

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-90-E

AN ORDINANCE ADOPTING AMENDMENTS TO THE 2045
COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE;
AMENDING THE HOUSING ELEMENT, THE FUTURE LAND
USE ELEMENT, THE PUBLIC SCHOOLS FACILITIES
ELEMENT, THE INFRASTRUCTURE ELEMENT, THE
SANITARY SEWER SERVICE FEASIBILITY ANALYSIS AND
DEFINITIONS, TO INCORPORATE RECOMMENDATIONS
FROM THE EVALUATION AND APPRAISAL REPORT AS
APPROVED BY ORDINANCE 2023-670-E; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, *Florida Statutes*,
the City of Jacksonville adopted its original *Comprehensive Plan* by
the enactment of Ordinance 1990-794-380 on September 11, 1990, and
has subsequently amended it by various Ordinances and Resolutions to
the current *2045 Comprehensive Plan*; and

WHEREAS, the City of Jacksonville periodically assess its *2045
Comprehensive Plan* to address changes in local conditions; and

WHEREAS, pursuant to the procedures outlined in Chapter 650,
Part 3, *Ordinance Code*, and Section 163.3191(3), *Florida Statutes*,
the Planning and Development Department conducted a comprehensive
review and evaluation of the *2045 Comprehensive Plan*; and

WHEREAS, after conducting a series of public meetings and
hearings as required by Chapter 650, Part 3, *Ordinance Code*, and
Section 163.3191, *Florida Statutes*, the Evaluation and Appraisal
Report ("EAR") and the proposed amendments to the *2045 Comprehensive
Plan* were transmitted to the State of Florida Department of Commerce,

1 as the State Land Planning Agency, and other required agencies for
2 review pursuant to Ordinance 2024-516-E; and

3 **WHEREAS,** subsequent to the City's transmittal of the EAR and
4 proposed modifications to the *2045 Comprehensive Plan*, the State's
5 review was conducted pursuant to the State Coordinated Review Process;
6 and

7 **WHEREAS,** by various letters and e-mails, the Department of
8 Commerce and other state reviewing agencies transmitted their
9 comments, if any, regarding the proposed amendments to the *2045*
10 *Comprehensive Plan* transmitted pursuant to Ordinance 2024-516-E; and

11 **WHEREAS,** the Planning and Development Department reviewed the
12 proposed revisions, considered all comments received, prepared a
13 written report and rendered an advisory recommendation to the Council
14 with respect to the proposed amendments to the *2045 Comprehensive*
15 *Plan*; and

16 **WHEREAS,** the Planning Commission, as the Local Planning
17 Agency, held a public hearing on the proposed amendments to the *2045*
18 *Comprehensive Plan*, with due public notice having been provided, and
19 reviewed and considered all comments received during the public
20 hearing, and made a recommendation to the City Council; and

21 **WHEREAS,** pursuant to Section 650.408, *Ordinance Code*, the Land
22 Use and Zoning Committee held a public hearing in accordance with the
23 requirements of Chapter 650, Part 4, *Ordinance Code*, on the proposed
24 amendments to the *2045 Comprehensive Plan*; and

25 **WHEREAS,** the City Council further considered all oral and
26 written comments received during the public hearings, including the
27 data collection and analysis portions of the proposed amendments to
28 the *2045 Comprehensive Plan*, the recommendations of the Planning and
29 Development Department and Planning Commission, the final
30 recommendations of the Land Use and Zoning Committee, and the
31 comments, if any, of the Department of Commerce and other state

1 agencies; and

2 **WHEREAS**, in the exercise of its authority, the City Council
3 has determined it necessary and desirable to adopt the proposed
4 amendments to the *2045 Comprehensive Plan* as outlined herein, to
5 preserve and enhance present advantages, encourage the most
6 appropriate use of land, water and resources, consistent with public
7 interest, overcome present deficiencies, and deal effectively with
8 future problems that may result from the use and development of land
9 within the City of Jacksonville; now therefore

10 **BE IT ORDAINED** by the Council of the City of Jacksonville:

11 **Section 1. Purpose and Intent.** This Ordinance is adopted
12 to carry out the purpose and intent of, and exercise the authority
13 set out in, the Local Government Comprehensive Planning and Land
14 Development Regulation Act, Sections 163.3161 through 163.3248,
15 *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

16 **Section 2. Amendments to Comprehensive Plan.** The *2045*
17 *Comprehensive Plan* is hereby amended to incorporate revisions to the
18 text of the *2045 Comprehensive Plan* as set forth in **Revised Exhibit**
19 **1** (Housing Element), **Exhibit 2** (Future Land Use Element), **Exhibit 3**
20 (Public Schools Facilities Element), **Exhibit 4** (Infrastructure
21 Element), and **Exhibit 5** (Sanitary Sewer Service Feasibility Analysis)
22 and **Revised Exhibit 6** (Definitions) all attached hereto and
23 incorporated herein by this reference.

24 The Planning and Development Department is hereby authorized to
25 include all updates and modifications to the *2045 Comprehensive Plan*
26 approved by the City Council through the date of enactment of this
27 Ordinance in the relevant element(s) or map(s) and shall place the
28 *2045 Comprehensive Plan* in the file with the City Council Legislative
29 Services Division, and upon confirming ADA compliance, shall publish
30 the final *2045 Comprehensive Plan* on the City's website.

31 The Planning Department is also authorized to send the notice,

1 attached hereto as **Exhibit 7**, to the Florida Department of Commerce
2 consistent with the requirements of Section 163.3191, Florida
3 Statutes.

4 **Section 3. Effective Date.** This Ordinance shall become
5 effective upon the signature by the Mayor or upon becoming effective
6 without the Mayor's signature.

7
8 Form Approved:

9
10 /s/ Mary E. Staffopoulos

11 Office of General Counsel

12 Legislation Prepared By: Helena Parola

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