

# CITY COUNCIL RESEARCH DIVISION

## LEGISLATIVE SUMMARY



**COLLEEN HAMPSEY,**  
**RESEARCH ASSISTANT**  
(904) 255-5151

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202  
FAX (904) 630-3403

**Bill Type and Number:** Ordinance 2022-731

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

**Date of Introduction:** September 27, 2022

**Committee(s) of Reference:** R, LUZ

**Date of Analysis:** September 27, 2022

**Type of Action:** *Ordinance Code* amendment

**Bill Summary:** Amending Section 654.139 (Enforcement), Chapter 654 (Code of Subdivision Regulations), *Ordinance Code* to allow up to 50% of residential lots to receive building permits prior to platting subject to review and approval of the City and JEA.

**Background Information:** The purpose of this legislation is to amend Subdivision Regulations regarding procedures for development prior to approval of final plats. With this amendment, upon a request by a developer at Civil Plans submittal, the Planning and Development Department may allow up to 50% of the lots within a proposed subdivision to be developed, 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 and recorded in the public records of Duval County.

**Policy Impact Area:** Subdivision Regulations

**Fiscal Impact:** No direct cost to the City

**Analyst:** Hampsey