

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



**OVERVIEW**

**ORDINANCE: ORD # 2017-382**

**APPLICATION: 2017C-008-4-9**

**APPLICANT: LARA DIANE HIPPS**

**PROPERTY LOCATION: 0, 6215 Wilson Boulevard (SR 208) and 0 Shorewood Road between Jammes Road and Ellershaw Road**

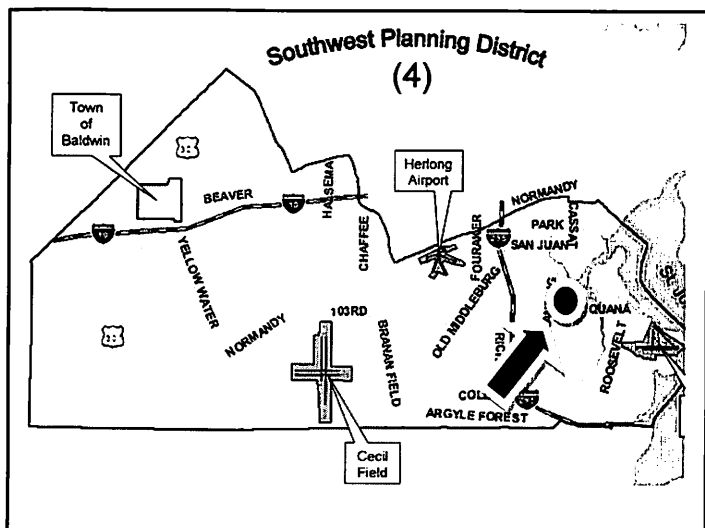
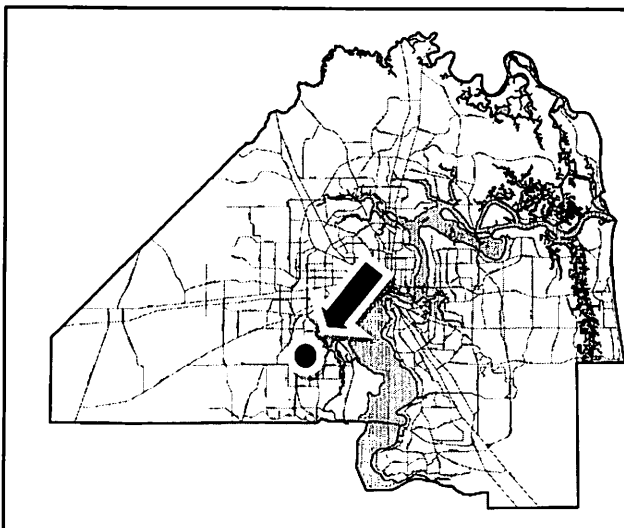
**Acreeage: 5.32**

**Requested Action:**

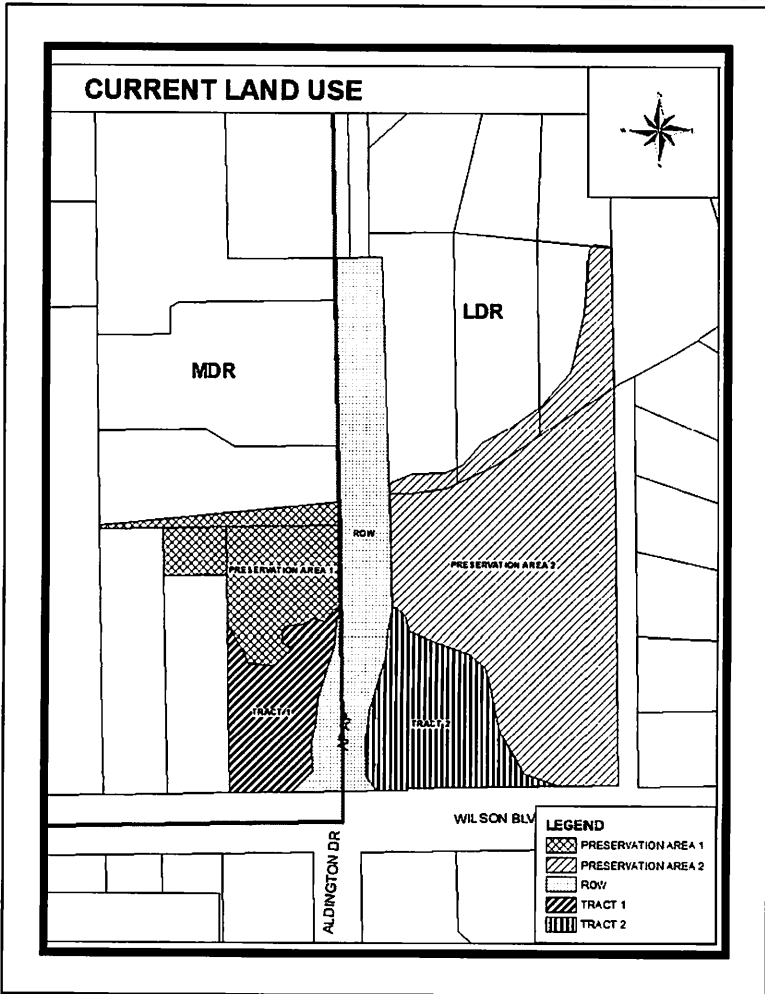
	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>LDR &amp; MDR</b>	<b>RPI &amp; CSV</b>
<b>ZONING</b>	<b>RLD-60, RMD-A &amp; RMD-D</b>	<b>CRO &amp; CSV</b>

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (0.5 FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
LDR MDR	RPI CSV	20 Single-family DUs/Acre 20 Multi-family DUs/Acre	N/A	N/A	46,391 Sq. Ft. Office Space (0.5 FAR)	Increase in 46,391 Sq. Ft. Office Space	Decrease in 20 Single-family & 20 Multi-family DUs

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

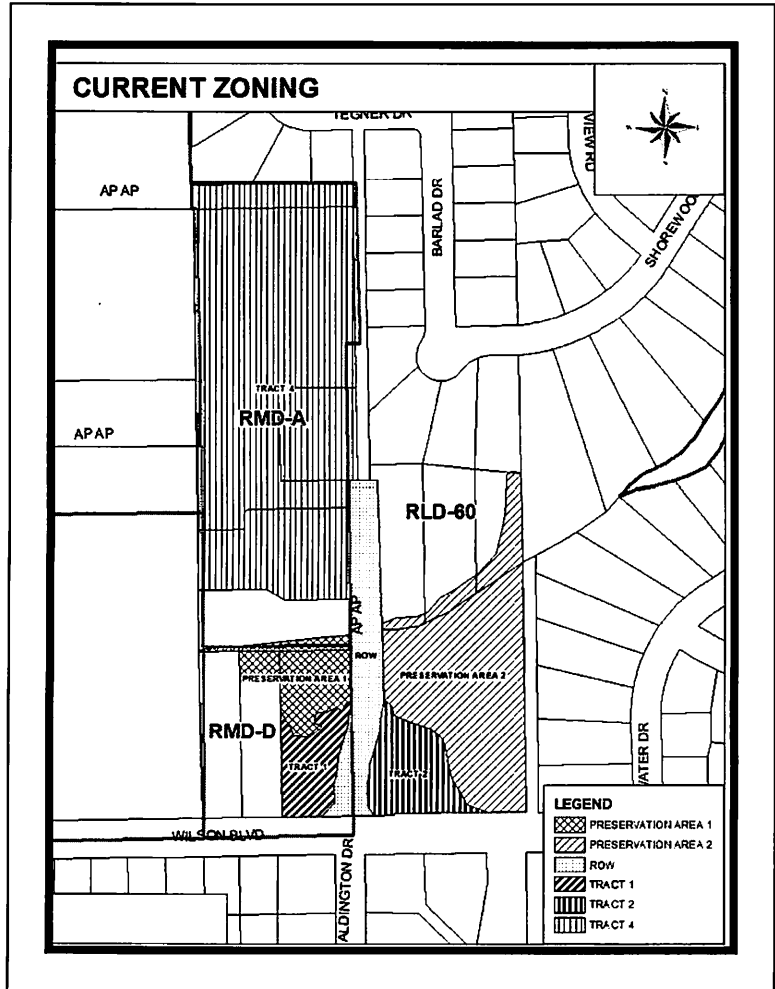


SMALL SCALE LAND USE APPLICATION 2017C-008



**Existing FLUM Land Use Categories:** Low Density Residential (LDR) and Medium Density Residential (MDR)

**Requested FLUM Land Use Category:** Residential-Professional-Institutional (RPI) and Conservation (CSV)



**Current Zoning District(s):** Residential Medium Density-A (RMD-A), Residential Medium Density-D (RMD-D), and Residential Low Density-60 (RLD-60)

