

Introduced by Council Member J. Carlucci:

ORDINANCE 2025-9

AN ORDINANCE AMENDING SECTION 656.399.7 (OVERLAY DEVELOPMENT STANDARDS), SUBPART M (SAN MARCO OVERLAY ZONE), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO AMEND SUB-SUBSECTION 656.399.7(B)(8) REGARDING BUILDING RESTRICTION LINES FOR THE ALFORD PARK SUBDIVISION TO REFLECT HISTORIC DEVELOPMENT CONDITIONS; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Amending Section 656.399.7 (Overlay development standards.), Ordinance Code. Section 656.399.7 (Overlay development standards), Subpart M (San Marco Overlay Zone), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

CHAPTER 656. ZONING CODE.

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PART 3. SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART M. SAN MARCO OVERLAY ZONE

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Sec. 656.399.7. - Overlay development standards.

Except as otherwise provided in this Subpart M, the design, siting and building standards, criteria and limitations set forth expressly in this Subpart M with reference to lots with building

1 restriction lines, setback and height, specific locations, specific
2 development types and/or specific types of structures or equipment,
3 shall supersede and prevail over any other inconsistent provisions
4 of the Zoning Code including any PUD adopted subsequent to the
5 effective date of this ordinance. Subsequent to the effective date
6 of this ordinance any request for administrative deviation,
7 variance, conventional rezoning, PUD rezoning, PUD administrative
8 modification, PUD minor modification, or PUD major modification
9 shall be limited by these Overlay development standards as well as
10 Section 656.399.6, of this Overlay. For standards not expressly set
11 forth in this Overlay, the standards relative to an underlying
12 zoning district and other applicable, general provisions of the
13 Zoning Code shall govern.

14 * * *

15 (b) *Specific location setback lines and provisions.* The
16 setback lines/required yards and other siting restrictions
17 applicable to lots located within the historical plats of
18 lands listed in Figure B, and identified and described further
19 by current street name (and applicable to any successor street
20 name thereto), are as follows:

21 * * *

22 (8) Alford Park; Figure C, Location 3: For lots
23 ~~located~~addressed on the east side of Arcadia Avenue ~~and~~
24 ~~on all sides of Belote Place~~ a 35-foot front yard
25 setback and a 15-foot combined side yard setback. For
26 lots addressed on the east side of Belote Place a 25-
27 foot front yard setback and a 15-foot combined side yard
28 setback. For lots addressed on the west side of Belote
29 Place a 20-foot front yard setback and a 15-foot
30 combined side yard setback. For the lot addressed on
31 the south side of Alford Place between Belote Place and

Arcadia Place a 10-foot front yard setback and a 15-foot combined side yard setback. For the lot addressed on the north side of Mitchell Avenue between Belote Place and Arcadia Place a 5-foot front yard setback and a 15-foot combined side yard setback. For corner lots having two front yards, the front yard setback limitation shall apply to each front yard. Notwithstanding these restrictions, any primary structure and any alterations to the primary structure that were constructed more than fifty years prior to January 1, 2025 that is made non-conforming by these setback limitations may be reconstructed on the structure's historic footprint.

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

Form Approved:

/s/ Jason R. Teal

Office of General Counsel

Legislation Prepared By: Jason R. Teal

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