

1 Introduced by Council Member Diamond and Co-Sponsored by Council  
2 Member Gaffney:

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5 **ORDINANCE 2022-48-E**

6 AN ORDINANCE ADOPTING THE 2021B SERIES TEXT  
7 AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE  
8 *2030 COMPREHENSIVE PLAN* OF THE CITY OF  
9 JACKSONVILLE, CREATING A NEW FUTURE LAND USE  
10 ELEMENT (FLUE) POLICY 3.1.27 TO ALLOW FOR  
11 CONSIDERATION TO AMEND LAND USE AND ZONING OF  
12 LEGAL LOTS OF RECORD EXISTING BEFORE SEPTEMBER  
13 21, 1990, TO PERMIT DEVELOPMENT OF ONE SINGLE-  
14 FAMILY DWELLING PER LOT, SUBJECT TO CASE-BY-CASE  
15 REVIEW FOR CONSISTENCY WITH THE COMPREHENSIVE  
16 PLAN; PROVIDING AN EFFECTIVE DATE.

17  
18 **WHEREAS**, Council Member Diamond, as Chair of the Land Use and  
19 Zoning Committee, has initiated certain revisions and modifications  
20 to the text of the *2030 Comprehensive Plan* in accordance with the  
21 procedures and requirements set forth in Chapter 650, Part 4,  
22 *Ordinance Code*, to facilitate the appropriate and timely  
23 implementation of the plan, and has provided the necessary supporting  
24 data and analysis to support and justify the amendments determined  
25 to be required, and accordingly, has proposed certain revisions and  
26 modifications, which are more particularly set forth in **Exhibit 1**,  
27 dated January 4, 2022, **attached hereto** and incorporated herein by  
28 reference; and

29 **WHEREAS**, the City, by the adoption of Ordinance 2021-543-E,  
30 approved this amendment to the *2030 Comprehensive Plan* for transmittal  
31 to the Florida Department of Economic Opportunity (DEO), as the State

1 Land Planning Agency, and other required state agencies, for review  
2 and comment; and

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

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

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

16 **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land  
17 Use and Zoning Committee held a public hearing in accordance with the  
18 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed  
19 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*, and  
22 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
23 hearing, with public notice having been provided, on this proposed  
24 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 and  
29 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 has  
2 determined it necessary and desirable to adopt this proposed amendment  
3 to the *2030 Comprehensive Plan* to preserve and enhance present  
4 advantages, encourage the most appropriate use of land, water and  
5 resources, consistent with public interest, overcome present  
6 deficiencies, and deal effectively with future problems that may  
7 result from the use and development of land within the City of  
8 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. The  
15 amendment modifies the Future Land Use Element (FLUE) of the *2030*  
16 *Comprehensive Plan* of the City of Jacksonville, to create a new FLUE  
17 Policy 3.1.27 to allow for consideration to amend the land use and  
18 zoning of legal lots of record existing before September 21, 1990,  
19 to permit development of one single-family dwelling per lot regardless  
20 of the availability of centralized water or sewer facility connections  
21 and related density or lot area requirements, subject to case-by-case  
22 review for consistency with the Comprehensive Plan.

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

29           **Section 3.           Effective Date.** This Ordinance shall become  
30 effective upon the signature by the Mayor or upon becoming effective  
31 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-#1487077-v1-2022-48-E\_