

Staff Report on
Proposed City of Jacksonville Ordinance Code Changes
Chapter 656, Part 3, Subpart P

ORDINANCE 2017-796

Ordinance 2017-796 revises the Zoning Code Industrial Sanctuary and Areas of Situational Compatibility Overlay in order to promote consistency with the 2030 Comprehensive Plan. The changes remove duplicate Industrial Preservation maps and clean-up references and provisions throughout the Overlay.

Specific changes include:

- Amend Comprehensive Plan references from the 2010 Plan to the 2030 Plan;
- Update cross references within the Overlay;
- Clarify procedures for establishing or reducing an industrial overlay zone and the relationship of such changes to the 2030 Comprehensive Plan;
- Remove references to the Industrial Technical Advisory Committee; and
- Add titles to the Buffer Standard Matrix to clarify application of the buffer requirements.

The Planning and Development Department recommends **APPROVAL** of the ordinance code changes in the attached **EXHIBIT 1** and submitted as **Ordinance 2017-796**.

1 Introduced by the Council President on behalf of the Mayor:
2
3

4 **ORDINANCE 2017-796**

5 AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE),
6 *ORDINANCE CODE*, PART 3 (SCHEDULE OF DISTRICT
7 REGULATIONS), SUBPART P (INDUSTRIAL SANCTUARY AND
8 AREAS OF SITUATIONAL COMPATIBILITY OVERLAY
9 ZONES), SECTION 656.399.37 (LEGISLATIVE FINDINGS
10 AND INTENT), TO CORRECT THE REFERENCES TO THE
11 COMPREHENSIVE PLAN TO BE THE 2030 COMPREHENSIVE
12 PLAN; AMENDING SECTION 656.399.38 (DECLARATION OF
13 POLICY) TO CORRECT THE ZONING CODE CROSS
14 REFERENCES; AMENDING SECTION 656.399.41 (INITIAL
15 INDUSTRIAL SANCTUARY OVERLAY ZONES AND AREAS OF
16 SITUATIONAL COMPATIBILITY OVERLAY ZONES) TO
17 REMOVE THE TERM "INITIAL" IN REFERENCE TO
18 INDUSTRIAL SANCTUARY ZONES AND TO REFERENCE THAT
19 THE MAP CONTAINING THE ZONES IS NOW LOCATED IN
20 THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE
21 ELEMENT; AMENDING SECTION 656.399.42 (CRITERIA
22 FOR ESTABLISHING AN INDUSTRIAL SANCTUARY AND AREA
23 OF SITUATIONAL COMPATIBILITY OVERLAY ZONES) TO
24 CORRECT THE REFERENCES TO THE COMPREHENSIVE PLAN
25 TO BE THE 2030 COMPREHENSIVE PLAN; AMENDING
26 SECTION 656.399.43 (ESTABLISHMENT PROCEDURES) TO
27 CLARIFY PROCEDURES FOR ESTABLISHING, EXPANDING,
28 OR REDUCING AN INDUSTRIAL SANCTUARY ZONE OR AREA
29 OF SITUATIONAL COMPATIBILITY, THE RELATIONSHIP OF
30 SUCH CHANGES TO THE COMP PLAN, REMOVE REFERENCE
31 TO INDUSTRIAL TECHNICAL ADVISORY COMMITTEE

1 (ITAC), ADD EXPANSION TO THESE PROCEDURES, AND TO
2 CORRECT CROSS REFERENCES IN THE ZONING CODE;
3 AMENDING SECTION 656.399.44 (INDUSTRIAL SANCTUARY
4 OVERLAY ZONE PERMITTED USES AND PERMISSIBLE USES
5 BY EXCEPTION) TO CORRECT NOMENCLATURE REGARDING
6 LAND USE CATEGORY; AMENDING SECTION 656.399.45
7 (INDUSTRIAL SANCTUARY OVERLAY ZONE BUFFER
8 REQUIREMENTS) TO CLARIFY HOW TO READ TABLE 399-1;
9 AMENDING SECTION 656.699.46 (AREA OF SITUATIONAL
10 COMPATIBILITY OVERLAY ZONE BUFFER REQUIREMENTS)
11 TO CLARIFY HOW TO READ TABLE 399-2; AND AMENDING
12 SECTION 656.399.49 (AMENDMENT OR RESCISSION OF
13 ESTABLISHMENT OF OVERLAY ZONE) TO CLARIFY THE
14 PROCESS FOR REDUCTION OR RECESSION OF A ZONE TO
15 BE CONSISTENT WITH THAT OF ESTABLISHING OR
16 EXPANDING A ZONE OR AREA; PROVIDING AN EFFECTIVE
17 DATE.

