



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

January 9, 2025

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. 2024-916/Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City

Dear Honorable Council President White, 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 2024-916 on January 9, 2025.

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

Planning Commission Report
January 9, 2025
Page 2

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

Sincerely,



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

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

ORDINANCE 2024-916

Ordinance 2024-916 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 which were approved with the transmittal round of this text amendment, (Ordinance 2024-618-E), mirror the subject 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 2024-916**.