

# **2045 2030 COMPREHENSIVE PLAN**

## **PROPERTY RIGHTS** **ELEMENT**



**DECEMBER 2022**

*The Honorable Lenny Curry*  
*Mayor*

*William B. Killingsworth*  
*Director of Planning & Development*

---

**JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT**

214 N. Hogan Street, Suite 300, Jacksonville, Florida 32202

~~*CITY OF JACKSONVILLE*~~

~~*The Honorable Lenny Curry, Mayor*~~

~~*CITY COUNCIL MEMBERS*~~

<del><i>The Honorable Terrance Freeman</i></del>	<del><i>At-Large, Group 1</i></del>
<del><i>The Honorable Ronald B. Salem</i></del>	<del><i>At-Large, Group 2</i></del>
<del><i>The Honorable Tommy Hazouri</i></del>	<del><i>At-Large, Group 3</i></del>
<del><i>The Honorable Matt Carlucci</i></del>	<del><i>At-Large, Group 4</i></del>
<del><i>The Honorable Samuel Newby</i></del>	<del><i>At-Large, Group 5</i></del>
<del><i>The Honorable Joyce Morgan</i></del>	<del><i>District 1</i></del>
<del><i>The Honorable Al Ferraro</i></del>	<del><i>District 2</i></del>
<del><i>The Honorable Aaron L. Bowman</i></del>	<del><i>District 3</i></del>
<del><i>The Honorable Kevin Carrico</i></del>	<del><i>District 4</i></del>
<del><i>The Honorable LeAnna Cumber</i></del>	<del><i>District 5</i></del>
<del><i>The Honorable Michael Boylan</i></del>	<del><i>District 6</i></del>
<del><i>The Honorable Reggie Gaffney</i></del>	<del><i>District 7</i></del>
<del><i>The Honorable Ju'Coby Pittman</i></del>	<del><i>District 8</i></del>
<del><i>The Honorable Garrett L. Dennis</i></del>	<del><i>District 9</i></del>
<del><i>The Honorable Brenda Priestly Jackson</i></del>	<del><i>District 10</i></del>
<del><i>The Honorable Danny Becton</i></del>	<del><i>District 11</i></del>
<del><i>The Honorable Randy White</i></del>	<del><i>District 12</i></del>
<del><i>The Honorable Rory Diamond</i></del>	<del><i>District 13</i></del>
<del><i>The Honorable Randy DeFoor</i></del>	<del><i>District 14</i></del>

**TABLE OF CONTENTS**

---

**GOAL, OBJECTIVE AND POLICY** ..... 4  
    **GOAL 1 Protect private property rights.** ..... 4

## GOAL, OBJECTIVE AND POLICIES

### GOAL 1

The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

#### Policies 1.1.1

The City will ensure that private property rights are considered in local decision making.

#### 1.1.2

The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.