

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-44-E**

5 AN ORDINANCE ADOPTING THE 2019B SERIES TEXT  
6 AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
7 THE 2030 COMPREHENSIVE PLAN OF THE CITY OF  
8 JACKSONVILLE TO AMEND THE REGIONAL COMMERCIAL  
9 FUTURE LAND USE CATEGORY WITHIN THE FUTURE  
10 LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO  
11 ALLOW FOR A CREATIVE INTEGRATION OF USES TO  
12 FACILITATE INNOVATIVE SITE PLANNING, ADAPTIVE  
13 REUSE, INFILL DEVELOPMENT AND SMART GROWTH  
14 TECHNIQUES; PROVIDING AN EFFECTIVE DATE.  
15

16 **WHEREAS**, the Planning and Development Department has initiated  
17 certain revisions and modifications to the text of the *2030*  
18 *Comprehensive Plan* in accordance with the procedures and  
19 requirements set forth in Chapter 650, Part 4, *Ordinance Code*, to  
20 facilitate the appropriate and timely implementation of the plan,  
21 and has provided the necessary supporting data and analysis to  
22 support and justify the amendments determined to be required, and  
23 accordingly, has proposed certain revisions and modifications,  
24 which are more particularly set forth in **Exhibit 1, attached**  
25 **hereto**, dated January 6, 2020, and incorporated herein by  
26 reference; and

27 **WHEREAS**, the City, by the adoption of Ordinance 2019-681-E,  
28 approved this amendment to the *2030 Comprehensive Plan* for  
29 transmittal to the Florida Department of Economic Opportunity  
30 (DEO), as the State Land Planning Agency, and other required state  
31 agencies, for review and comment; and

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

5           **WHEREAS**, the Planning and Development Department reviewed the  
6 proposed revisions, considered all comments received, prepared a  
7 written report and rendered an advisory recommendation to the  
8 Council with respect to this proposed amendment to the *2030*  
9 *Comprehensive Plan*; and

10           **WHEREAS**, the Planning Commission, as the Local Planning  
11 Agency, held a public hearing on this proposed amendment to the  
12 *2030 Comprehensive Plan*, with due public notice having been  
13 provided, and reviewed and considered all comments received during  
14 the public hearing, and made a recommendation to the City Council;  
15 and

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

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

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

1           **WHEREAS**, in the exercise of its authority, the City Council  
2 has determined it necessary and desirable to adopt this proposed  
3 amendment to the *2030 Comprehensive Plan* to preserve and enhance  
4 present advantages, encourage the most appropriate use of land,  
5 water and resources, consistent with public interest, overcome  
6 present deficiencies, and deal effectively with future problems  
7 that may result from the use and development of land within the  
8 City of Jacksonville; now, therefore

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

10           **Section 1.           Purpose and Intent.** This Ordinance is adopted  
11 to carry out the purpose and intent of, and exercise the authority  
12 set out in, the Local Government Comprehensive Planning and Land  
13 Development Regulation Act, Sections 163.3161 through 163.3248,  
14 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.  
15 The amendment modifies the Future Land Use Element to amend the  
16 Regional Commercial Future Land Use Category within the Future Land  
17 Use Element of the Comprehensive Plan to allow for a creative  
18 integration of uses to facilitate innovative site planning,  
19 adaptive reuse, infill development and smart growth techniques.

20           **Section 2.           Amendment to Comprehensive Plan.** The *2030*  
21 *Comprehensive Plan* is hereby amended to include this revision to  
22 the text of the Future Land Use Element from the 2019B Series,  
23 which has been initiated by the Planning and Development  
24 Department, as more particularly set forth in **Exhibit 1, attached**  
25 **hereto**, dated January 6, 2020, and incorporated herein by  
26 reference.

27           **Section 3.           Effective Date.** This Ordinance shall become  
28 effective upon the signature by the Mayor or upon becoming  
29 effective without the Mayor's signature.  
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1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Helena Parola

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