

**ORDINANCE NO. 2026-01**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, RELATING TO THE REVISION OF THE JEFFERSON COUNTY COMPREHENSIVE PLAN; AMENDING, REVISING, AND READOPTING IN ITS ENTIRETY THE JEFFERSON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR APPLICABILITY AND EFFECT AND THE PRODUCTION OF AN OFFICIAL EDITION OF THE COMPREHENSIVE PLAN; REPEALING THE EXISTING 2025 JEFFERSON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE AND FILING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Jefferson County Board of County Commissioners (“Board”) is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

**WHEREAS**, Chapter 163, Part II, Florida Statutes, empowers and requires the Jefferson County Board of County Commissioners to: (a) plan for the County’s future development and growth; (b) adopt and amend Comprehensive Plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

**WHEREAS**, on or about November 10, 2023, Jefferson County (the “County”) submitted a Comprehensive Plan Evaluation and Appraisal (EAR) Letter of Determination to the Florida Department of Commerce (“Florida Commerce”) stating a finding of need to amend the Comprehensive Plan; and

**WHEREAS**, the Jefferson County Planning Commission has been established and designated as the Local Planning Agency (LPA) for Jefferson County, Florida, pursuant to Subsection 163.3174, Florida Statutes; and

**WHEREAS**, on May 22, 2025, and June 12, 2025, the LPA held a duly noticed public hearing to consider proposed amendments to the Jefferson County Comprehensive Plan, and recommended to the Board that the proposed amendments be approved for transmittal to the state; and

**WHEREAS**, the LPA and the Board have, in the preparation of the amendments to the Comprehensive Plan attached hereto as Exhibit “A” (the “Amended Comprehensive Plan”), performed or caused to be performed the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings

as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; and

**WHEREAS**, the Board held a transmittal hearing to consider the recommendation of the Local Planning Agency on July 17, 2025, and transmitted the Amended Comprehensive Plan to Florida Commerce, in its role as the State land planning agency, and to other State review agencies; and requested review and that State provide its objections, recommendations, and comment (ORC) report; and

**WHEREAS**, the Florida Commerce, by letter dated October 14, 2025, transmitted its ORC on the Amended Comprehensive Plan to the County; and

**WHEREAS**, an amended version of the Amended Comprehensive Plan was prepared by the County following review of the ORC report which reflects changes in response to comments provided in the ORC; and

**WHEREAS**, the County scheduled and advertised the final adoption hearing for the Amended Comprehensive Plan in a local newspaper of general circulation in the County, and such advertisement was published at least five days prior to such final adoption hearing; and

**WHEREAS**, on February 19, 2026, the Board held the final adoption hearing in accordance with Section 163.3184, Florida Statutes, to consider and receive all oral and written comments relating to the Amended Comprehensive Plan, including the data collection and analysis package; and

**WHEREAS**, in exercise of its statutory authority and in furtherance of the health, safety, and welfare of the citizens of Jefferson County, the Board has determined it necessary and desirable to adopt the Amended Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY FLORIDA, AS FOLLOWS:**

**Section 1. Purpose and Intent; Findings.**

(A) The above legislative findings are true and correct and are hereby incorporated herein by reference and form a material part hereof.

(B) This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes.

**Section 2. Adoption of Amended Comprehensive Plan.**

(A) The Board of County Commissioners of Jefferson County, Florida, hereby adopts and approves the “Jefferson County, Florida 2045 Comprehensive Plan” and all supporting maps, exhibits, and attachments thereto, attached hereto as Exhibit “A” and incorporated herein by reference.

(B) The Jefferson County, Florida 2045 Comprehensive Plan was adopted after a public hearing which was duly noticed as required by law.

**Section 3. Official Edition**

Following the Effective Date (as hereinafter defined), a final edition of the Jefferson County, Florida 2045 Comprehensive Plan shall be produced containing the text as adopted in its final form along with related maps and attachments, and that edition shall be made available to the public.

**Section 4. Applicability and Effect.**

The applicability and effect of the Jefferson County, Florida 2045 Comprehensive Plan shall be as provided by the Community Planning Act, Chapter 163, Part II, Florida Statutes, and this Ordinance.

**Section 5. Severability.**

If any provision or portion of this Ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all the remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 6. Transmittal to State and Filing**

(A) Consistent with Section 163.3184(4)(e)2., F.S., this Ordinance and the Jefferson County, Florida 2045 Comprehensive Plan amendment package shall be transmitted to the Florida Commerce within ten (10) working days after enactment of this Ordinance by the Board.

(B) A Certified Copy of this Ordinance, as well as Certified Copies of the Jefferson County Comprehensive Plan, and subsequent Amendments thereto, shall be filed with the Jefferson County Clerk of the Circuit Court.

**Section 7. Repeal.**

Upon the Effective Date, the “Comprehensive Plan 2025 Jefferson County Florida” shall stand repealed and of no further force or effect.

**Section 8. Effective Date.**

(A) Consistent with Section 163.3184(4)(e)4., F.S., the “Effective Date” of the Jefferson County, Florida 2045 Comprehensive Plan shall be the date provided in Florida Commerce’s Notice of Intent if Florida Commerce finds the plan amendment in compliance and no challenge is filed by an affected party when the Notice of Intent is posted to Florida Commerce’s website. If timely challenged, the Jefferson County, Florida 2045 Comprehensive Plan shall become effective on the date Florida Commerce or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on the Jefferson County, Florida 2045 Comprehensive Plan may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the Jefferson County, Florida 2045 Comprehensive Plan may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to Florida Commerce.

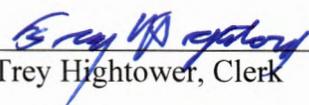
(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

**PASSED AND DULY ADOPTED** this 19<sup>th</sup> day of February, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF JEFFERSON COUNTY, FLORIDA

By:   
Ben White, Chairman

ATTEST:

  
Trey Hightower, Clerk

APPROVED AS TO FORM:

  
Evan Rosenthal, Esq.  
County Attorney

**EXHIBIT A**

**JEFFERSON COUNTY, FLORIDA 2045 COMPREHENSIVE PLAN**