

PLANNING AND DEVELOPMENT DEPARTMENT



October 20, 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. 2016-603**

Application for Land Use Amendment 2016C-022

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 2016-603 on October 20, 2016.

- P&DD Recommendation APPROVE
- PC Issues: None.
- PC Vote: 6-0

	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: ORD # 2016-603

APPLICATION: 2016C-022-2-2

APPLICANT: T.R. HAINLINE

PROPERTY LOCATION: On the north side of Atlantic Boulevard, between General Doolittle Drive and Marketplace Drive

Acreage: 9.50

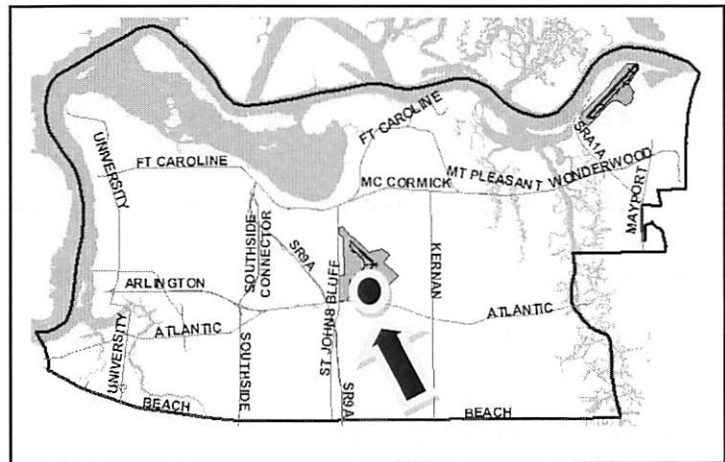
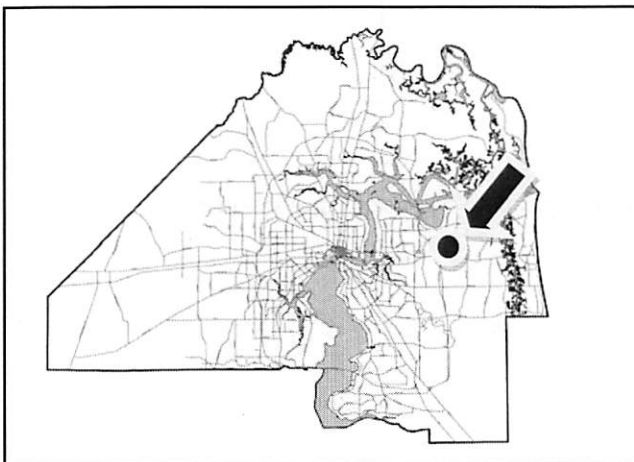
Requested Action:

	Current	Proposed
LAND USE	BP	CGC
ZONING	IBP	PUD

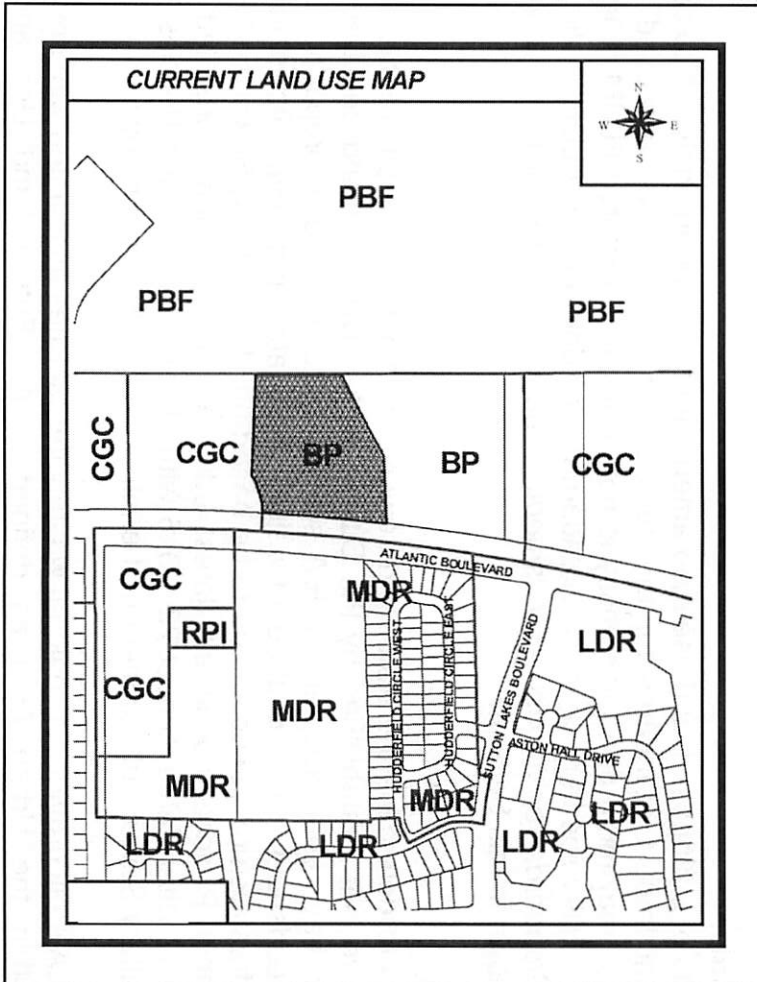
Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
BPI	CGC	N/A	N/A	144,837 Sq. Ft. Business Park (0.35 FAR)	144,837 Sq. Ft. Commercial (0.35 FAR)	N/A	No Change

