

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



**OVERVIEW**

**ORDINANCE: 2015-559**

**APPLICATION: 2015C-018-2-4**

**APPLICANT: T.R. HAINLINE**

**PROPERTY LOCATION: 1613, 1619 & 1649 Hickman Road, 6207 & 6231 Beach Boulevard and 0 Blanchard Road**

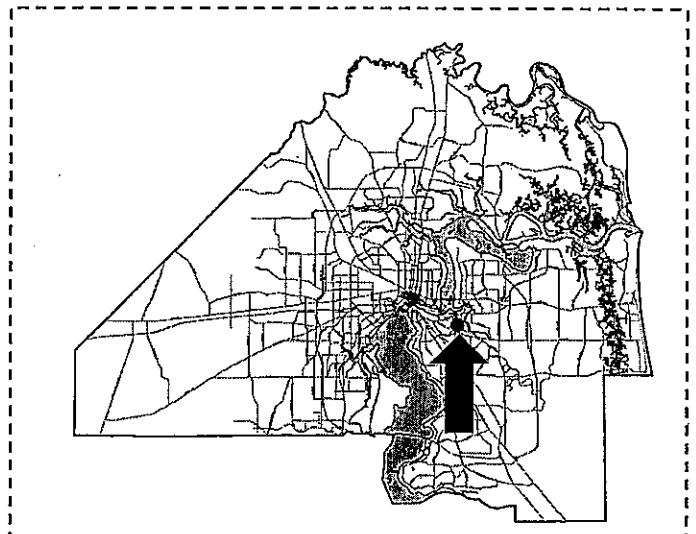
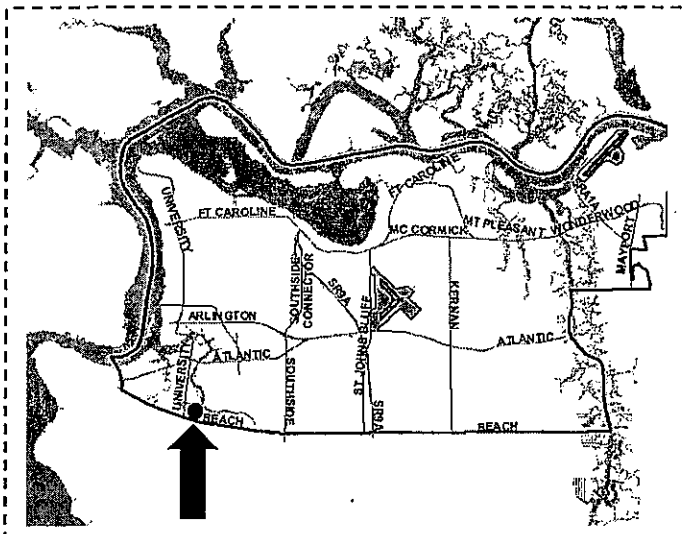
**Acreage: 3.87**

**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>MDR</b>	<b>PBF</b>
<b>ZONING</b>	<b>RMD-A</b>	<b>PBF-2</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
MDR	PBF	58 MF DUs (15 DU/Ac)	N/A	N/A	50,573 Sq Ft Institutional Uses (0.3 FAR)	Decrease of 58 MF DUs	Increase of 50,573 Sq Ft Institutional Uses

