

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



**OVERVIEW**

**ORDINANCE: 2014-047**

**APPLICATION: 2013C-028-3-5**

**APPLICANT: MATTHEW JACKSON**

**PROPERTY LOCATION: 8789 San Jose Boulevard and 8823 San Jose Boulevard**

**Acreage: 3.24 acres**

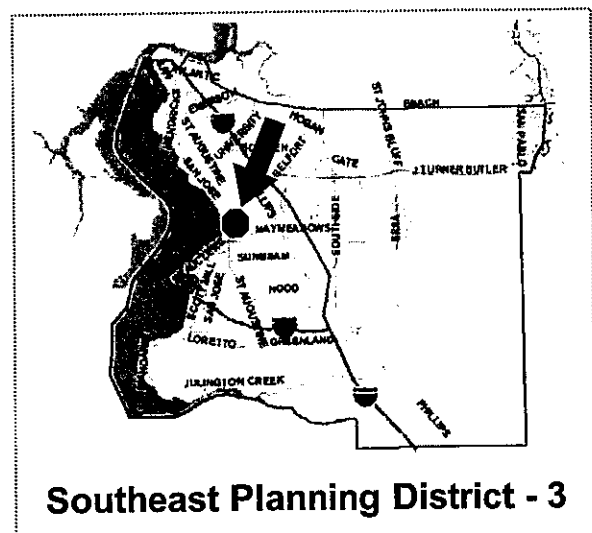
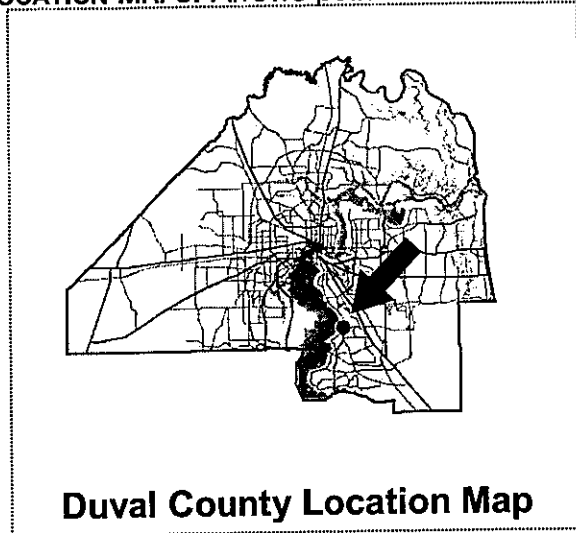
**Requested Action:**

	Current	Proposed
<b>LAND USE</b>	<b>RPI</b>	<b>NC</b>
<b>ZONING</b>	<b>CRO</b>	<b>CN</b>

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
RPI	NC	N/A	N/A	.5 FAR / 70,567 sf of RPI uses	0.45 FAR / 63,510 sf NC Uses	N/A	Decrease of 8,057 sq. ft. of Non-Residential Uses

