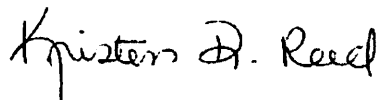


Alexander Moldovan, Chair	Aye
Ian Brown, Vice-Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Aye

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

Sincerely,



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

Staff Report on Proposed Amendments to Update the 2030 Comprehensive Plan - Adoption Round

ORDINANCE 2023-001

Ordinance 2023-0001 updates the eleven (11) elements of the 2030 Comprehensive Plan, extends the planning timeframe from 2030 to 2045, and renames the Plan the 2045 Comprehensive Plan. Pursuant to Resolution 2019-255-A, proposed updates are driven by recommendations from the 2018 Assessment Report for the 2030 Comprehensive Plan. The 2018 Assessment Report analyzes the successes and shortcomings of the 2030 Comprehensive Plan, identifies local major issues and provides recommendations to update the Plan. Resolution 2019-255-A states that it is the intent of the City Council to amend the 2030 Comprehensive Plan to implement the recommendations contained in the 2018 Assessment Report.

The proposed 2045 Comprehensive Plan is comprised of fourteen (14) sections that are included as exhibits to the ordinance. The fourteen (14) sections are:

1. Introduction
2. Conservation/Coastal Management Element
3. Capital Improvements Element
4. Future Land Use Element
5. Housing Element
6. Historic Preservation Element
7. Intergovernmental Coordination Element
8. Infrastructure Element
9. Property Rights Element
10. Public Schools and Facilities Element
11. Recreation and Open Space Element
12. Transportation Element
13. Definitions
14. Map Series

Attachment A lists key updates proposed in the revised Comprehensive Plan and the proposed changes identified in both Attachment A and the exhibits to Ordinance 2023-001 are shown in strikethrough and underline formatting.

This amendment package was approved on October 11, 2022, pursuant to Ordinance 2022-641-E, for transmittal to the Florida Department of Economic Opportunity, as the State Land Planning Agency, and all other required agencies for review. After approval of Ordinance 2022-641-E changes were made to address requests made during the

transmittal hearings and to address items identified by staff. The changes relate to the following topics:

1. Revision to the non-residential land use category descriptions.
 - a. The Neighborhood Commercial and Community/General Commercial land use categories are updated to permit single-use residential development when 50 percent of more of the contiguous land use category within $\frac{1}{4}$ of a mile radius is developed for non-residential uses. The transmittal package required that land be available for non-residential development prior to permitting single-use residential.
 - b. The updated Residential-Professional-Institutional land use category description limits single-use development to residential, institutional, restaurant, or office uses, unless 50 percent of the contiguous land use category within $\frac{1}{4}$ of a mile radius is already developed with those uses. The transmittal package required that uses other than those permitted as single use do not occupy more than 50 percent of the contiguous land use category and limits the development site to two acres or less.
 - c. The Business Park (BP) land use category description is updated to permit commercial retail sales and service establishments and multi-family uses when 50 percent of more of the contiguous land use category within $\frac{1}{4}$ of a mile radius is developed for any of the other uses permitted in the contiguous BP land use category. The transmittal package permitted commercial and multi-family if those uses do not exceed 50 percent of the contiguous BP land use category within $\frac{1}{4}$ of a mile radius.
2. Notes are removed from the Conservation/Coastal Management Element as they are intended to identify the relocation of policies within the element and not intended to be adopted text.
3. Transportation Element (TE) Figure 1.6, Downtown Overlay Districts Map, is replaced with the Downtown Overlay Zone Map. Text of the TE refers to the Downtown Overlay Zone, not to the Downtown Overlay Zone Districts.
4. Density requirements in the land use category descriptions are revised to clarify that development exempted from the density standards where water and sewer are not available must still comply with the Code of Subdivision regulations.

The Planning and Development Department recommends **APPROVAL** of the proposed amendments, as identified in Exhibits 1 - 14.

