

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



**OVERVIEW**

**ORDINANCE: 2013-639**

**APPLICATION: 2013C-020-2-4**

**APPLICANT: L. CHARLES MANN**

**PROPERTY LOCATION: 7336 Atlantic Boulevard and 7408 Silver Lake Terrace.**

**Acreeage: 2.85 Acres**

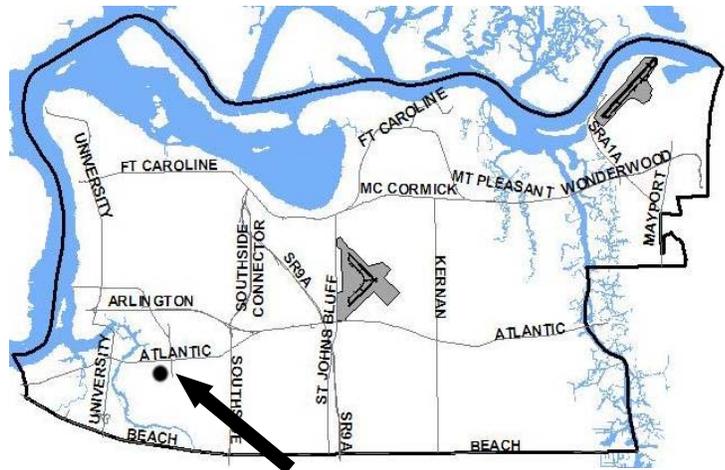
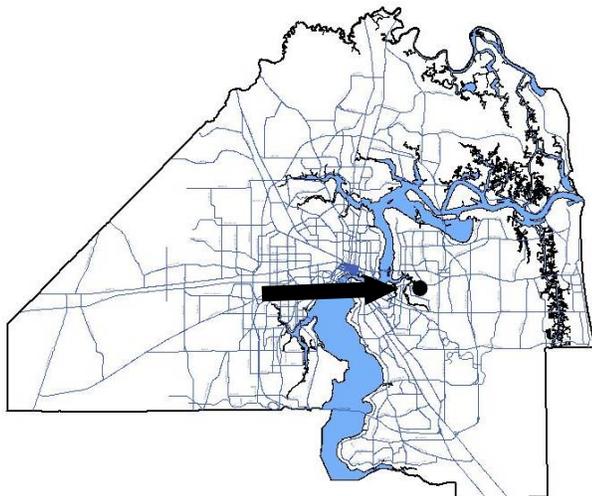
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>MDR</b>	<b>CGC</b>
<b>ZONING</b>	<b>RMD-A</b>	<b>PUD</b>

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density 15 (DU/Acre)	Proposed Maximum Density 15 (DU/Acre)	Existing Maximum Intensity 0.35 (FAR)	Proposed Maximum Intensity 0.35 (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Increase) in Potential Floor Area
MDR	CGC	43 M/F Dwelling Units	0 Dwelling Units	0 SF	43,451 SF Commercial	Decrease 53 M/F Dwelling Units	Increase 43,451 SF Commercial

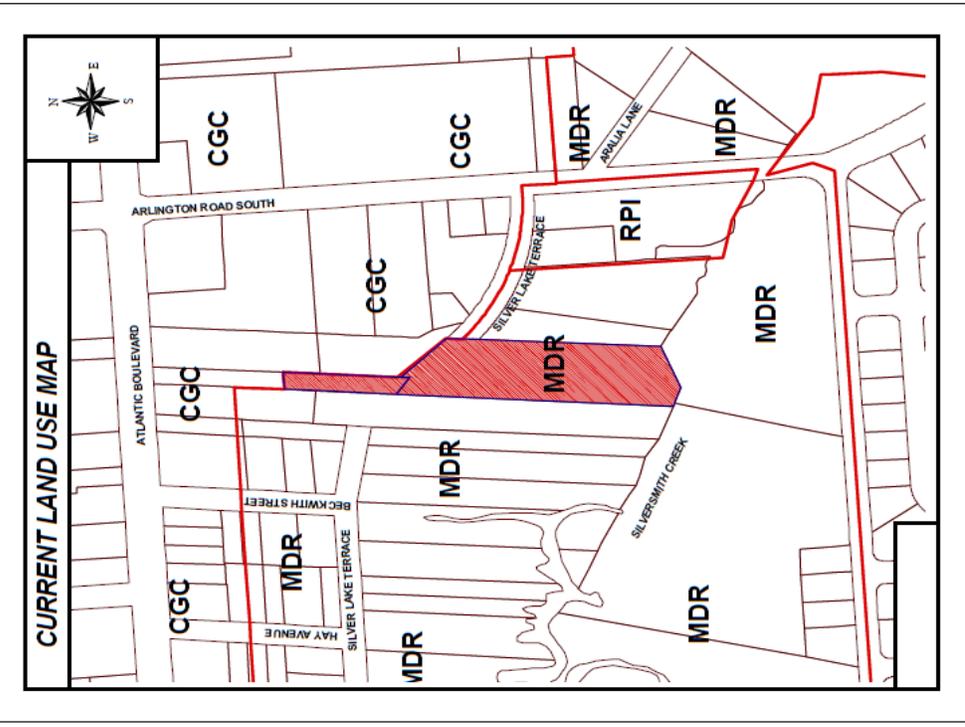
**PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:**



