

1 Introduced by Council Members Carlucci, Amaro, Peluso, Miller and
2 Johnson:

3
4
5 **ORDINANCE 2026-311**

6 AN ORDINANCE APPROVING THE PROPOSED 2026B SERIES
7 TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT,
8 DEFINITIONS, AND THE FUTURE LAND USE MAP SERIES
9 OF THE *2045 COMPREHENSIVE PLAN* OF THE CITY OF
10 JACKSONVILLE TO IDENTIFY A TARGET GROWTH AREA TO
11 PROMOTE RESILIENT AND ATTAINABLE HOUSING, FOR
12 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS
13 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER THAT
14 THE AMENDMENT TRANSMITTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; 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 Future
22 Land Use Element as more particularly set forth in **Exhibit 1**, attached
23 hereto dated March 11, 2026, and Definitions, as more particularly
24 set forth in **Exhibit 2** attached hereto, dated March 11, 2026, and the
25 Future Land Use Map Series, which is more particularly set forth in
26 **Exhibit 3**, attached hereto, dated March 11, 2026, and incorporated
27 herein by reference; and

28 **WHEREAS**, the Jacksonville Planning Commission, as the Local
29 Planning Agency, held a public hearing on this proposed Amendment to
30 the *2045 Comprehensive Plan*, with due public notice having been
31 provided, and reviewed and considered all comments received during

1 the public hearing, and made a recommendation to the City Council;
2 and

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

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

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

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

25 The Council hereby approves the proposed 2026B Series Text Amendment
26 to the Future Land Use Element as more particularly set forth in
27 **Exhibit 1**, attached hereto dated March 11, 2026, and Definitions, as
28 more particularly set forth in **Exhibit 2** attached hereto, dated March
29 11, 2026, and the Future Land Use Map Series, which is more
30 particularly set forth in **Exhibit 3**, attached hereto, dated March 11,
31 2026 of the *2045 Comprehensive Plan*, for transmittal to Florida's

1 various required State Agencies for review.

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

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

17
18 Form Approved:

19
20 _____
 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Helena Parola

23 GC-#1744383-v1-Target_Area_Growth_Text_Amend.docx