

Ordinance 2016-632

2016B Series Text Amendment
City of Jacksonville 2030 Comprehensive Plan

Future Land Use Element (FLUE)

GOAL 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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1.1.5

The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

~~The Land Development Regulations shall contain several zoning districts in each residential category, which will allow a range of residential densities in order to ensure that the total population capacity in any land use category does not exceed the holding capacity determined in Appendix in the FLUE for each planning district.~~

1.1.5A

The Land Development Regulations shall contain several zoning districts in each residential and non-residential category. These zoning districts will allow for a range of densities and intensities and shall encourage mixed-used development in appropriate locations in order to achieve the requirements of FLUE Policy 1.1.5.

1.1.6

The City of Jacksonville is divided into six planning districts along census tract boundaries. The City should evaluate and ~~modify~~ consider modifying the Planning District boundaries to achieve smaller districts or sub-districts which have common characteristics and will enable the City to address the various nuances of existing neighborhoods and more precise evaluations of needs and improvements.

1.1.7

~~Future rezonings must include consideration of how the allocation of the various residential and non-residential zoning districts furthers the intent of FLUE Policy 1.1.5. The Planning and Development Department shall monitor the implementation of the Future Land Use Element by ensuring that the allocation of the various residential zoning districts permissible within each functional land use classification does not exceed the projected holding capacity reflected in Background Report of this Element. The results of this analysis shall ensure that the allocation of residential zoning districts in the Land Development Regulations will be consistent with the range in density and holding capacity established in the above policy. Final Development Orders will not be issued where holding capacity is exceeded.~~

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1.1.21

Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding ~~must be based on~~ the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.