

**PROPOSED SMALL-SCALE 2014C-014  
FUTURE LAND USE MAP (FLUM) AMENDMENT**



**OVERVIEW**

**ORDINANCE: 2015-016**

**APPLICATION: 2014C-014-2-11**

**APPLICANT:** CITY OF JACKSONVILLE

**PROPERTY LOCATION:** SOUTH SIDE OF STATE ROAD A1A BETWEEN HAYWOOD ESTATES LANE AND SCHOONERS BAY DRIVE

**Acreeage:** 1.34 acres

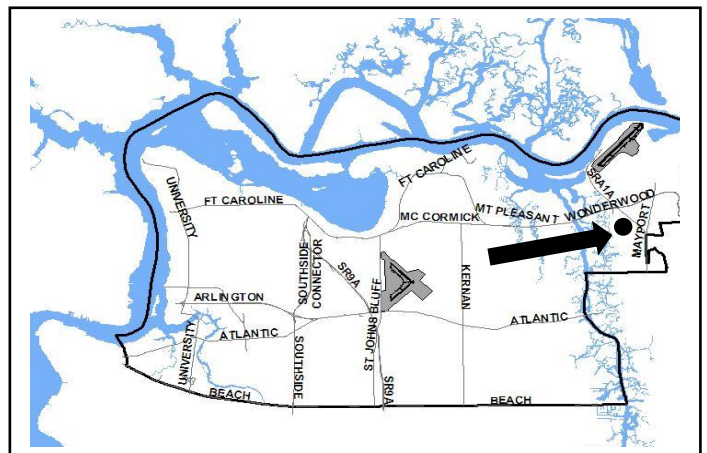
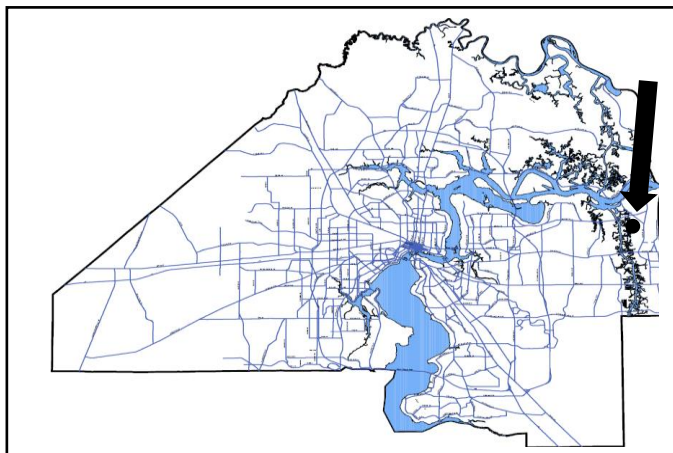
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>CGC</b>	<b>MDR</b>
<b>ZONING</b>	<b>CCG-1</b>	<b>PUD</b>

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR) Current standards and development current potential	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
CGC	MDR	N/A	20 DU (15 DU/Acre)	20,429 sq. ft (0.35 FAR)	N/A	Increase of 20 DU	Decrease of 20,429 sq. ft

