

1 Introduced by Council Member Becton:
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4 **ORDINANCE 2021-350**

5 AN ORDINANCE APPROVING THE PROPOSED 2021 B
6 SERIES TEXT AMENDMENT TO THE FUTURE LAND USE
7 ELEMENT OF THE *2030 COMPREHENSIVE PLAN* OF THE
8 CITY OF JACKSONVILLE, TO INCREASE THE NUMBER OF
9 DWELLING UNITS ALLOWED IN THE SPECIFIC MULTI-
10 USE LAND USE CATEGORY DESCRIBED IN FUTURE LAND
11 USE ELEMENT POLICY 4.3.7 FROM 2,251 TO 2,865,
12 AND THE ADDITION OF HIGH DENSITY RESIDENTIAL
13 ("HDR") TO THE LIST OF PERMITTED USES WITHIN THE
14 MU CATEGORY, FOR TRANSMITTAL TO THE STATE OF
15 FLORIDA'S VARIOUS AGENCIES FOR REVIEW; PROVIDING
16 A DISCLAIMER THAT THE AMENDMENT TRANSMITTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
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21 **WHEREAS**, Council Member Becton, on behalf of Pinnacle Rental
22 Community, LLC, has initiated a revision to the text of the *2030*
23 *Comprehensive Plan* in accordance with the procedures and requirements
24 set forth in Chapter 650, Part 4, *Ordinance Code*, to increase the
25 allowable number of dwelling units, and to add High Density
26 Residential ("HDR") to the list of permitted uses, in the Multi-Use
27 land use category, specifically the development in Sector C-2 of the
28 Route 9A, J. Turner Butler Boulevard and Baymeadows Road
29 Transportation Management Area ("TMA"), which is more particularly
30 set forth in **Exhibit 1, attached hereto**, dated June 1, 2021, and
31 incorporated herein by reference; and

1 **WHEREAS**, the Jacksonville Planning Commission, as the Local
2 Planning Agency, held a public hearing on this proposed Amendment to
3 the *2030 Comprehensive Plan*, with due public notice having been
4 provided, and reviewed and considered all comments received during
5 the public hearing, and made a recommendation to the City Council;
6 and

7 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
8 hearing on this proposed Amendment pursuant to Chapter 650, Part 4,
9 *Ordinance Code*, and having considered all written and oral comments
10 received during the public hearing, has made its recommendation to
11 the Council; and

12 **WHEREAS**, the City Council held a public hearing on this proposed
13 Amendment with public notice having been provided, pursuant to Section
14 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
15 *Code*, and having considered all written and oral comments received
16 during the public hearing, the recommendations of the Planning and
17 Development Department, the Planning Commission and the LUZ
18 Committee, desires to transmit this proposed Amendment through the
19 State's expedited state review process to the Florida Department of
20 Economic Opportunity, as the State Land Planning Agency, the Northeast
21 Florida Regional Council, the Florida Department of Transportation,
22 the St. Johns River Water Management District, the Florida Department
23 of Environmental Protection, the Florida Fish and Wildlife
24 Conservation Commission, the Department of State's Bureau of Historic
25 Preservation, the Florida Department of Education, and the Department
26 of Agriculture and Consumer Affairs; now, therefore

27 **BE IT ORDAINED** by the Council for the City of Jacksonville:

28 **Section 1. Approval of Amendment for Transmittal Purposes.**

29 The Council hereby approves the proposed 2021 B Series Text Amendment
30 to the Future Land Use Element of the *2030 Comprehensive Plan*, as set
31 forth in **Exhibit 1, attached hereto**, dated June 1, 2021, for

