

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

November 18, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2021-773/Text Amendment to the Conservation and Coastal Management Element to update JaxPort Master Plan Map 17.**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2021-773 on November 18, 2021.

|                     |                    |
|---------------------|--------------------|
| P&DD Recommendation | APPROVE            |
| PC Issues:          | None               |
| <b>PC Vote:</b>     | <b>6-0 APPROVE</b> |

|                                |        |
|--------------------------------|--------|
| David Hacker, Chair            | Aye    |
| Alexander Moldovan, Vice-Chair | Aye    |
| Ian Brown, Secretary           | Aye    |
| Marshall Adkison               | Aye    |
| Daniel Blanchard               | Aye    |
| Joshua Garrison                | Aye    |
| Dawn Motes                     | Absent |
| Jason Porter                   | Absent |

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

Sincerely,

*Kristen D. Reed*

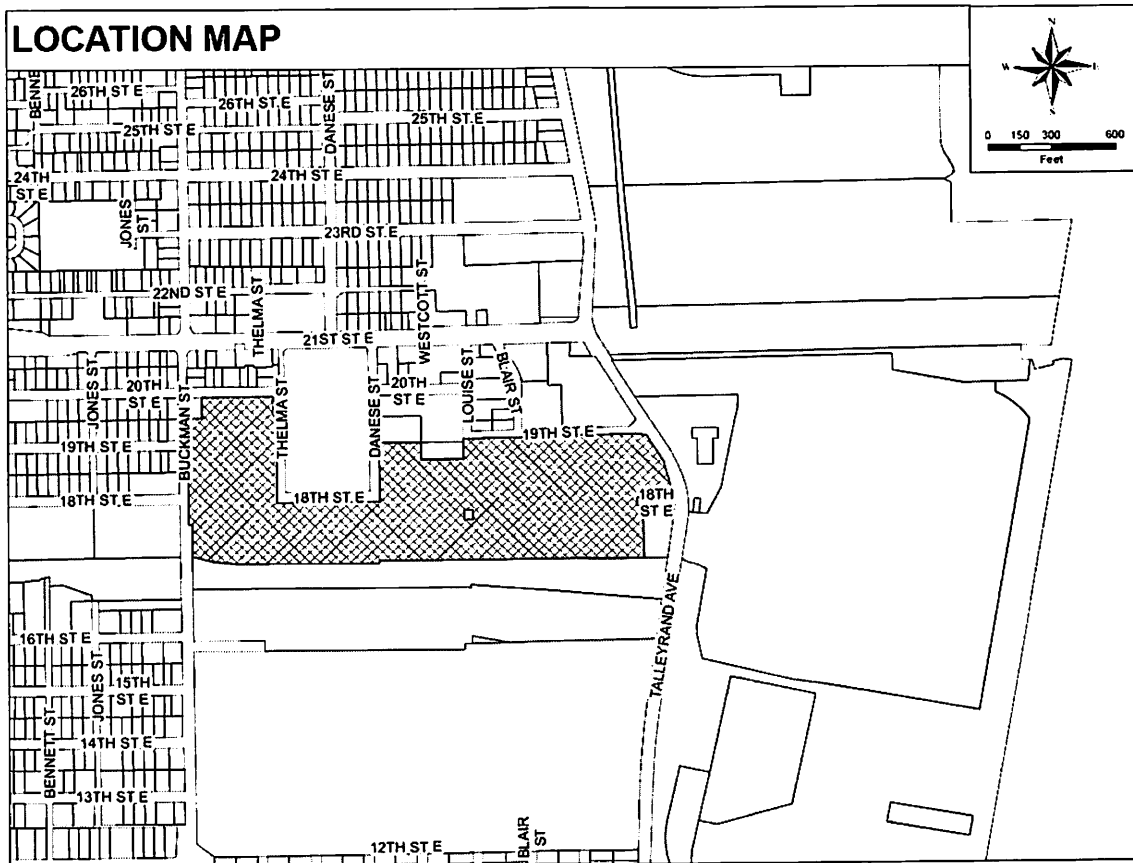
Kristen D. Reed, AICP  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
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Jacksonville, FL 32202  
(904) 255-7837  
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**Staff Report on Proposed 2021B Series Text Amendment to the Conservation/Coastal Management Element of the 2030 Comprehensive Plan**

**ORDINANCE 2021-773**

Ordinance 2021-773 is an amendment to the Conservation/Coastal Management Element (CCME) of the 2030 Comprehensive Plan. The amendment updates Map 17 of the JaxPort Master Plan to add a 27 acre parcel currently owned by the Jacksonville Port Authority. The subject property is located at 2002 18<sup>th</sup> Street East which is on the west side of Talleyrand Avenue and south of 21<sup>st</sup> Street East (see location map below). The majority of the property is located within the Heavy Industrial (HI) and Light Industrial (LI) land use categories and is identified as being within the Industrial Situational Compatibility Zone of the Industrial Preservation Overlay. A 1.98 acre portion of the parcel is located in the Low Density Residential land use category and is the subject of a pending land use map amendment to convert the land use to LI.

