (4110); Upland mixed coniferous hardwood (4340); Coniferous plantations (4410); Forest regeneration areas (4430); Wetland forest mixed (6300) | |
| Flood Zone | AE inundated by 100-year flood, base flood elevation determined; AE- Floodway, and .2 PCT Annual Chance Flood Hazard | |
| Wet Lands | Mixed wetland hardwoods (6170); Wet pinelands/hydric pine (6250); Wetland forest mixed (6300) | |
| Wild Life | N/A | |

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on February 21, 2014, the required notices 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. In addition, the Northlake Homeowners Association and the North CPAC were notified of the proposed land use amendment.

The Planning and Development Department held a Preview Workshop on February 24, 2014. There were no attendees from the public present to speak for or against the proposed amendment.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Goals, Objective and Policies of the 2030 Comprehensive Plan, 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- 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 1.1.20** 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.

Policy 1.1.20A

Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in Policy 1.1.21 and 1.1.22.

Policy 1.1.20B

Expansion of the Development Areas shall result in development that would be compatible with its surroundings. When considering land areas to add to the Development Areas, after demonstrating that a need exists in accordance with Policy 1.1.21, inclusion of the following areas is discouraged;

1. Preservation Project Lands
2. Conservation Lands
3. Agricultural Lands, except when development proposals include Master Planned Communities or developments within the Multi-Use Future Land Use Category, as defined in this element

The following areas are deemed generally appropriate for inclusion in Development Areas subject to conformance with Policy 1.1.21:

1. Land contiguous with the Development Area and which would be a logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.
2. Locations within one mile of a planned node with urban development characteristics.
3. Locations within one-half mile of the existing or planned JTA RTS.
4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.
5. Public water and sewer service exists within one-half mile of the site.
6. LargeScale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.
7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites

should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) must be based on the amount of land required to accommodate anticipated growth and the projected population of the area. 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.

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.

Generally, all agricultural land use categories within the City provide for agricultural uses such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products. The PBF future land use category accommodates major public use or community service activities.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) in both the Rural and Suburban Development Areas permit a maximum gross density of 7 units/acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes,

patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations. Additionally, certain secondary and supporting uses are permitted in all residential categories including supporting commercial and service establishments and home occupations.

The land use categories surrounding the property include Multi-Use, Low Density Residential and Light Industrial; therefore, the amendment continues this pattern of anticipated urbanized development. The land is contiguous with and would be a logical extension of the Suburban Development Area boundary. The density for the property will not exceed the maximum 7 dwelling units per acre set forth in the LDR, Suburban Development Area characteristics. Acting as a natural buffer, the Seaton Creek Historic Preserve runs along the eastern property line of the amendment furthering the proposed as a logical extension of residential growth. The proposed amendment demonstrates the need for the change in the Development Area boundary meeting Policies 1.1.20, 1.1.20A and 1.1.20B

Additionally, residential development would complement the other non-residential employment based development in that area including the Jacksonville International Airport. The applicant proposes to increase the opportunity for residential development with low density residential lots through the use of a Planned Unit Development, thereby maintaining the character and trend of the area satisfying Policy 1.1.12 and Objective 3.1 and creating a transition between surrounding uses as recommended under Policy 1.1.10. The proposed land use amendment also satisfies FLUE Policy 1.1.24, as the proposed development is located within the North Planning District.

North Vision Plan

The subject site is located within the boundaries of the North Jacksonville Vision and Master Plan. There are no specific recommendations for this area within the Plan. However, the proposed residential development providing a variety of housing alternatives will influence the economic growth in the area and is encouraged within the boundaries of the North Jacksonville Vision Plan.

Strategic Regional Policy Plan

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

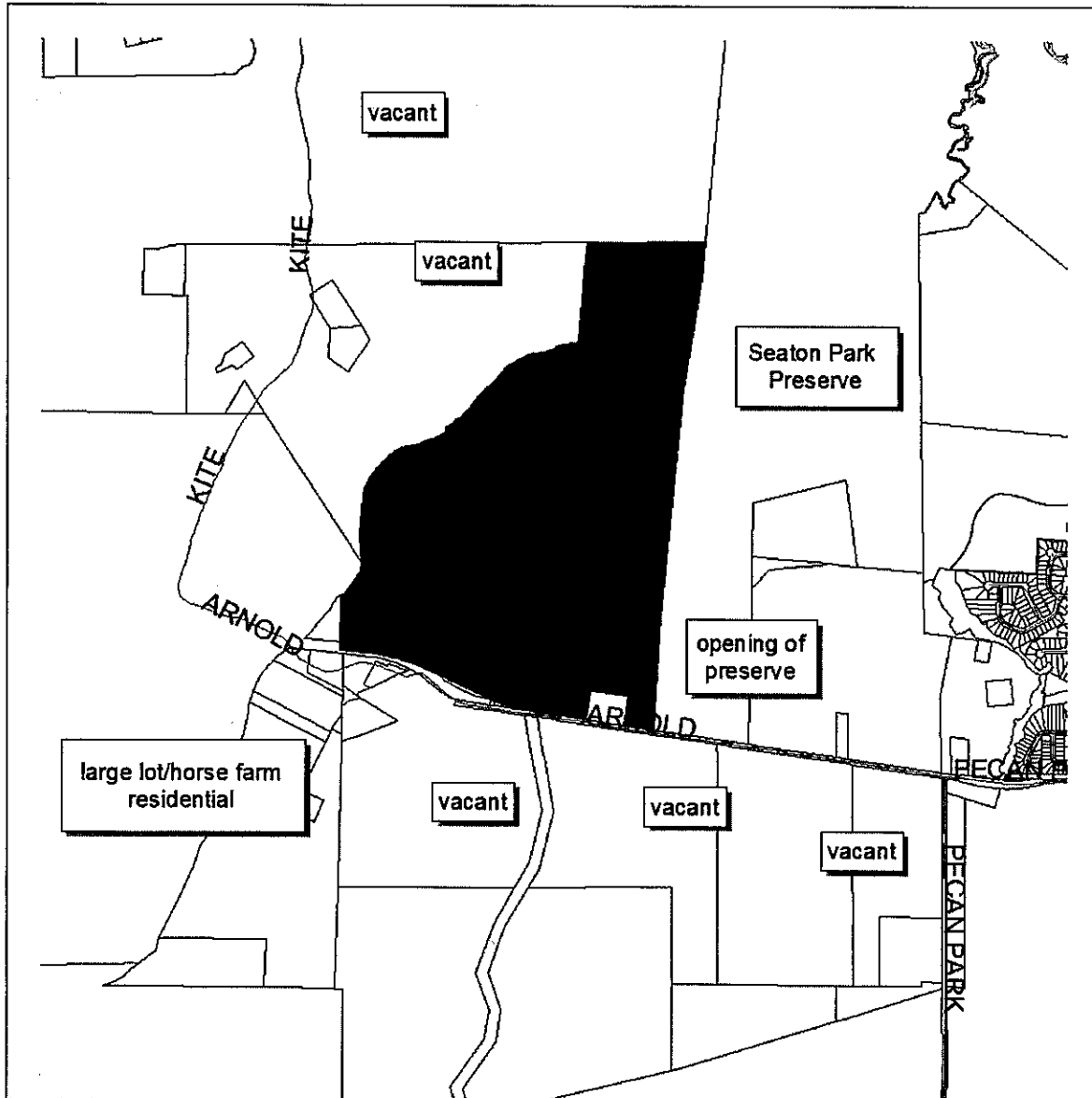
Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment is consistent with Goal 2.3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide housing opportunities for a workforce to serve and support the emerging industrial and commercial businesses in Northeast Florida. Broadening the opportunity for employment in turn creates the opportunity and demand for improved housing.

RECOMMENDATION

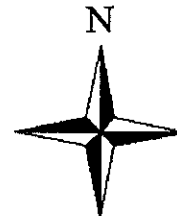
The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan and the Strategic Regional Policy Plan.

ATTACHMENT A
Existing Land Utilization

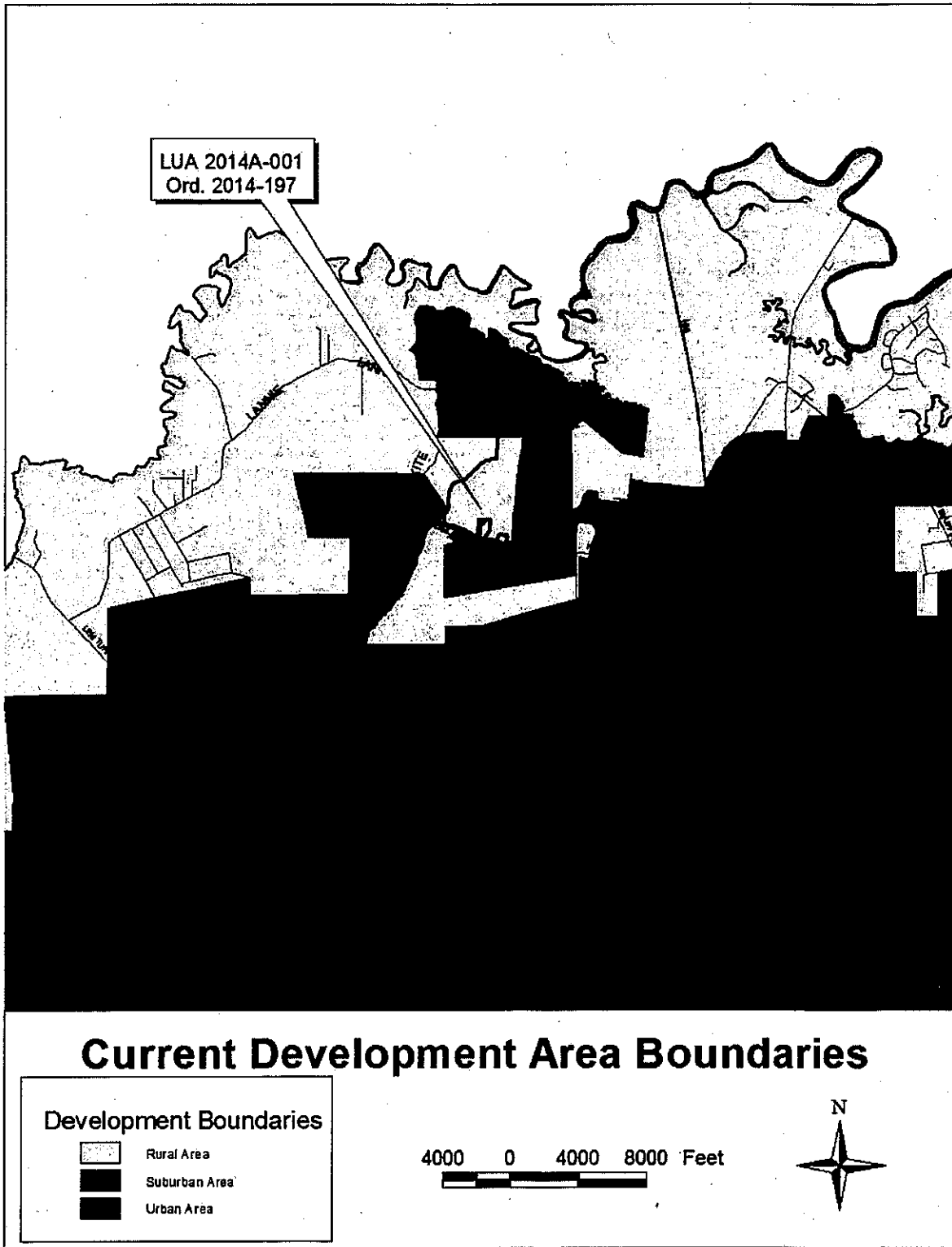


City of Jacksonville
Field Map
Ordinance 2014-197
LUA 2014A-001

900 0 900 1800 Feet



ATTACHMENT B
Current Development Area Boundary Map



ATTACHMENT C

Transportation Analysis

Produced by: Planning and Development Department
 Application Number: 2014A-001

LB
 Date: 3/10/2014
 Mobility Zone / Development Area: 3 / RURAL
 Planning District: 6
 Council District: 11

Table A

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 Daily Trip Ends |
|------------------------|-----------------|-------------------|------------------------------|------------------------------|--------------------------------------|-------------|---------------------|--------------------|-------------------------|
| AGR-II / AGR | 35 | 210 | | | | | | | |
| AGR-III / AGR | 287 | 210 | | | | | | | |
| AGR-IV / AGR | 62 | 210 | | | | | | | |
| PBF | 8 | 210 | | | | | | | |
| Total Section 1 | | | | | | | | | 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 Daily Trip Ends |
|------------------------|-----------------|-------------------|-------------------------------|------------------------------|--------------------------------------|-------------|---------------------|--------------------|-------------------------|
| AGR-III / AGR | 35 | 210 | 1 | DUs | $T = 9.52(X)$ | 10 | 0.00% | 0.00% | 10 |
| AGR-III / AGR | 287 | 210 | 29 | DUs | $\ln T = 0.92 \ln(X) + 2.72$ | 336 | 0.00% | 0.00% | 336 |
| AGR-IV / AGR | 62 | 210 | 25 | DUs | $\ln T = 0.92 \ln(X) + 2.72$ | 293 | 0.00% | 0.00% | 293 |
| PBF | 8 | 210 | 0 | DUs | $\ln T = 0.92 \ln(X) + 2.72$ | 0 | 0.00% | 0.00% | 0 |
| Total Section 2 | | | | | | | | | 639 |

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 Daily Trip Ends |
|---|-----------------|-------------------|-------------------------------|------------------------------|--------------------------------------|----------------------|---------------------|--------------------|-------------------------|
| LDR / PUD | 392 | 210 | 1,920 | DUs | $\ln T = 0.92 \ln(X) + 2.72$ | 15,919 | 0.00% | 0.00% | 15,919 |
| Total Section 3 | | | | | | | | | 15,919 |
| *Net New Trips = Section 3 - Section 2 - Section 1 | | | | | | | | | 15,280 |

Source: Trip Generation Manual, 9th Edition, Institute of Engineers

ATTACHMENT C(cont.) Transportation Analysis

3/11/2014

Produced by: Planning and Development Department
Application Number: 2014A-001 (A)

LB
Date: 3/10/2014
Mobility Zone / Development Area: 3 / RURAL
Planning District: 6
Council District: 11

Table B

Net New Daily External Trip Distribution

| | a 15,280 | = Total Net New External Trips (Table A) | b | (a*b) |
|----------------|---------------|--|--|--|
| Link ID Number | Roadway Name | From / To | Percent of Total Net New Daily Amendment Trips | Net New Daily External Amendment Trips |
| 367 | PECAN PARK RD | DIXIE CLIPPER DR TO BRADDOCK BLVD/ARNOLD RD | 37.51% | 5,732 |
| 689 | PECAN PARK RD | BRADDOCK BLVD/ARNOLD RD TO JIA NORTH ACCESS RD | 81.14% | 9,342 |

BOLD *Indicates Directly Accessed Segment(s)*

ATTACHMENT C(cont.) Transportation Analysis

Produced by: Planning and Development Department
Application Number: 2014A-001 (A)

LB
Date: 3/10/2014
Mobility Zone / Development Area: 37 RURAL
Planning District: 8
Council District: 11

Table C

Roadway Link Analysis

| Link ID Number | Road Name | Features | Roadway Classification | State or City Road | Numbers of Lanes | Added Service Volume | | Background Traffic | | Proposed Total Daily External | Total Total Daily External | Percent Capacity Used with Proposed Trips |
|----------------|---------------|--|------------------------|--------------------|------------------|----------------------|---------------|----------------------|-----------------------|-------------------------------|----------------------------|---|
| | | | | | | Daily | Daily Volumes | 1.5x Peak Growth 15' | Volume with 5% Growth | | | |
| 387 | PECAN PARK RD | DIXIE CLIPPER DR TO BRADDOCK BLVD/ARNOLD RD | Collector | City | 2U | 11,880 | 2,889 | 1.00% | 3,015 | 5,732 | 8,747 | 73.63% |
| 888 | PECAN PARK RD | BRADDOCK BLVD/ARNOLD RD TO JIA NORTH ACCESS RD | Collector | City | 2U | 12,744 | 2,272 | 1.00% | 2,388 | 9,342 | 11,730 | 92.04% |

* As determined from Field Analysis of RDO/LDC Appeal, Subpo 07/3/2013
Data from City of Jacksonville Road Measurement Links Status Report dated 11/1/2013
BOLD indicates Directly Accessed Segment(s)

Major Intersections List

| |
|--|
| SIS Intersections SIS Intersections Within Impact Area |
| |
| |
| |

Land Use Amendment Table Template.xls

ATTACHMENT D
Department of Parks and Recreation Review

DEPARTMENT OF PARKS AND RECREATION



March 26, 2014

MEMORANDUM

TO: Helena Parola
Planning and Development Department

FROM: Kelley Boree, CPRP
Director *K. Boree*

RE: Ordinance 2014-197 Arnold Road Use Change Agricultural to Residential

After review of the aforementioned Ordinance, please be advised that the Parks and Recreation Department has an objection to this proposal.

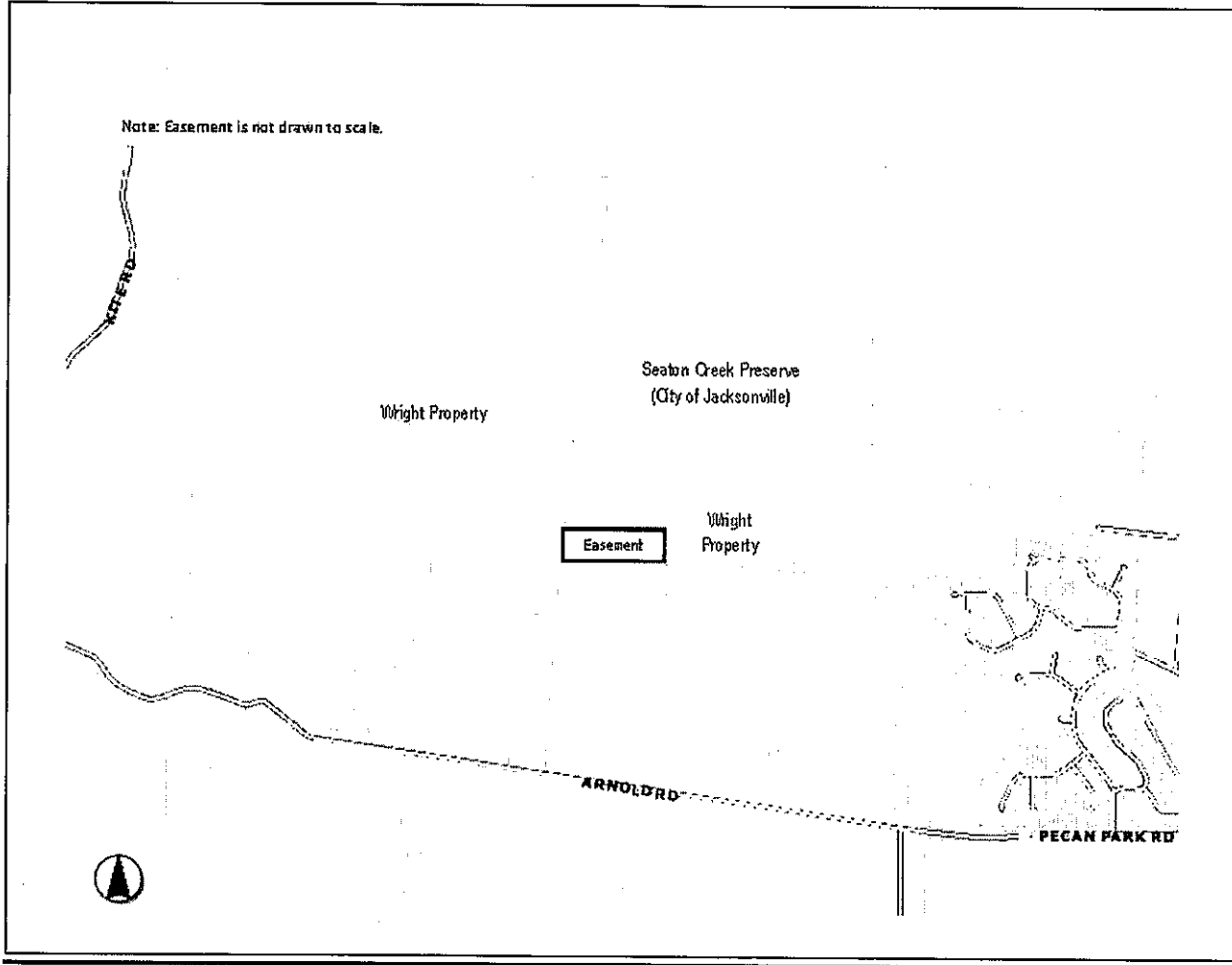
The western property boundary of the subject property abuts City owned Preservation Park property know as Seaton Creek Preserve (parcel # 019575 0100) that was purchased by the City of Jacksonville in 2013. The City owned property has a 60' access easement running east-west from the subject property across the City owned Seaton Creek Preserve to the eastern land-locked parcel #019574 0000 which is also owned by the applicant, Mr. William Wright.

As of 3/18/14, Mr. Wright has approached the City about alternatives for an alternate access easement from Arnold Road to the land-locked parcel # 019574 0000 on the City owned Seaton Creek Preserve Parcel. One of the alternatives presented to Mr. Wright is to place an access easement on the subject property from Arnold Road to join into the existing easement on City land.

The Department of Parks and Recreation is commenting to make the review committees aware that the subject parcel is currently the only point of access for parcel # 019574 0000 which is located to the east of the subject parcel. As of today, 3/18/14 an alternative access easement on City park land has not been agreed to.

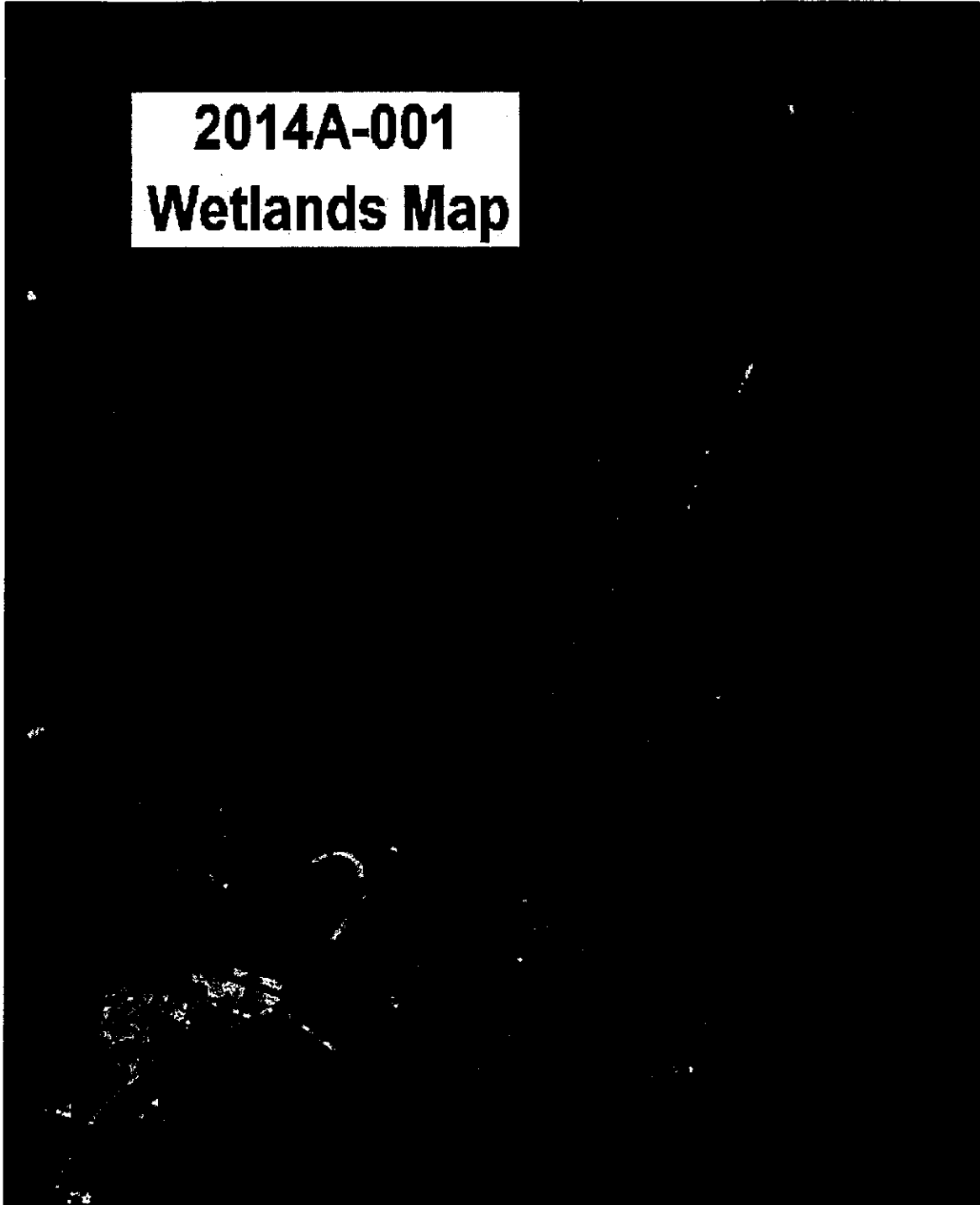
If you have questions or need further information, please contact Michelle Weinbaum at mweinbaum@coj.net or at 255-7907.

ATTACHMENT D (cont.)
Department of Parks and Recreation Review



ATTACHMENT E
Wetlands Map

2014A-001
Wetlands Map



ATTACHMENT F

Application Summary



APPLICATION FOR LARGE SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

| | | | |
|--|---------------|--|-----------|
| Date Submitted: | 1/12/14 | Date Staff Report is Available to Public: | 4/4/2014 |
| Land Use Transmittal Ordinance #: | 2014-197 | 1st City Council Public Hearing: | 4/8/2014 |
| JPDD Application #: | 2014A-001 | Planning Commission's LPA Public Hearing: | 4/10/2014 |
| Assigned Planner: | Helena Parola | LUZ Committee's Public Hearing: | 4/15/2014 |
| | | 2nd City Council Public Hearing: | 4/22/2014 |

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

THOMAS INGRAM
AKERMAN, LLP
50 NORTH LAURA ST, STE 3100
JACKSONVILLE, FL 32202
Ph: 904-798-3700
Fax: 904-798-3730
Email: THOMAS.INGRAM@AKERMAN.COM

Owner Information:

| | |
|---|---|
| WILLIAM WRIGHT 2591 ARNOLD ROAD JACKSONVILLE, FL 32218 Ph: 904-591-9860 Fax: 904-751-1757 | JAMES GRICE 2595 ARNOLD ROAD JACKSONVILLE, FL 32218 Ph: 904-469-1499 |
|---|---|

DESCRIPTION OF PROPERTY

Acreage: 392.00
Real Estate #(s): 019576 0000 019577 0100
019577 0050 019577 0200
019600 0060, a portion of

General Location:

NORTH SIDE OF ARNOLD ROAD, WEST OF PECAN PARK ROAD

Planning District: 6
Council District: 11
Development Area: RURAL AREA

Address:

2591 ARNOLD ROAD
2595 ARNOLD ROAD

Between Streets/Major Features:
ARNOLD ROAD and LANNIE ROAD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: SILVICULTURE AND RESIDENTIAL

Current Land Use Category/Categories and Acreage:

| | |
|---------|--------|
| AGR-II | 35.00 |
| AGR-III | 287.00 |
| AGR-IV | 62.00 |
| PBF | 8.00 |

Requested Land Use Category: LDR

Surrounding Land Use Categories: AGR-III, LI, MU

Justification for Land Use Amendment:

- PROMOTE AND FURTHER SINGLE FAMILY RESIDENTIAL DEVELOPMENT IN THE NORTH PLANNING DISTRICT, APPROPRIATE IN SCALE AND INTENSITY TO THE AREA
- ACHIEVE AN APPROPRIATE MIXTURE OF RESIDENTIAL AND NON-RESIDENTIAL USES IN AN AREA THAT HAS BEEN TARGETED FOR DEVELOPMENT, INCLUDING THROUGH THE EXTENSION OF THE JIA NORTH ACCESS ROAD (SR 243)
- PROVIDE DEVELOPMENT AREA CONTIGUOUS TO THE LANDS APPROVED FOR DEVELOPMENT TO THE SOUTH, NORTH AND WEST

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:

| | |
|-------|--------|
| AGR | 384.00 |
| PBF-3 | 8.00 |

Requested Zoning District: PUD

Additional information is available at 904-255-7888 or on the web at <http://maps.coi.net/luzap/>