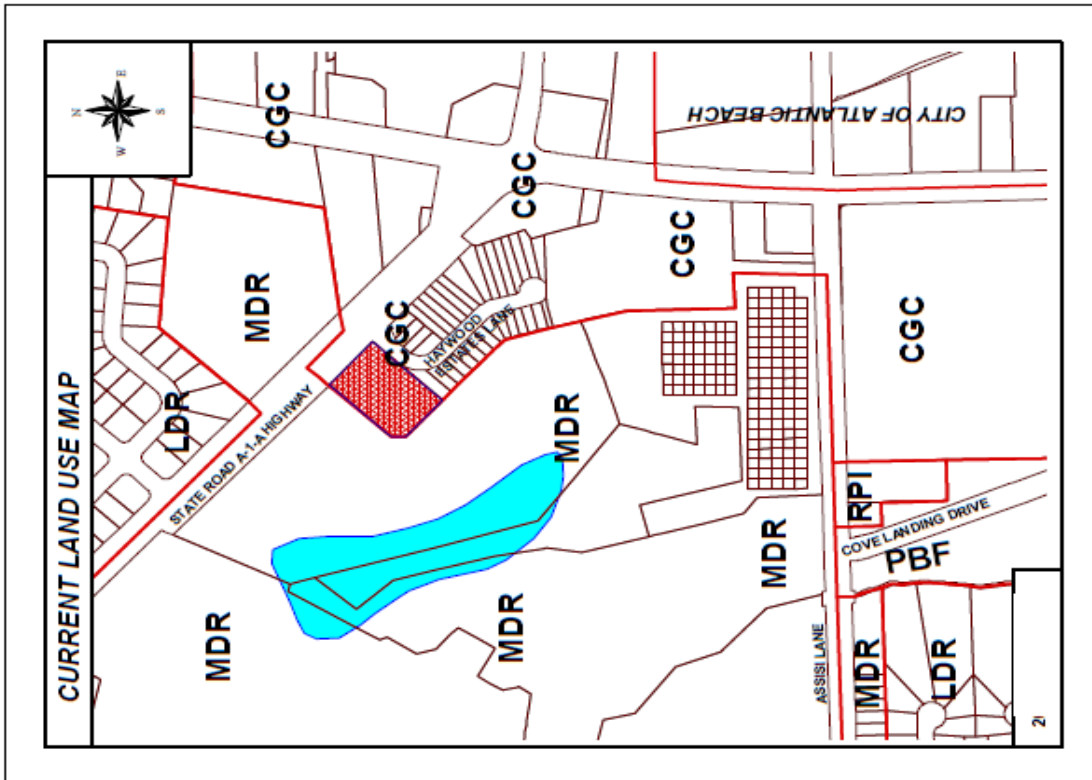
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION:  
APPROVAL**

