

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2021-543

Introducer/Sponsor(s): Council Member Diamond

Date of Introduction: August 10, 2021

Committee(s) of Reference: LUZ

Date of Analysis: August 12, 2021

Type of Action: Approval of Comprehensive Plan text amendment transmittal for state review

Bill Summary: The bill authorizes transmittal for state review of a proposed amendment to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The amendment would add a new Policy 3.1.27 to the FLUE to provide that the City shall consider amending the land use and zoning of a legal lot of record existing before September 21, 1990, in a manner that permits development of one single-family dwelling, regardless of the availability of centralized water or sewer facility connections and related density or lot area requirements. Land use amendments and rezonings shall be subject to a case-by-case review for consistency with the Comprehensive Plan.

Background Information: When the City's Comprehensive Plan was adopted in 1990, the Future Land Use Categories included minimum lot sizes for residential development without access to centralized water and sewer facilities. Depending on the residential land use category, the minimum lot sizes without water or sewer facilities range from one acre to one quarter of an acre. When considering requests to amend the land use map from a commercial land use category to a residential land use category, the minimum lot size requirements must be taken into consideration and, on occasion, potentially appropriate residential infill lots cannot be approved for land use amendments to residential land use categories based solely on inconsistency with the minimum lot sizes established in the land use categories. This amendment would give the Planning Department and Planning Commission the ability to consider these applications on a case-by-case basis and recommend approval should the circumstances indicate that the proposed residential use is not detrimental to the surrounding area

Policy Impact Area: Land development regulation

Fiscal Impact: No direct impact to the City

Analyst: Clements