



**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: 6215 Wilson Boulevard between Jammes Road and Ellershaw Road

Acreage: 4.35

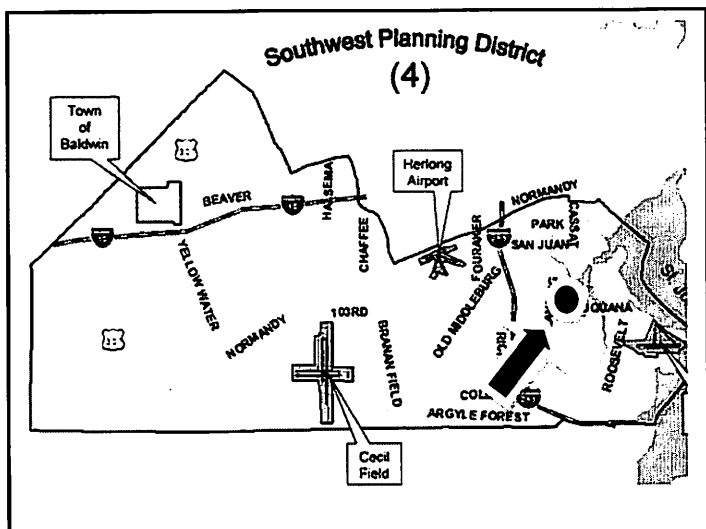
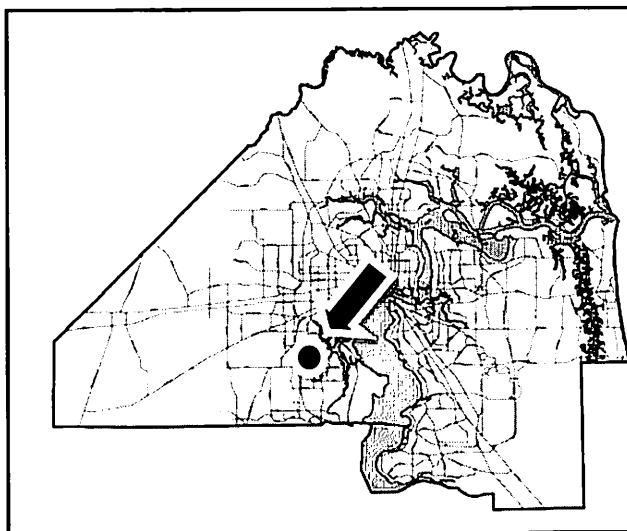
Requested Action:

	Current	Proposed
LAND USE	LDR & MDR	RPI
ZONING	RLD-60, RMD-A and RMD-D	CRO & PBF-2

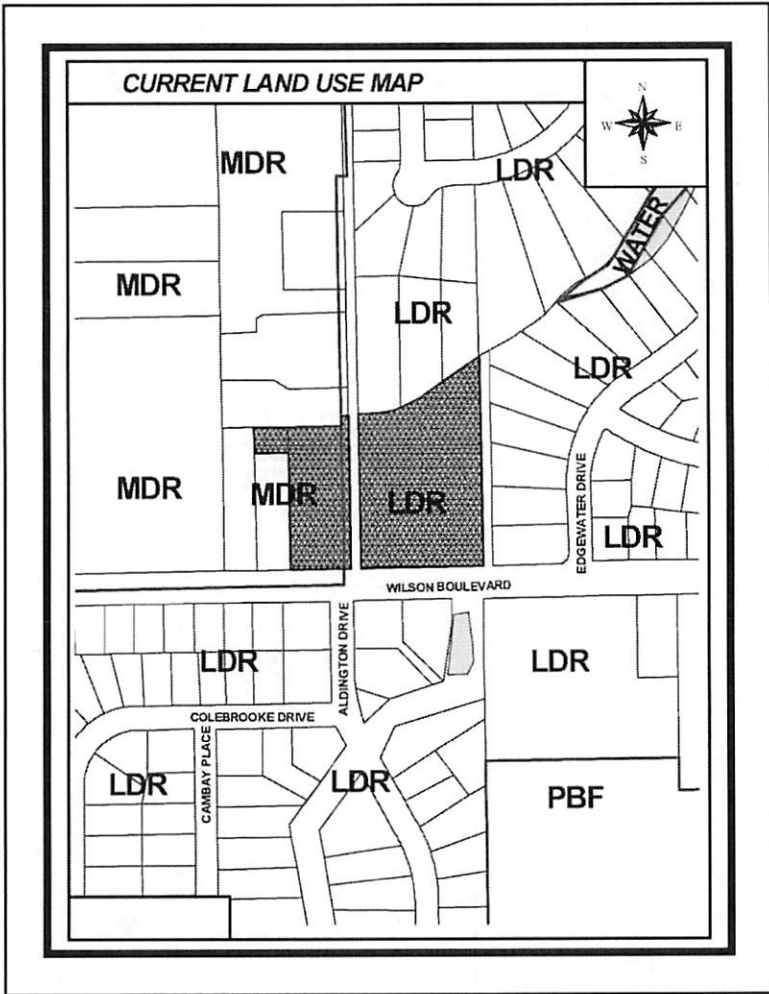
Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (0.5 FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
LDR MDR	RPI	15 Single-family DU 21 Multi-family DU	N/A	N/A	94,743 Sq. Ft. Office Space	Increase in 94,743 Sq. Ft. Office Space	Decrease in 15 Single-family & 21 Multi-family DUs

