

1 Introduced by Council Member Diamond:  
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4 **ORDINANCE 2021-543**

5 AN ORDINANCE APPROVING THE PROPOSED 2021B SERIES  
6 TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
7 THE *2030 COMPREHENSIVE PLAN* OF THE CITY OF  
8 JACKSONVILLE, CREATING A NEW FUTURE LAND USE  
9 ELEMENT POLICY 3.1.27 TO ALLOW FOR CONSIDERATION  
10 TO AMEND LAND USE AND ZONING OF LEGAL LOTS OF  
11 RECORD EXISTING BEFORE SEPTEMBER 21, 1990, SO  
12 THAT ONE SINGLE-FAMILY DWELLING PER LOT IS  
13 PERMITTED, SUBJECT TO CASE-BY-CASE REVIEW FOR  
14 CONSISTENCY WITH THE COMPREHENSIVE PLAN, FOR  
15 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS  
16 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER THAT  
17 THE AMENDMENT TRANSMITTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, Council Member Diamond, as Chair of the Land Use and  
22 Zoning Committee, 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 amend the Future  
25 Land Use Element to create a new Policy 3.1.27, which allows for  
26 consideration of amending the land use and zoning of a legal lot of  
27 record existing before September 21, 1990, to allow one single-family  
28 dwelling per lot be permitted, subject to a case-by-case review for  
29 consistency with the Comprehensive Plan, which is more particularly  
30 set forth in **Exhibit 1**, attached hereto, dated August 3, 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 August 3, 2021, for

1 transmittal to Florida's various required State Agencies for review.

2           **Section 2.           Disclaimer.**       The transmittal approved herein  
3 shall not be construed as an exemption from any other applicable  
4 local, state, or federal laws, regulations, requirements, permits or  
5 approvals. All other applicable local, state or federal permits or  
6 approvals shall be obtained before commencement of the development  
7 or use, and transmittal is based upon acknowledgement, representation  
8 and confirmation made by the applicant(s), owner(s), developer(s)  
9 and/or any authorized agent(s) or designee(s) that the subject  
10 business, development and/or use will be operated in strict compliance  
11 with all laws. Transmittal does not approve, promote or condone any  
12 practice or act that is prohibited or restricted by any federal,  
13 state or local laws.

14           **Section 3.           Effective Date.**       This Ordinance shall become  
15 effective upon the signature by the Mayor or upon becoming effective  
16 without the Mayor's signature.

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19 Form Approved:

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21   /s/ Paige H. Johnston  

22 Office of General Counsel

23 Legislation Prepared By: Paige H. Johnston

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