

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



**OVERVIEW**

**ORDINANCE: 2018-439**

**APPLICATION: L-5281-18A-6-2**

**APPLICANT: STEVE DIEBENOW, ESQ**

**PROPERTY LOCATION: 1860 Starratt Road**

**Acreeage: 14.26**

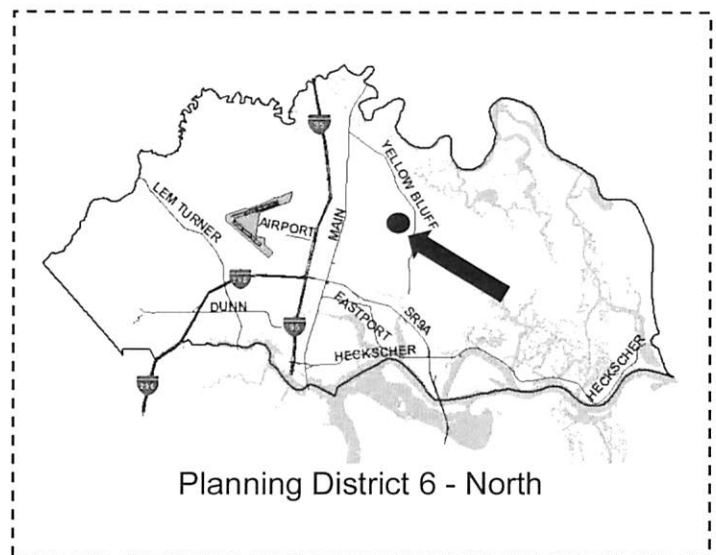
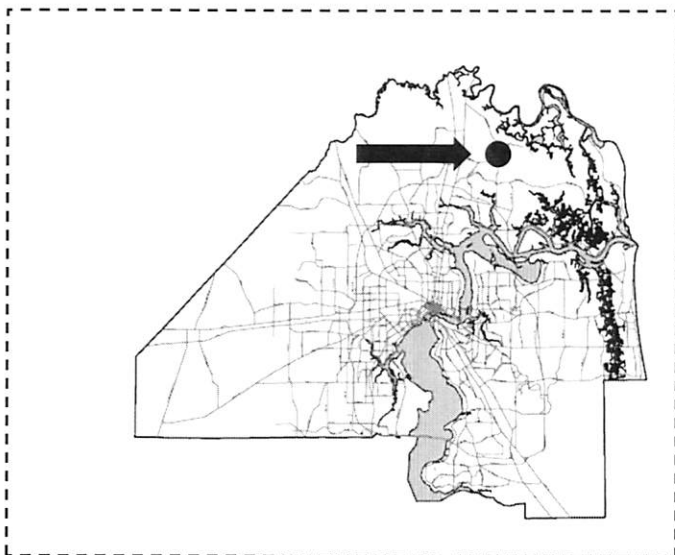
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>LDR</b>	<b>ROS</b>
<b>ZONING</b>	<b>RR-Acre</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
LDR	ROS	71 dwelling units (5 du/acre)	N/A	N/A	93,174 sq. ft. (0.15 FAR)	Decrease of 71 units	Increase of 93,174 sq. ft.

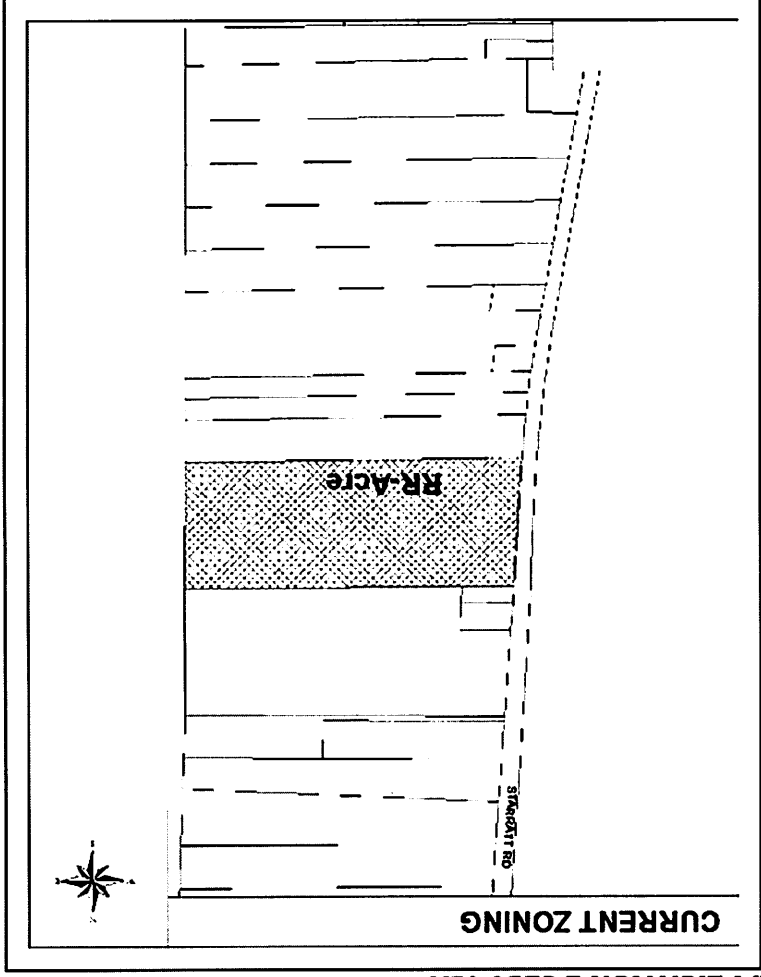
**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:**