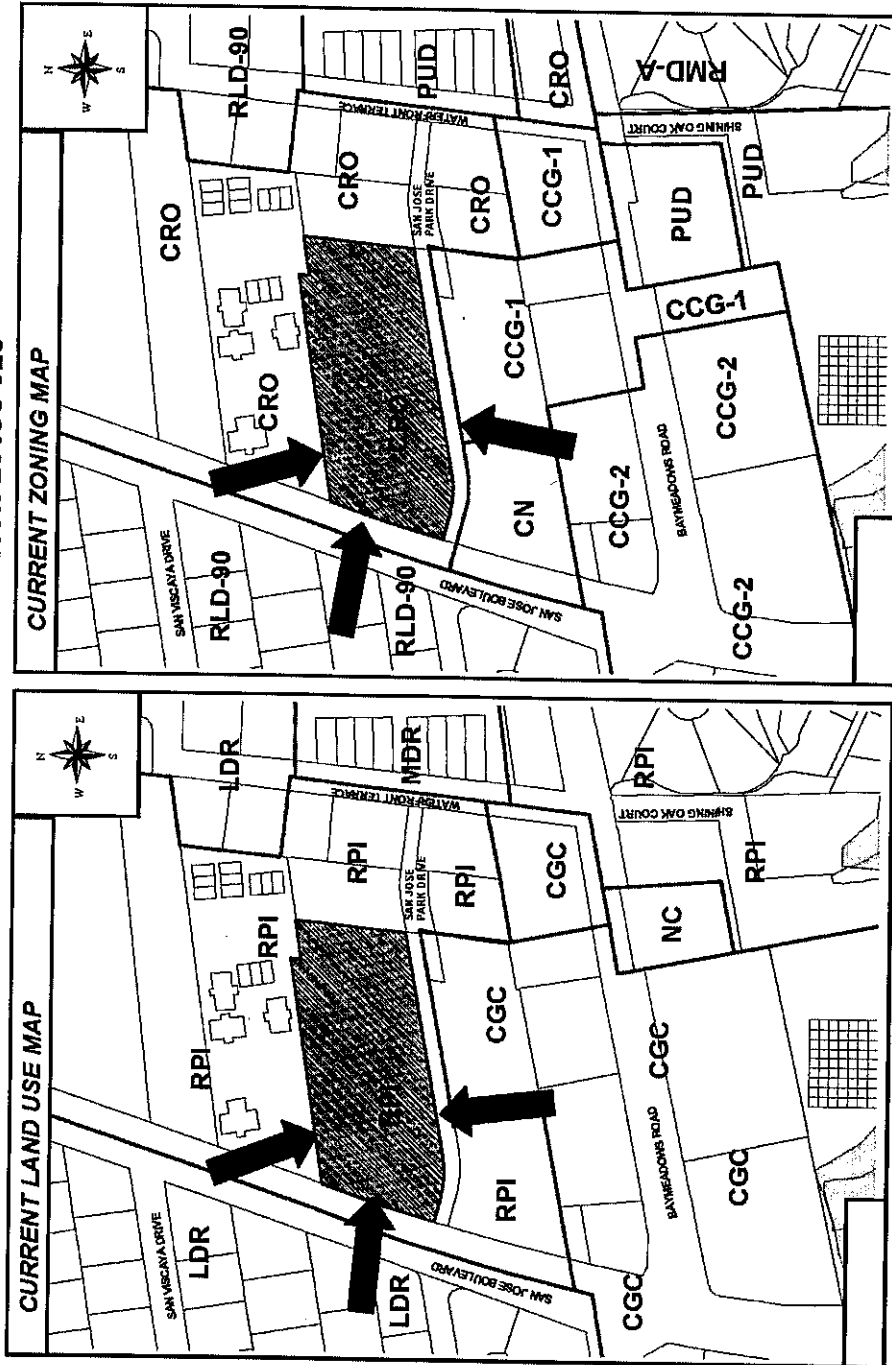
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:** Arrows point to location of proposed amendment.



# DUAL MAP

## SMALL SCALE LAND USE APPLICATION 2013C-028



**Current Zoning District(s):** Commercial, Residential and Office (CRO)

**Requested Zoning District(s):** Commercial Neighborhood (CN)

**Existing FLUM Land Use Categories:** Residential-Professional-Institutional (RPI)

**Requested FLUM Land Use Category:** Neighborhood Commercial (NC)

## **ANALYSIS**

### **Background:**

The 3.24 acre subject property is located on San Jose Boulevard between St. Augustine Road and Baymeadows Road within Council District 5 and the Southeast Planning District. The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Residential-Professional-Institutional (RPI) to Neighborhood Commercial (NC) and a rezoning application from Commercial Residential and Office (CRO) to Commercial Neighborhood (CN). The property has an existing building on site and is currently used for professional offices. According to the applicant, the building on site will remain; the land use change is sought to broaden the available uses for the property.

The area surrounding the subject site is a mix of residential and office use. Directly west of the site across San Jose Boulevard are established single-family residential neighborhoods in the Low Density Residential (LDR) land use category. Surrounding the subject site on the east side of San Jose Boulevard are mostly professional offices, doctor's offices and a daycare in the RPI and Community/General Commercial (CGC) categories with a gas station, retail stores and restaurants fronting the nearby Baymeadows Road in the CGC land use category. Further east behind the subject property and beyond Waterfront Terrace are many established single family and multi-family residences. (See Dual Map, page 2) (See Land Utilization Map, Attachment A)

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site fronting San Jose Boulevard is located within the "Urban Area" of the City.

### **Impacts and Mitigation**

Potential impacts of a proposed land use map amendment have been analyzed by comparing the appropriate residential density by residential land use category, or the Development Impact Standards (non-residential categories), for the subject site. Development Impact Standards are detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*. These standards produce development potentials shown on the attached *Impact Assessment*.

### **Archaeological Sensitivity**

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

### **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's 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).

### **Airport Environs**

The subject property is located within the 300 foot Height and Hazard Military Airport Zone. Development in this area will be limited to a maximum height of less than 300 feet unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration (FAA). Development 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).

