

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



OVERVIEW

ORDINANCE: 2014-754

APPLICATION: 2014C-012-2-3

APPLICANT: FRED ATWILL

PROPERTY LOCATION: 3162 Gerona Drive West

Acreage: 1.23 Acres

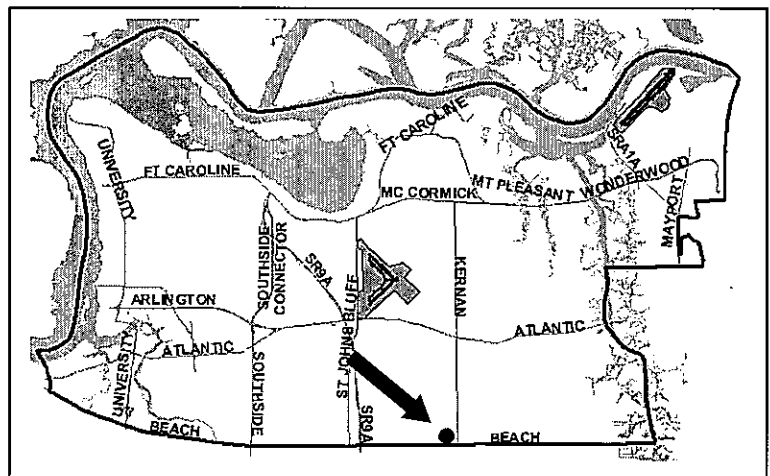
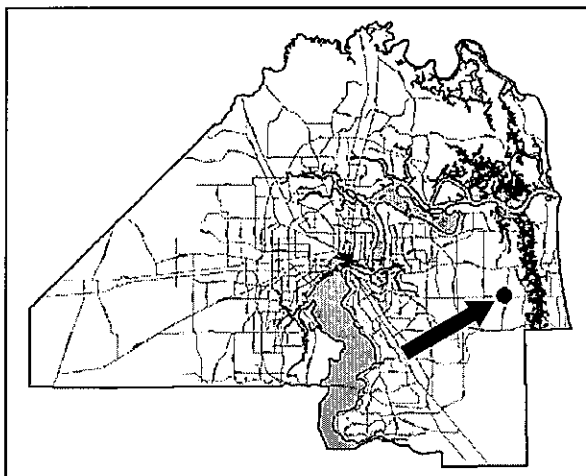
Requested Action:

	Current	Proposed
LAND USE	LDR	RPI
ZONING	RLD-60 & PUD	PUD

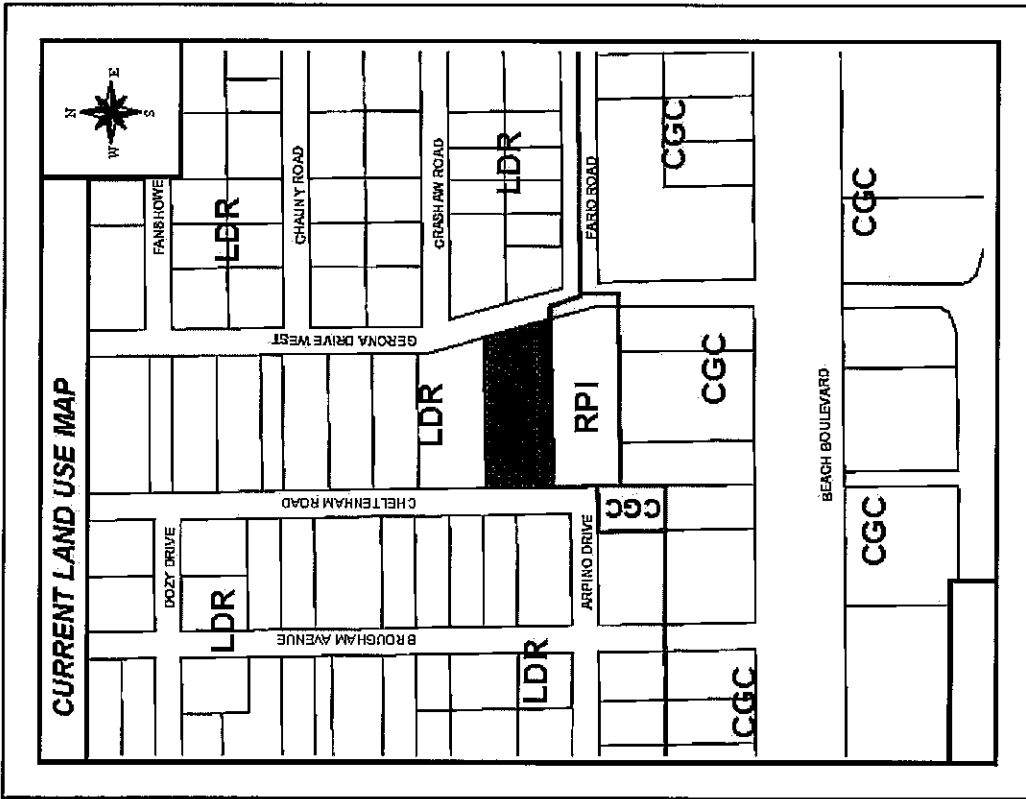
Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
LDR	RPI	5 DU/Ac 6 S/F Dwelling Unit	0 DU/AC 0 S/F Dwelling Unit	0 SF	0.40 FAR 26,789 SF	Decrease of 6 Dwelling Unit at 5 DU/Ac	Increase of 26,789 SF

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

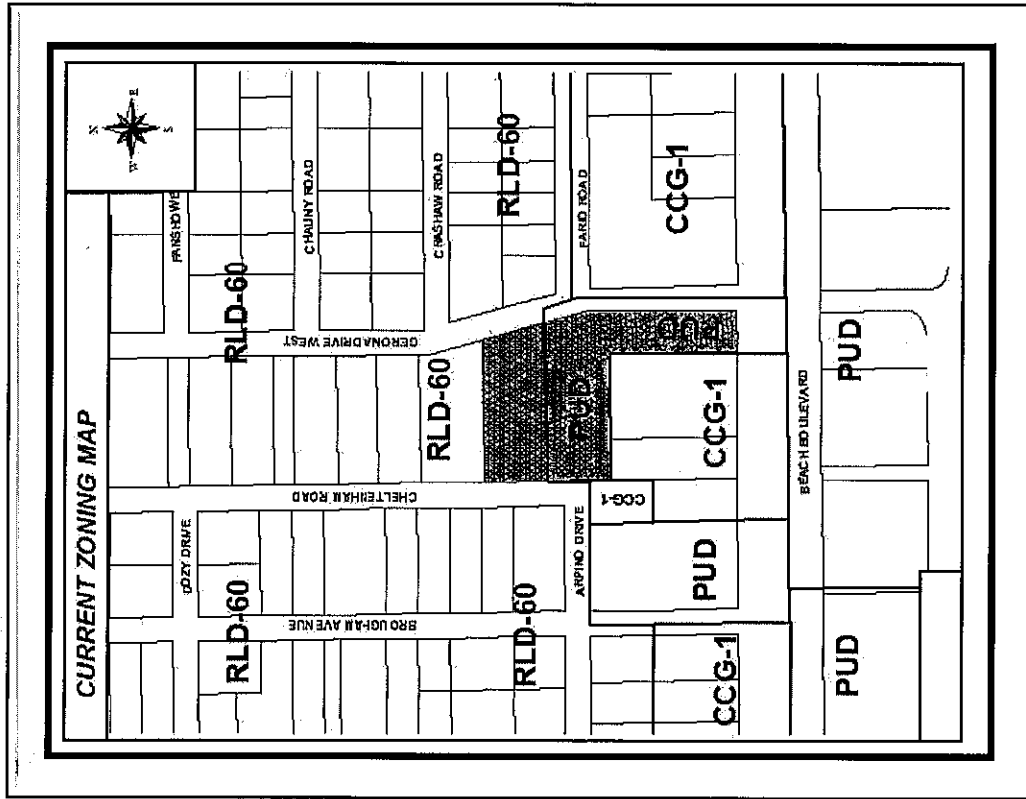
LOCATION MAPS:



SMALL-SCALE LAND USE APPLICATION 2014C-012



Existing FLUM Land Use Categories: Low Density Residential (LDR)
Requested FLUM Land Use Category: Residential-Professional
 -Institutional (RPI)



Current Zoning District(s): Residential Low Density-60 (RLD-60)
 and Planned Unit Development (PUD)
Requested Zoning District(s): Planned Unit Development (PUD)

ANALYSIS

Background:

The 1.23 acre subject property consisting of one single-family dwelling is located on the west side of Gerona Drive West and 500 feet north of the Gerona Drive west and Beach Boulevard intersection. The applicant proposes a future land use amendment from Low Density Residential (LDR) to Residential-Professional-Institutional (RPI) and a rezoning from Residential Low Density-60 (RLD-60) and Planned Unit Development (PUD) to a PUD. The proposed PUD will also include the property immediately to the south with frontage on both Gerona Drive West and Beach Boulevard. Beach Boulevard is classified as a "Collector" roadway and Gerona Drive West, which is unpaved, is classified as a "Local" roadway.

East, north, and west of the land use amendment site are single-family dwellings and vacant residential lots in a LDR land use category and RLD-60 zoning district. Homes in this area were generally constructed from 1984 to 2006. Southwest, south, and southeast of the site and on the north side of Beach Boulevard are vacant commercial land, a social club, a private school, offices, a veterinary, a shopping center, a medical office, and a fast food restaurant in a Community/General Commercial (CGC) and RPI land use categories and Commercial Community/General-1 (CCG-1) and PUD zoning districts.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Area" of the City. The proposed land use will not have a residential component in its request. Therefore there is no school capacity issues related to the proposed land use amendment.

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*.

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).

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of low 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.

Wetlands

The applicant submitted a wetlands survey map for his application site (see Attachment C). According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Wetland Forested Mixed" type wetlands. The 0.4 acres wetlands are located on the western portion of the property and were once part of a larger isolated wetlands system draining from south to north onto adjacent properties which has been significantly altered by clear cutting, drainage ditching and filling prior to wetland regulations. The small remaining "Category III" type wetlands have a low functional value. Alteration of the remaining wetland from development will require mitigation from the St. Johns River Water Management District. However, none is being proposed in the applicant's site plan.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands as "Evergreen-Wesconnett Complex". The Evergreen and Wesconnett are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. The wetlands area has a water table close to the ground surface.

Any proposed development of the property could have an impact on the sites wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no 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.

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. However, mitigation of the site's wetlands will satisfy that policy as well.

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.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 425 net new daily external trips and an increase of 102 PM peak hour 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. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

IMPACT ASSESSMENT**2012C-012****1.23 Acres****DEVELOPMENT ANALYSIS**

	CURRENT	PROPOSED
Site Utilization	S/F Home	Veterinary
Land Use Category	LDR	RPI
Development Standards For Impact Assessment	5 S/F DU/Acre	0.5 FAR
Development Potential	6 S/F Dwelling Units	26,789 Sq. Ft.
Population Potential	16 People	0 People

SPECIAL DESIGNATIONS AREAS

	YES	NO
Aquatic Preserve		X
Airport Environ Zone	300' Height Restriction limitation	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X - Low
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X – Discharge Area
Well Head Protection Zone		X

PUBLIC FACILITIES

Potential Roadway Impact	Increase of 425 daily trips and 102 PM peak hour trips`
Water Provider	JEA
Potential Water Impact	Increase of 549.93 gallons/day
Sewer Provider	JEA
Potential Sewer Impact	Increase of 412.45 gallons/day
Potential Solid Waste Impact	Increase of 70.046 tons/year
Drainage Basin / Sub-Basin	Intracoastal Waterway Drainage Basin and Hogpen Creek Sub-drainage Basin
Recreation and Parks	Patton Park
Mass Transit	Area served by X2 Bus Line

NATURAL FEATURES

Elevations	20 Feet above mean sea level
Soils	22 – Evergreen-Wesconnett Complex (50%) and 32 – Leon fine sand (50%)
Land Cover	1200 – Residential Medium Density (50%) and 6300 – Wetland Forested Mixed (50%)
Flood Zone	No
Wet Lands	Yes; approximately 0.40 acres
Wild Life	N/A

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on December 2, 2014, the required notices of public hearing signs were posted. Thirty-one (31) notices were mailed out to property owners within 350 feet of the application site informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Citizen's Information Meeting on December 8, 2014. There was one speaker present in support and no one present in opposition to the application.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is consistent with the following 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 1.1.22 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.
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject property has access to full urban services, including mass transit, and is located in a developed area of the City located along a "Collector" roadway. Therefore, the proposed land use change aids in maintaining a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policy 1.1.22.

The proposed land use amendment to RPI would allow for maintaining employment and commerce opportunities for the nearby neighborhood's residential community needing the service it can provide while continuing promoting the viability of the existing commercial areas of Beach Boulevard. Therefore, the proposed amendment is consistent with FLUE Objective 3.2 and Policy 3.2.7.

Because the proposed land use amendment encourages the redevelopment of property within the suburban area of the City and is already served by infrastructure, utilities, and public facilities, the proposed land use amendment is consistent with FLUE Objective 6.3.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) permits housing densities of up to 7 dwelling units per 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.

According to the Category Descriptions for the Suburban Development Areas of the FLUE, the RPI future land use category primarily permits medium to high density residential, professional office and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be permitted as part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses.

Vision Plan

The application site lies within the Greater Arlington/Beaches Vision Plan area. The plan discusses the need for increased landscaping along the major roadways of the Planning District. The proposed merger of the land use amendment site with the adjacent property to the south in creating an opportunity for a larger veterinary service enterprise will generate the need for a new site plan. The site plan approval process will require the site to adhere to the City's landscape requirement and thereby illustrating the proposed land use amendment's consistency with the Vision Plan for landscaping

Strategic Regional Policy Plan Consistency

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

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

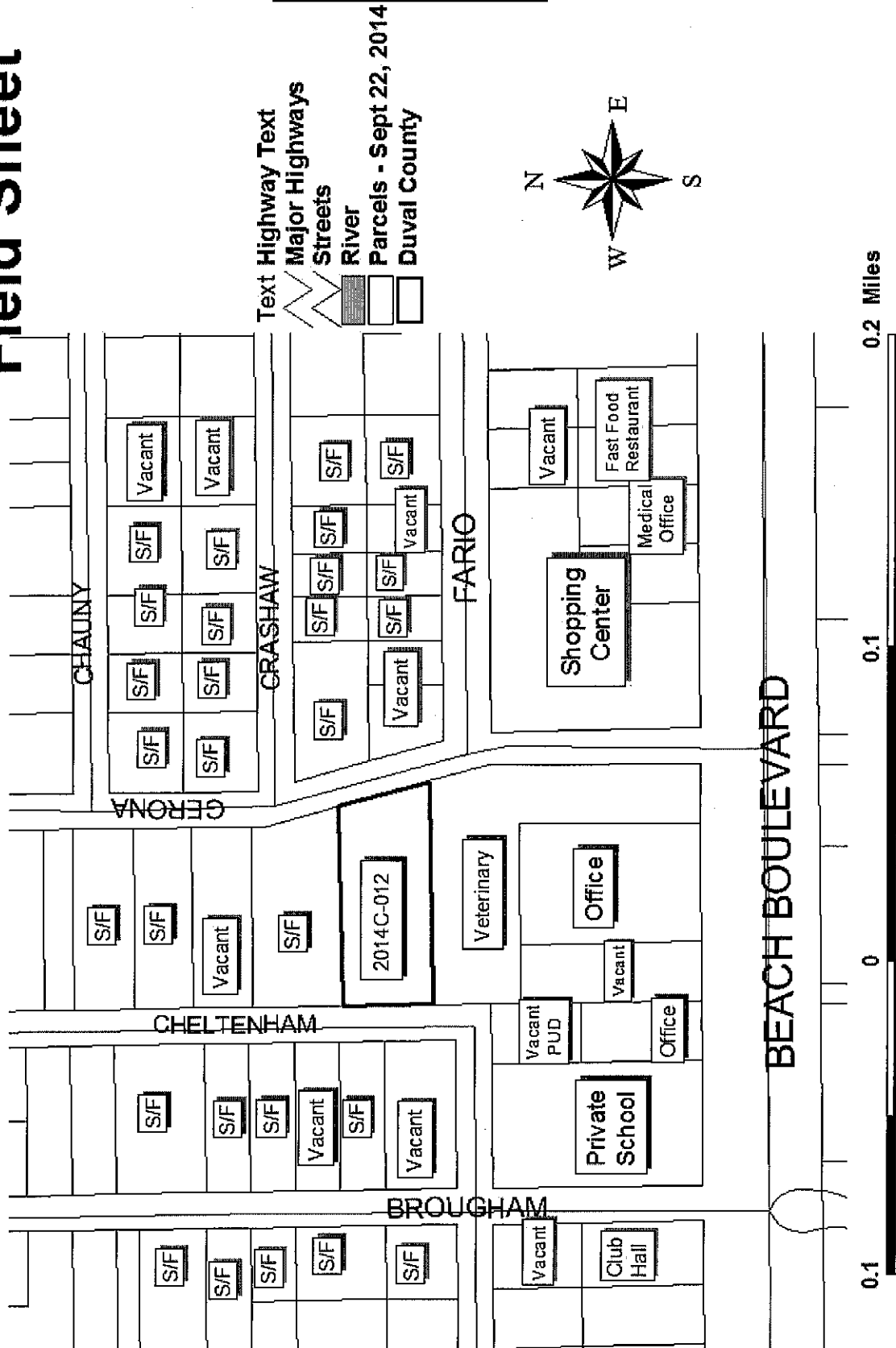
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of new business opportunities in the northeast Florida region.

RECOMMENDATION

The Planning and Development Department recommends **APPROVAL** of this application based on its inconsistency with the 2030 Comprehensive Plan and State Comprehensive Plan.

2014C-012 Field Sheet

ATTACHMENT A



ATTACHMENT B

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2014C-012

LB
 Date: 11/25/2014
 Mobility Zone / Development Area: 2 / Suburban
 Planning District: 2
 Council District: 3

Table A

Trip Generation Estimation

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
Section 1										
LDR / RLD-60	1.23	210							0	0
Section 2										
Current Land Use			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
LDR / RLD-60	1.23	210	6	DU	$T = 9.52(X)$ $T = X$	57	0.00%	0.00%	6	57
Section 3										
Proposed Land Use			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
RPI / PUD	1.23	710	26,789	1000 SF GFA	$\ln(T) = 0.76 \ln(X) + 3.68$ $T = 1.12 (X)^{.7845}$	482	0.00%	0.00%	108	482
Total Section 3 - Section 2 - Section 1										
									108	482
									102	425

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

Produced by: Planning and Development Department
 Application Number: 2014C-012

LB

Date: 11/25/2014
 Mobility Zone / Development Area: 2 / Suburban
 Planning District: 2
 Council District: 3

Table B

Net New Daily External Trip Distribution

a	b	c	a*c	b*c
102	425	Percent of Total Net New Daily Amendment Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
Link ID Number	Roadway Name	From / To		
407	HODGES BLVD	ATLANTIC BLVD TO BEACH BLVD	15	63
408	HODGES BLVD	BEACH BLVD TO J TURNER BUTLER BLVD	6	26
515	BEACH BLVD (SR 212)	KERNAN BLVD TO HODGES BLVD	76	317
516	BEACH BLVD (SR 212)	HODGES BLVD TO SAN PABLO PKWY	16	67

Indicates Directly Accessed Segment(s)

BOLD

Produced by: Planning and Development Department
 Application Number: 2014C-012
 Date: 11/25/2014
 Mobility Zone / Development Area: 27 Suburban
 Planning District: 2
 Council District: 3

Table C
Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or City Road	Numbers of Lanes	Adopted Service Volume			Background Traffic			Existing Pk Hour Link LOS	Amended Trips PM Pk Hour External	Total Trips PM Pk Hour External	Percent Capacity Used with Amended Trips	Pk Hour LOS with Land Use Change
						Daily	PM Pk Hour	Pk Hour Volumes	1 Year Growth %	Pk Hour Volumes	5 yr Growth %					
407	HODGES BLVD	ATLANTIC BLVD TO BEACH BLVD	COLLECTOR	CITY	4/D	39,800	3,272	2,137	1.00%	2,246	1.00%	C	15	2,261	70.18%	C
408	HODGES BLVD	BEACH BLVD TO J TURNER BUTLER BLVD	COLLECTOR	CITY	4/D	38,535	3,383	2,857	1.00%	3,003	1.00%	C	6	3,009	88.94%	C
513	BEACH BLVD (SR 212)	KERNAN BLVD TO HODGES BLVD	ARTERIAL	FDOT	6/D	59,900	5,390	4,185	1.00%	4,398	1.00%	C	76	4,475	83.02%	C
516	BEACH BLVD (SR 212)	HODGES BLVD TO SAN PABLO PKWY	ARTERIAL	FDOT	6/D	59,900	5,390	3,870	1.00%	4,067	1.00%	C	16	4,084	75.76%	C

* As determined from Trend Analysis or FDOT LOS Report, dated 8/1/2013
 Data from City of Jacksonville Road Match recent Links Status Report dated 11/11/2013
 BOLD indicates Directly Accessed Segment (s)

Major Intersections List

SIS Interchanges/ SIS Intersections within Impact Area

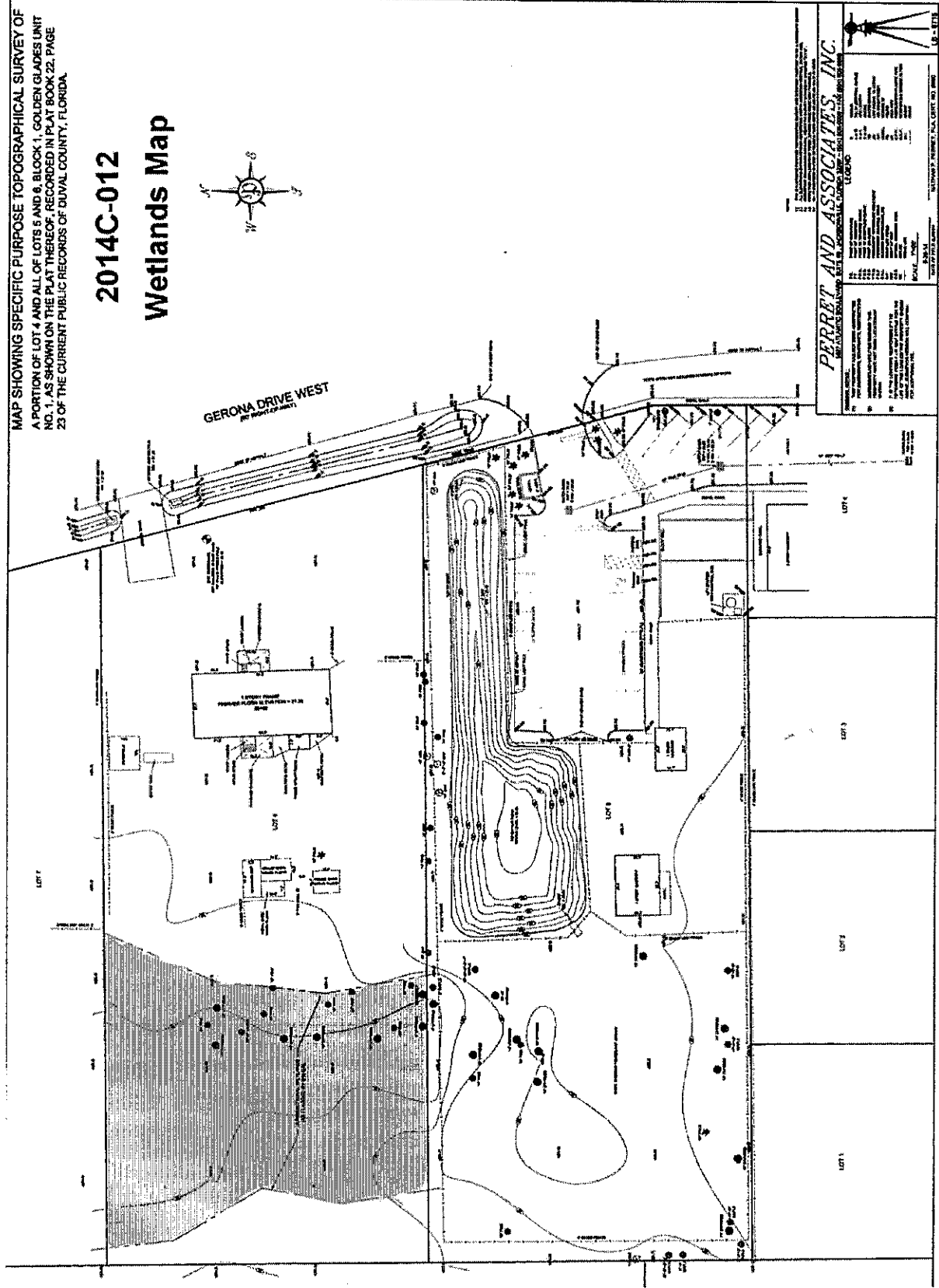
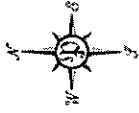
ATTACHMENT C

Wetlands Map

MAP SHOWING SPECIFIC PURPOSE TOPOGRAPHICAL SURVEY OF
 A PORTION OF LOT 4 AND ALL OF LOTS 5 AND 6, BLOCK 1, GOLDEN GLADES UNIT
 NO. 1, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE
 23 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

2014C-012

Wetlands Map



PERRET AND ASSOCIATES, INC.
 SURVEYING ENGINEERS
 1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304
 PHONE: (954) 561-1111
 FAX: (954) 561-1112
 E-MAIL: info@perret.com

U.S. MAP NO. 100
 1:10,000
 11/2014



ATTACHMENT D

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

Date Submitted:	10-2-2014	Date Staff Report is Available to Public:	01-02-2015
Land Use Adoption Ordinance #:	2014-754	Planning Commission's LPA Public Hearing:	01-08-2015
Rezoning Ordinance #:	2014-755	1st City Council Public Hearing:	01-13-2015
JPDD Application #:	2014C-012	LUZ Committee's Public Hearing:	01-20-2015
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	01-27-2015

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

FRED A TWILL
 A TWILL LLC
 9001 FOREST ACRES LANE
 JACKSONVILLE, FL 32234
 Ph: (904) 610-8975

Email: ATWILLFRED15@GMAIL.COM

Owner Information:

AXEL GRAY
 COASTAL VETERINARY ENTERPRISES, LLC
 13431 BEACH BOULEVARD
 JACKSONVILLE, FL 32246
 Ph: (904) 223-4360
 Fax: (904) 223-0018

DESCRIPTION OF PROPERTY

Acreage: 1.23
 Real Estate #(s): 166563 0000

General Location:
 ALONG THE WEST SIDE OF GERONA DR W NEAR BEACH BLVD

Planning District: 2
 Council District: 3
 Development Area: SUBURBAN AREA
 Between Streets/Major Features:
 CHELTENHAM RD and GERONA DRIVE WEST

Address:
 3162 GERONA DR W

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: SINGLE FAMILY DETACHED HOUSING UNIT (VACANT)

Current Land Use Category/Categories and Acreage:

LDR 1.23

Requested Land Use Category: RPI

Surrounding Land Use Categories: RPI

Justification for Land Use Amendment:

THE SUBJECT PROPERTY WAS PURCHASED IN THE HOPES OF ANNEXING IT TO THE EXISTING VETERINARY HOSPITAL AND PET RESORT LOCATED DIRECTLY TO THE SOUTH, IN ORDER TO ACCOMMODATE INCREASING DEMAND FOR VETERINARY AND ASSOCIATED SERVICES. THE ADDITION OF THE SUBJECT PROPERTY WILL PROVIDE IMPROVED ACCESS/EGRESS TO AND FROM THE CAMPUS, ADD MUCH NEEDED PARKING AND ALLOW THE CONSTRUCTION OF A NEW, STATE OF THE ART INDOOR, SOUNDPROOFED TRAINING AND EXERCISE GYM FOR ITS CANINE CLIENTELE.

UTILITIES

Potable Water: JEA

Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:

RLD-60 and PUD 3.29

Requested Zoning District: PUD

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

