

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



**OVERVIEW**

**ORDINANCE: 2013-659**

**APPLICATION: 2013G-002-6-11**

**APPLICANT: THOMAS INGRAM**

**PROPERTY LOCATION:** 3284 Port Jacksonville Parkway and another parcel on the west side of New Berlin Road, north of Port Jacksonville Parkway

**Acreage: 74.10 acres**

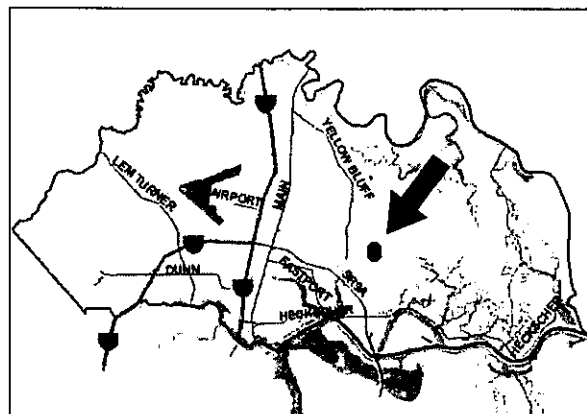
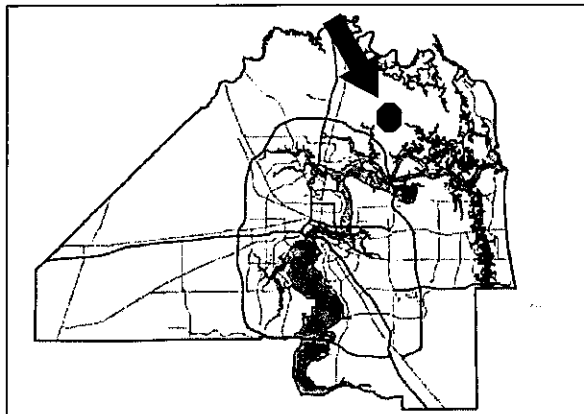
**Requested Action:**

	Current	Proposed
<b>LAND USE</b>	<b>RR &amp; BP</b>	<b>LI</b>
<b>ZONING</b>	<b>PUD</b>	<b>PUD</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
RR & BP	LI	124 DU (2 DU/Ac)	N/A	181,427 Sq. Ft. of Business Park Uses (0.35 FAR)	1,291,118 Sq. Ft. of Light Industrial Uses (0.40 FAR)	Decrease of 124 DU	Increase of 1,109,691 Sq. Ft. of Non-Residential Floor Area

