

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2021-350

Introducer/Sponsor(s): Council Member Becton

Date of Introduction: June 8, 2021

Committee(s) of Reference: LUZ

Date of Analysis: June 10, 2021

Type of Action: Comprehensive Plan amendment

Bill Summary: The bill approves for transmittal to the state for comments an amendment to the 2030 Comprehensive Plan's Future Land Use Element to increase the number of dwelling units allowed in the Specific Multi-Use Land Use Category in the Element's Policy 4.3.7, from 2,251 to 2,865 and to add High Density Residential (HDR) to the list of permitted uses within the Multi-Use (MU) category.

Background Information: The amendment is filed at the request of Pinnacle Rental Community, LLC, to facilitate a development in Sector C-2 of the Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area. Future Land Use Element Policy 4.3.7 applies specifically to that Transportation Management Area. It currently permits low density residential (LDR) and medium density residential (MDR) development along with residential-professional-institutional (RPI), community/general commercial (CGC), conservation (SCV) and public buildings and facilities (PBF) uses, up to 2,251 residential units and 1,209,007 square feet of non-residential uses. This bill would increase the number of residential units allowed in the TMA from 2,251 to 2,865, would permit high density residential (HDR) use, and limit the number of residential units in the HDR land use to 526 units.

Policy Impact Area: Land use planning

Fiscal Impact: None to the City

Analyst: Clements