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

20 **Section 1. Amending Section 656.399.37 (Legislative Findings**
21 **and Intent), Ordinance Code.** Section 656.399.37 (Legislative Findings
22 and Intent), Subpart P (Industrial Sanctuary and Areas of Situational
23 Compatibility Overlay Zones), Part 3 (Schedule of District
24 Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby
25 amended to read as follows:

26 **CHAPTER 656. ZONING CODE**

27 * * *

28 **PART 3 (SCHEDULE OF DISTRICT REGULATIONS)**

29 * * *

30 **SUBPART P (INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL**
31 **COMPATIBILITY OVERLAY ZONES)**

1 * * *

2 **Section 656.399.37. - Legislative findings and intent.**

3 The Council finds and determines that:

4 (a) the loss of industrial lands combined with residential
5 intrusion into established industrial areas has created a need to
6 protect existing strategically located industrial lands for future
7 expansion and economic development. Several areas of the City have been
8 identified as being crucial to the long term economic well-being of the
9 City, including property surrounding the Cecil Commerce Center and port
10 related properties along the St. Johns River.

11 (b) the Future Land Use Element of the City of Jacksonville
12 ~~2010~~2030 Comprehensive Plan states that "[i]n order to maximize the
13 economic potential of industrial development, and to minimize the
14 adverse impacts on other types of land uses, it is necessary to
15 identify geographic areas suitable for various types of industry based
16 on such factors as the labor force, accessibility to specific modes of
17 transportation, need for expansion, and amenity factors for the labor
18 force."

19 (c) the Future Land Use Element of the City of Jacksonville
20 ~~2010~~2030 Comprehensive Plan includes the following policies pertaining
21 to industrial uses:

22 * * *

23 **Section 2. Amending Section 656.399.38 (Declaration of**
24 **Policy), Ordinance Code.** Section 656.399.38 (Declaration of Policy),
25 Subpart P (Industrial Sanctuary and Areas of Situational Compatibility
26 Overlay Zones), Part 3 (Schedule of District Regulations), Chapter 656
27 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

28 **CHAPTER 656. ZONING CODE**

29 * * *

30 **PART 3 (SCHEDULE OF DISTRICT REGULATIONS)**

31 * * *

1 **SUBPART P (INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL**
2 **COMPATIBILITY OVERLAY ZONES)**

3 * * *

4 **Section 656.399.38. - Declaration of policy.**

5 Based on the findings made in Section ~~656.399.10~~ 656.399.37
6 above, the Council hereby declares it to be the policy of the City to
7 protect and preserve existing industrial areas of the City from
8 premature fragmentation by intrusive residential and commercial uses
9 and promote the expansion of industrial uses in those areas.

10 * * *

11 **Section 3. Amending Section 656.399.41 (Initial Industrial**
12 **Sanctuary Overlay Zones and Areas of Situational Compatibility Overlay**
13 **Zones), Ordinance Code.** Section 656.399.41 (Initial Industrial
14 Sanctuary Overlay Zones and Areas of Situational Compatibility Overlay
15 Zones), Subpart P (Industrial Sanctuary and Areas of Situational
16 Compatibility Overlay Zones), Part 3 (Schedule of District
17 Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby
18 amended to read as follows:

19 **CHAPTER 656. ZONING CODE**

20 * * *

21 **PART 3 (SCHEDULE OF DISTRICT REGULATIONS)**

22 * * *

23 **SUBPART P (INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL**
24 **COMPATIBILITY OVERLAY ZONES)**

25 * * *

26 **Section 656.399.41. - ~~Initial industrial~~Industrial sanctuary**
27 **overlay zones and areas of situational compatibility overlay zones.**

28 The legal boundaries of the Industrial Sanctuary Overlay Zones
29 and Areas of Situational Compatibility Overlay Zones are as set forth
30 and adopted in Map L-23 of the 2030 Comprehensive Plan Future Land Use
31 Element. ~~the outlined map in Third Revised Exhibit A, [located after~~

