

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2024-916

Introducer/Sponsor(s): LUZ Committee

Date of Introduction: November 26, 2024

Committee(s) of Reference: LUZ

Date of Analysis: November 27, 2024

Type of Action: Comprehensive Plan text amendments

Bill Summary: The bill amends the Future Land Use Map in the Future Land Use Element of the 2045 Comprehensive Plan in the Business Park (BP) and Light Industrial (LI) plan categories to address retail sales and service in both categories and storage of flammable or combustible materials in the LI category.

Background Information: 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. The 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 resulted from a situation earlier in the year that involved extended negotiations between the City and a developer over the siting of a fuel depot.

These changes were transmitted to the state for review and comment via Ordinance 2024-617-E and the state’s response has been taken into consideration.

Policy Impact Area: Land use regulation

Fiscal Impact: None

Analyst: Clements