

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-355 TO
PLANNED UNIT DEVELOPMENT

JUNE 8, 2017

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 **2017-355** to Planned Unit Development.

Location: South of JTB Boulevard and east of San Pablo Road
Between San Pablo Road and the Intracoastal Waterway

Real Estate Number(s): A portion of 181772 0120

Current Zoning District: Planned Unit Development
(PUD 2001-0818-E and 2015-865-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Bill Gulliford, District 13

Applicant/Agent: Michael Holbrook
Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida 32246

Owners: Paul Vavala
Marina San Pablo Development, LLC
14443 Marina San Pablo Place
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2017-355** seeks to rezone approximately 1.56+/- acres of land from PUD to PUD. The property is located in the southeast quadrant of the Marina San Pablo condominium and harbor development which is located south of J. Turner Butler Boulevard and east of San Pablo Road. PUD 2001-818-E, allowed 119 multi-family units. PUD 2015-865-E allowed 11 townhomes in lieu of the 6 single family lots. The rezoning to PUD is being sought for the purpose of developing 15 additional townhomes and reducing the maximum number of multi-family units to 82 units. The townhome units will back up to the marina basin.

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 Medium Density Residential (MDR) 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. Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Development within the category should be compact and connected and should support multi-modal transportation. The proposed PUD proposes a gross density of 9.5 dwelling units to the acre and will have full urban services available to the site. 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): Medium Density Residential (MDR). 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:

F.L.U.E. Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

F.L.U.E. Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

F.L.U.E. 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.

F.L.U.E. 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.

Conservation Coastal Management Element (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 District Plan, and any other special study or plan adopted by the City such as the Boat Facilities Siting Plan.

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, the Intracoastal Waterway 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.

Conservation Coastal Management Element (CCME) Policy 1.4.4 The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Conservation Coastal Management Element (CCME) Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Conservation Coastal Management Element (CCME) Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Approximately 0.26 acres of the Marina San Pablo PUD, Phase II was determined to be within the 100 year flood zone. Phase II is 4.68 acres. This area is associated with the Intracoastal Waterway and follows the four (4) foot elevation. Proposed units 2 through 10 appear to be within this zone and units 12 through 15 may infringe on that zone. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE". Moderate flood hazard areas, are also shown on the map for the property as are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

(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 multi-family 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 use of topography, physical environment and other natural features: The proposed site plan shows the 15 townhome units will be constructed to take advantage of marina basin and Intracoastal Waterway views.

Traffic and pedestrian circulation patterns: The proposed development will have access from a private roadway, Marina San Pablo Place, which has direct access to San Pablo Road. A memorandum from the City Transportation Planning Division shared the following analysis:

J. Turner Butler Boulevard (SR 202), from San Pablo Parkway to the Intracoastal Waterway, is the directly accessed functionally classified roadway. J. Turner Butler Boulevard is a 4-lane divided Freeway in this vicinity and is currently operating at 77.42% of capacity. This J. Turner Butler Boulevard segment has a maximum daily service volume of 65,500 vpd and a 2016 daily traffic volume of 84,600 vpd.

San Pablo Road, from William Davis Parkway to J. Turner Butler Boulevard, is the directly accessed functionally classified roadway. San Pablo Road is a 6-lane divided Class I Minor Arterial in this vicinity and is currently operating at 69.36% of capacity. This San Pablo Road segment has a maximum daily service volume of 53,910 vpd and a 2016 daily traffic volume of 37,394 vpd.

San Pablo Road, from the St. Johns County Line to J. Turner Butler Boulevard, is the directly accessed functionally classified roadway. San Pablo Road is a 4-lane divided Class II Minor Arterial in this vicinity and is currently operating at 15.82% of capacity. This San Pablo Road segment has a maximum daily service volume of 35,820 vpd and a 2016 daily traffic volume of 5,669 vpd.

This proposal is for 15 dwelling units of ITE 230 Residential Condo/Townhouse, which would generate 87 vpd.

The use and variety of building setback lines, separations, and buffering: The written description proposes minimum development standards typical of attached townhome development including minimum lot width of 46 feet, minimum lot area of 2,250 square feet, maximum lot coverage of 80%, and front, and rear yard setback of 10 feet. The maximum height of any building will be 45 feet.

Signage:

Applicant proposes one double-faced illuminated monument entry sign not to exceed 24 square feet in area and 6 feet in height; or one single-faced illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height.

Real estate signs (in compliance with §656.1306) and construction signs (in compliance with §656.1307) also will be permitted. Temporary sign(s) of a maximum of 12 feet in area and 12 feet in height for model homes also shall be permitted.

Wall signs and directional signs are also permitted within the PUD. Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliance with the PUD.

(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 somewhat isolated from surrounding development. The subject site is served by a private road with a cul-de-sac at its terminus. A six to eight feet tall fence is present on the southern border of the property and across from the private access road adjacent to large lot, rural single-family homes.

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

| <u>Adjacent Property</u> | <u>Land Use Category</u> | <u>Zoning District</u> | <u>Current Use</u> |
|--------------------------|--------------------------|------------------------|----------------------------------|
| North | MDR | PUD (2001-818-E) | Multi-family condominium/ marina |
| South | MDR | RLD-60 | Single-family |
| East | MDR | RLD-60 | Intracoastal Waterway |
| West | RPI | CRO/CO | Undeveloped |

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: Sidewalks will be constructed adjacent to the marina where final review and approval will be subject to the City traffic engineer and Planning and Development Department.

The marina basin of the property is within the Coastal High Hazard Area (CHHA). The original PUD allowed a maximum of 119 dwelling units. This rezoning will reduce the total number of units to 82 units.

