

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2018-0440 TO**

**PLANNED UNIT DEVELOPMENT**

**AUGUST 23, 2018**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2018-0440** to Planned Unit Development.

***Location:*** 1860 Starratt Road  
Between Vernice Road and Yellow Bluff Road

***Real Estate Number(s):*** A Portion of 106301-0100

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

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Recreation and Open Space (ROS)

***Planning District:*** North, District 6

***Applicant/Agent:*** Steve Diebenow, Esq.  
Drive, McAfee, Hawthorne & Diebenow, PLLC  
One Independent Drive W, Suite 1200  
Jacksonville, FL 32202

***Owner:*** Catty Shack Ranch Wildlife Sanctuary, Inc.  
1860 Starratt Road  
Jacksonville, FL 32226

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-0440** seeks to rezone approximately 14.26 acres of a larger 218.33-acre parcel from RR-Acre to PUD. The rezoning to PUD is being sought in order for the existing Catty Shack Ranch Wildlife Sanctuary to continue its use, expand/renovate the site, and bring the subject site into conformance with the Zoning Code.

This rezoning application is companion to land use application L-5281-18A, Ordinance 2018-439, which requests amending the Future Land Use Map series (FLUMs) for the subject site from LDR to Recreation and Open Space (ROS). If the land use amendment is adopted, the requested PUD zoning district would be consistent with the proposed ROS category.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

#### ***(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series L-5281-18A (Ordinance 2018-0442) that seeks to amend the portion of the site that is within the LDR land use category to Recreation and Open Space (ROS).

According to the Category Description of the FLUE, the proposed 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.

Staff has reviewed the proposed PUD and finds that the permitted and permissible uses included within the written description are consistent with the proposed ROS land use category.

#### ***(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

#### ***(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). However, there is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5281-18A (Ordinance 2018-0442) that seeks to amend the portion of land that is within the LDR land use category to ROS.

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**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

(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 aerial 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.

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize a small portion of land for two (2) residential facilities. The units will be incidental in use since they will be used for custodians and caretakers who reside on the premises. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan’s Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The subject site will provide approximately 11.68 acres of open space.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. Furthermore, this means the site will provide a ten (10) foot undisturbed, natural buffer along the perimeter of the development site in order to provide sufficient buffering and noise calming elements for abutting residential uses.

The treatment of pedestrian ways: The proposed development will provide access using existing sidewalks along Starratt Road and multiple ADA accessible pathways throughout the site.

Traffic and pedestrian circulation patterns: The proposed traffic circulation system would be serviced using a 20-foot wide, two-lane grid for ingress/egress, drop-off, and unloading onto the premises.

Additionally, Starratt Road, from Duval station Road to Yellow Bluff Road, is the directly accessed functionally classified roadway. Starratt Road is a 2-lane divided collector in this vicinity and is currently operating at 67.83% of capacity. This Starratt Road segment has a maximum daily capacity of 11,232 vpd and a 2017 daily traffic volume of 7,619 vpd.

#### *(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The Catty Shack Ranch Wildlife Sanctuary is located in a rural area where low-density residential is the predominate use. Allowing for the redevelopment and expansion of the ranch will complement the neighboring residential uses by providing additional opportunities for outdoor recreational use.

The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RR-Acre	Single-Family Dwellings
East	LDR	RR-Acre	Conservation
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre	Vacant Land

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

#### *(6) Intensity of Development*

The Catty Shack redevelopment project is consistent with the proposed ROS functional land use category, as it will support the neighboring residences by providing additional recreational amenities and outdoor space.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for utilities.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed in accordance with the Recreation and Open Space Element of the 2030 Comprehensive Plan.

***(8) Impact on wetlands***

According to the GIS estimates there are 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 of an acre. 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 of an acre) 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.