**Requested Zoning District(s):** Commercial Residential Office (CRO) and Conservation (CSV)

# ANALYSIS

## Background:

**NOTE\*** This report is a revision to the previous report, dated July 14, 2017 based on a revised land use amendment application. The revised application increases the application site from 4.35 acres to 5.32 acres places all of the wetlands and the coastal high hazard area (CHHA) in Conservation (CSV), thereby guaranteeing preservation.

The 5.32 acre land use amendment site is located on the north side of Wilson Boulevard (SR 208) and approximately 1,000 feet east of the Jammes Road-Wilson Boulevard intersection. The application site is located in Council District 9, Planning District 4, and is within the Urban Development Area. Access to the site is from Wilson Boulevard (SR 208) which is classified as a “Collector” roadway.

The applicant proposes a future land use amendment (Ordinance 2017-382) from Low Density Residential (LDR) and Medium Density (MDR) to Residential-Professional-Institutional (RPI) and Conservation (CSV) and a rezoning (Ordinance 2017-383) from Residential Low Density-60 (RLD-60) and Residential Medium Density-D (RMD-D) to Commercial Residential Office (CRO) and Conservation (CSV) to allow for office uses and preservation of wetlands. The companion rezoning has an additional 6.08 acre parcel located north of the land use amendment site which is included in the rezoning application. This parcel is proposed to be rezoned from Residential Medium Density-A (RMD-A) to CRO to allow for adult care facilities.

Current Land Use and Acreage		Proposed Land Use and Acreage	
LDR	3.99 acres	RPI	2.13 acres
MDR	1.33 acres	CSV	3.19 acres

The dominant land use surrounding the application site is residential. However, uses such as retail, warehousing, a school, and a church are also present. See “Attachment A” for the specific uses surrounding the site. The generalized adjacent land use categories and zoning districts are as follows:

Adjacent Property(s)	Land Use	Zoning District	Current Use(s)
North	LDR & MDR	RMD-A, RLD-60, & RMD-D	Single-family, Warehousing, Apartments, Vacant land, JEA Utility
South	LDR & PBF	RLD-60 & PBF-1	Single family, Vacant land, Church & School
East	LDR	RLD-60	Single-family
West	MDR	RMD-D & PUD	Vacant land, Apartments, & Retail

The proposed amendment does not include a residential component. Therefore, school capacity issues will not be impacted.

### **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 1.1.1 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 117 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. Trips generated by the new development will be processed 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 Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 7 on the north side of Wilson Boulevard between Jammes Road and Edgewater Drive.

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 7 is 0.66.

Wilson Boulevard between Lane Avenue and Blanding Boulevard is a functional classified facility that would be impacted by the proposed development. This segment of Wilson Boulevard is a 4-lane divided collector roadway and has a maximum daily capacity of 32,019 vpd. The proposed 46,391 SF of office space could generate approximately 452 daily trips unto the network. This segment is expected to operate at a V/C ratio of 0.49 with the inclusion of the additional traffic from this land use amendment.

### **Airport Environment Zone**

The site is located within the 300 foot Height and Hazard Zone for Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 300 feet, 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 656.1005.1(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.

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future

development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

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.

### **Coastal High Hazard Area (CHHA)**

Approximately 1.85 acres of the subject site is located within a Coastal High Hazard Area (CHHA), and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The map in Attachment F shows the portion of the property within the CHHA/AAA all of which is proposed to be in the CSV land use category. No development is proposed on the portion of the subject site that is located within the CHHA/AAA.

### **Conservation/Coastal Management Element**

Objective 7.4 Limit development densities and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

### **Future Land Use Element**

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a conservation land use category, Conservation zoning district, and/or conservation easement.

### **Flood Zone**

Approximately 3.45 acres of the proposed 5.32 land use amendment site was determined to be within the 100 year flood zone (Attachment E). This flood zone area is associated with Williamson Creek and follows the five (5) foot elevation. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). 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". Moderate flood hazard areas (0.28 of an acre) are also shown on the map for the property as are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance and the Policies of the 2030 Comprehensive Plan,

## Conservation/Coastal Management Element.

The 1.85 acres of CHHA land overlaps with portions of the flood zones. If the amendment is approved these areas will be protected by being placed in the Conservation (CSV) land use category.

### Conservation/Coastal Management Element

Policy 1.4.4 The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

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.

### Wetlands

A wetlands survey has been provided by the applicant that indicates the location and size. The type, quality and functional value of the wetland is based upon the City's geographic information data of the Planning and Development Department within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

#### Wetlands Characteristics:

Approximate Size: 3.49 Acres (65.6 percent of the application site)

General Location(s): The wetlands are located on the northern and eastern portions of the application site. They are associated with Williamson Creek and are part of a larger riverine wetlands system of Williamson Creek extending from the west and draining to the northeast emptying into Cedar River. Cedar River then empties into Ortega River which then drains into the St. Johns River. (See Wetlands Map in Attachment D)

Quality/Functional Value:

The wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways.

**Soil Types/  
Characteristics:** The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the riverine wetlands as "Surrency loamy fine sand, frequently flooded". The Surrency series consists of nearly level, very poorly drained soils formed in thick sandy and loamy marine sediments. They occur on flood plains and in depressions, have a water table generally at or near the ground surface and are subjected to frequent flooding.

**Wetland Category:** Category II; according to the Florida Land Use Code Classification System (FLUCCS) the wetland is classified as "River lake swamp (Bottomland)"

**Consistency of  
Permitted Uses:** Placing these Category II wetlands into the Conservation land use category and zoning district is consistent with the 2030 Comprehensive Plan, Conservation Coastal Management Element.

**Environmental Resource  
Permit (ERP):** The applicant has not provided a site plan for development. However, a plan for minor encroachment of wetlands for the improved access to the proposed adult day care area was submitted. Any impacts to the wetlands and flood zones will require mitigation from the St. Johns River Water Management District and the U.S. Army Corp of Engineers to offset effects from wetlands alteration and floodwater displacement. Presently, there is no record for the St. Johns River Water Management District issuing an Environmental Resource Permit for the proposed development site.

**Wetlands Impact:** Yes. Minor impacts to wetlands is necessary to provide an upgrade to an existing access road to meet public safety standards.

**Associated Impacts:** None. Applicant proposed to place environmentally sensitive lands of wetlands, AE flood zones, and Coastal High Hazard Areas (CHHA) into the Conservation (CSV) land use category and zoning district for preservation as stated in CCME Policy 4.1.5.

**Relevant Policies:** Conservation Coastal Management Element (CCME)

**Objective 2.7:** The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.



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.

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

Policy 4.1.5 The permitted uses within Category I and II 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) Conservation uses provided the following standards are met:
  - (a) Dredge and fill  
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
  - (b) Vegetation
    - For Category I wetlands:  
All native vegetation outside the development area is maintained in its natural state
    - For Category II wetlands:  
No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and
- (2) Residential uses, provided the following standards are met:
  - (a) Density/Dredge and fill  
Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:
    - i density shall not exceed one (1) dwelling unit per five (5) acres; and
    - ii buildings shall be clustered together to the maximum extent practicable; and
    - iii dredging or filling shall not exceed 5% of the wetlands on-site; and
  - (b) Vegetation
    - For Category I wetlands:  
All native vegetation outside the development area is maintained in its natural state
    - For Category II wetlands:  
No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and
- (3) Water-dependent and water-related uses provided the following standards are met:
  - (a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

# IMPACT ASSESSMENT

## 2017C-008

## 5.32 Acres

### DEVELOPMENT ANALYSIS

Development Boundary	Urban Development Area	
Roadway Frontage Classification	Wilson Boulevard (SR 208) – Collector road	
Plans/Studies	Southwest Jacksonville Vision Plan	
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Vacant	Office/Institutional Uses
Land Use /Zoning	LDR & MDR/RLD-60, RMD-A & RMD-D	RPI & CSV/CRO & CSV
Development Standards For Impact Assessment	5 Single-family DU/Acre - LDR 15 Multi-family DU/Acre - MDR	0.50 FAR for RPI
Development Potential	20 Single-family DUs & 20 Multi-family DUs	46,391 sq. ft. Office/Institutional uses
Population Potential	100 People	0 People

### SPECIAL DESIGNATIONS AREAS

	<b>YES</b>	<b>NO</b>
Aquatic Preserve		X
Septic Tank Failure Area		X
Airport Environ Zone	300' Height restriction zone for Jacksonville Naval Air Station	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	Mostly High with some Low Probability	
Historic District		X
Coastal High Hazard/Adaptation Action Area	Yes (Proposed to CSV)	
Ground Water Aquifer Recharge Area		X – Discharge Area
Well Head Protection Zone		X
Boat Facility Siting Zone		X
Brownfield		X
State Road (SR)	SR Name: SR 208	

### PUBLIC FACILITIES

Potential Roadway Impact	Increase of 117 new net external daily trips
Potential Public School Impact	N/A
Water Provider	JEA
Potential Water Impact	Decrease of 6,764 gallons/day
Sewer Provider	JEA
Potential Sewer Impact	Decrease of 5,073 gallons/day
Potential Solid Waste Impact	Decrease in 29.77 tons/year
Drainage Basin / Sub-Basin	Ortega River Basin and Williamson Creek Sub-basin
Recreation and Parks	Mary Lena Gibbs Community Center
Mass Transit	Area served by bus route 16 at Wilson Boulevard & Jammes Road Intersection

NATURAL FEATURES	
Elevations	Approximately 1 to 15 feet above mean sea level
Soils	(90%) 67 – Surrency loamy sand, frequently flooded & (10%) 75 – Urban land-Hurricane-Albany complex
Land Cover	(65%) 6150 – River Lake Swamp/Bottomland & (35%) 4340 – Upland Mixed Coniferous Hardwood
Flood Zone	Yes; see report
Wetlands	Yes; see report
Wildlife	N/A

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on May 25, 2017, the required notices of public hearing signs were posted. Forty-two (42) notices were mailed out to adjoining property owners and the Southwest 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, May 29, 2017. The applicant and three neighbors living near the proposed land use amendment site were present. There were concerns regarding traffic and environmental issues dealing with wetlands and flooding.

At their September 17, 2017, the Waterway Commission recommended all wetlands be removed from the application site. The applicant revised the application to reflect the Commission recommendation.



# CONSISTENCY EVALUATION

## 2030 Comprehensive Plan

Proposed amendment analysis in relation to the Goals, 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 1.1.10      Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- Policy 1.1.22      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 3.1.3      Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements
- Objective 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 3.2.4      The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.
- 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 description of the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Development Area permits a maximum gross density of 7 units/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.

MDR in the Urban Development Area is intended to provide for compact medium density residential development such as multi-family dwellings (apartments and condominiums with a maximum density of 20 dwelling units per acre). Single-family dwellings are permitted when the predominant surrounding development typology within the MDR category is single family.

The Residential-Professional Institutional (RPI) future land use category primarily permits medium to high density residential, professional office and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be permitted as part of mixed use developments. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Conservation (CSV) lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity.

The Conservation category depicted on the FLUMs includes areas that are protected through public or private nonprofit ownership and management. Development potential in these areas is generally limited to open space, resource and recreational uses. Conservation areas may include regional, state or national forests, parks, sanctuaries, preserves and Special Management Areas. More specific uses and activities permitted in these areas are guided by the approved management plans for each area when such plans exist. This category also includes some sites that are privately owned, are located in DRIs or PUDs and are protected by development agreements or conveyed development rights, or the sites have been proposed for acquisition.

The subject property is vacant land located within the Southwest Planning District and Urban Development Area with access to full urban services with sidewalks and bus stops nearby. The proposed land use amendment aids in maintaining a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policy 1.1.22. The RPI land use category limits single-use developments to residential and/or office use only. Therefore, the proposed land use amendment protects the neighborhood from potential negative impacts by providing a gradation of use and maintains the existing residential character consistent with Policies 1.1.10, 3.1.3 and 3.2.4 of the FLUE.

The proposed amendment continues to promote, increase and sustain the viability of commercial areas along a major corridor that supports nearby residential areas and encourages use of an underutilized property achieving FLUE Objectives 3.2 and 6.3 as well as Policies 3.2.1 and 3.2.7.

Access to the property can only be from Wilson Boulevard (SR 208) where traffic impacts from the proposed development will not affect the nearby single family subdivisions of Cedar Hills and Cedar Shores Manor. Therefore, the proposed amendment is consistent with Policy 3.2.4 of the FLUE.

Proposed amendment analysis for conservation in relation to the Goals, Objectives, and Policies of the *2030 Comprehensive Plan*:

#### Future Land Use Element (FLUE)

**Objective 7.2** The City shall implement strategies so as to encourage the preservation of environmentally sensitive lands, including lands managed by the Preservation Project Jacksonville (PPJ).

#### Conservation/Coastal Management Element (CCME)

**Policy 3.3.3** The City shall encourage landowners and developers to protect or preserve Environmentally Sensitive Lands within developments, where feasible. Developers will be informed, through development review processes, and provided options for preservation of these areas.

**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.

**Policy 4.1.7** High intensity wetlands surveys shall be submitted for all land use amendments where City data indicates potential existence of wetlands on the subject site. Rezoning and site plan applications shall include high intensity wetlands surveys where City data indicates potential existence of wetlands on the subject site and where there is a high potential for wetland impact. For the purposes of this policy, a high intensity wetlands survey shall include the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Land Use amendments to the Conservation Future Land Use Category are exempt from this requirement.

**Policy 4.4.1** The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a

Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.

**Objective 7.4** Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

The applicant submitted a high intensity wetlands boundary survey depicting the entire land use amendment site as wetlands thereby satisfying CCME Policy 4.1.7. Except for the encroachment for improvement for the access way, placing high valued wetlands in the CSV land use category will ensure no loss of wetlands as stated in CCME Goal 4, Objective 4.1, and Policy 3.3.3 from development.

Generally, wetlands, flood zones, and CHHA are considered environmentally sensitive lands that are valuable due to their function of water pollution filtration and flood water attenuation. Placing these lands into a CSV land use category is considered preservation thereby meeting FLUE Objective 7.2, CCME Objective 7.4, Policies 3.3.3 and 4.4.1.

### **Southwest Jacksonville Vision Plan**

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan. The Plan does not specifically address this area but did mention that a major concern of the community was having appropriate commercial and office uses in the proper locations. The development of this property along a major collector road will help address that issue. The site is also located in the "Traditional Building Area" and "Ortega River Character Area" of the plan. In addition, the plan recognizes that protecting wetlands is an essential component of the green infrastructure. Presently, there are no plans for disturbing the high functional valued wetlands of the site.

