

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2022-48

Introducer/Sponsor(s): LUZ Committee

Date of Introduction: January 25, 2022

Committee(s) of Reference: LUZ

Date of Analysis: January 27, 2022

Type of Action: Comprehensive Plan text amendment

Bill Summary: The bill amends the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan to add a new Policy 3.1.27 to the FLUE to provide that the City shall consider amending the land use and zoning of a legal lot of record existing before September 21, 1990, in a manner that permits development of one single-family dwelling, regardless of the availability of centralized water or sewer facility connections and related density or lot area requirements. Land use amendments and rezonings shall be subject to a case-by-case review for consistency with the Comprehensive Plan.

Background Information: When the City's Comprehensive Plan was adopted in 1990, the Future Land Use Categories included minimum lot sizes for residential development without access to centralized water and sewer facilities. Depending on the residential land use category, the minimum lot sizes without water or sewer facilities range from one acre to one quarter of an acre. When considering requests to amend the land use map from a commercial land use category to a residential land use category, the minimum lot size requirements must be taken into consideration and, on occasion, potentially appropriate residential infill lots cannot be approved for land use amendments to residential land use categories based solely on inconsistency with the minimum lot sizes established in the land use categories. This amendment would give the Planning Department and Planning Commission the ability to consider these applications on a case-by-case basis and recommend approval should the circumstances indicate that the proposed residential use is not detrimental to the surrounding area

Policy Impact Area: Development of lots of record

Fiscal Impact: Undetermined

Analyst: Clements