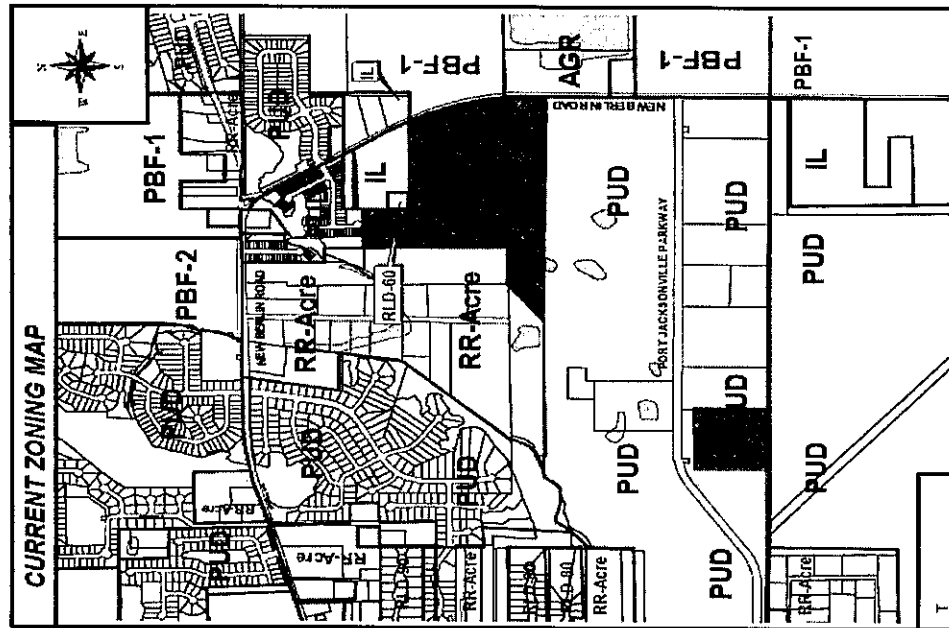
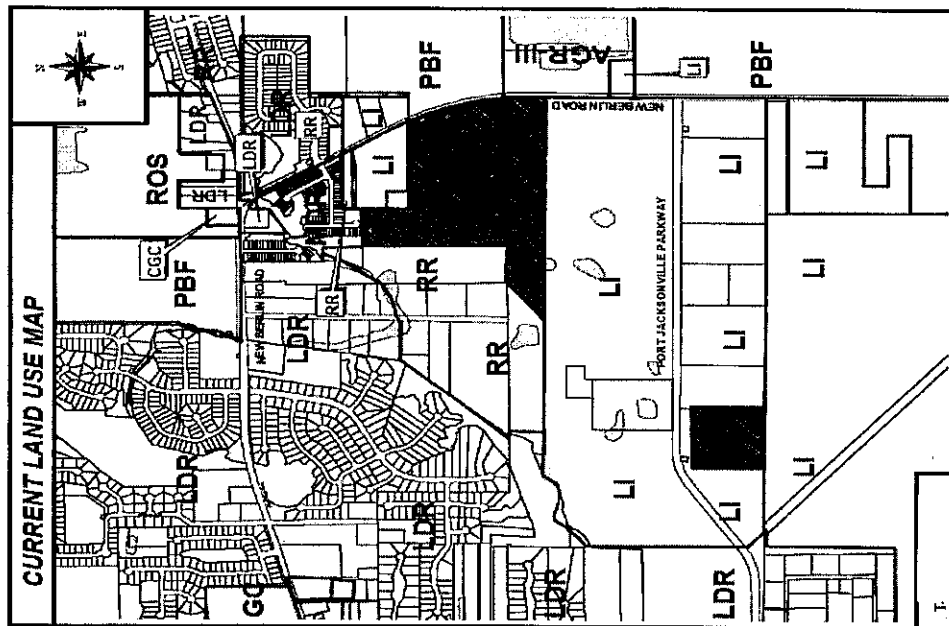
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

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



# DUAL MAP

## SEMI-ANNUAL LAND USE APPLICATION 2013G-002



Existing FLUM Land Use Categories: Business Park (BP) and Rural Residential (RR)  
Requested FLUM Land Use Category: Light Industrial (LI)

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

## **ANALYSIS**

### **Background:**

The 74.1 acre subject property is a combination of two distinct properties within the North Planning District. One property is located at 3284 Port Jacksonville Parkway west of New Berlin Road. This 11.90 acre property is within the Business Park (BP) future land use category. The second property is a 62.20 acre parcel located on New Berlin Road just north of the intersection of New Berlin Road and Port Jacksonville Parkway and is within the Rural Residential (RR) future land use category. Both properties are currently undeveloped.

The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Business Park (BP) and Rural Residential (RR) to Light Industrial (LI) and a rezoning from Planned Unit Development (PUD) to (PUD). The BP portion of the application is surrounded on all sides by LI designated land. According to the application, the land use amendment and companion rezoning are being requested to accommodate light industrial development consistent with that which has occurred in the surrounding area. The properties will be a continuation of the NorthPoint Industrial Park. The companion PUD rezoning application will be processed during the adoption round of this Large Scale Future Land Use Amendment series.

New Berlin Road is a two lane collector roadway that does not contain sidewalks nor bicycle facilities. Port Jacksonville Parkway is a local roadway that connects two collector roadways, New Berlin Road and Yellow Bluff Road, and serves light industrial development for a majority of its length. Port Jacksonville Parkway is developed with both sidewalk and bike facilities and is the entryway to the NorthPoint Industrial Park.

