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MEMORANDUM

DATE: OCTOBER 2, 2018

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

RE: CITY OF JACKSONVILLE ADOPTED AMENDMENT 18-2ESR

Attached is Review Form 01 for a large scale map amendment seeking to amend the City of Jacksonville Comprehensive Plan.

The proposed amendment seeks to change 14.26 +/- acres of the Future Land Use Map from Low Density Residential (LDR) to Recreation and Open Space (ROS). The purpose of this amendment is to bring a pre-existing nonconforming use into compliance with the 2030 Comprehensive Plan so that the existing use can continue, expand and renovate structures, and be granted a Certificate of Use (COU).

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Jacksonville Adopted Amendment 18-2ESR to be consistent with the Northeast Florida Regional Policy Plan.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: **City of Jacksonville Adopted Amendment 18-2ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **October 5, 2018**
Local Government Item No.: **Ordinance 2018-439-E**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

This large scale Land Use Amendment seeks to amend the Future Land Use Map of 14.26+/- acres of a 218 acre parcel from Low Density Residential (LDR) to Recreation and Open Space (ROS). 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.

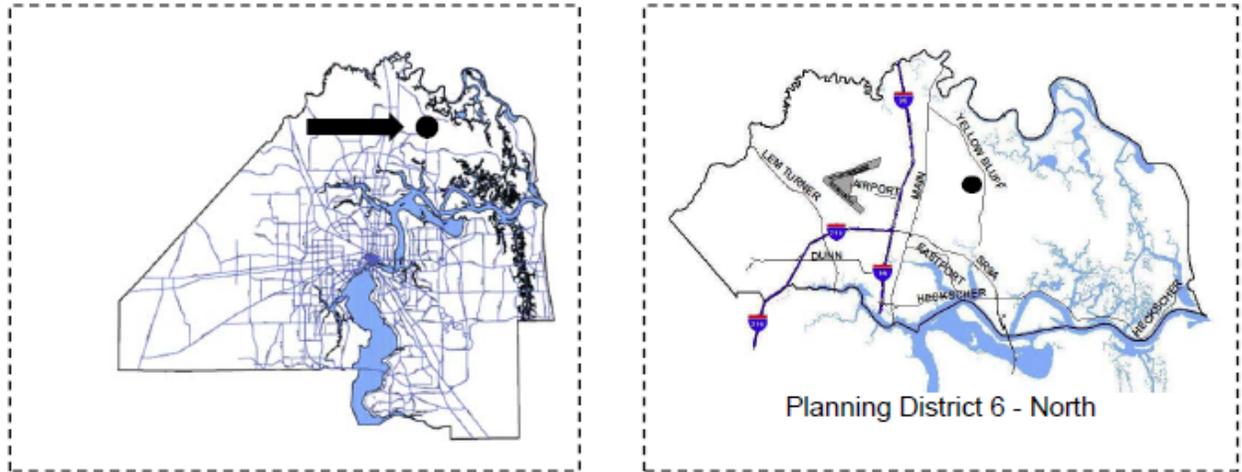
The operation of this licensed facility on this site is considered a legal nonconforming land use because the use was existing in this location prior to the adoption of the 2010 Comprehensive Plan. The request is to amend the future land use category from Low Density Residential (LDR) to Recreation and Open Space (ROS) in order for the property to continue its current use, expand/renovate the facility, and be granted a Certificate of Use (COU). As such, they are required to come into compliance with the *2030 Comprehensive Plan* and Ordinance Code.

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 and 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.

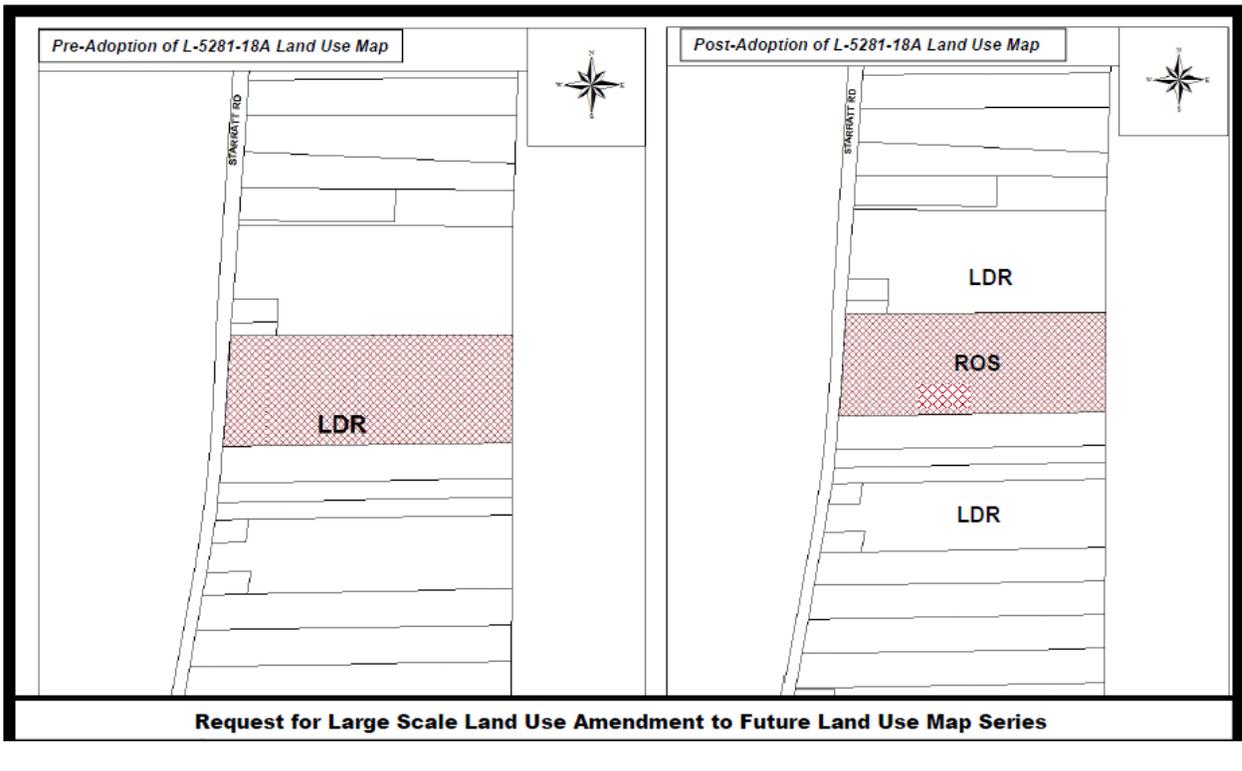
The current FLU of LDR allows for five (5) dwelling units per acre, which translates to a development potential of 71 units and a population potential of 188 people. The proposed FLU of ROS allows for a Floor to Area Ratio of 0.15, which translates to a development potential of 93,174 square feet (sq. ft.) or 2.14 +/- acres. Therefore, there would be a net decrease of 71 units, but a net increase of 93,174 sq. ft (2.14 acres) of Non-Residential development.

No changes have been made to the amendment since transmittal.

LOCATION MAPS



FUTURE LAND USE MAP: LDR to ROS



1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

Transportation

The proposed amendment results in no new net trips.

Schools

The proposed amendment results in no new net students.

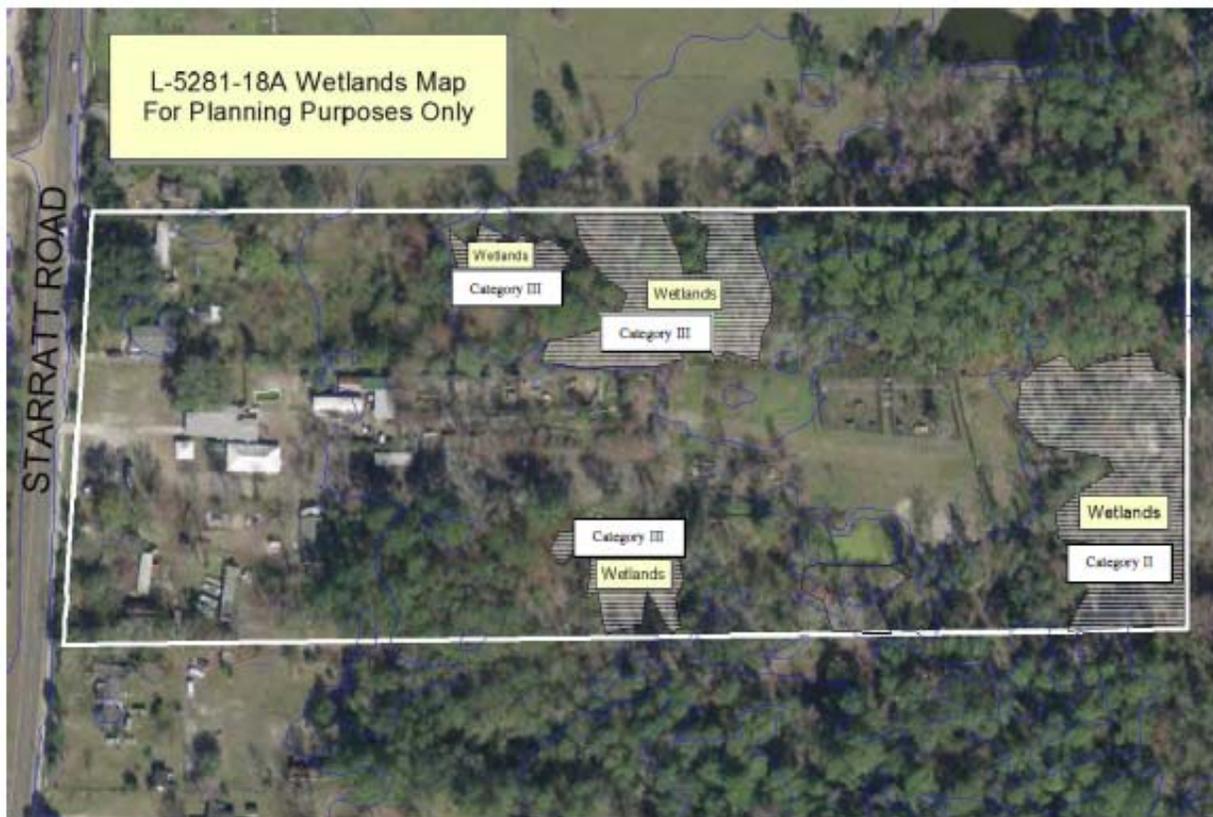
Water/Sewer

Potential water decrease of 17,377 gallons per day (GPD). The project is required to connect to the JEA water main providing centralized water to the development.

Potential sewer decrease of 13,032 GPD. The development will be connected to centralized sewer.

Natural Resources

Approximately 1.94 acres of wetlands are located on the 14.26 +/- subject site. The remainder of the 213 acre parcel appears to be part of the area known as the Caney Swamp. Any further expansion of the animal persevere into the wetlands could have an impact on said wetlands and therefore require permitting from the St. Johns River Water Management District.



Other

The site is located within the 500-foot Height and Hazard Zone for Jacksonville International Airport (JIA). The City's zoning regulations will limit the development height of the site.

Recommendation

There are no adverse effects to significant regional resources or facilities identified in the Strategic Regional Policy Plan.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

Request a copy of the adopted version of the amendment?

Yes NA No _____

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Jacksonville Adopted Amendment 18-2ESR to be consistent with the Northeast Florida Regional Policy Plan.