

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



OVERVIEW

ORDINANCE: 2015-497

APPLICATION: 2015C-013-2-4

APPLICANT: L. CHARLES MANN

PROPERTY LOCATION: 3180 Cortez Road and 11173 Beach Boulevard

Acreage: 3.15 Acres

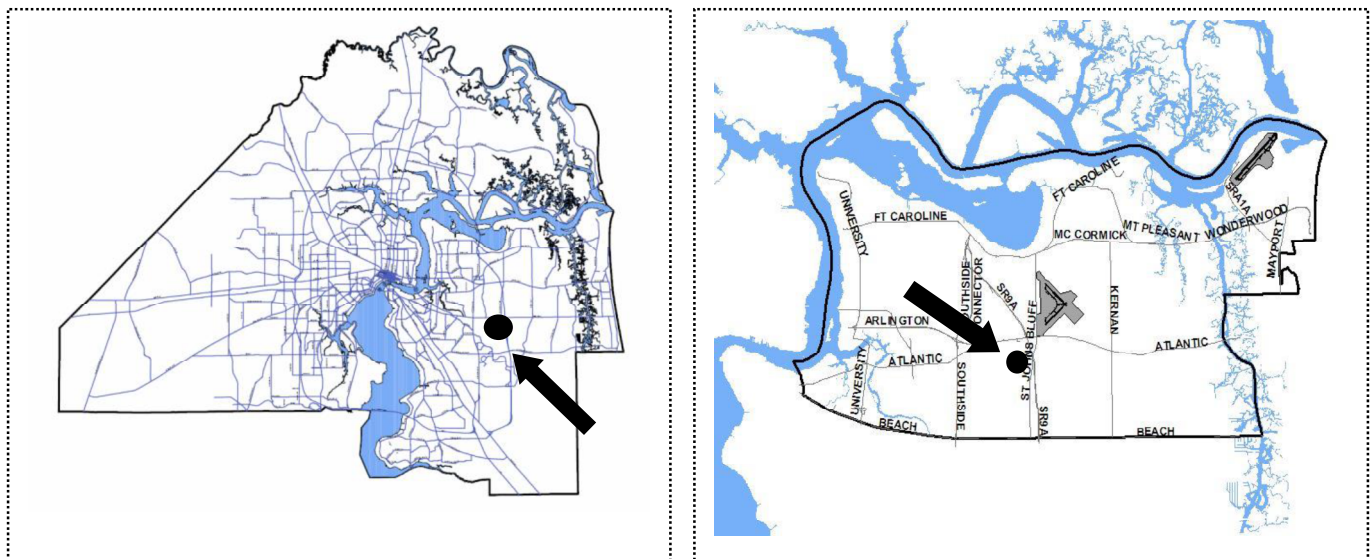
Requested Action:

	Current	Proposed
LAND USE	LDR	BP
ZONING	RLD-60	IBP

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	BP	5 DU/Ac 16 Dwelling Units	0 DU/AC N/A	0.35 FAR N/A	0.35 FAR 48,025 SF Business Park Use	Decrease of 16 Dwelling Unit at 5 DU/Ac	Increase of 48,025 SF Business Park Use

