

1 Introduced by Council President Wilson:  
2

3 **ORDINANCE 2019-681**

4 AN ORDINANCE APPROVING THE PROPOSED 2019B  
5 SERIES TEXT AMENDMENT TO THE FUTURE LAND USE  
6 ELEMENT OF THE 2030 COMPREHENSIVE PLAN OF THE  
7 CITY OF JACKSONVILLE, TO AMEND THE REGIONAL  
8 COMMERCIAL FUTURE LAND USE CATEGORY WITHIN THE  
9 FUTURE LAND USE ELEMENT TO ALLOW FOR A  
10 CREATIVE INTEGRATION OF USES TO FACILITATE  
11 INNOVATIVE SITE PLANNING, ADAPTIVE REUSE,  
12 INFILL DEVELOPMENT, AND SMART GROWTH  
13 TECHNIQUES, FOR TRANSMITTAL TO THE STATE OF  
14 FLORIDA'S VARIOUS AGENCIES FOR REVIEW;  
15 PROVIDING A DISCLAIMER THAT THE AMENDMENT  
16 TRANSMITTED HEREIN SHALL NOT BE CONSTRUED AS  
17 AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, the Planning and Development Department has initiated  
21 certain revisions and modifications to the text of the *2030*  
22 *Comprehensive Plan* in accordance with the procedures and  
23 requirements set forth in Chapter 650, Part 4, *Ordinance Code*, to  
24 amend the Regional Commercial future land use category within the  
25 Future Land Use Element to allow for a creative integration of uses  
26 to facilitate innovative site planning, adaptive reuse, infill  
27 development, and smart growth techniques, which are more  
28 particularly set forth in **Exhibit 1**, dated September 6, 2019, and  
29 **attached hereto** and incorporated herein by reference; and

30 **WHEREAS**, the Jacksonville Planning Commission, as the Local  
31 Planning Agency, held a public hearing on this proposed Amendment

1 to the *2030 Comprehensive Plan*, with due public notice having been  
2 provided, and reviewed and considered all comments received during  
3 the public hearing, and made a recommendation to the City Council;  
4 and

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

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

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

27 **Section 1. Approval of Amendment for Transmittal**  
28 **Purposes.** The Council hereby approves the proposed 2019B Series  
29 Text Amendment to the Future Land Use Element of the *2030*  
30 *Comprehensive Plan*, as set forth in **Exhibit 1**, dated September 6,  
31 2019, and **attached hereto**, for transmittal to Florida's various

1 required State Agencies for review.

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

14           **Section 3.           Effective Date.**   This Ordinance shall become  
15 effective upon the signature by the Mayor or upon becoming  
16 effective without the Mayor's signature.

17  
18 Form Approved:

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20           /s/ Shannon K. Eller          

21 Office of General Counsel

22 Legislation Prepared By: Kristen Reed

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