**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION:
APPROVE AS CONDITIONED**

LOCATION MAPS:

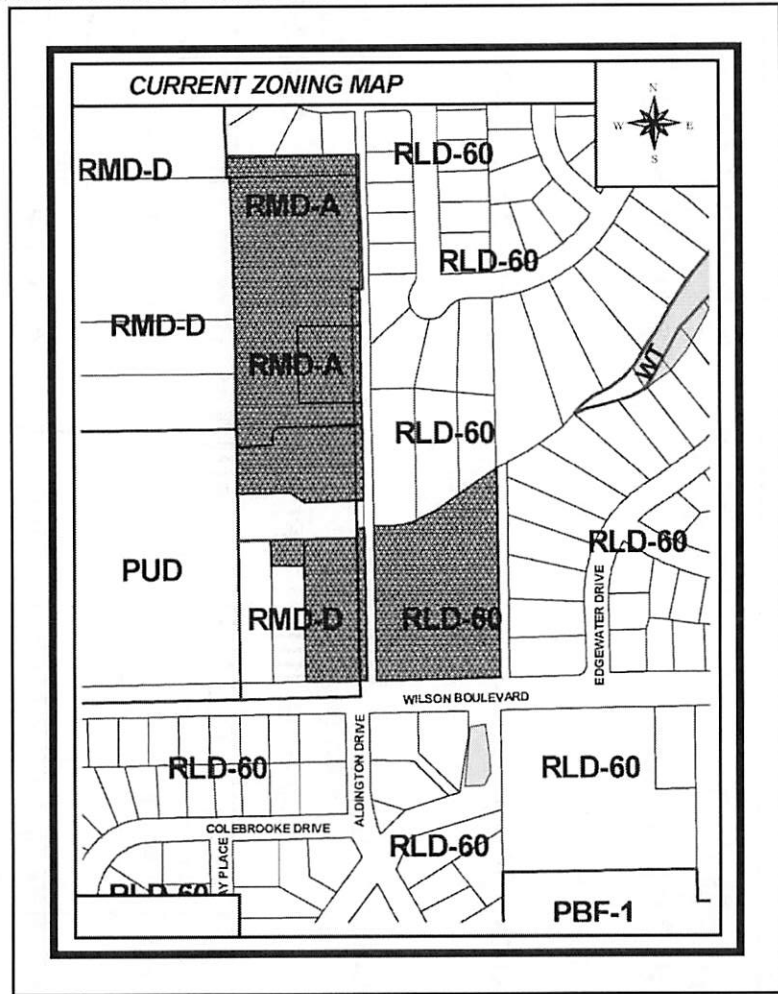


SMALL SCALE LAND USE APPLICATION 2017C-008



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

Requested FLUM Land Use Category: Residential-Professional-Institutional (RPI)



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): Public Buildings and Facilities-2 (PBF-2) and Commercial Residential Office (CRO)

ANALYSIS

Background:

The 4.35 acre land use amendment site is located on the north side of Wilson Boulevard 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 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) to allow for office uses 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). Also, 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 Public Buildings and Facilities-2 (PBF-2) to allow for adult care facilities.