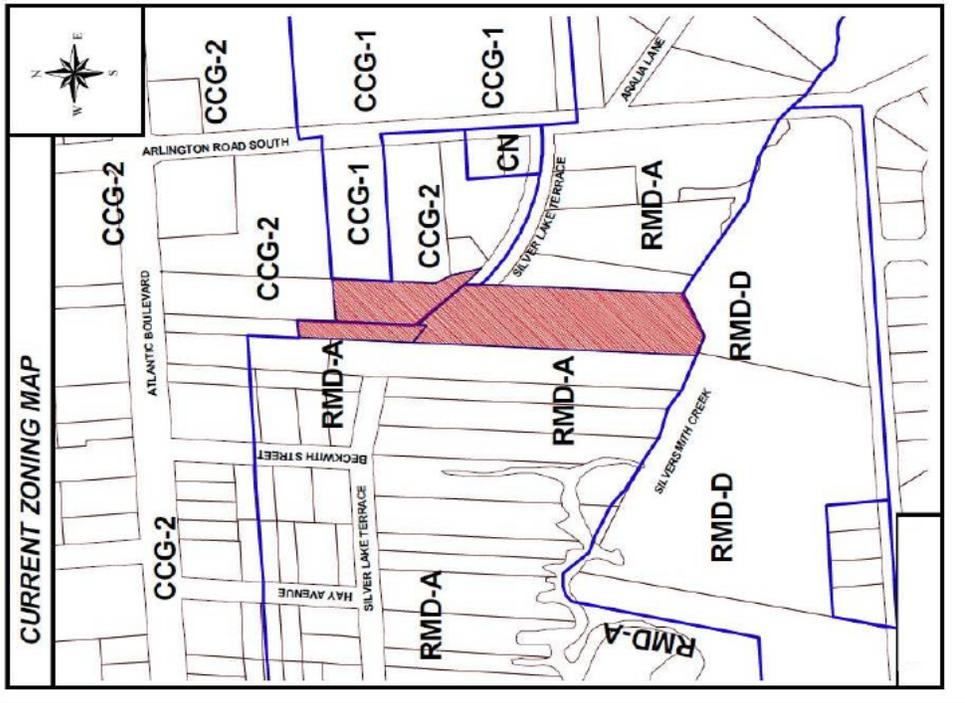
# DUAL MAP PAGE

## SMALL-SCALE LAND USE APPLICATION 2013C-020



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

Requested FLUM Land Use Category: Community/General Commercial (CGC)



Current Zoning District(s): Residential Medium Density-A (RMD-A) and Commercial Community/General-2 (CCG-2)

Requested Zoning District(s): Planned Unit Development (PUD)

## ANALYSIS

### Background:

The 2.85 acre subject property is located in the Greater Arlington/Beaches Planning District at the dead end of Silver Lake Terrace, a local road that connects to Arlington Road South, a collector road. Silver Lake Terrace connects into Arlington Road South less than one quarter of a mile south of Atlantic Boulevard, a principal arterial roadway. The applicant proposes a future land use amendment from Medium Density Residential (MDR) to Community/General Commercial (CGC) and a rezoning from Residential Medium Density–A (RMD-A) to Planned Unit Development (PUD). The PUD includes an additional 0.66 acre parcel located along the northeastern border of the site which is already designated with the CGC land use category bringing the total development area to 3.51 acres. The owner of the property uses the site as a construction storage yard for an asphalt business and therefore, the purpose of the land use amendment and rezoning is to make the legal nonconforming use into a conforming use.

Land uses north and east of the site are primarily commercial retail sales and service in nature. They include uses such as service garages, professional offices, automotive sales, open storage and retail sales. These uses are located primarily within a CGC category. Single-family homes border the northwestern portion of the subject property. The southern and southwestern boundaries of the site are buffered by Silversmith Creek and its associated wetlands. Silver Lake Terrace dead ends at the subject property and then is open again one parcel west of the subject property.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the “Urban Area” of the City.

The proposed land use does not include a residential component and as such will not impact school capacity.

### Impacts and Mitigation:

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).

## **Transportation**

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 3,072 new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

## **Archaeological Sensitivity**

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of low, medium, and high sensitivity for the presence of archaeological resources. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during future redevelopment of the site.

## **Wetlands**

A Planned Unit Development (PUD) site plan submitted by the applicant shows approximately 0.52 acres of wetlands located on the 2.85 acre land use amendment site. The wetlands are located on the southern end of the site and are part of a larger natural system that drains in a westerly direction buffers Silversmith Creek. The "Florida Land Use Code Classification System" (FLUCCS) classifies the wetland as "Wetland Forested Mixed". The wetlands system performs valuable pollution filtration and storm water storage attenuation. Therefore, the Category II Wetlands has an extremely high functional value and therefore should be preserved.

The PUD plan shows no further development and impacts into the wetlands. Therefore, the application is consistent with Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan. The Goal and Objective is 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, improve the water quality, and improve fish and wildlife values of wetlands.

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.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan. However, since no further encroachment into wetlands is planned then this proposed land use amendment application is consistent with this policy as well.

**IMPACT ASSESSMENT****2013C-020****2.85 Acres**

<b>DEVELOPMENT ANALYSIS</b>		
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Construction Storage Yard	Construction Storage Yard
Land Use Category	MDR	CGC
Development Standards For Impact Assessment	15 S/F Dwelling Units/Acre	0.35 Floor Area Ratio (FAR)
Development Potential	42 MF Dwelling Units	43,451 Sq. Ft. Commercial
Population Potential	98 people	0 people
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b>YES</b>	<b>NO</b>
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	X - Low, Medium, & High Sensitivity	
Historic District		X
Coastal High Hazard Area	X	
Ground Water Aquifer Recharge Area		X – Discharge Area
Well Head Protection Zone		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	Increase 265 peak hour & 3,072 daily trips	
Water Provider	JEA	
Potential Water Impact	Possible decrease in demand of 7697 gpd. LOS maintained.	
Sewer Provider	JEA	
Potential Sewer Impact	Possible decrease in demand of 5773 gpd. LOS maintained.	
Potential Solid Waste Impact	Possible decrease in demand of 39.68 tons per year. LOS maintained.	
Drainage Basin / Sub-Basin	Silversmith Creek Sub-basin & Arlington River Basin	
Recreation and Parks	Tidewater Lots Park	
Mass Transit	Served by Bus Line AR7 on Atlantic Boulevard	
<b>NATURAL FEATURES</b>		
Elevations	10 to 20 feet	
Soils	75 –Urban Land-Hurricane-Albany Complex (75%) and 40 – Maurepas muck (25%)	
Land Cover	3300 – Mixed Rangeland (65%), 6300 – Wetland Forested Mixed (25%), and 1410 – Commercial Services (10%)	
Flood Zone	Yes; Coastal High Hazard Area for wetland portion of property.	
Wet Lands	Yes	
Wild Life	N/A	

## PROCEDURAL COMPLIANCE

### Signs, Notices and Preview Workshop

Upon site inspection by the Planning and Development Department on August 12, 2013, the required notices of public hearing signs were posted. Twenty-nine (29) notices were mailed out to property owners within 350 feet of the application site informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Preview Workshop on August 19, 2013. There was one speaker in support of the application. No other speakers either for or against the application were present, however, one speaker had questions regarding the application.

## CONSISTENCY EVALUATION

### 2030 Comprehensive Plan Consistency

The proposed amendment is consistent with the following Policies of the 2030 Comprehensive Plan, Future Land Use Element:

- Objective 1.1      Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination
- Policy 1.1.22      Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Objective 3.2      Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.7      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 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.

The subject property has access to full urban services, including mass transit, and is located in a developed area of the City with nearby access to collector and principal arterial roadways. Therefore, the proposed land use change aids in maintaining a compact and compatible land use pattern, consistent with FLUE Objective 1.1 and Policy 1.1.22.

The proposed land use amendment to CGC maintains employment and commerce opportunities for the nearby neighborhood's residential community while promoting the viability of the existing commercial. Therefore, the proposed amendment is consistent with FLUE Objective 3.2 and Policy 3.2.7.

Because the proposed land use amendment creates conformity of a non-conforming property use within the urban area of the City and is already served by infrastructure, utilities, and public facilities, the proposed land use amendment is consistent with FLUE Objective 6.3.

According to the category description of the Future Land Use Element (FLUE), Medium Density Residential (MDR) permits housing densities of up to 20 dwelling units per acre when full urban services are available. Generally, multi-family and single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes and townhomes may also be permitted in appropriate locations. Additionally, certain secondary and supporting uses are permitted in all residential categories including supporting commercial and service establishments and home occupations.

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

## Vision Plan

The application site lies within the boundaries of the Greater Arlington/Beaches Vision Plan in an area the plan designates as the Atlantic Boulevard-Arlington Road: Mixed Use Node. Mixed use nodes generally allow for a range of commercial retail and service uses near the residential areas they serve. The proposed CGC land use category allows for a broader range of uses than the existing MDR category.

The current use of the subject property, a construction related business, is non-conforming under the current land use and zoning designations. The proposed amendment and companion PUD rezoning are intended to make the existing commercial use legal conforming.

Because of the above stated reasons, the Neighborhood Planning Section of the Planning and Development Department finds the proposed land use amendment **consistent** with the Greater Arlington/Beaches Vision Plan.

## Strategic Regional Policy Plan Consistency

The proposed land use amendment is consistent with the following Goal of the Strategic Regional Policy Plan, Economic Development Element:

Goal 2.3        An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment is consistent with Goal 2.3 as it promotes the continuation of an existing business in the northeast Florida region. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

## 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 B

## Traffic Analysis:

Produced by: Planning and Development Department LB  
 Application Number: 2013C-020  
 Ordinance Number: \_\_\_\_\_ Date 9/13/2013

**Table A**

**Trip Generation Estimation**

**Section 1**

Existing Development	Number of Acres	ITE Land Use Code	Existing Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
Undeveloped	2.85							0	0	0
Total Section 1									0	0

**Section 2**

Current Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
MDR / RMD-A	2.85	220	43	Dus	T = 0.62 (X) T = 6.65 (X)	27 286	0.00% 0.00%	0.00% 0.00%	27	286
Total Section 2									27	286

**Section 3**

Proposed Land Use	Number of Acres	ITE Land Use Code	Potential Number of Units (X)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Internal Trips	* Less Pass-By Trips	Net New PM Peak Trip Ends	Net New Daily Trip Ends
CGC / PUD	2.85	820	43,451	1,000 SF OF GLA	T = 0.67(X) + 3.31 / 1000 T = 0.65 (X) + 5.83 / 1000	343 3,950	0.00% 0.00%	15.00% 15.00%	292	3,358
Total Section 3									292	3,358
Net New Trips = Section 3 - Section 2 - Section 1									265	3,072

Source: Trip Generation, 9th Edition, ITE  
 \* Pass-by Trip % - COJ Planning & Development Department

2013C-021      Produced by: Planning and Development Department      LB  
 Application Number: 2013C-020  
 Ordinance Number: 0      Date 9/12/2013

**Table B**

**Net New Daily External Trip Distribution**

<b>a</b> 265	<b>b</b> 3,072	= Total Net New External Trips (Table A)	<b>c</b>	<b>(b*c)</b>	<b>(a*c)</b>
Link ID	Roadway Name	From / To	Percent of Total Net New Daily Amendment Trips	Net New Daily External Amendment Trips	Net New Peak Hour External Amendment Trips
36	<b>ATLANTIC BLVD (SR 10)</b>	<b>SOUTHSIDE BLVD (SR 115) TO UNIVERSITY BLVD (SR 109)</b>	27.40%	842	72
253	ARLINGTON RD	UNIVERSITY BLVD TO ROGERO RD	21.70%	667	57

**BOLD**      *Indicates Directly Accessed Segment(s)*

2013C-  
 Application Number: 2013C-020  
 Ordinance Number: LB  
 9/13/2013

**Table C**

**Roadway Link Analysis**

Link ID Number	Road Name	Termini	Roadway Classification	State or Non-State Road	Number of Lanes	Adopted Service Volume		Background Traffic		Amended Trips Daily External	Total Trips Daily External	Percent Capacity Used with Amended Trips	PK Hour LOS with Land Use Change
						Daily Volume	Daily Volume	Daily Volumes	1 Year Growth %*				
a	b	c	d	e	f	g	h	i	j	k	l	m	n
38	ATLANTIC BLVD (SR 10)	SOUTHWIDE BLVD (SR 116) TO UNIVERSITY BLVD (SR 109)	Principal Arterial	FOOT	4	38,800	28,867	12,019	1.00%	842	30,971	77.83%	C
353	ARLINGTON RD	UNIVERSITY BLVD TO ROGERO RD	Collector	CITY	2	28,899	12,019	0.86%	0.86%	567	13,211	45.72%	B

\* As determined from Trend Analysis or FOOT LOS Report.  
 BOLD indicates Directly Accessed Segment (S)

Data from City of Jacksonville Road Meter recent Link Status Report dated 9/7/2013  
 Data from 2012 FOOT LOS Report dated 9/7/2013

GIS Interchanges/ SHG Intersections within Impact Area