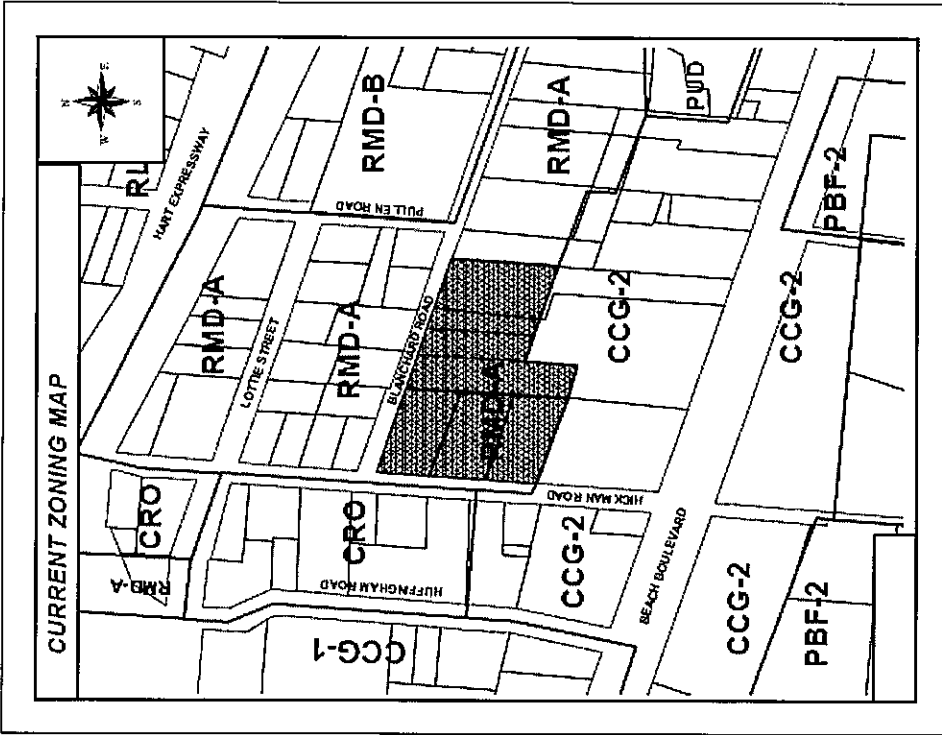
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**  
**LOCATION MAPS:**



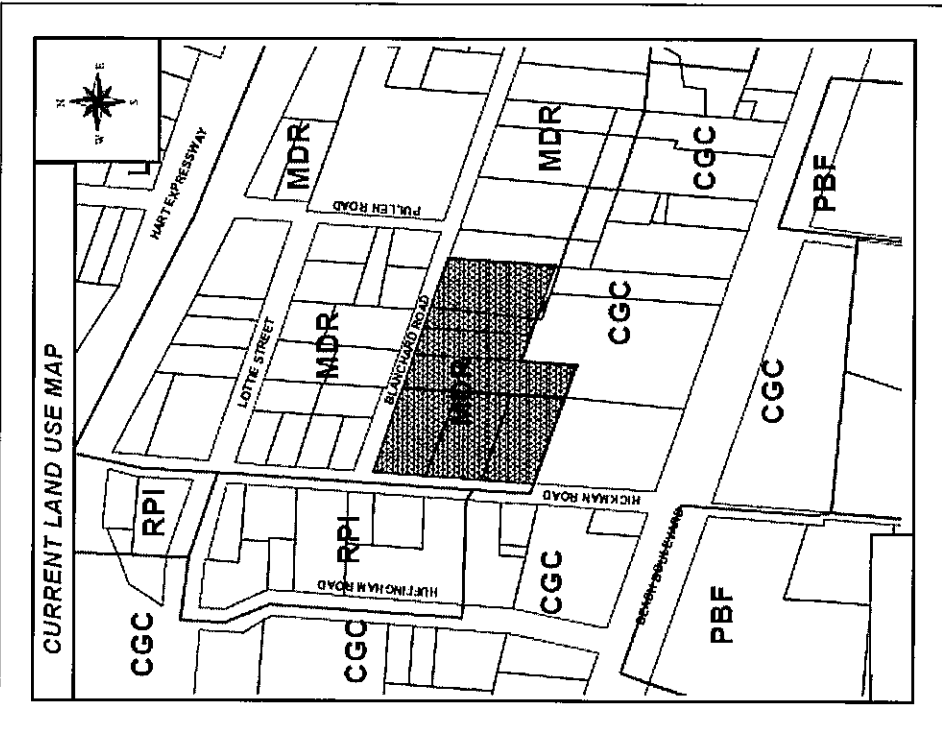


# DUAL MAP PAGE

## SMALL SCALE LAND USE APPLICATION 2015C-018



Current Zoning District(s): Residential Medium Density-A (RMD-A)  
Requested Zoning District(s): Public Buildings and Facilities-2 (PBF-2)