**LOCATION MAPS:**

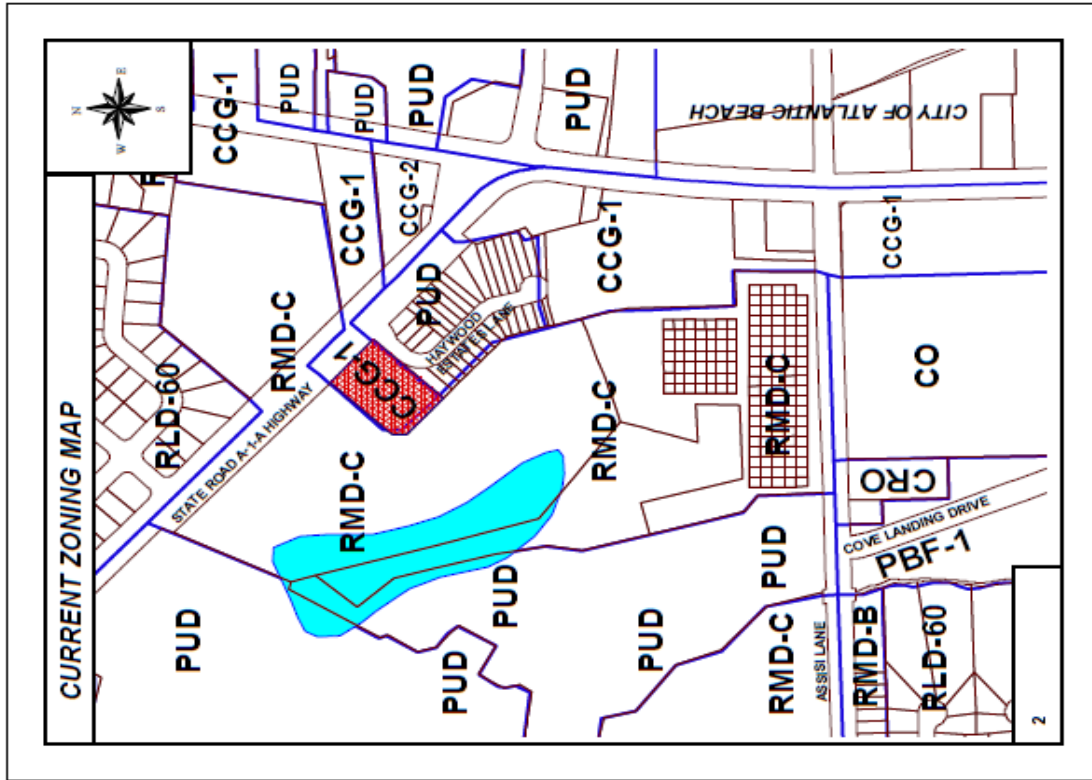


# DUAL MAP PAGE

## SMALL SCALE LAND USE APPLICATION 2014C-014



Existing FLUM Land Use Categories: Community/General Commercial (CGC)  
Requested FLUM Land Use Category: Medium Density Residential (MDR)



Current Zoning District(s): Commercial Community/General-1 (CCG-1)  
Requested Zoning District(s): Planned Unit Development (PUD)

## ANALYSIS

### Background:

The subject property is located on the south side of State Road A1A Highway between Schooner's Bay Road and Haywood Estates Lane just west of Mayport Road. The property is located in Council District 11 and in the boundaries of the Greater Arlington Beaches Planning District. The 1.34 acre subject property is currently vacant.

The City of Jacksonville is sponsoring this land use amendment from Community/ General Commercial (CGC) to Medium Density Residential (MDR) and a companion rezoning from Commercial Community/ General-1 (CCG-1) to Planned Unit Development (PUD) in order to develop the site with Habitat for Humanity duplexes. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2015-017.

The subject site is approximately a block east of the signalized intersection of Mayport Road and State Road A1A where mass transit and fast food restaurants are available. State Road A1A is a two lane minor arterial roadway according to the Functional Highway Classification Map of the 2030 Comprehensive Plan. Bus stops and sidewalks are on both sides of State Road A1A and within walking distance of the subject site. Medium Density Residential development is the predominant land use to the north and west of the subject site. Directly east of the site is a small commercial shopping center occupied by a Coin Laundry and across the intersection lies a Shell gas station. Page two of this report contains a map of the area including the existing land use and zoning and Attachment A provides a map of the surrounding areas and land utilization.

Development of the subject site with duplexes would complement the surrounding land uses due to easy access to mass transit and commercial properties within walking distances. The area surrounding the subject site is characterized by a mix of commercial and multi-family residential units. Abutting the property is Haywood Estates, which is also a Beaches Habitat for Humanity housing community. According to the site plan, there will be one entrance and exit to the subdivision. Approximately half a mile northwest of the property along State Road A1A is Mayport Elementary. The site is also located about a quarter mile from Kathryn Abbey Hanna Park.

According to the Development Areas Map in the Future Land Use Element, the site is located within the Suburban Development Area.

### 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).

### **Transportation**

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in no new daily external trips. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

### **Airport Environ Zone**

The site is located within the 150 foot Height and Hazard Zone for Mayport Airport. The companion PUD zoning limits development to a maximum height of less than 35' and therefore, the proposed uses comply with the 150 foot limit. Additionally, uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

### **Archaeological Sensitivity**

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process will be required to perform a Professional Archaeological Reconnaissance Survey and possibly a Phase 1 archaeological survey if in an area of high sensitivity. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

### **School Capacity**

The proposed land use map amendment has a potential development of 20 multi-family dwelling units. This development was analyzed to determine whether there is adequate school capacity, for each school type (elementary, middle, and high school), to accommodate the proposed development, based on the LOS standards (105% of permanent capacity), concurrency service areas (CSAs) for elementary, middle and high schools, and 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:

Development Area: Suburban                      Mobility Zone: 2  
 Development Potential: 20 Multi-Family Units

School Type	CSA	2014-2015 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	6	4,796	86%	3	80%	966
Middle	6	2,245	92%	1	83%	429
High	6	2,051	107%	2	87%	147
<b>Total New Students</b>				<b>6</b>		

*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.

