

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2023-1

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: January 10, 2023

Committee(s) of Reference: LUZ

Date of Analysis: January 12, 2023

Type of Action: Comprehensive Plan amendments

Bill Summary: The bill amends the City's *2030 Comprehensive Plan* to extend its planning timeframe to 2045 and to rename it the *2045 Comprehensive Plan* and makes changes to many of the Elements as summarized below.

Background Information: Via Ordinance 2022-641-E the Council approved a package of amendments to the Comp Plan to be transmitted to the Florida Department of Economic Opportunity for review. The results of that review have been received and the amendments are now ready for final adoption.

The amendments reviewed by the state are as follows:

- *Intergovernmental Coordination Element:* add a new goal and 3 policies regarding development of a City strategic vision and integrated mission under the leadership of the Mayor.
- *Future Land Use Element:* add a goal, 3 objectives and 6 policies regarding incorporation of "Health in All Policies" into policies, programs and practices affecting the built environment; provide for development of health equity strategies and monitoring and evaluation requirements.
- *Future Land Use Element:* relocate a policy from the Infrastructure Element and revise it to refocus policies regarding development with private septic systems from permitting septic systems to controlling density where sewer connections are not available and recognize lot of record development.
- *Coastal/Conservation Management Element:* revise a policy to provide for an inventory of private lift stations and encourage monitoring to identify and correct lift station failures in a timely manner.
- *Future Land Use Element:* remove an existing goal, revise one policy and add a new policy to address recreational and commercial working waterfront protection under industrial preservation policies.
- *Future Land Use Element:* revise a policy and add new policies to create a review schedule for adopted Neighborhood Action Plans, to update or sunset existing plans, and to add a requirement that new plans shall include an update or sunset schedule; add 2 new policies regarding creation of a list of neighborhoods that could benefit from a Neighborhood Action Plan or study.
- *Future Land Use Element:* add a policy to promote land development regulation changes to encourage and facilitate infill and redevelopment in economically distressed areas; add a policy that the Office of Economic Development and/or Neighborhoods Department shall evaluate the feasibility and benefit of providing tax abatement mechanism(s) for redevelopment of vacant properties in economically distressed areas; add a policy to encourage development of targeted catalyst projects along commercial corridors/nodes to facilitate revitalization of economically challenged areas.

- *Coastal/Conservation Management Element*: add a policy relating to assessment of effectiveness of drainage and flooding infrastructure in areas of the City developed before imposition of state stormwater management regulations.
- *Future Land Use Element*: add an objective and 3 policies regarding enhancement and promotion of neighborhood cohesion through the appropriate and beneficial use of digital infrastructure.
- *Future Land Use Element*: add a policy regarding City coordination with the JAA in efforts to develop a long-range economic development vision plan and policies for Cecil Airport, including potentially a zoning overlay.
- *Intergovernmental Coordination Element*: add a policy regarding City participation in an interagency project coordination program with JEA, JTA, FDOT and the Public Works Department in order to enhance efficiency and to eliminate duplication in infrastructure project planning and implementation.
- *Recreation and Open Space Element*: add a policy requiring update of the Master Recreation Improvement Plan (MRIP) by December 2023 to include identification of facility needs for a minimum 10-year timeframe, including consideration of provision of facilities and amenities in areas where health outcomes are the lowest, providing for engaging activities for youth and increasing access to the river.
- *Recreation and Open Space Element*: add an objective and 2 policies to strengthen coordination of waterfront activation and tourism through the Waterways Commission.

Several additional amendments are proposed as follows:

- The Future Land Use Element is amended to provide that, in land use categories where mixed residential and non-residential uses are permitted (RPI, NC, CGC, BP), the amount of single use multi-family development shall be limited based on the land use category and that non-residential use construction must precede residential permitted as a single use.
- The Conservation/Coastal Management Element is amended to remove editorial notes that were not intended to be codified.
- The Transportation Element is amended to replace Figure 1.6 with a revised Downtown Overlay Zone map.
- The Future Land Use Element is amended to revise a policy to clarify that grandfathered development exempted from the density standards where centralized water and/or sewer are not available must still comply with the Code of Subdivision Regulations.

Policy Impact Area: Long-range planning

Fiscal Impact: None

Analyst: Clements