As shown on Attachment A, the surrounding area is comprised of a mix of uses, including mobile homes, site-built homes and residential subdivisions to the west and undeveloped/vacant/pasture lands and warehouse/distribution uses to the south. Also, the Jacksonville Gun Club operates a large, 72-acre site directly east and across New Berlin Road from the 62.20 acre portion of the site.

In 2012 Ordinance 2012-058-E was approved amending a 9.80 acre site located directly north of the 62.20 acre site on New Berlin Road from RR to LI. According to the applicant, this site will be developed with office and warehouse uses as is also the intent for the properties subject to this land use application.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Development Area" of the City. The LI land use does not permit residential uses so school capacity will not be impacted by the proposed land use amendment.

## **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.

## **Archaeological Sensitivity**

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of mostly high and medium probability, with some low sensitivity for the presence of archaeological resources. An Archaeological Reconnaissance Survey should be performed due to this area's high sensitivity. Section 654.122 of the Code of Subdivision Regulations should be followed if resources are discovered during development of the site. The results of the Reconnaissance Survey may indicate that a Phase I Archaeological survey is needed. Two Florida Master Site Files have been previously completed and filed for the area related to the subject property.

## **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 3,541 net new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

# IMPACT ASSESSMENT

DEVELOPMENT ANALYSIS		
	CURRENT	PROPOSED
Site Utilization	Agriculture	Light Industrial Development
Land Use Category	RR - 62.2 Acres and BP - 11.9 Acres	LI - 74.10 Acres
Development Standards For Impact Assessment	RR - 2 Du/Acre and BP - 0.35 FAR	0.4 FAR
Development Potential	124 Dwelling Units and 181,427 Sq. Ft. of Business Park Uses	1,291,118 Sq. Ft of Light Industrial Uses
Population Potential	@2.66 Unit =329 People	N/A
SPECIAL DESIGNATIONS/AREAS		
	YES	NO
Aquatic Preserve		X
Airport Environ Zone		X
Industrial Preservation Area	Industrial Situational Compatibility (All of the BP and over half of the RR)	
Cultural Resources	X-Mostly High/Medium and some Low Sensitivity	
Archaeological Sensitivity	X- Some High/Medium and some Low Sensitivity	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
PUBLIC FACILITIES		
Potential Roadway Impact	Potential increase of 593 net new PM Peak Trip Ends and 3,541 net new daily trip ends. LOS Maintained.	
Water Provider	JEA	
Potential Water Impact	Increase of 1,022.8 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 767.06 gallons per day	
Potential Solid Waste Impact	Increase of 3,389.8 tons per year	
Drainage Basin / Sub-Basin	Rushing Branch and Terrapin Creek	
Recreation and Parks	William Sheffield Regional Park and New Berlin Model Airplane Field	
Mass Transit	None	
NATURAL FEATURES		
Elevations	20 Feet	
Soils	22, 14, 44, 32	
Land Cover	2110, 2310, 6300 and 4340	
Flood Zone	N/A	
Wet Lands	Yes, 6300	
Wild Life	N/A	

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on August 13, 2013, the required notice of public hearing sign were posted. Ninety-three (93) notices were mailed out to adjoining property owners 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. Two citizens attended the workshop to ask questions about the proposed development. They did not express opposition or support for the proposed amendment.

## **CONSISTENCY EVALUATION**

### **2030 Comprehensive Plan**

The proposed amendment is consistent with the following Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

- |               |  |
|---------------|--|
| 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 1.1.24 | The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.   |
| 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 3.2.30 | The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.  |
| 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.                                  |

According to the FLUE category description, generally single-family detached housing will be the predominant land use within the RR land use category.

Generally, the LI land use category permits light assembly and manufacturing, packaging, processing, storage/warehousing, transportation terminals, business/professional offices and vocational/trade schools, among other similar uses. The LI category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes.

