

1 Introduced by Council Member Diamond:
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4 **ORDINANCE 2022-48**

5 AN ORDINANCE ADOPTING THE 2021B SERIES TEXT
6 AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE
7 *2030 COMPREHENSIVE PLAN* OF THE CITY OF
8 JACKSONVILLE, CREATING A NEW FUTURE LAND USE
9 ELEMENT (FLUE) POLICY 3.1.27 TO ALLOW FOR
10 CONSIDERATION TO AMEND LAND USE AND ZONING OF
11 LEGAL LOTS OF RECORD EXISTING BEFORE SEPTEMBER
12 21, 1990, TO PERMIT DEVELOPMENT OF ONE SINGLE-
13 FAMILY DWELLING PER LOT, SUBJECT TO CASE-BY-CASE
14 REVIEW FOR CONSISTENCY WITH THE COMPREHENSIVE
15 PLAN; PROVIDING AN EFFECTIVE DATE.
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17 **WHEREAS**, Council Member Diamond, as Chair of the Land Use and
18 Zoning Committee, has initiated certain revisions and modifications
19 to the text of the *2030 Comprehensive Plan* in accordance with the
20 procedures and requirements set forth in Chapter 650, Part 4,
21 *Ordinance Code*, to facilitate the appropriate and timely
22 implementation of the plan, and has provided the necessary supporting
23 data and analysis to support and justify the amendments determined
24 to be required, and accordingly, has proposed certain revisions and
25 modifications, which are more particularly set forth in **Exhibit 1**,
26 dated January 4, 2022, **attached hereto** and incorporated herein by
27 reference; and

28 **WHEREAS**, the City, by the adoption of Ordinance 2021-543-E,
29 approved this amendment to the *2030 Comprehensive Plan* for transmittal
30 to the Florida Department of Economic Opportunity (DEO), as the State
31 Land Planning Agency, and other required state agencies, for review

1 and comment; and

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

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

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

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

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

31 **WHEREAS**, in the exercise of its authority, the City Council has

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

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

9 **Section 1. Purpose and Intent.** This Ordinance is adopted
10 to carry out the purpose and intent of, and exercise the authority
11 set out in, the Local Government Comprehensive Planning and Land
12 Development Regulation Act, Sections 163.3161 through 163.3248,
13 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended. The
14 amendment modifies the Future Land Use Element (FLUE) of the *2030*
15 *Comprehensive Plan* of the City of Jacksonville, to create a new FLUE
16 Policy 3.1.27 to allow for consideration to amend the land use and
17 zoning of legal lots of record existing before September 21, 1990,
18 to permit development of one single-family dwelling per lot regardless
19 of the availability of centralized water or sewer facility connections
20 and related density or lot area requirements, subject to case-by-case
21 review for consistency with the Comprehensive Plan.

22 **Section 2. Amendment to Comprehensive Plan.** The *2030*
23 *Comprehensive Plan* is hereby amended to include the revisions to the
24 text of the Future Land Use Element from the 2021B Series, which has
25 been initiated by Council Member Diamond as Chair of the Land Use and
26 Zoning Committee, as more particularly set forth in **Exhibit 1**, dated
27 January 4, 2022, **attached hereto** and incorporated herein by reference.

28 **Section 3. Effective Date.** This Ordinance shall become
29 effective upon the signature by the Mayor or upon becoming effective
30 without the Mayor's signature.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Kristen Reed

6 GC-#1475571-v3-2022-48