

## **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 2024-0851**

**AN ORDINANCE ESTABLISHING THE NORTHEAST DEVELOPMENT REVIEW BOARD; IDENTIFYING LEGISLATIVE PURPOSE AND INTENT; AMENDING SECTION 30.204 (FUNCTIONS), PART 2 (PLANNING COMMISSION), CHAPTER 30 (PLANNING AND DEVELOPMENT DEPARTMENT), ORDINANCE CODE, TO PROVIDE THAT THE NORTHEAST DEVELOPMENT REVIEW BOARD SHALL REVIEW AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING CERTAIN REZONING APPLICATIONS WITHIN THE NORTHEAST DEVELOPMENT AREA; CREATING A NEW PART 9 (NORTHEAST DEVELOPMENT REVIEW BOARD), CHAPTER 30 (PLANNING AND DEVELOPMENT DEPARTMENT), ORDINANCE CODE, TO ESTABLISH THE NORTHEAST DEVELOPMENT REVIEW BOARD (THE “BOARD”) AND TO PROVIDE FOR THE BOARD’S ORGANIZATION, MEMBERSHIP, POWERS AND DUTIES; AMENDING SECTION 656.101 (DEFINITIONS), SUBPART A (BASIC PROVISIONS), PART 1 (DEFINITIONS) AND SECTION 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO AMEND THE DEFINITION OF “COMMISSION”; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.**

### **GENERAL INFORMATION**

The bill amends Ordinance Code Chapter 30 – Planning and Development Department – to create a new Part 9 – Northeast Development Review Board – to establish a mechanism for a specialized review program that can evaluate applications for land use and zoning changes in the northeast part of the city and more closely take into consideration the unique needs of existing property owners to balance the historical development patterns and property uses with the need to recognize new growth opportunities that are increasingly presented in the area. It also amends Chapter 656 – Zoning Code – to include the Northeast Development Review Board in its definitions.

### **EVALUATION**

#### ***A. The need and justification for the change***

The proposed legislation is being requested to create a separate review board to ensure consistent development within the Northeast Development Area and to provide clarity and direction for developers/property owners when evaluating investment opportunities. The main objectives of the

review board would be to preserve environmentally sensitive areas from unnecessary and incompatible encroachment; and recognizing the existing rural nature of the area and existing development patterns in evaluating requests for land use and zoning changes to appropriately locate higher density and intensity uses in areas where traditional low-density development and environmentally and industrially sensitive areas will not be detrimentally impacted.

**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.

**I. RECOMMENDATION**

Staff has reviewed the proposed legislation and finds the proposed change would place undue financial and time burdens on the Planning & Development Department even though venues exist for the citizens to voice concerns and opposition to zoning applications at the Planning Commission, Land Use and Zoning Committee, and City Council public hearings and the North Citizens Planning Advisory Committee (CPAC).

The Planning Commission is adequately meeting the need and applying decisions fairly and consistently across the city. The Commission is made up of nine voting members and two non-voting representatives from the Duval County School District and military installations within the City of Jacksonville. These members representative of each of the six planning districts; they along with three at-large members are tasked to review and vote on zoning applications with the understanding that they are the voice of their planning district's citizens. Creating a separate review board for a particular portion of the city unnecessarily duplicates responsibilities of the Planning Commission and sets an unwanted precedent for more review boards to be created in the future.

If the Northeast Development Review Board (NDRB) is established, the Department will be required to replicate its administrative support efforts. Adding additional burden, meetings for the new board are proposed to be held at a location within the Northeast Development Area; this will require Department staff to travel to public hearings creating a time and cost burden to the Department. If the legislation is approved, the Department will require additional staff and resources in order to maintain the current service level.

The Planning and Development Department forwards a recommends of **DENIAL** for Ordinance **2024-0851**.