

**WRITTEN DESCRIPTION**  
**CATTY SHACK RANCH PUD**  
**June 25, 2018**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Catty Shack Ranch Wildlife Sanctuary (“Catty Shack”) is located at 1860 Starratt Road, Jacksonville, FL 32226 (RE# 106301 0100) (“Property”). The Property falls within the LDR land use category and is zoned RR-Acre. Catty Shack occupies the western 14.26 acres of a larger 218.33 parcel, most of which falls within a conservation easement. The eastern 204.07 acres of the parcel will remain undeveloped and unaffected by this rezoning and the associated land use amendment. North and south of the property are single family residences, and west of the property across Starratt Road is undeveloped land. All surrounding property has the LDR use designation and RR-Acre zoning.

Catty Shack is a federal and state licensed 501(c)(3) wildlife sanctuary committed to providing a safe, loving and forever home to endangered big cats and to educate the public about their plight in the wild and in captivity. Catty Shack’s primary focus is in the rescue of exotic animals from serious situations, including owner and zoo surrenders. Many of the animals at Catty Shack suffer from medical conditions that make their care cost-prohibitive for other establishments. Typical residents include tigers, lions, pumas, leopards, lynx, foxes, and coatimundis.

Catty Shack is a tourist destination bringing visitors from around the world with rankings through Trip Advisor, U.S. News & World Report, Inspirock, Vacation Idea, The Crazy Tourist, Planet Ware, Escape Here, Trekaroo, Cruise Port Advisor and RoadTrippers. It is also an educational facility offering school tours year round as well as internships for college students from as far away as Germany. Catty Shack is a volunteer-driven operation that provides a wealth of opportunities for members of the community and local organizations to donate their time. Community partners include organizations such as the Boy Scouts and Girl Scouts, JEA, NAS Jacksonville, Kings Bay, Bank of America, MIZZOU, The Arc Jacksonville, University of Florida Healing Animals, Wild Edu/Community in Schools, Jacksonville University, Comcast, Jacksonville Harmony Chorus and Jax Chamber.

The proposed rezoning and associated land use amendment will enable Catty Shack to make improvements to the existing Property to ensure the best possible care for the animals while offering improved facilities for guests and volunteers.

- B. Project Name: Catty Shack Ranch Wildlife Sanctuary
- C. Project Engineer: Rafael A. Morlá, PE

- D. Current Land Use Designation: LDR
- E. Requested Use Designation: ROS
- F. Current Zoning District: RR-ACRE
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): 106301 0100

**II. QUANTITATIVE DATA**

- A. Total Acreage: 14.26 acres
- B. Total number of dwelling units: 2 units
- C. Total amount of non-residential floor area: 0.46 acres
- D. Total amount of open space: 11.68
- E. Total amount of land coverage of all buildings and structures: 1.43 acres

**III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

A PUD is utilized in this instance to eliminate certain uses which would otherwise be permitted within the ROS district in order to maintain compatibility with surrounding residential uses.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

**IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

- 1. Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line.

2. Dude ranches, boarding stables, horse stables, poultry coops, zoological parks and wildlife sanctuaries specifically including but not limited to habitats for large cat species.
3. Management and medical offices, storage and maintenance facilities, retail sales and service establishments in conjunction with operation of a zoological park/wildlife sanctuary.
4. Private camps, country clubs, golf courses, parks, camping grounds and recreational areas and travel trailer parks.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: As permitted in Section 656.334.

C. Permitted Accessory Uses and Structures: Residential facilities located on the same premises for the use of custodians and caretakers residing on the Property in conjunction with operation of the facility and as permitted and as permitted in Section 656.403.

## V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: 2.5 acres
2. Minimum lot width: 100 feet
3. Maximum lot coverage: 10 percent
4. Minimum front yard: 25 feet
5. Minimum side yard: 10 feet
6. Minimum rear yard: 25 feet
7. Maximum height of structures: 10 feet

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* A total of 126 vehicle parking spaces and 4 bus parking spaces shall be provided. The proposed parking is based on actual vehicle data collected over a six-month period from January 2018 through June 2018 during which time the average vehicle count was 51 including all visitors and employees.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Starratt Road, substantially as shown in the Site Plan.

3. *Pedestrian Access.* Pedestrian access shall be provided by means of existing sidewalks along Starratt Road.

C. Signs:

1. One illuminated monument sign not exceeding a maximum of 60 square feet and a maximum of 15 feet in height.
2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
3. Directional signs shall not exceed 4 square feet in area and 4 feet in height.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the City of Jacksonville Charter.

E. Recreation and Open Space:

Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

F. Utilities

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

G. Wetlands

The easternmost 1.51 acres of the property fall within wetlands which will remain undeveloped.

**4. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project allows for renovation of a beloved facility which offers unique educational and recreational opportunities as well as encourages tourism to and volunteerism in the community. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics

of the surrounding area;

C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

1. The project furthers the following goals, objectives and policies of the Recreation and Open Space Element of the 2030 Comprehensive Plan:
  - a. Objective 2.2. The City's Land Development Regulations, through the Subdivision Ordinances or other Ordinances, shall ensure the provision of open space by private enterprise.
  - b. Policy 2.2.1. The City shall require that all new non-residential land uses . . . provide a minimum of 10% of the property in open space.
2. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
  - a. Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs) . . . 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.
  - b. Policy 1.1.13. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as PUDS.