### **Transportation**

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed land use amendment results in an increase of 1,271 net new daily trips. This analysis is based upon the comparison of what potentially could be built on that site given the proposed landuse category (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

### **School Capacity**

The proposed land use amendment from RPI to NC does not include residential development potential. Therefore, school enrollment and capacity will not be impacted by this land use amendment.

# IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Commercial Office Buildings	Commercial
Land Use Category	RPI	NC
Development Standards For Impact Assessment	.5 FAR	.45 FAR
Development Potential	70,567 sf of RPI uses	63,510 sf of NC uses
Population Potential	N/A	N/A
SPECIAL DESIGNATIONS/AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone	300' military height zone	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity		X
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	There will be an increase of 1,271 net new daily trips	
Water Provider	JEA	
Potential Water Impact	Decrease of 352.8 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 264.6 gallons per day	
Potential Solid Waste Impact	Decrease of 11.2 tons per year	
Drainage Basin / Sub-Basin	Goodbys Creek (Stream)	
Recreation and Parks	None	
Mass Transit	San Jose BV served by B7 (blue) Bus Line, CT1 (purple) Bus Line, and SS50 Express Service Bus Line	
NATURAL FEATURES		
Elevations	10-15 feet	
Soils	Urban Land (69); Urban land – Hurricane-Albany complex(75)	
Land Cover	Retail Sales and Services (1410)	
Flood Zone	No	
Wet Lands	No	
Wild Life	No	

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on December 5, 2013, the required notice of public hearing signs were posted. Fifty-nine (59) notices were mailed out to adjoining property owners, Goodby's Creek Association, Summer Crossing HOA and the Southeast CPAC 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 December 16, 2013. There was one member of the public with a question regarding the existing building on site. The applicant explained that the existing building will remain and there are no planned changes to increase the building footprint.

## **CONSISTENCY EVALUATION**

### **2030 Comprehensive Plan**

The proposed amendment is consistent with the following Goal, Objective and Policies of the 2030 Comprehensive Plan, Future Land Use 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.

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 3.2      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 3.2.6        The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to

residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

**Objective 3.4**

Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

According to the Category Descriptions for the Urban Development Areas of the FLUE, the RPI future land use category primarily permits medium density residential and professional office uses.

The NC Future Land Use Category is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. NC uses shall generally be located in locations that are supplied with full urban services and which abut a roadway which is classified as a collector or higher on the Functional Highway Classification map. NC is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods.

The subject property is located off of San Jose Boulevard, a minor arterial roadway. Directly across San Jose Boulevard from the subject property are established residential neighborhoods. Directly behind and to the sides of the property are established offices and commercial services. The neighborhood commercial land use designation aids in maintaining a compact land use pattern and helps to maintain an increasingly efficient urban service delivery system, consistent with FLUE Policy 1.1.22, Goal 3 and Objective 3.2. The proximity of uses also supports FLUE Objective 3.4 by promoting a compact and connected growth pattern that improves the relationship between living, working and shopping.

In accordance with the locational requirements of the NC Future Land Use Category and FLUE Policy 3.2.6, the proposed amendment to NC is located off of a minor arterial roadway, San Jose Boulevard, and is within ¼ mile from the intersection with Baymeadows Road, a minor arterial roadway. The amendment is also consistent with the general intent of the NC Future Land Use Category which is to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods to reduce the number of vehicle miles traveled.

**Vision Plan Consistency**

The subject property is located within the boundaries of the Southeast Jacksonville Vision Plan. The Plan identifies this section of the San Jose Corridor as a residential corridor with some small areas of commercial development on San Jose Boulevard near Baymeadows Road. Guiding principle two of the Plan calls for non-residential redevelopment along arterials and at existing nodes of activity while protecting neighborhoods from potential negative impacts by providing a gradation of uses and intensity. The subject site currently operates as an office building and is located within an area of commercial/office uses. The proposed land use to Neighborhood Commercial is consistent with the existing commercial

nature of this node, thereby illustrating the proposed land use amendment's consistency with the Southeast Jacksonville Vision Plan.

### **Strategic Regional Policy Plan**

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

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.

