

# 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

March 17, 2022

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. 2022-104/ Text Amendment to the Conservation and Coastal Management Element of the 2030 Comprehensive Plan**

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 2022-104 on March 17, 2022

P&DD Recommendation                      APPROVE  
PC Issues:                                      None  
PC Vote:                                        7-0 APPROVE

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

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

Sincerely,

*Kristen D. Reed*

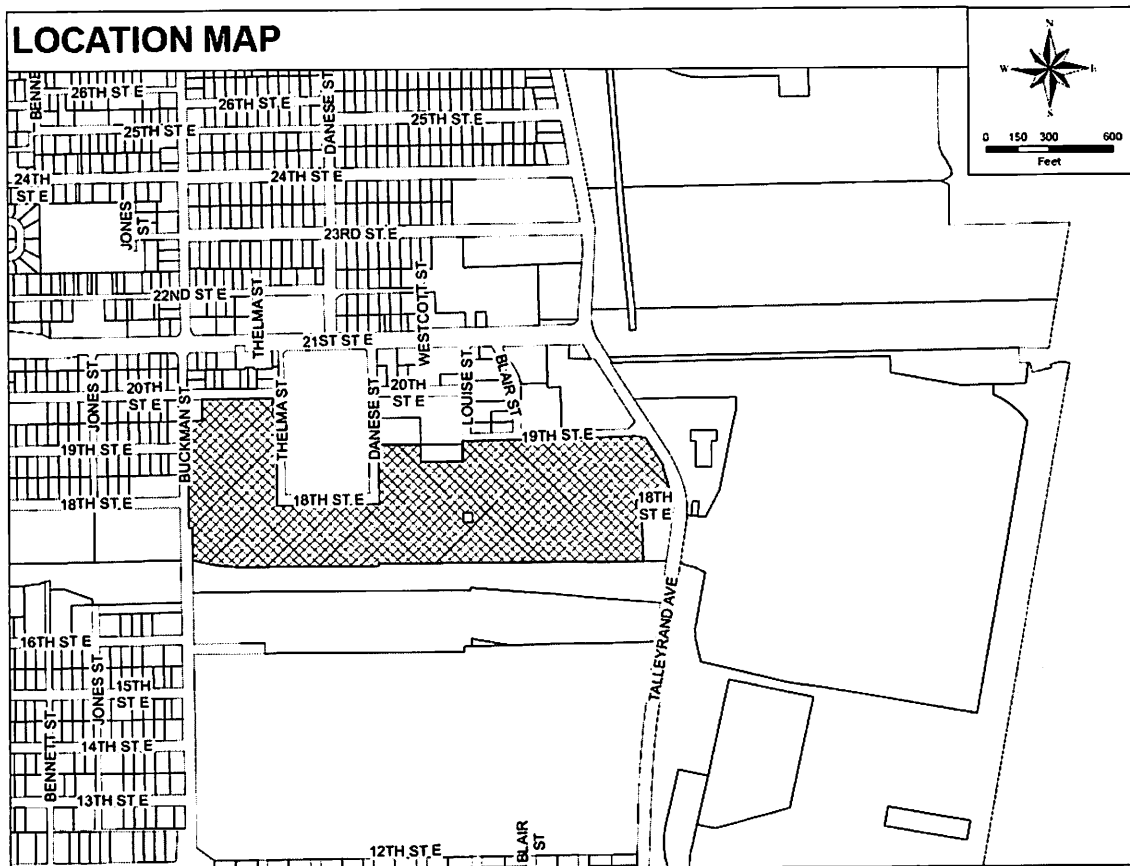
Kristen D. Reed, AICP  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
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Jacksonville, FL 32202  
(904) 255-7837  
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# Staff Report on Proposed 2021B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

## ORDINANCE 2022-104

Ordinance 2022-104 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 2022-104**.