The Planning and Development Department recommends **APPROVAL** of the text amendment in the attached **EXHIBIT 1** submitted as **Ordinance 2021-773**.



1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **ORDINANCE 2021-773**

5 AN ORDINANCE APPROVING THE PROPOSED 2021B SERIES  
6 TEXT AMENDMENT TO THE CONSERVATION/COASTAL  
7 MANAGEMENT ELEMENT OF THE *2030 COMPREHENSIVE*  
8 *PLAN* OF THE CITY OF JACKSONVILLE, TO UPDATE  
9 JAXPORT MASTER PLAN MAP 17, THE JAXPORT  
10 PROPERTIES AND RELATED USES MAP, FOR TRANSMITTAL  
11 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR  
12 REVIEW; PROVIDING A DISCLAIMER THAT THE  
13 AMENDMENT TRANSMITTED HEREIN SHALL NOT BE  
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS**, the Planning and Development Department has initiated  
18 certain revisions and modifications to the text of the *2030*  
19 *Comprehensive Plan* in accordance with the procedures and requirements  
20 set forth in Chapter 650, Part 4, *Ordinance Code*, to amend the  
21 Conservation/Coastal Management Element of the *2030 Comprehensive*  
22 *Plan* to update JaxPort Master Plan Map 17, the JaxPort Properties and  
23 Related Uses Map, to add a 27.07± acre parcel owned by the  
24 Jacksonville Port Authority, as more particularly set forth in **Exhibit**  
25 **1**, dated August 23, 2021, **attached hereto** and incorporated herein by  
26 reference; and

27 **WHEREAS**, the Jacksonville Planning Commission, as the Local  
28 Planning Agency, held a public hearing on this proposed Amendment to  
29 the *2030 Comprehensive Plan*, with due public notice having been  
30 provided, and reviewed and considered all comments received during  
31 the public hearing, and made a recommendation to the City Council;

1 and

2           **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public  
3 hearing on this proposed Amendment pursuant to Chapter 650, Part 4,  
4 *Ordinance Code*, and having considered all written and oral comments  
5 received during the public hearing, has made its recommendation to  
6 the Council; and

7           **WHEREAS**, the City Council held a public hearing on this proposed  
8 Amendment with public notice having been provided, pursuant to Section  
9 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
10 *Code*, and having considered all written and oral comments received  
11 during the public hearing, the recommendations of the Planning and  
12 Development Department, the Planning Commission and the LUZ  
13 Committee, desires to transmit this proposed Amendment through the  
14 State's expedited state review process to the Florida Department of  
15 Economic Opportunity, as the State Land Planning Agency, the Northeast  
16 Florida Regional Council, the Florida Department of Transportation,  
17 the St. Johns River Water Management District, the Florida Department  
18 of Environmental Protection, the Florida Fish and Wildlife  
19 Conservation Commission, the Department of State's Bureau of Historic  
20 Preservation, the Florida Department of Education, and the Department  
21 of Agriculture and Consumer Affairs; now, therefore

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

23           **Section 1.           Approval of Amendment for Transmittal Purposes.**

24 The Council hereby approves the proposed 2021B Series Text Amendment  
25 to the Conservation/Coastal Management Element of the *2030*  
26 *Comprehensive Plan*, as set forth in **Exhibit 1**, dated August 23, 2021,  
27 and **attached hereto**, for transmittal to Florida's various required  
28 State Agencies for review.

29           **Section 2.           Disclaimer.**           The transmittal approved herein

30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or  
2 approvals shall be obtained before commencement of the development  
3 or use, and transmittal is based upon acknowledgement, representation  
4 and confirmation made by the applicant(s), owner(s), developer(s)  
5 and/or any authorized agent(s) or designee(s) that the subject  
6 business, development and/or use will be operated in strict compliance  
7 with all laws. Transmittal does **not** approve, promote or condone any  
8 practice or act that is prohibited or restricted by any federal,  
9 state or local laws.

10 **Section 3. Effective Date.** This Ordinance shall become  
11 effective upon the signature by the Mayor or upon becoming effective  
12 without the Mayor's signature.