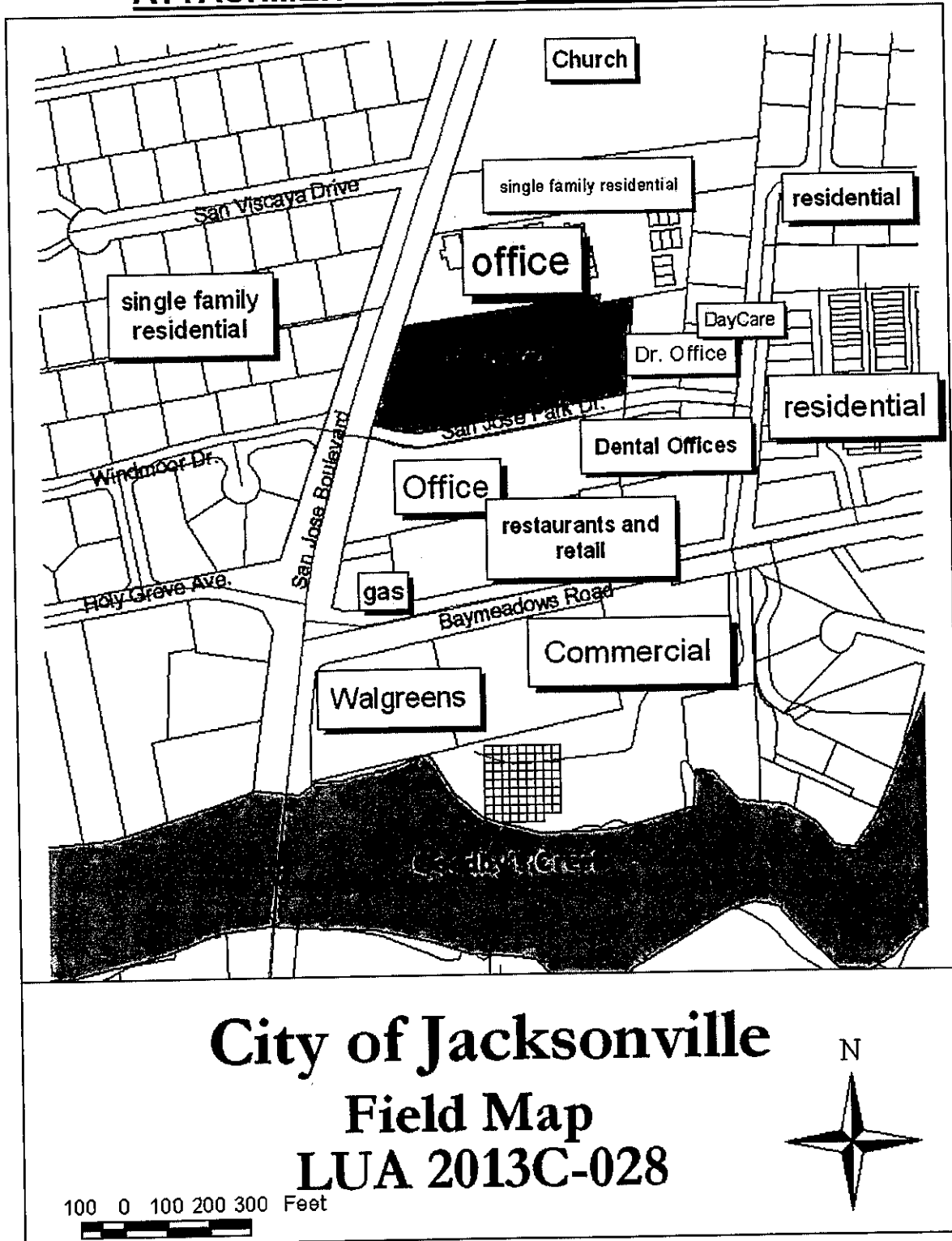
The proposed land use amendment is consistent with Goal 2.3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of additional business opportunities in the northeast Florida region.

### **RECOMMENDATION**

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



## ATTACHMENT A - Existing Land Utilization



# ATTACHMENT B - TRAFFIC ANALYSIS

Produced by: Planning and Development Department  
Application Number: 2013C-028

LB  
Date: 12/26/2013  
Mobility Zone / Development Area: B / Urban  
Planning District: 3  
Council District: 5

**Table A**

## 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 Daily Trip Ends
Office	3.24	710	48,678	1,000 SF OF GLA	$T = 11.03 (X) / 1000$	537			537
Total Section 1									537
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 Daily Trip Ends
RPI / CRO	3.24	710	70,567	1,000 SF OF GLA	$\ln(T) = 0.76 \ln(X) + 3.68 / 1000$	1,007	0.00%	0.00%	1,007
Total Section 2									1,007
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 Daily Trip Ends
NC / CN	3.24	820	63,510	1,000 SF OF GLA	$T = 44.32 (X) / 1000$	2,815	0.00%	0.00%	2,815
Total Section 3									2,815
Net New Trips = Section 3 - Section 2 - Section 1									1,271

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

# ATTACHMENT B - TRAFFIC ANALYSIS (CONTINUED)

Produced by: Planning and Development Department  
 Application Number: 2013C-028  
 Date: 12/28/2013  
 Mobility Zone / Development Area: 9 / Urban  
 Planning District: 3  
 Council District: 5

**Table C**

## Roadway Link Analysis

Link ID Number	Road Name	Termini	Roadway Classification	State or Non-State Road	Number of Lanes	Adopted Service Volume Daily a	Background Traffic			Amended Trips Daily External e	Total Trips Daily External f	Percent Capacity Used with Amended Trips g
							Daily Volumes b	1 Year Growth % c	Volumes w/ 5 yr Growth d			
3	SAN JOSE BLVD (SR 13)	SUNBEAM RD (CR 115) TO BAYMEADOWS RD (SR 152)	Arterial I	State	5/0	69,900	44,800	1.00%	45,770	419	47,189	78.78%
99	BAYMEADOWS RD (SR 152)	SAN JOSE BLVD (SR 13) TO CRAVEN RD	Arterial II	State	4/0	32,400	19,900	1.00%	20,815	453	21,368	86.99%
358	SAN JOSE BLVD (SR 13)	BAYMEADOWS RD (SR 152) TO ST. AUGUSTINE RD	Arterial I	State	4/0	33,800	33,500	1.00%	34,208	392	35,601	89.41%

As determined from Trend Analysis or FDOT LOS Report, dated 8/13/2011.  
 Data from City of Jacksonville Road Most recent Link Status Report dated 1/11/2013  
 BOLD indicates Directly Accessed Segment (d)

## Major Intersections List

SS Interchanges/ SH Intersections within Imped Area

LUA 2013C-028 Table C.ABC

## ATTACHMENT C – Land Use Amendment Application



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

Date Submitted:	10/11/13	Date Staff Report is Available to Public:	2/7/2014
Land Use Adoption Ordinance #:	2014-047	1st City Council Public Hearing:	2/11/2014
Rezoning Ordinance #:	2014-048	Planning Commission's LPA Public Hearing:	2/13/2014
JPDD Application #:	2013C-028	LUZ Committee's Public Hearing:	2/19/2014
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	2/25/2014

#### GENERAL INFORMATION ON APPLICANT & OWNER

##### Applicant Information:

MATTHEW JACKSON  
BRENNAN MANNA & DIAMOND, P.L.  
800 WEST MONROE ST.  
JACKSONVILLE, FL 32202  
Ph: 904-355-1500  
Fax: 904-355-1501  
Email: MTJACKSON@BMDPL.COM

##### Owner Information:

EDMOND SAOUD  
SAN JOSE PROFESSIONAL CENTER, LLC  
8823 SAN JOSE BLVD. SUITE 310  
JACKSONVILLE, FL 32217  
Ph: 904-737-8846  
Fax: 904-733-1015

#### DESCRIPTION OF PROPERTY

Acreage: 3.24  
Real Estate #(s): 151585 0000

##### General Location:

MANDARIN/ SAN JOSE BOULEVARD AND BAYMEADOWS RD.

Planning District: 3  
Council District: 5  
Development Area: URBAN AREA  
Between Streets/Major Features:  
BAYMEADOWS RD. and VILLA SAN JOSE DR.

##### Address:

8789 SAN JOSE BLVD  
8823 SAN JOSE BLVD

#### LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: COMMERCIAL OFFICE BUILDINGS

Current Land Use Category/Categories and Acreage:  
RPI 3.24

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

Surrounding Land Use Categories: CGC, NC, RPI

APPLICANT SEEKS TO BROADEN THE AVAILABLE USES FOR THE PROPERTY IN SUCH A WAY THAT IS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD BUT WILL ALLOW FOR GREATER ECONOMIC USE OF THE PROPERTY.  
APPLICANT WILL FILE A COMPANION CONVENTIONAL REZONING APPLICATION TO CHANGE THE USE FROM CRO TO CN.

#### UTILITIES

Potable Water: JEA

Sanitary Sewer: JEA

#### COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:  
CRO 3.24

Requested Zoning District: CN

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