

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2026-632**

5 AN ORDINANCE APPROVING THE PROPOSED 2026B SERIES  
6 TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF  
7 THE 2045 COMPREHENSIVE PLAN OF THE CITY OF  
8 JACKSONVILLE TO ENSURE CONSISTENCY WITH STATE  
9 LAW AND PROVIDE FACTORS FOR ASSESSING  
10 COMPATIBILITY OF RESIDENTIAL USES ASSOCIATED  
11 WITH PROPOSED CHANGES IN RESIDENTIAL LAND USE  
12 CATEGORIES OR ZONING DISTRICTS, FOR TRANSMITTAL  
13 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR  
14 REVIEW; PROVIDING A DISCLAIMER THAT THE  
15 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, the Planning and Development Department has initiated  
20 certain revisions and modifications to the text of the 2045  
21 *Comprehensive Plan* in accordance with the procedures and requirements  
22 set forth in Chapter 650, Part 4, *Ordinance Code* to amend the Future  
23 Land Use Element as more particularly set forth in **Exhibit 1**, attached  
24 hereto, dated July 15, 2026, 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 Future Land Use Element of the *2045 Comprehensive Plan* as set  
24 forth in **Exhibit 1**, attached hereto, dated July 15, 2026, for  
25 transmittal to Florida's various required State Agencies for review.

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

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

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

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11 Form Approved:

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14 /S/ Terrence L. Harvey

15 Office of General Counsel

16 Legislation Prepared By: Helena Parola

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