ATTACHMENT A - KEY UPDATES

MAYORAL STRATEGIC VISION/INTEGRATED MISSION TO FOCUS DAY-TO-DAY ACTIVITIES

INTERGOVERNMENTAL COORDINATION ELEMENT (ICE)

GOAL 3 Ensure successful implementation of the City's strategic vision and integrated mission through coordination among departments and independent agencies.

Objective 3.1 To direct the goals, objectives and policies of the Comprehensive Plan toward fulfilling the City's strategic vision and integrated mission.

Policy 3.1.1 The City should, under the leadership of the Mayor, develop a strategic vision and integrated mission to focus day to day activities of the City in a cohesive and coordinated manner that achieves the vision and mission.

Policy 3.1.2 City departments and independent agencies should, during planning timeframe updates to the Comprehensive Plan, review the goals, objectives and policies of the Comprehensive Plan and the associated implementing programs and regulations for consistency with and support for the successful achievement of the City's strategic vision and integrated mission. Updates should ensure coordination of strategic planning efforts among city departments and independent agencies

PUBLIC HEALTH INCORPORATED THROUGH HEALTH IN ALL POLICES STRATEGY

FUTURE LAND USE ELEMENT

GOAL 5 Improve health for all residents by incorporating "Health in All Policies" into policies, programs and practices affecting all aspects of the built environment.

Objective 5.1 Identify and/or develop tools to assess the health impacts of policies, programs, and capital projects.

Policy 5.1.1 The City shall consider Health Impact Assessments (HIAs), Protocol for Assessing Community Excellence in Environmental Health (PACE EH), or other health equity strategies as tools for determining the health impact of various City projects, policies and practices.

Policy 5.1.2 Tools used to assess health impacts should be tailored to consider the specific and unique needs of individual neighborhoods.

Policy 5.1.3 Consider conducting health impact assessments when approving new developments of a significant size or impact in order to understand and address public health

implications of significant projects.

Objective 5.2 Identify or develop monitoring and/or evaluation requirements to assess the efficacy of the City's public health policies and efforts on health outcomes.

Policy 5.2.1 The City should engage and collaborate with the Florida Department of Health (FDOH) to develop monitoring or evaluation requirements to assess the effectiveness of the City's public health policies on health outcomes.

Policy 5.2.2 The City should collaborate with the FDOH to release an annual health report of city residents in order to monitor health progress of the residents' citywide. Data in the report should be provided by individual geographic locations in addition to demographic and socioeconomic sectors.

Objective 5.3 Incorporate public health and a Health in All Policies approach throughout the goals, objectives, and policies of the Comprehensive Plan.

Policy 5.3.1 The City should evaluate how the Urban Land Institute's 10 Principles for Building Healthy Places relate to existing policies and identify areas where improved connections can be made to promote public health.

REFOCUS POLICY REGARDING DEVELOPMENT WITH PRIVATE SEPTIC SYSTEMS FROM PERMITTING SEPTIC SYSTEMS TO CONTROLLING DENSITY WHERE SEWER CONNECTIONS ARE NOT AVAILABLE AND RECOGNIZE LOT OF RECORD DEVELOPMENT RIGHTS

- Move policy from Infrastructure Element to Future Land Use Element
- Revise to reflect original intent of Infrastructure Element and match Chapter 654, Code of Subdivision Regulations
- Integrate density requirements into Future Land Use Element Category descriptions

FUTURE LAND USE ELEMENT

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. ~~New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.~~

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Policy 1.2.9 Development within the Rural Development Area is permitted where connections to centralized potable water and/or wastewater are not available subject to the condition that the minimum lot size shall be one (1) acre of unsubmerged property.

