

PLANNING AND DEVELOPMENT DEPARTMENT



October 20, 2016

The Honorable Lori Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No. 2016-630**

2030 Comprehensive Plan Text Amendment

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **Approved** Ordinance 2016-630 on October 20, 2016.

- P&DD Recommendation APPROVE
- PC Issues: None
- PC Vote: 6-0 APPROVE

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagen, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Respectfully,

Kristen D. Reed, AICP
Chief of Community Planning

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 2016-630

As indicated on EXHIBIT 1 for Ordinance 2016-630, 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 2016-630**.

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

4 **ORDINANCE 2016-630**

5 AN ORDINANCE ADOPTING 2016B SERIES TEXT AMENDMENT
6 TO THE FUTURE LAND USE ELEMENT, CAPITAL
7 IMPROVEMENTS ELEMENT, AND TRANSPORTATION ELEMENT
8 OF THE 2030 COMPREHENSIVE PLAN OF THE CITY OF
9 JACKSONVILLE TO EXTEND THE SUBURBAN DEVELOPMENT
10 AREA BOUNDARY INTO THE RURAL DEVELOPMENT AREA FOR
11 392 ACRES ON ARNOLD ROAD; PROVIDING AN EFFECTIVE
12 DATE.
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 City by the adoption of Ordinance 2016-245-E
25 approved this text amendment to the 2030 Comprehensive Plan on June 28,
26 2016 for transmittal to the Florida Department of Economic Opportunity
27 ("DEO"), as the State Land Planning Agency and other required state
28 agencies, for review and comment; and

29 **WHEREAS**, by various letters and e-mails, the DEO and other state
30 reviewing agencies transmitted their comments, if any, regarding this
31 proposed amendment; and

1 **WHEREAS**, the Planning and Development Department reviewed the
2 proposed revisions, considered all comments received, prepared a
3 written report and rendered an advisory recommendation to the Council
4 with respect to these proposed text amendments; and

5 **WHEREAS**, the Planning Commission, as the Local Planning Agency,
6 held a public hearing on this proposed amendment to the *2030*
7 *Comprehensive Plan*, with due public notice having been provided, and
8 reviewed and considered all comments received during the public
9 hearing, and made a recommendation to the City Council; and

10 **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land Use
11 and Zoning (LUZ) Committee held a public hearing in accordance with the
12 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed
13 amendment and has made its recommendation to the City Council; and

14 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes* and
15 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public
16 hearing with public notice having been provided on this proposed
17 amendment to the *2030 Comprehensive Plan*; and

18 **WHEREAS**, the City Council further considered all oral and written
19 comments received during public hearings, including the data collection
20 and analysis portions of this proposed amendment to the *2030*
21 *Comprehensive Plan*, the recommendations of the Planning and Development
22 Department and the Planning Commission, the final recommendations of
23 the LUZ Committee, and the comments, if any, of the DEO and the other
24 state agencies; and

25 **WHEREAS**, in the exercise of its authority, the City Council has
26 determined it necessary and desirable to adopt this proposed amendment
27 to the *2030 Comprehensive Plan* to preserve and enhance present
28 advantages, encourage the most appropriate use of land, water and
29 resources, consistent with public interest, overcome present
30 deficiencies, and deal effectively with future problems that may result

1 from the use and development of land within the City of Jacksonville;
2 now therefore,

3 **BE IT ORDAINED** by the Council for the City of Jacksonville:

4 **Section 1. Purpose and Intent.** This ordinance is adopted to
5 carry out the purpose and intent of, and exercise the authority set out
6 in the Local Government Comprehensive Planning and Land Development
7 Regulation Act, Sections 163.3161 through 163.3248, *Florida Statutes*
8 and Chapter 166, *Florida Statutes*, as amended. The amendment will
9 revise the Development Areas Map L-21 in the Future Land Use Element,
10 Map CI-1 in the Capital Improvements Element, and Map T-4 in the
11 Transportation Element in order to change 392 acres located on Arnold
12 Road between Pecan Park Road and Kite Road from Rural Development Area
13 to Suburban Development Area.

14 **Section 2. Amendment to Comprehensive Plan.** The *2030*
15 *Comprehensive Plan* is hereby amended to include this revision to the
16 text of the *2030 Comprehensive Plan* in the Future Land Use Element,
17 Capital Improvements Element and Transportation Element from the 2016B
18 Series which has been initiated by the Planning and Development
19 Department at the request of the land owner, as more particularly set
20 forth in **Exhibit 1, attached hereto**, and incorporated herein by
21 reference.

