



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

OVERVIEW

ORDINANCE: 2019-225

APPLICATION: L-5362-19A-2-4

APPLICANT: ZACH MILLER, ESQ.

PROPERTY LOCATION: 0 Corporate Square Court; South of Atlantic Boulevard (US-90) and West of Southside Boulevard (SR-115)

Acreage: 20.17

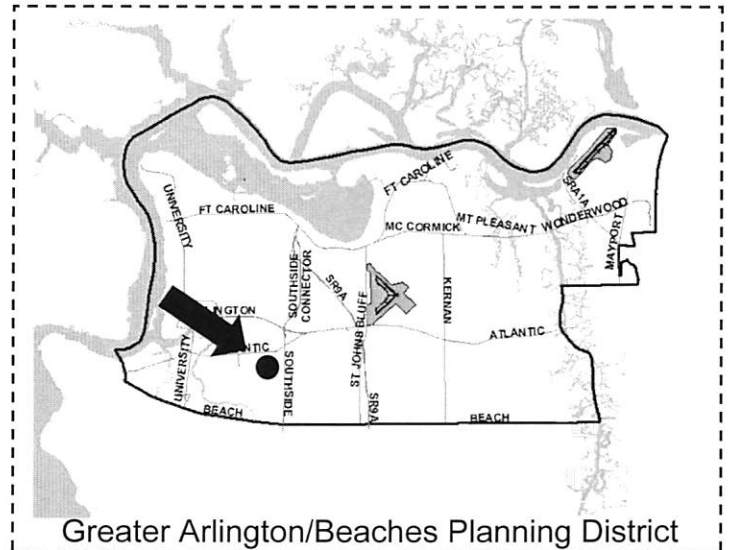
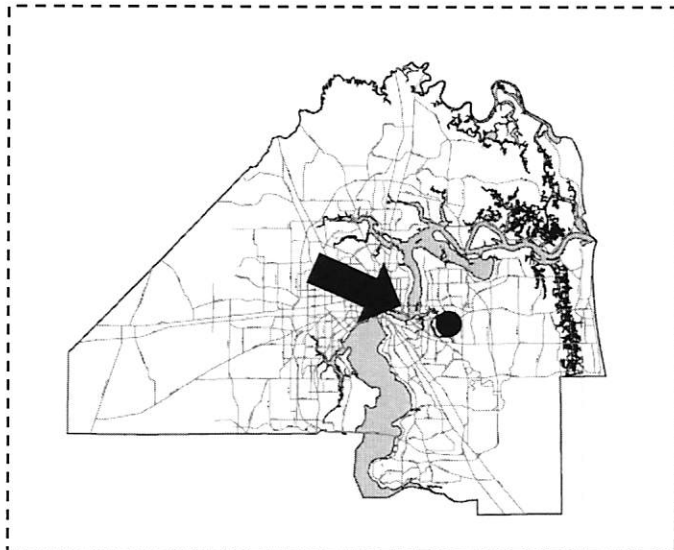
Requested Action:

	Current	Proposed
LAND USE	BP	MDR
ZONING	IBP	RMD-D

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
BP	MDR	N/A	303 DU (15 DU/Acre)	307,512 Sq. Ft. (0.35 FAR)	N/A	Increase of 303 DU	Decrease of 307,512 Sq. Ft.