Existing FLUM Land Use Categories: Medium Density Residential (MDR)  
Requested FLUM Land Use Category: Public Buildings and Facilities (PBF)

## ANALYSIS

### Background:

The 3.87 acre amendment site is located at the southeast corner of Blanchard Road and Hickman Road. The property is located within the Greater Arlington/Beaches Vision Plan in Council District 4 and the Greater Arlington/Beaches Planning District. Currently, the subject property is vacant.

The applicant proposes a future land use amendment from Medium Density Residential (MDR) to Public Buildings and Facilities (PBF) and a rezoning from Residential Medium Density- A (RMD-A) to Public Buildings and Facilities-2 (PBF-2). According to the applicant, the land use amendment and rezoning changes would allow for development of ancillary and supportive services for Brooks Rehabilitation. Additionally, the applicant stated the subject property is intended to serve as an extended-stay hospitality house for family members of Brooks Rehabilitation patients. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2015-560.

The subject site is approximately a block west of the signalized intersection of Beach Boulevard and University Boulevard where a gas station, church, Walgreens and fast food restaurants are located. Bus stops and sidewalks are within walking distance of the subject site. The subject property is located in an older neighborhood with a mix of site-built single family homes, and commercial uses. The area surrounding the site is primarily residential to the north and east and commercial to the south and west. The residential area to the north of the amendment site and separated by Blanchard Road consists of site-built single family homes. Additionally, vacant property to the east of the subject site separates the subject site from MDR property on Blanchard Road. Directly northwest of the subject site along Hickman Road exists single-family homes in the Residential Professional Institutional (RPI) land use category. Hickman Road separates the proposed uses from a commercial/professional corridor located to the west of the subject site along Huffingham Road. Additionally, the master development plan of the subject property includes the commonly owned vacant CGC property that fronts Beach Boulevard and abuts the amendment site on its southern boundary line. Immediately north of the amendment site is an established residential area with single-family detached homes in the MDR land use category. Additional commercial uses near the site include auto repair and car sales centers. Medical and rehabilitation services are located along Beach Boulevard. The subject site is situated near two major arterial roadways, University Boulevard and Beach Boulevard.

Attachment A provides a detailed picture of the existing development pattern for the immediate area. Additionally, the subject site is located within 500 feet of PBF designated lands to the south and southeast. According to the applicant, access will be through Beach Boulevard and Hickman Road. The proposed amendment does not include a residential component. Therefore, school capacity issues will not be impacted.

According to the Development Areas Map of the 2030 Comprehensive Plan, the subject property is located within the Urban Development Area.

**Impact Assessment:**

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

**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 B) and determined that the proposed amendment results in an increase of 3,100 new daily external trips. 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 low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

