



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32203  
(904) 630-CITY

[www.Jacksonville.gov](http://www.Jacksonville.gov)

September 5, 2024

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, FL 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2024-617/Text Amendment to the FLUE of the 2045 Comp Plan of the City**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairman Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2024-617 on September 5, 2024.

P&DD Recommendation	APPROVE
PC Issues:	None
<b>PC Vote:</b>	<b>6-0 APPROVE</b>
Charles Garrison, Chair	Aye
Lamonte Carter	Absent
Amy Yimin Fu	Absent
Julius Harden	Aye
Moné Holder	Aye
Ali Marar	Aye
Michael McGowan	Aye
Jack Meeks	Absent
Tina Meskel	Absent
Lisa King (alternate)	Aye

Planning Commission Report  
September 5, 2024  
Page 2

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Helena A. Parola".

**Helena A. Parola, MAURP**

***Chief of Community Planning***

City of Jacksonville - Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7842

[HParola@coj.net](mailto:HParola@coj.net)

**Staff Report on Proposed 2024B Series Text Amendment  
to the Future Land Use Map Series of the  
2045 Comprehensive Plan**

**ORDINANCE 2024-617**

Ordinance 2024-617 includes a Text Amendment to the Business Park (BP) and Light Industrial (LI) land use categories of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Industrial uses in the BP and LI categories must be conducted within an enclosed building. The Industrial categories of the FLUE allow for some commercial uses. The amendment includes a change to the General Intent sections of the BP and LI land use categories to clarify commercial retail sales and service uses do not need to be conducted within an enclosed building in the BP and LI land use categories. This will accommodate seasonal outside sales, outside seating, etc.

The Principal Uses of the LI land use category has been modified to specifically include the storage of flammable and combustible products and products not deemed extremely hazardous. The companion changes to the Industrial Light Zoning District (Ordinance 2024-618) mirror the text amendment to the LI land use category and limits the amount of these types of products to not exceed 250,000 gallons.

The Planning and Development Department recommends **APPROVAL** of the text amendment in the attached **EXHIBIT 1** submitted as **Ordinance 2024-617**.

1 Introduced by Council Members Salem and White:  
2  
3

4 **ORDINANCE 2024-617**

5 AN ORDINANCE APPROVING THE PROPOSED 2024B SERIES  
6 TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
7 THE *2045 COMPREHENSIVE PLAN* OF THE CITY OF  
8 JACKSONVILLE TO AMEND THE BUSINESS PARK (BP) AND  
9 LIGHT INDUSTRIAL (LI) PLAN CATEGORIES TO ADDRESS  
10 SPECIFIC USES IN BOTH CATEGORIES, FOR  
11 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS  
12 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER THAT  
13 THE AMENDMENT TRANSMITTED HEREIN SHALL NOT BE  
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS**, the Planning and Development Department has initiated  
18 certain revisions and modifications to the text of the *2045*  
19 *Comprehensive Plan* in accordance with the procedures and requirements  
20 set forth in Chapter 650, Part 4, *Ordinance Code*, to amend the  
21 Business Park (BP) and Light Industrial (LI) portions of the Future  
22 Land Use Element, which are more particularly set forth in **Exhibit**  
23 **1**, attached hereto, dated July 11, 2024, and incorporated herein by  
24 reference; and

25 **WHEREAS**, the Jacksonville Planning Commission, as the Local  
26 Planning Agency, held a public hearing on this proposed Amendment to  
27 the *2045 Comprehensive Plan*, with due public notice having been  
28 provided, and reviewed and considered all comments received during  
29 the public hearing, and made a recommendation to the City Council;  
30 and

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public

1 hearing on this proposed Amendment pursuant to Chapter 650, Part 4,  
2 *Ordinance Code*, and having considered all written and oral comments  
3 received during the public hearing, has made its recommendation to  
4 the Council; and

5       **WHEREAS**, the City Council held a public hearing on this  
6 proposed Amendment with public notice having been provided, pursuant  
7 to Section 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4,  
8 *Ordinance Code*, and having considered all written and oral comments  
9 received during the public hearing, the recommendations of the  
10 Planning and Development Department, the Planning Commission and the  
11 LUZ Committee, desires to transmit this proposed Amendment through  
12 the State's expedited state review process to the Florida Department  
13 of Commerce, as the State Land Planning Agency, the Northeast Florida  
14 Regional Council, the Florida Department of Transportation, the St.  
15 Johns River Water Management District, the Florida Department of  
16 Environmental Protection, the Florida Fish and Wildlife Conservation  
17 Commission, the Department of State's Bureau of Historic  
18 Preservation, the Florida Department of Education, and the Department  
19 of Agriculture and Consumer Affairs; now therefore

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

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

22 The Council hereby approves the proposed 2024B Series Text Amendment  
23 to the Future Land Use Element of the *2045 Comprehensive Plan*, as set  
24 forth in **Exhibit 1**, attached hereto, dated July 11, 2024, for  
25 transmittal to Florida's various required State Agencies for review.

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

27 shall **not** be construed as an exemption from any other applicable  
28 local, state, or federal laws, regulations, requirements, permits or  
29 approvals. All other applicable local, state or federal permits or  
30 approvals shall be obtained before commencement of the development  
31 or use, and transmittal is based upon acknowledgement, representation

1 and confirmation made by the applicant(s), owner(s), developer(s)  
2 and/or any authorized agent(s) or designee(s) that the subject  
3 business, development and/or use will be operated in strict compliance  
4 with all laws. Transmittal does **not** approve, promote or condone any  
5 practice or act that is prohibited or restricted by any federal,  
6 state or local laws.

7 **Section 3. Effective Date.** This Ordinance shall become  
8 effective upon the signature by the Mayor or upon becoming effective  
9 without the Mayor's signature.

10  
11  
12  
13  
14  
15  
16

Form Approved:

          /s/ Dylan Reingold          

Office of General Counsel

Legislation Prepared By: Helena Parola

GC-#1639857-v1-2024-617.docx

**Ordinance 2024-617**  
**2024B Series Text Amendment**  
**City of Jacksonville 2045 Comprehensive Plan**  
**Future Land Use Element**

***BUSINESS PARK (BP)***

**BP - GENERAL INTENT**

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, except for with the exception of commercial retail sales or service and ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA premium transit station. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

\* \* \*

***LIGHT INDUSTRIAL (LI)***

**LI - GENERAL INTENT**

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage and retail sales and service, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

July 11, 2024

Exhibit 1  
Page 1 of 2

Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries.

## **LI - GENERAL USES**

The uses provided herein shall be applicable to all LI sites in all Development Areas and uses, other than outside storage, shall be conducted within an enclosed building.

### **Principal Uses**

Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing, including storage of flammable and combustible products and products not deemed extremely hazardous; Distribution; Research and development activities; Transportation terminals; Radio/T.V. studios; Transmission and relay towers; Yard waste composting; Recycling facilities; Offices; Medical clinics; Veterinary offices; and Vocational/trade schools and building trade contractors.

Existing dwellings which were legally built as single or multi-family dwellings prior to the adoption of the 2010 Comprehensive Plan shall be allowed as a legal, non-conforming uses and may be rebuilt if necessary so long as the original structure and density is not intensified or enlarged in any way, as long as there is not an adopted Neighborhood Action Plan and/or study recommending against them.

### **Secondary Uses**

All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses.

In addition, the following secondary uses may also be permitted: Railroad yards; Truck terminals; Bus and rail stations; Solid waste management facilities including composting and recycling operations; Institutional uses and public facilities; Utility plants and facilities; Broadcasting studios including transmitters; and Telephone and cellular phone towers.

July 11, 2024