



City of Jacksonville Beach Comprehensive Plan and Land Development Code Update: Frequently Asked Questions (FAQs)

What is a Comprehensive Plan?

A comprehensive plan is the guiding document of a municipality, establishing the vision, intent, and strategies for its future long-range development as well as short term redevelopment. Elements of the City's comprehensive plan include future land use, transportation, housing, public facilities, coastal management, conservation, recreation and open space, intergovernmental coordination, capital improvements, and public school facilities elements.

What is a Land Development Code?

The Land Development Code implements the Vision, Intent, and Strategies of the City's Comprehensive Plan which, in turn, affects the quality of life through policies, projects, and programs. The Land Development Code includes zoning standards, subdivision regulations, requirements for natural resource protection and more. The Land Development Code is tied to the Official Zoning Map which separates land into districts, defines permitted, conditional and special uses and specifies criteria such as density, lot coverage, open space, impervious surface limits, landscaping, parking & loading requirements.

Why is the City updating the Comprehensive Plan and Land Development Code?

The City is updating its Comprehensive Plan and Land Development Code because the Elected Officials and staff recognize that the existing code and Comprehensive Plan can be modernized and improved to better serve you, the citizens and business owners. The Comprehensive Plan will be updated to reflect the current vision, intent, and strategies of the City of Jacksonville Beach. The Land Development Code will concurrently be updated to reflect the new plan, codifying the identified vision, intent, and strategies. Our goal is to provide you with a revised Comprehensive Plan and Land Development Code that is user-friendly and easy to navigate with regulations that achieve the City's development and redevelopment objectives. Some examples include the amount of impervious area on lots; number of required parking spaces for commercial uses, compatibility of housing sizes; clarification of platting requirements; improved definitions; clarification within the environmental/wetlands section; and overall ease of use/reference.

Who will lead the Comprehensive Plan and Land Development Code Update process?

City of Jacksonville Beach staff and Kimley-Horn and Associates, Inc. will be coordinating the Comprehensive Plan and Land Development Code update process. Kimley-Horn will work hand in hand with the City Planning staff to complete this project. Input from citizens, the business community and other governmental agencies is essential to ensure that issues are identified and solutions are built into the updated Comprehensive Plan and Land Development Code.

Where can I view the current Land Development Code?

You can review a copy of the current Land Development Code in the Planning Department at City Hall, request an electronic copy from the Planning Department, access it online [here](#) or view it from the project website at www.COJBupdate.com.



Where can I view the current Comprehensive Plan?

The current City of Jacksonville Beach comprehensive plan is the 2030 Comprehensive Plan adopted in 2011 and was last updated in June 2020. The comprehensive plan can be accessed [here](#), on the City of Jacksonville Beach website, or on the project website at www.COJBupdate.com.

Will there be citizen involvement in the process?

Citizen participation and input play important roles in establishing the content of a Land Development Code because the use of these regulations affect you. There are several ways that you can become a part of the process. You may submit a public comment on the project website or by emailing the project email address (COJBcomments@kimley-horn.com). We would also encourage you to attend the workshops, presentations and other public outreach opportunities to voice your opinions. Visit the City of Jacksonville Beach Comprehensive Plan and Land Development Code Update website at www.COJBupdate.com. *Meeting summaries, project resources, and the schedule of upcoming meetings will be posted there.*

Will this process bring more businesses to the City of Jacksonville Beach?

While the update to the Land Development Code does not directly incentivize businesses through economic development, it can make it easier for businesses to come to Jacksonville Beach by eliminating or reducing outdated regulations that impede opening and running their businesses.

Will this update involve increasing the maximum height of buildings within the City of Jacksonville Beach?

Currently, City Council is discussing the potential amendment to Section 52, Zoning Authority, of the City Charter, regarding building height in the downtown Central Business District. If this amendment passes, the Land Development Code will be updated to reflect the amendment. However, the Land Development Code itself cannot increase the height unless the City Charter is revised.

Can this update address parking issues?

Yes, this Land Development Code update can address preferred parking methods such as shared parking, compact parking, golf cart and bike parking, and pickup/drop off areas for ridesharing companies and more.

Project Resources

Project Website:	www.COJBupdate.com	
Project Email:	COJBcomments@kimley-horn.com	
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