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVE

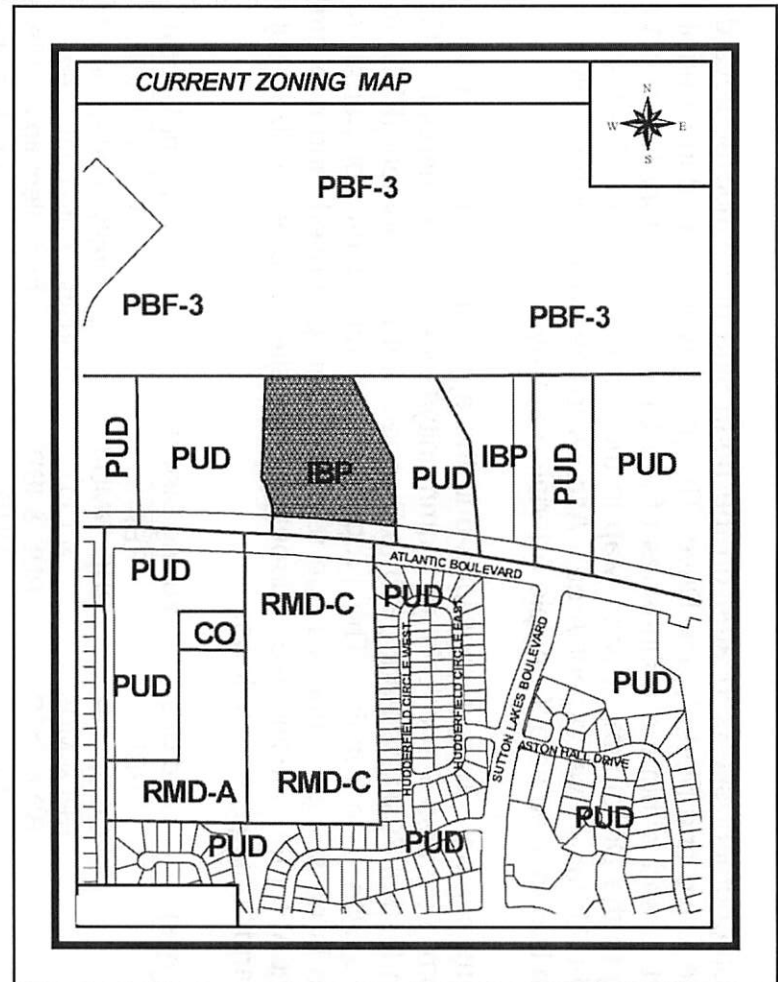
LOCATION MAPS:



SMALL SCALE LAND USE APPLICATION 2016C-022



Existing FLUM Land Use Categories: Business Park (BP)
Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Industrial Business Park (IBP)
Requested Zoning District(s): Planned Unit Development (PUD)

ANALYSIS

Background:

The 9.50 acre amendment site is located on the north side of Atlantic Boulevard, between General Doolittle Drive and Marketplace Drive. The property is located in Council District 2, Planning District 2, and within the boundaries of the Greater Arlington/Beaches Vision Plan area. According to the Development Area Map in the Future Land Use Element, the site is located within the Urban Development Area. Access to the application site is from Atlantic Boulevard which is classified as a "Principle Arterial" roadway.

The land use amendment site is vacant land and the applicant proposes a future land use amendment from Business Park (BP) to Community/General Commercial (CGC) and a rezoning from Industrial Business Park (IBP) to Planned Unit Development (PUD) to allow for a car dealership with auto repair. The proposed land use does not permit residential. Therefore, there is no school capacity issue related to the proposed land use amendment. See "Attachment A" for the specific uses surrounding the site. The generalized adjacent land use categories and zoning are as follows:

Adjacent Property(s)	Land Use	Zoning District	Current Use(s)
North	PBF	PBF-3	Craig Airfield
South	CGC, LDR, RPI & MDR	PUD, RMD-C & CO	Single family subdivisions, Multi-family housing, Auto dealership, & Wetlands
East	BP & CGC	PUD & IBP	Auto dealerships & Timberland
West	CGC	PUD	Auto dealerships

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). The applicant provided the JEA service availability letter dated August 22, 2016 with his application. See Policies 1.1.1 and 1.2.6 of the Sanitary Sewer Sub-Element of the Infrastructure Element below:

Policy 1.1.1 JEA shall provide for regional wastewater facilities associated with development within the Urban Area as defined in the Future Land Use and Capital

Improvements Element, excluding improvements within the service area of an investor-owned public utility company of regional status.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment has the potential to result in an increase of 3,784 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.

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.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

IE-AR Policy 1.2.8

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly medium and a little low probability 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. See Policy 1.2.6 of the Historic Preservation Element below:

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.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for Craig Airfield. Zoning will limit development to a maximum height of less than 150', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. 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 656.10051(d). See Objective 2.5 of the Future Land Use Element below:

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.

Flood Zone

Almost the entire land use amendment application site is within the "0.2-percent-annual-chance" (or 500-year) flood zone. Flood hazard areas are identified on the Flood Insurance Rate Map. Special Flood Hazard Area (SFHA) are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE". None of this zone is within the subject site. However, moderate flood hazard areas (0.2-percent-annual-chance or 500-year flood), are shown on the map for the property (See Attachment E). Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. However, according to federal regulations lending institutions are not required to have mortgages backed by flood insurance for moderate flood hazard areas.

Conservation /Coastal Management Element

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

- Policy 2.7.3** The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:
- A. Land acquisition or conservation easement acquisition;
 - B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
 - C. Incentives, including tax benefits and transfer of development rights.

Wellhead Protection Zone

The northern three-fifths of the land use amendment site are within the 500 and 750 foot buffers of a wellhead protection zone. The Environmental Quality Division reviewed the application for possible impacts. (See Attachment D) While the review did not find issues with the proposed application, information was provided for the applicant's use if a well was intended on this property; however, the applicant does not intend to drill a well on site. See Policy 1.2.3 of the Potable Water Sub-Element of the Infrastructure Element below:

- Policy 1.2.3** The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable

SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

IMPACT ASSESSMENT 2016C-022 9.50 Acres

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant	Car Dealership
Land Use /Zoning	BP/IBP	CGC/PUD
Development Standards For Impact Assessment	0.35 FAR	0.35 FAR
Development Potential	144,837 Sq. Ft. Business Park	144,837 Sq. Ft. Commercial
Population Potential	0 People	0 People
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	150 Foot Horizontal Surface Elevation	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	High, Low, and Medium Sensitivity	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4 inch recharge area	
Well Head Protection Zone	500' and 750' Buffer	
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 3,784 external daily trips	
Water Provider	JEA	
Potential Water Impact	Increase of 2288 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 1,716 gallons/day	
Potential Solid Waste Impact	Decrease in 217.3 tons/year	
Drainage Basin / Sub-Basin	St. Johns River Basin and Tiger Pond Creek Sub-basin	
Recreation and Parks	Archie Dickinson Park	
Mass Transit	Area served by bus line 10	
NATURAL FEATURES		
Elevations	40 Feet above mean sea level	
Soils	80% -32 – Leon fine sand and 20% - 81 –Stockade fine sandy loam	
Land Cover	80% - 4110 Pine Flatwoods 10%-4430 Forest regeneration and 10% - 6410 –Freshwater Marsh	
Flood Zone	100% 0.2% Annual chance flood hazard	
Wet Lands	No wetlands, WMD Permit #54360	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on September 16, 2016, the required notices of public hearing signs were posted. Seventeen (17) notices were mailed out to adjoining property owners and the Greater Arlington/Beaches Citizens Planning Advisory Committee informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department hosted the Citizen Information Meeting (CIM) on Monday, September 19, 2016. The applicant was the only attendee at the meeting.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

Proposed amendment analysis in relation to the 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 3.2.1** The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
- Policy 3.2.3** The City shall prohibit the expansion or replacement of commercial uses that do not meet applicable locational criteria of the 2030 Comprehensive

Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

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 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 Descriptions for the Urban Development Areas of the Future Land Use Element (FLUE), Business Park (BP) category is intended to primarily permit commercial office and light industrial uses but does allow limited commercial retail and service establishments.

The Community/General Commercial (CGC) land use category includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

The subject site is located in the Urban Development Area of the Arlington/Beaches Planning District, in an area with access to full urban services with bus stops and sidewalks and within walking distance to other commercial services. The property is located in a developed area of the City that is contiguous to an established pattern of commercial properties along the Atlantic Boulevard corridor which provides increased commercial opportunities as prescribed by FLUE Policies 1.1.22, 3.2.1 and 3.2.2.

From 1995 to 2014, the City approved several land use amendments by changing the land use categories from various other uses to CGC along the Atlantic Boulevard corridor that surround this site (see Attachment F), thereby providing a trend toward commercialization of the immediate area. All the approved amendments went into auto dealerships similar to what is being proposed for this site (see site plan "Attachment G"). With the trend for this area to be converted into commercial, the proposed land use amendment is consistent with FLUE Objectives 3.2 and 6.3.

The subject site is one of the few remaining vacant parcels in this immediate area of the Atlantic Boulevard corridor. Utilization of this property is considered urban infill with the property proposed as commercial thereby consistent with FLUE Policies 2.2.3, 3.2.7 and Objective 1.1.

Greater Arlington/Beaches Vision Plan

The subject site is located within the boundaries of the Greater Arlington/Beaches Vision Plan (2010-847-E). According to the vision plan, the commercial strip in this particular area was targeted for a mixed use development area with commercial as the dominate use. However, the proposed use will be a single use car dealership. Therefore, the proposed use would be inconsistent with the mixed-use suggestion of the vision plan. However, it is consistent to uses east and west on the north side of Atlantic Boulevard in the immediate area of the corridor. It is also consistent with the following objectives of the vision plan:

- Objective 2.1.2 Encourage non-residential neighborhood development which compliments neighborhood character.
- Objective 2.1.4 New development must be compatible with existing neighborhoods and may be mixed use.
- Objective 2.1.6 Land use patterns shall be consistent with the intensity and density of the affected area while respecting the hierarchy of traffic patterns and roadways.

Non-residential uses include commercial, office, and industrial uses. The proposed use as a car dealership, a commercial non-residential use, will not intrude near residential areas. In addition, the vision plan encourages non-residential uses be placed in vacant land or underutilized sites in areas absent from residential areas. Development of this land use amendment site for a car dealership is consistent with those objectives listed above.

Strategic Regional Policy Plan

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

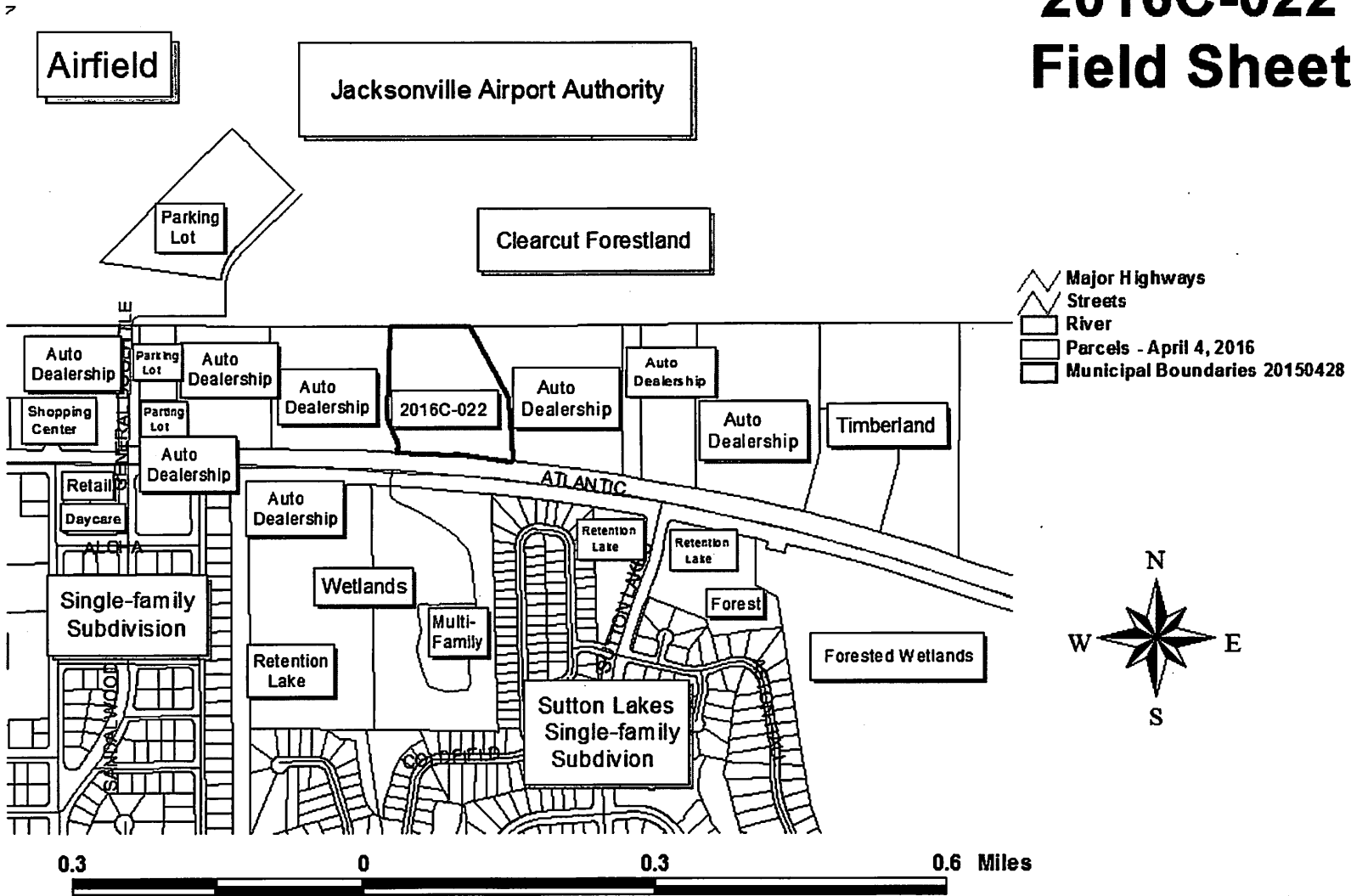
- Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

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 business opportunities in the northeast Florida region.

RECOMMENDATION

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

2016C-022 Field Sheet



ATTACHMENT B

Traffic Analysis:

P L A N N I N G A N D D E V E L O P M E N T D E P A R T M E N T



MEMORANDUM

DATE: September 26, 2016

TO: Edward Lukacovic
Community Planning Division

FROM: Lurise Bannister
Transportation Division

SUBJECT: Transportation Review: Land Use Amendment 2016C-022

A trip generation analysis was conducted for Land Use Amendment 2016C-022, located on the north side of Atlantic Boulevard between General Doolittle Drive and Marketplace Parkway in the Urban Development Area of Jacksonville, FL. The subject site is vacant and has an existing Business Park (BP) land use category. The proposed land use amendment is to allow for Community General Commercial (CGC) on the entire site.

Trip generation was calculated for the existing and proposed land uses based on *Trip Generation*, 9th Edition by the Institute of Transportation Engineers (ITE). Trip generation was conducted for maximum development potential based on the estimated average daily trips. In accordance with the development impact assessment standards established in the 2030 Comprehensive Plan, the BP land use category allows for 0.35 FAR per acre resulting in a development potential of 144,837 SF of office park/light industrial space (ITE Land Use Code 750) generating 1,918 daily trips. The proposed CGC land use category development impact assessment standards allows for 0.35 FAR per acre, resulting in a development potential of 144,837 SF of commercial space (ITE Land Use Code 820), which could generate 5,702 daily trips, which include a 34% pass-by trip reduction. The difference in trips would result in 3,784 net new daily trips if the land use is amended from BP to CGC, 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
BP	750	144,837 SF	$T = 10.42 (X) / 1000 + 409.4$	1,918	0.00%	1,918
Total Section 1						1,918
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Pass-By Trips	Net New Daily Trip Ends
CGC	820	144,837 SF	$LnT = 0.65 Ln (X) / 1000 + 5.83$	8,640	34.00%	5,702
Total Section 2						5,702
Net New Daily Trips						3,784

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

214 N Hogan Street
Office: 904-255-7800

Ed Ball Building, Ste. 300
www.col.net

Jacksonville, FL 32202
Fax: 904-255-7885



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 2 on Atlantic Boulevard between St. Johns Bluff Road and Girvin Road. 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 2 is **0.69**.

Atlantic Blvd (SR 10) is a 6-lane divided arterial facility and has a maximum daily capacity of 59,900 vehicular trips. This segment of Atlantic Blvd. is expected to operate at an acceptable *V/C* ratio of **0.93** with the projected traffic from the land use amendment.

ATTACHMENT C

Aerial Photo




ATTACHMENT D

Wellhead Buffer Zone Review from Environmental Quality Division NEIGHBORHOODS DEPARTMENT



DATE: September 14, 2016

TO: Ed Lukacovic, City Planner III
Planning and Development Department

FROM: John K. Flowe, P.E., Environmental Engineering Manager 

RE: Land Use Amendment Application No. 2016C-022: Real Estate Property Parcel Number 162230-0000 ("O" Atlantic Boulevard)

The Jacksonville Environmental Quality Division (EQD) has reviewed the information received on September 13, 2016 for Land Use Amendment Application Number 2016C-022, and offers the following comments:

1. If the applicant decides to install ground water wells on the project property, compliance with City of Jacksonville Environmental Protection Board (EPB) Rule 8 Groundwater Resource Management, Part V Water Wells, is required. Surficial aquifer and intermediate aquifer wells are encouraged, instead of Floridan Aquifer wells. The applicant is encouraged to comply with the requirements of City of Jacksonville EPB Rule 8, Part VIII, Protection Against Groundwater Degradation.
2. The application includes the location of public potable water wells, on the property located at 855 St. Johns Bluff Road North (Real Estate Property Parcel Number 162105-0000). This property is currently owned by the Jacksonville Airport Authority, and is adjacent to and immediately north of the proposed project property. By definition in City of Jacksonville EPB Rule 8.102ZZ Wellhead Protection Area, a wellhead protection area consists of a 750 foot radial setback distance around a public potable water well. Therefore it appears that a wellhead protection area extends from 855 St. Johns Bluff Road North, into a portion of the project property. The applicant is encouraged to consider maintaining a 750 foot setback distance, by not including any portion of the proposed project in it.
3. The proposed project is to be located in an area currently served by JEA public potable water service and public sewer service. The applicant should consider the possibility of not installing any ground water wells on the property, and utilizing JEA public water service for irrigation purposes. The applicant should also consult with JEA staff to review the schedule for providing reclaimed water reuse services to the project property.
4. The applicant should contact the St. Johns River Water Management District to review the possibility that a portion of the irrigation water for this project be taken from the pond located on the northern portion of the property.

If you need additional information, please contact me by email or at telephone number (904) 255-7117.

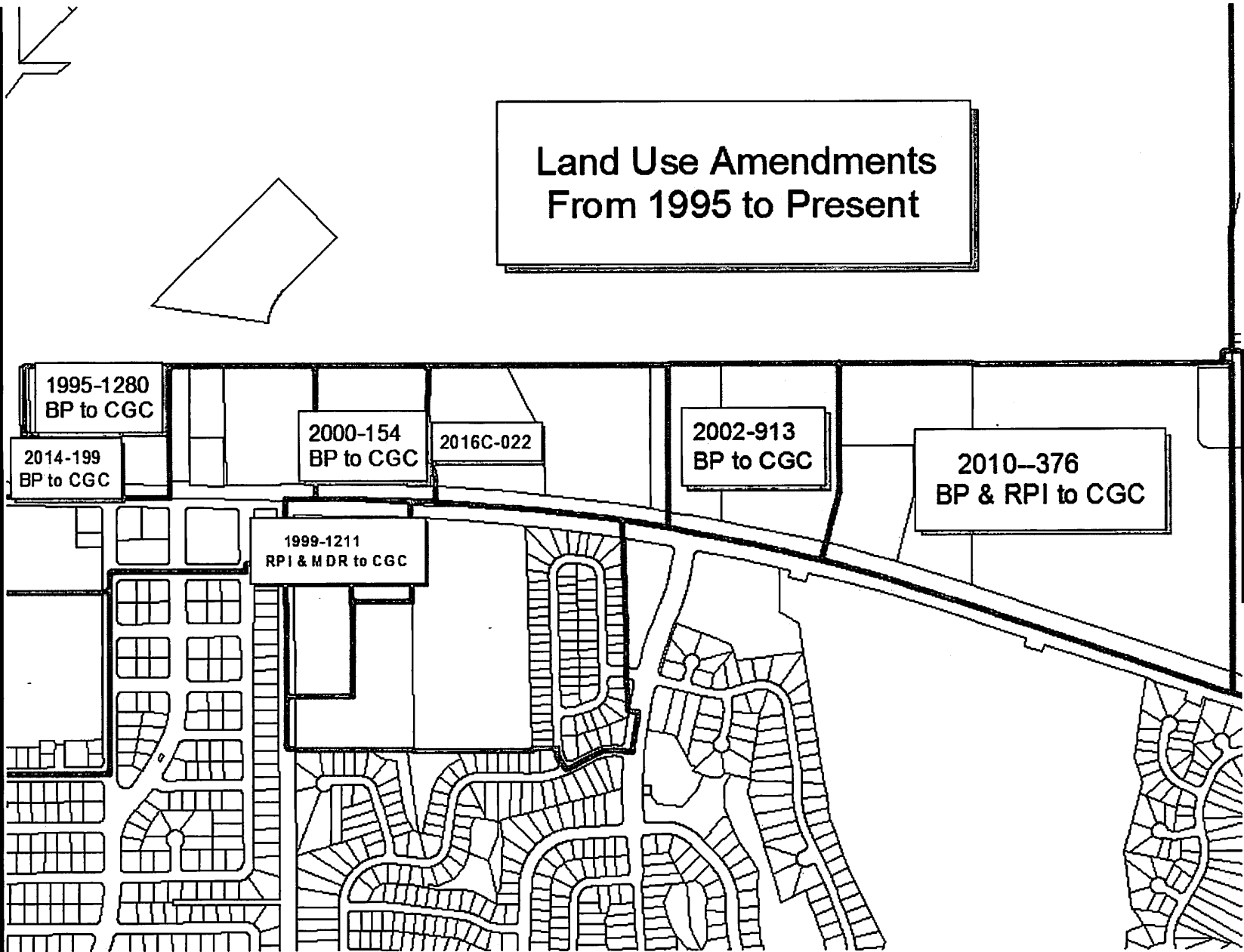
Environmental Quality Division
214 North Hogan Street, 5th Floor Jacksonville, FL 32202 Phone: 904.255.7100 Fax: 904.255.7130 www.coj.net

ATTACHMENT E



2016C-022
Flood Zone

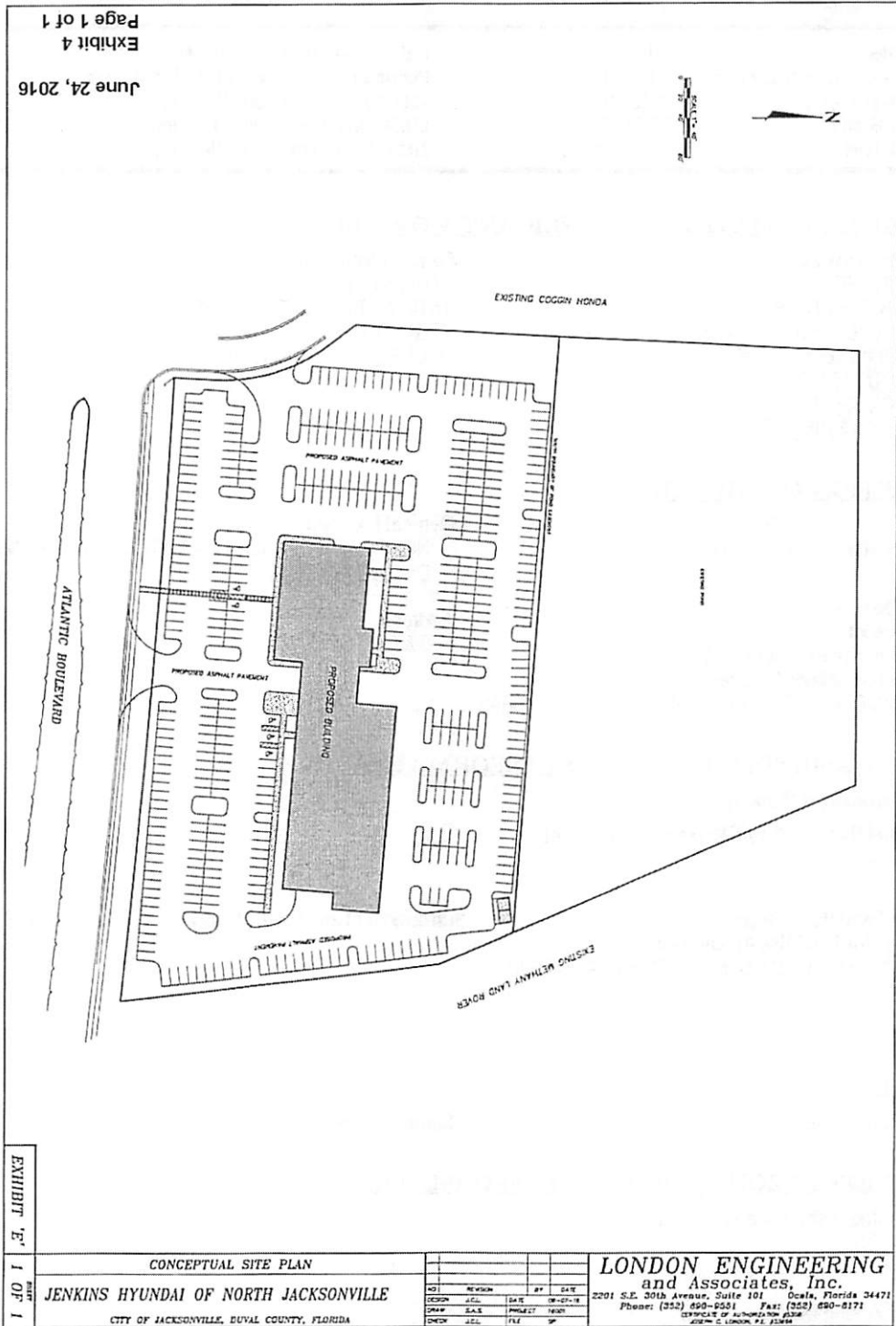
Land Use Amendments From 1995 to Present



ATTACHMENT F

ATTACHMENT G

Site Plan



ATTACHMENT H

Land Use Amendment Application:



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

Date Submitted:	7/12/16	Date Staff Report is Available to Public:	2016-09-30
Land Use Adoption Ordinance #:	2016-603	Planning Commission's LPA Public Hearing:	2016-10-06
Rezoning Ordinance #:	2016-604	1st City Council Public Hearing:	2016-10-11
JPDD Application #:	2016C-022	LUZ Committee's Public Hearing:	2016-10-18
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	2016-10-25

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

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

Owner Information:

JOHN MOYE
INTERNATIONAL LAND INVESTMENTS, L.L.C.
3738 SOUTHSIDE BLVD., SUITE 101
JACKSONVILLE, FL 32216

DESCRIPTION OF PROPERTY

Acreage: 9.50
Real Estate #(s): 162230 0000

General Location:

NORTH SIDE OF ATLANTIC BLVD., EAST OF GENERAL
DOOLITTLE DRIVE

Planning District: 2
Council District: 2
Development Area: URBAN AREA
Between Streets/Major Features:

GENERAL DOOLITTLE DRIVE and MARKE TPLACE DRIVE

Address:

0 ATLANTIC BLVD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT

Current Land Use Category/Categories and Acreage:
BP 9.50

Requested Land Use Category: CGC
Justification for Land Use Amendment:
TO PERMIT ADDITIONAL USE AS A CAR DEALERSHIP.

Surrounding Land Use Categories: BP, CGC, MDR, PBF

UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
IBP 9.50

Requested Zoning District: PUD

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