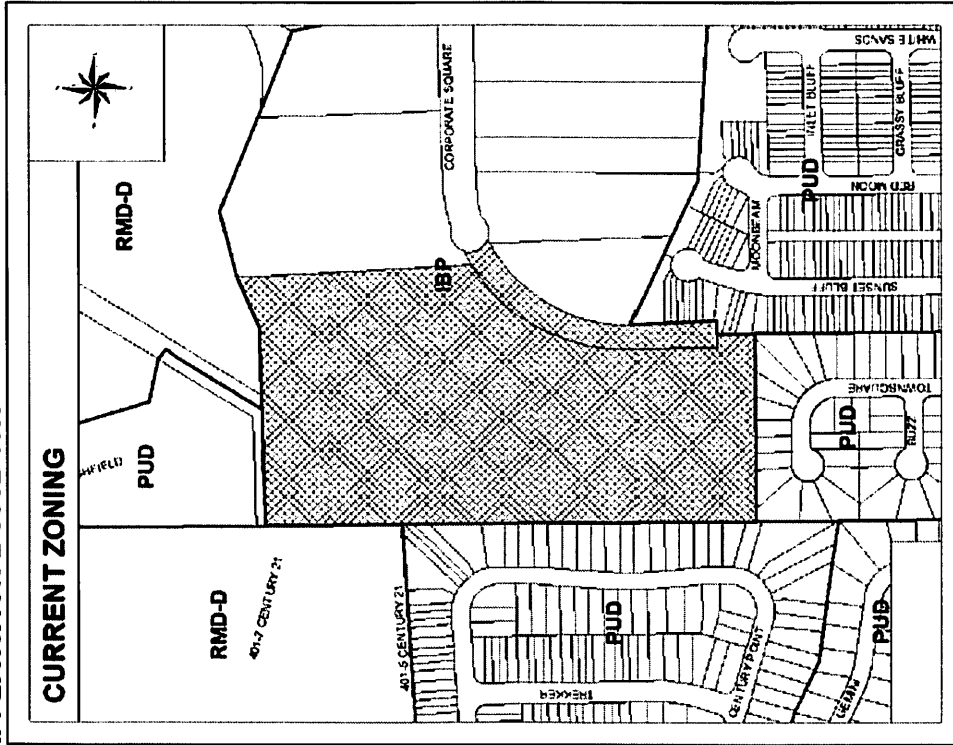
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:

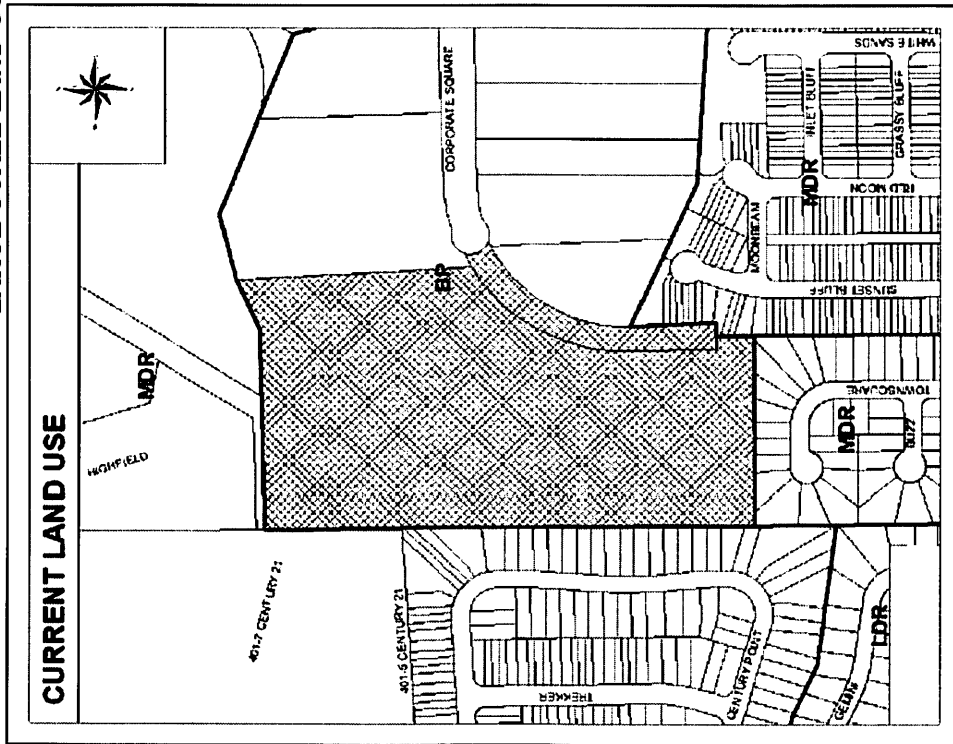


DUAL MAPS

LARGE SCALE LAND USE APPLICATION L-5362-19A



Current Zoning District(s): Industrial Business Park (IBP)
Requested Zoning District(s): Residential Medium Density- D (RMD-D)



Existing FLUM Land Use Categories: Business Park (BP)
Requested FLUM Land Use Category: Medium Density Residential (MDR)

ANALYSIS

Background:

The 20.17 acre subject property is located along the west side of Corporate Square Court, a local road. The property is located within the Urban Development Area, as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan, Council District 4, and the Greater Arlington/Beaches Planning District.

