

1 Introduced by the Rules Committee (Council Members Howland, Freeman,
2 Boylan, Carlucci, Gay, Johnson and Miller) and amended by the Rules
3 Committee:
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6 **ORDINANCE 2025-410-E**

7 AN ORDINANCE REGARDING CERTAIN BOARDS AND
8 COMMISSIONS OF THE CITY OF JACKSONVILLE;
9 REPEALING AND RESERVING PART 7 (CONTEXT
10 SENSITIVE STREETS STANDARDS COMMITTEE), CHAPTER
11 32 (PUBLIC WORKS DEPARTMENT), *ORDINANCE CODE*, TO
12 DISSOLVE THE CONTEXT SENSITIVE STREETS STANDARDS
13 COMMITTEE; AMENDING SECTION 654.142
14 (SUBDIVISION STANDARDS AND POLICY ADVISORY
15 COMMITTEE), CHAPTER 654 (CODE OF SUBDIVISION
16 REGULATIONS), *ORDINANCE CODE*, TO ADD CERTAIN
17 DUTIES OF THE FORMER CONTEXT SENSITIVE STREETS
18 STANDARDS COMMITTEE TO THE DUTIES OF THE
19 SUBDIVISION STANDARDS AND POLICY ADVISORY
20 COMMITTEE; AMENDING SECTION 656.1502
21 (DEFINITIONS), PART 15 (COMMUNICATION TOWER AND
22 ANTENNA REGULATIONS), CHAPTER 656 (ZONING CODE),
23 *ORDINANCE CODE*, TO DELETE THE DEFINITION OF
24 "TOWER REVIEW COMMITTEE"; AMENDING SECTIONS
25 656.1503 (APPLICABILITY), 656.1506 (TRACK II
26 TOWERS), 656.1509 (TOWER REVIEW COMMITTEE),
27 656.1510 (WIRELESS COMMUNICATION ANTENNAS),
28 656.1511 (TIME PERIODS; AUTOMATIC APPROVAL),
29 SUBPART A (WIRELESS COMMUNICATION FACILITIES),
30 PART 15 (COMMUNICATION TOWER AND ANTENNA
31 REGULATIONS), CHAPTER 656 (ZONING CODE),

1 *ORDINANCE CODE*, TO REFLECT DISSOLUTION OF THE
2 TOWER REVIEW COMMITTEE AND ALLOCATION OF CERTAIN
3 RESPONSIBILITIES OF THE FORMER TOWER REVIEW
4 COMMITTEE TO THE APPROPRIATE COMMITTEE OF THE
5 CITY COUNCIL HANDLING QUASI-JUDICIAL MATTERS;
6 PROVIDING FOR CODIFICATION INSTRUCTIONS;
7 ESTABLISHING A PROSPECTIVE EFFECTIVE DATE OF
8 SEPTEMBER 1, 2025, FOR THE CODE AMENDMENTS
9 CONTAINED IN THIS ORDINANCE TO BECOME EFFECTIVE;
10 PROVIDING FOR AN EFFECTIVE DATE.

11
12 **WHEREAS**, Section 50.110, *Ordinance Code*, requires that at
13 least every four years the Rules Committee review each of the boards
14 and commissions created by the Ordinance Code or created pursuant to
15 state law (but not statutorily mandated boards or commissions) to
16 assess whether such board or commission continues to perform a
17 valuable service or fulfill a valuable function for our City, whether
18 any restrictions placed on membership of the board or commission are
19 appropriate or should be diminished or enhanced, whether the duties
20 and responsibilities of the board or commission should be revised,
21 and any other relevant matter with respect to operation and purpose
22 of such boards and commissions and the need for continuation of such
23 boards and commissions; and

24 **WHEREAS**, the Rules Committee began its review of the current
25 boards and commissions of the City at its meeting on February 18,
26 2025; and

27 **WHEREAS**, during the course of its review, the Rules Committee
28 determined there is no need to separate the duties and functions of
29 the Context Sensitive Streets Standards Committee and the Subdivision
30 Standards and Policy Advisory Committee; and

31 **WHEREAS**, the Rules Committee recommends the dissolution of the

Context Sensitive Streets Standards Committee and recommends that the Subdivision Standards and Policy Advisory Committee absorb the duties and functions of the dissolved Context Sensitive Streets Standards Committee, with the Planning and Development Department to provide the necessary staff support; and

WHEREAS, the Rules Committee also determined there is no continuing need for the Tower Review Committee; and

WHEREAS, the Tower Review Committee currently has one pending application; and

WHEREAS, the Rules Committee recommends a prospective effective date of September 1, 2025, for the Code amendments outlined in this Ordinance to take effect to allow the affected Committees the opportunity to act on any pending applications and otherwise close out the business of the Committee; now therefore

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

Section 1. Repealing and Reserving Part 7 (Context Sensitive Streets Standards Committee), Chapter 32 (Public Works Department), Ordinance Code. Part 7 (Context Sensitive Streets Standards Committee), Chapter 32 (Public Works Department), *Ordinance Code*, a copy of which is attached hereto as **Exhibit 1**, is hereby repealed in its entirety and reserved.