# IMPACT ASSESSMENT

<b>DEVELOPMENT ANALYSIS</b>		
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Vacant	Public institutional property for Brooks Rehabilitation
Land Use/Zoning	MDR/RMD-A	PBF/PBF-2
Development Standards For Impact Assessment	15 DU/ Ac	0.3 FAR
Development Potential	58 MF Dwelling Units	50,573 Sq Ft Institutional Uses
Population Potential	136 People	N/A
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b>YES</b>	<b>NO</b>
Aquatic Preserve		X
Airport Environ Zone		X
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
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	Increase of 3,100 net new daily trips	
Water Provider	JEA	
Potential Water Impact	Potential Decrease of 11,101 Gallons Per Day	
Sewer Provider	JEA	
Potential Sewer Impact	Potential Decrease of 8,326 Gallons Per Day	
Potential Solid Waste Impact	Potential Decrease of 54.283 Tons Per Year	
Drainage Basin / Sub-Basin	Little Pottsburg Creek	
Recreation and Parks	None	
Mass Transit	Bus Route 8	
<b>NATURAL FEATURES</b>		
Elevations	20 Feet	
Soils	71 – Urban land-Leon-Boulogne complex, 0 to 2 percent slopes	
Land Cover	Residential, medium density	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 13, 2015 the required notices of public hearing signs were posted. Forty-two (42) 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 Citizen's Information Meeting on August 17, 2015. There were no speakers in opposition to the application.

## CONSISTENCY EVALUATION

### 2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Goal, 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 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 1.1.17      Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.
- 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.
- GOAL 3              To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- Policy 3.1.3        Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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), the MDR land use category is intended to provide compact medium to high density mixed use development. Multi-family housing such as apartments, condominiums, townhomes and row houses should be the predominant development in this category. MDR is generally intended to provide transitional uses between commercial and single family residential uses. The PBF land use category is a broad land use category intended to accommodate major public uses or community service activities.

The subject site is located in the Urban Development Area of the Greater Arlington Beaches Planning District, in an area with access to full urban services with bus stops and sidewalks within walking distance. The subject property is located in a developed area of the City and is contiguous to developed commercial properties along Beach Boulevard which provides for a compatible transition between the CGC land uses to the south and MDR 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 Policies 1.1.10, 1.1.17, and 1.1.22.

The proposed land use amendment to PBF would facilitate non-residential development and as a result would generate new employment opportunities while also continuing to promote the viability of the existing public institutional health facilities on Beach Boulevard. Therefore, the proposed amendment is consistent with FLUE Goal 3. The proposed land use amendment encourages development of an underutilized property within the Urban 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 and the original intent of Urban Development Areas which encourages revitalization and use of existing infrastructure through redevelopment and infill.

Access to the subject property will be primarily through Beach Boulevard and Hickman Road and therefore aids in maintaining the character of the surrounding area consistent with FLUE Objective 1.1. and Policy 1.1.17. Development of the subject site consistent with the PBF category would complement the surrounding land uses due to easy access to mass transit and commercial support properties within walking distances. Additionally, PBF land use would serve as a transition between CGC and MDR. Therefore, the proposed amendment promotes a gradual transition of intensities between land uses, protects the character of nearby residential areas and optimizes the combined potentials for economic benefit and compatible land use pattern as required by FLUE Objective 1.1 and Policies 1.1.10 and 1.1.22.

### **Vision Plan/Neighborhood Action Plan**

The subject site is located within the boundaries of the Greater Arlington Beaches Vision Plan in an area the Plan identifies as a Suburban Area. The purpose of this Plan is to provide a



vision that protects existing neighborhoods and balances those quality of life assets that first attracted residents to the area with new opportunities for growth and land use diversity. The proposed amendment is consistent with these portions of the Greater Arlington Beaches Vision Plan:

Objective 1.1.2 – Building use, scale and character should be compatible with neighborhoods.

Guiding Principle Four- Provide economic growth which advances neighborhood character

### **Strategic Regional Policy Plan**

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

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.

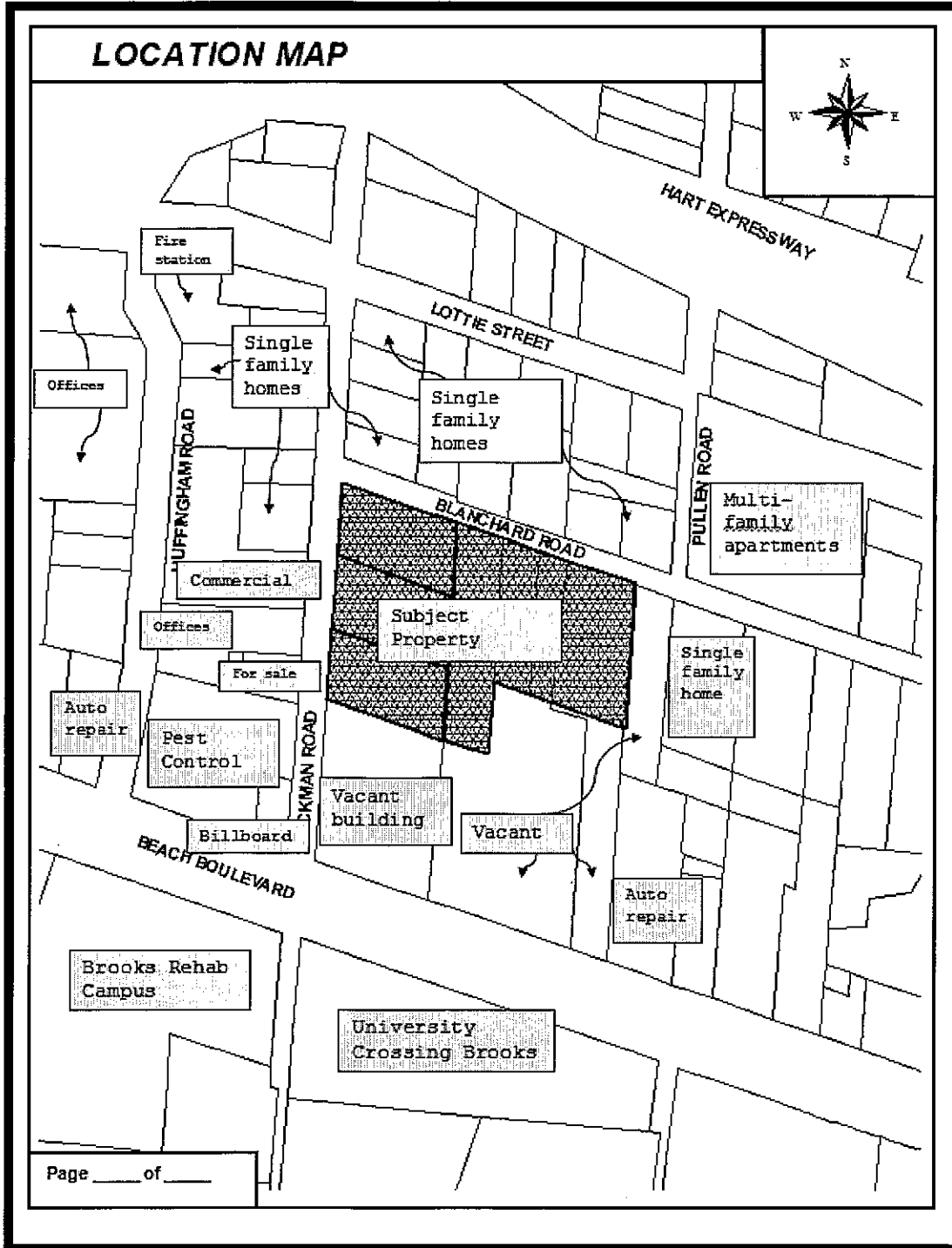
The proposed land use amendment promotes an environment that is conducive to the creation of new business and provides opportunities to further local economic growth. Therefore, the proposed amendment is consistent with Goal 2.3 of the Strategic Regional Policy Plan, Economic Development Element.

