

1 Introduced by the Council President at the request of the Mayor and
2 amended by the Land Use and Zoning Committee:

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4
5 **ORDINANCE 2022-49-E**

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

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

30 **WHEREAS**, the City, by the adoption of Ordinance 2021-627-E,

1 approved this amendment to the *2030 Comprehensive Plan* for transmittal
2 to the Florida Department of Economic Opportunity (DEO), as the State
3 Land Planning Agency, and other required state agencies, for review
4 and comment; and

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

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

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

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

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

27 **WHEREAS**, the City Council further considered all oral and
28 written comments received during the public hearings, including the
29 data collection and analysis portions of this proposed amendment to
30 the *2030 Comprehensive Plan*, the recommendations of the Planning and
31 Development Department and the Planning Commission, the final

1 recommendations of the Land Use and Zoning Committee, and the
2 comments, if any, of the DEO and the other state agencies; and

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

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

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

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

1 **attached hereto** and incorporated herein by reference.

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

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6 Form Approved:

7
8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared By: Kristen Reed

11 GC-#1487031-v1-2022-49-E