

2045 COMPREHENSIVE PLAN

INTRODUCTION



DECEMBER 2025

The Honorable Donna Deegan, Mayor

Helena A. Parola, Director of Planning

JACKSONVILLE PLANNING DEPARTMENT
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CITY OF JACKSONVILLE
The Honorable Donna Deegan, Mayor

CITY COUNCIL MEMBERS

<i>City Council Member</i>	<i>Group or District</i>
<i>The Honorable Terrance Freeman</i>	<i>At-Large, Group 1</i>
<i>The Honorable Ronald B. Salem</i>	<i>At-Large, Group 2</i>
<i>The Honorable Nick Howland</i>	<i>At-Large, Group 3</i>
<i>The Honorable Matt Carlucci</i>	<i>At-Large, Group 4</i>
<i>The Honorable Chris Miller</i>	<i>At-Large, Group 5</i>
<i>The Honorable Ken Amaro</i>	<i>District 1</i>
<i>The Honorable Mike Gay</i>	<i>District 2</i>
<i>The Honorable Will Lahnen</i>	<i>District 3</i>
<i>The Honorable Kevin Carrico</i>	<i>District 4</i>
<i>The Honorable Joe Carlucci</i>	<i>District 5</i>
<i>The Honorable Michael Boylan</i>	<i>District 6</i>
<i>The Honorable Jimmy Peluso</i>	<i>District 7</i>
<i>The Honorable Reggie Gaffney, Jr.</i>	<i>District 8</i>
<i>The Honorable Tyrona Clark-Murray</i>	<i>District 9</i>
<i>The Honorable Ju’Coby Pittman</i>	<i>District 10</i>
<i>The Honorable Raul Arias</i>	<i>District 11</i>
<i>The Honorable Randy White</i>	<i>District 12</i>
<i>The Honorable Rory Diamond</i>	<i>District 13</i>
<i>The Honorable Rahman Johnson</i>	<i>District 14</i>

The Comprehensive Plan is a policy document required by Florida Statutes Chapter 163, and by Chapter 650 of the City of Jacksonville Code of Ordinances. Pursuant to the Florida Statutes and the City of Jacksonville Code of Ordinances, the Comprehensive Plan sets out the long and short-term goals directing the development of programs and policies that guide growth and development in an effective and orderly manner. The ultimate goal of the Plan is to promote the public health, safety and welfare.

The City's Comprehensive Plan is comprised of eleven elements containing a series goals, objectives and policies as well as a definitions section and a map series. Goals, objectives, and policies are intended to be general rules of conduct that allow for broad discretion in decision-making. The goals, objectives and policies are often associated with more detailed and specific implementing rules, regulations, and programs such as the City of Jacksonville Code of Ordinances.

Goal: A general statement about a desired future outcome. Goals provide the long-term vision and serve as the foundation of the plan, but do not indicate specific actions to be taken to achieve the desired outcomes. Goals provide the basis for the more specific direction provided by the objectives and policies.

Objective: A more specific statement that provides direction to achieve a given goal. There are typically several objectives associated with each goal contained in the plan.

Policy: Specific courses of action or rules of conduct used to achieve the goals and objectives of the plan. They are intended to be used regularly to guide day-to-day decision-making and direct actions to be taken by the city to implement the plan.

The eleven elements of the Comprehensive Plan and the policy focus for each element is provided below.

Capital Improvements Element

- To maintain public services and facilities in the city to sustain current and future growth by establishing capital improvement projects.

Conservation/Coastal Management Element

- To protect and preserve the natural resources of the city.

Future Land Use Element

- To balance growth that results in compact and compatible land use patterns that minimize urban sprawl and threats to health, safety, and welfare.
- To outline the long-range vision of the city and how to get there.

Historic Preservation Element

- To preserve the community's identified historic resources.
- To identify, document, protect and preserve the city's archaeological, historical and cultural resources.

Housing Element

- To develop stable neighborhoods which provide safe, sound, sanitary and energy efficient housing in various costs, sizes, and types.

Infrastructure Element

- Natural Groundwater Aquifer Recharge Sub-Element
 - To ensure adequate quantity and quality of water in the city
 - To conserve and protect potable water resources.
- Drainage Sub-Element
 - To ensure availability of stormwater management systems in order to improve water quality by reducing sources of pollution.
- Sanitary Sewer Sub-Element
 - To provide wastewater collection and treatment systems.
 - To encourage development and redevelopment in areas where the public wastewater system has adequate capacity.
- Solid Waste Sub-Element
 - To provide an integrated solid waste management system.
- Potable Water Sub-Element
 - To ensure an adequate supply of high-quality water.

Intergovernmental Coordination Element

- To coordinate planning and policy making of the city among local, regional, State, and federal governmental entities in order to ensure consistency in development and in the provision of services.

Public Schools Facilities Element

- To coordinate land use planning and school facility planning.

Recreation and Open Space Element

- To provide recreational facilities to support residential development.
- To enhance and conserve natural resources and provide greater access to the St. Johns River.

Transportation Element

- To optimize the capacity of the existing roadway network and promote mobility.

Property Rights Element

- To ensure that property rights are considered in local decision making.