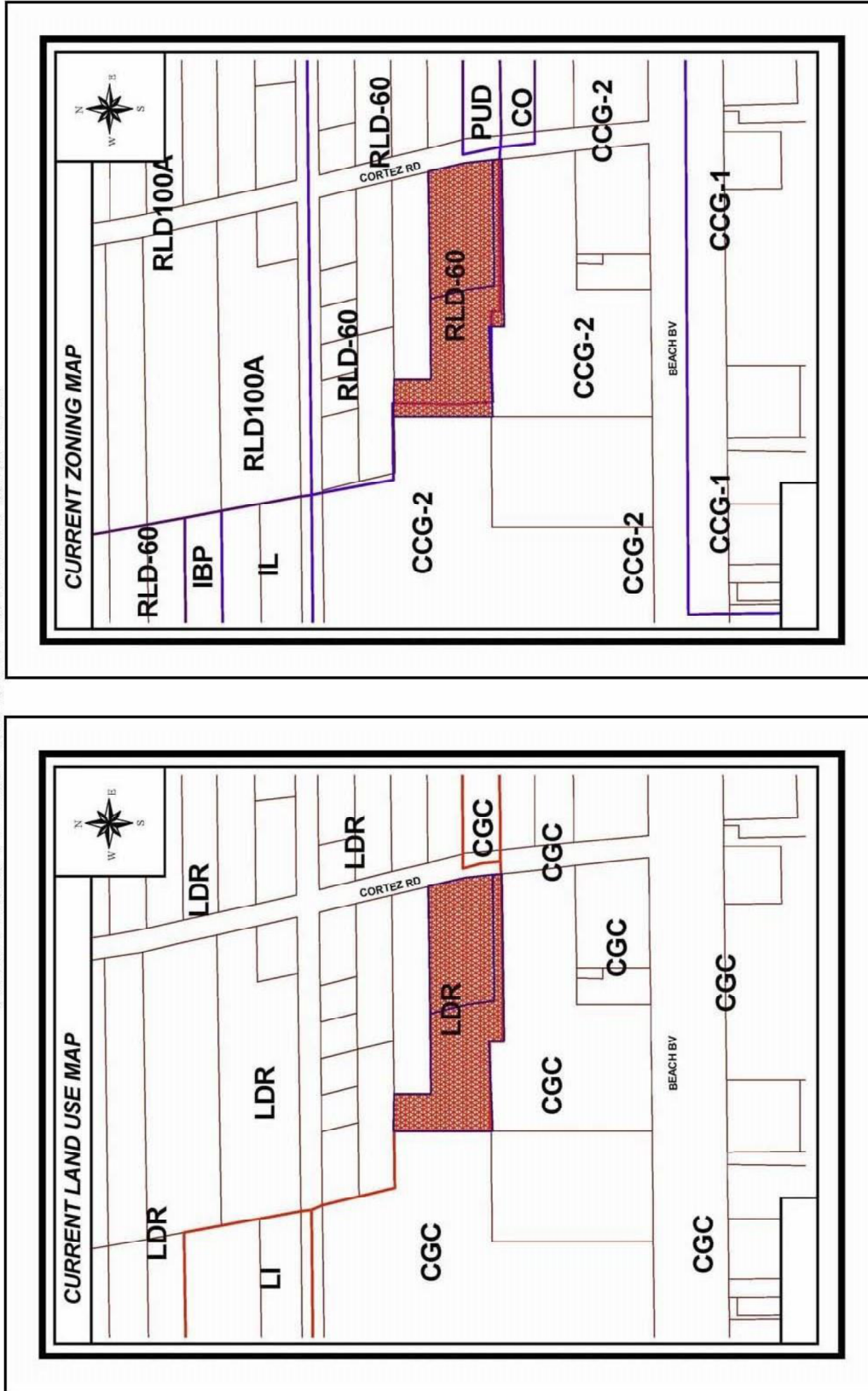
PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

LOCATION MAPS:



DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2015C-013



Existing FLUM Land Use Categories: Low Density Residential (LDR)

Requested FLUM Land Use Category: Business Park (BP)

Current Zoning District(s): Residential Low Density-60 (RLD-60)

Requested Zoning District(s): Industrial Business Park (IBP)

ANALYSIS

Background:

The subject property, consisting of a single-family home and vacant land, is located on the west side of Cortez Road approximately 450 feet north of Beach Boulevard. The applicant proposes a future land use amendment from Low Density Residential (LDR) to Business Park (BP) and a rezoning from Residential Low Density–60 (RLD-60) to Industrial Business Park (IBP). The proposed amendment is to allow for the expansion of the Community Hospice of Northeast Florida and thrift store which is located to the south of the subject site. Access to the land use amendment site will either be from Cortez Road, which is classified as a “Local” roadway, or from the adjacent property (Community Hospice) from the south by way of Beach Boulevard. Beach Boulevard is classified as an “Arterial” roadway.