Nonetheless, according to the attached written description and site plan, the proposed PUD does not intend to develop the property within the boundaries of the wetlands. Regardless, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

According to the written description, the site will be developed with a total of 126 parking spaces and four (4) bus parking spaces—which Staff finds to be a sufficient allowance of spaces in relation to Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on **August 8, 2018**, the required Notice of Public Hearing signs were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0440** be **APPROVED** with the following exhibits:

**The original legal description dated January 22, 2018**

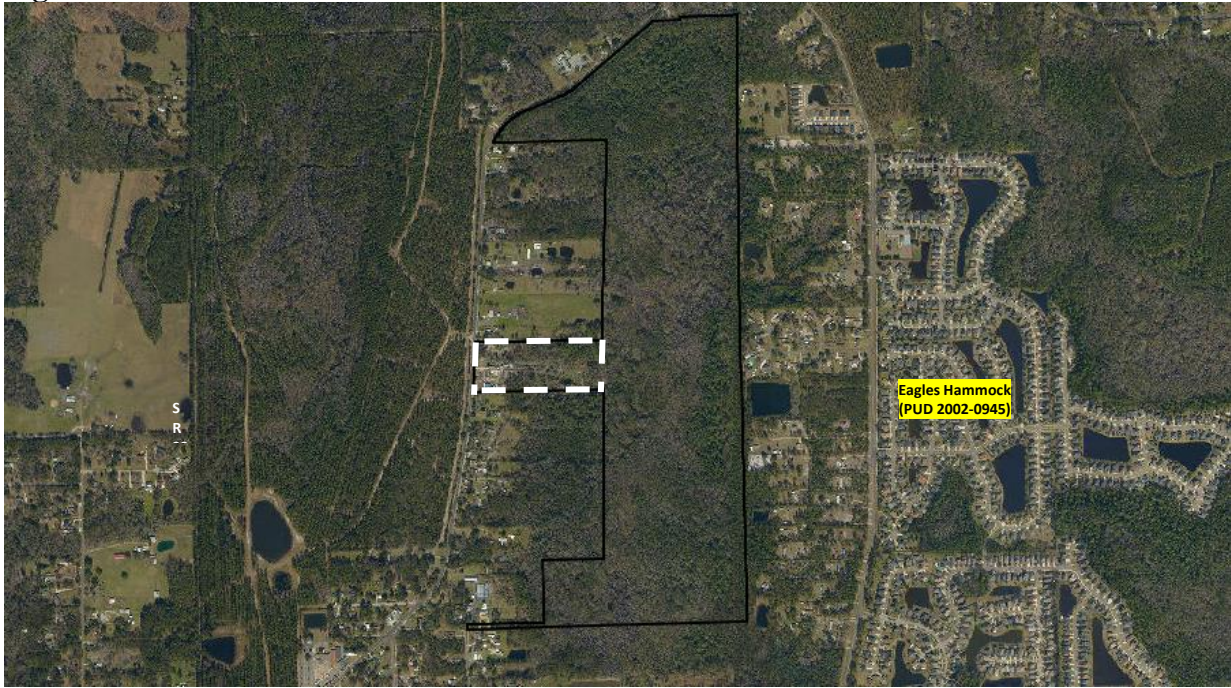
**The revised written description dated June 25, 2018**

**The revised site plan dated June 27, 2018**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0440** be **APPROVED**.