### **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.



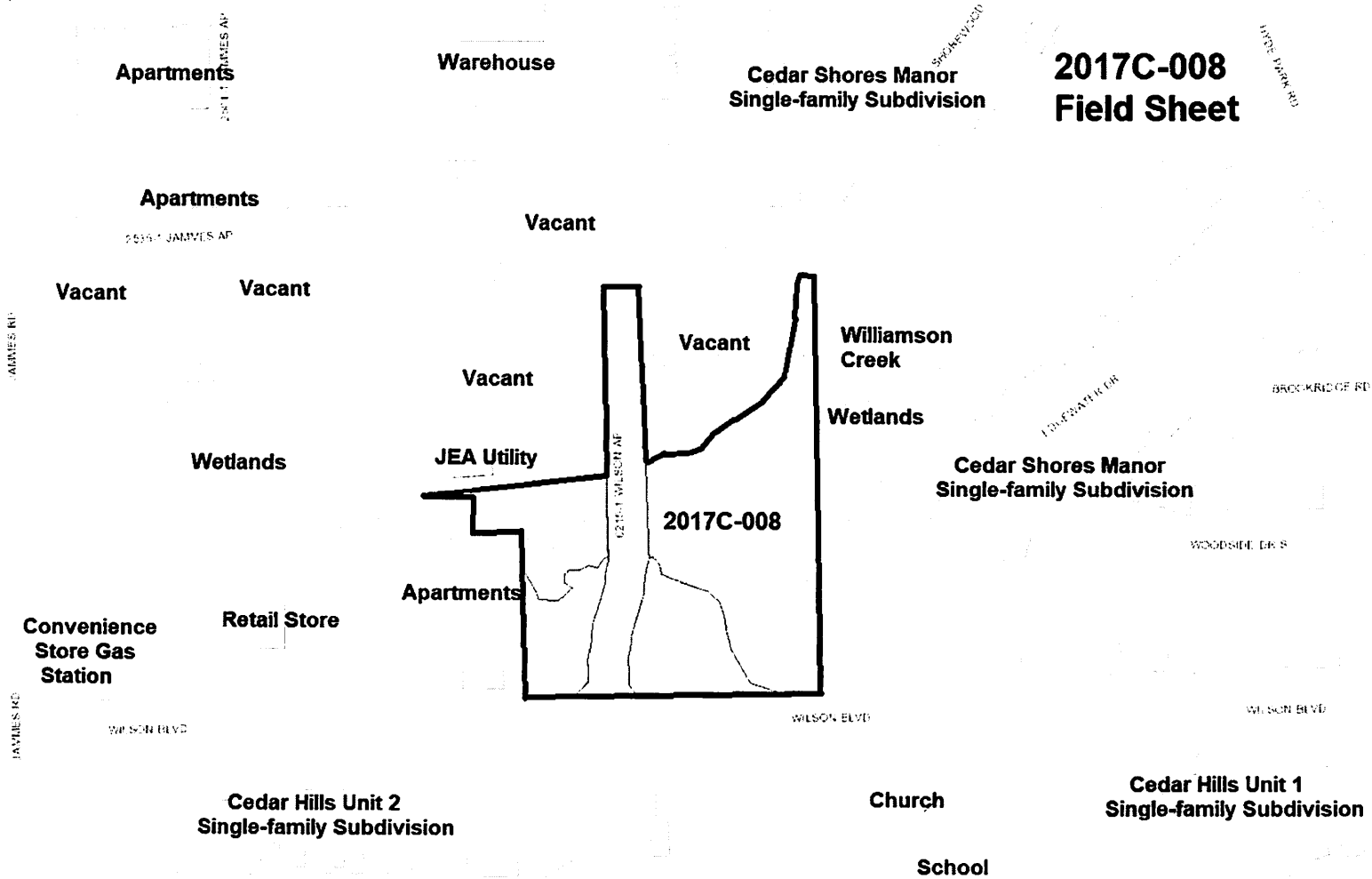
## **RECOMMENDATION**

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

### **CONDITION:**

- Revised Exhibit 2 Map, dated September 13, 2018; (Attachment H)
- Revised Exhibit 1 Legal Description/, dated September 12, 2018; (Attachment I)

**ATTACHMENT A**



## ATTACHMENT B

### Traffic Analysis:



ONE CITY. ONE  
JACKSONVILLE.

## **City of Jacksonville, Florida**

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

### MEMORANDUM

**DATE:** October 30, 2018  
**TO:** Edward Lukacovic  
Community Planning Division  
**FROM:** Lurise Bannister   
Transportation Division  
**SUBJECT:** Transportation Review: Land Use Amendment 2017C-008

The proposed project identified in Land Use Amendment 2017C-008 is located on the north side of Wilson Boulevard between Jammes Road and Edgewater Drive in the Urban Development Area of Jacksonville, Florida. The subject site has multiple parcels that are currently undeveloped and has an existing Low Density Residential (LDR) and Medium Density Residential (MDR) land use categories. The proposed land use amendment is to allow for Residential/Professional/Institutional (RPI) non-residential uses on 2.13 +/- acres and Conservation (SCV) on approximately 3.19 +/- acres.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (9th Edition) to calculate the vehicular trips based on the maximum development potential for existing and proposed land uses. In accordance with development standards for impact assessments established in the Future Land Use Element Policy 1.2.16, LDR land use category development impact assessment standards allows for 5 single-family dwelling units per acre, resulting in a development potential of 20 units (ITE Land Use Code 210) which could generate 189 daily trips. The MDR land use category development impact assessment standards allows for 15 multi-family dwelling units per acre, resulting in a development potential of 20 units (ITE Land Use Code 220) which could generate 146 daily trips. The proposed the RPI non-residential land use category allows for 0.5 FAR resulting in a development potential 46,391 SF of office use (ITE Land Use Code 710), generating 452 daily vehicular trips. This will result in 117 net new daily vehicular trips if the land use is amended from LDR and MDR to RPI and CSV, 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
LDR	210	20 Dus	T =9.44 (X)	189	0.00%	189
MDR	220	20 Dus	T =7.32 (X)	146	0.00%	146
<b>Total Section 1</b>						<b>335</b>
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
RPI	710	46,391 SF	T = 9.74 (X)/1000	452	0.00%	452
<b>Total Section 2</b>						<b>452</b>
<b>Net New Daily Trips</b>						<b>117</b>

Source: Trip Generation Manual, 10th Edition, Institute of Engineers

**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 Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 7 on the north side of Wilson Boulevard between Jammes Road and Edgewater Drive.

