

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2024-617

**Introducer/Sponsor(s):** Council Members Salem and White

**Date of Introduction:** August 13, 2024

**Committee(s) of Reference:** LUZ

**Date of Analysis:** August 15, 2024

**Type of Action:** Approval of transmission of Future Land Use Map text amendment

**Bill Summary:** The bill approves the Planning Department’s transmission, for review purposes, to the Florida Department of Commerce, the Northeast Florida Regional Council, the Florida Department of Transportation, and other agencies of a proposed amendment to the 2045 Comprehensive Plan to amend the Business Park (BP) and Light Industrial (LI) plan use categories to address changes to those categories regarding retail sales and service outdoors in those categories and to allow the storage of flammable or combustible products and products not deemed extremely hazardous in the LI category.

**Background Information:** The proposed change to the Light Industrial category adds “storage of flammable and combustible products and products not deemed extremely hazardous” to the list of Principal Uses. This proposal results from the recent extended negotiations over the siting of a fuel depot.

Both the LI and BP uses are amended to permit “retail sales and service” to be conducted outside of an enclosed building in those zones. This change will accommodate seasonal outside sales, outside seating, etc., and is not related to the fuel depot issue but is using this transmission as a vehicle to make a previously desired change.

The proposed changes are authorized to be transmitted to various state agencies for comments, after which the changes will be considered again by the City in light of any comments and introduced for final adoption by separate legislation.

**Policy Impact Area:** Permitted land uses

**Fiscal Impact:** None

**Analyst:** Clements