13  
14 Form Approved:

15  
16           /s/ Mary E. Staffopoulos          

17 Office of General Counsel

18 Legislation Prepared By: Kristen Reed

19 GC-#1459557-v2-2021-773\_(Text\_Amd\_Transmittal).docx

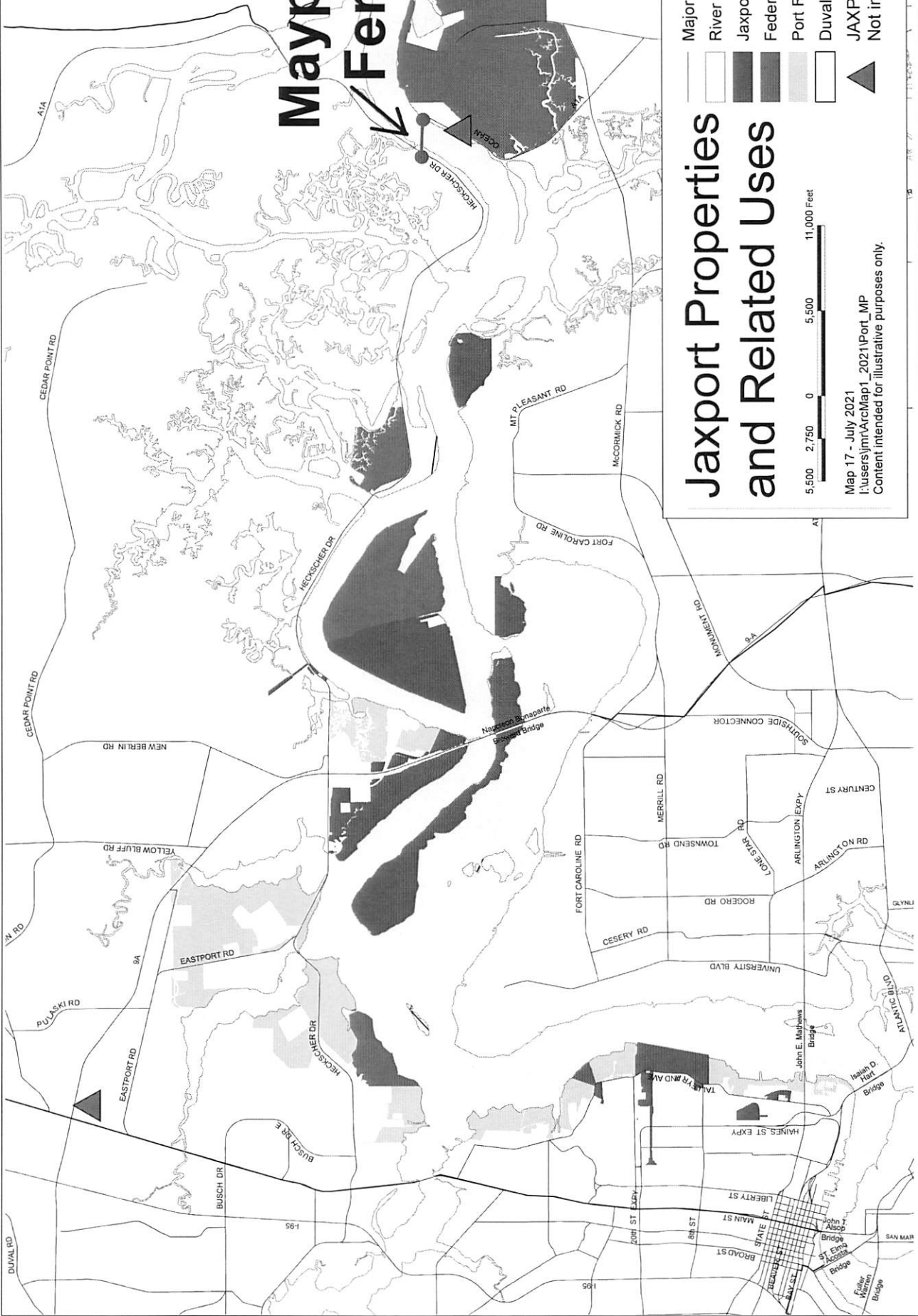
**Ordinance 2021-773**

**2021B Series Text Amendment - City of Jacksonville 2030 Comprehensive Plan  
Conservation/Coastal Management Element**

**JaxPort Properties and Related Uses Map 17**



# Mayport Ferry



- Major Highways
- River
- Jaxport (JPA)
- Federal
- Port Related
- Duval County
- JAXPORT (JPA)
- Not in Master Plan

## Jaxport Properties and Related Uses



Map 17 - July 2021  
 I:\users\jmn\ArcMap1\_2021\Port\_MP  
 Content intended for illustrative purposes only.