1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-104**

5 AN ORDINANCE ADOPTING THE 2021B SERIES TEXT  
6 AMENDMENT TO THE CONSERVATION/COASTAL  
7 MANAGEMENT ELEMENT OF THE 2030 COMPREHENSIVE  
8 PLAN OF THE CITY OF JACKSONVILLE, TO UPDATE THE  
9 JACKSONVILLE PORT AUTHORITY (JAXPORT) MASTER  
10 PLAN MAP 17, THE JAXPORT PROPERTIES AND RELATED  
11 USES MAP; PROVIDING AN EFFECTIVE DATE.  
12

13 **WHEREAS**, the Planning and Development Department has initiated  
14 certain revisions and modifications to the text of the 2030  
15 *Comprehensive Plan* in accordance with the procedures and requirements  
16 set forth in Chapter 650, Part 4, *Ordinance Code*, to facilitate the  
17 appropriate and timely implementation of the plan, and has provided  
18 the necessary supporting data and analysis to support and justify the  
19 amendments determined to be required, and accordingly, has proposed  
20 certain revisions and modifications, which are more particularly set  
21 forth in **Exhibit 1**, dated February 22, 2022, **attached hereto**, and  
22 incorporated herein by reference; and

23 **WHEREAS**, the City, by the adoption of Ordinance 2021-773-E,  
24 approved this amendment to the 2030 *Comprehensive Plan* for transmittal  
25 to the Florida Department of Economic Opportunity (DEO), as the State  
26 Land Planning Agency, and other required state agencies, for review  
27 and comment; and

28 **WHEREAS**, by various letters and e-mails, the DEO and other state  
29 reviewing agencies transmitted their comments, if any, regarding this  
30 proposed amendment to the 2030 *Comprehensive Plan*; and

31 **WHEREAS**, the Planning and Development Department reviewed the

1 proposed revisions, considered all comments received, prepared a  
2 written report and rendered an advisory recommendation to the Council  
3 with respect to this proposed amendment to the *2030 Comprehensive*  
4 *Plan*; and

5 **WHEREAS**, the Planning Commission, as the Local Planning Agency,  
6 held a public hearing on this proposed amendment to the *2030*  
7 *Comprehensive Plan*, with due public notice having been provided, and  
8 reviewed and considered all comments received during the public  
9 hearing, and made a recommendation to the City Council; and

10 **WHEREAS**, pursuant to Section 650.408, *Ordinance Code*, the Land  
11 Use and Zoning Committee held a public hearing in accordance with the  
12 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed  
13 amendment to the *2030 Comprehensive Plan*, and has made its  
14 recommendation to the City Council; and

15 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and  
16 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
17 hearing, with public notice having been provided, on this proposed  
18 amendment to the *2030 Comprehensive Plan*; and

19 **WHEREAS**, the City Council further considered all oral and  
20 written comments received during the public hearings, including the  
21 data collection and analysis portions of this proposed amendment to  
22 the *2030 Comprehensive Plan*, the recommendations of the Planning and  
23 Development Department and the Planning Commission, the final  
24 recommendations of the Land Use and Zoning Committee, and the  
25 comments, if any, of the DEO and the other state agencies; and

26 **WHEREAS**, in the exercise of its authority, the City Council has  
27 determined it necessary and desirable to adopt this proposed amendment  
28 to the *2030 Comprehensive Plan* to preserve and enhance present  
29 advantages, encourage the most appropriate use of land, water and  
30 resources, consistent with public interest, overcome present  
31 deficiencies, and deal effectively with future problems that may

1 result from the use and development of land within the City of  
2 Jacksonville; now, therefore

3 **BE IT ORDAINED** by the Council of the City of Jacksonville:

4 **Section 1. Purpose and Intent.** This Ordinance is adopted  
5 to carry out the purpose and intent of, and exercise the authority  
6 set out in, the Local Government Comprehensive Planning and Land  
7 Development Regulation Act, Sections 163.3161 through 163.3248,  
8 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended. The  
9 amendment modifies the Conservation/Coastal Management Element of the  
10 *2030 Comprehensive Plan* of the City of Jacksonville, to update JAXPORT  
11 Master Plan Map 17, the JAXPORT Properties and Related Uses Map, to  
12 add a 27.07± acre parcel owned by the Jacksonville Port Authority  
13 (JAXPORT).

14 **Section 2. Amendment to Comprehensive Plan.** The *2030*  
15 *Comprehensive Plan* is hereby amended to include the revisions to the  
16 Conservation/Coastal Management Element, JAXPORT Master Plan Map 17,  
17 the JAXPORT Properties and Related Uses Map, which has been initiated  
18 by the Planning and Development Department, as more particularly set  
19 forth in **Exhibit 1**, dated February 22, 2022, **attached hereto**, and  
20 incorporated herein by reference.

21 **Section 3. Effective Date.** This Ordinance shall become  
22 effective upon the signature by the Mayor or upon becoming effective  
23 without the Mayor's signature.

