

Introduced by Council Member Diamond and amended on the Floor of  
Council:

**ORDINANCE 2024-868**

AN ORDINANCE APPROVING THE PROPOSED 2024B SERIES  
TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
THE *2045 COMPREHENSIVE PLAN* OF THE CITY OF  
JACKSONVILLE TO AMEND THE OPERATIVE PROVISIONS  
AND THE LOW DENSITY RESIDENTIAL (LDR) AND MEDIUM  
DENSITY RESIDENTIAL (MDR) CATEGORIES RELATING TO  
DUPLEXES, TRI-PLEXES AND QUAD-PLEXES AND DENSITY  
IN THE MISSING MIDDLE AND ADOPTING THE MISSING  
MIDDLE OVERLAY MAP, FOR TRANSMITTAL TO THE STATE  
OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW;  
WAIVING THE REQUIREMENTS OF SECTION 650.405  
(PLANNING COMMISSION ADVISORY RECOMMENDATION  
AND PUBLIC HEARING), PART 4 (AMENDMENTS TO THE  
COMPREHENSIVE PLAN), CHAPTER 650 (COMPREHENSIVE  
PLANNING FOR FUTURE DEVELOPMENT), *ORDINANCE  
CODE*, THAT THE PLANNING COMMISSION HOLD A PUBLIC  
HEARING AND MAKE A RECOMMENDATION TO THE CITY  
COUNCIL REGARDING THIS LEGISLATION PRIOR TO THE  
COUNCIL COMMITTEE OF REFERENCE REPORTING ITS  
RECOMMENDATION TO THE CITY COUNCIL; PROVIDING A  
DISCLAIMER THAT THE AMENDMENT TRANSMITTED HEREIN  
SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
DATE.

**WHEREAS,** the Planning and Development Department has initiated

1 certain revisions and modifications to the text of the 2045  
2 *Comprehensive Plan* in accordance with the procedures and requirements  
3 set forth in Chapter 650, Part 4, *Ordinance Code*, to amend the  
4 Operative Provisions and the Low Density Residential (LDR) and Medium  
5 Density Residential (MDR) portions of the Future Land Use Element and  
6 to adopt the Missing Middle Overlay Map into the Future Land Use  
7 Element, which are more particularly set forth in **Exhibit 1**, attached  
8 hereto, dated October 30, 2024, and incorporated herein by reference;  
9 and

10 **WHEREAS**, for the purposes of this legislation and pursuant to  
11 Section 163.3174, *Florida Statutes*, the City Council hereby  
12 designates the City Council Land Use and Zoning (LUZ) Committee as  
13 the Local Planning Agency for the City of Jacksonville to review and  
14 make a recommendation regarding the proposed 2024B Series Text  
15 Amendment to the Future Land Use Element of the 2045 *Comprehensive*  
16 *Plan* described herein; and

17 **WHEREAS**, the LUZ Committee, acting as the Local Planning Agency  
18 as designated herein, held a public hearing on this proposed Amendment  
19 pursuant to Chapter 650, Part 4, *Ordinance Code*, and Chapter 163,  
20 *Florida Statutes*, with due public notice having been provided, and  
21 having considered all written and oral comments received during the  
22 public hearing, has made its recommendation to the Council; and

23 **WHEREAS**, the City Council held a public hearing on this  
24 proposed Amendment with public notice having been provided, pursuant  
25 to Section 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4,  
26 *Ordinance Code*, and having considered all written and oral comments  
27 received during the public hearing, the recommendations of the  
28 Planning and Development Department, the Planning Commission and the  
29 LUZ Committee, desires to transmit this proposed Amendment through  
30 the State's expedited state review process to the Florida Department  
31 of Commerce, as the State Land Planning Agency, the Northeast Florida

1 Regional Council, the Florida Department of Transportation, the St.  
2 Johns River Water Management District, the Florida Department of  
3 Environmental Protection, the Florida Fish and Wildlife Conservation  
4 Commission, the Department of State's Bureau of Historic  
5 Preservation, the Florida Department of Education, and the Department  
6 of Agriculture and Consumer Affairs; now therefore

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

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

9 The Council hereby approves the proposed 2024B Series Text Amendment  
10 to the Future Land Use Element of the *2045 Comprehensive Plan*, as set  
11 forth in **Exhibit 1**, attached hereto, dated October 30, 2024, for  
12 transmittal to Florida's various required State Agencies for review.

13 **Section 2. Waiver of Section 650.405, Ordinance Code.** The  
14 requirements of Section 650.405 (Planning Commission advisory  
15 recommendation and public hearing), Part 4 (Amendments to the  
16 Comprehensive Plan), Chapter 650 (Comprehensive Planning For Future  
17 Development), *Ordinance Code*, that the Planning Commission hold a  
18 public hearing and make a recommendation to the City Council on  
19 amendments to the Comprehensive Plan prior to the Council committee  
20 of reference reporting its recommendation to the City Council are  
21 hereby waived as the Council hereby designates the Land Use and Zoning  
22 Committee to act as the City's Local Planning Agency for the purposes  
23 of this legislation. Therefore, this matter is hereby discharged from  
24 further consideration by the Planning Commission.

25 **Section 3. Disclaimer.** The transmittal approved herein  
26 shall not be construed as an exemption from any other applicable  
27 local, state, or federal laws, regulations, requirements, permits or  
28 approvals. All other applicable local, state or federal permits or  
29 approvals shall be obtained before commencement of the development  
30 or use, and transmittal is based upon acknowledgement, representation  
31 and confirmation made by the applicant(s), owner(s), developer(s)

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

6       **Section 4.       Effective Date.**   This Ordinance shall become  
7 effective upon the signature by the Mayor or upon becoming effective  
8 without the Mayor's signature.

9  
10 Form Approved:

11  
12                 /s/ Mary E. Staffopoulos          

13 Office of General Counsel

14 Legislation Prepared By:   Dylan Reingold

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