North of the land use amendment site are a single-family home and several vacant properties that are located in the LDR land use category and RLD-60 and Residential Low Density–100A (RLD-100A) zoning districts. West and northwest of the subject site is warehousing and a service garage in the Community/General Commercial (CGC) and Light Industrial (LI) land use categories and the Commercial Community/General-2 (CCG-2) and Industrial Light (IL) zoning districts. East and southeast of the amendment property, between Cortez Road and St. Johns Bluff Road, is a hotel, office, warehouses, fast food restaurants, and an AT & T building in the CGC land use category and the CCG-2, Commercial Office (CO), and Planned Unit Development (PUD) zoning districts. South of the amendment property and north of Beach Boulevard is the Community Hospice of Northeast Florida thrift store, a medical office, a bowling rink/arena/gym and a shopping center in the CGC land use category and the CCG-2 zoning district. Further south and on the south side of Beach Boulevard are fast food restaurants, shopping centers, an office, a parking lot and a convenience store in the CGC land use category and the Commercial Community/General-1 (CCG-12) zoning district.

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 does not include a residential component and therefore, school capacity is not an issue.

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. 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 with a little area of 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.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 137 peak hour and 746 net new daily external 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.

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 Attachment C). According to calculations from the analysis there are approximately 0.50 acres of wetlands present on the subject site. The wetlands are part of a larger isolated wetland pocket that crosses over onto the adjacent property to the north with a total size of 0.70 acres. According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Residential Low Density" but the wetlands are a "Wetland Forested Mixed" type wetland. This small wetland pocket is a "Category III" type wetland with a low functional value. Alteration of this remaining wetland from development will require mitigation from the St. Johns River Water Management District. However, none has been proposed by the applicant at this time.

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 and poorly drained soils that are 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.

IMPACT ASSESSMENT 2015C-013 3.15 Acres

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Single-family DU and Vacant Land	Business Park Uses
Land Use Category	LDR	BP
Development Standards For Impact Assessment	5 DU/Acre	0.35 FAR
Development Potential	16 DU	48,025 Square Feet
Population Potential	42 People	0 People
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	Low Probability with a small amount of High Sensitivity	X
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	Discharge Area	X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 137 PM peak trips and 746 daily trips	
Water Provider	JEA	
Potential Water Impact	Decrease in 2,517 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease in 1,888 gallons/day	
Potential Solid Waste Impact	Increase in 107.28 tons/year	
Drainage Basin / Sub-Basin	Mill Dam Branch Sub-drainage Basin and Intracoastal Waterway Drainage Basin	
Recreation and Parks	Carol Road Park	
Mass Transit	Bus Route 8, 9, 23, and 205 on Beach Boulevard	
NATURAL FEATURES		
Elevations	40 Feet above mean sea level	
Soils	75%-32--Leon find sand and 25%- 22--Evergreen-Wesconnett Complex	
Land Cover	1100 Residential Low Density	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on July 24, 2015, the required notices of public hearing signs were posted. Twenty-six (26) 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 August 3, 2015. One citizen attended them meeting but did not provide comments for or against the proposed amendment.

CONSISTENCY EVALUATION

2030 Comprehensive Plan Consistency

The proposed amendment is consistent with the following Objectives 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 1.1.22 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.

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.

Business Park (BP) category is intended to primarily permit commercial office and light industrial uses but does allow limited commercial retail and sales establishments. Additionally, according to the industrial land use categories introduction, many low intensity industrial uses can exist in harmony with non-industrial neighbors.