1 ~~Section 656.399.49] attached to the ordinance and hereby adopted as the~~
2 ~~industrial sanctuary overlay zones and the areas of situational~~
3 ~~compatibility overlay zones by the Council.~~

4 **Section 656.399.42. - Criteria for establishing an industrial**
5 **sanctuary and area of situational compatibility overlay zone.**

6 (a) In order for an area to qualify for establishment as an
7 industrial sanctuary overlay zone under this Subpart P, the area shall
8 meet all of the following criteria:

9 (1) The industrial sanctuary is located in the Future Land Use
10 Map series of the ~~2010~~2030 Comprehensive Plan designated for industrial
11 use;

12 (2) The industrial sanctuary is presently zoned for industrial
13 use;

14 (3) The industrial sanctuary predominantly consists of industrial
15 uses with only a few incidental supporting commercial uses;

16 (4) The industrial sanctuary may be described by a reasonably
17 delineated boundary line.

18 (5) The industrial sanctuary is an area that is strategically
19 located for future expansion and economic development.

20 (b) In order for an area to qualify for establishment as an area
21 of situational compatibility overlay zone under this Subpart P, the
22 area shall meet all of the following criteria:

23 (1) The area of situational compatibility is located in the
24 Future Land Use Map series of the ~~2010~~2030 Comprehensive Plan
25 designated for industrial use;

26 (2) The area of situational compatibility is presently zoned for
27 industrial use;

28 (3) The area of situational compatibility consists of industrial
29 uses;

30 (4) The area of situational compatibility may be described by a
31 reasonably delineated boundary line.

1 (5) The area of situational compatibility is an area that may be
2 suitable for industrial uses under certain circumstances.

3 **Section 656.399.43. - Establishment and expansion procedures.**

4 The following procedures shall apply with respect to the
5 establishment or expansion of an industrial sanctuary or area of
6 situational compatibility overlay zone:

7 (a) *Planning and Development Department.* The Planning and
8 Development Department shall be responsible for recommending or
9 nominating eligible ~~industrial sanctuaries~~ Industrial Sanctuaries or
10 Areas of Situational Compatibility to the Council. The Department shall
11 make its recommendation to Council on each proposed designation in a
12 report to be called Industrial Sanctuary or Area of Situational
13 Compatibility Nomination Report.

14 The report shall include the following:

15 (1) A map showing the proposed boundaries of the industrial
16 sanctuary or area of situational compatibility;

17 (2) A descriptive evaluation of how the criteria listed in
18 Section ~~656.399.15~~ 656.399.42 above are met in the area proposed for
19 establishment as an industrial sanctuary or area of situational
20 compatibility;

21 (3) A map showing the existing use of each lot in the area;

22 (4) A zoning map showing the existing zoning of the proposed
23 industrial sanctuary or area of situational compatibility and all lands
24 within 300 feet of the area;

25 (5) A statement describing the recommended boundaries for the
26 industrial sanctuary or area of situational compatibility;

27 (6) A list of the names and addresses of all owners and the real
28 estate assessment file numbers of the properties within the boundaries
29 of the proposed industrial sanctuary or area of situational
30 compatibility, and a second similar list for all properties outside but
31 within 300 feet of the industrial sanctuary or area of situational

1 compatibility; and

2 (b) *City Council action.* Copies of the Industrial Sanctuary or
3 Area of Situational Compatibility Nomination Report shall be forwarded
4 by the Planning and Development Department to the City Council and the
5 Office of General Counsel. The Office of General Counsel shall prepare
6 an ordinance for the proposed establishment of the industrial sanctuary
7 or area of situational compatibility overlay zone pursuant to chapter
8 650, Part 4, Ordinance Code for amendments to the text of the
9 Comprehensive Plan. ~~A public meeting shall be held by the Industrial~~
10 ~~Technical Advisory Committee and the Planning Commission and a public~~
11 ~~hearing shall be held by the Council to consider the establishment of~~
12 ~~the proposed industrial sanctuary or area of situational compatibility~~
13 ~~overlay zone, in the same manner as for a rezoning, pursuant to the~~
14 ~~notice requirements provided in Subpart C, Part 3, Chapter 656.~~ In
15 addition, the following supplemental notice requirements shall also
16 apply:

17 (c) ~~The ordinance approving a proposed industrial sanctuary or~~
18 ~~area of situational compatibility overlay zone shall include an~~
19 ~~amendment to Chapter 656, Ordinance Code, incorporating the proposed~~
20 ~~overlay zoning district Reserved.~~

21 (d) The Council Secretary shall notify each property owner within
22 the industrial sanctuary or area of situational compatibility of the
23 final action taken by the City Council within 14 days from the
24 ~~effective date~~ enactment of any ordinance ~~approving~~ adopting same, and
25 shall cause the ordinance ~~approving~~ adopting the establishment of the
26 industrial sanctuary or area of situational compatibility overlay zone
27 to be recorded in the official records of Duval County, Florida. The
28 Council Secretary shall also notify the Property Appraiser's Office of
29 the establishment of the overlay zone.

30 (e) ~~Following Council approval of the industrial sanctuary or~~
31 ~~area of situational compatibility overlay zone, the Director shall~~

1 ~~enter the overlay zone on the Zoning Atlas in accordance with Section~~
2 ~~656.203. Reserved.~~

3 **Section 656.399.44. - Industrial sanctuary overlay zone permitted**
4 **uses and permissible uses by exception.**

5 (a) In addition to the uses already permitted or permissible in
6 the underlying zoning district, the following uses are all permitted
7 uses in the Industrial Sanctuary Overlay Zone, subject to consistency
8 with the land use ~~plan~~ category.

9 * * *

10 (b) In addition to the uses already permissible by exception in
11 the underlying zoning district, the following uses are permissible by
12 exception in the Industrial Sanctuary Overlay Zone, subject to
13 consistency with the land use ~~plan~~ category.

14 * * *

15 **Section 4. Amending Section 656.399.45 (Industrial Sanctuary**
16 **Overlay Zone Buffer Requirements), Ordinance Code.** Section 656.399.45
17 (Industrial Sanctuary and Areas of Situational Compatibility Overlay
18 Zones), Subpart P (Industrial Sanctuary and Areas of Situational
19 Compatibility Overlay Zones), Part 3 (Schedule of District
20 Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby
21 amended to read as follows:

22 **CHAPTER 656. ZONING CODE**

23 * * *

24 **PART 3 (SCHEDULE OF DISTRICT REGULATIONS)**

25 * * *

26 **SUBPART P (INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL**
27 **COMPATIBILITY OVERLAY ZONES)**

28 * * *

29 **Section 656.399.45. - Industrial sanctuary overlay zone buffer**
30 **requirements.**

31 (a) Industrial sanctuary overlay zone buffer distance

1 requirements are set forth in Table 399-1 below and are applicable to
 2 all properties which have been rezoned or have been the subject of land
 3 use changes since June 1, 2007 within an industrial sanctuary overlay
 4 zone. The buffer areas may consist of passive recreation, underground
 5 utilities, off-street parking spaces and parking garages, stormwater
 6 retention, landscaping, visual screening, wetlands and other
 7 conservation lands. Public rights-of-way are deemed to satisfy the
 8 buffer distance requirements.

9 INDUSTRIAL SANCTUARY BUFFER STANDARD MATRIX

10 Table 399-1

11 Zoning District of property located within an Industrial Sanctuary
 12 overlay zone

<u>Proposed LU/Zoning</u> <u>Change</u> ↓	W	H	L	BP	CO, CRO	Commercial	RR, RLD	RMD, RHD
IW				DC	LDC	LDC	LDC	LDC
IH				DC	LDC	LDC	LDC	LDC
IL				DC	LDC	LDC	LDC	LDC
IBP	DC	DC	DC		LDC	LDC	LDC	LDC
CO, CRO	00'	00'	0'	DC	0	LDC	LDC	LDC
Commercial	0'	0'	DC	DC	LDC	0	LDC	LDC
RR, RLD	00'	00'	00'	0'	LDC	LDC	0	LDC
RMD, RHD					LDC	LDC	LDC	0

	00'	00'	50'	DC				
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1 LDC = Refers to existing buffer requirements set forth in Part
2 12, Chapter 656, Ordinance Code.

3 Commercial includes those zoning districts listed in Section
4 656.302(b), except for the CO, and CRO, and RO zoning districts.

