

# 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

February 18, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2021-039/ Mobility Fee Calculation Text Amendment to the Future Land Use Element of the 2030 Comprehensive Plan**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairman Boylan 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 SUBJECT TO REVISED EXHIBIT 2** Ordinance 2021-039 on February 18, 2021.

P&DD Recommendation

APPROVE

PC Issues:

None

**PC Vote:**

**5-0 APPROVE SUBJECT TO REVISED EXHIBIT 2, DATED FEBRUARY 2, 2021**

Joshua Garrison, Chair

Aye

Dawn Motes, Vice-Chair

Absent

David Hacker, Secretary

Absent

Marshall Adkison

Aye

Daniel Blanchard

Aye

Ian Brown

Aye

Alexander Moldovan

Aye

Jason Porter

Absent

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  
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**Ordinance 2021-39**

**2021B Series Text Amendment**  
**City of Jacksonville 2030 Comprehensive Plan**  
**Capital Improvements Element**

**Policies 1.6.1**

The City shall use a quantitative formula for purposes of assessing a landowner or developer's mobility fee for transportation impacts generated by a proposed development. ~~where the~~ The landowner or developer's mobility fee shall be calculated as set forth in Chapter 655, Part 5, Ordinance Code. equal:

- ~~A. the cost per vehicle miles traveled per Mobility Zone multiplied by~~
- ~~B. the average vehicle miles traveled per Development Area and then multiplied by the quantity~~
- ~~C. development daily vehicle trips minus any trip reductions assessed to the development. Mobility fee credits shall be calculated as set forth in the Ordinance Code and will be applied to a landowner or developer's mobility fee as a reduction.~~

~~Landowner or Developer's Mobility Fee = (A x B x (C - Trip Reduction)) - Mobility Fee Credits~~

**1.6.2**

The City shall use the most recent edition of the Institute of Transportation Engineer's (ITE) publication entitled *Trip Generation* to calculate the value of daily trips ~~in the formula found in Policy 1.6.1.~~ The City may collect the necessary data to create its own trip generation rates if the ITE manual is not reflective of local conditions.

**Staff Report on Proposed 2021B Series Text Amendment  
to the Capital Improvements Element of the  
2030 Comprehensive Plan**

**ORDINANCE 2021-039**

Ordinance 2021-039 is an amendment to the Capital Improvements Element (CIE) of the 2030 Comprehensive Plan. This amendment is intended to remove specific calculations from the Comprehensive Plan regarding the Mobility Fee calculation and instead reflect all formulas and technical items within the Ordinance Code. The formula removed from Policy 1.6.1 of the Capital Improvement Element will now appear in Chapter 655, Part 5 of the Ordinance Code, specifically Sec. 655.503(e) (Mobility Fee Calculation).

The Planning and Development Department recommends **APPROVAL** of the text and map amendment in the attached **EXHIBIT 1** submitted as **Ordinance 2021-039**.

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

4 **ORDINANCE 2021-39**

5 AN ORDINANCE APPROVING THE PROPOSED 2021B SERIES  
6 TEXT AMENDMENT TO THE CAPITAL IMPROVEMENTS  
7 ELEMENT OF THE *2030 COMPREHENSIVE PLAN* OF THE  
8 CITY OF JACKSONVILLE, TO REMOVE THE MOBILITY FEE  
9 CALCULATION FROM THE *2030 COMPREHENSIVE PLAN* AND  
10 REFERENCE THE MOBILITY FEE CALCULATION IN THE  
11 *ORDINANCE CODE*, FOR TRANSMITTAL TO THE STATE OF  
12 FLORIDA'S VARIOUS AGENCIES FOR REVIEW; PROVIDING  
13 A DISCLAIMER THAT THE AMENDMENT TRANSMITTED  
14 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
15 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
16 EFFECTIVE DATE.

17  
18 **WHEREAS**, the Planning and Development Department has initiated  
19 certain revisions and modifications to the text of the *2030*  
20 *Comprehensive Plan* in accordance with the procedures and requirements  
21 set forth in Chapter 650, Part 4, *Ordinance Code*, to remove the  
22 mobility fee calculation from the *2030 Comprehensive Plan* and  
23 reference the mobility fee calculation in the *Ordinance Code*, which  
24 are more particularly set forth in **Exhibit 1, attached hereto**, dated  
25 December 14, 2020, and incorporated herein by reference; and

26 **WHEREAS**, the Jacksonville Planning Commission, as the Local  
27 Planning Agency, held a public hearing on this proposed Amendment to  
28 the *2030 Comprehensive Plan*, with due public notice having been  
29 provided, and reviewed and considered all comments received during  
30 the public hearing, and made a recommendation to the City Council;  
31 and

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

6           **WHEREAS**, the City Council held a public hearing on this proposed  
7 Amendment with public notice having been provided, pursuant to Section  
8 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
9 *Code*, and having considered all written and oral comments received  
10 during the public hearing, the recommendations of the Planning and  
11 Development Department, the Planning Commission and the LUZ  
12 Committee, desires to transmit this proposed Amendment through the  
13 State's expedited state review process to the Florida Department of  
14 Economic Opportunity, as the State Land Planning Agency, the Northeast  
15 Florida Regional Council, the Florida Department of Transportation,  
16 the St. Johns River Water Management District, the Florida Department  
17 of Environmental Protection, the Florida Fish and Wildlife  
18 Conservation Commission, the Department of State's Bureau of Historic  
19 Preservation, the Florida Department of Education, and the Department  
20 of Agriculture and Consumer Affairs; now, therefore

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

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

23 The Council hereby approves the proposed 2021B Series Text Amendment  
24 to the Capital Improvements Element of the *2030 Comprehensive Plan*,  
25 as set forth in **Exhibit 1, attached hereto**, dated December 14, 2020,  
26 for transmittal to Florida's various required State Agencies for  
27 review.

28           **Section 2.           Disclaimer.**           The transmittal approved herein

29 shall not be construed as an exemption from any other applicable  
30 local, state, or federal laws, regulations, requirements, permits or  
31 approvals. All other applicable local, state or federal permits or

1 approvals shall be obtained before commencement of the development  
2 or use, and transmittal is based upon acknowledgement, representation  
3 and confirmation made by the applicant(s), owner(s), developer(s)  
4 and/or any authorized agent(s) or designee(s) that the subject  
5 business, development and/or use will be operated in strict compliance  
6 with all laws. Transmittal does not approve, promote or condone any  
7 practice or act that is prohibited or restricted by any federal,  
8 state or local laws.

9 **Section 3. Effective Date.** This Ordinance shall become  
10 effective upon the signature by the Mayor or upon becoming effective  
11 without the Mayor's signature.

12  
13 Form Approved:

14  
15 /s/ Shannon K. Eller

16 Office of General Counsel

17 Legislation Prepared By: Kristen Reed

18 GC-#1410648-v1-TX\_AMD\_TRANS\_CIE.docx

**Ordinance 2021-39**

**2021B Series Text Amendment**  
**City of Jacksonville 2030 Comprehensive Plan**  
**Capital Improvements Element**

**Policy 1.6.1**

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