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, and 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 763 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 35,820 vpd. The proposed 94,743 SF of office space could generate approximately 1,045 daily trips unto the network. This segment is expected to operate at a V/C ratio of 0.76 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 Airfield. 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 656.10051(d). See Objective 2.5 of the Future Land Use Element below:

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

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly high with some low probability for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed. See Policy 1.2.6 of the Historic Preservation Element below:

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

Coastal High Hazard Area (CHHA)

Approximately 1.85 acres of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Section 163.3178(2)(h), Florida Statutes. This area is also located in an AE Flood Zone as well as wetlands. No development is proposed in the CHHA area and according to Objective 7.4 of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan increases of densities and intensities should be limited. In addition, the

application proposes to reduce the residential component of the land use category, thereby, reducing the pressure of evacuation time during potential storm surge events.

The applicant has agreed to remove the 1.85 acres of CHHA property from the application and the revised site is depicted in "Attachment H" and this report. The Department is recommending approval subject to removal of the CHHA lands and if approved as recommended, the request will be consistent with the CHHA policies. See "Attachment F" for the CHHA map.

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 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Flood Zone

Approximately 3.01 acres of the proposed 4.25 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 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 and if the amendment is approved as conditioned, over half of the flood zones will also be removed from the amendment application.

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

The applicant submitted a wetlands survey for the 4.35 acre application site showing approximately 2.88 acres (66.2%) of the property is wetlands. Further evaluation was done with the use of the City's GIS system and photogrammetric analysis (Attachment D) and according to the Florida Land Use Code Classification System (FLUCCS) the wetland is classified as "River lake swamp (Bottomland)" located on the northern and eastern portion of the property. The wetlands are associated with Williamson Creek which generally is located on the northern property boundary. This wetland is 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. The wetlands are classified as "Category II" type wetlands and have an extremely high functional value due to the large water pollution and stormwater attenuation capabilities.

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.

The applicant has not provided a site plan for the subject site. However, any future proposed impacts to the wetlands and the in flood zones will require mitigation from the St. Johns River Water Management District and possible the U.S. Army Corp of Engineers to offset the 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.

The 1.85 acre CHHA area overlaps the wetlands on the site. If the amendment is approved as conditioned, over half of these wetlands will be removed from the amendment site.

Proposed amendment analysis is in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, 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.
- 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

4.35 Acres

DEVELOPMENT ANALYSIS		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	Vacant	Office/Institutional Uses
Land Use /Zoning	LDR & MDR/RLD-60, RMD-A & RMD-D	RPI/CRO & MDR/PBF-2
Development Standards For Impact Assessment	5 Single-family DU/Acre 15 Multi-family DU/Acre	0.50 FAR
Development Potential	15 Single-family DUs & 21 Multi-family DUs	94,743 sq. ft. Office/Institutional uses
Population Potential	89 People	0 People
SPECIAL DESIGNATIONS AREAS		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		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 Area	Yes	
Ground Water Aquifer Recharge Area		X – Discharge Area
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Increase of 763 new net external daily trips	
Water Provider	JEA	
Potential Water Impact	Decrease of 2,276 gallons/day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 1,707 gallons/day	
Potential Solid Waste Impact	Increase in 57.99 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.

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 1.1.0 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.

Conservation/Coastal Management Element

- 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.

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.

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.

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 1.1.0, 3.1.3 and 3.2.4.

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 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.

As called for in CCME Objective 7.4, the recommendation of approval is conditioned on the removal of 1.85 acres of CHHA land from the request. The applicant has agreed to this condition. This will provide viable use of the property while directing development away from natural hazards.