The subject sites are located in the North Planning District, in an area with access to full urban services. The proposed amendment would result in non-residential development of vacant land in the suburban area. One of the sites is located on New Berlin Road, classified as a two-lane collector roadway and the other is located on Port Jacksonville Parkway, a local road serving primarily industrial development and connecting two collector roadways. Additionally, the sites are within close proximity to Cedar Point Road and Yellow Bluff Road, both also classified as two-lane collector roadways. Therefore, the proposed amendment is consistent with FLUE Policies 1.1.22 and 1.1.24

Per FLUE Policy 3.2.30, since a majority of the subject sites are located within "Areas of Situational Compatibility" as shown on the Industrial Preservation Map (Map L-23 of the FLUMs), the proposed change to an industrial category is presumed to be appropriate. The proposed land use amendment also encourages the industrial infill of bypassed and underutilized property within the suburban area of the City. The proposed amendment continues to promote and sustain the viability of the existing and emerging commercial / industrial area which will offer a full range of employment opportunities to support the surrounding residential areas. As such, the proposed land use amendment is consistent with FLUE Objectives 3.2 and 6.3.

### **Vision Plan Consistency**

The subject property is located within the boundaries of the North Jacksonville Shared Vision and Master Plan. The Plan was created in order to guide growth management decisions that appropriately utilize North Jacksonville's assets to spur quality growth and economic development. The Plan contains a section entitled "Common Best Practices", which indicates that development should promote the viability and sustainability of commercial and residential areas in North Jacksonville. While the North Jacksonville Shared Vision and Master Plan has no specific recommendations regarding this site, it conveys general support for businesses and a mix of uses in the North Planning District. Therefore, the proposed Land Use amendment is consistent with the North Jacksonville Shared Vision and Master Plan.

## **Strategic Regional Policy Plan Consistency**

The proposed 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.

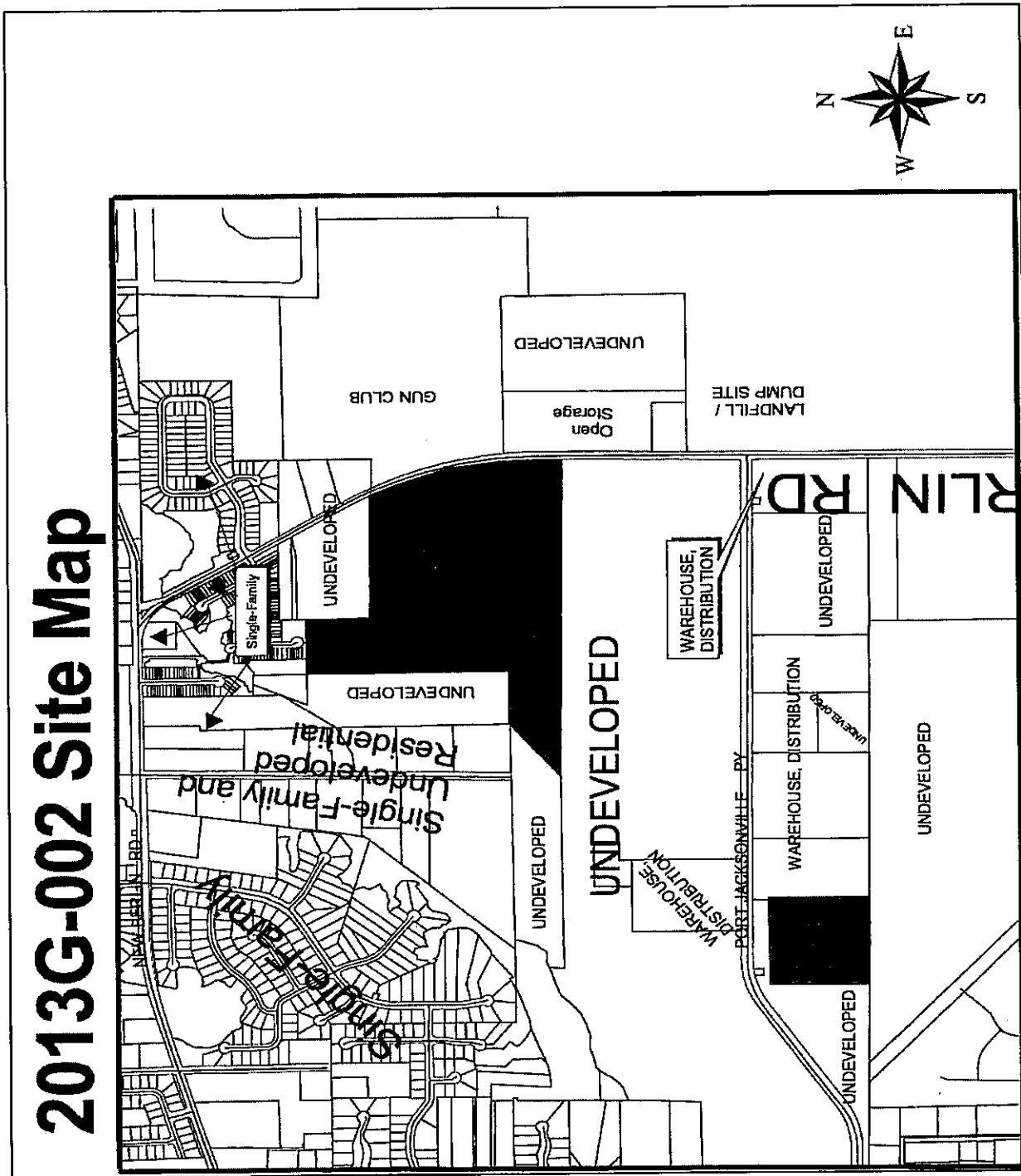
The proposed land use amendment is consistent with Goal 2.3 as it promotes an environment that is conducive to the creation of new business; thereby providing an opportunity to further local economic growth.

## **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

Produced by: Planning and Development Department LB  
 Application Number: 2013G-002  
 Ordinance Number: Date 9/18/2013

**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	74.1							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
RR / PUD	62.2	210	124	DUs	$Ln(T) = 0.9 Ln(X) / 1000 + 0.51$ $Ln(T) = 0.92 Ln(X) / 1000 + 2.72$	128 1,280	0.00% 0.00%	0.00% 0.00%	128	1,280
BP / PUD	11.9	750	181,427	1,000 SF of GFA	$T = 1.22 (X) / 1000 + 85.83$ $T = 10.42 (X) / 1000 + 400.04$	317 2,300	0.00% 0.00%	0.00% 0.00%	317	2,300
Total Section 2									445	3,580

### 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
LI / PUD	74.1	130	1,291,119	1,000 SF of GFA	$T = 0.78 (X) / 1000 + 30.48$ $T = 4.99 (X) / 1000 + 878.25$	1,038 7,121	0.00% 0.00%	0.00% 0.00%	1,038	7,121
Total Section 3									1,038	7,121
Net New Trips = Section 3 - Section 2 - Section 1									593	3,541

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

2013C-017

Produced by: Planning and Development Department  
 Application Number: 2013G-002  
 Ordinance Number: \_\_\_\_\_

LB

0 Date 5/20/2013

Table B

## Net New Daily External Trip Distribution

a	b		c	(b*c)	(a*c)
593	3,541	= Total Net New External Trips (Table A)			
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
2.19					
375	NEW BERLIN RD	YELLOW BLUFF RD TO CEDAR POINT RD	22.22%	787	132
376	NEW BERLIN RD	CEDAR POINT RD TO NEW BERLIN RD EAST	53.24%	2096	351
384	CEDAR POINT RD	NEW BERLIN RD TO HORSESHOE CREEK	2.57%	91	15
385	YELLOW BLUFF RD	NEW BERLIN RD TO RUSHING BRANCH	3.03%	107	18
386	ALTA DR	RUSHING BRANCH TO FAYE RD	24.73%	876	147

BOLD Indicates Directly Accessed Segment(s)