The presently vacant subject site has a land use designation of Business Park (BP). The applicant proposes a future land use map amendment from BP to Medium Density Residential (MDR) to develop medium density residential uses. The rezoning application is not required for the transmittal round of legislation and will be processed during the adoption round of this large scale future land use amendment.

The site is surrounded by a mix of residential uses on the north, west, south, and southeast. The area to the east of the subject site contains light manufacturing and warehouses uses. A parcel directly abutting the southeast side of the subject site underwent a land use change from BP to MDR pursuant to 2002-220-E, to allow for the development of residential uses.

Detailed information about the surrounding area can be found on the Dual Map on page 2, and on Attachment A – Existing Land Utilization Map. The adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	MDR	RMD-D & PUD	Vacant, Right of way, & Multi-Family
South	MDR	PUD	Single-Family
East	BP & MDR	IBP & PUD	Warehousing, Light Manufacturing, & Single-Family
West	MDR	PUD & RMD-D	Single-Family & Multi-Family

Impact Assessment:

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this Section.

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA availability letter dated December 13, 2018 indicating that the site has access to centralized water and sewer infrastructure, however in order to connect to the sewer an onsite pump station must be designed and constructed.

Infrastructure Element

Sanitary Sewer Sub-Element

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 does not result in an increase of 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.

Supplemental Transportation Information

Objective 2.4 of the 2030 Comprehensive Plan requires that The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner. 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 8.

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 8 is **0.70**.

The proposed residential development is expected to generate 2,218 daily trips onto the roadway network. Corporate Square Court, a local roadway that provides direct access to the site, and Atlantic Boulevard (US 90A) and Southside Boulevard (SR 115) are functional classified roadways that could be impacted by the development. These state facilities are expected to operate at an acceptable V/C ratio with the inclusion of the additional traffic from this land use amendment.

School Capacity

The 20.17 acre proposed land use map amendment has a maximum potential development of 303 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

**School Impact Analysis
LUA 5362-19A**

Development Potential: 303 Multi-Family Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	3	8,207	77%	51	79%	1,109
Middle	3	2,364	83%	22	85%	56
High	3	4,658	92%	28	89%	180
Total New Students				101		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

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

Public School Facilities Element

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

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

Objective 3.2 **Adopted Level of Service (LOS) Standards**
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 YEAR PROJECTION
Southside Estates ES #76	4	50	647	487	75%	77%
Southside MS #211	4	22	977	868	89%	95%
Englewood HS #90	4	28	1,864	1,851	99%	106%

- Does not include ESE & room exclusions
- Analysis based on 303 maximum dwelling units –L-5362-19A

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.

Historic Preservation Element

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

Aquifer Recharge Area

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

IE-AR Policy 1.2.8

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

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located 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. (See Wetland Map, Attachment E)

Wetlands Characteristics:

Approximate Size: 2.6 Acres

General Location(s): Isolated pocket in the northwest corner of the property (Attachment E)

Quality/Functional Value:

The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

**Soil Types/
Characteristics:**

22- Evergreen-Wesconnett Complex

The Evergreen series consists nearly level, very poorly drained soils. Generally, the high water table is at or above the surface for very long periods.

The Wesconnett series consists of nearly level, very poorly drained, sandy soils. Generally the high water table is at or above the surface for very long periods.

Wetland Category: Category III

Consistency of Permitted Uses:

Silvicultural and Agricultural uses, or any use meeting the requirements of Policy 4.1.3 of the CCME

Environmental Resource

Permit (ERP): Not provided by the applicant

Wetlands Impact: Unable to determine

Associated Impacts: None

Relevant Policies:

Conservation/Coastal Management Element

Policy 4.1.3

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

(a) Encroachment

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

(b) No net loss

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

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

(c) Floodplain protection

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

(d) Stormwater quality

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

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

(e) Septic tanks

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

(f) Hydrology

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

Policy 4.1.6

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

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

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

Best Management Practices: Silviculture

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

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

Best Management Practices: Agriculture

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

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

Future Land Use Element

Policy 4.1.10

The City hereby incorporates Map L-5 that depicts Salt Water Marshes, Riverine/Estuarine Wetlands and All Other Wetlands. Notwithstanding the permitted land uses according to the Future Land Use Map series (FLUMs), the permitted land uses within such areas shall be limited to the permitted land uses and associated standards of Objectives 4.1, 4.2, 4.3 and 5.1 and related policies of the Conservation/Coastal Management Element.