5 RR and RLD includes all RLD zoning districts.

6 RMD and RHD includes all RMD and RHD zoning districts.

7 * * *

8 **Section 5. Amending Section 656.399.46 (Area of Situational**
9 **Compatibility Overlay Zone Buffer Requirements), Ordinance Code.**

10 Section 656.399.46 (Area of Situational Compatibility Overlay Zone
11 Buffer Requirements), Subpart P (Industrial Sanctuary and Areas of
12 Situational Compatibility Overlay Zones), Part 3 (Schedule of District
13 Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby
14 amended to read as follows:

15 **CHAPTER 656. ZONING CODE**

16 * * *

17 **PART 3 (SCHEDULE OF DISTRICT REGULATIONS)**

18 * * *

19 **SUBPART P (INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL**
20 **COMPATIBILITY OVERLAY ZONES)**

21 * * *

22 **Section 656.399.46. - Area of situational compatibility overlay**
23 **zone buffer requirements.**

24 (a) Areas of situational compatibility overlay zone buffer
25 distance requirements are set forth in Table 399-2 below and are
26 applicable to all properties which have been rezoned or have been the
27 subject of land use changes since June 1, 2007 within an area of
28 situational compatibility overlay zone. The buffer areas may consist of
29 passive recreation, underground utilities, off-street parking spaces
30 and parking garages, stormwater retention, landscaping, visual

1 screening, wetlands and other conservation lands. Public rights-of-way
 2 are deemed to satisfy the buffer distance requirements.

3 AREA OF SITUATIONAL COMPATIBILITY BUFFER STANDARD MATRIX

4 Table 399-2

5 Zoning District of property located within an Area of Situational
 6 Compatibility overlay zone

Proposed LU/Zoning Change ↓	W	H	L	BP	CO, CRO	Commercial	RR, RLD	RMD, RHD
IW			DC	0'	50'	LDC	200'	150'
IH			DC	0'	50'	LDC	200'	150'
IL				DC	LDC	50'	150'	100'
IBP	DC	DC			0	LDC	50'	LDC
CO, CRO	DC	DC			0	LDC	50'	LDC
Commercial	DC	DC	DC	DC	LDC	0	50'	LDC
RR, RLD	00'	00'	5'	DC	LDC	50'	0	LDC
RMD, RHD	0'	0'	0'	DC	LDC	LDC	LDC	0

7 LDC = Refers to existing buffer requirements set forth in Part
 8 12, Chapter 656, Ordinance Code.

9 Commercial includes those zoning districts listed in Section
 10 656.302(b), except for the CO, ~~and~~ CRO, and RO zoning districts.

11 RR and RLD includes all RLD zoning districts.

1 RMD and RHD includes all RMD and RHD zoning districts.

2 * * *

3 **Section 6. Amending Section 656.399.49 (Amendment or**
4 **Rescission of Establishment of Overlay Zone) Ordinance Code.** Section
5 656.399.49 (Amendment or Rescission of Establishment of Overlay Zone),
6 Subpart P (Industrial Sanctuary and Areas of Situational Compatibility
7 Overlay Zones), Part 3 (Schedule of District Regulations), Chapter 656
8 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

9 **CHAPTER 656. ZONING CODE**

10 * * *

11 **PART 3 (SCHEDULE OF DISTRICT REGULATIONS)**

12 * * *

13 **SUBPART P (INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL**
14 **COMPATIBILITY OVERLAY ZONES)**

15 * * *

16 **Section 656.399.49. - ~~Amendment or rescission of~~**
17 **~~establishment~~Reduction or rescission of overlay zones.**

18 ~~The establishment of any industrial sanctuary overlay zone may be~~
19 ~~amended or rescinded pursuant to the procedure set forth in Section~~
20 ~~656.399.16, Ordinance Code. The Planning and Development Department~~
21 ~~shall be responsible for recommending the reduction or rescission of~~
22 ~~Industrial Sanctuaries or Areas of Situational Compatibility to the~~
23 ~~Council. The Department shall make its recommendation to Council on~~
24 ~~each proposed reduction or rescission in a report to be called~~
25 ~~Industrial Sanctuary or Area of Situational Compatibility Report. The~~
26 ~~reduction or rescission of any overlay zone in this Subpart shall be~~
27 ~~pursuant to the procedures set out in Chapter 650, Part 4, Ordinance~~
28 ~~Code for amendments to the text of the Comprehensive Plan.~~

29 * * *

30 **Section 7. Directive to Municode.** Remove the maps labeled
31 "Third Revised Exhibit A" located after Section 656.399.49.

