

Ordinance 2026-XXX
2026B Series Text Amendment
City of Jacksonville 2045 Comprehensive Plan

July 14, 2026

Plan Category Descriptions

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CENTRAL BUSINESS DISTRICT (CBD)

This is a mixed-use land use category that is coterminous with the CBD Development Area and the DIA jurisdictional boundaries. The category allows residential, commercial, industrial, institutional, recreational, and entertainment uses, as well as transportation and communication facilities. The exact location, distribution, and density/intensity of various types of land use in the CBD will be guided by the Allocation of Development Rights Agreements approved in accordance with the Comprehensive Plan, Land Development Regulations, and any other applicable adopted plans and regulations.

- A. Except as provided in Subsection B., the maximum entitlements within the CBD land use category shall be consistent with Tables L-1.A and L-1.B. These tables represent the available entitlements at the time the Consolidated Downtown DRI abandonment is finalized. All existing development within the CBD and currently approved developments within DIA allocation agreements as of the date of the Consolidated Downtown DRI abandonment are vested.

Table L-1.A: CBD Existing Development Entitlements

Land Use	Units	Constructed or <u>Allocated</u>
Retail	Square Feet	2,733,393
Office	Square Feet	15,057,752
Industrial	Square Feet	618,731
Gov't/Inst.	Square Feet	4,973,546
Comm. Utilities	Square Feet	95,000
Residential	Units	5,668
Attractions (seats)	Seats	7,958
Hotel Rooms	Rooms	3,222
Marina Slips	Slips	789 964

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