### **RECOMMENDATION**

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

# ATTACHMENT A

## Existing Land Utilization:



# ATTACHMENT B

## Traffic Analysis:

Produced by: Planning and Development Department  
Application Number: 2015C-018

LB  
Date: 8/17/2015  
Mobility Zone / Development Area: 8 / URBAN  
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
2015C-018 MDR / RMD-A	3.87	220					0.00%	0.00%		
<b>Total Section 1</b>									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
2015C-018 MDR / RMD-A	3.87	220	58	Dus	T = 0.62 (X) T = 6.65 (X)	36 386	0.00% 0.00%	0.00% 0.00%	36	386
<b>Total Section 2</b>									36	386

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
2015C-018 PBF / PBF-2	3.87	730	50,573	1000 SF GFA	T = 1.21(X) / 1000 T = 68.93(X) / 1000	61 3,486	0.00% 0.00%	0.00% 0.00%	61	3,486
<b>Total Section 3</b>									61	3,486
<b>*Net New Trips = Section 3 - Section 2 - Section 1</b>									25	3,100

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

Produced by: Planning and Development Department  
Application Number: 2015C-018

LB  
Date: 8/17/2015  
Mobility Zone / Development Area: 8 / URBAN  
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**Table B**

**Net New Daily External Trip Distribution**

a	b	= Total Net New External Trips (Table A)		c	(a*c)	(b*c)
25	3,100			Percent of Total Net New Daily Amendment Trips	Net New Peak Hour External Amendment Trips	Net New Daily External Amendment Trips
Link ID	Roadway Name	From / To				
64	HART BRIDGE EXPY (SR 228)	EMERSON ST EXPY TO UNIVERSITY BLVD		9.89%	2	307
65	HART BRIDGE EXPY (SR 228)	UNIVERSITY BLVD TO BEACH BLVD		9.39%	2	291
612	BEACH BLVD (SR 212)	EMERSON HWY (SR 126) TO UNIVERSITY BLVD (SR 109)		31.31%	8	971
91	BEACH BLVD (SR 212)	UNIVERSITY BLVD 9SR 109) TO HART EXPY (SR 228)		76.00%	19	2356
238	UNIVERSITY BLVD S (SR 109)	I-95 TO BEACH BLVD		3.86%	1	120
239	UNIVERSITY BLVD S (SR 109)	BEACH BLVD TO HART BRIDGE EXPY		13.36%	3	414
240	UNIVERSITY BLVD S (SR 109)	HART BRIDGE EXPY TO ATLANTIC BLVD (SR 10)		9.39%	2	291
428	DEAN RD	BEACH BLVD TO PARENTAL HOME RD		6.35%	2	197

BOLD Indicates Directly Accessed Segment(s)

**Table C**  
**Roadway Link Analysis**

Link ID Number	Road Name	Termini	Roadway Classification	State or City Road	Numbers of Lanes	Assigned Roadway Volume Daily	Average Daily Traffic <sup>1</sup>	Background Traffic <sup>2</sup> 1 Year Growth % <sup>3</sup>	Volume W/ 3 y Growth	Existing Link LOS	Amended Daily External Traffic	Total Trips PM PA Hour External	Percent Heavy Duty Trucks w/ Amended Trips	PM Hour LOS with Land Use Change	LOS Maintained
						<sup>4</sup>	<sup>5</sup>	<sup>6</sup>	<sup>7</sup>	<sup>8</sup>	<sup>9</sup>	<sup>10</sup>	<sup>11</sup>		
64	HART BRIDGE EXPY (SR 228)	EMERSON ST EXPY TO UNIVERSITY BLVD	FREEMAY	STATE	4/D	77,900	24,500	1.00%	25,750	C	307	26,056	33.45%	C	YES
65	HART BRIDGE EXPY (SR 228)	UNIVERSITY BLVD TO BEACH BLVD	FREEMAY	STATE	4/D	77,900	22,000	1.00%	23,122	C	291	23,413	30.06%	C	YES
612	BEACH BLVD (SR 312)	EMERSON HWY (SR 126) TO UNIVERSITY BLVD (SR 109)	ARTERIAL I	STATE	4/D	39,600	27,000	1.00%	29,377	C	971	29,348	73.74%	C	YES
91	BEACH BLVD (SR 212)	UNIVERSITY BLVD 9SR 109) TO HART EXPY (SR 228)	ARTERIAL I	STATE	4/D	39,600	26,700	1.00%	28,115	C	2,356	30,471	76.56%	C	YES
238	UNIVERSITY BLVD S (SR 109)	I-95 TO BEACH BLVD	ARTERIAL I	STATE	4/D	39,600	31,000	1.00%	32,581	C	120	32,701	82.16%	C	YES
240	UNIVERSITY BLVD S (SR 109)	BEACH BLVD TO HART BRIDGE EXPY	ARTERIAL I	STATE	4/D	39,600	24,000	1.00%	24,428	C	414	24,842	74.88%	C	YES
428	DEAN RD	HART BRIDGE EXPY TO ATLANTIC BLVD (SR 10)	ARTERIAL I	STATE	4/U	39,600	21,500	1.00%	22,597	C	261	22,868	57.51%	C	YES
		BEACH BLVD TO PARENTAL HOME RD	COLLECTOR	CITY	3/U	14,000	4,240	1.00%	4,456	C	197	4,653	33.14%	C	YES