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

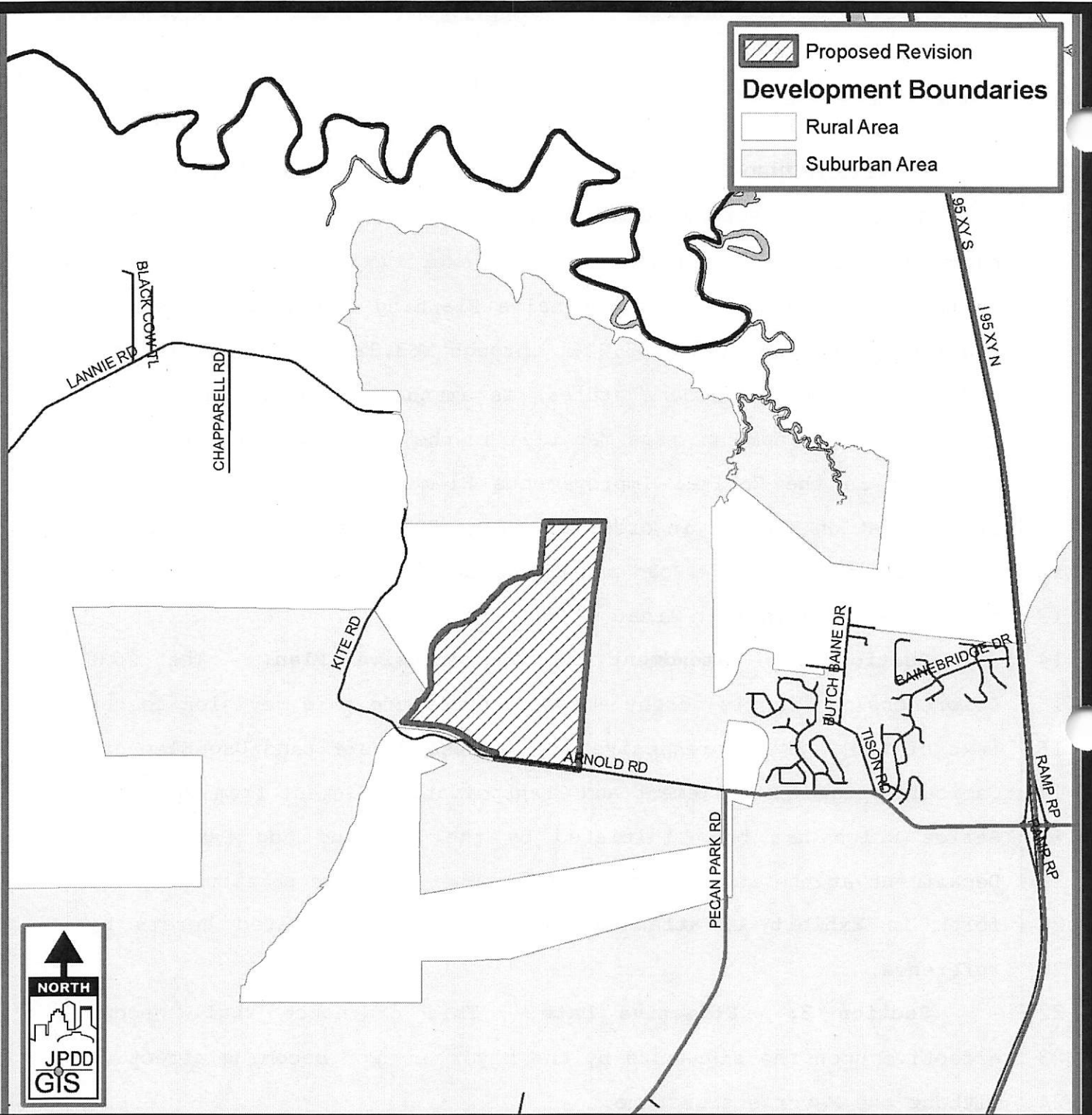
25
26 Form Approved:

27 /s/ Susan C. Grandin

28 Office of General Counsel

29 Legislation Prepared By: Helena Parola

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**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 Element, and Map T-4 in the Transportation Element.

Identification Number: 2016B Text Amendment #2

Exhibit 1 (Page 1 of 1)