IMPACT ASSESSMENT

IMPACT ASSESSMENT

L-5362-19A

DEVELOPMENT ANALYSIS		
Development Boundary	Urban Area	
Roadway Frontage Classification	Unclassified	
Plans/Studies	Greater Arlington Beaches Vision Plan	
	CURRENT	PROPOSED
Site Utilization	Vacant	Residential
Land Use/Zoning	BP/IBP	MDR/RMD-D
Development Standards For Impact Assessment	0.35 FAR	15 DU/Acre
Development Potential	307,512 sq. ft.	303 DU
Population Potential	n/a	712 people
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Septic Tank Failure Area		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	Low and High	
Historic District		X
Coastal High Hazard/Adaptation Action Areas		X
Ground Water Aquifer Recharge Area	0-4 inches	
Well Head Protection Zone		X
Boat Facility Siting Zone		X
Brownfield		X
State Road (SR)	SR Name:	n/a
PUBLIC FACILITIES		
Potential Roadway Impact	No net new daily trips	
Potential Public School Impact	101 new students	
Water Provider	JEA	
Potential Water Impact	Increase of 49625 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 37219 gallons per day	
Potential Solid Waste Impact	Increase of 295.8 tons per year	
Drainage Basin / Sub-Basin	Arlington River/Silversmith Creek	
Recreation and Parks	Ivey Road Park	
Mass Transit	None	
NATURAL FEATURES		
Elevations	29'-49'	
Land Cover	7400, 4340, 3100, 1400	
Soils	22,71,7,35	
Floodzone	no	
Wetlands	6300- Wetland Forest Mixed	
Wildlife (sites greater than 50 acres)	n/a	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 15, 2019, the required notices of public hearing signs were posted. One hundred and ninety-one (191) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on April 15, 2019. No members of the public attended.



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 (FLUE)

Policy 1.1.2 As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area

(SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
- Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
- 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 Future Land Use Element (FLUE), Business Park (BP) in the Urban Development Area is intended to provide compact medium to high intensity office development. Commercial offices should comprise the majority of the land area, while service, major institutional and light industrial uses constitute the remaining land area.

Medium Density Residential (MDR) in the Urban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR 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 maximum gross density in the Urban Area is 20 units/acre and the minimum gross density shall be greater than 7 units/acre.

The site has access to full urban services, including water and sewer, according to a JEA availability letter dated December 13, 2018, consistent with Policy 1.2.9 of the FLUE. By providing infill development on a site with existing access to infrastructure and utilities in the Urban Development Area, the proposed amendment would maintain a compact and compatible land use pattern and as such is consistent with, Objective 6.3 and Policy 1.1.22 of the FLUE. While there a proposed site plan for the amendment was not provided, future development would be required to meet the density requirements set forth in the MDR land use category description for development in the Urban Area to maintain consistency with FLUE Policy 1.1.2.

The applicant is proposing a change from BP to MDR to allow for residential development. The amendment would continue to maintain adequate land designated for residential use and allow for a wider mix of uses and housing types in the area, which currently includes apartments to the north and west, single family residential to the west and south, and light manufacturing and warehousing uses to the east. Therefore, the proposed amendment is consistent with FLUE Goal 3, Objective 3.1, and Policy 3.1.6.

Vision Plan

The subject property is located within the boundaries of the Greater Arlington/Beaches Vision Plan. Objective 2.1.1 of Guiding Principal 2 of the vision plan states, that new housing should be located in redevelopment areas, on underutilized land, and at designated redevelopment nodes and corridors. The subject site is vacant, underutilized land that has access to existing infrastructure, and therefore is a preferred location for residential development. Additionally, the proposed development would create a wider mix of housing options in the area, which is also recommended by the vision plan. As such the proposed amendment is consistent with Objective 2.1.1 of the Greater Arlington/Beaches Vision Plan, which encourages a range of housing opportunities and choices that are compatible with affected neighborhoods.

