

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2019-16 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 7, 2019

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 **2019-16** to Planned Unit Development.

Location: 3372 Zoo Parkway (SR 105)
Between New Berlin Road and Dunn Creek Road

Real Estate Number(s): 108760-0200

Current Zoning District: Planned Unit Development (PUD 2005-693)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Applicant/Agent: L. Charles Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida 32211

Owner: Jaxport Holdings
2549-B East Bluff Drive, #475
Newport Beach, California 92660

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2019-16** seeks to rezone approximately 2.15 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a travel trailer park with a maximum of 40 spaces, a marina, not to exceed 20 slips, restaurants and the retail sale and service of beer, wine and liquor for on premises consumption.

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 According to the Category Descriptions for the Suburban Development Area identified within the Future Land Use Element (FLUE), Community/General Commercial (CGC) land use category includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, highway commercial, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments. The intent of the PUD is to allow a travel trailer park and marina. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

(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): Community General Commercial (CGC). 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:

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.

FLUE 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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE 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.

FLUE 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.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks. City of Jacksonville 2030 Comprehensive Plan.

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, 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 may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

HPE 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.

Industrial Sanctuary

The subject property is located in an area identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary”. Industrial uses are crucial to the long term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2. The Industrial Sanctuary Zone is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development.

The proposed development does not conflict with any provision of the Industrial Sanctuary Overlay.

Review of City data indicates the potential existence of approximately 0.32 acres wetlands on the subject site. There are five isolated salt marsh wetland area running along the north edge of the property. Salt marsh wetlands have extremely high functional value due to its water filtration attenuation of coastal waters. Presently there is no application to the St. Johns River Water Management for the proposed impacted wetlands or no mitigation strategy to compensate for the loss of wetlands for the proposed project. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

CCME 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.

CCME Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Manatee Protection Plan Boat Facility Siting Zone

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, Dunn Creek at the subject site location is an acceptable with conditions zone and allows for construction of 5 boat slips per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

CCME Policy 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP. The PUD is proposing fewer slips than is allowed by the Manatee Protection Plan.

(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 lands for a recreational development. 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 streetscape: Not applicable

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Although not specifically mentioned, it is expected the intended plan of development will include outdoor common areas. The applications indicates areas will be open to the public.

Focal points and vistas: The development will overlook Dunn Creek.

The use of topography, physical environment and other natural features: The topography is flat

Traffic and pedestrian circulation patterns: There is an existing access drive from Zoo Parkway (SR 105) which allows for a left turn on Eastbound Zoo Parkway.

The use and variety of building setback lines, separations, and buffering: The PUD is proposing development standards that are consistent with CCG-1.

The use and variety of building sizes and architectural styles: The PUD is silent on the style of architecture.

The use and variety of materials: The PUD is not specific in the type of materials.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The PUD indicates it will meet Part 6 requirements in the Zoning Code.

The variety and design of dwelling types: Not applicable

The form of ownership proposed for various uses: Not applicable

Compatible relationship between land uses in a mixed use project: The PUD is proposing uses which are generally compatible and will not create any adverse impacts.

(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 proposed development is located in an area with industrial truck stop, filling stations, and other port associated uses. Recreational development at this location complements the existing cruise ship terminal by providing alternative accommodations.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	IH		Dunn Creek
South	WD/WR	IW	Marsh
East	HI	IH	Undeveloped
West	IBP		Dunn Creek / St. Johns River

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:

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, Dunn Creek at the subject site location is an acceptable with conditions zone and allows for construction of 5 boat slips per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District. The PUD has over 600 linear feet of shoreline, which would allow 30 slips. The PUD is proposing a maximum of 20 slips.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as an RV travel trailer park. The PUD is appropriate at this location because it will support the existing cruise ship terminal.

The availability and location of utility services and public facilities and services: JEA indicates that potable water and sanitary sewer are available in the Zoo Parkway (SR 105) right of way, approximately 400 feet to the east. The Comprehensive Plan requires the development connect to JEA for potable water and sanitary sewer.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Zoo Parkway (SR 105) is classified as a minor arterial. There is a limited median access to the site. The proposed site plan shows a potential access to undeveloped parcels to the east.

(7) Usable open spaces plazas, recreation areas.

The PUD is to allow for a travel trailer park with marina. These facilities are to be open to the public which will allow access to Dunn Creek and the St. Johns River.

(8) Impact on wetlands

Review of City data indicates the potential existence of approximately 0.32 acres wetlands on the subject site. There are five isolated salt marsh wetland area running along the north edge of the property. Salt marsh wetlands have extremely high functional value due to its water filtration attenuation of coastal waters. Presently there is no application to the St. Johns River Water Management for the proposed impacted wetlands or no mitigation strategy to compensate for the loss of wetlands for the proposed project. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(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.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There is no sidewalk on Zoo Parkway, adjacent to the subject property. There is a sidewalk on the south side of Zoo Parkway. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 25, 2019, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2019-16 be **APPROVED with the following exhibits:**

1. The original legal description dated September 5, 2018.
2. The original written description dated November 30, 2018.
3. The original site plan dated December 4, 2018.



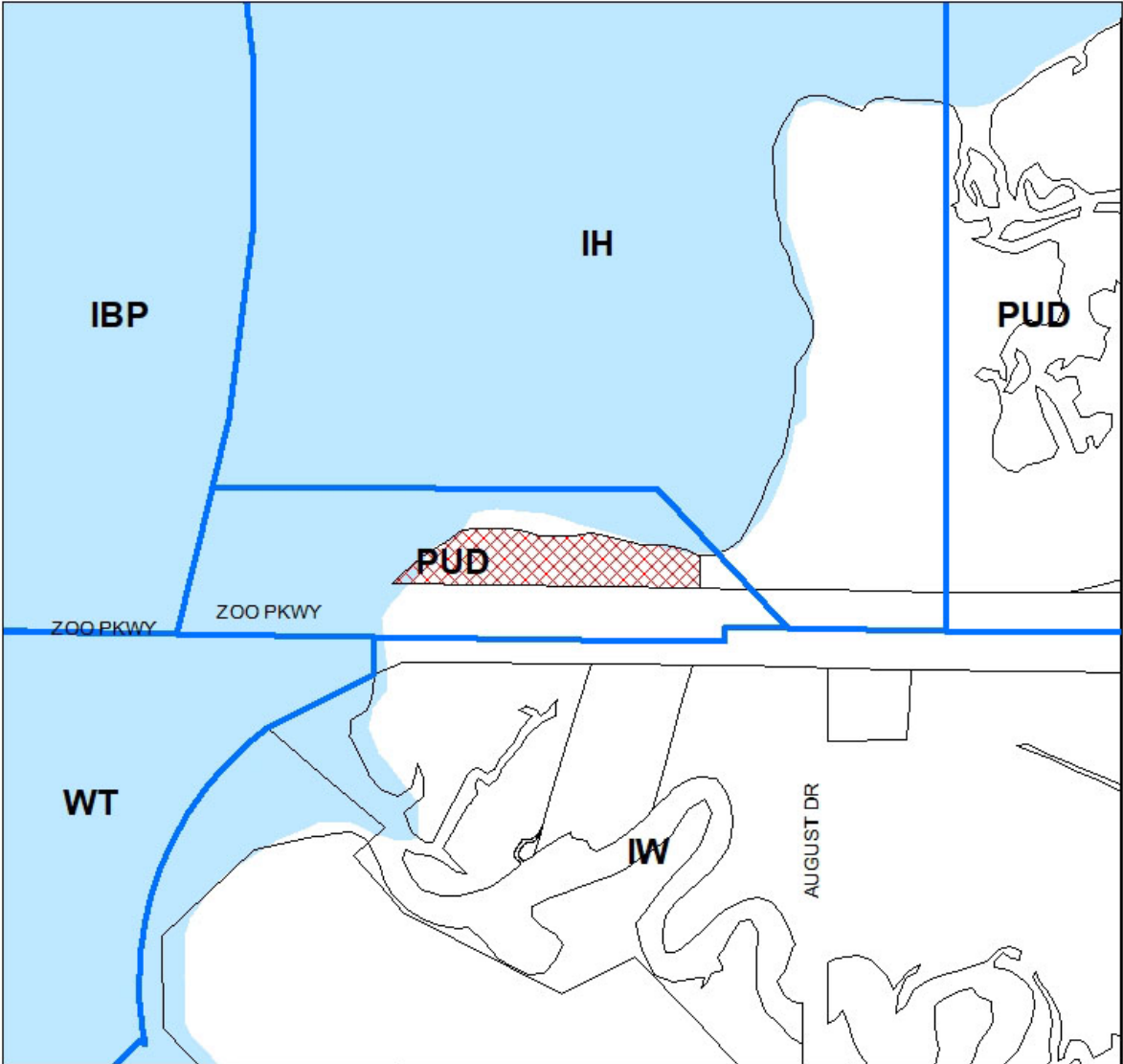
Aerial view of subject property.

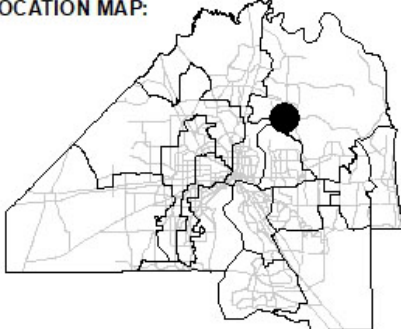



View of subject property



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 140 280 560</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0016</p>	<p>TRACKING NUMBER</p> <p>T-2018-1976</p>	<p>COUNCIL DISTRICT:</p> <p>2</p> <p>PAGE 1 OF 1</p>