The subject property has access to full urban services, including mass transit, and is located in a developed area of the City and is contiguous to developed commercial properties along Beach Boulevard, an "Arterial" roadway. The proposed amendment also provides for low intensity industrial uses in the BP land use category which provide for a compatible transition between the CGC land use to the south and the LDR land use to the north. 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 BP would facilitate non-residential development and as a result would generate new employment opportunities while also continuing to promote 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.

The proposed land use amendment encourages development of an underutilized property within the suburban area of the City that already has the infrastructure, utilities, and public facilities in place to support such development. As such, the proposed land use amendment is consistent with FLUE Objective 6.3.

Vision Plan

The subject property is located within the boundaries of the Greater Arlington/Beaches Vision Plan. The plan does not specifically mention this particular land use amendment site. However, the plan does suggest that there are opportunities for altering and/or redeveloping underutilized sites and increasing density in strategic locations. Since the proposed site is proposed for expansion of uses on the adjacent property to the south, the proposed land use amendment would be consistent with the suggestion of the Greater Arlington/Beaches Vision Plan.

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.

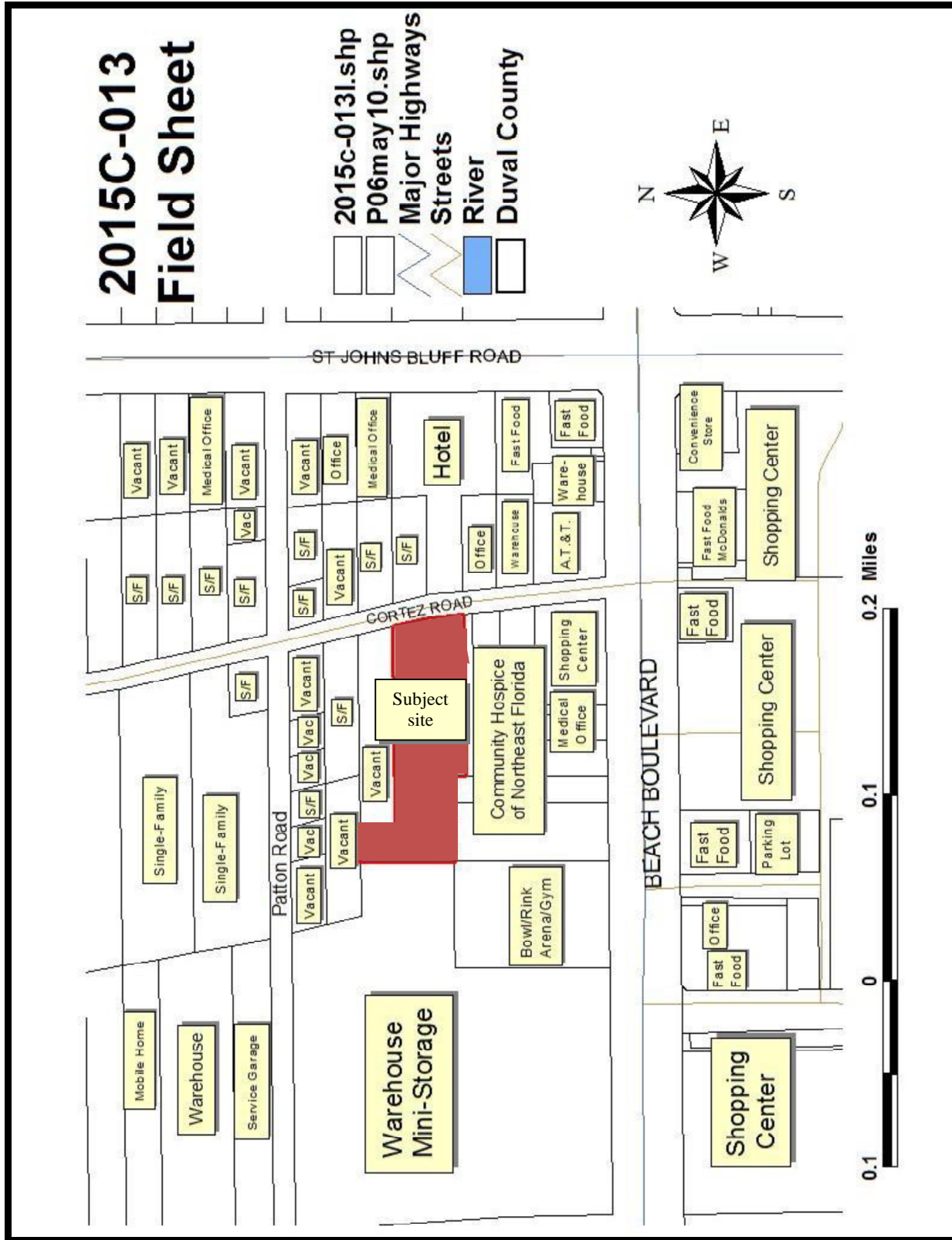
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of new business opportunities in the northeast Florida region.

RECOMMENDATION

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

ATTACHMENT A

Land Utilization Map:



ATTACHMENT B

Aerial Photo:



ATTACHMENT C

Traffic Analysis:

Produced by: Planning and Development Department
 Application Number: 2015C-013

LB
 Date: 7/27/2015
 Mobility Zone / Development Area: 2 / SUBURBAN
 Planning District: 2
 Council District: 4

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	
LDR / RLD-60	3.15	210	1	DUs	T = X	1	0.00%	0.00%	1	10	
						T = 9.57 (X)			1	10	
						Total Section 1				1	10
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	
LDR / RLD-60	3.15	210	16	DUs	T = X	16	0.00%	0.00%	16	153	
						T = 9.57 (X)				153	
						Total Section 2				16	153
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	
BP / IBP	3.15	130	48,025	1000 SF GFA	T = 1.22(X) + 95.83 / 1000	154	0.00%	0.00%	154	909	
						T = 10.42 (X) + 409.04 / 1000				909	
						Total Section 3				154	909
						*Net New Trips = Section 3 - Section 2 - Section 1				137	746

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

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Table B
Net New Daily External Trip Distribution

a 137 Link ID	b 746 Roadway Name	= Total Net New External Trips (Table A) From / To	c Percent of Total Net New Daily Amendment Trips	(a*c) Net New Peak Hour External Amendment Trips	(b*c) Net New Daily External Amendment Trips
93	BEACH BLVD (SR 212)	SOUTHSIDE BLVD TO SR 9A	81.21%	111	606
94	BEACH BLVD (SR 212)	SR 9A TO KERNAN BLVD	38.62%	53	288
225	ST. JOHNS BLUFF RD	ATLANTIC BLVD TO BEACH BLVD	0.35%	0	3
226	ST. JOHNS BLUFF RD	BEACH BLVD TO TOWN CENTER PKWY/JNF	13.71%	19	102
560	I-295 (SR 9A)	ST JOHNS BLUFF RD TO BEACH BLVD (SR 212)	9.74%	13	73
580	I-295 (SR 9A)	BEACH BLVD (SR 212) TO TOWN CENTER PKWY	16.91%	23	126

BOLD *Indicates Directly Accessed Segment(s)*

Produced by: Planning and Development Department
 Application Number: 2015C-013

LB
 Date: 7/27/2015
 Zone / Development Area: 2 / SUBURBAN
 Planning District: 2
 Council District: 4

Table C
Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or City Road	Numbers of Lanes	Adopted Service Volume		Average Daily Trips **	Background Traffic 1 Year Growth %**	Volumes w/ 5 yr Growth	Existing Link LOS	Amended Trips Daily External	Total Trips PM PK Hour External	Percent Capacity Used with Amended Trips	PK Hour LOS with Land Use Change	LOS Maintained
						Daily	a									
93	BEACH BLVD (SR 212)	SOUTHSIDE BLVD TO SR 9A	ARTERIAL	FDOT	6/D	59,900	49,500	52,025	1.00%	52,025	C	806	52,631	87.86%	C	YES
94	BEACH BLVD (SR 212)	SR 9A TO KERNAN BLVD	ARTERIAL	FDOT	6/D	59,900	52,000	54,653	1.00%	54,653	C	288	54,941	91.72%	D	YES
225	ST. JOHNS BLUFF RD	ATLANTIC BLVD TO BEACH BLVD	ARTERIAL	CITY	4/D	35,820	25,052	26,330	1.00%	26,330	C	3	26,333	73.51%	C	YES
560	I-295 (SR 9A)	ST. JOHNS BLUFF RD TO BEACH BLVD (SR 212)	ARTERIAL	CITY	4/D	35,820	16,540	17,384	1.00%	17,384	C	102	17,486	48.82%	C	YES
580	I-295 (SR 9A)	BEACH BLVD (SR 212) TO TOWN CENTER PKWY	FREEWAY SIS	FDOT	4/D	77,900	77,000	80,928	1.00%	80,928	F	73	81,000	103.98%	F	NO
			FREEWAY SIS	FDOT	4/D	116,600	64,000	105,665	4.70%	105,665	D	126	105,811	90.75%	D	YES

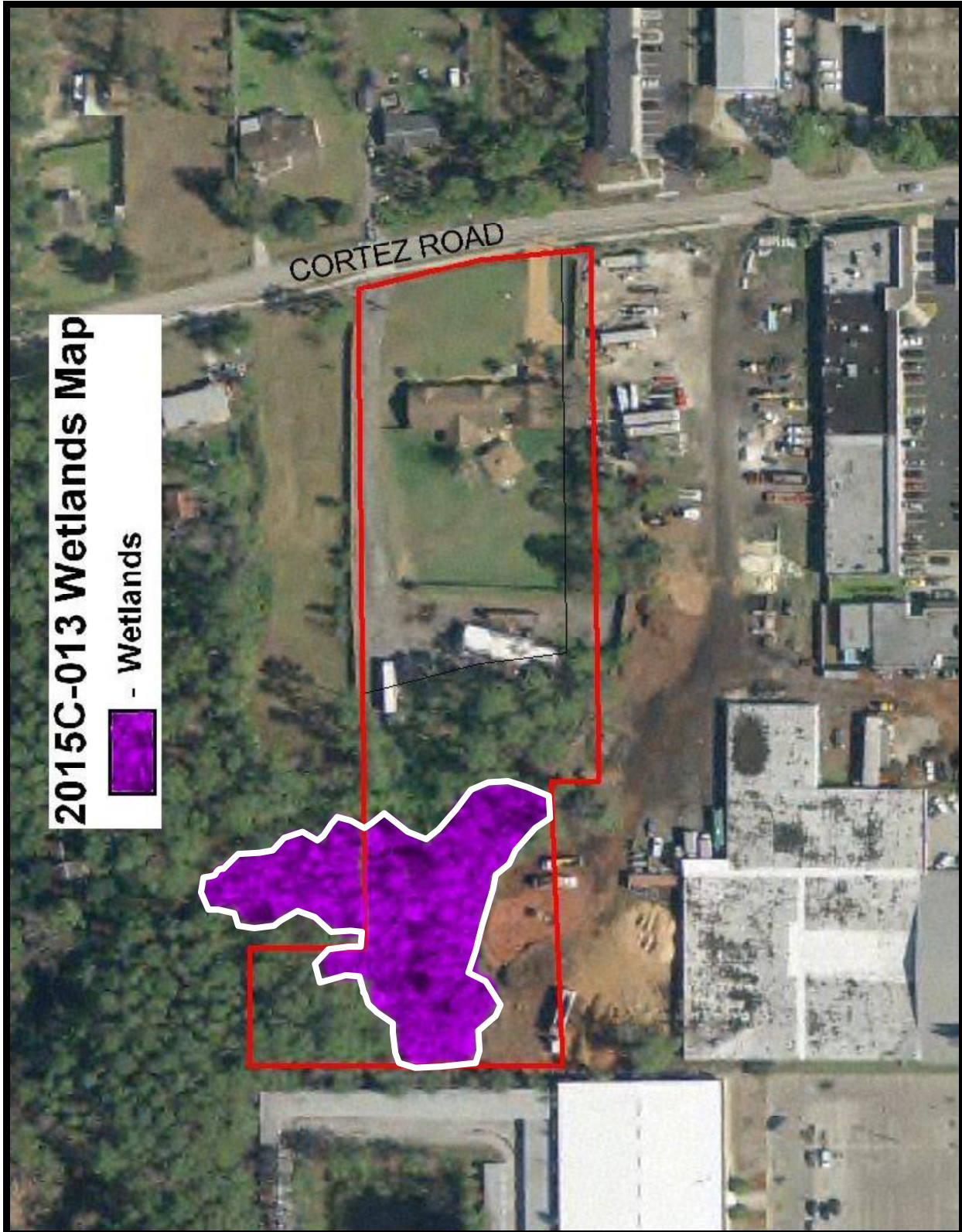
* Data from City of Jacksonville Road Recent Links Status Report dated 11/1/2014
 ** As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2013
 BOLD indicates Directly Accessed Segment (s)