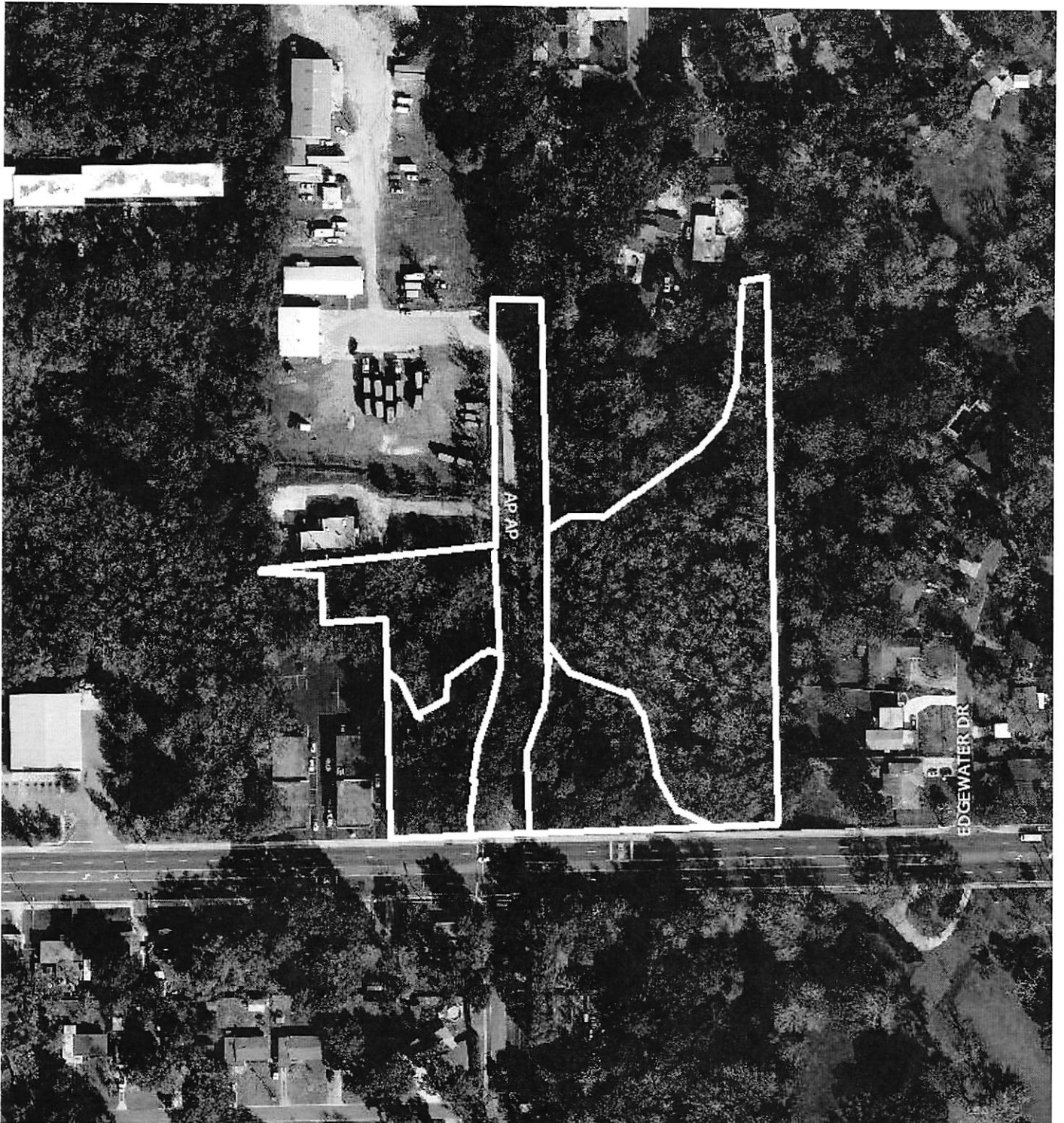
Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the Maximum Service Volumes (MSV) 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 7 is 0.66.

Wilson Boulevard between Lane Avenue and Blanding Boulevard is a functional classified facility that would be impacted by the proposed development. This segment of Wilson Boulevard is a 4-lane divided collector roadway and has a maximum daily capacity of 32,019 vpd. The proposed 46,391 SF of office space could generate approximately 452 daily trips unto the network. This segment is expected to operate at a V/C ratio of 0.49 with the inclusion of the additional traffic from this land use amendment.

# ATTACHMENT C

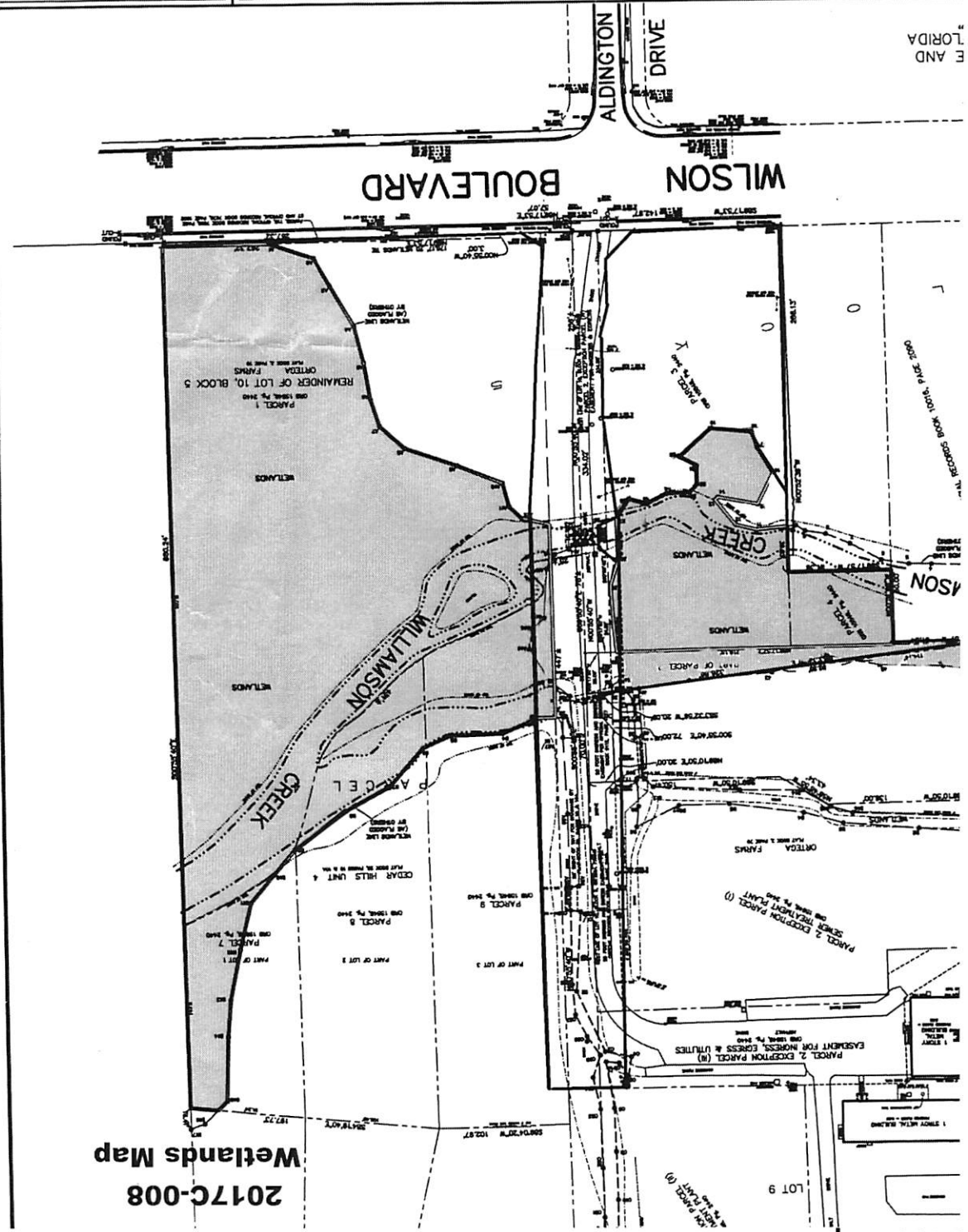
Aerial Photo:



**ATTACHMENT D**

**2017C-008  
Wetlands Map**

**Wetlands Map:**

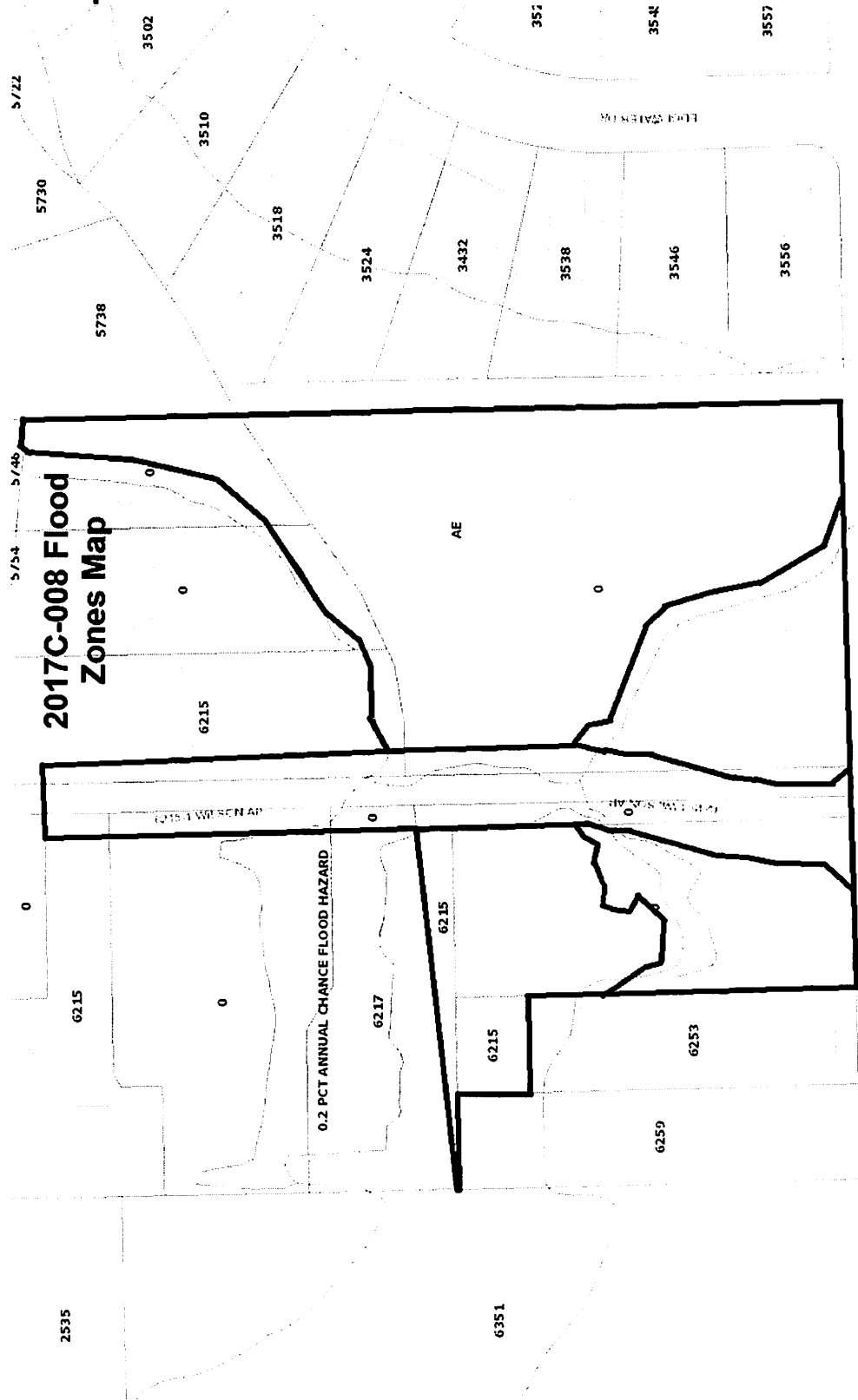


**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: AUGUST 17, 2017  
 SHEET 1 OF 1

**ATTACHMENT E**

**Flood Zone Map:**



# ATTACHMENT F

## Coastal High Hazard Area Map:





# ATTACHMENT G

## Land Use Amendment Application:



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

<b>Date Submitted:</b>	03-14-2017	<b>Date Staff Report is Available to Public:</b>	11-02-2018
<b>Land Use Adoption Ordinance #:</b>	2017-382	<b>Planning Commission's LPA Public Hearing:</b>	11-08-2018
<b>Rezoning Ordinance #:</b>	2017-383	<b>1st City Council Public Hearing:</b>	11-13-2018
<b>JPDD Application #:</b>	2017C-008	<b>LUZ Committee's Public Hearing:</b>	11-20-2018
<b>Assigned Planner:</b>	Ed Lukacovic	<b>2nd City Council Public Hearing:</b>	11-27-2018

#### GENERAL INFORMATION ON APPLICANT & OWNER

**Applicant Information:**

LARA HIPPS  
HIPPS GROUP INC.  
1650 MARGARET STREET #323  
JACKSONVILLE, FL 32204  
Ph: (904) 781-2654  
Fax: (904) 781-2655  
Email: LARA@HIPPSGROUPINC.COM

**Owner Information:**

ELIZABETH TOWERS  
FLORIDA TITLE GROUP INC  
6215 WILSON BLVD  
JACKSONVILLE, FL 32210  
Ph: (904) 708-5608

#### DESCRIPTION OF PROPERTY

**Acreage:** 5.32  
**Real Estate #(s):** 102938 0000, 102943 0130, 102944 0000,  
102946 0000, and portions of 102943 0000,  
102943 0110, 105258 0000, 105259 0000,  
105260 0000

**General Location:**  
WILSON BLVD

**Address:**  
0 WILSON BLVD  
6215 WILSON BLVD  
0 SHOREWOOD ROAD

**Development Area:** URBAN AREA

**Planning District: 4 Council District: 9**

**Between Streets/Major Features:**  
JAMMES RD and ELLERSHAW ROAD

#### LAND USE AMENDMENT REQUEST INFORMATION

**Current Utilization of Property:** GRANDFATHERED LIGHT INDUSTRIAL USES

**Current Land Use Category/Categories and Acreage:**  
MDR - 1.33 acres and LDR - 3.99 acres; Total - 5.32 acres

**Requested Land Use Category:** RPI - 2.13 acres and CSV - 3.19 acres; Total - 5.32

**Applicant's Justification for Land Use Amendment:**

**Surrounding Land Use Categories:** LDR and MDR

TO FACILITATE REZONING TO CRO.

#### UTILITIES

**Potable Water:** JEA

**Sanitary Sewer:** JEA

#### COMPANION REZONING REQUEST INFORMATION

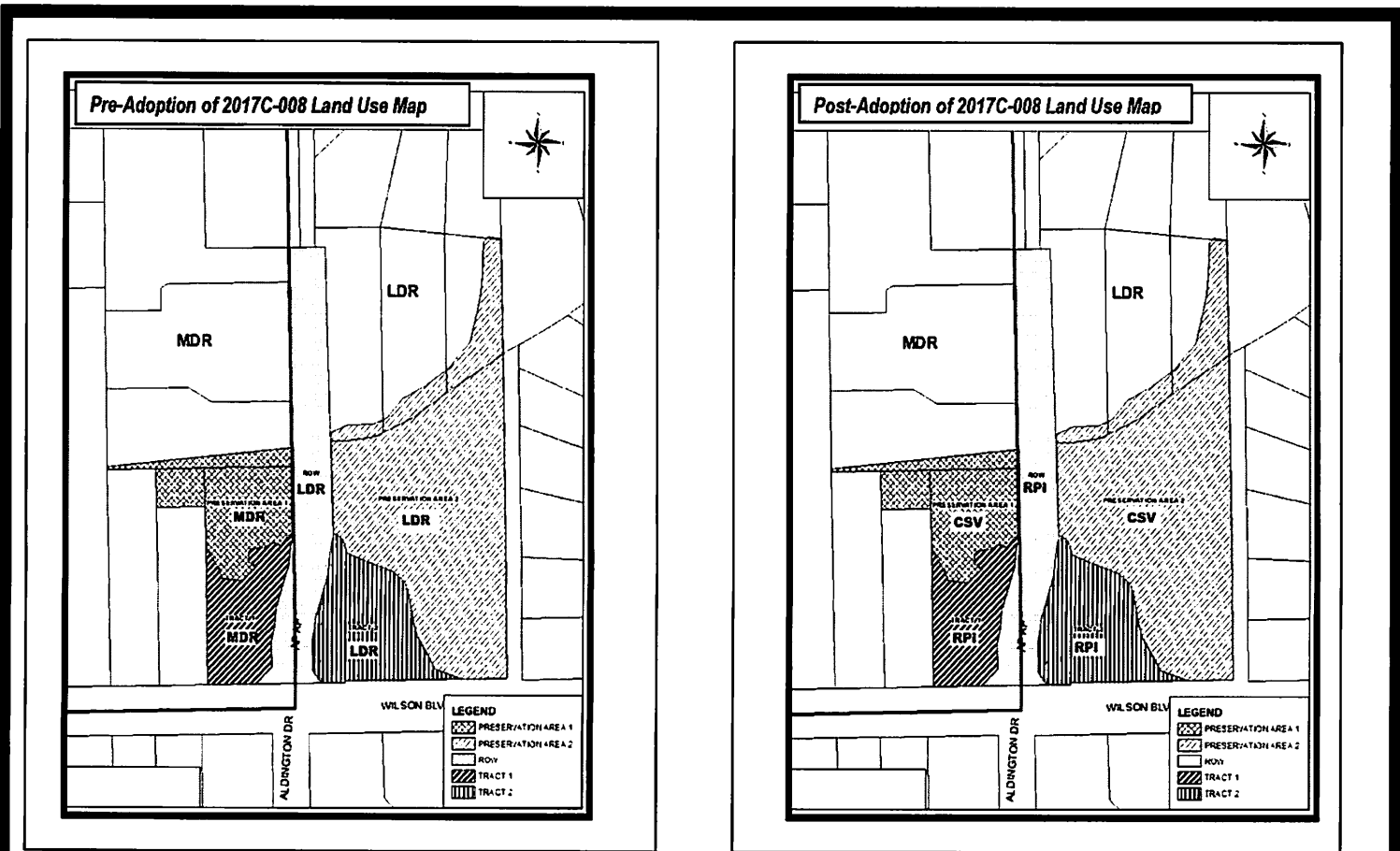
**Current Zoning District(s) and Acreage:**