1 **Section 8. Effective Date.** This Ordinance shall become
2 effective upon signature by the Mayor or upon becoming effective
3 without the Mayor's signature.

4
5
6 Form Approved:

7
8
9 /s/ Susan C. Grandin

10 Office of General Counsel

11 Legislation Prepared By: Susan C. Grandin

12 GC-#1166878-v2-Section_656_399_37_Amended.doc

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City of Jacksonville Ordinance Code Changes
Chapter 656, Part 3, Subpart P

CHAPTER 656 – ZONING CODE

* * *

PART 3 – SCHEDULE OF DISTRICT REGULATIONS¹

* * *

**SUBPART P – INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL
COMPATIBILITY OVERLAY ZONES**

Section 1. Chapter 656, Part 3, Subpart P is amended as follows:

**SUBPART P. - INDUSTRIAL SANCTUARY AND AREAS OF SITUATIONAL
COMPATIBILITY OVERLAY ZONES**

Sec. 656.399.37. - Legislative findings and intent.

The Council finds and determines that:

- (a) The loss of industrial lands combined with residential intrusion into established industrial areas has created a need to protect existing strategically located industrial lands for future expansion and economic development. Several areas of the City have been identified as being crucial to the long term economic well-being of the City, including property surrounding the Cecil Commerce Center and port related properties along the St. Johns River.
- (b) The Future Land Use Element of the City of Jacksonville ~~2010~~2030 Comprehensive Plan states that "[i]n order to maximize the economic potential of industrial development, and to minimize the adverse impacts on other types of land uses, it is necessary to identify geographic areas suitable for various types of industry based on such factors as the labor force, accessibility to specific modes of transportation, need for expansion, and amenity factors for the labor force."
- (c) The Future Land Use Element of the City of Jacksonville ~~2010~~2030 Comprehensive Plan includes the following policies pertaining to industrial uses:

* * *

Sec. 656.399.38. - Declaration of policy.

Based on the findings made in Section ~~656.399.106~~656.399.37 above, the Council hereby declares it to be the policy of the City to protect and preserve existing industrial areas of the City from premature fragmentation by intrusive residential and commercial uses and promote

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the expansion of industrial uses in those areas.

* * *

Sec. 656.399.41. - ~~Initial industrial~~Industrial sanctuary overlay zones and areas of situational compatibility overlay zones.

The legal boundaries of the Industrial Sanctuary Overlay Zones and Areas of Situational Compatibility Overlay Zones are as set forth and adopted in Map L-23 of the 2030 Comprehensive Plan Future Land Use Element. ~~the outlined map in Third Revised Exhibit A, [located after Section 656.399.49] attached to the ordinance and hereby adopted as the industrial sanctuary overlay zones and the areas of situational compatibility overlay zones by the Council.~~

Sec. 656.399.42. - Criteria for establishing an industrial sanctuary and area of situational compatibility overlay zone.

(a) In order for an area to qualify for establishment as an industrial sanctuary overlay zone under this Subpart P, the area shall meet all of the following criteria:

- (1) The industrial sanctuary is located in the Future Land Use Map series of the ~~2010~~2030 Comprehensive Plan designated for industrial use;
- (2) The industrial sanctuary is presently zoned for industrial use;
- (3) The industrial sanctuary predominantly consists of industrial uses with only a few incidental supporting commercial uses;
- (4) The industrial sanctuary may be described by a reasonably delineated boundary line.
- (5) The industrial sanctuary is an area that is strategically located for future expansion and economic development.

(b) In order for an area to qualify for establishment as an area of situational compatibility overlay zone under this Subpart P, the area shall meet all of the following criteria:

- (1) The area of situational compatibility is located in the Future Land Use Map series of the ~~2010~~2030 Comprehensive Plan designated for industrial use;
- (2) The area of situational compatibility is presently zoned for industrial use;
- (3) The area of situational compatibility consists of industrial uses;
- (4) The area of situational compatibility may be described by a reasonably delineated boundary line.
- (5) The area of situational compatibility is an area that may be suitable for industrial uses under certain circumstances.