# IMPACT ASSESSMENT

<b>DEVELOPMENT ANALYSIS</b>		
	<b><u>CURRENT</u></b>	<b><u>PROPOSED</u></b>
Site Utilization	Vacant	Multi-Family Residential
Land Use Category	CGC/ CCG-1	MDR/ PUD
Development Standards For Impact Assessment	0.35 FAR	15 DU per acre
Development Potential	20,429 sq. ft	20 DU
Population Potential	N/A	47 people
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b><u>YES</u></b>	<b><u>NO</u></b>
Aquatic Preserve		X
Airport Environ Zone	X-Military Height Zone 150' & Military Notice Zone	
Industrial Preservation Area		X
Cultural Resources	X-High	
Archaeological Sensitivity	X-High	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X
Well Head Protection Zone		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	No Increase of daily trips	
Water Provider	JEA	
Potential Water Impact	Potential Increase of 3678.6 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Potential Increase of 2758.9 gallons per day	
Potential Solid Waste Impact	Potential Increase of 19.314 tons per year	
Drainage Basin / Sub-Basin	Sherman Creek- Stream	
Recreation and Parks	¼ mile (1,328 ft) from Kathryn Abbey Hanna Park	
Mass Transit	Route AR-7	
<b>NATURAL FEATURES</b>		
Elevations	10 ft	
Soils	71 Urban Land-Leon-Bouglogone Complex, 0 to 2 percent, 32 Leon Fine Sand, 0 to 2 percent slopes	
Land Cover	4110 Pine Flatwoods	
Flood Zone	N/A	
Wet Lands	N/A	
Wild Life	N/A	

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on December 8, 2014, the required notices of public hearing signs were posted. Thirty-six (36) notices were mailed out to adjoining property owners within 350 feet of the application site informing them of the proposed land use change and pertinent public hearing and meeting dates. In addition, the Greater Arlington Beaches CPAC was notified of the proposed land use amendment.

The Planning and Development Department held a Citizen's Information Meeting on January 16, 2015. There were no speakers in opposition to the application.

## CONSISTENCY EVALUATION

### 2030 Comprehensive Plan

- Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of the complementary land uses, and innovations in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- 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 3.1 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 2.5.7 Airport Height and Hazard zones exist around all military airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each airport in Naval Facilities Engineering Command (NAVFAC) P- 80.3 01/82, on file with the Planning and Development Department. In order to assure that NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into a Airport Height and Hazard Zone requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

The CGC Land Use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. The CGC Land Use would not be ideal since the property area is small and surrounded by multi-family residences.

According to the category description for the Suburban Development Areas of the Future Land Use Element (FLUE), the MDR future land use category is intended to provide compact medium to high density residential development and transitional uses between compact low to medium density mixed uses. 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 uses.

Multi-family dwellings and commercial development are the predominant land uses surrounding the property, with multi-family development abutting both the north and south boundaries of the site. The site is located within the Suburban Development Area and has access to full urban services, including mass transit. Due to established development trends and area services, the proposed amendment promotes a pattern of compatible land uses with a well-organized combination of residential and commercial uses as recommended in FLUE Goal 1 and Policy 1.1.22.

The proposed amendment would result in the provision of land designated for safe, decent, and sanitary development in accordance with FLUE Objective 3.1.1. Furthermore, the proposed amendment from CGC to MDR would provide a better transition of densities and intensities between land uses consistent with FLUE Policy 1.1.10. The rezoning, through the use of a Planned Unit Development, also would maintain the character and trend of the area satisfying Polices 1.1.12 and 3.1.1.



The subject site is within the 150 foot Military Height and Hazard Zone but the PUD limits height to a maximum of 35 feet and is therefore consistent with FLUE Policy 2.5.7.

### **Vision Plan Consistency**

The subject site is located within the boundaries of the Greater Arlington Beaches Vision Plan in an area the Plan identifies as a Suburban Area. The purpose of this Plan is to provide a vision that protects existing neighborhoods and balances those quality of life assets that first attracted residents to the area with new opportunities for growth and land use diversity. The proposed amendment is consistent with the Greater Arlington Beaches Vision Plan.

Objective 1.1.2 – Building use, scale and character should be compatible with neighborhoods.

Objective 2.1.1– Encourage a range of housing opportunities and choices that are compatible with affected neighborhoods.

Objective 2.1.4- New development must be compatible with existing neighborhoods and may be mixed-use.

### **Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Communities and Affordable Housing Subject Area:

Objective: Improve Quality of Life and Provide Quality Places in Northeast Florida

Policy 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.

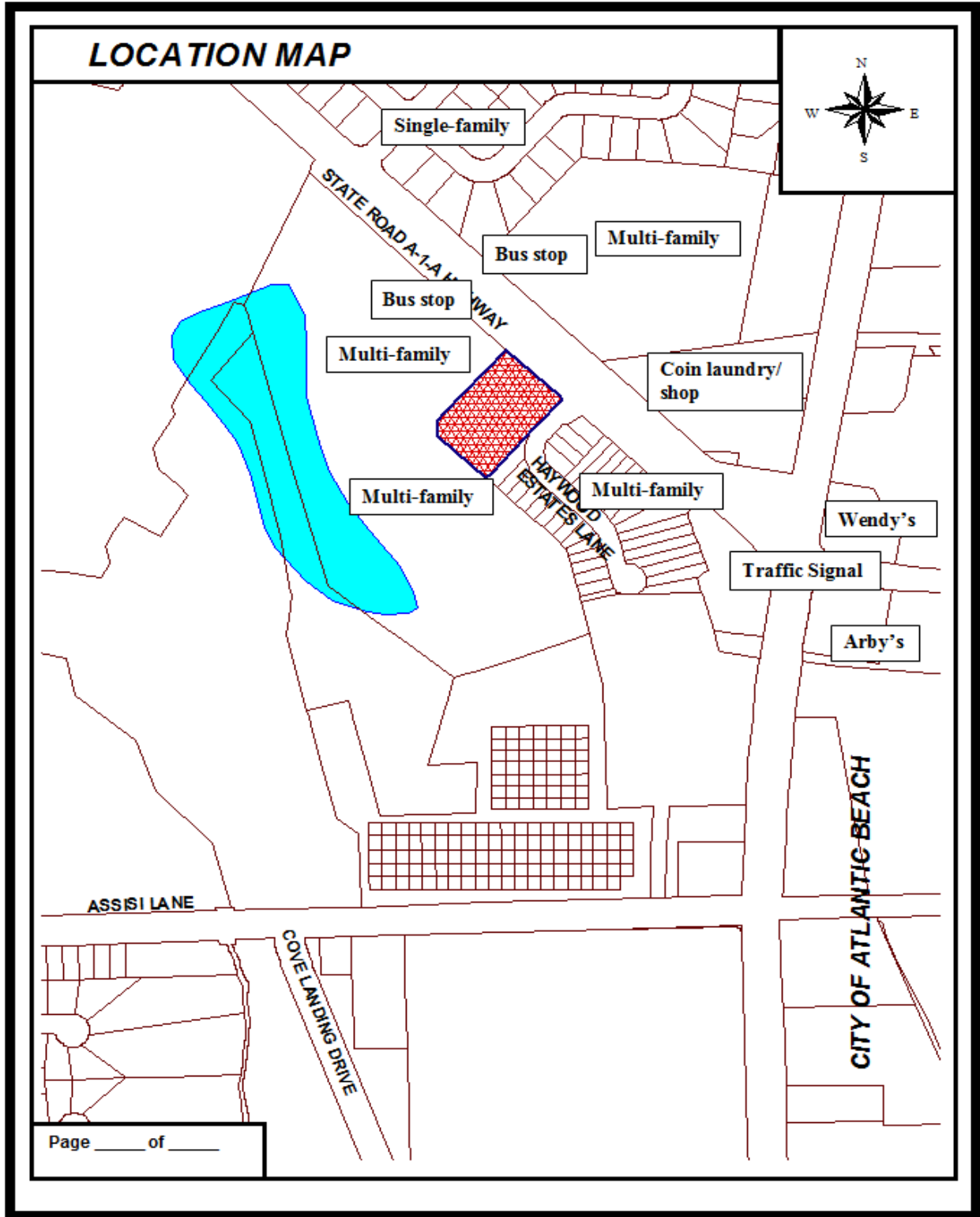
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the infilling of residential development in an established residential area.

## **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: 2014C-014

LB  
 Date: 1/26/2015  
 Mobility Zone / Development Area: 2 / Suburban  
 Planning District: 2  
 Council District: 11

**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
2014C-014 CGC / CCG-1	1.34	820								
<b>Total Section 1</b>									<b>0</b>	<b>0</b>

**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
2014C-014 CGC / CCG-1	1.34	820	20,429	1000 SF GFA	T = 3.71(X) / 1000 42.7 (X) / 1000	76 872	0.00% 0.00%	34.00% 34.00%	50	576
<b>Total Section 2</b>									<b>50</b>	<b>576</b>


**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
2014C-014 MDR / PUD	1.34	220	20	DUs	T = 0.62 (X) T = 6.65 (X)	12 133	0.00% 0.00%	0.00% 0.00%	12	133
<b>Total Section 3</b>									<b>12</b>	<b>133</b>
<b>*Net New Trips = Section 3 - Section 2 - Section 1</b>									<b>0</b>	<b>0</b>

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

# ATTACHMENT C

## Land Use Amendment Application:

		<b>APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>	
Date Submitted:	11-14-14	Date Staff Report is Available to Public:	01-30-2015
Land Use Adoption Ordinance #:	2015-016	Planning Commission's LPA Public Hearing:	02-05-2015
Rezoning Ordinance #:	2015-017	1st City Council Public Hearing:	02-10-2015
JPDD Application #:	2014C-014	LUZ Committee's Public Hearing:	02-18-2015
Assigned Planner:	Rosario Lacayo	2nd City Council Public Hearing:	02-24-2015
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> CITY OF JACKSONVILLE 214 NORTH HOGAN STREET, SUITE 300 JACKSONVILLE, FL 32202 Ph: 904-255-7800 Fax : 904-255-7882 Email: COMMUNITYPLANNING@COJ.NET		<b>Owner Information:</b> HABITAT FOR HUMANITY BEACHES BEACHES HABITAT FOR HUMANITY 797 MAYPORT ROAD ATLANTIC BEACH, FL 32233 Ph: 904-595-5791	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
Acreage:	1.34	General Location:	SR A1A HWY AND MAYPORT RD
Real Estate #(s):	168374 0300	Address:	0 SRA1A HWY
Planning District:	2		
Council District:	11		
Development Area:	SUBURBAN AREA		
Between Streets/Major Features:	SCHOONERS BAY DR AND HAYWOOD ESTATES LN		
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
Current Utilization of Property:	VACANT		
Current Land Use Category/Categories and Acreage:	CGC 1.34		
Requested Land Use Category:	MDR	Surrounding Land Use Categories:	MDR
Justification for Land Use Amendment:	TO ALLOW CONSTRUCTION OF DUPLEXES.		
<b><u>UTILITIES</u></b>			
Potable Water:	JEA	Sanitary Sewer	JEA
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
Current Zoning District(s) and Acreage:	CCG-1 1.34		
Requested Zoning District:	PUD		
Additional information is available at 904-255-7888 or on the web at <a href="http://maps.coj.net/luzap/">http://maps.coj.net/luzap/</a>			