Produced by: Planning and Development Department  
 Application Number: 2013G-002  
 Ordinance Number: \_\_\_\_\_

LB

9/18/2013

Table C

## Roadway Link Analysis

Link ID Number	Road Name	Terminals	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	LOG with Land Use Change
						Daily	Daily	1 Year Growth %	Volumes w/ 5 yr Growth				
375	NEW BERLIN RD	YELLOW BLUFF RD TO CEDAR POINT RD	Collector	CITY	2	12,774	8,915	1.00%	8,915	787	10,157	79.75%	C
376	NEW BERLIN RD	CEDAR POINT RD TO NEW BERLIN RD EAST	Collector	CITY	2	18,350	6,915	1.00%	6,915	2,096	9,424	52.84%	C
384	CEDAR POINT RD	NEW BERLIN RD TO HORSESHOE CREEK	Collector	CITY	2	11,554	4,313	1.00%	4,313	91	4,434	41.45%	C
385	YELLOW BLUFF RD	NEW BERLIN RD TO RUSHING BRANCH	Collector	CITY	2	15,035	17,059	1.00%	17,059	107	17,299	71.62%	C
386	ALTA DR	RUSHING BRANCH TO FAYE RD	Collector	CITY	2	15,330	2,207	13.64%	4,163	876	5,058	51.79%	C

\* As determined from Trend Analysis or PDOT LOS Report  
 BOLD Indicates Directly Accessed Segment(s)

Date from City of Jacksonville Road Most recent Link Status Report dated 9/1/2013  
 Date from 2012 PDOT LOS Report dated 01/1/2013

## Major Intersections List

SIC Intersections/ SIC Intersections within Intersecting
NA

## **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:	7/16/13	Date Staff Report is Available to Public:	10/04/2013
Land Use Transmittal Ordinance #:	2013-659	1st City Council Public Hearing:	10/08/2013
JPDD Application #:	2013G-002	Planning Commission's LPA Public Hearing:	10/10/2013
Assigned Planner:	Gary Kresel	LUZ Committee's Public Hearing:	10/15/2013
		2nd City Council Public Hearing:	10/22/2013

#### **GENERAL INFORMATION ON APPLICANT & OWNER**

**Applicant Information:**  
THOMAS INGRAM  
AKERMAN SENTERFITT  
50 NORTH LAURA ST. STE 3100  
JACKSONVILLE, FL 32202  
Ph: 904-798-3700  
Fax : 904-798-3730  
Email: THOMAS.INGRAM@AKERMAN.COM

**Owner Information:**  
PETER ANDERSON  
STONE MOUNTAIN INDUSTRIAL PARK, INC.  
4102 BULLS BAY HIGHWAY  
JACKSONVILLE, FL 32219  
Ph: 904-695-2452

#### **DESCRIPTION OF PROPERTY**

Acreage: 74.10  
Real Estate #(s): 108451 0003  
108451 0020

**General Location:**  
NORTHPOINT INDUSTRIAL PARK

Planning District: 6  
Council District: 11  
Development Area: SUBURBAN AREA  
Between Streets/Major Features:  
NEW BERLIN ROAD and ALTA DRIVE

**Address:**  
3284 PORT JACKSONVILLE PKWY  
0 PORT JACKSONVILLE PARKWAY, 32226

#### **LAND USE AMENDMENT REQUEST INFORMATION**

Current Utilization of Property: AGRICULTURE  
Current Land Use Category/Categories and Acreage:  
RR 62.20  
BP 11.90

Requested Land Use Category: LI  
Justification for Land Use Amendment:  
PLEASE SEE THE ATTACHED JUSTIFICATION DATED JULY 16, 2013.

Surrounding Land Use Categories: AGR-III, LI, MDR, PBF, RR

#### **UTILITIES**

Potable Water: JEA

Sanitary Sewer JEA

#### **COMPANION REZONING REQUEST INFORMATION**

Current Zoning District(s) and Acreage:  
PUD 74.10

Requested Zoning District: PUD

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