

PLANNING AND DEVELOPMENT DEPARTMENT



September 22, 2016

The Honorable Lori Boyer, President  
The Honorable Danny Becton, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No. 2016-551**

**Application for Land Use Amendment 2016C-013**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **Approved** Ordinance 2016-551 on September 22, 2016.

- P&DD Recommendation                      APPROVE
- PC Issues:                                        None
- PC Vote:                                         8-0 APPROVE

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagen, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Respectfully,

Kristen D. Reed, AICP  
Chief of Community Planning



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

**OVERVIEW**

**ORDINANCE: 2016-551**

**APPLICATION: 2016C-013-6-8**

**APPLICANT: WYMAN DUGGAN**

**PROPERTY LOCATION: 3825 Newcomb Road**

**Acreage: 6.73**

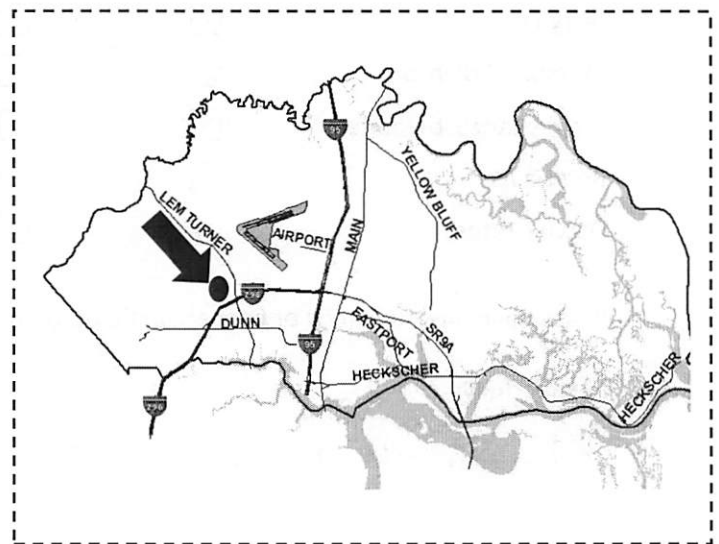
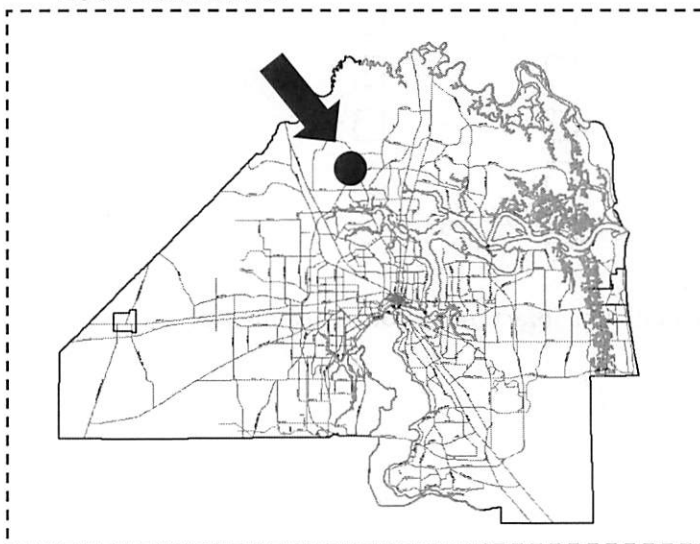
**Requested Action:**

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

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
RR	ROS	13 DU (2 DU/acre)	N/A	N/A	43,973 sq. ft. (0.15 FAR)	Decrease of 13 DU	Increase of 43,973 sq. ft. ROS Uses

