

1 Introduced by Council Member Diamond:  
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4 **ORDINANCE 2024-868**

5 AN ORDINANCE APPROVING THE PROPOSED 2024B SERIES  
6 TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
7 THE *2045 COMPREHENSIVE PLAN* OF THE CITY OF  
8 JACKSONVILLE TO AMEND THE OPERATIVE PROVISIONS  
9 AND THE LOW DENSITY RESIDENTIAL (LDR) AND MEDIUM  
10 DENSITY RESIDENTIAL (MDR) CATEGORIES RELATING TO  
11 DUPLEXES, TRI-PLEXES AND QUAD-PLEXES AND DENSITY  
12 IN THE MISSING MIDDLE AND ADOPTING THE MISSING  
13 MIDDLE OVERLAY MAP, FOR TRANSMITTAL TO THE STATE  
14 OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW;  
15 PROVIDING A DISCLAIMER THAT THE AMENDMENT  
16 TRANSMITTED HEREIN SHALL NOT BE CONSTRUED AS AN  
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS,** the **Planning and Development Department** has initiated  
21 certain revisions and modifications to the text of the *2045*  
22 *Comprehensive Plan* in accordance with the procedures and requirements  
23 set forth in Chapter 650, Part 4, *Ordinance Code*, to amend the  
24 Operative Provisions and the Low Density Residential (LDR) and Medium  
25 Density Residential (MDR) portions of the Future Land Use Element and  
26 to adopt the Missing Middle Overlay Map into the Future Land Use  
27 Element, which are more particularly set forth in **Exhibit 1**, attached  
28 hereto, dated October 30, 2024, and incorporated herein by reference;  
29 and

30 **WHEREAS,** the Jacksonville Planning Commission, as the Local  
31 Planning Agency, held a public hearing on this proposed Amendment to

1 the *2045 Comprehensive Plan*, with due public notice having been  
2 provided, and reviewed and considered all comments received during  
3 the public hearing, and made a recommendation to the City Council;  
4 and

5 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public  
6 hearing on this proposed Amendment pursuant to Chapter 650, Part 4,  
7 *Ordinance Code*, and having considered all written and oral comments  
8 received during the public hearing, has made its recommendation to  
9 the Council; and

10 **WHEREAS**, the City Council held a public hearing on this  
11 proposed Amendment with public notice having been provided, pursuant  
12 to Section 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4,  
13 *Ordinance Code*, and having considered all written and oral comments  
14 received during the public hearing, the recommendations of the  
15 Planning and Development Department, the Planning Commission and the  
16 LUZ Committee, desires to transmit this proposed Amendment through  
17 the State's expedited state review process to the Florida Department  
18 of Commerce, as the State Land Planning Agency, the Northeast Florida  
19 Regional Council, the Florida Department of Transportation, the St.  
20 Johns River Water Management District, the Florida Department of  
21 Environmental Protection, the Florida Fish and Wildlife Conservation  
22 Commission, the Department of State's Bureau of Historic  
23 Preservation, the Florida Department of Education, and the Department  
24 of Agriculture and Consumer Affairs; now therefore

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

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

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

31 **Section 2. Disclaimer.** The transmittal approved herein

1 shall **not** be construed as an exemption from any other applicable  
2 local, state, or federal laws, regulations, requirements, permits or  
3 approvals. All other applicable local, state or federal permits or  
4 approvals shall be obtained before commencement of the development  
5 or use, and transmittal is based upon acknowledgement, representation  
6 and confirmation made by the applicant(s), owner(s), developer(s)  
7 and/or any authorized agent(s) or designee(s) that the subject  
8 business, development and/or use will be operated in strict compliance  
9 with all laws. Transmittal does **not** approve, promote or condone any  
10 practice or act that is prohibited or restricted by any federal,  
11 state or local laws.

12 **Section 3. Effective Date.** This Ordinance shall become  
13 effective upon the signature by the Mayor or upon becoming effective  
14 without the Mayor's signature.

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16 Form Approved:

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18           /s/ Dylan Reingold          

19 Office of General Counsel

20 Legislation Prepared By: Dylan Reingold

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