

Public Notice

2026B SERIES LARGE-SCALE TEXT AMENDMENT TO THE 2045 COMPREHENSIVE PLAN - TRANSMITTAL ROUND

Ordinance: **2026-311**

Large-Scale Text Amendment: Future Land Use Element, Definitions, and the Future Land Use Map series

Brief Description:

The amendments would identify a Target Growth Area and establish a process to allow for increased residential densities and design flexibility for properties within the Target Growth Area subject to criteria provided in the Land Development Regulations. The intent of the amendments is to promote and incentivize, not require, the construction of resilient and attainable housing.

SCHEDULED PUBLIC MEETING / PUBLIC HEARING DATES

City Council Introduction:	April 28, 2026
Citizen's Information Meeting (CIM) via Zoom (details attached):	May 4, 2026
Planning Commission:	May 21, 2026
1 st City Council Public Hearing:	May 26, 2026
Land Use and Zoning Committee's Public Hearing:	June 2, 2026
City Council Final Public Hearing:	June 9, 2026

Assigned Staff Planner: Susan Kelly, 904-255-7837

CITIZEN INFORMATION MEETING

3:00 P.M., MAY 4, 2026

Instructions to access the meeting:

1. Join by computer/internet:

Sign up for **Zoom**. Using Chrome Internet Browser, type: **Zoom**.

Go to: **JOIN**

Information regarding the Zoom meeting ID and meeting password is listed below:

Meeting ID: 892 1784 5072

Password: 769757

You can **LISTEN** to the meeting and **VIEW** the meeting this way.

Participants must log-in with:

Full Name and Application # – Example: Jill Smith L-58XX-24C (the L-58XX-24C should reference your item/application number)

2. Join a Zoom Meeting by phone:

Meeting ID: 892 1784 5072

Password: 769757

**Find your local number: <https://zoom.us/j/89217845072>
or Dial by your location**

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Dial numbers provided above. If you dial a toll number, your carrier rates will apply.

You will be prompted to enter the meeting ID –

Meeting ID: 892 1784 5072

Password: 769757

If the meeting has not already started, you will be prompted to press **#** to wait if you are a participant.

You will be prompted to enter your unique participant ID. This only applies if you have joined on the computer or mobile device or are a panelist in a webinar. **Press # to skip.**

If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter **#Participant ID#** on your phone.

PHONE CONTROLS FOR DIAL-IN PHONE ONLY PARTICIPANTS

The following commands can be entered via phone tones using your phone's dial pad while in a Zoom meeting:

- ***6** - Toggle mute/unmute (While this is a function that is available, the mute and unmute function will be controlled by the Host not the participant. To speak, the participant must use the *9 function to be recognized.)
- ***9** - Raise hand (Electronic Zoom feature that "Must" be used to be recognized by the Host to Speak)
- Legal Name must appear on Zoom to be recognized by the Host;
- **DO NOT** state your address as this is not required in this forum – only state, county and Zip Code
- Timeframe set by Host – No more than 3 minutes per speaker.
- Phone-in participant will be informed of remaining time.
- Host will **ONLY** recognize speakers that use the **ELECTRONIC "RAISE HAND"** feature located within the Zoom App *9 ... wait to be recognized. (Must have a Microphone and Speakers on phone to participate with the function.)

It is important that you use one of the above remote ways to access the meeting. If you have any problems or questions about gaining access to the meeting, please call **904-255-7800**.

ADA and TDD ASSISTANCE

Pursuant to the Americans with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days for notification to process; last minute requests will be accepted, but may not be possible to fulfill. Please contact Disabled Services Division at: V- 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Ordinance 2026-XXX

2026B Series Text Amendment
City of Jacksonville 2045 Comprehensive Plan

March 11, 2026

Future Land Use Element

Objective 3.6 The City will identify a Target Growth Area (TGA) to promote the construction of resilient and attainable housing and accommodate diverse housing options. The Target Growth Area will be designated as those areas within the Urban Priority and Urban Development Areas that have been determined to be lower flood risk areas by the City's Office of Resilience and are within a 1/2 mile buffer to either side of high frequency transit corridors and the Emerald Trail. The Target Growth Area does not apply to the Central Business District, Suburban Development Area, or Rural Area.

The City will establish a process for properties within the TGA to allow for increased residential densities and design flexibility subject to criteria provided in the Land Development Regulations. Lands within airport accident potential zones (APZs) or zoning overlays established before January 1, 2026 will not be included within the Target Growth Area to ensure that their specific land development regulations and processes do not conflict with those developed for the Target Growth Area.

Policies

3.6.1

The Target Growth Area Map, adopted into the Comprehensive Plan, will be re-evaluated at least every seven years with the required evaluation and appraisal review of the Comprehensive Plan to determine if map amendments are necessary.

3.6.2

The allowance of the density increase for development within the Target Growth Area will be contingent upon a development's consistency with standards and criteria identified in the Land Development Regulations.

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OPERATIVE PROVISIONS

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PLAN CATEGORY DESCRIPTIONS

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MDR – DENSITY

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) Density

The maximum gross density in the Urban Priority Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre; except as provided herein.

- The maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR (unless said land is in the Target Growth Area); except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.
- The maximum gross density shall be 45 units per acre in the Urban Priority Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.
- In the absence of the availability of centralized potable water and/or wastewater, the gross density of development permitted in this category shall be the same as allowed in LDR without such services.
- There shall be no minimum density for single family dwellings when the predominant surrounding development typology is single family.

Urban Area (UA), Suburban Area (SA), and Rural Area (RA) Density

The maximum gross density in the Urban, Suburban, and Rural Areas shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre; except as provided herein.

- For sites located within the Urban Area, the maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR (unless said land is in the Target Growth Area); except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.
- For sites located within the Suburban Area and the Rural Area, the maximum gross density shall be 30 units/acre when the site fronts along a road classified as a collector or higher and where the site does not abut land in LDR or RR; except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.
- The maximum gross density shall be 45 units per acre in the Urban Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.

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HDR - DENSITY

Urban Priority Area (UPA) Density

The maximum gross density in the Urban Priority Area shall be 80 units/acre (unless said land is in the Target Growth Area) and the minimum gross density shall be 20 units/acre; except as provided herein.

- Development on a site that abuts LDR shall cluster density away from the LDR and shall not exceed 60 units/acre within 40 feet of the abutting property line. The Land Development Regulations shall include a process to waive or reduce these

requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.

- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 60 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- A density bonus of up to an additional 20 units/acre may be granted subject to consistency with all of the following criteria and a case-by-case determination of consistency with the goals, objectives and policies of the Comprehensive Plan:
 - The site must be located along an arterial road;
 - The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density;
 - The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD;
 - The abutting and adjacent land use categories must be CGC, HDR, RC or CBD; and
 - The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element.
- The maximum gross density shall be 120 units per acre in the Urban Priority Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 60 units/acre.

Urban Area (UA) and Suburban Area (SA) Density

The maximum gross density in the Urban Area shall be 60 units/acre (unless said land is in the Target Growth Area) and the minimum gross density shall be 20 units/acre.

- The maximum gross density shall be 90 units per acre in the Urban Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 60 units/acre.

Suburban Area (SA) Density

The maximum gross density in the Suburban Area shall be 60 units/acre and there shall be no minimum density.

Rural Area (RA) Density

~~The maximum gross density in the Suburban Area shall be 60 units/acre and there shall be no minimum density.~~ Plan amendment requests for HDR in the Rural Area are discouraged because they would potentially encourage sprawl.

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RPI - DENSITY

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category.

Urban Priority Area (UPA) Density

The maximum gross density within the Urban Priority Area shall be 40 units/acre (unless said land is in the Target Growth Area) and the minimum gross density shall be 10 units/acre; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 30 feet of the abutting property line and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting LDR, in which case the maximum gross density shall be 20 units/acre within 40 feet of the abutting property. Density may be clustered away from the abutting LDR and/or RR property line and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.

- The maximum gross density shall be 60 units per acre in the Urban Priority Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.
- There shall be no minimum density for single family dwellings which were originally constructed as single family dwellings prior to adoption of the 2010 Comprehensive Plan or when single-family dwellings are permitted as a secondary use.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

Urban Area (UA) Density

The maximum gross density within the Urban Area shall be 30 units/acre (unless said land is in the Target Growth Area) and there shall be no minimum density; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 20 feet of the abutting property line. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting LDR and/or RR, in which case the maximum gross density shall be 20 units/acre within 35 feet of the abutting property. Density may be clustered away from the abutting LDR and/or RR and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- The maximum gross density shall be 45 units per acre in the Urban Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA).

unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.

- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

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NC - DENSITY

Development density and minimum lot size for sites not served by centralized potable water and wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) Density

The maximum gross density in the Urban Priority Area shall be 40 units/acre (unless said land is in the Target Growth Area) and there shall be no minimum density; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 30 feet of the abutting property line. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA) the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- The maximum gross density shall be 60 units per acre in the Urban Priority Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

Urban Area (UA) Density

The maximum gross density in the Urban Area shall be 30 units/acre (unless said land is in the Target Growth Area) and there shall be no minimum density; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 20 feet of the abutting property line. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA) the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- The maximum gross density shall be 45 units per acre in the Urban Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

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CGC - DENSITY

Development density and minimum lot size for sites not served by centralized potable water and wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) Density

The maximum gross density in the Urban Priority Area shall be 60 units/acre (unless said land is in the Target Growth Area) and the minimum gross density shall be 20 units/acre; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 40 feet of the abutting property line and there shall be no minimum density. The Land Development

Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.

- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting Low Density Residential (LDR), in which case the maximum gross density shall not exceed 20 units/acre within 40 feet of the abutting property line and there shall be no minimum density. Density may be clustered away from the abutting LDR. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA) the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- The maximum gross density shall be 90 units per acre in the Urban Priority Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.
- There shall be no minimum density for single family dwellings which were originally constructed as single family dwellings prior to adoption of the 2030 Comprehensive Plan.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

Urban Area (UA) Density

The maximum gross density in the Urban Area shall be 40 units/acre (unless said land is in the Target Growth Area) and there shall be no minimum density; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 30 feet of the abutting property line and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.

- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting LDR and RR, in which case the maximum gross density shall be 20 units/acre within 40 feet of the abutting property line and there shall be no minimum density. Density may be clustered away from the abutting LDR and/or RR. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA) the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- The maximum gross density shall be 60 units per acre in the Urban Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

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BP - DENSITY

Development density and minimum lot size for sites not served by centralized potable water and wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) and Urban Area (UA) Density

The maximum gross density in the Urban Priority Area and Urban Area shall be 40 units/acre (unless said land is in the Target Growth Area) and there shall be no minimum density; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and development shall not exceed 20 units/acre within 30 feet of the abutting property. The Land Development Regulations shall include a process to

waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.

- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting Low Density Residential (LDR) and Rural Residential (RR), in which case the maximum gross density shall not exceed 20 units/acre within 40 feet of the abutting property and there shall be no minimum density. Density may be clustered away from the abutting LDR. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.
- The maximum gross density shall be 60 units per acre in the Urban Priority and Urban Area when located within the Target Growth Area and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 20 units/acre.

Ordinance 2026-XXX

2026B Series Text Amendment
City of Jacksonville 2045 Comprehensive Plan

March 11, 2026

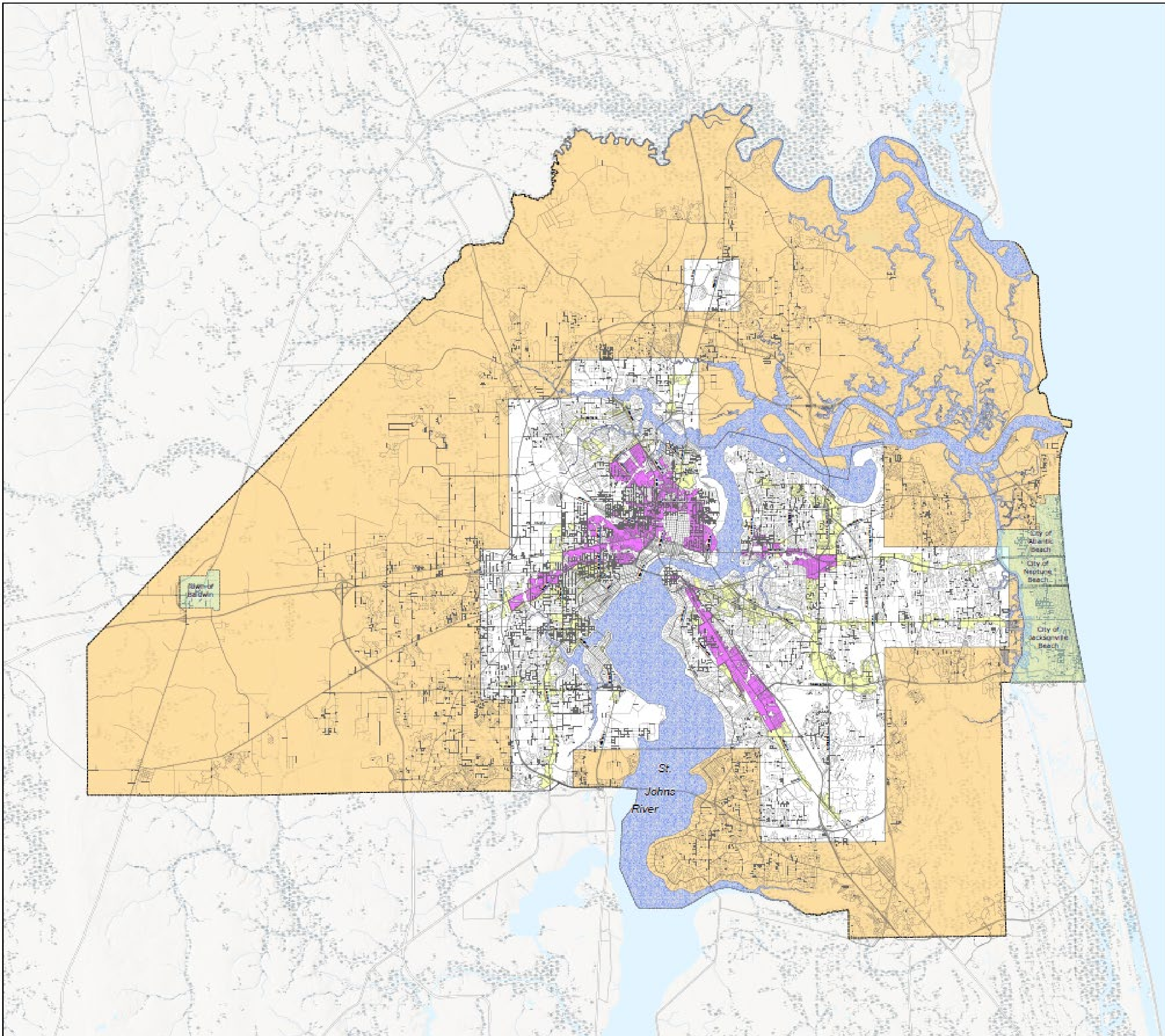
Definitions

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Affordable Housing - Housing for which 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 ~~the households or persons.~~ The income-based limits that define “extremely low income,” “very low income,” “low income,” and “moderate income,” shall match those established by the State of Florida.

* * *

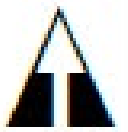
Target Growth Area (TGA) – A designation in the City’s Comprehensive Plan which has been determined to be at a lower flood risk and is within close proximity to high frequency transit corridors. The designated TGA is designed to be used as a regulatory tool to allow for an increase in density in appropriate areas.



Target Growth Area Map

-  Detail Map Boundaries
- Target Growth Areas**
-  Urban Area
-  Urban Priority Area
-  Water
-  Duval County Boundary

0 1.5 3 6
Miles



City of Jacksonville
Planning Department

*Data provided by City of Jacksonville
Planning Department*

November 21, 2025

*Content intended for illustrative
purposes only.*