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

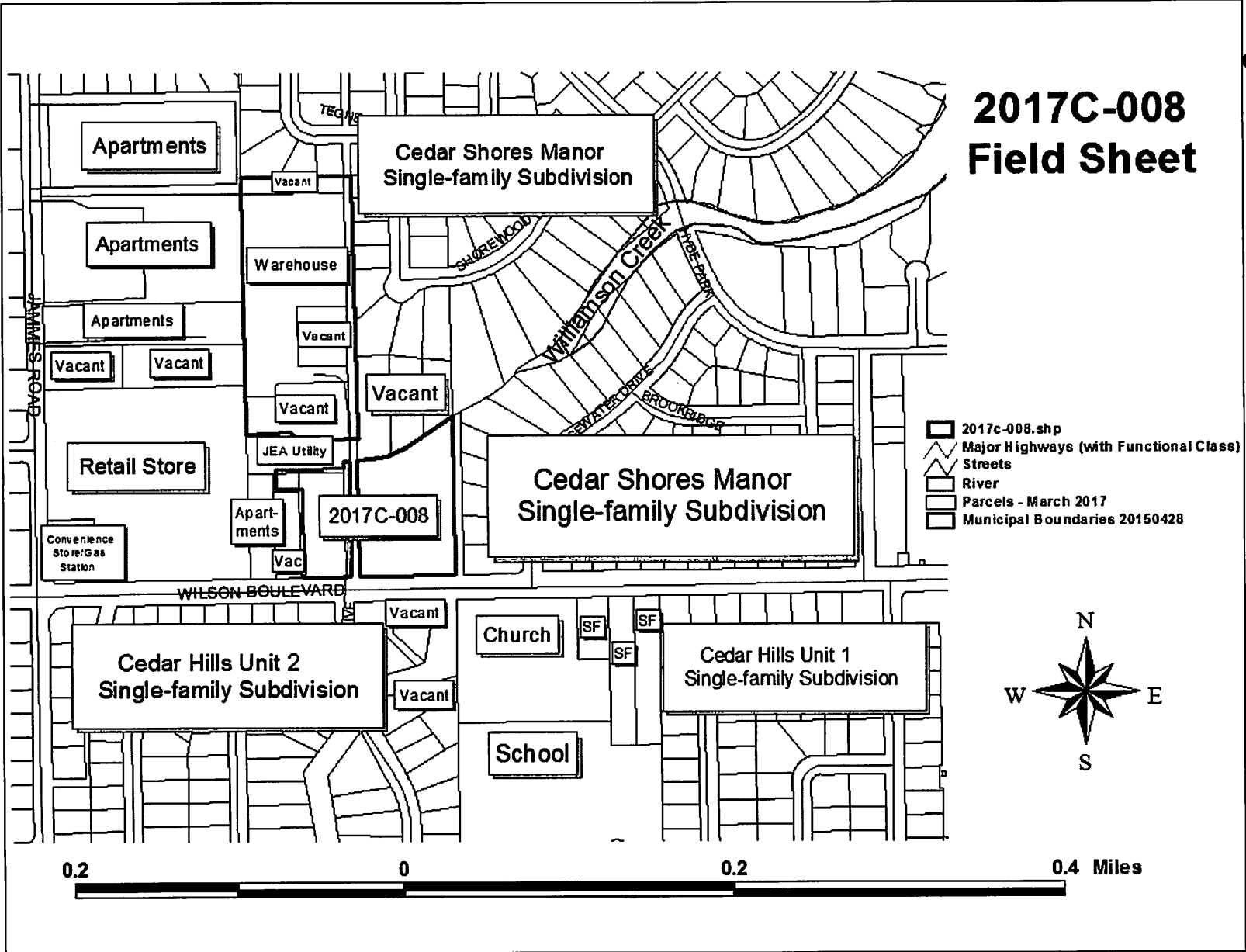
The Planning and Development Department recommends **APPROVAL AS CONDITIONED** of this application based on its consistency with the overall intent of the 2030 Comprehensive Plan.

CONDITION: The 1.85 acres of Coastal High Hazard Area (CHHA) shall be removed from the land use amendment thereby reducing the overall acreage request to 2.50 acres as

depicted in "Attachment H - Revised Exhibit 2 Map (July 7, 2017)" and "Attachment I - Revised Legal Description/Exhibit 1 (June 14, 2017)".

