

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

ORDINANCE 2017-797

As indicated in EXHIBIT 1 for Ordinance 2017-797, 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 2017-797**.

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2017-797**

5 AN ORDINANCE ADOPTING 2017B SERIES TEXT AMENDMENT
6 TO THE FUTURE LAND USE ELEMENT (FLUE) OF THE 2030
7 COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE TO
8 AMEND THE PUBLIC BUILDINGS AND FACILITIES (PBF)
9 FUTURE LAND USE CATEGORY TO ADD DREDGE MATERIAL
10 DISPOSAL TO THE LIST OF PRINCIPAL USES CONSISTENT
11 WITH SECTION 163.3178, *FLORIDA STATUTES*;
12 PROVIDING AN EFFECTIVE DATE.
13

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

24 **WHEREAS**, the City by the adoption of Ordinance 2017-497-E
25 approved this text amendment to the 2030 Comprehensive Plan September
26 18, 2017 for transmittal to the Florida Department of Economic
27 Opportunity ("DEO"), as the State Land Planning Agency and other
28 required state agencies, for review and comment; and

29 **WHEREAS**, by various letters and e-mails, the DEO and other state
30 reviewing agencies transmitted their comments, if any, regarding this
31 proposed amendment; and

1 **WHEREAS**, the Planning and Development Department reviewed the
2 proposed revisions, considered all comments received, prepared a
3 written report and rendered an advisory recommendation to the Council
4 with respect to these proposed text amendments; and

5 **WHEREAS**, the Planning Commission, as the Local Planning Agency,
6 held a public hearing on this proposed amendment to the *2030*
7 *Comprehensive Plan*, with due public notice having been provided, and
8 reviewed and considered all comments received during the public
9 hearing, and made a recommendation to the City Council; and

10 **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land Use
11 and Zoning (LUZ) Committee held a public hearing in accordance with the
12 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed
13 amendment and has made its recommendation to the City Council; and

14 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes* and
15 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public
16 hearing with public notice having been provided on this proposed
17 amendment to the *2030 Comprehensive Plan*; and

18 **WHEREAS**, the City Council further considered all oral and written
19 comments received during public hearings, including the data collection
20 and analysis portions of this proposed amendment to the *2030*
21 *Comprehensive Plan*, the recommendations of the Planning and Development
22 Department and the Planning Commission, the final recommendations of
23 the LUZ Committee, and the comments, if any, of the DEO and the other
24 state agencies; and

25 **WHEREAS**, in the exercise of its authority, the City Council has
26 determined it necessary and desirable to adopt this proposed amendment
27 to the *2030 Comprehensive Plan* to preserve and enhance present
28 advantages, encourage the most appropriate use of land, water and
29 resources, consistent with public interest, overcome present
30 deficiencies, and deal effectively with future problems that may result

1 from the use and development of land within the City of Jacksonville;
2 now therefore,

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

4 **Section 1. Purpose and Intent.** This ordinance is adopted to
5 carry out the purpose and intent of, and exercise the authority set out
6 in the Local Government Comprehensive Planning and Land Development
7 Regulation Act, Sections 163.3161 through 163.3248, *Florida Statutes*
8 and Chapter 166, *Florida Statutes*, as amended. The amendment allows
9 the amendment of the Public Buildings and Facilities (PBF) Future Land
10 Use Category to add dredge material disposal to the list of principal
11 uses consistent with Section 163.3178, *Florida Statutes*.

12 **Section 2. Amendment to Comprehensive Plan.** The *2030*
13 *Comprehensive Plan* is hereby amended to include this revision to the
14 text of the *2030 Comprehensive Plan* in the Future Land Use Element
15 (FLUE) from the 2017B Series which has been initiated by the Planning
16 and Development Department, as more particularly set forth in **Exhibit**
17 **1, attached hereto**, and incorporated herein by reference.

18 **Section 3. Effective Date.** This ordinance shall become
19 effective upon the signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

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22 Form Approved:

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25 /s/ Susan C. Grandin

26 Office of General Counsel

27 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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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.