

LEGISLATIVE FACT SHEET

DATE: 09/21/22

BT or RC No: _____
(Administration & City Council Bills)

SPONSOR: Planning and Development Department/Community Planning Division
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentation _____

Provide Name: Ellyn Cavin Chief of Development Services Division

Contact Number: 255-8205

Email Address: ecavin@coj.net

PURPOSE: White Paper (Explain Why this legislation is necessary? Provide; Who, What, When, Where, How and the Impact.) Council Research will complete this form for Council introduced legislation and the Administration is responsible for all other legislation. (Minimum of 350 words - Maximum of 1 page.)

The Planning and Development Department, Development Services Division, requests approval to adopt an amendment to Chapter 654.139 that would allow up to 50% of residential lots to receive building permits prior to platting subject to review and approval of the City and JEA.

Upon a request by the developer at civil plan submittal, the Department may allow up to fifty percent (50%) of the lots to be built upon, but not occupied, so long as the developer or owner meets the following conditions:

- (1) Prior to the civil plan submittal to the City, the developer shall submit the proposal to JEA for their approval. The submittal to JEA must, at a minimum, include a sheet identifying the lots being requested for home construction prior to platting. JEA may require from the developer or owner any information necessary to understand the entire proposal.
- (2) Once JEA has given their preliminary approval, consistent with Sec. 654.108, the Department will review the preliminary site plan, the preliminary and final engineering plans for the required improvements, and the sheet identifying the lots being requested for home construction prior to platting as approved by JEA. The Department reserves the right to deny specific lots to protect City interests.
- (3) The project must have received preliminary plat approval consistent with Sec. 654.109. The preliminary plat approval is valid for 12 months from the date the Department gives approval.
- (4) The developer or owner shall provide the guarantees consistent with Sec. 654.110(d) as if they were seeking plat approval prior to the required improvements being constructed. However, the release of any guarantee based on construction of the required improvements is limited to 50% of the amount of the guarantee until the project is platted.
- (5) The developer or owner shall provide the warranty consistent with Sec. 654.110(e).
- (6) No Certificate of Occupancy shall be issued prior to the plat of the development being approved for and recorded in the public records of Duval County.

APPROPRIATION: Total Amount Appropriated N/A as follows:

List the source name and provide Object and Subobject Numbers for each category listed below:

(Name of Fund as it will appear in title of legislation)

Name of Federal Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of State Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of City of Jacksonville Funding Source(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name of In-Kind Contribution(s)	From: _____	Amount: _____
	To: _____	Amount: _____
Name & Number of Bond Account(s)	From: _____	Amount: _____
	To: _____	Amount: _____

PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:

Explain: Where are the funds coming from, going to, how will the funds be used? Does the funding require a match? Is the funding for a specific time frame? Will there be an ongoing maintenance? ... and staffing obligation? Per Chapters 122 & 106 regarding funding of anticipated post-construction operation costs.

(Minimum of 350 words - Maximum of 1 page.)

N/A as to funding. No adverse impact to the City of Jacksonville.

ACTION ITEMS: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.

ACTION ITEMS:

Emergency? Yes No

Justification of Emergency: If yes, explanation must include detailed nature of emergency.

Federal or State Mandate? Yes No

Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.

Fiscal Year Carryover? Yes No

Note: If yes, note must include explanation of all-year subfund carryover language.

CIP Amendment? Yes No

Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.

Contract / Agreement Approval?

Attachment & Explanation: If yes, attach the Contract / Agreement and name of Department (and contact name) that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed / drafted?

Related RC/BT?
 Waiver of Code?

Attachment: If yes, attach appropriate RC/BT form(s).
 Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.

Code Exception?

Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.

Related Enacted Ordinances?

Code Reference: If yes, identify related code section(s) and ordinance reference number in the box below and provide detailed explanation and any changes necessary within white paper.

ACTION ITEMS CONTINUED: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.

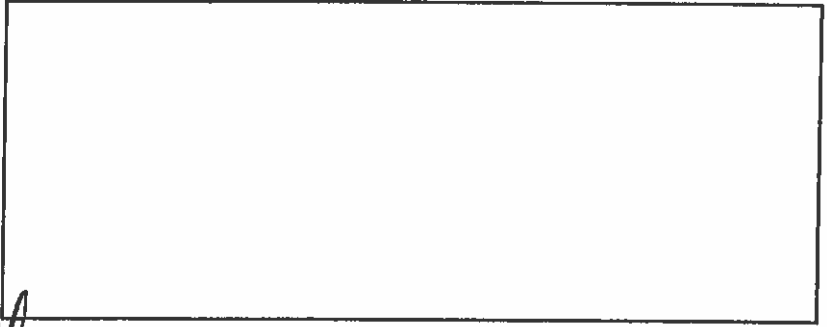
ACTION ITEMS: **Yes** **No**

Continuation of Grant?

Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?

Surplus Property Certification?
 Reporting Requirements?

Attachment: If yes, attach appropriate form(s).
 Explanation: List agencies (including City Council / Auditor) to receive reports and frequency of reports, including when reports are due. Provide Department (include contact name and telephone number) responsible for



Division Chief: W B K O P
(signature)

Prepared By: W B K O P
(signature)

Date: 9/21/22

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ADMINISTRATIVE TRANSMITTAL

To: MBRC, c/o Jasmine Jordan, Budget Office, St. James Suite 325

Thru: William B. Killingsworth, Director, Planning and Development Department

(Name, Job Title, Department)

Phone: 255-7813

E-mail: BillK@coj.net

From: Ellyn Cavin, Chief, Development Services Division, Planning and Development Department

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-8205

E-mail: ecavin@coj.net

Primary Contact: Ellyn Cavin, Chief, Development Services Division, Planning and Development Department

(Name, Job Title, Department)

Phone: 255-8205

E-mail: ecavin@coj.net

CC: Rachel Zimmer, Intergovernmental Affairs Coordinator, Office of the Mayor

904-255-5006 E-mail: RachelZ@coj.net

COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL

To: Mary Staffopoulos, Office of General Counsel, St. James Suite 480

Phone: 904-255-5062

E-mail: MStaff@coj.net

From:

Initiating Council Member / Independent Agency / Constitutional Officer

Phone: _____

E-mail: _____

Primary

Contact: (Name, Job Title, Department)

Phone: _____

E-mail: _____

CC: Rachel Zimmer, Intergovernmental Affairs Coordinator, Office of the Mayor

904-255-5006 E-mail: RachelZ@coj.net

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

Independent Agency Action Item: Yes No

Boards Action / Resolution?

Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED