

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2021-627**

5 AN ORDINANCE APPROVING THE PROPOSED 2021B SERIES  
6 TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
7 THE *2030 COMPREHENSIVE PLAN* OF THE CITY OF  
8 JACKSONVILLE, CREATING A NEW FUTURE LAND USE  
9 ELEMENT POLICY 3.1.28 TO ALLOW FOR DEVELOPMENT  
10 OF AFFORDABLE HOUSING CONTINGENT UPON FUNDING  
11 FROM THE FLORIDA HOUSING FINANCE CORPORATION OR  
12 THE JACKSONVILLE HOUSING FINANCE AUTHORITY ON  
13 ANY PARCEL DESIGNATED ON THE FUTURE LAND USE MAP  
14 AND THE ZONING ATLAS FOR MULTI-FAMILY  
15 RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE,  
16 SUBJECT TO CERTAIN CONDITIONS, FOR TRANSMITTAL  
17 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR  
18 REVIEW; PROVIDING A DISCLAIMER THAT THE  
19 AMENDMENT TRANSMITTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, the Planning and Development Department has initiated  
24 certain revisions and modifications to the text of the *2030*  
25 *Comprehensive Plan* in accordance with the procedures and requirements  
26 set forth in Chapter 650, Part 4, *Ordinance Code*, to create a new  
27 Policy 3.1.28, in accordance with Section 125.01055, *Florida*  
28 *Statutes*, to allow for development of affordable housing contingent  
29 upon funding from the Florida Housing Finance Corporation or the  
30 Jacksonville Housing Finance Authority on any parcel designated on  
31 the Future Land Use Map and the Zoning Atlas for multi-family

1 residential, commercial, or industrial use, subject to certain  
2 conditions, which are more particularly set forth in **Exhibit 1,**  
3 **attached hereto,** dated August 31, 2021, and incorporated herein by  
4 reference; and

5 **WHEREAS,** the Jacksonville Planning Commission, as the Local  
6 Planning Agency, held a public hearing on this proposed Amendment to  
7 the *2030 Comprehensive Plan,* with due public notice having been  
8 provided, and reviewed and considered all comments received during  
9 the public hearing, and made a recommendation to the City Council;  
10 and

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

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

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

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

2 The Council hereby approves the proposed 2021B Series Text Amendment  
3 to the Future Land Use Element of the *2030 Comprehensive Plan*, as set  
4 forth in **Exhibit 1, attached hereto**, dated August 31, 2021, for  
5 transmittal to Florida's various required State Agencies for review.

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

7 shall not be construed as an exemption from any other applicable  
8 local, state, or federal laws, regulations, requirements, permits or  
9 approvals. All other applicable local, state or federal permits or  
10 approvals shall be obtained before commencement of the development  
11 or use, and transmittal is based upon acknowledgement, representation  
12 and confirmation made by the applicant(s), owner(s), developer(s)  
13 and/or any authorized agent(s) or designee(s) that the subject  
14 business, development and/or use will be operated in strict compliance  
15 with all laws. Transmittal does not approve, promote or condone any  
16 practice or act that is prohibited or restricted by any federal,  
17 state or local laws.

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

19 effective upon the signature by the Mayor or upon becoming effective  
20 without the Mayor's signature.

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22 Form Approved:

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24           /s/ Mary E. Staffopoulos          

25 Office of General Counsel

26 Legislation Prepared By: Kristen Reed

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