ATTACHMENT A

2017C-008 Field Sheet



ATTACHMENT B

Traffic Analysis:

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



MEMORANDUM

DATE: May 26, 2017

TO: Edward Lukacovic
Community Planning Division

FROM: Lurise Bannister
Transportation Division

SUBJECT: Transportation Review: Land Use Amendment 2017C-008

A trip generation analysis was conducted for Land Use Amendment 2017C-008, 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 approximately 4.35 +/- 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 15 units (ITE Land Use Code 210) which could generate 143 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 21 units (ITE Land Use Code 220) which could generate 140 daily trips. The proposed the RPI non-residential land use category allows for 0.5 FAR resulting in a development potential 94,743SF of office use (ITE Land Use Code 710), generating 1,045 daily vehicular trips. This will result in 763 net new daily vehicular trips if the land use is amended from LDR and MDR to RPI, 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	15 DUs	T = 9.52 (X)	143	0.00%	143
MDR	220	21 DUs	T = 6.65 (X)	140	0.00%	140
Total Section 1						282
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	94,743 SF	T = 11.03 (XY/1000)	1,045	0.00%	1,045
Total Section 2						1,045
Net New Daily Trips						763

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



Additional Information:

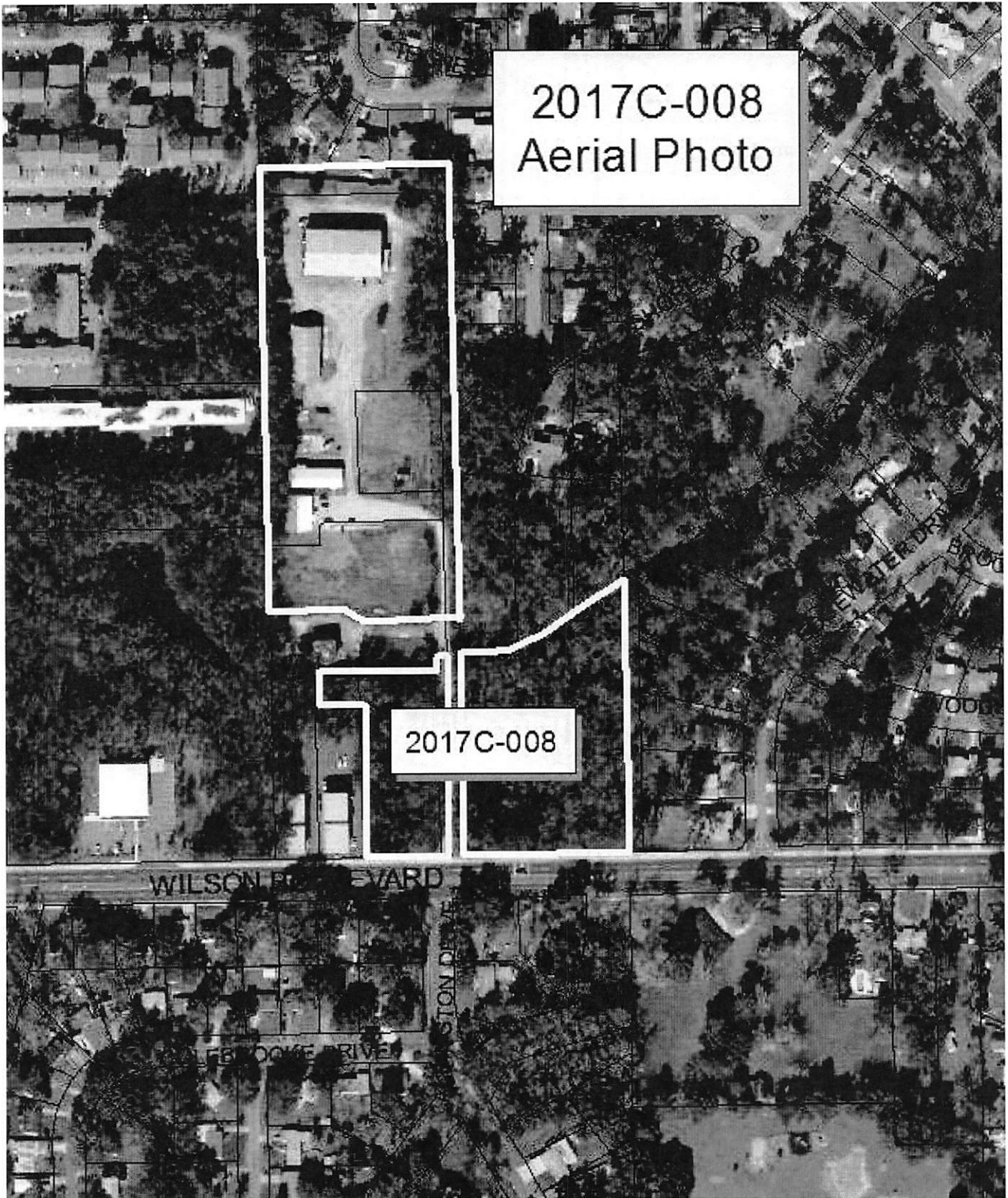
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Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count 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 35,820 vpd. The proposed 94,743 SF of office space could generate approximately 1,045 daily trips unto the network. This segment is expected to operate at a V/C ratio of 0.76 with the inclusion of the additional traffic from this land use amendment.

