

**Staff Report on**  
**Proposed 2005E Series' Text Amendment**  
**To Conservation/Coastal Management Element of**  
**2010 Comprehensive Plan**

**ORDINANCE 2008-970**

EXHIBIT 1 to Ordinance 2008-970 is a proposed text amendment modifying and supplementing the adopted *JAXPORT* Master Plan portion of the Conservation/Coastal Management Element consistent with Chapter 163.3178, Florida Statutes and Rule 9-J-5, Florida Administrative Code. Deepwater ports, such as *JAXPORT*, are required to prepare a port master plan and to incorporate it into the Conservation/Coastal Management Element of the Comprehensive Plan. Jacksonville did not adopt a complete and updated port master plan with the last round of EAR based amendments in 2000, so this update is required to be adopted in the Comprehensive Plan as soon as possible. Additionally, Chapter 163.3178(3), Florida Statutes states that expansions to port harbors, spoil disposal sites, navigation channels, turning basins, harbor berths, and other related inwater harbor facilities of ports listed in s. 403.021(9); port transportation facilities and projects listed in s. 311.07(3)(b); and intermodal transportation facilities identified pursuant to s. 311.09(3) shall not be developments of regional impact where such expansions, projects, or facilities are consistent with comprehensive master plans that are in compliance with this section. The City of Jacksonville has been working with *JAXPORT* and the Florida Department of Community Affairs to ensure that all requirements to maintain the DRI exemption afforded to deepwater ports with a port master plan are met.

As required by the Conservation/Coastal Management Element, Objective 11 and its underlying policies, the City worked closely with *JAXPORT* to support efforts to promote orderly development and promotion of the Port of Jacksonville in a manner consistent with the 2010 Comprehensive Plan. Furthermore, the City of Jacksonville recognizes the need for *JAXPORT* to be able to quickly respond to changing demands in order to remain competitive with other eastern seaports. Compliance with Chapter 163.3178(3), Florida Statutes assists *JAXPORT's* ability to respond quickly and efficiently.

**Relevant Conservation/Coastal Management Element Policies include:**

**Objective 11.2** The City shall support the Jacksonville Port Authority in the orderly development, promotion and use of the Port of Jacksonville insofar as those efforts are in compliance with the 2010 Comprehensive Plan.

**Policies**

**11.2.1** The City shall continue to participate in the review of development plans for the Port of Jacksonville, supporting those plans which are consistent with the 2010 Comprehensive Plan.

**11.2.2** The City shall identify and reserve areas for port development through the designation of Water-Dependent/Water-Related land use.

**11.2.3** The City shall discourage through the Land Development Regulations new land uses within the designated port area(s) which are non-water dependent and/or non-water related, such as residential, and advocate replacement of inconsistent land uses with land uses which are water-dependent and/or water related, such as cargo shipping terminals and boat repair yards. Conversely, the City shall retain and support the viability of existing port and water-related activities and industries and deter their movement away from existing port area(s).

**11.2.4** The City shall support those plans for redevelopment of existing, or development of new, port and port-related facilities which are consistent with the Future Land Use; Conservation and Coastal Management; and Transportation Element of the 2010 Comprehensive Plan.

**11.2.9** The City, through the Land Development Regulations, shall encourage new development involved in the import and export of heavy or bulk goods or recyclable goods to be located, when economically feasible, on sites near or adjacent to port or rail facilities in order to help minimize the number of heavy trucks on the region's highway system.

The Planning and Development Department recommends **APPROVAL** of the text amendment in the attached **EXHIBIT 1** to **Ordinance 2008-970**.