



OFFICE OF THE CITY COUNCIL

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June 7, 2022

Land Use and Zoning Committee
c/o Councilmember Rory Diamond, Chair
Councilmember Reggie Gaffney, Vice Chair

RE: 2021-821

Dear Committee,

For the record, I state my opposition to Ordinance 2021-821 and permitting personal property storage facilities by exception. The Southbank district of downtown Jacksonville is not an appropriate place for self-storage facilities.

The Downtown Overlay Zoning Code and Design Guidelines exist for a reason—to prevent and exclude inappropriate development projects within the overlay boundaries. The purpose of the overlay is to “promote and encourage the revitalization and growth of Downtown” by also “promoting access and focus on the St. Johns River” and “ensuring quality development that is in keeping with the traditional Downtown urban fabric.” This language, straight from the Municipal Code, in no way includes self-storage as a desirable use of property within the overlay. There are other corridors where self-storage development would be welcome. Areas suited to light industrial and manufacturing opportunities outside the overlay boundaries. For example, Philips Highway between East San Marco and University Boulevard West.

As a life-long resident of a Southbank community and a fourth-term Councilmember, I will not support an exception to the overlay for the purposes stated in 2021-821, and I urge you to consider not only the language of the overlay but its overall spirit and intent.

Respectfully,

Matt Carlucci, Sr.
Council Member, At-Large Group 4
Jacksonville City Council

MC/sw