EXAMPLE: DENSITY REQUIREMENTS INTEGRATED INTO THE RURAL RESIDENTIAL FUTURE LAND USE CATEGORY DESCRIPTION

RR – DENSITY

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

[Note: Text clarification added to adoption document, "...and development complies with the Code of Subdivision Regulations"]

Urban Priority Area (UA), ~~and~~ Urban Area (UA) and Suburban Area (SA) Density

The maximum gross density in the ~~Urban Priority Area and Urban Area~~ shall be 2 units/acre when both centralized potable water and wastewater are available to the site; and the maximum gross density shall be 1 unit/acre when ~~served with centralized on-site~~ centralized on-site potable water and/or wastewater ~~are not available to the site;~~ and there shall be no minimum density.

RR – Rural Area (RA) Density

The maximum gross density shall be 2 units/acre when both centralized potable water and wastewater are available to the site; and the minimum lot size shall be 1 unit/acre of unsubmerged property when centralized potable water and/or wastewater are not available to the site; and there shall be no minimum density.

INVENTORY PRIVATE LIFT STATIONS, ENCOURAGE A MONITORING SYSTEM TO ENSURE FAILURES IDENTIFIED AND CORRECTED IN A TIMELY MANNER

CONSERVATION/COASTAL MANAGEMENT ELEMENT (CCME)

Policy 2.1.3 The City should develop a system to inventory and monitor private lift stations to ensure that lift station failures are identified and corrected in a timely manner in order to protect water quality. EQD shall participate in the publication of the annual report of the lower St. Johns River Initiative. This report summarizes current ecological issues for the river, restoration plans and successes to date.

ADDRESS RECREATIONAL AND COMMERCIAL WORKING WATERFRONT (RCWW) PROTECTION UNDER INDUSTRIAL PRESERVATION POLICIES

- Remove Future Land Use Element Goal 8
- Add protection of Water Dependent/Water Related land use to the list of protected and encouraged land use categories within existing Industrial Preservation Overlay
- Recognize existing objectives and related policies that protect and encourage RCWW

FUTURE LAND USE ELEMENT

Policy 3.2.23 Where there is not an adopted neighborhood plan and/or study recommending the contrary, areas identified on the Industrial Preservation Map (Map L-23) as Industrial Sanctuary shall not be converted to non-industrial land uses

Policy 3.2.24 Where there is not an adopted neighborhood plan and/or study recommending the contrary, within the "Area of Situational Compatibility", as shown on the Industrial Preservation Map (Map L-23), lands designated Heavy Industrial, or Light Industrial or Water Dependent/Water Related on the Future Land Use Map that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements, shall not be converted to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the City that the site cannot be reasonably used for any of industrial uses. Reasonable demonstration for suitability of industrial uses may include but is not limited to the following: Access to arterial road network, access to rail, proximity to existing residential, industrial vacancy rates in the vicinity, size of parcel and potential for redevelopment. Conversion of these lands shall only be permitted for construction of mixed-use development that supports and is compatible with nearby industrial uses. ~~consistent with the requirements for job creation as defined by Policy 3.2.34.~~

Policy 3.2.25 Industrial Preservation shall be recognized as a means to preserve water dependent, transportation related industrial uses and recreational and commercial working waterfronts, as defined in Section 342.17, F.S. As of August 2020, 89.5% (5,164 acres) of properties designated Water Dependent/Water Related are located within Industrial Preservation and Industrial Sanctuary areas on the Industrial Preservation Map (Map 18).

EXISTING OBJECTIVES THAT PROTECT RCWW:

Recreation and Open Space Element (ROSE) Objective 4.1 The City shall provide greater public accessibility to the St. Johns River and develop appropriate recreational uses of its shorelines.

ROSE Objective 4.2 Objective 4.2 The City shall increase the number of public boating, kayaking, and fishing facilities along the St. Johns River and its tributaries.

Conservation/Coastal Management Element (CCME) Objective 11.2 The City shall support the Jacksonville Port Authority in the orderly development, promotion, and use of the Port of Jacksonville insofar as those efforts are in compliance with the 2030 Comprehensive Plan.