24  
25 Form Approved:

26  
27           /s/ Mary E. Staffopoulos          

28 Office of General Counsel

29 Legislation Prepared By: Kristen Reed

30 GC-#1480964-v2-2022-104\_2021B\_Txt\_Amd\_Adopt\_(CCME\_JaxPort\_Map).docx

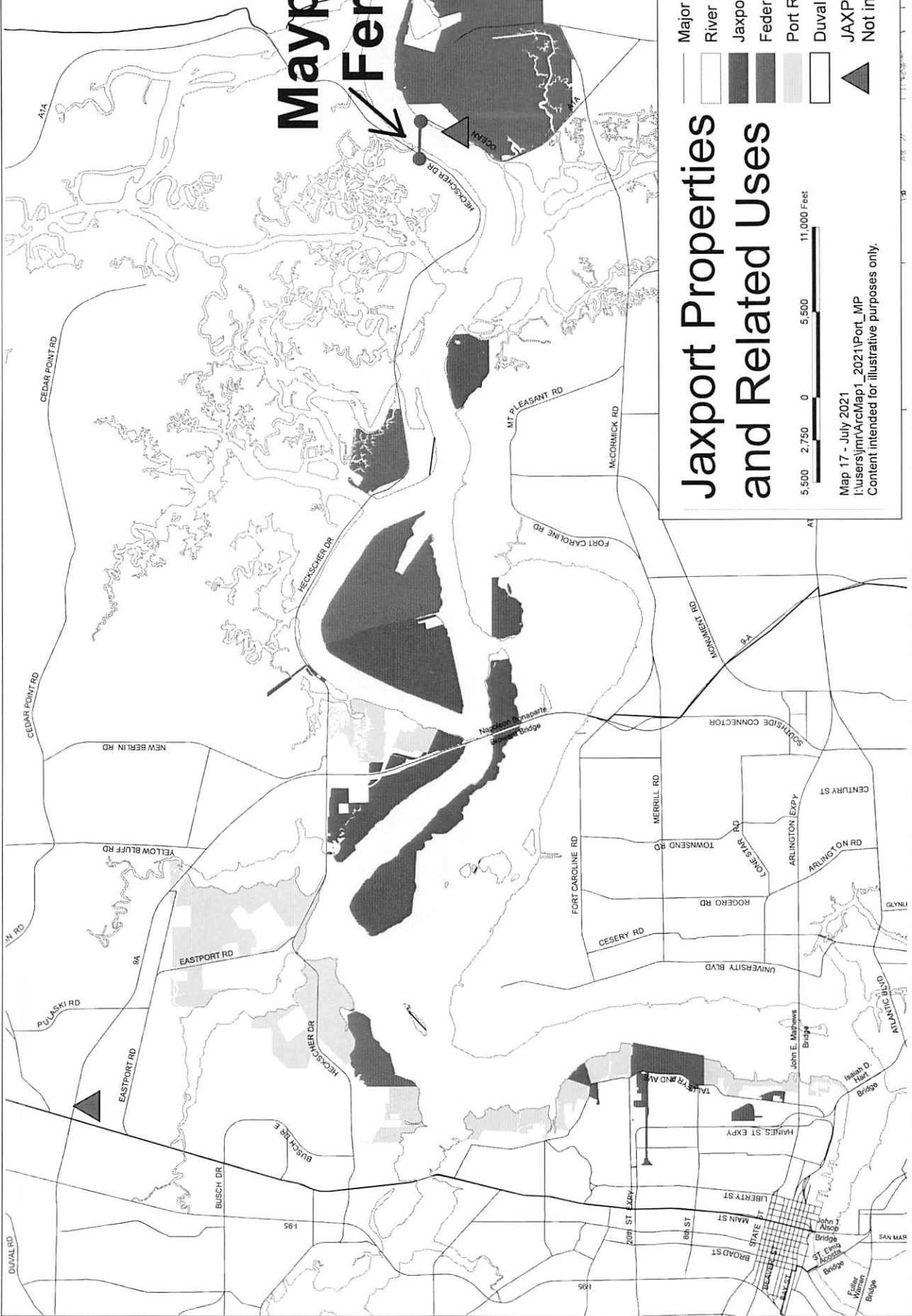
**Ordinance 2022-104**

**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\jmr\ArcMap1\_2021\Port\_MP  
 Content intended for illustrative purposes only.