Strategic Regional Policy Plan

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

Objective: Housing options that provide choices to all of our residents and promote demographic and economic diversity as one way to ensure that our communities are viable and interesting places for the long term.

Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

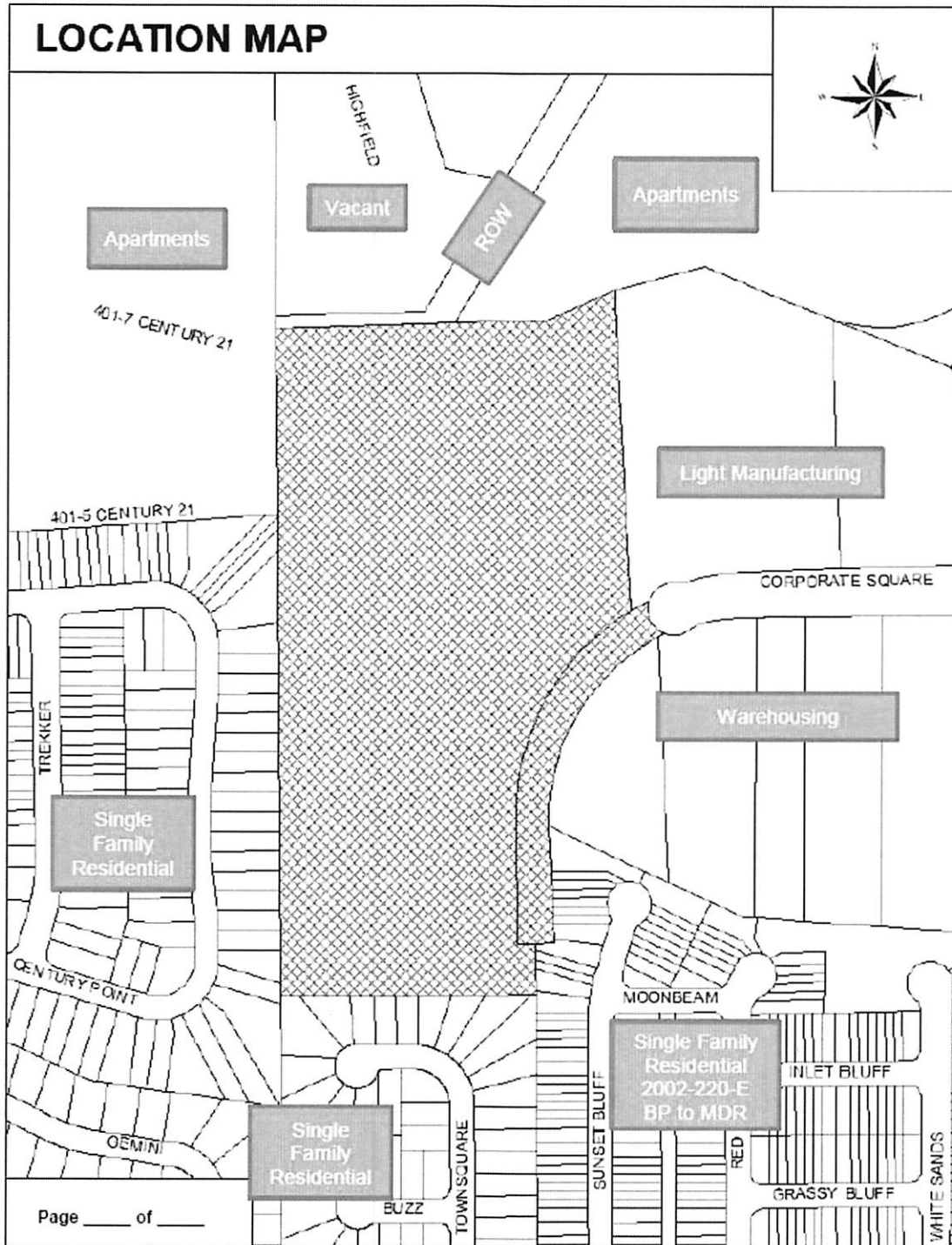
The proposed land use amendment seeks to develop new housing options, and is therefore consistent with Policy 21 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it will increase and diversify the existing housing stock.