RMD-A - 6.73 acres, RMD-D - 0.65 acres and RLD-60 - 3.99 acres; Total - 11.37 acres

**Requested Zoning District:** CRO - 8.18 acres and CSV - 3.19 acres; Total - 11.37 acres

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

**ATTACHMENT H**  
**Revised Exhibit 2 Map (September 13, 2018):**



**Request for Small Scale Land Use Amendment to Future Land Use Map Series**

**From: Low Density Residential (LDR) and Medium Density Residential (MDR)**  
**To: Residential-Professional-Institutional (RPI) and Conservation (CSV)**

**Planning District: 4**

**Identification Number: 2017C-008**

**Council District: 9**

**Exhibit 2 (Page 1 of 1) Revised 9/13/2018**



# ATTACHMENT I

## Revised Legal Description/Exhibit 1 (September 12, 2018):

ORDINANCE 2017-382

### Legal Description

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**TRACT 1: Proposed for Residential-Professional-Institutional (RPI) Land Use**  
A PART OF LOT 9 BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 324.39 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE CONTINUING SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.42 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9; THENCE NORTH 00°52'39" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID

LOT 9, A DISTANCE OF 213.70 FEET TO A POINT; THENCE SOUTH 30° 48' 05" EAST, A DISTANCE OF 44.57 FEET TO A POINT;

THENCE SOUTH 18° 17' 17" EAST, A DISTANCE OF 13.10 FEET TO A POINT;

THENCE SOUTH 85° 06' 40" EAST, A DISTANCE OF 32.53 FEET TO A POINT;

THENCE NORTH 48° 22' 58" EAST, A DISTANCE OF 32.81 FEET TO A POINT;

THENCE NORTH 61° 07' 15" WEST, A DISTANCE OF 15.28 FEET TO A POINT;

THENCE NORTH 00° 22' 39" EAST, A DISTANCE OF 14.74 FEET TO A POINT;

THENCE NORTH 44° 39' 17" EAST, A DISTANCE OF 8.99 FEET TO A POINT;

THENCE NORTH 88° 23' 05" EAST, A DISTANCE OF 17.70 FEET TO A POINT;

THENCE NORTH 63° 55' 52" EAST, A DISTANCE OF 18.28 FEET TO A POINT;

THENCE SOUTH 73° 19' 25" EAST, A DISTANCE OF 14.35 FEET TO A POINT;

THENCE NORTH 33° 06' 24" EAST, A DISTANCE OF 18.00 FEET TO A POINT;

THENCE NORTH 65° 02' 19" EAST, A DISTANCE OF 8.72 FEET TO A POINT;

A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE SOUTH 00°55'40" EAST ALONG SAID LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 7.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.94 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°59'48" WEST, 38.78 FEET; THENCE SOUTH 16°33'16" WEST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.52 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°59'48" WEST, 54.30 FEET; THENCE SOUTH 00°55'40" EAST, ALONG SAID LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 38.26 FEET TO A POINT; THENCE SOUTH 44°05'59" WEST, A DISTANCE OF 35.34 TO THE POINT OF BEGINNING.

CONTAINING 21,919 SQUARE FEET, 0.50 ACRES MORE OR LESS.

Revised 9/12/2018

EXHIBIT 1  
Page 1 of 5

# ORDINANCE 2017-382

## Legal Description

### TRACT 2: Proposed for Residential-Professional-Institutional (RPI) Land Use

A PART OF LOT 10, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 267.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 38.61 FEET TO A POINT; THENCE NORTH 45°54'02" WEST, A DISTANCE OF 21.22 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, THENCE NORTH 00°55'40"

WEST, ALONG SAID LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 48.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.83 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°59'48" EAST, 35.68 FEET; THENCE NORTH 18°55'16" EAST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.63 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°59'48" EAST, 57.40 FEET; THENCE NORTH 00°55'40" WEST, ALONG SAID LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 3.55 FEET TO A POINT;

THENCE SOUTH 77°00'39" EAST, A DISTANCE OF 6.93 FEET TO A POINT; THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 13.57 FEET TO A POINT; THENCE SOUTH 15°04'01" EAST, A DISTANCE OF 19.52 FEET TO A POINT; THENCE SOUTH 68°17'35" EAST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE SOUTH 71°19'21" EAST, A DISTANCE OF 43.57 FEET TO A POINT; THENCE SOUTH 48°04'05" EAST, A DISTANCE OF 26.54 FEET TO A POINT; THENCE SOUTH 18°11'00" EAST, A DISTANCE OF 22.72 FEET TO A POINT; THENCE SOUTH 09°24'41" EAST, A DISTANCE OF 29.16 FEET TO A POINT; THENCE SOUTH 13°50'48" EAST, A DISTANCE OF 30.20 FEET TO A POINT; THENCE SOUTH 30°14'26" EAST, A DISTANCE OF 37.40 FEET TO A POINT; THENCE SOUTH 29°46'32" EAST, A DISTANCE OF 25.35 FEET TO A POINT; THENCE SOUTH 71°18'19" EAST, A DISTANCE OF 37.22 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 3.00 FEET NORTH OF THE AFORMENTIONED NORTH RIGHT OF WAY LINE OF WILSON BLVD; THENCE NORTH 89°07'37" WEST, ALONG SAID LINE PARALLEL WITH AND 3.00 FEET NORTH OF SAID NORTH RIGHT OF WAY, A DISTANCE OF 182.96 FEET TO A POINT; THENCE SOUTH 01°05'56" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,652 SQUARE FEET, 0.68 ACRES MORE OR LESS.

