

Staff Report on
Proposed 2016B Series Text Amendment
to the Future Land Use Element, the Capital
Improvements Element and the Transportation Element
of the
2030 Comprehensive Plan

ORDINANCE 2016-245

As indicated on EXHIBIT 1 for Ordinance 2016-245, a text amendment is proposed to amend the Development Areas Map identified as Map L-21 in the Future Land Use Element, Map CI-1 in the Capital Improvements Element, and Map T-4 in the Transportation Element. The amendment to these maps would extend the Suburban Development Area Boundary to include the area identified on Exhibit 1. The Development Area extension was erroneously omitted from the legislative adoptive ordinance for the corresponding land use amendment application 2014A-001, Ordinance 2014-530-E. The text amendment would extend the Suburban Development Area Boundary as originally intended and evidenced as part of the Planning and Development Department Staff report and public hearing minutes of the Planning Commission and the Land Use and Zoning Committee of the City Council.

Background

Large Scale Land Use Amendment Application #2014A-001, Ordinance 2014-530-E, amended the Future Land Use Map from Agriculture-II (AGR-II), Agriculture-III (AGR-III), Agriculture-IV (AGR-IV), and Public Buildings and Facilities (PBF) to Low Density Residential (LDR) on approximately 392 acres of land on the north side of Arnold Road between Arnold Road and Lannie Road in the North Planning District. The property is located within the Rural Development Area Boundary. The Planning and Development Department's staff report for Land Use Amendment Application 2014A-001 identified the need and provided the analysis to justify extending the Suburban Development Area Boundary to include the subject property consistent with Policy 1.1.20A of the Future Land Use Element. Additionally, the September 4, 2014 minutes of the Planning Commission hearing verifies the boundary expansion was part of the staff report presentation; Commissioners continued discussion regarding the expansion of the suburban boundary as related to the land use amendment and approved the land use amendment understanding that the amendment included the expansion

of the development boundary. At the September 16, 2014 hearing of the Land Use and Zoning Committee of the City Council, the Planning and Development Department staff stated that the land use amendment also included the extension of the Suburban Development Area Boundary to include the subject property. Ordinance 2014-530-E was adopted with the intent to amend the land use to LDR and to expand the Suburban Development Area Boundary to encompass the property. However, Ordinance 2014-530-E erroneously excluded the revision to the Suburban Development Area Boundary.

Analysis

The original analysis within the Planning and Development Department's staff report for Ordinance 2014-530-E identified the site as located adjacent to and surrounded by the Suburban Development Area Boundary. Extending the Suburban Development Area Boundary to incorporate the subject site will continue the pattern of urbanized development proposed in the surrounding area. The boundary change would not provide additional density/intensity to the site; a maximum of 7 dwelling units per acre is set forth in the LDR category characteristics. The Suburban Area Development Boundary proposed expansion is consistent with Policies 1.1.20, 1.1.20A and 1.1.20B of the Future Land Use Element of the 2030 Comprehensive Plan. See Future Land Use Element Policies below:

1.1.20

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

1.1.20A

Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in Policy 1.1.21 and 1.1.22.

1.1.20B

Expansion of the Development Areas shall result in development that would be compatible with its surroundings. When considering land areas to add to the Development Areas, after demonstrating that a need exists in accordance with Policy 1.1.21, inclusion of the following areas is discouraged;

1. Preservation Project Lands
2. Conservation Lands

3. Agricultural Lands, except when development proposals include Master Planned Communities or developments within the Multi-Use Future Land Use Category, as defined in this element

The following areas are deemed generally appropriate for inclusion in Development Areas subject to conformance with Policy 1.1.21:

1. Land contiguous with the Development Area and which would be a logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.
2. Locations within one mile of a planned node with urban development characteristics.
3. Locations within one-half mile of the existing or planned JTA RTS.
4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.
5. Public water and sewer service exists within one-half mile of the site.
6. Large Scale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.
7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

Staff Recommendation

The Planning and Development Department recommends **APPROVAL** of the text amendment as identified in the attached **EXHIBIT 1** and submitted as **Ordinance 2016-245**.