RECOMMENDATION

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

ATTACHMENT A

Existing Land Utilization:



ATTACHMENT B

Traffic Analysis:

A trip generation analysis was conducted for Land Use Amendment L-5362-19A, located on Corporate Square Court, west of Southside Boulevard, between Atlantic Boulevard and Ivey Road in the Urban Development Area of Jacksonville, Florida. The subject site has an existing Business Park (BP) (CGC) land use category. The proposed land use amendment is to allow for Medium Density Residential (MDR) use on approximately 20.17 +/- acres.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (10th 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, the BP land use category development impact assessment standards allows for 0.35 FAR per acre, resulting in a development potential of 307,512 SF of office/light industrial space (ITE Code 770) which could generate 2,492 daily vehicular trips. The proposed the MDR land use category allows for 15 multi-family dwelling units per acre, resulting in a development potential of 303 apartments (ITE Land Use Code 220), and generating 2,218 new daily vehicular trips. This will result in no net new daily vehicular trips if the land use is amended from BP to MDR, as shown in Table A.

Table A
Trip Generation Estimation

Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Pass-By Trips	Net New Daily Trip Ends
BP	770	307,512 SF	$T = 12.44 (X) / 1000$	3,776	34.00%	2,492
Total Section 1						2,492
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
MDR	220	303 MFDUs	$T = 7.32 (X)$	2,218	0.00%	2,218
Total Section 2						2,218
Net New Daily Trips						0

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

ATTACHMENT B (cont)

Additional Information:

Objective 2.4 of the 2030 Comprehensive Plan requires that The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner. 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 8.


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 8 is **0.70**.

The proposed residential development is expected to generate 2,218 daily trips onto the roadway network. Corporate Square Court, a local roadway that provides direct access to the site, and Atlantic Boulevard (US 90A) and Southside Boulevard (SR 115) are functional classified roadways that could be impacted by the development. These state facilities are expected to operate at an acceptable V/C ratio with the inclusion of the additional traffic from this land use amendment.