CCME Objective 11.1 To establish land use criteria which give priority to the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

CREATE REVIEW SCHEDULE FOR ADOPTED NEIGHBORHOOD ACTION PLANS, UPDATE OR SUNSET EXISTING PLANS, AND NEW PLANS TO INCLUDE UPDATE OR SUNSET SCHEDULE

FUTURE LAND USE ELEMENT

Policy 2.2.15 The City shall create a prioritized schedule for the review of adopted neighborhood plans and studies. The review should include, but not be limited to, evaluating the practicality of plan recommendations, current relevancy of or need for the plan, and the need to sunset or update the plan as deemed appropriate. The City should seek funding opportunities to implement the prioritized schedule.

Policy 4.1.8 The City shall require all new vision plans and neighborhood plans and studies to include specific and implementable recommendations; measurable, quantifiable implementation schedules; and a sunset date or schedule for updates to ensure the plan maintains relevancy.

CREATE LIST OF NEIGHBORHOODS THAT COULD BENEFIT FROM A NEIGHBORHOOD ACTION PLAN OR STUDY

FUTURE LAND USE ELEMENT

Policy 2.2.16 The City shall create a prioritized list of areas that would benefit from a neighborhood plan or study.

Policy 2.2.17 The Office of Economic Development shall encourage development of targeted catalyst projects to facilitate revitalization in economically challenged areas. These projects should be located along commercial corridors and/or at commercial nodes.

PROMOTE LAND DEVELOPMENT REGULATION CHANGES TO ENCOURAGE AND FACILITATE INFILL AND REDEVELOPMENT IN ECONOMICALLY DISTRESSED AREAS

FUTURE LAND USE ELEMENT

Policy 1.6.5 The City should identify economically distressed areas where the historic development pattern and physical environment limit the potential for modern development, and amend the Land Development Regulations to consider parking, landscaping, buffering and similar requirements in these areas in an effort to incentivize infill and redevelopment.

FLUE Policy 2.2.6 Use financial and regulatory incentives and local participation in related state and federal programs to encourage redevelopment and maintenance of declining areas. Develop regulatory incentives through the Planning and Development Department that will relax local site development standards in redevelopment areas and target neighborhoods in order to enhance the market feasibility of redevelopment projects. Such standards shall not adversely affect the existing cultural framework and character of the area nor result in any redevelopment or development approvals that are contradictory to community improvement efforts.

FLUE Policy 2.2.7 Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

CONSIDER OFFERING TAX ABATEMENT FOR REDEVELOPMENT OF VACANT PROPERTY IN ECONOMICALLY DISTRESSED AREAS

FUTURE LAND USE ELEMENT

Policy 2.2.13 The Office of Economic Development and/or Neighborhoods Department shall evaluate the feasibility and benefit of providing tax abatement mechanism(s) for redevelopment of vacant property in areas identified by the City as being in economic distress.

ENCOURAGE DEVELOPMENT OF TARGETED CATALYST PROJECTS ALONG COMMERCIAL CORRIDORS AND AT COMMERCIAL NODES

FUTURE LAND USE ELEMENT

Policy 2.2.17 The Office of Economic Development shall encourage development of targeted catalyst projects to facilitate revitalization in economically challenged areas. These projects should be located along commercial corridors and/or at commercial nodes.

ASSESS EFFECTIVENESS OF DRAINAGE/STORMWATER INFRASTRUCTURE IN AREAS DEVELOPED PRIOR TO CURRENT DRAINAGE/STORMWATER MANAGEMENT REGULATIONS

CONSERVATION/COASTAL MANAGEMENT ELEMENT (CCME)

Policy 13.7.21 The City should identify strategies and processes to assess the effectiveness of drainage and flooding infrastructure in areas of the City that were developed prior to the imposition of state stormwater management regulations.

EVALUATE OPPORTUNITIES TO DEVELOP A DIGITAL INFRASTRUCTURE STRATEGY AND TO PROMOTE EQUITABLE ACCESS TO ENCOURAGE ECONOMIC DEVELOPMENT

FUTURE LAND USE ELEMENT

Objective 1.7 Enhance economic development and promote neighborhood cohesion through the appropriate and beneficial use of digital infrastructure.