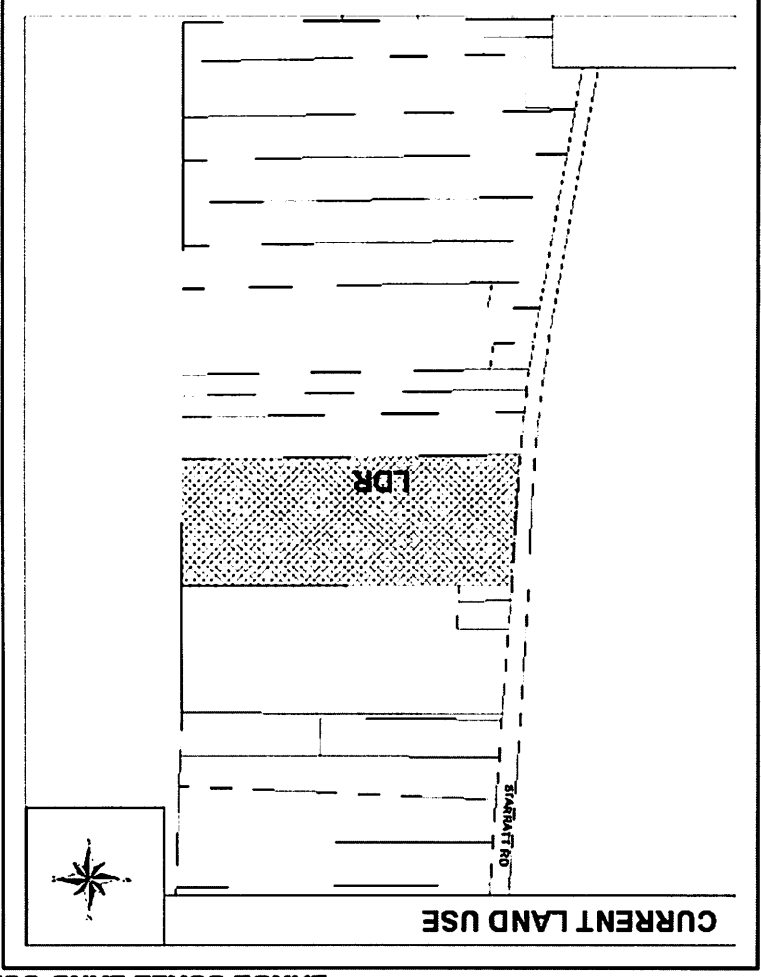
# DUAL MAPS

## LARGE-SCALE LAND USE APPLICATION L-5281-18A



Current Zoning District(s): Residential Rural-Acre (RR-Acre)

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



Existing FLUM Land Use Categories: Low Density Residential (LDR)

Requested FLUM Land Use Category: Recreation and Open Space (ROS)

# ANALYSIS

## Background:

The subject parcel is approximately 218 acres; however, only 14.26 acres of the parcel is subject to the proposed land use amendment. The remaining acreage of the property appears to be part of the area known as the Caney Swamp, as further described in the wetlands section of this report. The site is located on the eastern side of Starratt Road, approximately one (1) mile southwest of the intersection of Starratt Road and Yellow Bluff Road and ½ mile north of Vernice Road. The subject site is located in Council District 2 and Planning District 6 (North) and is within the bounds of the North Jacksonville Vision Plan.

Currently, the site is home to the Catty Shack Ranch Wildlife Sanctuary, which is a non-profit organization that provides a home to, and is a rescue facility for, big cats and similar exotic animals. The operation of this licensed facility on this site is considered a legal non-conforming land use because the use was existing in this location prior to the adoption of the 2010 Comprehensive Plan. The request is to amend the future land use category from Low Density Residential (LDR) to Recreation and Open Space (ROS) and to rezone the site from Rural Residential (RR-acre) to Planned Unit Development (PUD) in order for the property to continue this use, expand/renovate the facility, and be granted a Certificate of Use (COU). As such, they are required to come in to compliance with the *2030 Comprehensive Plan* and Ordinance Code. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2018-440.

The subject site is surrounded by low density residential uses, single-family dwelling units on lots that generally exceed one-acre in size. The nearest commercial uses are located about one (1) mile northeast at the intersection of Starratt Road with Yellow Bluff Road, with a small area (1.5 acres) of neighborhood commercial uses located about ½ mile south of the subject site at Vernice Road.

Wetlands are located on site and are addressed in greater detail later in this report. The generalized adjacent land use categories and zoning are as follows:

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single-family residential
South	LDR	RR-Acre	Single-family residential
East	LDR	RR-Acre	Swamp/wetlands
West	LDR	RR-Acre	Undeveloped timber land

Attachment A, Land Utilization Map, provides a detailed picture of the existing development pattern for the immediate area.

The proposed amendment does not include a residential component. Therefore, school capacity issues will not be impacted. 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 has the potential to result in an increase of 0 new daily 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.

### **Capital Improvements Element**

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

### Supplemental Transportation Information

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 3 between Starratt Road and Yellow Bluff Road.

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 3 is **0.52**.

Starratt Road is a functional classified facility that would be impacted by the proposed development. Starratt Road between Duval Station Road and Yellow Bluff Road is a 2-lane undivided collector roadway and has a maximum daily capacity of 16,727 vpd. The proposed regional/community park could generate approximately 11 daily trips onto the network. This segment is expected to operate at a V/C ratio of 0.43 with the inclusion of the additional traffic from this land use amendment.

### **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.

### **Airport Environment Zone**

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville International Airport (JIA). Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. 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 656.1005.1(d).

## **Future Land Use Element**

**Objective 2.5** Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

## **Wetlands**

A wetlands survey map has been created for the land use amendment site with the use of the City's GIS system and photogrammetric analysis. According to the GIS estimates there is approximately 1.94 acres of wetlands located in four areas of the application site. Three isolated wetland areas are considered transitional wetlands and total 0.98 acres. Two of these isolated wetland pockets are located on the middle northern property line and the third wetland pocket is located on the middle southern boundary. The fourth wetland area (0.96 acres) is located on the eastern property boundary line and is a portion of a larger wetland system named Caney Swamp. The swamp gradually drains from north to south into Caney Branch. The St. Johns River Water Management District acquired a conservation easement on the 202.06-acre swamp in 1995 for its protection. Caney Branch drains into Rushing Branch which then empties into the St. Johns River.

According to the Florida Land Use Code Classification System (FLUCCS) the wetlands on the amendment site are classified as "Mixed Wetland Hardwoods". The three isolated category III wetlands have a low to medium functional value due to their isolated locations. The eastern most category II wetland area connected to Caney swamp has a high functional value due to its water filtration, storm water attenuation and its association with Caney Swamp. Locations identified as having category II wetlands have limited development potential; ROS uses are not permitted. The site plan filed with the companion PUD rezoning shows the category II wetlands as undeveloped.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the three isolated wetland areas as Lynn Haven fine sand. The Lynn Haven series consists of gently sloping, very poorly drained, sandy soils and are generally found on flats and in seep areas of side slopes. These soils are formed in thick beds of sandy marine sediment. The wetland area located on the eastern boundary of the application site is classified as "Surrency loamy fine sand, depressional." The Surrency series consists of nearly level, very poorly drained soils formed in thick sandy and loamy marine sediments. Both of the wetland soils areas have water tables near or above the ground surface.

There is no environmental resource permit presently issued by the St. Johns River Water Management District for the land use amendment site. However, expansion of the animal preserve into wetlands could have an impact on the wetlands of the site. Therefore, mitigation and an environmental resource permit from the St. Johns River Water Management District may be required.

Any proposed development of the property could have an impact on the sites wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no 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.

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, protection of the Category II wetlands are addressed in the site plan for the PUD rezoning, complying with CCME Policy 4.1.3.

### **Conservation/Coastal Management Element**

**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.

**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**

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, 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 4.1.5

The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:
- (a) Dredge and fill  
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
  - (b) Vegetation  
For Category I wetlands:  
All native vegetation outside the development area is maintained in its natural state  
  
For Category II wetlands:  
No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and
- (2) Residential uses, provided the following standards are met:
- (a) Density/Dredge and fill  
Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:
    - i. Density shall not exceed one (1) dwelling unit per five (5) acres; and



- ii. Buildings shall be clustered together to the maximum extent practicable; and
- iii. Dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

**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.

# IMPACT ASSESSMENT

<b>DEVELOPMENT ANALYSIS</b>		
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Wildlife Sanctuary	Wildlife Sanctuary
Land Use/Zoning	LDR/RR-Acre	ROS/PUD
Development Standards For Impact Assessment	5 dwelling units per acre	0.15 FAR
Development Potential	71 units	93,174 sq. ft.
Population Potential	188 people	N/A
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b>YES</b>	<b>NO</b>
Plans/Studies	North Vision Plan	X
Aquatic Preserve		X
Airport Environ Zone	500' height limitation - JIA	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	High and Low	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area		X - Discharge
Well Head Protection Zone		X
Boat Facility Siting Zone		X
Brownfield		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	0 net new daily trips	
Potential Public School Impact	N/A	
Water Provider	JEA	
Potential Water Impact	Decrease of 17,377 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Decrease of 13,032 gpd	
Potential Solid Waste Impact	Decrease of 35.52 tons per year	
Drainage Basin / Sub-Basin	Caney Creek (Stream)	
Recreation and Parks	Pumpkin Hill Creek Preserve (7600') and Sheffield Regional Park (7250')	
Mass Transit	Not served	
<b>NATURAL FEATURES</b>		
Elevations	30'	
Soils	32 (Leon fine sand, 0-2% slopes); 35 (Lynn Haven fine sand, 0-2% slopes); and 82 (Pelham fine sand, depressional, 0-2% slopes)	
Land Cover	1100 (Residential, low density – less than 2 du/acre) and 6170 (mixed wetland hardwoods)	
Flood Zone	No	
Wet Lands	Yes – 6170 (mixed wetland hardwoods)	
Wild Life	No	

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on March 13, 2018, the required notices of public hearing signs were posted. Fifteen (15) 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 March 19, 2018. The applicant was the only attendee.



## 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

- 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 1.1.12 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 complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- 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.

### **Conservation and Coastal Management Element**

**Policy 4.1.5** The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(c) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i. Density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii. Buildings shall be clustered together to the maximum extent practicable; and
- iii. Dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

According to the Category Description for the Suburban Development Areas of the Future Land Use Element (FLUE), Low Density Residential (LDR) permits housing densities of up to 7 dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings 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.

According to the Category Description of the FLUE, the Recreation and Open Space (ROS) future land use category includes lands used for activities that are associated with outdoor recreation. Principal uses include: parks; playgrounds; golf courses; marinas; fairgrounds and spectator sports facilities in public and private ownership; carbon sinks; and pastoral open space managed by city agencies. Secondary uses include: private camps; dude ranches; riding academies; boarding stables; campgrounds; rifle or pistol shooting ranges; and hunting and fishing camps and similar other recreational uses.

The proposed land use amendment to ROS is intended to allow the owner to continue the site's current use as a wildlife sanctuary and possibly expand the facility. Uses allowed within the ROS land use category would provide the area with a balanced mix of uses combining the potential for economic benefit and enjoyment and the protection of natural resources, consistent with FLUE Goals 1 and 3. The companion PUD rezoning application allows for innovative site planning and design consistent with FLUE Policy 1.1.12. Further, the PUD will limit development to the area outside of any category II wetlands, consistent with CCME Policy 4.1.5. The subject site is served by city water/sewer and is located in the Suburban Development Area, consistent with FLUE Policy 1.2.9.

### **Vision Plan**

The subject property is located within the boundaries of the *North Jacksonville Shared Vision and Master Plan* (2003). The subject site is not explicitly identified within the plan. Much of the plan describes connecting a balanced mix of uses (residential, commercial, infrastructure) through master planned communities. However, one theme of the vision plan is the environment. A strategy under this theme is to "Position North Jacksonville as the premier destination to connect with the environment." The proposed land use amendment to ROS is consistent with this theme and strategy because the current use of the site as a wildlife sanctuary serves as a regional destination, and the proposed land use category, if adopted, will ensure the continued use of the property remains consistent with this strategy.

### **Strategic Regional Policy Plan**

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

*Objective: Land Use Patterns that Support Natural Resources and People*

Policy 12: The Region strives for consistent public and private land use policy that supports a Regional land use pattern that creates a healthy mix of uses in growth and redevelopment centers in all seven Counties, increases mobility options, reduces car dependency, and maintains air quality.

*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 Policies 12 and 3 above of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide make

redevelopment of the wildlife sanctuary easier while supporting a land use pattern that provides a healthy mix of uses.

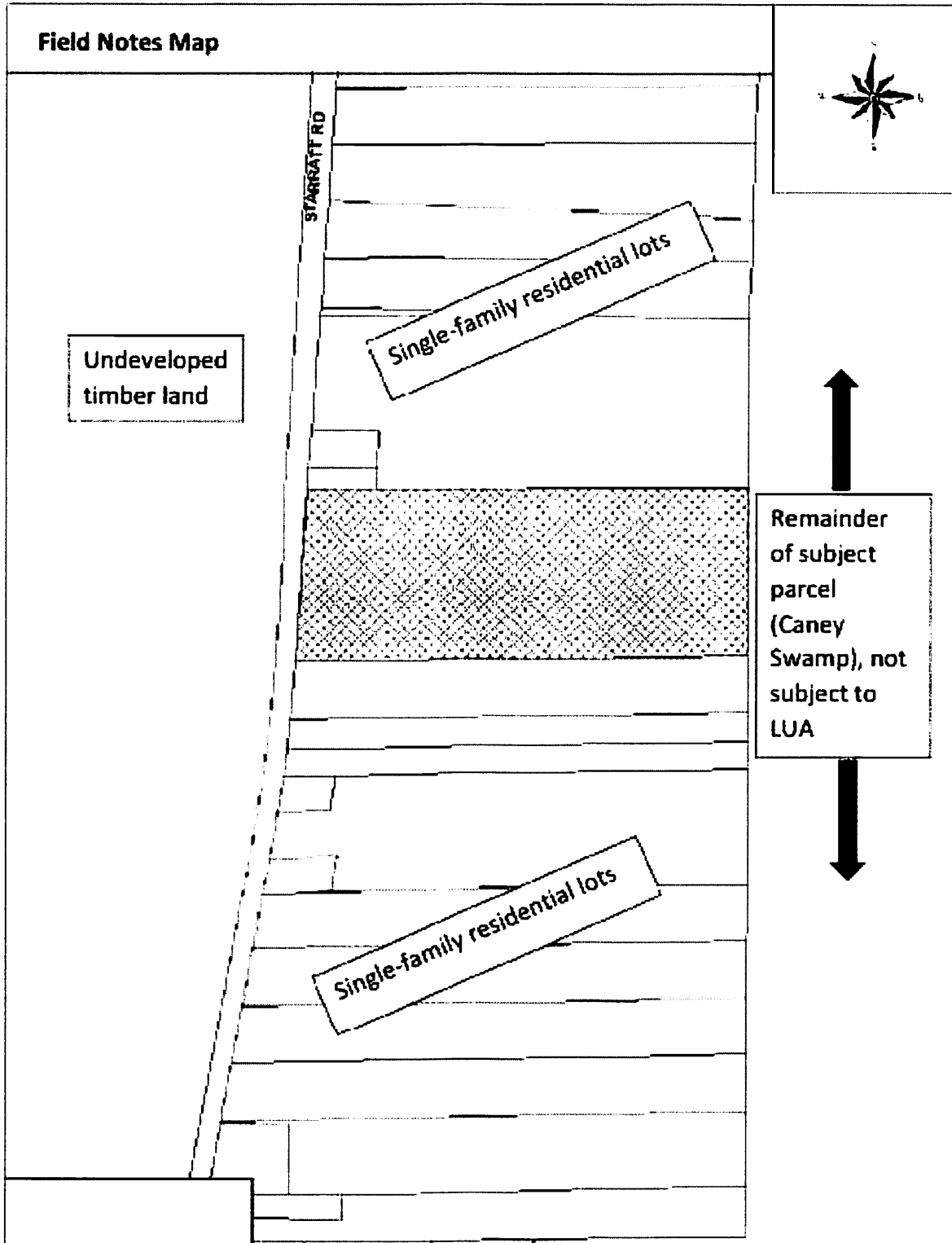
## **RECOMMENDATION**

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:



ONE CITY. ONE  
JACKSONVILLE.

## City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
[www.coj.net](http://www.coj.net)

### MEMORANDUM

**DATE:** March 16, 2018  
**TO:** Maurice Postal  
Community Planning Division  
**FROM:** Lurise Bannister  
Transportation Division  
**SUBJECT:** Transportation Review: Land Use Amendment L-5281-18A

A trip generation analysis was conducted for Land Use Amendment L-5281-18A, located at 1860 Starratt Road, north of Venice Road and west of Yellow Bluff Road in the Suburban Development Area of Jacksonville, Florida. The subject site is currently undeveloped and has an existing Low Density Residential (LDR) land use category on approximately 14.26 acres. The proposed land use amendment is to allow for Recreational Open Space (ROS) on the entire site.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (9<sup>th</sup> 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 existing LDR land use category development impact assessment standards allows for 5 single-family dwelling units per acre resulting in a development potential of 71 homes (ITE Land Use Code 210). The proposed ROS land use category development impact assessment standards allows for 0.15 FAR per acre, resulting in a development potential of 93,175 SF of community/regional park use (ITE Land Use Code 411) which could generate 11 daily trips. This will result in zero net new daily vehicular trips if the land use is amended from LDR to ROS, as shown in Table A.

# ATTACHMENT B

## Traffic Analysis, continued:

**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
LDR	210	71 DUs	$T = 0.44 X$	670	0.00%	670
<b>Total Section 1</b>						<b>670</b>
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
ROS	411	14.26 Acres	$T = 0.78 X$	11	0.00%	11
<b>Total Section 2</b>						<b>11</b>
<b>Net New Daily Trips ( Section 2 - Section 1)</b>						<b>0</b>

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

### Additional Information:

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 3 between Starratt Road and Yellow Bluff Road.


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 3 is 0.52.

Starratt Road is a functional classified facility that would be impacted by the proposed development. Starratt Road between Duval Station Road and Yellow Bluff Road is a 2-lane undivided collector roadway and has a maximum daily capacity of 16,727 vpd. The proposed regional/community park could generate approximately 11 daily trips onto the network. This segment is expected to operate at a V/C ratio of 0.43 with the inclusion of the additional traffic from this land use amendment.

# ATTACHMENT C

## Land Use Amendment Application:

		<b>APPLICATION FOR LARGE-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>	
Date Submitted:	1/17/2018	Date Staff Report is Available to Public:	8/17/2018
Land Use Adoption Ordinance #:	2018-439	Planning Commission's LPA Public Hearing:	8/23/2018
Rezoning Ordinance #:	2018-440	1st City Council Public Hearing:	8/29/2018
JFDD Application #:	L-5281-18A	LUZ Committee's Public Hearing:	9/5/2018
Assigned Planner:	Susan Kelly	2nd City Council Public Hearing:	9/11/2018
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> STEVE DIEBENOW, ESQ. ONE INDEPENDENT DRIVE, STE. 1200 JACKSONVILLE, FL 32202 Ph. 9043011269 Fax. 9043011279 Email: SDIEBENOW@DMPHLAW.COM		<b>Owner Information:</b> CATTY SHACK RANCH W/LD/LIFE SANCTUARY INC. 1860 STARRATT ROAD JACKSONVILLE, FL 32226	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
Acreage:	14.26	General Location:	BET. STARRATT RD & YELLOW BLUFF RD NORTH OF VERNICE RD
Real Estate #(s):	106301 0100 portion of	Address:	1860 STARRATT RD
Planning District:	6		
Council District:	2		
Development Area:	SUBURBAN AREA		
Between Streets/Major Features:	STARRATT ROAD and YELLOW BLUFF ROAD		
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
Current Utilization of Property:	LEGAL NONCONFORMING ANIMAL SANCTUARY		
Current Land Use Category/Categories and Acreage:	LDR 14.26		
Requested Land Use Category:	ROS	Surrounding Land Use Categories:	LDR
Applicant's Justification for Land Use Amendment:	TO ALLOW FOR RENOVATION OF EXISTING CATTY SHACK RANCH FACILITY.		
<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:	RR-Acre 14.26		
Requested Zoning District:	PUD		
Additional information is available at 904-255-7888 or on the web at <a href="http://maps.coi.net/tuzap/">http://maps.coi.net/tuzap/</a>			

**ATTACHMENT D**

**Aerial:**



# ATTACHMENT E

## Wetlands Map:

