

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



**JEFFREY R. CLEMENTS**  
Chief of Research  
(904) 255-5137

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202  
FAX (904) 255-5229

**Bill Type and Number:** Ordinance 2019-681

**Introducer/Sponsor(s):** Council President Wilson

**Date of Introduction:** September 24, 2019

**Committee(s) of Reference:** LUZ

**Date of Analysis:** September 26, 2019

**Type of Action:** Comprehensive Plan text amendment transmittal authorization

**Bill Summary:** The bill approves the transmittal for state review of a text amendment to the Future Land Use Element of the 2030 Comprehensive Plan to amend the “Regional Commercial” land use category to allow for a creative integration of uses to facilitate innovative site planning, adaptive reuse, infill development, and smart growth techniques.

**Background Information:** The proposed text amendment strikes the current Regional Commercial (RC) description and provisions and replaces it with new language stating that RC uses are intended to accommodate development and redevelopment of areas pursuant to a master plan that is implemented through a Planned Unit Development (PUD) or a Transit Oriented Development (TOD) zoning overlay. New development within the RC category shall be for sites under 250 acres and shall generally include a mix of both residential and non-residential uses. RC developments are discouraged in the Rural Development Area. RC land use designations in existence prior to the adoption of this amendment are grandfathered in.

The RC designation is intended to encourage innovation and creativity in development that could not otherwise be accommodated under one or a combination of other land use categories. The proposed densities, intensities and mix of uses must be appropriate and compatible both internally and externally, shall facilitate innovation and creativity in development and shall not be based solely on maximizing development potential. It must further smart growth practices as defined in the Future Land Use Element and shall direct development away from wetlands, flood zones and coastal high hazard zones to preserve and protect environmentally sensitive lands.

When comments are received from state regulators on the proposal, the Council will take another vote to formally approve the policy changes.

**Policy Impact Area:** Land use planning

**Fiscal Impact:** Undetermined.

**Analyst:** Clements