<sup>1</sup> Data from City of Jacksonville Road Network Links Status Report dated 1/1/2014  
<sup>2</sup> As determined from Trend Analysis or FDOT LOS Report, dated 6/26/2015  
**bold** indicates Directly Accessed Segment (2)

**Major Intersections List**

GIS Interchanges <sup>1</sup>
SMS Intersections
within Impact Area

# 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>		
Date Submitted:	7/16/15	Date Staff Report is Available to Public:	08/28/2015
Land Use Adoption Ordinance #:	2015-559	Planning Commission's LPA Public Hearing:	09/03/2015
Rezoning Ordinance #:	2015-560	1st City Council Public Hearing:	09/08/2015
JPDD Application #:	2015C-018	LUZ Committee's Public Hearing:	09/15/2015
Assigned Planner:	Kristen Reed	2nd City Council Public Hearing:	09/21/2015
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> T.R. HAINLINE ROGERS TOWERS, P.A. 1301 RIVEPLACE BOULEVARD, SUITE 1500 JACKSONVILLE, FL 32207 Ph: 904-346-5531 Fax: 904-396-0663 Email: THAINLINE@RTLAW.COM		<b>Owner Information:</b> GENESIS HEALTH GENESIS HEALTH, INC. 3599 UNIVERSITY BLVD., SUITE B JACKSONVILLE, FL 32216 Ph: 904-345-7336	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
Acreage:	3.87	General Location:	SOUTHEAST CORNER OF BLANCHARD ROAD AND HICKMAN ROAD
Real Estate #(s):	136074 0000, 136075 0000 (portion of), 136077 0005 (portion of), 136079 0000, 136080 0000, 136082 0000	Address:	1613, 1619, & 1649 HICKMAN RD; 6207 & 6231 BEACH BLVD; & 0 BLANCHARD RD
Planning District:	2		
Council District:	4		
Development Area:	URBAN AREA		
Between Streets/Major Features:	UNIVERSITY BOULEVARD S and RYAR RD		
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
Current Utilization of Property:	VACANT		
Current Land Use Category/Categories and Acreage:	MDR 3.87		
Requested Land Use Category:	PBF	Surrounding Land Use Categories:	CGC, MDR, & RPI
Justification for Land Use Amendment:	TO PERMIT USES WHICH ARE ANCILLARY AND SUPPORTIVE OF BROOKS REHABILITATION FACILITIES.		
<b><u>UTILITIES</u></b>			
Potable Water:	JEA	Sanitary Sewer	JEA
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
Current Zoning District(s) and Acreage:	RMD-A 3.87		
Requested Zoning District:	PBF-2		
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>			

ATTACHMENT D

Aerial:

