



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

OVERVIEW

ORDINANCE: ORD # 2017-043

APPLICATION: 2016A-001-6-2

APPLICANT: GREGORY E. MATOVINA

PROPERTY LOCATION: 4509 and 4666 Cedar Point Road between Gate Road and Teeger Road.

Acreege: 34.08

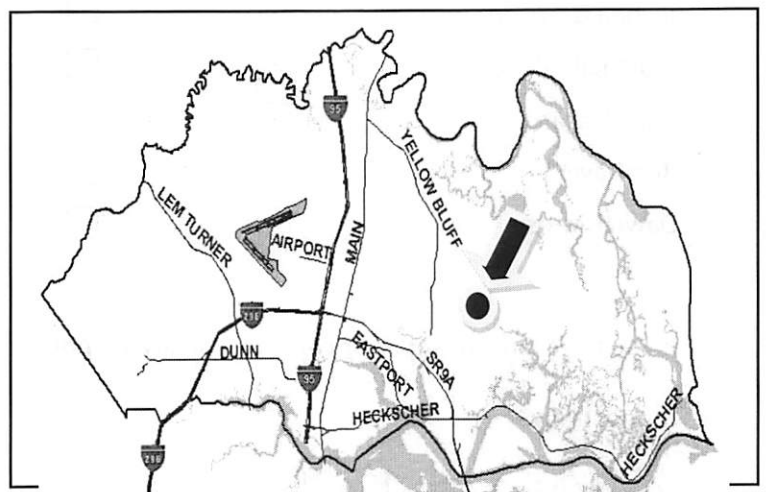
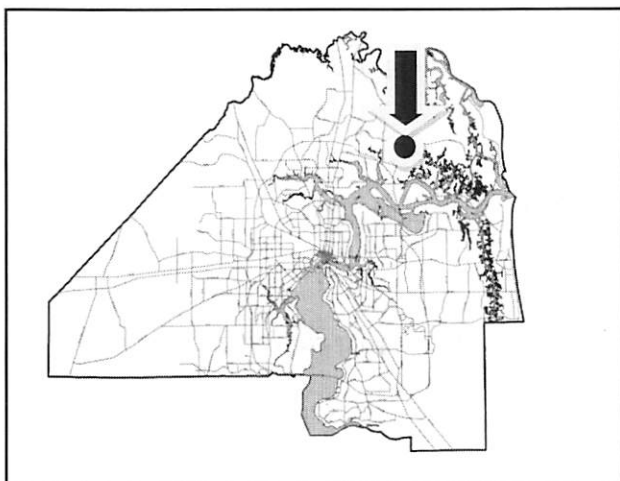
Requested Action:

	Current	Proposed
LAND USE	RR	LDR
ZONING	RR-Acre	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
RR	LDR	2 DU/Acre 69 SF Units	5 DU/Acre 171 SF Units	N/A	N/A	Increase of 102 DU	N/A

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVE

LOCATION MAPS:



PLANNING AND DEVELOPMENT DEPARTMENT



February 23, 2017

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. 2017-043**

Application 2016A-001

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 2017-043 on February 23, 2017.

- P&DD Recommendation APPROVE
- PC Issues: None
- PC Vote: 5-0 APPROVE

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Sanzosti Padgett, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joshua Garrison	<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"/>
Chris Hagan	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