Policy 1.7.1 The City should evaluate the role of government in the provision of digital infrastructure and the equitable access of digital infrastructure utilization. If deemed appropriate, the City shall identify responsible departments and agencies for implementation.

Policy 1.7.2 The City shall evaluate the feasibility of developing a digital infrastructure strategy and measurable goals with the intent of deploying digital infrastructure throughout the City.

Policy 1.7.3 The City should evaluate opportunities to incentivize providing equitable access to digital infrastructure in areas currently lacking access in order to facilitate economic development and reinvestment.

COORDINATE WITH JAA (CECIL) TO DEVELOP LONG-RANGE ECONOMIC DEVELOPMENT VISION PLAN AND UPDATE LAND DEVELOPMENT REGULATIONS TO SUPPORT PLAN

FUTURE LAND USE ELEMENT

Policy 3.3.2 The City should coordinate with the JAA in efforts to develop a long-range economic development vision plan and, upon completion of the plan, propose policies and regulations to ensure that the plan is supported. One potential mechanism to consider is the creation of a zoning overlay surrounding Cecil Airport.

PARTICIPATE IN INTERAGENCY PROJECT COORDINATION TO ENHANCE EFFICIENCY AND ELIMINATE DUPLICATION IN INFRASTRUCTURE PROJECT PLANNING AND IMPLEMENTATION

INTERGOVERNMENTAL COORDINATION ELEMENT (ICE)

Policy 1.2.15 The City shall encourage and participate in and interagency project coordination program that compiles all funded capital improvement projects over a three-year period for JEA, JTA, FDOT and the Public Works Department in order to enhance efficiency and to eliminate duplication in infrastructure project planning and implementation.

UPDATE MASTER RECREATION IMPROVEMENT PLAN AND REVISE RECREATION LEVEL OF SERVICE STANDARDS

RECREATION AND OPEN SPACE ELEMENT (ROSE)

Policy 1.2.8 The Parks, Recreation and Community Services Department shall update the Master Recreation Improvement Plan (MRIP) by December 2023. The master plan shall at a minimum:

- identify existing park facilities and anticipated needs based on population growth for a minimum of a ten-year planning timeframe,
- consider the provision of facilities and amenities in areas where health outcomes are the lowest, providing for engaging activities for youth and increasing access to the river,
- define active recreation, passive recreation and open space, and
- identify appropriate updates to active recreation policies within this element as they apply to all development areas with the exception of the Central Business District Development Area which shall be addressed by the DIA

STRENGTHEN COORDINATION OF WATERFRONT ACTIVATION AND TOURISM THROUGH THE WATERWAYS COMMISSION

RECREATION AND OPEN SPACE ELEMENT (ROSE)

Objective 4.3 Promote the City's unique and diverse array of water resources and distinctive economic opportunities for waterfront activation.

Policy 4.3.1 The Waterways Commission shall continue to coordinate the efforts and activities of various agencies, boards and commissions related to waterfront activation and protection in order to foster a consistent long-range vision for waterfront activation projects and to empower stakeholder efforts and market the brand to increase community awareness and tourism.

Policy 4.3.2 The City should consider programs, policies and regulations to maximize the benefit of waterfront assets by creating a regionally and nationally authentic brand or identity to boost tourism and business while also improving health and wellness outcomes through increased recreational opportunities for the City's residents.

SIMPLIFY AND CONSOLIDATE CONCEPTS THROUGHOUT THE PLAN

- Eliminate duplication of policy statements in multiple elements
- Collapse AGR I through IV into single AGR land use category
- Consolidate definitions in one section
- Consolidate maps in one section
- Consolidate level of service standards in the Capital Improvements Element
- Delegate site design and neighborhood protection requirements to the land development regulations
- Eliminate ground floor limitations on residential uses in non-residential land use categories
- Update mixed use requirements in the commercial land use categories to permit consideration of surrounding development
 - A request was made during the transmittal hearings to revise language in the non-residential land use categories to require that non-residential uses be developed prior to permitting single-use residential development. The adoption document contains revisions to the RPI, NC, CGC and BP future land use categories to comply with the request.

