

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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July 20, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2023-152**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. CM Freeman spoke on behalf of CM Diamond advocating for approval of the ordinance.

Planning Commission Vote:	6-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission; Land Use and Zoning Committee; and City Council its comments and recommendations on:

ORDINANCE 2023-152

AN ORDINANCE AMENDING SECTION 650.105 (DEFINITIONS), PART 1 (GENERAL PROVISIONS), CHAPTER 650 (COMPREHENSIVE PLANNING FOR FUTURE DEVELOPMENT), ORDINANCE CODE, SECTION 656.704 (NONCONFORMING LOTS OF RECORD – RESIDENTIAL), PART 7 (NONCONFORMING LOTS, USES AND STRUCTURES), AND SECTION 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO CLARIFY THE DEFINITION OF A “LOT OF RECORD”, TO DEFINE “INFILL LOT”, AND TO ADDRESS DEVELOPMENT OF INFILL LOTS IN RESIDENTIAL ZONING DISTRICTS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends the definition of “lot of record” to clarify that it means a lot which is part of a recorded subdivision or a parcel described by metes and bounds the description of which was recorded in the public records of the county on or before September 21, 1990, provided such lot met the minimum lot requirements of the zoning district in which it was located at the time of recording. It amends Sec. 656.704 – Nonconforming Lots of Record - to provide a new definition for “infill lot” defined as “a lot or parcel located in the Urban Priority Area development area or Urban Area development area which has access to centralized potable water and sanitary sewer and is: (i) part of a plat recorded on or before September 21, 1990 in the office of the Clerk of the Circuit Court of Duval County; or (ii) described by metes and bounds and the description for which was recorded on or before September 21, 1990 in the office of the Clerk of the Circuit Court of Duval County”. The purpose of the amendments is to allow development of non-conforming lots in the Urban Priority Area and Urban Area to promote infill development that may be prevented by the current wording of the Zoning Code.

II. EVALUATION

A. The need and justification for the change

The bill amends Ordinance Code chapters 650 – Comprehensive Planning for Future Development – and 656 – Zoning Code – to clarify the definition of “lot of record” and to add a definition of “infill lot”.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

The proposed ordinance is consistent with the 2045 Comprehensive Plan by encouraging infill lots at appropriate locations and by aligning the definition of a “lot of record” in the Zoning Code and the Comprehensive Plan.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2023-152 be approved.**