

# 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 17, 2022

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. 2022-049/Text Amendment to the Future Land Use Element of the 2030 Comprehensive Plan.**

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 2022-049 on February 17, 2022.

P&DD Recommendation                      AMEND / APPROVE

PC Issues:                                      None

**PC Vote:                                      7-0 APPROVE**

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

Planning Commission Report  
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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  
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**Staff Report on Proposed 2021B Series Text Amendment  
to the Future Land Use Element of the  
2030 Comprehensive Plan**

**ORDINANCE 2022-049**

Ordinance 2022-049 adds Policy 3.1.28 to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan to implement the authority provided in Section 125.01055(6), Florida Statutes (F.S.). This section of the F.S. grants the City Council the ability to approve development of affordable housing, as defined in Section 420.0004, F.S., on any parcel zoned for residential, commercial or industrial uses, regardless of any other law, local ordinance or regulation to the contrary.

Under this policy, affordable housing shall be funded by either the Florida Housing Finance Corporation or the Jacksonville Housing Finance Authority. Development funded by these entities must follow strict resident eligibility requirements and maintain units in safe and decent condition. The financing entities also monitor compliance with these requirements.

Implementation of this policy requires changes to the Land Development Regulations to include a process for review and approval of affordable housing projects permitted by this text amendment.

Affordable housing is sometimes referred to as workforce housing because it often serves the housing needs for teachers, medical assistants, retail employees, government employees, law enforcement and other similar low- and very low-income workers.

Pursuant to Section 420.0004, F.S., affordable means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).

Subsections (9), (11), (12) and (17) refer to the following income categories in terms of area median income (AMI), adjusted for family size:

- Extremely low income describes a family at or below 30% of area median income.
- Very low income describes a family at or below 50% of area median income.
- Low income describes a family at or below 80% of area median income.
- Moderate income describes a family at or below 120% of area median income (at or below 100% of median income for federal programs).

The Shimberg Center for Housing Studies created the following Florida housing income limits table that depicts income categories in terms of AMI, adjusted for family size.

Florida Housing Income Limits, 2021					
Geography	AMI Category	1 Person Limit (\$)	2 Person Limit (\$)	3 Person Limit (\$)	4 Person Limit (\$)
Duval	30%	15720	17970	20220	22440
Duval	50%	26200	29950	33700	37400
Duval	60%	31440	35940	40440	44880
Duval	80%	41920	47920	53920	59840
Duval	120%	62880	71880	80880	89760

**Sources:** Florida Housing Finance Corporation, 2021 Combined Income and Rent Limits by County

The proposed text amendment is consistent with the following goal and policy of the Housing Element (HE) of the 2030 Comprehensive Plan.

Goal 1 The City shall develop stable, sustainable and definable neighborhoods which offer safe, sound, sanitary and energy efficient housing that is affordable to all its present and future residents.

Policy 1.2.2 The City shall continue to offer incentives to encourage the private sector to provide more housing in price ranges accessible to very low, low, and moderate income families.

It is recommended that the amendment be revised to also apply to affordable housing projects financed by the City of Jacksonville through administration of the U.S. Department of Housing and Urban Development HOME Investment Partnership annual grant. These changes are depicted in revised Exhibit 1, Dated February 2, 2022 (attached).

The Planning and Development Department recommends **APPROVAL SUBJECT TO REVISED EXHIBIT 1, DATED FEBRUARY 2, 2022.**

**Ordinance 2022-49**

**2021B Series Text Amendment**  
**City of Jacksonville 2030 Comprehensive Plan**  
**Future Land Use Element**

**Policy 3.1.28**

The City Council may approve the development of permanent affordable housing contingent upon funding from the Florida Housing Finance Corporation, the Jacksonville Housing Finance Authority, or the U.S. Department of Housing and Urban Development HOME Investment Partnership annual grant to the City of Jacksonville on any parcel designated on the Future Land Use Map and the Zoning Atlas for residential, commercial or industrial use. Permanent affordable housing approved under this policy must comply with the definition for affordable as defined in Section 420.0004, Florida Statutes (F.S.). Development densities shall be consistent with the requirements of the funding agreements provided by the Florida Housing Finance Corporation, the Jacksonville Housing Finance Authority, or the City of Jacksonville through the HOME Investment Partnership grant.

The Land Development Regulations shall be amended to include the process to review and requirements to approve permanent affordable housing projects authorized under this policy.

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

4 **ORDINANCE 2022-49**

5 AN ORDINANCE ADOPTING THE 2021B SERIES TEXT  
6 AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE  
7 *2030 COMPREHENSIVE PLAN* OF THE CITY OF  
8 JACKSONVILLE, CREATING A NEW FUTURE LAND USE  
9 ELEMENT (FLUE) POLICY 3.1.28 TO ALLOW FOR  
10 DEVELOPMENT OF AFFORDABLE HOUSING CONTINGENT  
11 UPON FUNDING FROM THE FLORIDA HOUSING FINANCE  
12 CORPORATION OR THE JACKSONVILLE HOUSING FINANCE  
13 AUTHORITY ON ANY PARCEL DESIGNATED ON THE FUTURE  
14 LAND USE MAP AND THE ZONING ATLAS FOR  
15 RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE,  
16 SUBJECT TO CERTAIN CONDITIONS; PROVIDING AN  
17 EFFECTIVE DATE.  
18

19 **WHEREAS**, the Planning and Development Department has initiated  
20 certain revisions and modifications to the text of the *2030*  
21 *Comprehensive Plan* in accordance with the procedures and requirements  
22 set forth in Chapter 650, Part 4, *Ordinance Code*, to facilitate the  
23 appropriate and timely implementation of the plan, and has provided  
24 the necessary supporting data and analysis to support and justify the  
25 amendments determined to be required, and accordingly, has proposed  
26 certain revisions and modifications, which are more particularly set  
27 forth in **Exhibit 1**, dated January 13, 2022, **attached hereto** and  
28 incorporated herein by reference; and

29 **WHEREAS**, the City, by the adoption of Ordinance 2021-627-E,  
30 approved this amendment to the *2030 Comprehensive Plan* for transmittal  
31 to the Florida Department of Economic Opportunity (DEO), as the State

1 Land Planning Agency, and other required state agencies, for review  
2 and comment; and

3 **WHEREAS**, by various letters and e-mails, the DEO and other state  
4 reviewing agencies transmitted their comments, if any, regarding this  
5 proposed amendment to the *2030 Comprehensive Plan*; and

6 **WHEREAS**, the Planning and Development Department reviewed the  
7 proposed revisions, considered all comments received, prepared a  
8 written report and rendered an advisory recommendation to the Council  
9 with respect to this proposed amendment to the *2030 Comprehensive*  
10 *Plan*; and

11 **WHEREAS**, the Planning Commission, as the Local Planning Agency,  
12 held a public hearing on this proposed amendment to the *2030*  
13 *Comprehensive Plan*, with due public notice having been provided, and  
14 reviewed and considered all comments received during the public  
15 hearing, and made a recommendation to the City Council; and

16 **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land  
17 Use and Zoning Committee held a public hearing in accordance with the  
18 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed  
19 amendment to the *2030 Comprehensive Plan*, and has made its  
20 recommendation to the City Council; and

21 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and  
22 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
23 hearing, with public notice having been provided, on this proposed  
24 amendment to the *2030 Comprehensive Plan*; and

25 **WHEREAS**, the City Council further considered all oral and  
26 written comments received during the public hearings, including the  
27 data collection and analysis portions of this proposed amendment to  
28 the *2030 Comprehensive Plan*, the recommendations of the Planning and  
29 Development Department and the Planning Commission, the final  
30 recommendations of the Land Use and Zoning Committee, and the  
31 comments, if any, of the DEO and the other state agencies; and

1       **WHEREAS**, in the exercise of its authority, the City Council has  
2 determined it necessary and desirable to adopt this proposed amendment  
3 to the *2030 Comprehensive Plan* to preserve and enhance present  
4 advantages, encourage the most appropriate use of land, water and  
5 resources, consistent with public interest, overcome present  
6 deficiencies, and deal effectively with future problems that may  
7 result from the use and development of land within the City of  
8 Jacksonville; now, therefore

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

10       **Section 1.       Purpose and Intent.** This Ordinance is adopted  
11 to carry out the purpose and intent of, and exercise the authority  
12 set out in, the Local Government Comprehensive Planning and Land  
13 Development Regulation Act, Sections 163.3161 through 163.3248,  
14 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended. The  
15 amendment modifies the Future Land Use Element (FLUE) of the *2030*  
16 *Comprehensive Plan* of the City of Jacksonville, to create a new FLUE  
17 Policy 3.1.28 to allow for development of affordable housing  
18 contingent upon funding from the Florida Housing Finance Corporation  
19 or the Jacksonville Housing Finance Authority on any parcel designated  
20 on the Future Land Use Map and the Zoning Atlas for residential,  
21 commercial, or industrial use, subject to certain conditions, and  
22 requiring the City's Land Development Regulations be amended to  
23 provide the process for review and approval of permanent housing  
24 projects authorized under the policy.

25       **Section 2.       Amendment to Comprehensive Plan.** The *2030*  
26 *Comprehensive Plan* is hereby amended to include the revisions to the  
27 text of the Future Land Use Element from the 2021B Series, which has  
28 been initiated by the Planning and Development Department, as more  
29 particularly set forth in **Exhibit 1**, dated January 13, 2022, **attached**  
30 **hereto** and incorporated herein by reference.

31       **Section 3.       Effective Date.** This Ordinance shall become



1 effective upon the signature by the Mayor or upon becoming effective  
2 without the Mayor's signature.

3

4 Form Approved:

5

6           /s/ Mary E. Staffopoulos          

7 Office of General Counsel

8 Legislation Prepared By: Kristen Reed

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**Ordinance 2022-49**  
**2021B Series Text Amendment**  
**City of Jacksonville 2030 Comprehensive Plan**  
**Future Land Use Element**

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The Land Development Regulations shall be amended to include the process to review and requirements to approve permanent affordable housing projects authorized under this policy.