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2016-245**

5 AN ORDINANCE APPROVING PROPOSED 2016B SERIES TEXT
6 AMENDMENT #2 TO THE FUTURE LAND USE ELEMENT, THE
7 CAPITAL IMPROVEMENTS ELEMENT AND THE
8 TRANSPORTATION ELEMENT OF THE 2030 COMPREHENSIVE
9 PLAN OF THE CITY OF JACKSONVILLE, FOR TRANSMITTAL
10 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR
11 REVIEW; PROVIDING AN EFFECTIVE DATE.
12
13

14 **WHEREAS**, the Planning and Development Department has initiated
15 certain revisions and modifications to the text of the *2030*
16 *Comprehensive Plan* in accordance with the procedures and requirements
17 set forth in Chapter 650, Part 4, *Ordinance Code* to facilitate the
18 appropriate and timely implementation of the plan, and has provided the
19 necessary supporting data and analysis to support and justify the
20 amendments determined to be required and accordingly has proposed
21 certain revisions and modifications which are more particularly set
22 forth in **Exhibit 1, attached hereto**, and incorporated herein by
23 reference; and

24 **WHEREAS**, the Jacksonville Planning Commission, as the Local
25 Planning Agency, held a public hearing on this proposed amendment to
26 the *2030 Comprehensive Plan*, with due public notice having been
27 provided, and reviewed and considered all comments received during the
28 public hearing, and made a recommendation to the City Council; and

29 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
30 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
31 *Ordinance Code*, having considered all written and oral comments

1 received during the public hearing, has made its recommendation to the
2 Council; and

3 **WHEREAS**, the City Council held a public hearing on this proposed
4 amendment with public notice having been provided, pursuant to Section
5 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,
6 and having considered all written and oral comments received during the
7 public hearing, the recommendations of the Planning and Development
8 Department, the LPA, and the LUZ Committee, desires to transmit this
9 proposed amendment through the State's Expedited State Review Process
10 for amendment review to the Florida Department of Economic Opportunity,
11 as the State Land Planning Agency, the Northeast Florida Regional
12 Council, the Florida Department of Transportation, the St. Johns River
13 Water Management District, the Florida Department of Environmental
14 Protection, the Florida Fish and Wildlife Conservation Commission, the
15 Department of State's Bureau of Historic Preservation, the Florida
16 Department of Education, and the Department of Agriculture and Consumer
17 Services; now therefore

18 **BE IT ORDAINED** by the Council of the City of Jacksonville:

19 **Section 1. Approval of Amendment for Transmittal Purposes.** The
20 Council hereby approves the proposed 2016B Series' Text Amendment #2 to
21 the Future Land Use Element, the Capital Improvements Element and the
22 Transportation Element of the *2030 Comprehensive Plan* as set forth in
23 **Exhibit 1, attached hereto**, for transmittal to Florida's various
24 required State Agencies for review.

25 **Section 2. Revision to Maps L-21, T-4 and CI-1 (Rural**
26 **Development Area/Suburban Development Area).** Upon adoption of the text
27 amendment, Future Land Use Element Map L-21, Transportation Element Map
28 T-4 and Capital Improvements Element Map CI-1 of the Comprehensive Plan
29 shall be revised to incorporate the Subject Property **as depicted** on
30 **Exhibit 1** into the Suburban Development Area.

1 **Section 3. Effective Date.** This ordinance shall become
2 effective upon the signature by the Mayor or upon becoming effective
3 without the Mayor's signature.

4 Form Approved:




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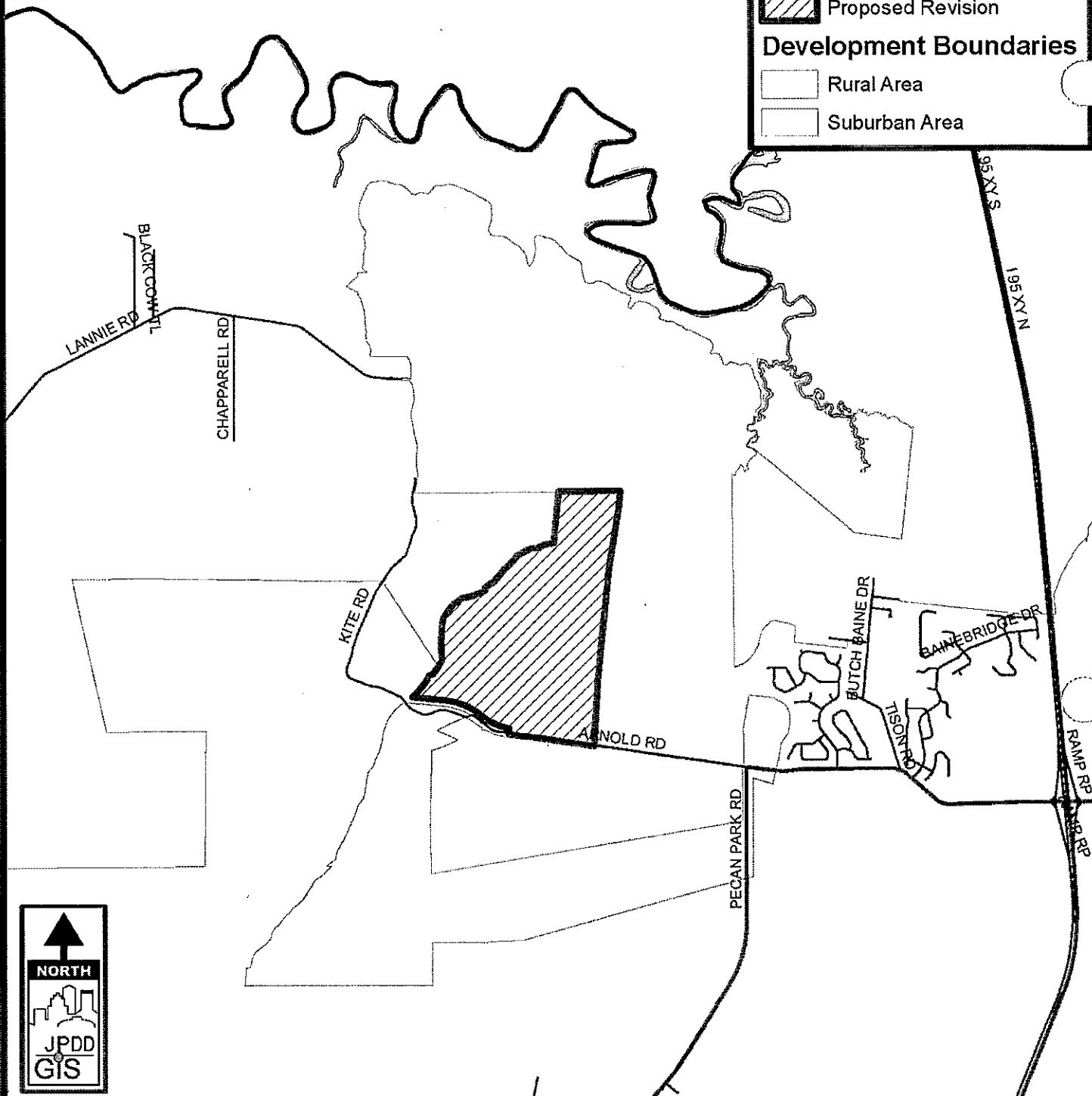
6 /s/ Susan C. Grandin

7 Office of General Counsel

8 Legislation Prepared By: Helena Parola

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 Proposed Revision
Development Boundaries
 Rural Area
 Suburban Area



**Request for 2016B Text Amendment to Future Land Use Element,
 the Capital Improvements Element and the Transportation Element of the
 2030 Comprehensive Plan**



Text Amendment Request: Extend the Suburban Area Boundary to incorporate the Proposed Revision on the Development Areas Map L-21 in the Future Land Use Element, Map CI-1 in the Capital Improvements Elem and Map T-4 in the Transportation Element.

Identification Number: 2016B Text Amendment #2

Exhibit 1 (Page 1 of 1)