1 Introduced by the Council President at the request of the Mayor:
2
3

4 **ORDINANCE 2023-1**

5 AN ORDINANCE ADOPTING AMENDMENTS TO THE 2030
6 *COMPREHENSIVE PLAN* OF THE CITY OF JACKSONVILLE;
7 AMENDING THE INTRODUCTION, THE
8 CONSERVATION/COASTAL MANAGEMENT ELEMENT, THE
9 CAPITAL IMPROVEMENTS ELEMENT, THE FUTURE LAND
10 USE ELEMENT, THE HOUSING ELEMENT, THE HISTORIC
11 PRESERVATION ELEMENT, THE INTERGOVERNMENTAL
12 COORDINATION ELEMENT, THE INFRASTRUCTURE
13 ELEMENT, THE PROPERTY RIGHTS ELEMENT, THE PUBLIC
14 SCHOOLS AND FACILITIES ELEMENT, THE RECREATION
15 AND OPEN SPACE ELEMENT, THE TRANSPORTATION
16 ELEMENT, THE DEFINITIONS, AND THE MAP SERIES;
17 EXTENDING THE TIMEFRAME CONTEMPLATED BY THE PLAN
18 FROM 2030 TO 2045 AND TO RENAME THE PLAN THE
19 "2045 *COMPREHENSIVE PLAN*"; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, pursuant to Chapter 163, Part II, *Florida Statutes*, the
23 City of Jacksonville adopted its original *Comprehensive Plan* by the
24 enactment of Ordinance 1990-794-380 on September 11, 1990, and has
25 subsequently amended it by various Ordinances and Resolutions to the
26 current *2030 Comprehensive Plan*; and

27 **WHEREAS**, the City of Jacksonville periodically assess its *2030*
28 *Comprehensive Plan* to address changes in local conditions; and

29 **WHEREAS**, pursuant to the procedures outlined in Chapter 650,
30 Part 3, *Ordinance Code*, and Section 163.3191(3), *Florida Statutes*,
31 the Planning and Development Department conducted a comprehensive

1 review and evaluation of the *2030 Comprehensive Plan* and prepared an
2 Evaluation and Appraisal Report ("EAR") called the "2018 Assessment
3 Report for the *2030 Comprehensive Plan*"; and

4 **WHEREAS**, pursuant to Resolution 2019-255-A, the City Council
5 adopted the EAR and stated its intent to implement the recommendations
6 contained in the EAR to amend the *2030 Comprehensive Plan*; and

7 **WHEREAS**, after conducting a series of public meetings and
8 hearings as required by Chapter 650, Part 3, *Ordinance Code*, and
9 Section 163.3191, *Florida Statutes*, the EAR and the proposed
10 amendments to the *2030 Comprehensive Plan* were transmitted to the
11 State of Florida Department of Economic Opportunity, as the State
12 Land Planning Agency, and other required agencies for review pursuant
13 to Ordinance 2022-641-E; and

14 **WHEREAS**, subsequent to the City's transmittal of the EAR and
15 proposed modifications to the *2030 Comprehensive Plan*, the State of
16 Florida Department of Economic Opportunity advised Planning and
17 Development Department staff that the State's review would be
18 conducted pursuant to the expedited state review process for adoption
19 of Comprehensive Plan amendments as outlined in Section 163.3184(3),
20 *Florida Statutes*, rather than the EAR-based process outlined in
21 Sections 163.3191(3) and 163.3814(4), *Florida Statutes*; and

22 **WHEREAS**, by various letters and e-mails, the Department of
23 Economic Opportunity and other state reviewing agencies transmitted
24 their comments, if any, regarding the proposed amendments to the *2030*
25 *Comprehensive Plan* transmitted pursuant to Ordinance 2022-641-E; and