Revised 9/12/2018

EXHIBIT 1  
Page 2 of 5

# ORDINANCE 2017-382

## Legal Description

### RIGHT OF WAY: Proposed for Residential-Professional-Institutional (RPI) Land Use

A PART OF LOTS 9 AND 10, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 AND A PART OF LOT 3, BLOCK 4 CEDARHILLS UNIT 4 AS RECORDED IN PLAT BOOK 26, PAGES 10-10A ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF

WAY); THENCE NORTH 89°07'37" EAST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 305.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 18.46 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.64 FEET TO A POINT; THENCE NORTH 44° 05' 59" EAST, A DISTANCE OF 35.34 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE NORTH 00° 55' 40" WEST ALONG SAID LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 38.28 TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.52 FEET TO THE POINT OF TANGENCY. SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°59'48" EAST, 54.30 FEET; THENCE NORTH 16°55'16" EAST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.94 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07° 59' 48" EAST, 38.78 FEET; TO A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE NORTH 00° 55' 40" WEST ALONG SAID LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 455.12 FEET TO A POINT; THENCE SOUTH 89° 52' 25" EAST, A DISTANCE OF 60.01 TO A POINT LYING ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10; THENCE SOUTH 00° 55' 40" EAST ALONG SAID LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 454.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.63 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07° 59' 48" WEST, 57.40 FEET; THENCE SOUTH 16°55'16" WEST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.83 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°59'48" WEST, 35.68 FEET; THENCE SOUTH 00° 55' 40" EAST, ALONG SAID LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 48.34 FEET TO A POINT; THENCE SOUTH 45° 54' 02" EAST, A DISTANCE OF 21.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,431 SQUARE FEET, 0.95 ACRES MORE OR LESS.

Revised 9/12/2018

EXHIBIT 1  
Page 3 of 5

# ORDINANCE 2017-382

## Legal Description

### **PRESERVATION AREA 1: Proposed for Conservation (CSV) Land Use**

A PART OF LOT 9, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 324.39 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE CONTINUING SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 61.64 FEET; THENCE CONTINUING SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.42 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9; THENCE NORTH 00°52'39" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9, A DISTANCE OF 213.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°52'39" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9, A DISTANCE OF 60.81 FEET TO THE SOUTH LINE OF PARCEL 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 15848, PAGE 2440 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°17'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 81.36 FEET TO THE WEST LINE OF LAST SAID LANDS; THENCE NORTH 00°50'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10016, PAGE 2090 OF SAID

PUBLIC RECORDS; THENCE SOUTH 89°17'57" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 81.34 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 83°32'56" EAST, A DISTANCE OF 306.76 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE SOUTH 00°55'40" EAST ALONG SAID LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 133.31 FEET TO A POINT THENCE SOUTH 65° 02' 19" WEST, A DISTANCE OF 8.72 FEET TO A POINT; THENCE SOUTH 33° 06' 24" WEST, A DISTANCE OF 18.00 FEET TO A POINT; THENCE NORTH 73° 19' 25" WEST, A DISTANCE OF 14.35 FEET TO A POINT; THENCE SOUTH 63° 55' 52" WEST, A DISTANCE OF 18.28 FEET TO A POINT. THENCE SOUTH 88° 23' 09" WEST, A DISTANCE OF 17.70 FEET TO A POINT; THENCE SOUTH 44° 39' 17" WEST, A DISTANCE OF 8.99 FEET TO A POINT; THENCE SOUTH 00° 22' 39" WEST, A DISTANCE OF 14.74 FEET TO A POINT; THENCE SOUTH 61° 07' 15" EAST, A DISTANCE OF 15.28 FEET TO A POINT; THENCE SOUTH 48° 22' 58" WEST, A DISTANCE OF 32.81 FEET TO A POINT; THENCE NORTH 85° 06' 40" WEST, A DISTANCE OF 32.53 FEET TO A POINT; THENCE NORTH 18° 17' 17" WEST, A DISTANCE OF 13.10 FEET TO A POINT; THENCE NORTH 30° 46' 05" WEST, A DISTANCE OF 44.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,714 SQUARE FEET, 0.68 ACRES MORE OR LESS.

Revised 9/12/2018

EXHIBIT 1  
Page 4 of 5

# ORDINANCE 2017-382

## Legal Description

### PRESERVATION AREA 2: Proposed for Conservation (CSV) Land Use

A PART OF LOT 10, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTH OF CEDAR HILLS UNIT 4 AS RECORDED IN PLAT BOOK 26, PAGES 10 AND 10A OF SAID PUBLIC RECORDS, TOGETHER WITH THOSE PARTS OF LOTS 1, 2 AND 3, BLOCK 4 OF SAID CEDAR HILLS UNIT 4 DESCRIBED AS PARCELS 7, 8 AND 9 RESPECTIVELY IN OFFICIAL RECORDS BOOK 15848, PAGE 2440, AND LESS AND EXCEPT THOSE LANDS DESCRIBED AS PARCEL 110 IN OFFICIAL RECORDS BOOK 7669, PAGE 67 OF SAID PUBLIC RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE NORTH 00°55'40" WEST, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A LINE PARALLEL WITH AND 3.00 FEET NORTH OF THE SAID NORTH RIGHT OF WAY LINE OF WILSON BLVD; THENCE SOUTH 89°07'37" WEST, ALONG SAID LINE PARALLEL WITH AND 3.00 FEET NORTH OF SAID NORTH RIGHT OF WAY, A DISTANCE OF 84.37 FEET TO A POINT; THENCE NORTH 71°18'13" WEST, A DISTANCE OF 37.22 FEET TO A POINT; THENCE NORTH 29°46'32" WEST, A DISTANCE OF 25.35 FEET TO A POINT; THENCE NORTH 30°14'26" WEST, A DISTANCE OF 37.40 FEET TO A POINT; THENCE NORTH 13°50'48" WEST, A DISTANCE OF 30.20 FEET TO A

POINT; THENCE NORTH 09°24'41" WEST, A DISTANCE OF 29.16 FEET TO A POINT; THENCE NORTH 18°11'00" WEST, A DISTANCE OF 22.72 FEET TO A POINT; THENCE NORTH 48°04'05" WEST, A DISTANCE OF 26.54 FEET TO A POINT; THENCE NORTH 71°19'11" WEST, A DISTANCE OF 43.57 FEET TO A POINT; THENCE NORTH 68°17'35" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 15°04'01" WEST, A DISTANCE OF 19.52 FEET TO A POINT; THENCE NORTH 46°12'56" WEST, A DISTANCE OF 13.57 FEET TO A POINT; THENCE NORTH 77°00'35" WEST, A DISTANCE OF 6.93 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10; THENCE NORTH 00°55'40" WEST ALONG SAID LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 157.63 FEET TO A POINT; THENCE NORTH 67°33'41" EAST, A DISTANCE OF 29.29 FEET TO A POINT; THENCE NORTH 88°43'34" EAST, A DISTANCE OF 40.52 FEET TO A POINT; THENCE NORTH 66°17'10" EAST, A DISTANCE OF 24.59 FEET TO A POINT; THENCE NORTH 41°17'22" EAST, A DISTANCE OF 39.04 FEET TO A POINT; THENCE NORTH 61°05'49" EAST, A DISTANCE OF 40.16 FEET TO A POINT; THENCE NORTH 54°07'28" EAST, A DISTANCE OF 51.28 FEET TO A POINT; THENCE NORTH 41°29'42" EAST, A DISTANCE OF 25.25 FEET TO A POINT; THENCE NORTH 40°44'57" EAST, A DISTANCE OF 28.94 FEET TO A POINT; THENCE NORTH 14°03'35" EAST, A DISTANCE OF 38.24 FEET TO A POINT; THENCE NORTH 11°49'27" EAST, A DISTANCE OF 40.36 FEET TO A POINT; THENCE NORTH 04°52'04" EAST, A DISTANCE OF 28.81 FEET TO A POINT; THENCE NORTH 02°03'23" EAST, A DISTANCE OF 50.68 FEET TO A POINT; THENCE NORTH 45°58'55" EAST, A DISTANCE OF 10.12 FEET TO A POINT; THENCE SOUTH 84°19'40" EAST, A DISTANCE OF 22.34 FEET TO A POINT; THENCE SOUTH 00°55'40" EAST, A DISTANCE OF 680.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,265 SQUARE FEET, 2.51 ACRES MORE OR LESS.

Revised 9/12/2018

EXHIBIT 1  
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