

**Staff Report on**  
**Proposed 2017B Series Amendment**  
**to the Future Land Use Element of the 2030**  
**Comprehensive Plan**

**ORDINANCE 2017-795**

As indicated in EXHIBIT 1 for Ordinance 2017-795, 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 2017-795**.

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

4 **ORDINANCE 2017-795**

5 AN ORDINANCE ADOPTING 2017B SERIES TEXT AMENDMENT  
6 TO THE FUTURE LAND USE ELEMENT (FLUE) OF THE 2030  
7 COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE TO  
8 MODIFY MAP L-23, THE INDUSTRIAL PRESERVATION MAP,  
9 TO REMOVE CERTAIN PROPERTY FROM THE INDUSTRIAL  
10 SANCTUARY CONSISTENT WITH SECTION 163.3178,  
11 *FLORIDA STATUTES*; PROVIDING AN EFFECTIVE DATE.  
12

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

23 **WHEREAS**, the City by the adoption of Ordinance 2017-349-E  
24 approved this text amendment to the 2030 Comprehensive Plan June 27,  
25 2017 for transmittal to the Florida Department of Economic Opportunity  
26 ("DEO"), as the State Land Planning Agency and other required state  
27 agencies, for review and comment; and

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

31 **WHEREAS**, the Planning and Development Department reviewed the

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

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

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

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

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

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

1 now therefore,

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

3 **Section 1. Purpose and Intent.** This ordinance is adopted to  
4 carry out the purpose and intent of, and exercise the authority set out  
5 in the Local Government Comprehensive Planning and Land Development  
6 Regulation Act, Sections 163.3161 through 163.3248, *Florida Statutes*  
7 and Chapter 166, *Florida Statutes*, as amended. The amendment allows  
8 the modification of Map L-23, the Industrial Preservation Map, to  
9 remove certain property from the Industrial Sanctuary consistent with  
10 Section 163.3178, *Florida Statutes*.

11 **Section 2. Amendment to Comprehensive Plan.** The *2030*  
12 *Comprehensive Plan* is hereby amended to include this revision to the  
13 text of the *2030 Comprehensive Plan* in the Future Land Use Element  
14 (FLUE) from the 2017B Series which has been initiated by the Planning  
15 and Development Department, as more particularly set forth in **Exhibit**  
16 **1, attached hereto**, and incorporated herein by reference.

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

20  
21 Form Approved:

22  
23  
24           /s/ Susan C. Grandin          

25 Office of General Counsel

26 Legislation Prepared By: Kristen Reed

27 GC-#1169723-v1-LS\_ADP\_TX\_AMD\_#2\_FLUE.doc



# Industrial Sanctuary Overlay - Proposed Revision

Exhibit 1  
 0 400 800 1,600 2,400 3,200 Feet

Developed by James J. Reed, AICP - jreed@coj.net  
 Content intended for public review purposes only.

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

