

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

December 9, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2021-812/Text Amendment to FLUE Policy 4.3.7 of the Future Land Use Element of the 2030 Comprehensive Plan**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2021-812 on December 9, 2021

P&DD Recommendation                      APPROVE  
PC Issues:                                      None  
PC Vote:                                         7-0 APPROVE

David Hacker, Chair	Aye
Alexander Moldovan, Vice-Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

*Kristen D. Reed*

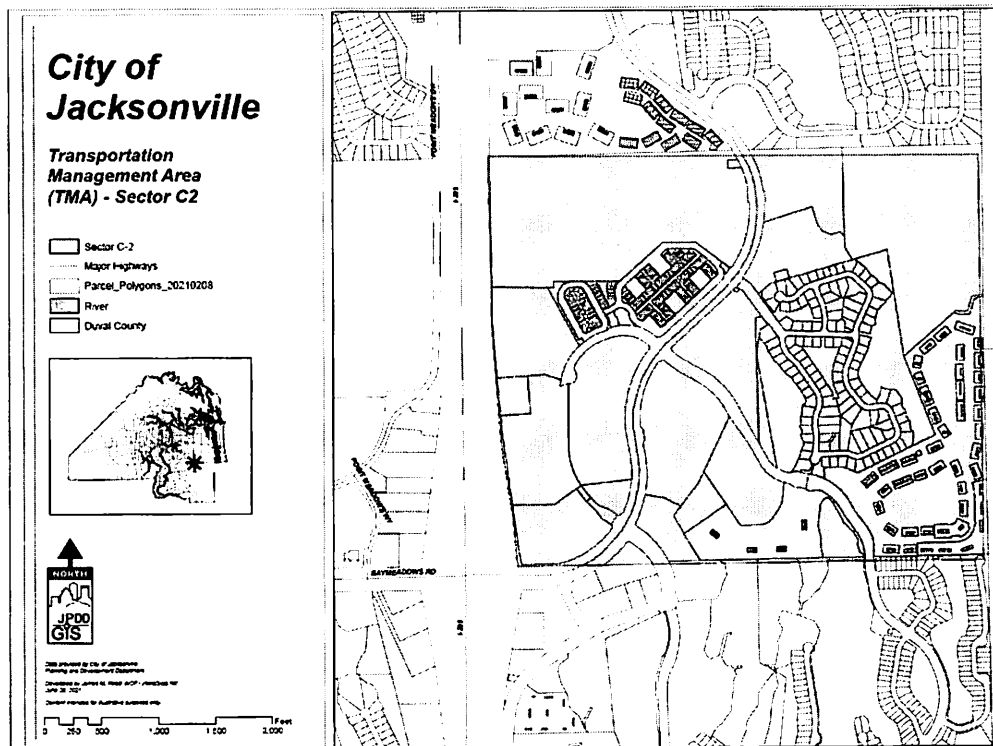
Kristen D. Reed, AICP  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7837  
[KReed@coj.net](mailto:KReed@coj.net)

# Staff Report on Proposed 2021B Series Text Amendment to the Future Land Use Element of the 2030 Comprehensive Plan

## ORDINANCE 2021-812

Ordinance 2021-812 is an amendment to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The amendment revises FLUE Policy 4.3.7 which addresses development entitlements within Sector C-2 of the Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area (TMA). Sector C-2 is located in the northeast quadrant of the intersection of I-295 and Baymeadows Road. The policy changes are as follows:

- Add the High Density Residential (HDR) land use category to the mix of permitted uses;
- Increase the total number of permitted dwelling units from 2,251 to 2,865;
- Limit the total number of dwelling units permitted under the HDR land use category to 526 dwelling units; and
- Require that the HDR land use be limited to the areas located west of the Baymeadows Road Extension.



The Planning and Development Department recommends **APPROVAL** of the text amendment in the attached **EXHIBIT 1** submitted as **Ordinance 2021-812**.

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2021-812**

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, TO INCREASE THE NUMBER OF DWELLING  
9 UNITS ALLOWED IN THE SPECIFIC MULTI-USE AREA  
10 DESCRIBED IN FUTURE LAND USE ELEMENT POLICY  
11 4.3.7 FROM 2,251 TO 2,865 AND PROVIDING FOR THE  
12 ADDITION OF HIGH DENSITY RESIDENTIAL (HDR) TO  
13 THE LIST OF PERMITTED LAND USE CATEGORIES WITHIN  
14 THE MULTI-USE AREA; PROVIDING AN EFFECTIVE DATE.  
15

16 **WHEREAS**, the Planning and Development Department has initiated  
17 certain revisions and modifications to the text of the *2030*  
18 *Comprehensive Plan* in accordance with the procedures and requirements  
19 set forth in Chapter 650, Part 4, *Ordinance Code*, to facilitate the  
20 appropriate and timely implementation of the plan, and has provided  
21 the necessary supporting data and analysis to support and justify the  
22 amendments determined to be required, and accordingly, has proposed  
23 certain revisions and modifications, which are more particularly set  
24 forth in **Exhibit 1**, dated November 3, 2021, **attached hereto**, and  
25 incorporated herein by reference; and

26 **WHEREAS**, the City, by the adoption of Ordinance 2021-350-E,  
27 approved this amendment to the *2030 Comprehensive Plan* for transmittal  
28 to the Florida Department of Economic Opportunity (DEO), as the State  
29 Land Planning Agency, and other required state agencies, for review  
30 and comment; and

31 **WHEREAS**, by various letters and e-mails, the DEO and other state

1 reviewing agencies transmitted their comments, if any, regarding this  
2 proposed amendment to the *2030 Comprehensive Plan*; and

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

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

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

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

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

29 **WHEREAS**, in the exercise of its authority, the City Council has  
30 determined it necessary and desirable to adopt this proposed amendment  
31 to the *2030 Comprehensive Plan* to preserve and enhance present

1 advantages, encourage the most appropriate use of land, water and  
2 resources, consistent with public interest, overcome present  
3 deficiencies, and deal effectively with future problems that may  
4 result from the use and development of land within the City of  
5 Jacksonville; now, therefore

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

7 **Section 1. Purpose and Intent.** This Ordinance is adopted  
8 to carry out the purpose and intent of, and exercise the authority  
9 set out in, the Local Government Comprehensive Planning and Land  
10 Development Regulation Act, Sections 163.3161 through 163.3248,  
11 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended. The  
12 amendment modifies the Future Land Use Element of the 2030  
13 *Comprehensive Plan* of the City of Jacksonville, to increase the number  
14 of dwelling units allowed in the specific Multi-Use Area described  
15 in Future Land Use Element Policy 4.3.7 from 2,251 to 2,865 and  
16 providing for the addition of High Density Residential (HDR) to the  
17 list of permitted land use categories within the Multi-Use Area.

18 **Section 2. Amendment to Comprehensive Plan.** The 2030  
19 *Comprehensive Plan* is hereby amended to include the revisions to the  
20 text of the Future Land Use Element from the 2021B Series, which has  
21 been initiated by the Planning and Development Department, as more  
22 particularly set forth in **Exhibit 1**, dated November 3, 2021, **attached**  
23 **hereto**, and incorporated herein by reference.

24 **Section 3. Effective Date.** This Ordinance shall become  
25 effective upon the signature by the Mayor or upon becoming effective  
26 without the Mayor's signature.

1 Form Approved:

2

3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Kristen Reed

6 GC-#1464278-v1-2021-812\_(Text\_Amd\_Adpt).docx

**Ordinance 2021-812**

**2021B Series Text Amendment**  
**City of Jacksonville 2030 Comprehensive Plan**  
**Future Land Use Element**

**FLUE Policy 4.3.7**

The Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area, (Sector C-2) which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Residential-Professional-institutional (RPI), Community/General Commercial (CGC), Conservation (CSV), and Public Buildings and Facilities (PBF), consistent with 1) the Multi-Use Land Use Category, 2) the trip generation levels in Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area, and 3) associated development agreements approved on April 8, 1999, so long as such development agreements remain in effect. In no event shall development on this acreage (Sector C-2), as defined by legal descriptions and shown on the land use maps associated with Amendment 2002A-010, exceed ~~2,254~~ 2,865 residential units and 1,209,007 sq. ft. of nonresidential use. Development under the HDR land use shall not exceed 526 of the allotted residential units. Land uses west of Baymeadows Road Extension may include Medium Density Residential (MDR), High Density Residential (HDR), Residential-Professional-Institutional, Community/General Commercial (CGC), and Public Buildings and Facilities (PBF) uses. Land uses east of Baymeadows Road Extension may include Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Conservation (CSV), and Public Buildings and Facilities (PBF) uses.