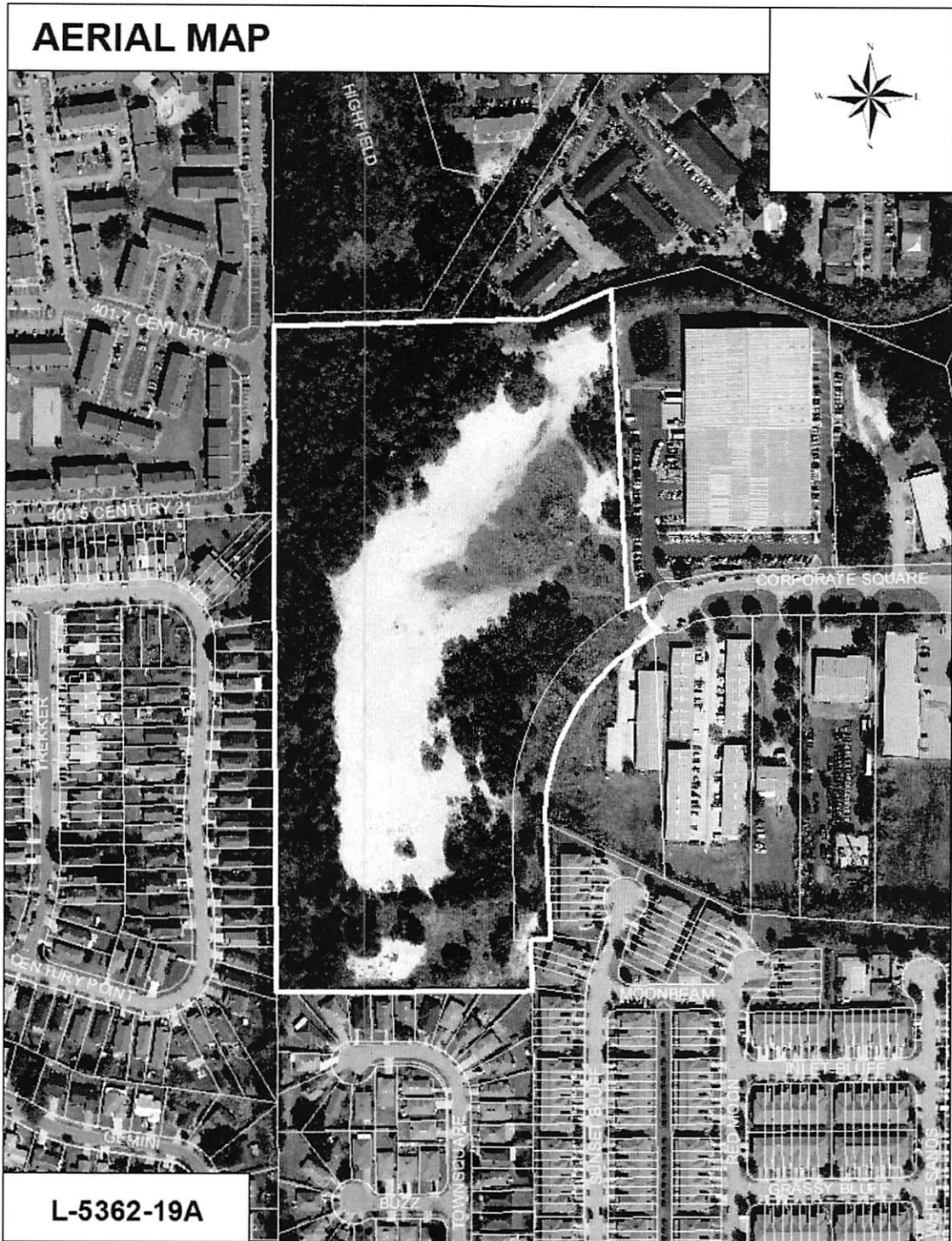
ATTACHMENT C

Land Use Amendment Application:

		APPLICATION FOR LARGE-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN	
Date Submitted:	1/24/19	Date Staff Report is Available to Public:	05-03-2019
Land Use Transmittal Ordinance #:	2019-225	Planning Commission's LPA Public Hearing:	05-09-2019
JPDD Application #:	L-5362-19A	1st City Council Public Hearing:	05-15-2019 (Wed)
Assigned Planner:	Krista Fogarty	LUZ Committee's Public Hearing:	05-21-2019
		2nd City Council Public Hearing:	05-28-2019
<u>GENERAL INFORMATION ON APPLICANT & OWNER</u>			
Applicant Information: ZACH MILLER, ESQ. 501 RIVERSIDE AVE., SUITE 901 JACKSONVILLE, FL 32202 Ph: 9043965731 Fax : 9043995461 Email: ZACH_MILLER@BELLSOUTH.NET		Owner Information: MICHAEL ESSA M&K PROPERTIES OF JACKSONVILLE, LLC 4024 HEATH ROAD JACKSONVILLE, FL 32211	
<u>DESCRIPTION OF PROPERTY</u>			
Acreage: 20.17 Real Estate #(s): 145178 6000 145178 0450		General Location: SOUTH OF ATLANTIC BLVD AND WEST OF SOUTHSIDE BLVD	
Planning District: 2 Council District: 4 Development Area: URBAN AREA Between Streets/Major Features: BEACH BLVD and ATLANTIC BLVD		Address: 0 CORPORATE SQUARE CT	
<u>LAND USE AMENDMENT REQUEST INFORMATION</u>			
Current Utilization of Property: VACANT LAND Current Land Use Category/Categories and Acreage: BP 20.17			
Requested Land Use Category: MDR		Surrounding Land Use Categories: BP, MDR	
Applicant's Justification for Land Use Amendment: TO DEVELOP THE PROPERTY WITH MEDIUM DENSITY RESIDENTIAL USES.			
<u>UTILITIES</u>			
Potable Water: JEA		Sanitary Sewer JEA	
<u>COMPANION REZONING REQUEST INFORMATION</u>			
Current Zoning District(s) and Acreage: IBP 20.17			
Requested Zoning District: RMD-D			
Additional information is available at 904-255-7888 or on the web at http://maps.coj.net/luzap/			

ATTACHMENT D

Aerial:



ATTACHMENT E

Wetland Map:

