

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2022-383

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: May 10, 2022

Committee(s) of Reference: LUZ, Waterways Commission

Date of Analysis: May 12, 2022

Type of Action: Zoning Code amendment

Bill Summary: The bill amends various sections of Subpart H – Downtown Overlay Zone and Downtown District Use and Form Regulations – of the Zoning Code as follows:

- Changes the name of the “Church” district to the “NorthCore” district.
- Adds new definitions and clarifies definitions, permitted uses, bonus uses, and form requirements in the private realm.
- Replaces graphic figures for transparency.
- Adds parks as a permitted use in the CCBD.
- Adds free-standing restaurants as an exception to the river setback and height limitations.
- Provides an exemption for waterfront restaurants to the calculated in the volume bonus.
- Eliminates the alcohol restrictions applicable in the Church District, except that outside sales of alcohol must be in conjunction with a restaurant.
- Adds a numerical value for maximum length to building massing and form.
- Revises requirements for new parking garages and surface parking lots, removing transparency language for ground level parking and adding a minimum percentage of street frontage activation requirement for parking garages.
- Prohibits new surface parking or expansion of existing surface parking in the Sports and Entertainment and Southbank Districts.
- Adds that Jacksonville Historic Preservation Commission and DDRB conceptual and final approval are needed prior to issuance of a demolition permit on Historic or Landmarked structures.

The bill also amends Subpart H and Ordinance Code Chapter 30 – Planning and Development Department – in Part 2 – Planning Commission - to remove responsibility for review of rezonings and changes to the Zoning Code within the Downtown area from the Planning Commission and shift that responsibility to the Downtown Design Review Board.

Background Information: One of the purposes of this ordinance is to provide greater clarity and certainty in the interpretation and application of regulations and standards through better definitions and specificity of wording. Another purpose is to encourage the development of waterfront restaurants by removing restrictions (such as allowing restaurants to be developed within the 50-foot waterfront setback area and allowing height deviations) and permitting restaurant seating areas to be constructed over water, as allowed by a recent change in state regulations. Another purpose is to remove the use restrictions related to sale of alcoholic beverages that previously applied in the Church District, now renamed the NorthCore District. The bill prohibits the development of new surface parking or the expansion of existing surface parking lots in the Sports and

Entertainment and Southbank Districts. A final purpose is to give the Downtown Design Review Board the authority to review and approve developments Downtown in place of the Planning Commission.

Policy Impact Area: Downtown development

Fiscal Impact: Undetermined

Analyst: Clements