Section 2. Amending Section 654.142 (Subdivision standards and policy advisory committee), Chapter 654 (Code of Subdivision Regulations), Ordinance Code. Section 654.142 (Subdivision standards and policy advisory committee), Chapter 654 (Code of Subdivision Regulations), *Ordinance Code*, is hereby amended to read as follows:

CHAPTER 654 – CODE OF SUBDIVISION REGULATIONS

*** * ***

Sec. 654.142. – Subdivision standards and policy advisory committee.

(a) The Subdivision Standards and Policy Advisory Committee (hereinafter referred to as the Committee) is hereby created to

review and revise standards and policy to implement the objectives of this Chapter and advise the appropriate Council committee of its decisions, with respect to any issues concerning land development and ~~except~~ traffic engineering and roadway design issues, including sidewalks, bicycle lanes, multi-use paths or disability access on such facilities. The Committee shall be composed of thirteen ~~ten~~ members.

(1) The following four members shall be appointed by the Council President, subject to confirmation by the Council:

- (A) A representative of the home-building industry;
- (B) A representative of the engineering profession;
- (C) A civil engineer who has a specialty in transportation or a transportation planner; and
- (D) A representative of the land developers.

(2) The following three members shall be appointed by the Mayor, subject to confirmation by the Council:

- (A) A representative of the land surveying profession;
- (B) A representative of the Underground Utility Contractor profession; and
- (C) A representative of the urban planning profession or a representative of the bicycle/pedestrian community.

(3) The following six individuals, or their designee, shall serve as members of the Committee:

- (A) Chief of the Transportation Planning Division;
- (B) Chief of the Environmental Quality Division;
- (C) Director of Water and Wastewater, JEA;
- (D) Chief of the Right of Way and Stormwater Maintenance Division of the Public Works Department;
- (E) Chief of the Engineering and Construction Management Division of the Public Works Department (City Engineer); and

(F) A Landscape Architect within the Public Works Department.

~~Five members shall be appointed by the Mayor, subject to confirmation by the Council. These members shall be composed of a representative of the home-building industry, a representative of the engineering profession, representative of the land developers, a representative of the land surveying profession and a representative of the Underground Utility Contractor profession. The remaining five members shall be the following, or their designee:~~

~~(1) Chief Community Planning Division of the Planning and Development Department;~~

~~(2) Chief Environmental Quality Division of the Office of Administrative Services;~~

~~(3) Director Water and Wastewater, JEA;~~

~~(4) Chief Right-of-Way and Stormwater Maintenance Division of the Public Works Department;~~

~~(5) Chief Engineering and Construction Management Division of the Public Works Department (City Engineer).~~

Each appointed member shall serve for a term of four years, expiring November 30 of the subject term, or until his successor shall have been appointed and confirmed. Vacancies of appointed members occurring on the Committee shall be filled for the unexpired term by appointment by the Mayor, subject to confirmation by the Council.

* * *

(d) The Committee is established for the following purposes:

- (1) To review and revise from time to time the basic documents setting forth the rules, standards and policies presently used in the City, with respect to any issues concerning land development, except traffic engineering and roadway design

issues.

- (2) To provide a forum to hear requested revisions to the above-referenced documents, with respect to any issues concerning land development, ~~except~~ traffic engineering and roadway design issues in order to keep the documents in a current status.

* * *

- (e) In implementing its purposes under this Section, the Committee shall have the following duties and use the following procedures:

- (1) Review and approve or revise by Committee vote the documents titled City Standard Specifications, City Standard Details and Land Development Procedures Manual, with respect to any issues concerning land development, ~~except~~ traffic engineering and roadway design issues.

- (2) Entertain requested revisions to the documents by Committee members, concerning land development, ~~except~~ traffic engineering and roadway design issues. A member may request revisions as a representative of his entity or on behalf of the general public.

* * *

Section 3. Amending Section 656.1502 (Definitions), Part 15 (Communication Tower and Antenna Regulations), Chapter 656 (Zoning Code), Ordinance Code. Section 656.1502 (Definitions), Part 15 (Communication Tower and Antenna Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

CHAPTER 656 - ZONING CODE

* * *

PART 15. - COMMUNICATION TOWER AND ANTENNA REGULATIONS

* * *

Sec. 656.1502. - Definitions.

