

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

February 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. 2022-048/Text Amendment to the Future Land Use 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 2022-048 on February 17, 2022.

P&DD Recommendation

APPROVE

PC Issues:

There were no speakers in opposition at the meeting. However, the Planning Commission expressed concern regarding inconsistencies between regulations of the City and the Florida Department of Health regarding connection to centralized utilities.

PC Vote:

7-0 APPROVE

| | |
|--------------------------------|-----|
| David Hacker, Chair | Aye |
| Alexander Moldovan, Vice-Chair | Aye |
| Ian Brown, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Joshua Garrison | Aye |
| Jason Porter | 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
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**Staff Report on Proposed 2021B Series Text Amendment
to the Future Land Use Element of the
2030 Comprehensive Plan**

ORDINANCE 2022-48

Ordinance 2022-48 is an amendment to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. This amendment adds FLUE Policy 3.1.27 which allows for consideration of amendments to residential Future Land Use Categories to permit infill single-family development on lots of record where the lot size does not comply with the minimum lot size for development without access to centralized water and sewer services.

For the purposes of this policy, a lot of record is a lot that was legally recorded prior to adoption of the 2010 Comprehensive Plan on September 21, 1990. Minimum lot area requirements for residential development in the FLUE residential land use categories and policies of the Infrastructure Element were introduced with adoption of the 2010 Comprehensive Plan. The minimum lot size for residential development without centralized water and sewer ranges from one to one half of an acre and the minimum lot area without at least one utility ranges from one half of an acre to one quarter of an acre.

The Planning and Development Department recommends **APPROVAL** of the text amendment in the attached **EXHIBIT 1** submitted as **Ordinance 2022-48**.