ATTACHMENT C



ATTACHMENT E

Flood Zone Map:




ATTACHMENT F

Coastal High Hazard Area Map:

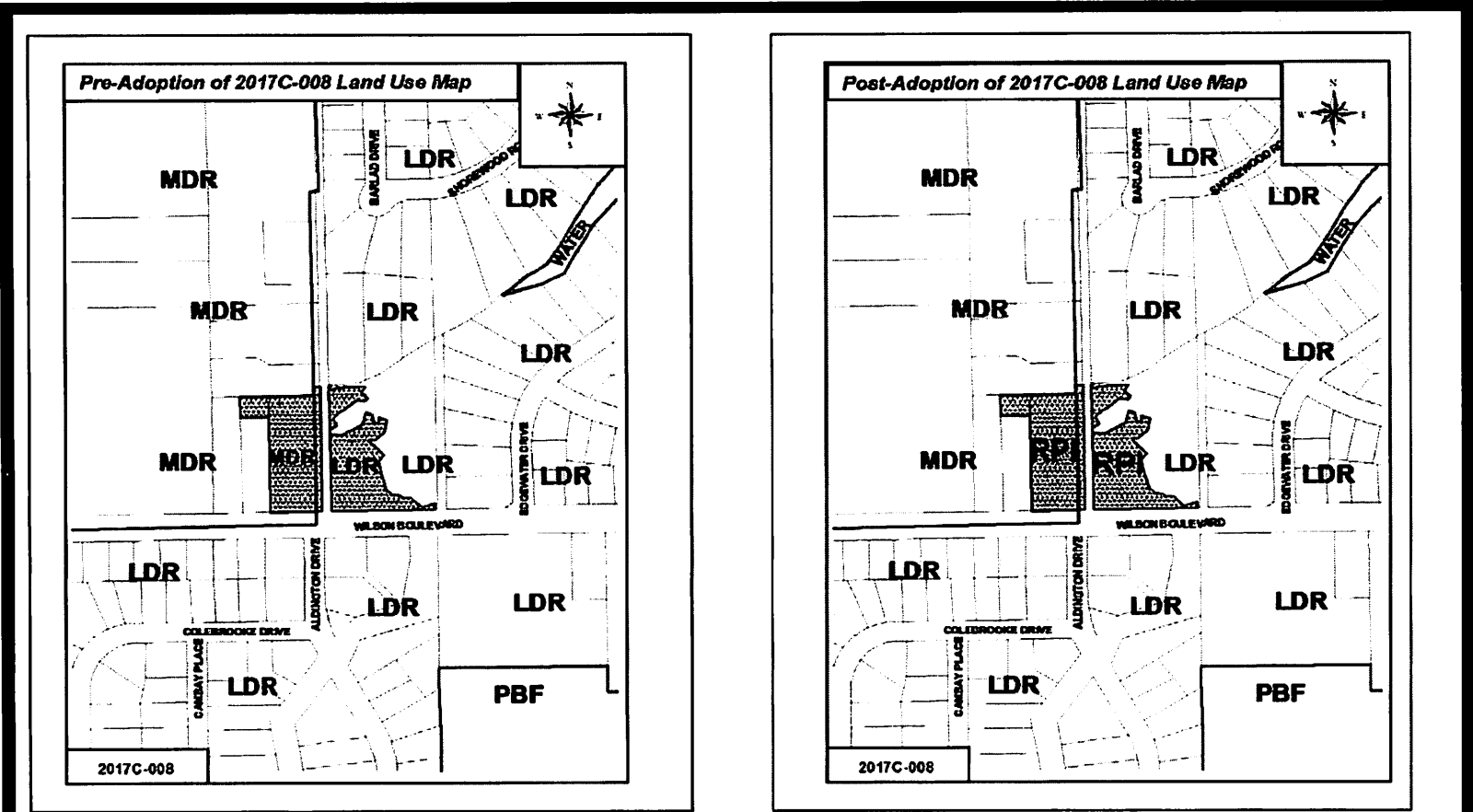


ATTACHMENT G

Land Use Amendment Application:

 APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN			
Date Submitted:	3/14/2017	Date Staff Report is Available to Public:	06-16-2017
Land Use Adoption Ordinance #:	2017-382	Planning Commission's LPA Public Hearing:	06-22-2017
Rezoning Ordinance #:	2017-383	1st City Council Public Hearing:	06-26-2017
JPDD Application #:	2017C-008	LUZ Committee's Public Hearing:	07-18-2017
Assigned Planner:	Ed Lukacovic	2nd City Council Public Hearing:	07-25-2017
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information:		Owner Information:	
LARA HIPPS		ELIZABETH TOWERS	
HIPPS GROUP INC.		FLORIDA TITLE GROUP INC	
1650 MARGARET STREET #323		6215 WILSON BLVD	
JACKSONVILLE, FL 32204		JACKSONVILLE, FL 32210	
Ph: (904) 781-2654		Ph: (904) 708-5608	
Fax: (904) 781-2655			
Email: LARA@HIPPSGROUPINC.COM			
<u>DESCRIPTION OF PROPERTY</u>			
Acreage:	4.35	General Location:	WILSON BLVD
Real Estate #(s):	102938 0000, portion of 102943 0110, 102944 0000, and 102946 0000	Address:	0 WILSON BLVD 6215 WILSON BLVD
Planning District:	4		
Council District:	9		
Development Area:	URBAN AREA		
Between Streets/Major Features: JAMMES RD and ELLERSHAW ROAD			
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: GRANDFATHERED LIGHT INDUSTRIAL USES			
Current Land Use Category/Categories and Acreage:			
MDR	1.38		
LDR	2.97		
Requested Land Use Category:	RPI	Surrounding Land Use Categories:	LDR and MDR
Justification for Land Use Amendment: TO FACILITATE REZONING TO CRO.			
<u>UTILITIES</u>			
Potable Water:	JEA	Sanitary Sewer	JEA
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage:			
RMD-D	1.38		
RLD-60	2.97		
RMD-A	6.08		
Requested Zoning District:	CRO and PBF-2		
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT H



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)**

Planning District: 4

Identification Number: 2017C-008

Council District: 9

Exhibit 2 (Page 1 of 1) Revised July 7, 2017



ATTACHMENT I

**Revised Legal Description/Exhibit 1 (June 14, 2017):
ORDINANCE 2017-382**

Legal Description

The South 365 feet of the South 320 feet of lot 9, Block 5, Ortega Farms, according to plat thereof, recorded in Plat Book 3, page 79, current public records, Duval County, Florida.

Lot 10, Block 5, Ortega Farms, According to the plat thereof as recorded in Plat Book 3, page 79, Public Records of Duval County, Florida, Excepting therefrom that portion lying within the subdivision of Cedar Hills, Unit 4, according to the plat thereof as recorded in Plat Book 26, Pages 10 and 10A, Public Records of Duval County, Florida.

Less and except:

Property identified as Parcel number 110 in the Warranty Deed recorded in Official Records Book 7669, Page 67 and rerecorded in Official Records Book 7676, Page 1802, of the Public Records of Duval County, Florida.

The South 338.5 feet of the East ½ of Lot 9, Block 5, Ortega Farms, according to plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida.

The Northerly 60 feet of the South 338.5 feet of the East ½ of the West ½ of Lot 9, Block 5, Ortega Farms, according to Plat recorded in Plat Book 3, Page 79, current public records of Duval County, Florida.

Less and except:

All land located within the Coastal High Hazard Area (CHHA) as adopted on Map L-9 in the Future Land Use Element by Ordinance 2014-419-E

Revised JUNE 14, 2017

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EXHIBIT 1
Page _____ of _____