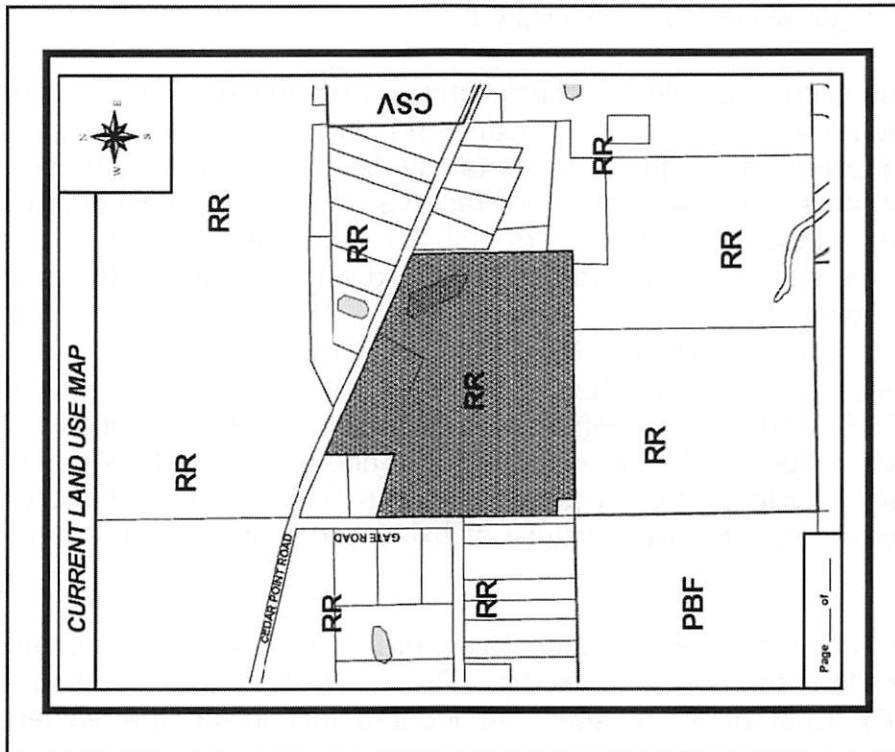
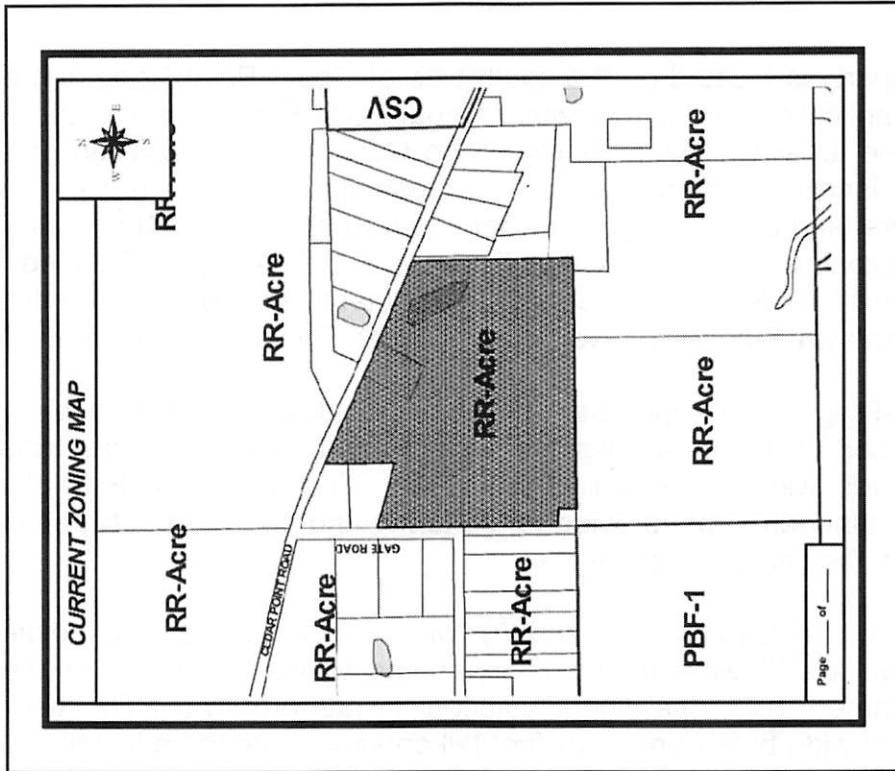
If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Respectfully,

Kristen D. Reed, AICP
Chief of Community Planning

DUAL MAP PAGE

LARGE SCALE LAND USE APPLICATION 2016A-001



Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Requested Zoning District(s): Planned Unit Development (PUD)

Existing FLUM Land Use Categories: Rural Residential (RR)
Requested FLUM Land Use Category: Low Density Residential (LDR)

ANALYSIS

Background:

The subject property is located on the south side of Cedar Point Road and east of Gate Road. Access to the application site is from either Cedar Point Road or from Gate Road. Cedar Point Road is classified as a "Collector" roadway and Gate Road is classified as a "Local" roadway. The 34.08 acre land use amendment site is presently used as a horse ranch. The applicant proposes a future land use amendment from Rural Residential (RR) to Low Density Residential (LDR) and a rezoning from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) to allow for low density residential development. According to a letter provided by JEA, sanitary sewer and water lines are available on Cedar Point Road (Attachment F).

Since the initial filing of the application, the applicant discussed the development plan with the community. Based on these discussions the applicant has revised the initial companion PUD that included 35 foot wide single-family building lots. The companion PUD plan now includes the following design standards that provide for buffering and transition between densities to achieve compatibility with the character of the area.

1. Lot sizes will include 50', 60' and 70' wide options and all lots adjoining rural land use property will be 70' wide and two-story homes will not be allowed on those lots;
2. The perimeter of the site where adjacent to property in the RR land use will include a twenty foot wide buffer and a six foot tall opaque fence to be installed on the inside of the buffer; and
3. Access to Gate Road will be prohibited.

The area surrounding the site is characterized primarily by rural residential, large scale conservation and recreation areas and vacant land. North of the subject site across Cedar Point Road are two mobile homes and six single-family dwellings. North of these residential dwelling units is the 4,000 acre Pumpkin Hill Creek Preserve State Park. West of the property and on the south side of Cedar Point Road is a mix of mobile homes, single family homes and vacant forest lands. South of the site are vacant forest lands and wetlands and to the east is a mix of mobile homes, single family homes, and vacant land. The land use and zoning immediately surrounding the application site is RR land use and RR-Acre zoning. Property located to the southwest of the site is owned by the City of Jacksonville and is located in the Public Buildings and Facilities (PBF) land use category with Public Buildings and Facilities-1 (PBF-1) zoning. In addition, less than 1,000 feet to the east of the site and on the north side of Cedar Point Road is Preservation Jacksonville land in the Conservation (CSV) land use category and zoning district. Attachment A provides a detailed picture of existing development patterns for the immediate area.

In 2005 and 2010 two land use amendments were approved for sites located one quarter of a mile west of the site to take the land use from RR to LDR for a total of 58.33 acres (2005-1223-E and 2010-625-E). Both of these sites are located just inside the eastern boundary of the Suburban Development Area.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the Rural Development Area of the City. The Suburban Development Area boundary touches the subject property at the southwest corner of the subject site. Typically the Department recommends extending the Suburban Development Area to include the subject property with an approval for LDR where the boundaries are contiguous. However, since JEA has already extended water and sewer services along Cedar Point Road and there is no change in LDR density between the two development areas, the extension would only result in the reduction of the mobility fee to the amount of \$461.00 per dwelling unit. As such, the Department does not support extension of the Suburban Development Area boundary. (See current Development Area Boundary Map Attachment E).

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). See Policy 1.2.6 of the Sanitary Sewer Sub-Element of the Infrastructure Element below:

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 has the potential to result in an increase of 974 new daily external trips and an increase of 95 new PM peak hour trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

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.

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 3, along Cedar Point Road between New Berlin Road and Horseshoe Creek. 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 3 is passing at 0.54.

Cedar Point is a 2-lane undivided collector roadway and has a maximum daily capacity of 11,664 vpd. This segment is expected to operate at an acceptable V/C ratio with the inclusion of the additional traffic from this land use amendment and is passing at 0.63.

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.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly medium and high sensitivity, with some low probability for the presence of archaeological resources. Projects that move forward through the site review process will be required to perform a professional reconnaissance survey and possibly a "Phase I Archeological Survey" if in an area of "High Sensitivity". 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 for this application site (see Attachment D) was submitted by the applicant and analyzed with use of the City's GIS system, and photogrammetric analysis. According to the Florida Land Use Code Classification System (FLUCCS) the wetland is classified as "Pasture-Rangeland" which is not a wetland. Land patterns indicate there may have been wetlands at one time classified as "Wetland Forested Mixed". However, much of the vegetation had been removed for pasture and the hydraulic nature of the present existing wetlands is ditching from associated ponds on the property. The total 0.49 acres of wetlands are located along the eastern boundary of the property and are part of a larger wetlands system on adjacent lands draining to the south which then drains into the headwaters of Clapboard Creek. This wetland system is classified as "Category III" type wetlands having a low functional value due to its alteration from past agricultural activities. However, under both state and federal laws, silviculture and agriculture activities are exempt from permitted wetland alterations as long as they are normal and customary for a particular area provided such operations do not impede or divert the flow of surface waters. Under federal law, this exemption does not apply to mechanized equipment used in land clearing, as this has been held to represent a point source of pollution. The applicant's request to change the land use to Low Density Residential (LDR) to allow for increased residential development is not exempt and therefore, any proposed wetland alterations will need to be mitigated through the St. Johns River Water Management District.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands soil as "Leon" fine sand. The Leon is a nearly level, poorly drained and very poorly drained soil formed in thick beds of marine sand found in flatwoods and tidal marshes. The wetlands area has a water table 6 to 18 inches below the ground surface.

The wetlands are clustered at the eastern boundary of the site. The site plan for the revised companion PUD indicate wetland impacts are likely due to the proposed construction of the stormwater retention ponds. Although, the wetlands are of extremely low functional value, the impacts to the site's wetlands must comply with mitigation standards set forth in Conservation Coastal Management Element (CCME) Goal 4 and Objective 4.1.

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.

School Capacity

The 34.08 acre proposed land use map amendment has a maximum potential development of 171 dwelling units. The proposed development was analyzed to in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
LUA 2016A-001
Development Potential: 171 Single-Family Units**

School Type	CSA	2015-16 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	7	3,217	91%	28	85%	297
Middle	1	8,909	81%	12	95%	807
High	7	2,102	95%	15	89%	171
Total New Students				55		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Supplemental School Information

The following additional information regarding the capacity of the specific schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY	CURRENT ENROLLMENT 20 Day Count (2016/17)	% OCCUPIED	4 YEAR PROJECTION
New Berlin ES	7	29	1296	1152	89%	95%
Oceanway MS	1	12	1009	955	95%	119%
First Coast HS	7	16	2212	2022	91%	109%

- Does not include ESE & room exclusions
- Analysis based on maximum 171 single family dwelling units – 2016A-001