26 **WHEREAS**, the Planning and Development Department reviewed the
27 proposed revisions, considered all comments received, prepared a
28 written report and rendered an advisory recommendation to the Council
29 with respect to the proposed amendments to the *2030 Comprehensive*
30 *Plan*; and

31 **WHEREAS**, the Planning Commission, as the Local Planning Agency,

1 held a public hearing on the proposed amendments to the 2030
2 *Comprehensive Plan*, with due public notice having been provided, and
3 reviewed and considered all comments received during the public
4 hearing, and made a recommendation to the City Council; and

5 **WHEREAS**, pursuant to Section 650.408, *Ordinance Code*, the Land
6 Use and Zoning Committee held a public hearing in accordance with the
7 requirements of Chapter 650, Part 4, *Ordinance Code*, on the proposed
8 amendments to the *2030 Comprehensive Plan*; and

9 **WHEREAS**, the City Council further considered all oral and
10 written comments received during the public hearings, including the
11 data collection and analysis portions of the proposed amendments to
12 the *2030 Comprehensive Plan*, the recommendations of the Planning and
13 Development Department and Planning Commission, the final
14 recommendations of the Land Use and Zoning Committee, and the
15 comments, if any, of the Department of Economic Opportunity and other
16 state agencies; and

17 **WHEREAS**, in the exercise of its authority, the City Council has
18 determined it necessary and desirable to adopt the proposed amendments
19 to the *2030 Comprehensive Plan* as outlined herein, to preserve and
20 enhance present advantages, encourage the most appropriate use of
21 land, water and resources, consistent with public interest, overcome
22 present deficiencies, and deal effectively with future problems that
23 may result from the use and development of land within the City of
24 Jacksonville; now, therefore

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

26 **Section 1. Purpose and Intent.** This Ordinance is adopted
27 to carry out the purpose and intent of, and exercise the authority
28 set out in, the Local Government Comprehensive Planning and Land
29 Development Regulation Act, Sections 163.3161 through 163.3248,
30 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

31 **Section 2. Amendments to Comprehensive Plan.** The *2030*

1 *Comprehensive Plan* is hereby amended to incorporate revisions to the
2 text of the *2030 Comprehensive Plan* as set forth in **Exhibit 1**
3 (Introduction), **Exhibit 2** (Conservation/Coastal Management Element),
4 **Exhibit 3** (Capital Improvements Element), **Exhibit 4** (Future Land Use
5 Element), **Exhibit 5** (Housing Element), **Exhibit 6** (Historic
6 Preservation Element), **Exhibit 7** (Intergovernmental Coordination
7 Element), **Exhibit 8** (Infrastructure Element), **Exhibit 9** (Property
8 Rights Element), **Exhibit 10** (Public Schools and Facilities Element),
9 **Exhibit 11** (Recreation and Open Space Element), **Exhibit 12**
10 (Transportation Element), **Exhibit 13** (Definitions), and **Exhibit 14**
11 (Map Series), all attached hereto and incorporated herein by this
12 reference. These amendments will entail extending the planning
13 timeframe contemplated by the *Comprehensive Plan* from 2030 to 2045
14 and renaming the plan the "*2045 Comprehensive Plan*".

15 The Planning and Development Department is hereby authorized to
16 include all updates and modifications to the *2030 (2045) Comprehensive*
17 *Plan* approved by the City Council through the date of enactment of
18 this Ordinance in the relevant element(s) or map(s) and shall place
19 the final *2045 Comprehensive Plan* in the file with the City Council
20 Legislative Services Division, and upon confirming ADA compliance,
21 shall publish the final *2045 Comprehensive Plan* on the City's website.

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

25
26 Form Approved:

27
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Kristen Reed

31 GC-#1541644-v2-2030_to_2045_Comp_Plan_Adopt.docx

Ordinance 2023-0001 Exhibits 1 -14 are
available by clicking the link below:

City of Jacksonville - File #: 2023-0001
(legistar.com)