Major Intersections List

SIS Interchanges/ SHS Intersections within Impact Area I-295/SR 9A / Beach Blvd


ATTACHMENT D

Wetlands Map:



ATTACHMENT E

Application:

		APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	6/1/2015	Date Staff Report is Available to Public:	8/14/2015
Land Use Adoption Ordinance #:	2015-497	Planning Commission's LPA Public Hearing:	8/20/2015
Rezoning Ordinance #:	2015-498	1st City Council Public Hearing:	8/25/2015
JPDD Application #:	2015C-013	LUZ Committee's Public Hearing:	9/1/2015
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	9/8/2015
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: L CHARLES MANN MANN-PELLICE I 165 ARLINGTON ROAD JACKSONVILLE, FL 32211 Ph: (904) 721-546 Fax: (904) 721-1382 Email: CHARLIEMANN1@ComCAST.NET		Owner Information: CARLOS BOSQUE COMMUNITY HOSPICE OF NORTHEAST FLORIDA 4266 SUNBEAM ROAD JACKSONVILLE, FL 32257 ERNESTINE ROBINSON 3180 CORTEZ ROAD JACKSONVILLE, FL 32246 Ph: (904) 545-5558 KIMERLY ROBINSON 3180 CORTEZ ROAD JACKSONVILLE, FL 32246	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	3.15	General Location:	WEST SIDE OF CORTEZ ROAD AND NORTH OF BEACH BOULEVARD
Real Estate #(s):	163505 0050, portion of 163365 0000	Address:	3180 CORTEZ RD 11173 BEACH BOULEVARD (A PORTION OF)
Planning District:	2		
Council District:	4		
Development Area:	SUBURBAN AREA		
Between Streets/Major Features:	BEACH BOULEVARD and PATTON ROAD		
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT RESIDENTIAL AND RESIDENTIAL			
Current Land Use Category/Categories and Acreage: LDR 3.15			
Requested Land Use Category: BP	Surrounding Land Use Categories: CGC, LDR		
Justification for Land Use Amendment: SO THAT THE SITE MAY BE DEVELOPED FOR BUSINESS PARK TYPE USES.			
<u>UTILITIES</u>			
Potable Water: JEA	Sanitary Sewer: JEA		
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: RLD-80 3.15			
Requested Zoning District: IBP			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzapi/			