IMPACT ASSESSMENT**2016A-001****34.08 Acres**

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Horse Ranch	Single-family Development
Land Use Category	RR	LDR
Development Standards For Impact Assessment	2 Dwelling Units/acre	5 Dwelling Units/acre
Development Potential	69 Dwelling Units	171 Dwelling Units
Population Potential	184 People	455 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	Mostly Medium and High, Some Low Probability	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X – Discharge Area
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Potential Increase of 95 peak hour and 974 daily trips	
Water Provider	JEA – Service Availability Letter Provided	
Potential Water Impact	Increase in 27,132 gallons/day	
Sewer Provider	JEA – Service Availability Letter Provided	
Potential Sewer Impact	Increase in 20,349 gallons/day	
Potential Solid Waste Impact	Increase in 265.2 tons/year	
Drainage Basin / Sub-Basin	Trout River Basin and Clapboard Creek Sub-basin	
Recreation and Parks	Sheffield Park	
Mass Transit	Area is not served by bus service	
NATURAL FEATURES		
Elevations	10 Feet above mean sea level	
Soils	60% - 14 – Boulogne fine sand, 30% - 32 – Leon fine sand, and 10% - 99 - Water	
Land Cover	90% - 2320 Pasture/Rangeland and 10% - 5340 - Water	
Flood Zone	N/A	
Wet Lands	Yes, see wetlands map	
Wild Life	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on March 24, 2016, the required notices of public hearing signs were posted. Thirty (30) notices were mailed out to adjoining property owners and the North Citizens Planning Advisory Committee (CPAC) Chairman informing them of the proposed land use change and pertinent public hearing and meeting dates. Since the application has been amended to add the additional 1.08 acres, the Department revised the public notices and re-mailed them to all property owners within 350 feet and the CPAC. The total number of notices did not change based on the additional acreage.

The Planning and Development Department hosted the Citizen Information Meeting (CIM) on Tuesday, April 4, 2016. Two people (applicant and architect) spoke in favor of the application. Six people (neighbors) spoke in opposition of the project stating that the proposed lots sizes are too small for the rural area and voiced concerns on the current state of the surrounding infrastructure including roads and school capacity.

CONSISTENCY EVALUATION

2030 Comprehensive Plan

The proposed amendment is **consistent** with the following Goal and Policies of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

Policy 1.1.16 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

Policy 1.1.20A Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in Policy 1.1.21 and 1.1.22.

Policy 1.1.20B Expansion of the Development Areas shall result in development that would be compatible with its surroundings. When considering land areas to add to the Development Areas, after demonstrating that a need exists in accordance with Policy 1.1.21, inclusion of the following areas is discouraged;

1. Preservation Project Lands
2. Conservation Lands

3. Agricultural Lands, except when development proposals include Master Planned Communities or developments within the Multi-Use Future Land Use Category, as defined in this element.

The following areas are deemed generally appropriate for inclusion in Development Areas subject to conformance with Policy 1.1.21:

1. Land contiguous with the Development Area and which would be a logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.
2. Locations within one mile of a planned node with urban development characteristics.
3. Locations within one-half mile of the existing or planned JTA RTS.
4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.
5. Public water and sewer service exists within one-half mile of the site.
6. Large Scale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.
7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

Policy 1.1.21

Future amendments to the Future Land Use Map series (FLUMs) must be based on the amount of land required to accommodate anticipated growth and the projected population of the area. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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.

Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.21 The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.

Rural Residential (RR) is a category 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.

According to the category description of the Future Land Use Element (FLUE), Low Density Residential (LDR) in both the Rural and Suburban Development Areas permit a maximum gross density of 7 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.

The site is currently located in the Rural Development Area and is surrounded by RR land use and RR-Acre zoning. The trend of the larger area surrounding the site has been towards lower density residential development and the subject property is located in a transitional area

between the lower density to the west and agricultural and conservation to the north and east of the site. Therefore, considering the mitigation measures to be provided in the companion PUD rezoning and the character of the area, the proposed amendment application demonstrates consistency with FLUE Goal 3 and Policies 1.1.16 and 3.1.21.

The Suburban Development Area boundary touches the southwest corner of the subject property and potable water and sanitary sewer mains are provided along Cedar Point Road in front of the subject site. The subject property does not include agricultural, conservation or preservation project lands. Therefore, if the amendment to LDR is approved, extension of the Suburban Development Area to include the subject site would be consistent with FLUE Policies 1.1.20A, 1.1.20B, 1.1.21 and 1.1.22. However, due to the fact that the property has access to water and sewer, extension of the Suburban Development Area does not serve any purpose other than to reduce the Mobility Fee calculation by \$461.00 per dwelling unit. As such, the Department does not recommend extending the boundary until a comprehensive review of the Mobility Plan is completed.

The proposed amendment would promote and facilitate new development within the North planning district and would result in an increase in residential development potential as called for in FLUE Policy 1.1.24 and Objective 3.1.

The proposed amendment is **consistent** with the following Policy of the 2030 Comprehensive Plan, Infrastructure Element-Sanitary Sewer Sub-Element (IE-S):

IE-S Policy 1.1.7 The City shall incorporate incentives in its Land Development Regulations which encourage development, and redevelopment in areas where the public wastewater system has or will have adequate capacity. Developments which qualify for mixed use and/or regional economic development must also undergo land use amendments to expand the suburban boundaries to incorporate these areas.

JEA provided the applicant with a utilities availability letter stating that both public sewer and potable water mains exist along Cedar Point Road in front of the subject property (Attachment F). Therefore, the proposed amendment to LDR is consistent with IE-S Policy 1.1.7.

North Vision Plan

The subject site is located within the boundaries of the North Jacksonville Vision Shared Vision and Master Plan. There are no specific recommendations for this area within the Plan. However, the proposed residential development providing a variety of housing alternatives will influence the economic growth in the area and is encouraged within the boundaries of the North Jacksonville Shared Vision and Master Plan.

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 of make development easier in areas appropriate for infill and redevelopment.

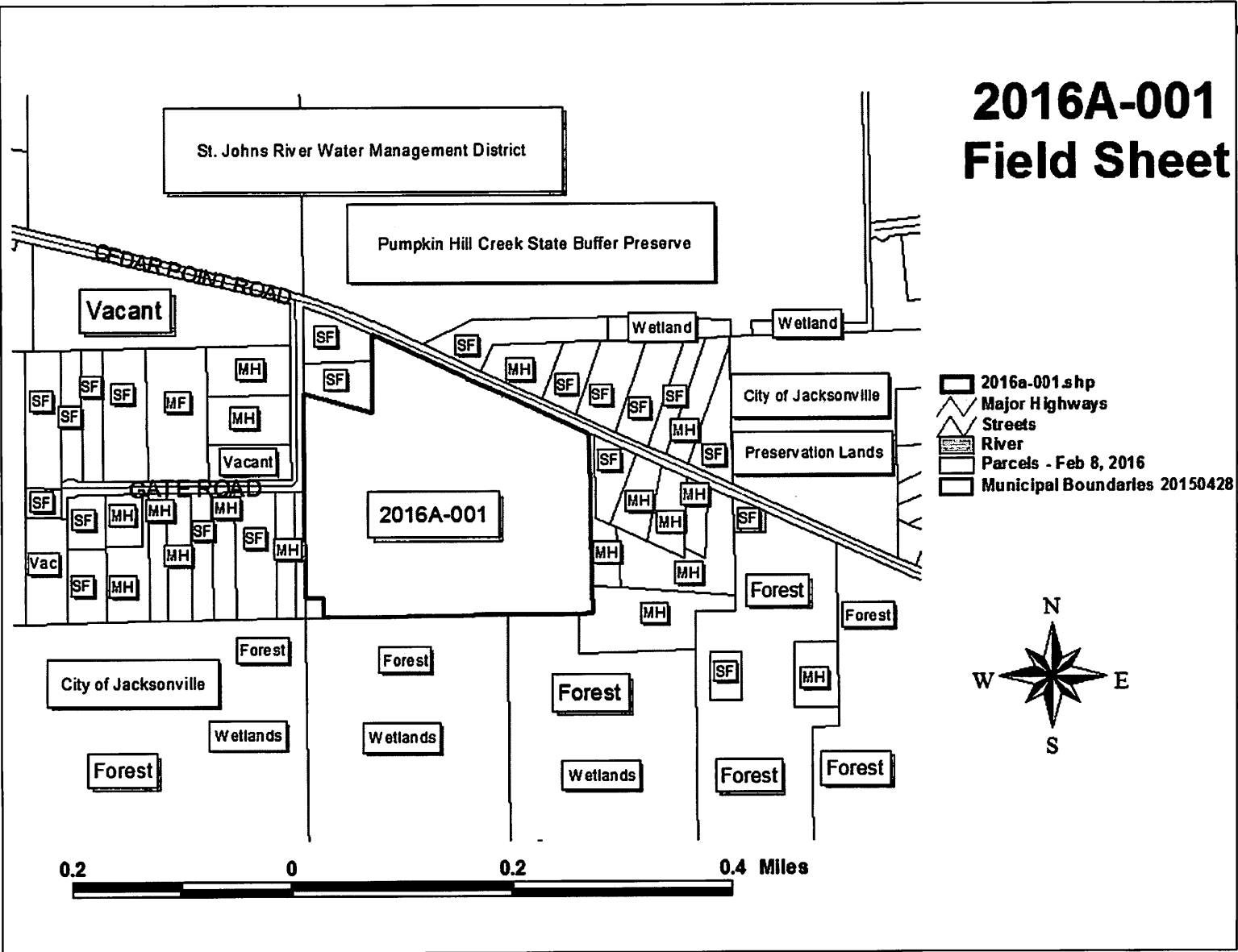
The proposed amendment to LDR would increase opportunities for residential development providing a wider range of housing needs to meet different income levels for a workforce that would serve and support the emerging industrial and commercial businesses in Northeast Florida. Broadening the opportunity for employment in turn creates the opportunity and demand for improved housing. Therefore, the proposed amendment is consistent with the aforementioned Strategic Regional Policy Plan.

