

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2026-631**

5 AN ORDINANCE APPROVING THE PROPOSED 2026B SERIES
6 TEXT AMENDMENT TO THE CENTRAL BUSINESS DISTRICT
7 LAND USE CATEGORY WITHIN THE FUTURE LAND USE
8 ELEMENT OF THE 2045 COMPREHENSIVE PLAN OF THE
9 CITY OF JACKSONVILLE TO ADOPT BY REFERENCE THE
10 PREVIOUSLY APPROVED INCREASE OF MARINA SLIPS IN
11 DOWNTOWN FROM 789 TO 964, FOR TRANSMITTAL TO THE
12 STATE OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW;
13 PROVIDING A DISCLAIMER THAT THE AMENDMENT
14 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
15 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, the Planning and Development Department has initiated
19 certain revisions and modifications to the text of the 2045
20 *Comprehensive Plan* in accordance with the procedures and requirements
21 set forth in Chapter 650, Part 4, *Ordinance Code* to amend the Central
22 Business District land use category of the Future Land Use Element
23 as more particularly set forth in **Exhibit 1**, attached hereto, dated
24 July 14, 2026, and incorporated herein by 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 proposed
6 amendment with public notice having been provided, pursuant to Section
7 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
8 *Code*, and having considered all written and oral comments received
9 during the public hearing, the recommendations of the Planning and
10 Development Department, the Planning Commission and the LUZ
11 Committee, desires to transmit this proposed amendment through the
12 State's expedited state review process to the Florida Department of
13 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.** The
22 Council hereby approves the proposed 2026B Series Text Amendment to
23 the Central Business District land use category within the Future
24 Land Use Element of the *2045 Comprehensive Plan* as set forth in
25 **Exhibit 1**, attached hereto and dated July 14, 2026, for transmittal
26 to Florida's various required State Agencies for review.

27 **Section 2. Disclaimer.** The amendment granted herein
28 shall **not** be construed as an exemption from any other applicable
29 local, state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

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

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

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12 Form Approved:

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15 /S/ Terrence L. Harvey

16 Office of General Counsel

17 Legislation Prepared By: Susan Kelly

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