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Sec. 656.399.43. - Establishment and expansion procedures.

The following procedures shall apply with respect to the establishment or expansion of an industrial sanctuary or area of situational compatibility overlay zone:

(a) *Planning and Development Department.* The Planning and Development Department shall be responsible for recommending or nominating eligible ~~industrial sanctuaries~~ Industrial Sanctuaries or Areas of Situational Compatibility to the Council. The Department shall make its recommendation to Council on each proposed designation in a report to be called Industrial Sanctuary or Area of Situational Compatibility Nomination Report.

The report shall include the following:

- (1) A map showing the proposed boundaries of the industrial sanctuary or area of situational compatibility;
- (2) A descriptive evaluation of how the criteria listed in Section ~~656.399.15~~ 656.399.42 above are met in the area proposed for establishment as an industrial sanctuary or area of situational compatibility;
- (3) A map showing the existing use of each lot in the area;
- (4) A zoning map showing the existing zoning of the proposed industrial sanctuary or area of situational compatibility and all lands within 300 feet of the area;
- (5) A statement describing the recommended boundaries for the industrial sanctuary or area of situational compatibility;
- (6) A list of the names and addresses of all owners and the real estate assessment file numbers of the properties within the boundaries of the proposed industrial sanctuary or area of situational compatibility, and a second similar list for all properties outside but within 300 feet of the industrial sanctuary or area of situational compatibility; and

(b) *City Council action.* Copies of the Industrial Sanctuary or Area of Situational Compatibility Nomination Report shall be forwarded by the Planning and Development Department to the City Council and the Office of General Counsel. The Office of General Counsel shall prepare an ordinance for the proposed establishment of the industrial sanctuary or area of situational compatibility overlay zone pursuant to Chapter 650, Part 4, Ordinance Code for amendments to the text of the Comprehensive Plan. ~~A public meeting shall be held by the Industrial Technical Advisory Committee and the Planning Commission and a public hearing shall be held by the Council to consider the establishment of the proposed industrial sanctuary or area of situational compatibility overlay zone, in the same manner as for a rezoning, pursuant to the notice requirements provided in Subpart C, Part 3, Chapter 656. In addition, the following supplemental notice requirements shall also apply:~~

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(c) ~~The ordinance approving a proposed industrial sanctuary or area of situational compatibility overlay zone shall include an amendment to Chapter 656, Ordinance Code, incorporating the proposed overlay zoning district~~ *Reserved.*

(d) The Council Secretary shall notify each property owner within the industrial sanctuary or area of situational compatibility of the final action taken by the City Council within 14 days from ~~the effective date~~enactment of any ordinance ~~approving~~adopting same, and shall cause the ordinance ~~approving~~adopting the establishment of the industrial sanctuary or area of situational compatibility overlay zone to be recorded in the official records of Duval County, Florida. The Council Secretary shall also notify the Property Appraiser's Office of the establishment of the overlay zone.

(e) ~~Following Council approval of the industrial sanctuary or area of situational compatibility overlay zone, the Director shall enter the overlay zone on the Zoning Atlas in accordance with Section 656.203.~~ *Reserved.*

Sec. 656.399.44. - Industrial sanctuary overlay zone permitted uses and permissible uses by exception.

(a) In addition to the uses already permitted or permissible in the underlying zoning district, the following uses are all permitted uses in the Industrial Sanctuary Overlay Zone, subject to consistency with the land use ~~plan~~category.

* * *

(b) In addition to the uses already permissible by exception in the underlying zoning district, the following uses are permissible by exception in the Industrial Sanctuary Overlay Zone, subject to consistency with the land use ~~plan~~category.

* * *

Sec. 656.399.45. - Industrial sanctuary overlay zone buffer requirements.

(a) Industrial sanctuary overlay zone buffer distance requirements are set forth in Table 399-1 below and are applicable to all properties which have been rezoned or have been the subject of land use changes since June 1, 2007 within an industrial sanctuary overlay zone. The buffer areas may consist of passive recreation, underground utilities, off-street parking spaces and parking garages, stormwater retention, landscaping, visual screening, wetlands and other conservation lands. Public rights-of-way are deemed to satisfy the buffer distance requirements.

