

Staff Report on
Proposed 2017B Series Amendment
to the Future Land Use Element of the 2030
Comprehensive Plan

ORDINANCE 2017-497

As indicated in EXHIBIT 1 for Ordinance 2017-497, a text amendment is being proposed to amend the Future Land Use Element (FLUE) Public Buildings and Facilities (PBF) future land use category of the Comprehensive Plan. The proposed amendment adds dredge material disposal to the list of principal uses of the Public Buildings and Facilities future land use category.

According to the category description of the Future Land Use Element (FLUE), the Public Buildings and Facilities (PBF) future land use category is intended to accommodate major public use or community service activities. Principal uses include: all lawful government activities; public/private institutions; churches and places of worship; hospitals; major public utilities; nursing homes; group care homes; and homes for the aged or orphans. Additionally, secondary uses include recreation and open space; conservation areas; sanitary landfills; construction and demolition debris landfills and yard waste composting facilities. The Planning and Development Department considers dredge material disposal as a use consistent with this land use category.

The Planning and Development Department recommends **APPROVAL** of the text amendment as identified in the attached **EXHIBIT 1** to **Ordinance 2017-497**.

1 Introduced by Council President at the request of the Mayor:
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4 **ORDINANCE 2017-497**

5 AN ORDINANCE APPROVING FOR TRANSMITTAL TO THE
6 STATE OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW
7 OF PROPOSED 2017B SERIES TEXT AMENDMENT TO THE
8 FUTURE LAND USE ELEMENT OF THE 2030
9 COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE
10 RELATING TO THE PUBLIC BUILDINGS AND FACILITIES
11 (PBF) FUTURE LAND USE CATEGORY TO ADD DREDGE
12 MATERIAL DISPOSAL TO THE LIST OF PRINCIPAL USES;
13 PROVIDING AN EFFECTIVE DATE.
14

15 **WHEREAS**, the Planning and Development Department has initiated
16 certain revisions and modifications to the text of the *2030*
17 *Comprehensive Plan* in accordance with the procedures and requirements
18 set forth in Chapter 650, Part 4, *Ordinance Code* to facilitate the
19 appropriate and timely implementation of the plan, and has provided
20 the necessary supporting data and analysis to support and justify the
21 amendments determined to be required and accordingly has proposed
22 certain revisions and modifications which are more particularly set
23 forth in **Exhibit 1, attached hereto**, and incorporated herein by
24 reference; and

25 **WHEREAS**, the Jacksonville Planning Commission, as the Local
26 Planning Agency, held a public hearing on this proposed amendment to
27 the *2030 Comprehensive Plan*, with due public notice having been
28 provided, and reviewed and considered all comments received during the
29 public hearing, and made a recommendation to the City Council; and

30 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
31 hearing on this proposed amendment pursuant to Chapter 650, Part 4,

1 Ordinance Code, having considered all written and oral comments
2 received during the public hearing, has made its recommendation to the
3 Council; and

4 **WHEREAS**, the City Council held a public hearing on this proposed
5 amendment with public notice having been provided, pursuant to Section
6 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
7 *Code*, and having considered all written and oral comments received
8 during the public hearing, the recommendations of the Planning and
9 Development Department, the Planning Commission and the LUZ Committee,
10 desires to transmit this proposed amendment through the State's
11 expedited state review process to the Florida Department of Economic
12 Opportunity, as the State Land Planning Agency, the Northeast Florida
13 Regional Council, the Florida Department of Transportation, the St.
14 Johns River Water Management District, the Florida Department of
15 Environmental Protection, the Florida Fish and Wildlife Conservation
16 Commission, the Department of State's Bureau of Historic Preservation,
17 the Florida Department of Education, and the Department of Agriculture
18 and Consumer Affairs; now, therefore

19 **BE IT ORDAINED** by the Council for the City of Jacksonville:

20 **Section 1. Approval of Amendment for Transmittal Purposes.** The
21 Council hereby approves the proposed 2017B Series text amendment to
22 the Future Land Use Element of the *2030 Comprehensive Plan* as set
23 forth in **Exhibit 1, attached hereto**, dated July 13, 2017, for
24 transmittal to Florida's various required State Agencies for review.
25 The amendment is relating to the Public Buildings and Facilities (PBF)
26 Future Land Use Category to add dredge material disposal to the list
27 of principal uses.

28 **Section 2. Effective Date.** This ordinance shall become
29 effective upon the signature by the Mayor or upon becoming effective
30 without the Mayor's signature.

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Form Approved:

/s/ Susan Grandin

Office of General Counsel

Legislation Prepared by: Kristen Reed

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2017B Series Text Amendment
City of Jacksonville 2030 Comprehensive Plan
Future Land Use Element

FUTURE LAND USE ELEMENT

PUBLIC BUILDINGS AND FACILITIES (PBF)

PBF - GENERAL INTENT

This is a broad land use category that is intended to accommodate major public use or community service activities.

Siting public/semi-public facilities that are allowed in commercial, light and heavy industrial, residential and institutional categories as supporting uses will not require plan amendment. Some major uses, however, because of their scale and potential community impacts, may only be sited in this plan category.

Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as it is intended, as an important part of the urban service delivery system. The standards to be prepared as Land Development Regulations and the criteria herein only designate locations that may be considered for public/semi-public uses, and do not apply to military bases or other uses that do not directly serve the citizens of the City. Consideration does not guarantee approval of a particular use in any given location. With the exception of utility substations and other similar non-trip generating uses, community and regional serving public/semi-public sites should abut a roadway classified as a collector or higher facility on the adopted highway functional classification system map, which is part of the 2030 Comprehensive Plan.

PBF - GENERAL USES

The uses provided herein shall be applicable to all PBF sites in all Development Areas.

Principal Uses

All lawful government activities; Public buildings and grounds; Schools; Criminal justice facilities; Military installations; Transportation facilities including airports, train stations, terminals etc.; Dredge material disposal; along with ancillary and accessory uses such as Warehouses; General aviation uses; Hotels; Motels; Restaurants; Car rental agencies; Public/private institutions; Churches and places of worship; Hospitals, including Professional offices, Medical clinics, Pharmacies, and other uses normally associated therewith; Private clubs; Sale and service of alcoholic

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City of Jacksonville 2030 Comprehensive Plan

Future Land Use Element

beverages in conjunction with a permissible use; Major public utilities; and Off street parking lots; Nursing homes; Group care homes; Homes for the aged or orphans and other uses normally associated therewith are also permitted within this land use category.

Secondary Uses

Recreation and open space such as Ball parks; Stadiums Arenas and equestrian facilities; etc.; Sale and service of alcoholic beverages in conjunction with a permitted activity; Off street parking lots; Silviculture activities; Conservation areas; Sanitary landfills; Construction and demolition debris landfills; Yard waste composting facilities including the mulching plant and similar other uses.