

# 2045 COMPREHENSIVE PLAN

## PROPERTY RIGHTS ELEMENT



DECEMBER 2025

*The Honorable Donna Deegan, Mayor*

*Helena A. Parola, Director of Planning*

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**JACKSONVILLE PLANNING DEPARTMENT**  
214 N. Hogan Street, Suite 300, Jacksonville, Florida 32202

**2045 COMPREHENSIVE PLAN**

**PROPERTY RIGHTS ELEMENT**

**GOAL, OBJECTIVE  
AND POLICIES**

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## 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.