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INDUSTRIAL SANCTUARY BUFFER STANDARD MATRIX
 Table 399-1
 Zoning District of property located within an Industrial Sanctuary overlay zone

<u>Proposed LU/Zoning</u> ↓ <u>Change</u>	IW	IH	IL	IBP	CO, CRO	Commercial	RR, RLD	RMD, RHD
IW	0	0	0	LDC	LDC	LDC	LDC	LDC
IH	0	0	0	LDC	LDC	LDC	LDC	LDC
IL	0	0	0	LDC	LDC	LDC	LDC	LDC
IBP	LDC	LDC	LDC	0	LDC	LDC	LDC	LDC
CO, CRO	100'	100'	50'	LDC	0	LDC	LDC	LDC
Commercial	50'	50'	LDC	LDC	LDC	0	LDC	LDC
RR, RLD	300'	300'	200'	50'	LDC	LDC	0	LDC
RMD, RHD	200'	200'	150'	LDC	LDC	LDC	LDC	0

LDC = Refers to existing buffer requirements set forth in Part 12, Chapter 656, Ordinance Code.

Commercial includes those zoning districts listed in Section 656.302(b), except for the CO, ~~and~~ CRO, and RO zoning districts.

RR and RLD includes all RLD zoning districts.

RMD and RHD includes all RMD and RHD zoning districts.

* * *

Ordinance 2017-796
City of Jacksonville Ordinance Code Changes
Chapter 656, Part 3, Subpart P

Sec. 656.399.46. - Area of situational compatibility overlay zone buffer requirements.

(a) Areas of situational compatibility overlay zone buffer distance requirements are set forth in Table 399-2 below and are applicable to all properties which have been rezoned or have been the subject of land use changes since June 1, 2007 within an area of situational compatibility overlay zone. The buffer areas may consist of passive recreation, underground utilities, off-street parking spaces and parking garages, stormwater retention, landscaping, visual screening, wetlands and other conservation lands. Public rights-of-way are deemed to satisfy the buffer distance requirements.

AREA OF SITUATIONAL COMPATIBILITY BUFFER STANDARD MATRIX
 Table 399-2

Zoning District of property located within an Area of Situational Compatibility overlay zone

<u>Proposed LU/Zoning</u> ↓ <u>Change</u>	IW	IH	IL	IBP	CO, CRO	Commercial	RR, RLD	RMD, RHD
IW	0	0	LDC	50'	50'	LDC	200'	150'
IH	0	0	LDC	50'	50'	LDC	200'	150'
IL	0	0	0	LDC	LDC	50'	150'	100'
IBP	LDC	LDC	0	0	0	LDC	50'	LDC
CO, CRO	LDC	LDC	0	0	0	LDC	50'	LDC
Commercial	LDC	LDC	LDC	LDC	LDC	0	50'	LDC
RR, RLD	100'	100'	75'	LDC	LDC	50'	0	LDC
RMD, RHD	50'	50'	50'	LDC	LDC	LDC	LDC	0

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City of Jacksonville Ordinance Code Changes
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LDC = Refers to existing buffer requirements set forth in Part 12, Chapter 656, Ordinance Code.

Commercial includes those zoning districts listed in Section 656.302(b), except for the CO, and CRO, and RO zoning districts.

RR and RLD includes all RLD zoning districts.

RMD and RHD includes all RMD and RHD zoning districts.

* * *

Sec. 656.399.49. - ~~Amendment or rescission of establishment~~Reduction or rescission of overlay zones.

~~The establishment of any industrial sanctuary overlay zone may be amended or rescinded pursuant to the procedure set forth in Section 656.399.16, Ordinance Code. The Planning and Development Department shall be responsible for recommending the reduction or rescission of Industrial Sanctuaries or Areas of Situational Compatibility to the Council. The Department shall make its recommendation to Council on each proposed reduction or rescission in a report to be called Industrial Sanctuary or Area of Situational Compatibility Report. The reduction or rescission of any overlay zone in this Subpart shall be pursuant to the procedures set out in Chapter 650, Part 4, Ordinance Code for amendments to the text of the Comprehensive Plan.~~

Section 2. Directive to Municode. Remove the maps labeled “Third Revised Exhibit A” located after Section 656.399.49.

Section 3. Effective Date.

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