

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-916-E**

5 AN ORDINANCE ADOPTING THE 2024B SERIES TEXT  
6 AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE  
7 *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; PROVIDING AN  
11 EFFECTIVE DATE.  
12

13 **WHEREAS**, the Planning and Development Department has initiated  
14 certain revisions and modifications to the text of the *2045*  
15 *Comprehensive Plan* in accordance with the procedures and requirements  
16 set forth in Chapter 650, Part 4, *Ordinance Code*, to facilitate the  
17 appropriate and timely implementation of the plan, and has provided  
18 the necessary supporting data and analysis to support and justify the  
19 amendments determined to be required, and accordingly, has proposed  
20 certain revisions and modifications, which are more particularly set  
21 forth in **Exhibit 1**, attached hereto, dated November 5, 2024, and  
22 incorporated herein by reference; and

23 **WHEREAS**, the City, by the adoption of Ordinance 2024-617-E,  
24 approved this amendment to the *2045 Comprehensive Plan* for transmittal  
25 to the Florida Department of Commerce, as the State Land Planning  
26 Agency, and other required state agencies, for review and comment;  
27 and

28 **WHEREAS**, by various letters and e-mails, the Florida Department  
29 of Commerce and other state reviewing agencies transmitted their  
30 comments, if any, regarding this proposed amendment to the *2045*  
31 *Comprehensive Plan*; and

1           **WHEREAS**, the Planning and Development Department reviewed the  
2 proposed revisions, considered all comments received, prepared a  
3 written report and rendered an advisory recommendation to the Council  
4 with respect to this proposed amendment to the *2045 Comprehensive*  
5 *Plan*; and

6           **WHEREAS**, the Planning Commission, as the Local Planning Agency,  
7 held a public hearing on this proposed amendment to the *2045*  
8 *Comprehensive Plan*, with due public notice having been provided, and  
9 reviewed and considered all comments received during the public  
10 hearing, and made a recommendation to the City Council; and

11           **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land  
12 Use and Zoning Committee held a public hearing in accordance with the  
13 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed  
14 amendment to the *2045 Comprehensive Plan*, and has made its  
15 recommendation to the City Council; and

16           **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and  
17 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
18 hearing, with public notice having been provided, on this proposed  
19 amendment to the *2045 Comprehensive Plan*; and

20           **WHEREAS**, the City Council further considered all oral and  
21 written comments received during the public hearings, including the  
22 data collection and analysis portions of this proposed amendment to  
23 the *2045 Comprehensive Plan*, the recommendations of the Planning and  
24 Development Department and the Planning Commission, the final  
25 recommendations of the Land Use and Zoning Committee, and the  
26 comments, if any, of the Florida Department of Commerce and the other  
27 state agencies; and

28           **WHEREAS**, in the exercise of its authority, the City Council has  
29 determined it necessary and desirable to adopt this proposed amendment  
30 to the *2045 Comprehensive Plan* to preserve and enhance present  
31 advantages, encourage the most appropriate use of land, water and

1 resources, consistent with public interest, overcome present  
2 deficiencies, and deal effectively with future problems that may  
3 result from the use and development of land within the City of  
4 Jacksonville; now, therefore

5 **BE IT ORDAINED** by the Council of the City of Jacksonville:

6 **Section 1. Purpose and Intent.** This Ordinance is adopted  
7 to carry out the purpose and intent of, and exercise the authority  
8 set out in, the Local Government Comprehensive Planning and Land  
9 Development Regulation Act, Sections 163.3161 through 163.3248,  
10 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended. The  
11 amendment modifies the Future Land Use Element of the *2045*  
12 *Comprehensive Plan*.

13 **Section 2. Amendment to Comprehensive Plan.** The *2045*  
14 *Comprehensive Plan* is hereby amended to include this revision to the  
15 text of the Future Land Use Element, which has been initiated by the  
16 Planning and Development Department, as more particularly set forth  
17 in **Exhibit 1**, attached hereto dated November 5, 2024, and incorporated  
18 herein by reference.

19 **Section 3. Effective Date.** This Ordinance shall become  
20 effective upon the signature by the Mayor or upon becoming effective  
21 without the Mayor's signature.

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23 Form Approved:

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25           /s/ Dylan Reingold          

26 Office of General Counsel

27 Legislation Prepared By: Helena Parola

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