

1 Introduced by Council Member Becton:
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4 **ORDINANCE 2021-350-E**

5 AN ORDINANCE APPROVING THE PROPOSED 2021 B
6 SERIES TEXT AMENDMENT TO THE FUTURE LAND USE
7 ELEMENT OF THE *2030 COMPREHENSIVE PLAN* OF THE
8 CITY OF JACKSONVILLE, TO INCREASE THE NUMBER
9 OF DWELLING UNITS ALLOWED IN THE SPECIFIC
10 MULTI-USE LAND USE CATEGORY DESCRIBED IN
11 FUTURE LAND USE ELEMENT POLICY 4.3.7 FROM
12 2,251 TO 2,865, AND THE ADDITION OF HIGH
13 DENSITY RESIDENTIAL ("HDR") TO THE LIST OF
14 PERMITTED USES WITHIN THE MU CATEGORY, FOR
15 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS
16 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER
17 THAT THE AMENDMENT TRANSMITTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.
21

22 **WHEREAS**, Council Member Becton, on behalf of Pinnacle Rental
23 Community, LLC, has initiated a revision to the text of the *2030*
24 *Comprehensive Plan* in accordance with the procedures and
25 requirements set forth in Chapter 650, Part 4, *Ordinance Code*, to
26 increase the allowable number of dwelling units, and to add High
27 Density Residential ("HDR") to the list of permitted uses, in the
28 Multi-Use land use category, specifically the development in Sector
29 C-2 of the Route 9A, J. Turner Butler Boulevard and Baymeadows Road
30 Transportation Management Area ("TMA"), which is more particularly
31 set forth in **Exhibit 1, attached hereto**, dated June 1, 2021, and

1 incorporated herein by reference; and

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

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

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

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

30 **Section 1. Approval of Amendment for Transmittal**
31 **Purposes.** The Council hereby approves the proposed 2021 B Series

1 Text Amendment to the Future Land Use Element of the 2030
2 *Comprehensive Plan*, as set forth in **Exhibit 1, attached hereto**,
3 dated June 1, 2021, for transmittal to Florida's various required
4 State Agencies for review.

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

17 **Section 3. Effective Date.** This Ordinance shall become
18 effective upon the signature by the Mayor or upon becoming
19 effective without the Mayor's signature.

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21 Form Approved:

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23 /s/Susan C. Grandin

24 Office of General Counsel

25 Legislation Prepared By: Kristen Reed

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