

# 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

July 22, 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. 2021-350/Text Amendment to the Future Land Use Element Policy 4.3.7 of the 2030 Comprehensive Plan Regarding**

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 2021-350 on July 22, 2021.

P&DD Recommendation

**APPROVE**

PC Issues:

None

**PC Vote:**

**6-0 APPROVE**

Joshua Garrison, Chair

Aye

Dawn Motes, Vice-Chair

Absent

David Hacker, Secretary

Aye

Marshall Adkison

Aye

Daniel Blanchard

Aye

Ian Brown

Aye

Alexander Moldovan

Absent

Jason Porter

Aye

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

Sincerely,

*Kristen D. Reed*

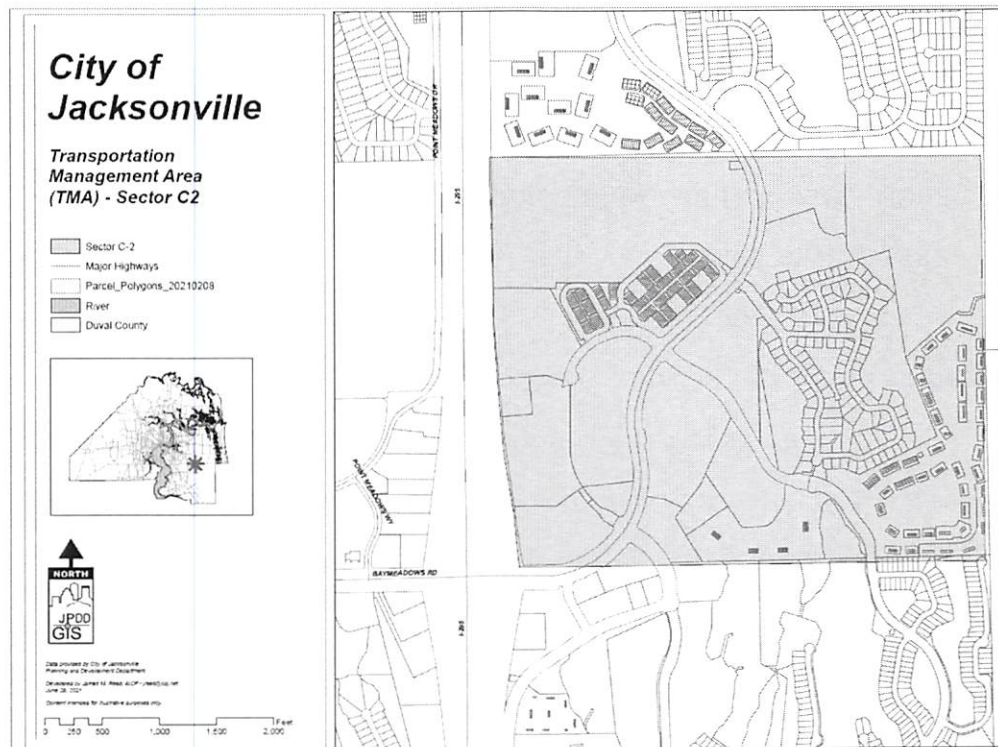
Kristen D. Reed, AICP  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
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Jacksonville, FL 32202  
(904) 255-7837  
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# Staff Report on Proposed 2021B Series Text Amendment to the Future Land Use Element of the 2030 Comprehensive Plan

## ORDINANCE 2021-350

Ordinance 2021-350 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 2021-350**.

1 Introduced by Council Member Becton:  
2  
3

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.  
20

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

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.

17  
18 Form Approved:

19  
20 /s/Susan C. Grandin

21 Office of General Counsel

22 Legislation Prepared By: Kristen Reed

23 GC-#1435282-v2-Sector\_C-2\_TMA\_Becton\_Transmittal\_Text\_Amd.docx

**Ordinance 2021-350**

**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.