

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
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ONE CITY. ONE
JACKSONVILLE.

June 8, 2017

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. 2017-349 **Text Amendment to the Future Land Use Element**

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 2017-349 on June 8, 2017

- P&DD Recommendation APPROVE

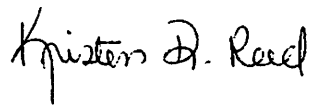
- PC Issues: Clarification was requested to as to how approval of this text amendment relates to the land use and zoning applications pending as 2017-89 and 2017-90. The overlay is in addition to the land use and zoning and would remove one regulatory limitation to amending the land use and zoning of parcels within the subject area away from industrial categories.

- PC Vote: **6-0 APPROVE**

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkinson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

Sincerely,



Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Staff Report on
Proposed 2017B Series Amendment
to the Future Land Use Element of the 2030
Comprehensive Plan

ORDINANCE 2017-349

As indicated in EXHIBIT 1 for Ordinance 2017-349, an amendment is being proposed to revise the Future Land Use Element (FLUE) Industrial Preservation Map, known as Map L-23. The proposed amendment removes all parcels located between Clapboard Creek, the St. Johns River and Blount Island Boulevard from the Industrial Sanctuary designation. The subject area is depicted on Exhibit 1 attached to the ordinance.

The subject area encompasses approximately 120 acres, 90 of which is saltwater marsh owned by the JEA. The remaining land area contains a mix of single-family residential, conservation land, commercial service establishments and shrimp boat operations. Aside from the JEA property a majority of the parcels within the subject area are comprised of land areas of less than one half of an acre in size.

Map L-23, the Industrial Preservation Map, and related FLUE policies are intended to preserve and guide industrial development for the City of Jacksonville. Additionally, according to FLUE Policies 3.2.29 and 3.2.35 the City is charged with continually updating the inventory and mapping of industrial lands to identify and protect existing strategically located industrial lands for expansion and economic development and to strengthen buffering requirements to protect lands from residential encroachment. However, parcels within this Industrial Sanctuary area are primarily non-industrial in nature, are environmentally sensitive and the waterfront parcels tend to be less than one half of an acre in size. Therefore, the parcels within the subject area do not serve to promote the intent of the FLUE Policies 3.2.29 and 3.2.35.

FLUE Policy 3.2.29 The City shall continue to update its comprehensive inventory and mapping of industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility"

FLUE Policy 3.2.35 The City shall continue to implement, and amend as necessary, the land development regulations established to strengthen existing buffering standards and protect industrial lands from residential encroachment.

The Planning and Development Department recommends **APPROVAL** of the amendment as identified in the attached **EXHIBIT 1** to **Ordinance 2017-349**.

1 Introduced by Council Member Ferraro:
2
3

4 **ORDINANCE 2017-349**

5 AN ORDINANCE APPROVING FOR TRANSMITTAL TO THE
6 STATE OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW
7 PROPOSED 2017B SERIES TEXT AMENDMENT TO THE
8 FUTURE LAND USE ELEMENT (FLUE) OF THE 2030
9 COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE TO
10 REVISE MAP L-23 WITHIN THE FUTURE LAND USE
11 ELEMENT TO REMOVE CERTAIN PROPERTY FROM THE
12 INDUSTRIAL SANCTUARY; PROVIDING AN EFFECTIVE
13 DATE.
14

15 **WHEREAS**, the Planning and Development Department has prepared
16 certain revisions and modifications to the text of the 2030
17 *Comprehensive Plan* in accordance with the procedures and requirements
18 set forth in Chapter 650, Part 4, *Ordinance Code* to facilitate the
19 appropriate and timely implementation of the plan, and has provided the
20 necessary supporting data and analysis to support and justify the
21 amendments determined to be required and accordingly has proposed
22 certain revisions and modifications which are more particularly set
23 forth in **Exhibit 1, attached hereto**, dated May 3, 2017 and incorporated
24 herein by reference; and

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

30 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
31 hearing on this proposed amendment pursuant to Chapter 650, Part 4,

1 Ordinance Code, having considered all written and oral comments
2 received during the public hearing, has made its recommendation to the
3 Council; and

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

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

20 **Section 1. Approval of Amendment for Transmittal Purposes.** The
21 Council hereby approves the proposed 2017B Series' text amendment to
22 the Future Land Use Element of the *2030 Comprehensive Plan* as set forth
23 in **Exhibit 1, attached hereto**, dated May 3, 2017, for transmittal to
24 Florida's various required State Agencies for review. The amendment
25 revises Map L-23 within the Future Land Use Element to remove certain
26 property from the Industrial Sanctuary.

27 **Section 2. Effective Date.** This ordinance shall become
28 effective upon the signature by the Mayor or upon becoming effective
29 without the Mayor's signature.
30

1 Form Approved:

2

3 /S/ Susan C. Grandin

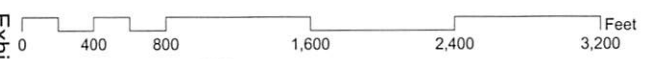
4 Office of General Counsel .

5 Legislation Prepared By: Kristen Reed

6 GC-#1123453-v1A-Industrial_Sanct_TX_AM_#2_FLUE.doc



Industrial Sanctuary Overlay - Proposed Revision



Developed by James M. AICP - jreed@coj.net
 Content intended for illustrative purposes only.

- Legend**
-  Proposed to be Removed
 -  Industrial Sanctuary
 -  Parcels
 -  River



Exhibit 1