



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

September 5, 2024

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2024-618**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Aye

Ali Marar	Aye
Jack Meeks	Absent
Lisa King (Alternate)	Aye

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission; Land Use and Zoning Committee; and City Council its comments and recommendations on:

ORDINANCE 2024-0618

AN ORDINANCE AMENDING SECTION 656.322 (LIGHT INDUSTRIAL CATEGORY), SUBPART D (INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS), PART (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO MODIFY THE BULK STORAGE YARD USE IN THE INDUSTRIAL LIGHT (IL) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

GENERAL INFORMATION

The bill amends Zoning Code Sec. 656.322. - Light Industrial Category – to amend Permitted uses and structures paragraph 13 – Bulk storage yards - to specifically include the storage of flammable and combustible products and products not deemed extremely hazardous and to limit the amount of these types of products to not exceed 250,000 gallons (cumulatively).

I. EVALUATION

A. The need and justification for the change

This amendment derives from the extensive negotiations over the siting of a fuel depot and is intended to clarify what may be stored in the Industrial Light (IL) zoning category while also establishing a limit to the amount of product to be stored on an individual site.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

The proposed ordinance does not conflict with the 2045 Comprehensive Plan. There is a Companion Text Amendment to the Land Use Map Series of the 2045 Comprehensive Plan Ordinance 2024-0617 to modify LI land use to specifically include the storage of flammable and combustible products and products not deemed extremely hazardous.

II. RECOMMENDATION

The Planning and Development Department recommends that Ordinance 2024-0618 be **APPROVED**.