

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2022-49**

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 3.1.28 TO ALLOW FOR
10 DEVELOPMENT OF AFFORDABLE HOUSING CONTINGENT
11 UPON FUNDING FROM THE FLORIDA HOUSING FINANCE
12 CORPORATION OR THE JACKSONVILLE HOUSING FINANCE
13 AUTHORITY ON ANY PARCEL DESIGNATED ON THE FUTURE
14 LAND USE MAP AND THE ZONING ATLAS FOR
15 RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE,
16 SUBJECT TO CERTAIN CONDITIONS; PROVIDING AN
17 EFFECTIVE DATE.
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19 **WHEREAS**, the Planning and Development Department has initiated
20 certain revisions and modifications to the text of the *2030*
21 *Comprehensive Plan* in accordance with the procedures and requirements
22 set forth in Chapter 650, Part 4, *Ordinance Code*, to facilitate the
23 appropriate and timely implementation of the plan, and has provided
24 the necessary supporting data and analysis to support and justify the
25 amendments determined to be required, and accordingly, has proposed
26 certain revisions and modifications, which are more particularly set
27 forth in **Exhibit 1**, dated January 13, 2022, **attached hereto** and
28 incorporated herein by reference; and

29 **WHEREAS**, the City, by the adoption of Ordinance 2021-627-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 3.1.28 to allow for development of affordable housing
18 contingent upon funding from the Florida Housing Finance Corporation
19 or the Jacksonville Housing Finance Authority on any parcel designated
20 on the Future Land Use Map and the Zoning Atlas for residential,
21 commercial, or industrial use, subject to certain conditions, and
22 requiring the City's Land Development Regulations be amended to
23 provide the process for review and approval of permanent housing
24 projects authorized under the policy.

25 **Section 2. Amendment to Comprehensive Plan.** The *2030*
26 *Comprehensive Plan* is hereby amended to include the revisions to the
27 text of the Future Land Use Element from the 2021B Series, which has
28 been initiated by the Planning and Development Department, as more
29 particularly set forth in **Exhibit 1**, dated January 13, 2022, **attached**
30 **hereto** and incorporated herein by reference.

31 **Section 3. Effective Date.** This Ordinance shall become

1 effective upon the signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

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4 Form Approved:

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6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared By: Kristen Reed

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