**Figure A:**



Source: Planning & Development Dept, 8/8/18

**Aerial view of the subject site and parcel, facing north.**

**Figure B:**



Source: Planning & Development Dept, 8/8/18

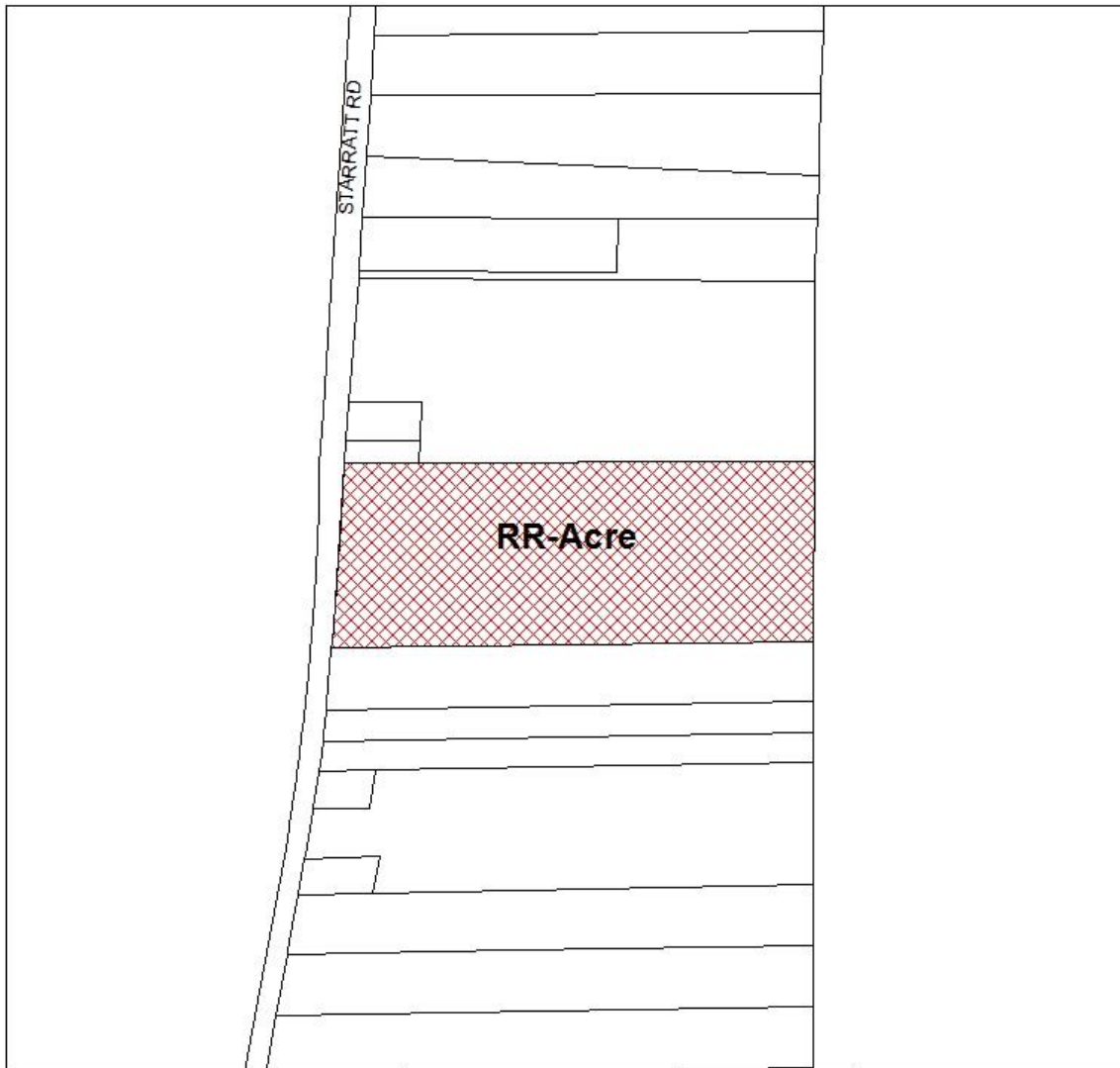
**View of the subject parcel facing north.**

**Figure C:**



**Source: Planning & Development Dept, 8/8/18**

**View of the subject site's existing vehicle use area (VUA), facing east.**

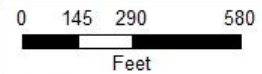
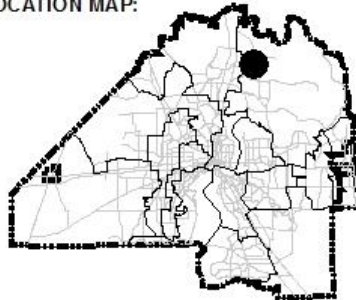


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2018-1662

EXHIBIT 2