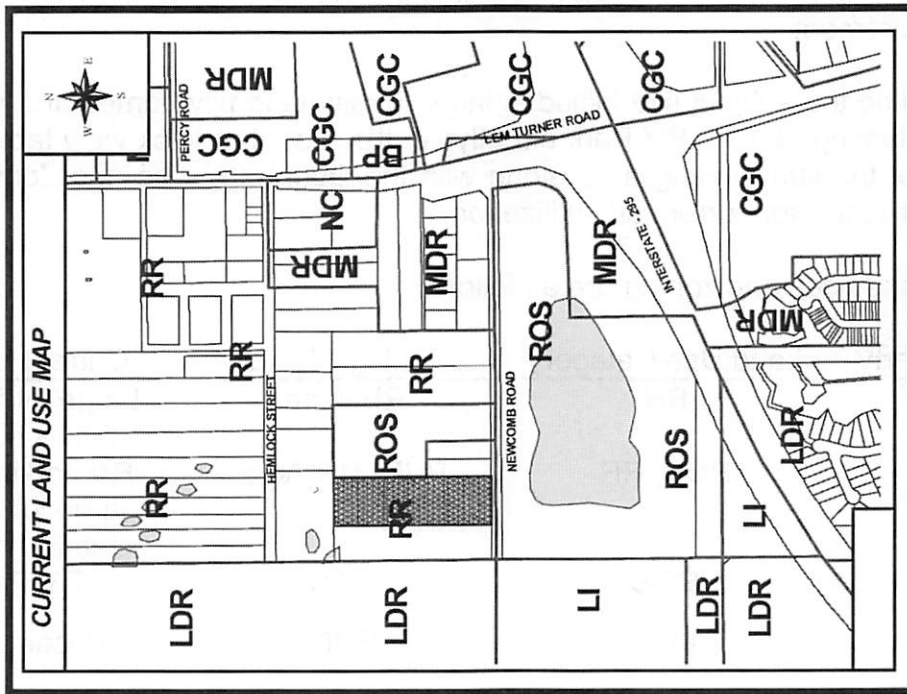
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:**

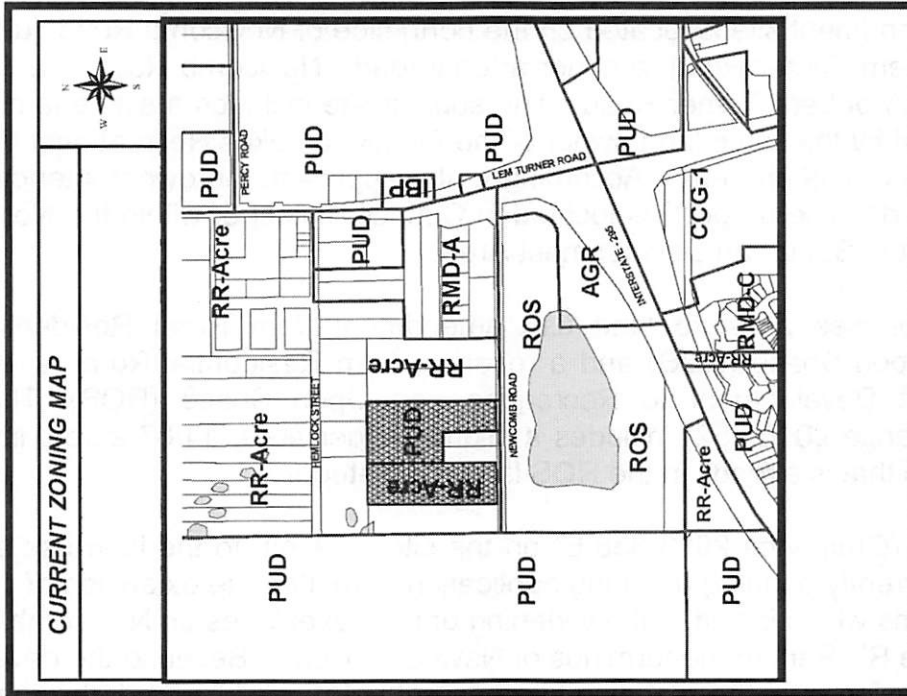


# DUAL MAP PAGE

## SMALL SCALE LAND USE APPLICATION 2016C-013



**Existing FLUM Land Use Categories:** Rural Residential (RR)  
**Requested FLUM Land Use Category:** Recreation Open Space (ROS)



**Current Zoning District(s):** Residential Rural-Acre (RR-Acre) and Planned Unit Development (PUD)  
**Requested Zoning District(s):** Recreation Open Space (ROS)

## ANALYSIS

### Background:

The 6.73 acre amendment site is located on the north side of Newcomb Road, just north of I-295 and west of Lem Turner Road, a minor arterial road. Newcomb Road is a 16-foot wide paved local road off of Lem Turner Road. The subject site includes a single family home on the property owned by the same land owner of the Flamingo Lakes Recreational Vehicle (RV) Park directly south of this property. According to the applicant, the owner intends to expand the existing RV Park. The property is located in Council District 8, within the North Planning District and within the Suburban Development Area.

The applicant proposes a future land use amendment from Rural Residential (RR) to Recreation and Open Space (ROS) and a rezoning from Residential Rural-Acre (RR-Acre) and Planned Unit Development to Recreation and Open Space (ROS). The rezoning application (Ordinance 2016-552) includes a slightly larger area, 14.67 acres, incorporating the abutting parcel that is already in the ROS land use category.

The existing PUD (Ordinance 2013-336-E) on the site adjacent to the land use amendment and part of the currently pending rezoning application permitted the extension of the RV Park subject to conditions which included the widening of the travel lanes on Newcomb Road from the entrance of the RV Park to the terminus of Newcomb Road. Because the development of the RV park expansion over the rezoning site has not yet moved forward, the road widening has not been completed. With the proposed zoning change to ROS, indication of the intent to widen the road would be required as part of the 10-set review process; the road improvement would be completed prior to the RV park expansion. The applicant is aware of and has agreed to this requirement.

The area surrounding the subject site includes large lot single family homes and vacant land with the existing Flamingo Lakes RV Park directly south. See the quick view table below for additional details of the surrounding area along with the Dual Land Use and Zoning Map on page 2 and Attachment A for current site utilization.

The adjacent land uses and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RR	RR-Acre	Large lot Single-family homes
East	ROS, RR	PUD, RR-Acre	RV parking and large lot single family homes
South	ROS	ROS	RV Park
West	LDR	PUD	Vacant land

The proposed amendment is a recreational land use category and therefore, will not have an impact on school capacity. Additionally, the applicant has supplied a JEA availability letter with the zoning application and intends to use central water and sewer for the project.

### **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).

### **Infrastructure Element, Sanitary Sewer Sub-Element**

Policy 1.2.6 Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
  - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
  - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
  - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
  - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
  - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
  - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
  - c. Each lot is a minimum of 1 acre unsubmerged property.
  - d. Alternative (mounded) systems are not required.

## Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in no new net daily vehicular 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.

### Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

### Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

### Supplemental Transportation Information

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The project site is located in Mobility Zone 4. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation.

Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 4 is **0.51**.

Lem Turner Road (SR 115) is a 2-lane undivided urbanized highway and has a maximum daily capacity of 24,200 vehicular trips. This segment of Lem Turner Road is expected to operate at an acceptable V/C ratio of **0.43** with the projected traffic from the land use amendment.

### **Airport Environ Zone**

The site is located within the 150-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning limits development to a maximum height of less than 150'. Additionally, uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### **Future Land Use Element**

**Objective 2.5** Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

### **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.

### **Historic Preservation Element**

**Policy 1.2.6** The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

### **Wetlands**

A wetlands survey map (Attachment C) has been prepared for the application site with the use of the City's GIS system and photogrammetric analysis. According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Wetland Forested Mixed" and "Pine Flatwoods" type wetlands. The 0.18 acres wetlands are located at the southwest corner of the proposed land use amendment. This wetland is part of a larger isolated 7.16 acre wetland system that drains to the south and eventually reaching Half Creek. This wetland system is a "Category III" type wetlands having a low functional value due to its isolation from creeks. However, alteration of this wetland from development will require mitigation from the St. Johns River Water Management District.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetland soil as "Surrency loamy fine sand, depressional". The Surrency series consists of nearly level, very poorly drained soils formed in thick sandy and loamy marine sediments. The wetlands area has a water table at or above the ground surface.

Recreation uses are permitted in Category III wetlands pursuant to CCME Policy 4.1.6. However, any proposed development of the property could have an impact on the sites wetlands and their functional values. Mitigation may 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.

Requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in the following CCME policies:

**Policy 4.1.3** The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment

Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
- ii the abundance and diversity of fish, wildlife and threatened or endangered species,
- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and
- v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:



- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

**Policy 4.1.6** The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44,

F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

**Policy 4.1.10** In determining whether an encroachment in the wetland is the least damaging to the wetland and that no practicable on-site alternative exists, the City shall evaluate the following prior to the issuance of a final development order:

- (a) the land use category according to the Future Land Use Map series (FLUMs) and existing zoning of the site and surrounding parcels; and
- (b) alternative designs which could accomplish the purposes of the development including the encroachment on the wetland of such alternative designs; and
- (c) the wetland functions being served by the area proposed to be encroached upon.

**Policy 4.1.11** Mitigation shall be considered only as a last resort, and only if it is determined that encroachment in the wetland is the least damaging alternative and no practicable on-site alternative exists. Such mitigation activities should replace similar habitat and function, and shall result in no net loss of wetland functions and shall be subject to all applicable local, State and Federal permitting and regulations.

# IMPACT ASSESSMENT

<b>DEVELOPMENT ANALYSIS</b>		
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Single Family Home	RV Park
Land Use/Zoning	RR	ROS
Development Standards For Impact Assessment	2 DU/AC	0.15 FAR
Development Potential	13 Single Family DUs	43,973 Sq. Ft. of ROS Uses
Population Potential	34 Persons	N/A
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b>YES</b>	<b>NO</b>
Aquatic Preserve		X
Airport Environ Zone	X 150' Civilian Height Zone	
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
Well Head Protection Zone		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	No new net daily vehicular trips	
Water Provider	Private	
Potential Water Impact	Decrease of 3,458 gallons per day	
Sewer Provider	Private	
Potential Sewer Impact	Decrease of 2,593.5 gallons per day	
Potential Solid Waste Impact	Decrease of 33.8 tons per year	
Drainage Basin / Sub-Basin	Broward River and Half Creek	
Recreation and Parks	1.8 miles to Bethesda Park, 1.6 miles to Garden City Elem. Park	
Mass Transit	Line L-8 to just south of I-295 approx. .5 mile south	
<b>NATURAL FEATURES</b>		
Elevations	20 ft.	
Soils	Surrency loamy fine sand, depressional	
Land Cover	2150 Field Crops, 1100 Low Density Residential	
Flood Zone	No	
Wet Lands	Wetland Forested Mixed; Pine Flatwoods	
Wild Life	No	

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on September 7, 2016, the required notices of public hearing signs were posted. Twelve (12) 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 September 6, 2016. There were no speakers in opposition to the application.

## **CONSISTENCY EVALUATION**

### **2030 Comprehensive Plan Amendment Analysis**

According to the Category Descriptions of the FLUE, the Rural Residential (RR) land use category is intended to provide rural estate residential opportunities in the Suburban and Rural areas of the City. Generally, single-family detached housing will be the predominant land use in this category. The maximum gross density in the Suburban Area and Rural Area shall be 2 units per acre when both centralized potable water and wastewater are available to the site.

The Recreation and Open Space (ROS) land use category is intended for activities that are associated with outdoor recreation. Principal uses allowed in the ROS category include parks, playgrounds, golf courses, marinas, fairgrounds and driving ranges. Travel trailer parks are allowed as a secondary use within the ROS category.

Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**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 1.2.9** Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

**Policy 3.1.3.** Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land 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.

Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Recreation and Open Space Element:

**Goal 1** To provide a variety of recreational facilities, both active and passive, in order to achieve and maintain adopted standards for levels of service.

**Objective 1.2** The City shall ensure that recreation facilities are added to keep up with new growth and development.

**Goal 6** To promote economic prosperity within the City through increased recreational facility development.

The Plan amendment site is a vacant parcel located off of Newcomb Road, a local roadway. The Flamingo Lakes RV Park is adjacent to the subject parcel directly south. The site would be used to expand the RV park. The site would provide infill development while continuing development of compatible land use patterns with neighboring uses. Further, the site's intended use for an expansion of a recreational vehicle park would provide visitors a place to camp supporting the eco-tourism of the area's National, State and city parks including the Timucuan Ecological and Historic Preserve. Therefore, the proposed amendment meets the intent of Goal 1, Objective 1.1, Policy 3.13 and Objective 6.3 of the Future Land Use Element.

The project will use central water and sewer. The rezoning application includes a JEA service availability letter for the subject site regarding electric, potable water, and sanitary sewer services meeting the need of Policy 1.2.9 of the Future Land Use Element.

According to the North Vision Plan, the North Planning District contains some of the area's most precious environmental treasures. The expansion of the RV park would provide additional locations to camp and support the eco-tourism of the area's natural assets satisfying Goal 1, Objective 1.2 and Goal 6 of the Recreation and Open Space Element.

## North Vision Plan

The subject site is located within the boundaries of the North Vision Plan. The plan does not identify specific recommendations for the subject site. However, the Plan emphasizes the area's environmental assets and recommends constructing facilities, including camping, to connect with the environment and the natural assets of the area. Additional RV park facilities could capitalize on Eco-tourism plans boosting the value of the greenbelt preservation efforts of the area and providing visitors locations to camp. Eco-tourism could become an economic engine for the north area of Jacksonville, and a variety of lodging options should be made available.

## Strategic Regional Policy Plan

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

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

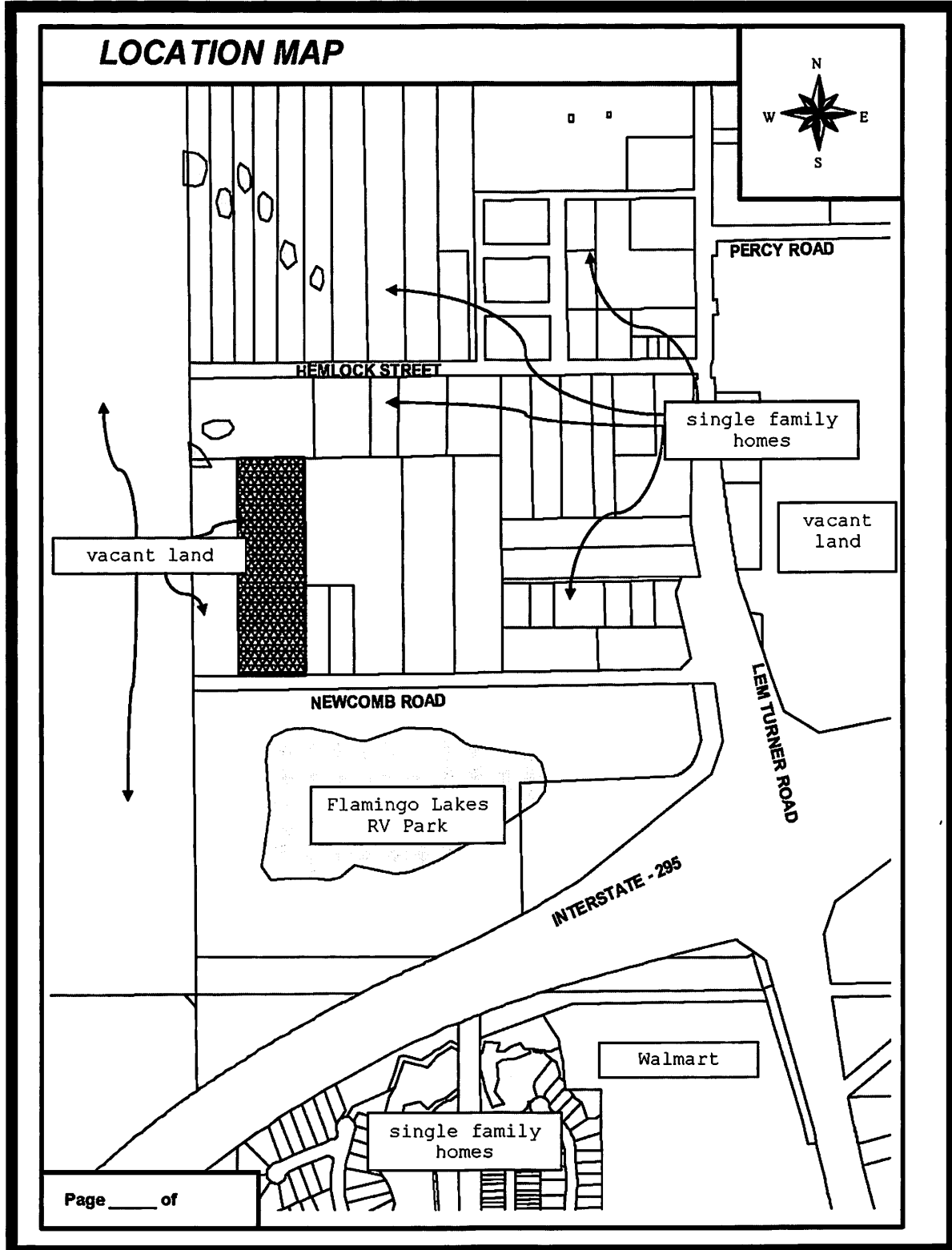
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide for an expansion of an existing RV park business on an adjacent vacant lot.

## 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

## Transportation:

### MEMORANDUM

**DATE:** August 31, 2016

**TO:** Helena Parola  
Community Planning Division

**FROM:** Lurise Bannister  
Transportation Division

**SUBJECT:** Transportation Review: Land Use Amendment 2016C-013

A trip generation analysis was conducted for Land Use Amendment 2016C-013, located in the northwest quadrant of Lem Turner Road and I-295 in the Suburban Development Area of Jacksonville, FL. The subject site is occupied with a single family residential home with an existing land use of Rural Residential (RR) on 6.73 acres. The proposed land use amendment is to allow for Recreational Open Space (ROS) on the entire site.

Trip generation was calculated for the existing and proposed land uses based on *Trip Generation*, 9<sup>th</sup> Edition by the Institute of Transportation Engineers (ITE). Trip generation was conducted for maximum development potential based on the estimated average daily and PM peak hour trips. In accordance with the development impact assessment standards established in the 2030 Comprehensive Plan, the RR land use category allows for two single family dwelling units per acre resulting in a development potential of 13 homes (ITE Land Use Code 210) generating 124 daily trips. The proposed ROS land use category development impact assessment standards allows for 0.15 FAR per acre, resulting in a development potential of 43,973 SF (equivalent to 1.01 acres) of regional park use (ITE Land Use Code 417), which could generate 5 daily trips. The difference in trips would result in no net new daily trips if the land use is amended from RR to ROS, as shown in Table A.

**Table A**  
**Trip Generation Estimation**

Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Pass-By Trips	Net New Daily Trip Ends
RR	210	13 DUS	T = 9.52 (X)	124	0.00%	124
<b>Total Section 1</b>						<b>124</b>
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PWDaily	Less Pass-By Trips	Net New Daily Trip Ends
ROS	417	1.01 AC	T = 4.57 (X)	5	0.00%	5
<b>Total Section 2</b>						<b>5</b>
<b>Net New Daily Trips</b>						<b>0</b>

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

214 N Hogan Street  
Office: 904-255-7800

Ed Ball Building, Ste. 300  
[www.coj.net](http://www.coj.net)

Jacksonville, FL 32202  
Fax: 904-255-7885



## ATTACHMENT B (continued)

### Transportation:

#### **Additional Information:**

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The project site is located in Mobility Zone 4. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation.

Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 4 is **0.51**.

Lem Turner Road (SR 115) is a 2-lane undivided urbanized highway and has a maximum daily capacity of 24,200 vehicular trips. This segment of Lem Turner Road is expected to operate at an acceptable V/C ratio of **0.43** with the projected traffic from the land use amendment.

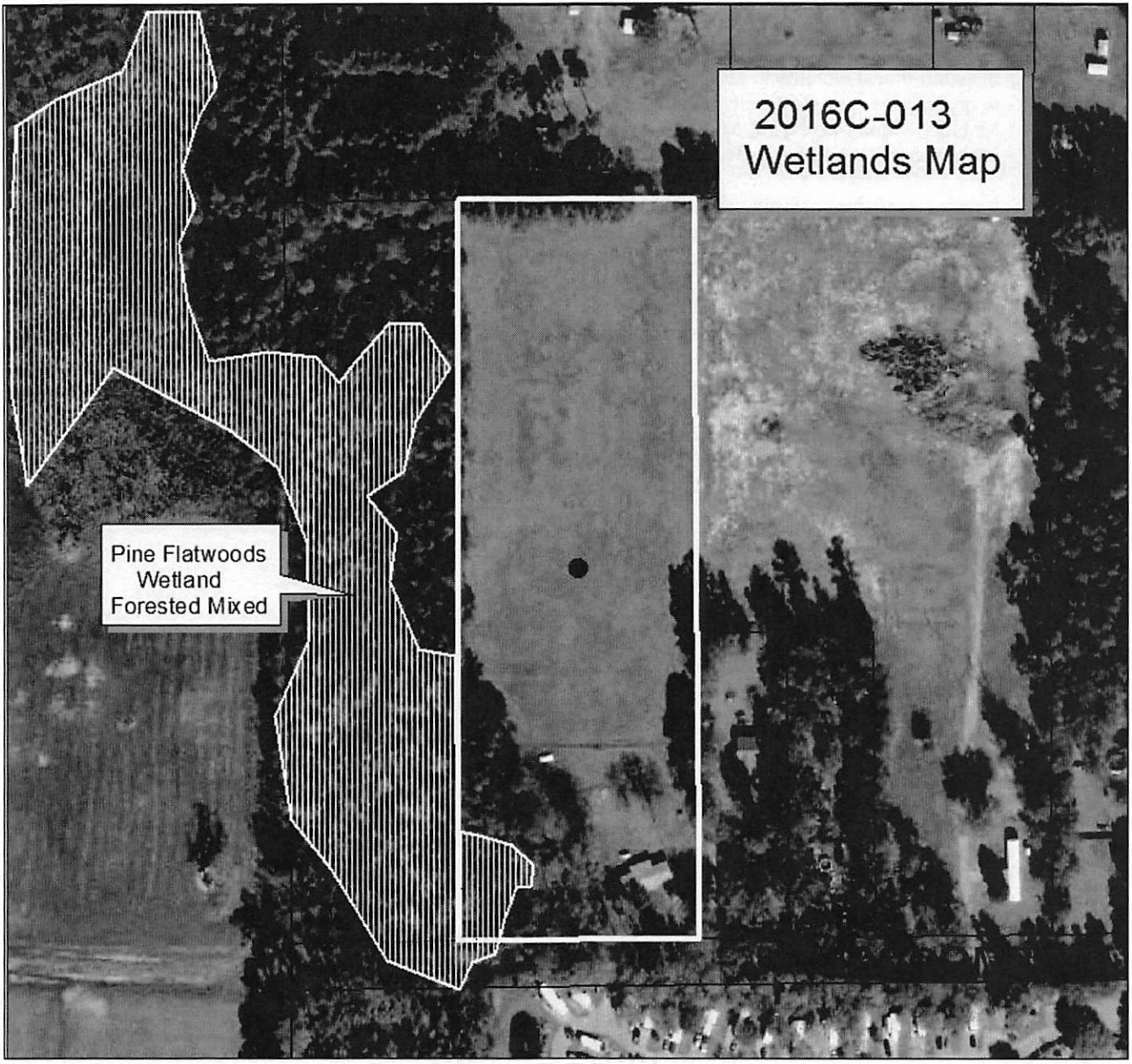
214 N Hogan Street  
Office: 904-255-7800

Ed Ball Building, Ste. 300  
[www.coj.net](http://www.coj.net)

Jacksonville, FL 32202  
Fax: 904-255-7885

ATTACHMENT C

Aerial:

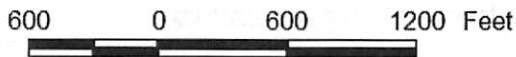


ATTACHMENT D

Aerial:




Aerial  
LUA 2016C-013



# ATTACHMENT E

## Land Use Amendment Application:

		<b>APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>	
<b>Date Submitted:</b>	5/11/16	<b>Date Staff Report is Available to Public:</b>	9-16-2016
<b>Land Use Adoption Ordinance #:</b>	2016-551	<b>Planning Commission's LPA Public Hearing:</b>	9-22-2016
<b>Rezoning Ordinance #:</b>	2016-552	<b>1st City Council Public Hearing:</b>	9-27-2016
<b>JPDD Application #:</b>	2016C-013	<b>LUZ Committee's Public Hearing:</b>	10-4-2016
<b>Assigned Planner:</b>	Helena Parola	<b>2nd City Council Public Hearing:</b>	10-11-2016
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> WYMAN DUGGAN ROGERS TOWERS, P.A. 1301 RIVERPLACE BOULEVARD, SUITE 1500 JACKSONVILLE, FL 32207 Ph: 904-398-3911 Fax: 904-396-0663 Email: WDUGGAN@RTLAW.COM		<b>Owner Information:</b> FLAMINGO LAKE, LLC 501 RIVERSIDE AVENUE, SUITE 600 JACKSONVILLE, FL 32202	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
<b>Acreage:</b>	6.73	<b>General Location:</b>	NORTHWEST QUADRANT OF LEM TURNER AND I-295
<b>Real Estate #(s):</b>	019492 0000	<b>Address:</b>	3825 NEWCOMB RD
<b>Planning District:</b>	6	<b>Development Area:</b>	SUBURBAN AREA
<b>Council District:</b>	8	<b>Between Streets/Major Features:</b>	NEWCOMB ROAD and HEMLOCK STREET
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
<b>Current Utilization of Property:</b> VACANT AND UNDEVELOPED			
<b>Current Land Use Category/Categories and Acreage:</b> RR 6.73			
<b>Requested Land Use Category:</b>	ROS	<b>Surrounding Land Use Categories:</b>	ROS, RR
<b>Justification for Land Use Amendment:</b> TO PERMIT THE EXPANSION OF THE EXISTING FLAMINGO LAKE RV PARK.			
<b><u>UTILITIES</u></b>			
<b>Potable Water:</b>	JEA	<b>Sanitary Sewer:</b>	JEA
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
<b>Current Zoning District(s) and Acreage:</b> RR-Acre 6.73 PUD 7.94			
<b>Requested Zoning District:</b> ROS			
<b>Additional information is available at 904-255-7888 or on the web at <a href="http://maps.col.net/luzap/">http://maps.col.net/luzap/</a></b>			