RECOMMENDATION

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

ATTACHMENT A

2016A-001 Field Sheet



ATTACHMENT B

Traffic Analysis:

PLANNING AND DEVELOPMENT DEPARTMENT



TRANSPORTATION PLANNING DIVISION

MEMORANDUM

DATE: July 14, 2016

TO: Edward Lukacovic
Community Planning Division

FROM: Lunise Bannister
Transportation Division

SUBJECT: Transportation Review: Land Use Amendment 2016A-001 REV

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 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 2 single-family dwelling units per acre resulting in a development potential of 69 residential units (ITE Land Use Code 210), generating 75 PM peak hour trips and 746 daily trips. The proposed LDR land use category development impact assessment standards allows for 5 single family dwelling units per acre, resulting in a development potential of 165 residential homes (ITE Land Use Code 210) which could generate 170 PM peak hour trips and 1,720 daily trips. The difference in trips results in a net increase of 95 PM peak hour and 974 daily vehicular trips if the land use is amended from RR to LDR, 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 Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
RR	210	69 DUs	$Ln(T) = 0.60 Ln(X) + 0.61$	75	0.00%	0.00%	75	
			$Ln(T) = 0.62 Ln(X) + 2.73$	746	0.00%	0.00%		746
Total Section 1							75	746
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	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
LDR	210	171 DUs	$Ln(T) = 0.60 Ln(X) + 0.61$	170	0.00%	0.00%	170	
			$Ln(T) = 0.62 Ln(X) + 2.73$	1,720	0.00%	0.00%		1,720
Total Section 2							170	1,720
Net New Trips							95	974

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

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7886 | www.coj.net

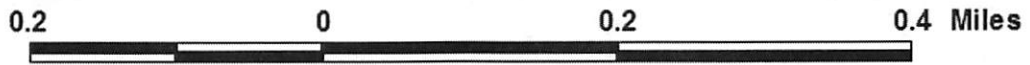
The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The project site is located in Mobility Zone 3, along Cedar Point Road between New Berlin Road and Horseshoe Creek. 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.

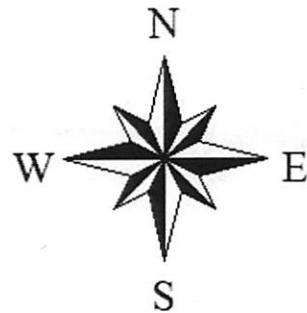
The result of the V/C ratio analysis for the overall Mobility Zone 3 is passing at 0.52.

Cedar Point is a 2-lane undivided collector roadway and has a maximum daily capacity of 11,664 vpd. This segment is expected to operate at an acceptable V/C ratio with the inclusion of the additional traffic from this land use amendment and is passing at 0.63.

ATTACHMENT C
2016A-001 Aerial Photo



-  2016a-001.shp
-  Major Highways
-  Streets
-  River
-  Parcels - Feb 8, 2016
-  Municipal Boundaries 20150428




ATTACHMENT D

A PART OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28
 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA
 FROM TERRAVIVA HOMES, INC. AND MATIGNONA & CO.

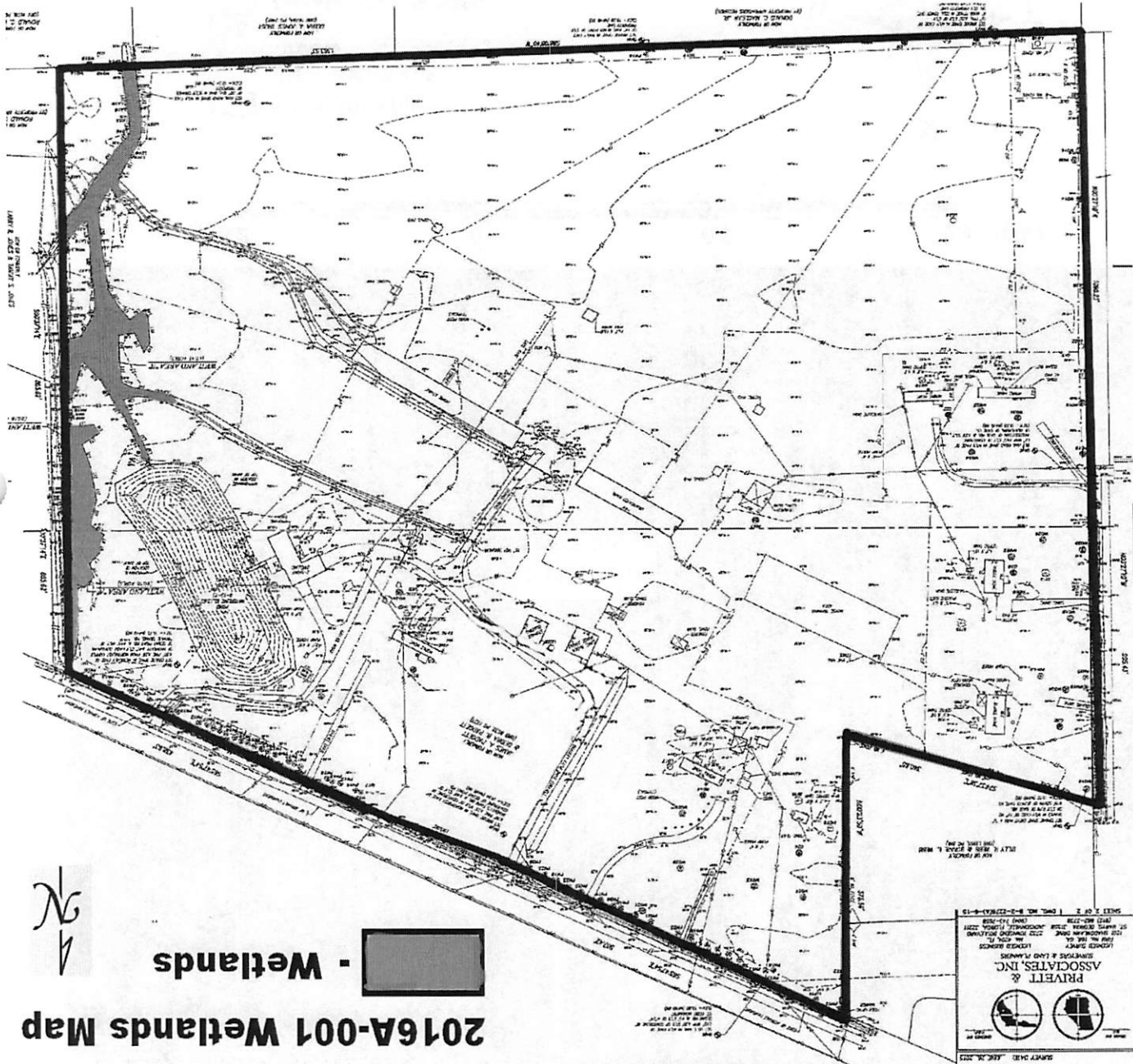
2016A-001 Wetlands Map

- Wetlands





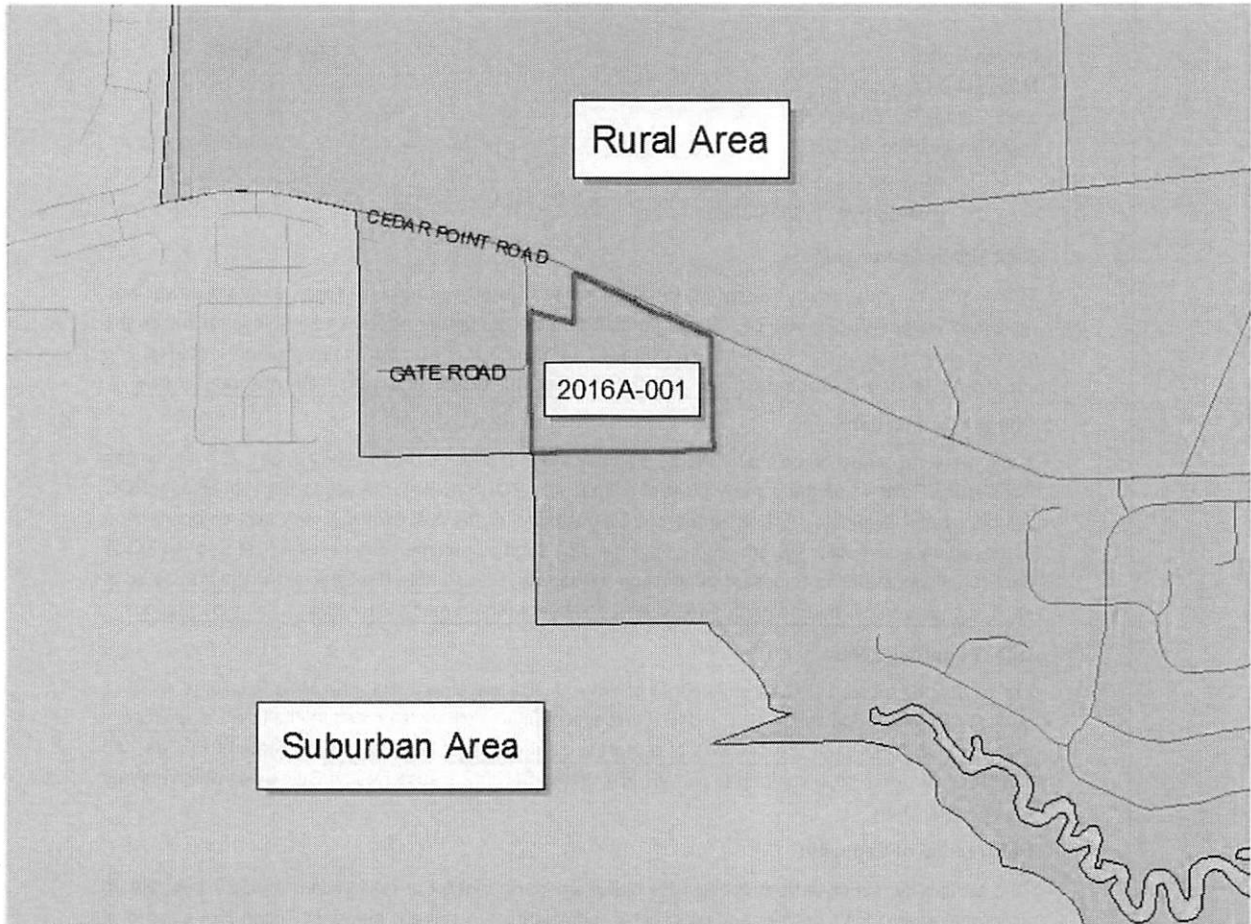

PRYETT & ASSOCIATES, INC.
 SURVEYORS & LAND MANAGERS
 1100 W. UNIVERSITY BLVD., SUITE 200
 JACKSONVILLE, FLORIDA 32202
 PHONE: 904.241.1100
 FAX: 904.241.1101
 WWW.PRYETTANDASSOCIATES.COM















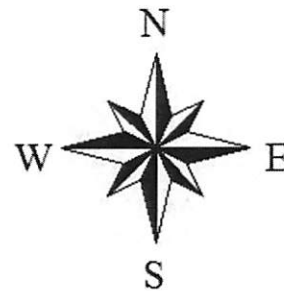
ATTACHMENT E

2016A-001

Development Area



-  2016a-001.shp
-  Major Highways
-  Streets
-  River
- Development Boundaries 20140327**
-  Beaches Communities
-  Downtown
-  Rural Area
-  Suburban Area
-  Urban Area
-  Urban Priority Area
-  Parcels - Feb 8, 2016
-  Municipal Boundaries 20150428



ATTACHMENT F



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Sharon Hudson
Matovina & Company
2955 Hartley Rd, Suite 108
Jacksonville, Florida, 32257

May 11, 2015

Project Name: Bradley Farms
Availability#: 2015-0506

Dear Mr/Mrs Sharon Hudson,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Jowie Papa

Jowie Papa
Water/Wastewater System Planning
(904) 665-4441



21 West Church Street
 Jacksonville, Florida 32202-3199

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2015-0506
 Request Received On: 5/8/2015
 Availability Response: 5/11/2015
 Prepared by: Jowie Papa

Project Information

Name: Bradley Farms
 Type: Single Family
 Requested Flow: 49,000 gpd
 Location: 4666 Cedar Point Road Jacksonville 32226
 Parcel ID No.: 159854-0000
 Description: 140 single family homes

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 12" water main along the northerly side of Cedar Point Road, opposite side from this property.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. This property appears to be outside the Suburban boundary, please contact COJ Planning and Development division for considering this property to be included within the boundary before developing.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2
 Connection Point #1: Existing 8" sewer force main along the southerly side of Cedar Point Road, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: North Grid
 Connection Point #1: Proposed reclaimed water main will be available within the next 5 years, See Special Conditions
 Connection Point #2: NA

Special Conditions:

Reclaimed water will be available in the near future for your development. In the interim a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

ATTACHMENT G

Land Use Amendment Application:



APPLICATION FOR SEMI-ANNUAL LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	2/19/2016	Date Staff Report is Available to Public:	2-17-2017
Land Use Adoption Ordinance #:	2017-43	Planning Commission's LPA Public Hearing:	2-23-2017
Rezoning Ordinance #:	2017-44	1st City Council Public Hearing:	2-28-2017
JPDD Application #:	2016A-001	LUZ Committee's Public Hearing:	3-07-2017
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	3-14-2017

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

GREGORY MATOVINA
MATOVINA & COMPANY
2955 HARTLEY ROAD, SUITE 108
JACKSONVILLE, FL 32257
Ph: (904) 292-0778
Fax: (904) 292-9468
Email: GMA TOVINA@MATOVINA.COM

Owner Information:

DAVID SHACTER
SUSTAINABLE JAX LLC
426 ORANGE BLUFF AVENUE
JACKSONVILLE, FL 32211
Ph: (904) 881-5457

DESCRIPTION OF PROPERTY

Acreage: 34.08
Real Estate #(s): 159854 0000
159854 0200

Planning District: 6
Council District: 2
Development Area: RURAL
Between Streets/Major Features:
GATE RD and TEEGER RD

General Location:

SOUTH OF CEDAR POINT RD, EAST OF GATE RD IN NORTH
JACKSONVILLE

Address:

4666 CEDAR POINT RD
4509 CEDAR POINT RD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: HORSE RANCH
Current Land Use Category/Categories and Acreage:
RR 34.08

Requested Land Use Category: LDR
Justification for Land Use Amendment:

Surrounding Land Use Categories: RR

TO MAKE PROPERTY USE CONSISTENT WITH SURROUNDING PROPERTIES AND TO ALLOW FOR THE DEVELOPMENT OF A HIGH QUALITY PUD

UTILITIES

Potable Water: JEA

Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
RR-Acre 34.08

Requested Zoning District: PUD

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