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a single family development, which is not to exceed 15 multi-family attached lots. The PUD is appropriate at this location since a portion of the property is currently developed with a high rise multi-family building. The townhomes will offer a different variety of housing for those who

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan shows the 15 units will have private access to Marina San Pablo Place South and then direct access to San Pablo Road.

(7) Usable open spaces plazas, recreation areas.

The townhomes will be allowed to use the existing amenity center. The closest parks are Castaway Preserve Park and Patton Park.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify wetlands on the property. 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.

The site will be developed in accordance with 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 May 25, 2017 the required Notice of Public Hearing sign was posted.



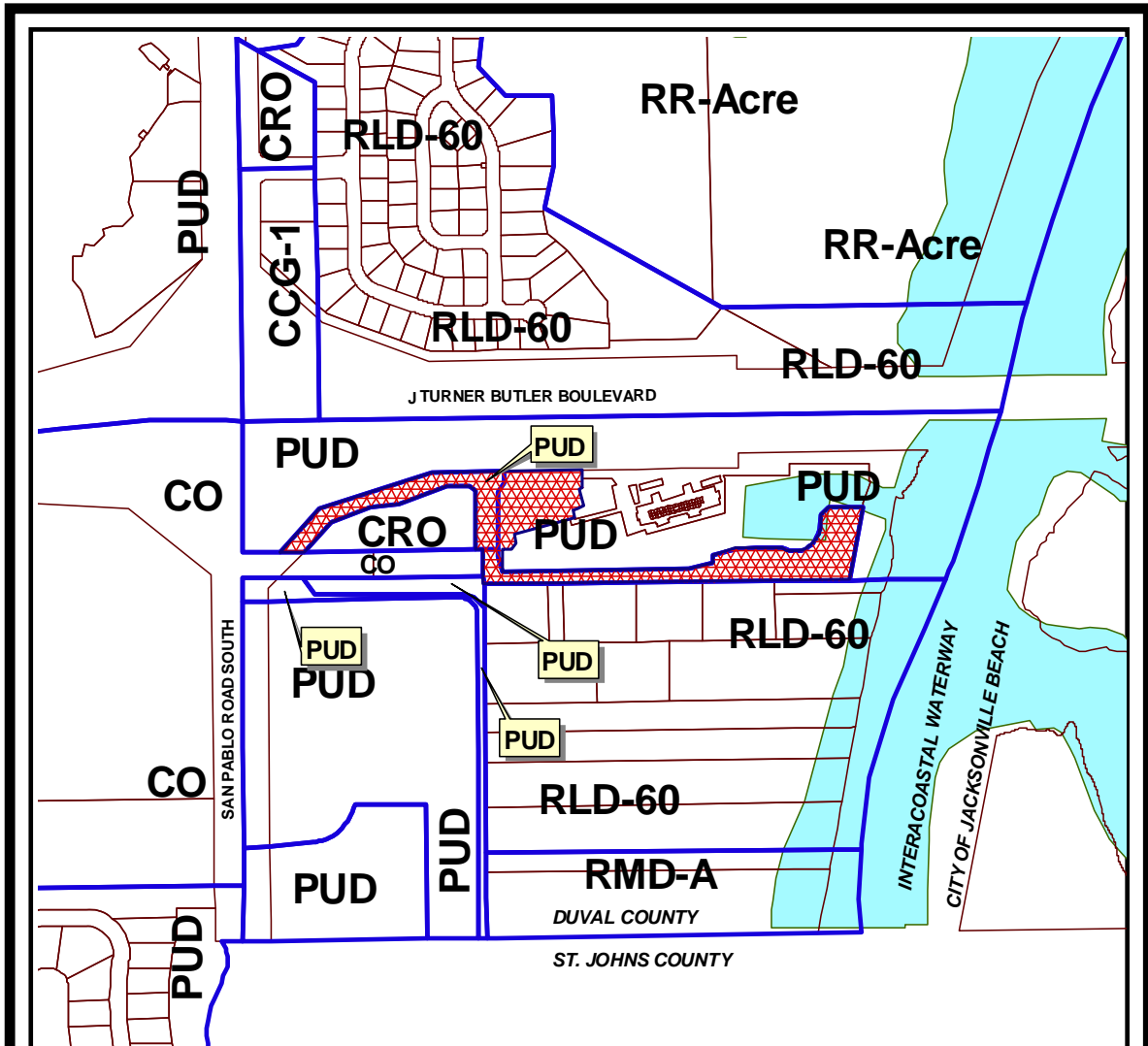
RECOMMENDATION

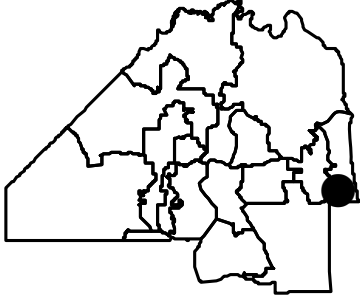
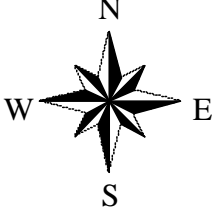
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-355** be **APPROVED with the following exhibits:**

1. The original legal description dated March 10, 2017.
2. The original written description dated March 10, 2017.
3. The original site plan dated March 9, 2016.



Aerial view of property. Rectangles show locations of proposed townhomes.



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|---|--|---|
| <p>REQUEST:</p> <p>FROM: PUD, PUD & PUD</p> <p>TO: PUD</p> |  |  <p>COUNCIL DISTRICT: 13</p> |
| <p>ORDINANCE NUMBER: ORD-2017-0355</p> | <p>TRACKING NUMBER: T-2017-1398</p> | <p>Page 1 of 1</p> |