For purposes of this Part, the following terms, words, and

phrases shall have the following meanings:

* * *

~~Tower Review Committee means the public body charged with responsibility for making final decisions with respect to applications for waivers from minimum setback and separation requirements, applications for waivers from landscaping requirements, applications for variances from the maximum height requirements for low impact/stealth towers, applications for variances from the maximum height and projection requirements for side-mount and rooftop antennas, applications for variances from other maximum height requirements in Subpart A, and applications for declaration of tower or antenna type.~~

* * *

Section 4. Amending Sections 656.1503 (Applicability), 656.1506 (Track II Towers), 656.1509 (Tower Review Committee), 656.1510 (Wireless communication antennas) and 656.1511 (Time Periods; automatic approval), Subpart A (Wireless Communication Facilities), Part 15 (Communication Tower and Antenna Regulations), Chapter 656 (Zoning Code), Ordinance Code. Sections 656.1503 (Applicability), 656.1506 (Track II Towers), 656.1509 (Tower Review Committee), 656.1510 (Wireless communication antennas) and 656.1511 (Time Periods; automatic approval), Subpart A (Wireless Communication Facilities), Part 15 (Communication Tower and Antenna Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, are hereby amended to read as follows:

CHAPTER 656 - ZONING CODE

* * *

PART 15. - COMMUNICATION TOWER AND ANTENNA REGULATIONS

* * *

SUBPART A. - WIRELESS COMMUNICATION FACILITIES

Sec. 656.1503. - Applicability.

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(c) *Replacement towers.* An existing wireless communication tower, including a legally permitted nonconforming tower, may be replaced, subject to building permit review, if the overall height of the tower is not increased and the replacement tower is a monopole tower or, if the existing tower is a camouflaged tower, the replacement tower is a like-camouflaged tower. All replacement towers shall comply with the originally approved landscape plan. The City Council Tower Review Committee may grant waivers from the originally approved landscape plan according to Section 656.1508, Ordinance Code, and in accordance with the notice and public hearing requirements for rezonings set forth in Section 656.124 Ordinance Code.

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Sec. 656.1506. - Track II Towers.

* * *

(c) *Low impact/stealth towers; Siting and Design Requirements.* Except as set forth in Section 656.1514, Ordinance Code, low impact/stealth towers shall be permitted in all zoning districts, including Planned Unit Development Districts, and shall meet the compatibility requirements set forth in subsection (a) above and shall be subject to the following siting and design requirements:

- (1) *Height.* The maximum height of low impact/stealth towers in any residential zoning district is 110 feet. In all other districts, the maximum height of low impact/stealth towers is 130 feet; provided, however, that a variance may be sought from the City Council Tower Review Committee in accordance with the provisions of this Subpart to increase the maximum height of a proposed low impact/stealth tower in a nonresidential zoning district up to an additional 30

1 feet. No variance shall be required, however, where
2 close-mount antennas are proposed to be located on that
3 portion of a low impact/stealth tower in excess of 130
4 feet, so long as the overall tower height of the tower does
5 not exceed 160 feet and the tower is located in a
6 nonresidential zoning district.

7 * * *

8 **Sec. 656.1509. - Waivers and Variances~~Tower Review Committee.~~**

9 ~~There is hereby established a committee to be known as the Tower~~
10 ~~Review Committee ("TRC"). A waiver from the minimum setback and~~
11 ~~separation requirements, waiver from the landscape requirements of~~
12 ~~this Part 15, variance from the maximum height requirements for low~~
13 ~~impact/stealth towers, variance from the maximum height and~~
14 ~~projection requirements for side-mount and rooftop antennas, variance~~
15 ~~from the other maximum height requirements in this Subpart A, or~~
16 ~~declaration that a proposed tower or antenna qualifies as either a~~
17 ~~camouflaged or low impact/stealth tower or antenna may only be~~
18 ~~obtained from the City Council~~Tower Review Committee. The Tower Review~~~~
19 ~~Committee shall be composed of three members of the appropriate~~
20 ~~committee of the City Council and two members of the Commission. The~~
21 ~~Chairman of the appropriate committee of the City Council shall~~
22 ~~appoint three members of that committee to serve on the Tower Review~~
23 ~~Committee. The Chairman of the Commission shall appoint two members~~
24 ~~of that Commission to serve on the Tower Review Committee. Each Tower~~
25 ~~Review Committee member shall serve for a term of one year or until~~
26 ~~his successor shall have been appointed. The term of each committee~~
27 ~~member shall be from July 1 to June 30 each year, and members may~~
28 ~~serve for additional consecutive terms. All Tower Review Committee~~
29 ~~members must remain members of the appropriate committee of the City~~
30 ~~Council or the Commission, as the case may be, during their entire~~
31 ~~term as a member of the Tower Review Committee. When the City~~

1 ~~Council Tower Review Committee~~ acts on an application for a waiver
2 from the minimum setback and separation requirements, a waiver from
3 the landscaping requirements of this Part 15, a variance from the
4 maximum height requirements for low impact/stealth towers, a variance
5 from the maximum height and projection requirements for side-mount
6 and rooftop antennas, a variance from the other maximum height
7 requirements in this Subpart A, or a declaration that a proposed
8 tower or antenna constitutes an acceptable low impact/stealth or
9 camouflage design, such action shall be deemed the final action of
10 the City of Jacksonville as of the effective date of the final action
11 by the ~~Tower Review Committee~~.

- 12 (a) *Public hearing.* A public hearing shall be held by the Council
13 Committee of reference handling quasi-judicial matters ~~Tower~~
14 ~~Review Committee~~ to consider all applications for a waiver of
15 the minimum setback and separation requirements of this
16 Subpart A, a waiver from the landscaping requirements of this
17 Part 15, a variance from the maximum height requirements for
18 low impact/stealth towers, a variance from the maximum height
19 and projection requirements for side-mount and rooftop
20 antennas, a variance from the other maximum height
21 requirements in this Subpart A, or a declaration that a
22 proposed tower or antenna qualifies as either a camouflaged
23 or low impact/stealth tower or antenna. Notice of the public
24 hearing shall be given pursuant to the written notice and
25 posting of sign requirements of Section 656.137(a), (c) and
26 (d). No published advertisement shall be required.

27 The Department shall be responsible for making an advisory
28 recommendation to the Council Committee of reference handling
29 quasi-judicial matters ~~Tower Review Committee~~ on each application for
30 a waiver or variance. Said recommendation shall be in writing and
31 furnished to the Council Committee of reference handling

1 quasi-judicial matters ~~Tower Review Committee~~ and the applicant at
2 least three days prior to the scheduled hearing.

3 (b) *Waiver and variance criteria.* The City Council ~~Tower Review~~
4 ~~Committee~~ may grant a waiver from the minimum setback and
5 separation requirements of this Subpart A, a waiver from the
6 landscaping requirements of this Part 15, a variance from the
7 maximum height requirements for low impact/stealth towers, a
8 variance from the maximum height and projections requirements
9 for side-mount and rooftop antennas, or a variance from the
10 other maximum height requirements in this Subpart A, only
11 upon proof that there are no less intrusive means for siting
12 the tower or antenna to meet the coverage needs of a Wireless
13 Communications Service Provider. This burden may only be met
14 where the applicant proves, by a preponderance of the
15 evidence, that the request meets the following standards and
16 criteria, to the extent applicable:

17 * * *

18 (c) *Declaration criteria.* The Council Committee of reference
19 handling quasi-judicial matters may add to the ~~Tower Review~~
20 ~~Committee has already declared an~~ initial list of approved
21 camouflaged and low impact/stealth tower and antenna-mount
22 designs. The Council Committee of reference handling quasi-
23 judicial matters ~~Tower Review Committee~~ may add to those lists
24 by issuing a declaration that a proposed tower or antenna
25 mount constitutes an acceptable camouflage or low
26 impact/stealth design only upon proof of the following:

27 * * *

28 (d) *Appeals.* City Council decisions ~~A final action~~ under this
29 subsection shall be deemed the final action of ~~not be reviewed~~
30 ~~further by the City Council.~~ Any person with standing may
31 challenge a final action taken by the City Council ~~Tower~~

~~Review Committee~~ in whatever way authorized by federal or State law.

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Sec. 656.1510. - Wireless communication antennas.

* * *

(d) *Variance from side-mount and rooftop height and projection requirements on non-tower structures.* A variance from the maximum height and projection requirements on non-tower structures set forth in this Subpart may only be obtained from the City Council ~~Tower Review Committee~~ in accordance with the procedures and criteria set forth in Section 656.1509, Ordinance Code.

* * *

Sec. 656.1511. - Time Periods; automatic approval.

* * *

(b) The Coordinator, Commission, ~~Tower Review Committee~~ or the City Council shall grant or deny each completed application for any other wireless communication facility in no case later than 90 business days after the date the application is determined to be properly completed by the Coordinator.

(c) If the Commission, ~~Tower Review Committee~~ or the City Council does not act within the time periods set forth in this Section, then the application for the collocation or wireless communication facility shall be deemed to be automatically approved.

* * *

Section 5. Codification Instructions. The Codifier and the Office of General Counsel are authorized to make all chapter and division "tables of contents" consistent with the changes set forth herein. Such editorial changes and any others necessary to make the *Ordinance Code* consistent with the intent of this legislation are

approved and directed herein, and changes to the *Ordinance Code* shall be made forthwith and when inconsistencies are discovered.

Section 6. Establishment of Prospective Effective Date for the Code Amendments Contained in this Ordinance to Become Effective.

The Code amendments contained herein shall become effective on September 1, 2025.

Section 7. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Carla A. Lopera

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