



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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February 6, 2025

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2025-0009**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye

Ali Marar

Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission; Land Use and Zoning Committee; and City Council its comments and recommendations on:

ORDINANCE 2025-0009

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.

GENERAL INFORMATION

This bill amends Section 656.399.7 of the Ordinance Code regarding overlay development standards for the San Marco Overlay Zone. Specifically, it modifies subsection 656.399.7(b)(8) to address setback lines for lots in the Alford Park Subdivision, reflecting historical development conditions. The amendment provides specific setback limitations for various lots in the subdivision and allows for the reconstruction of structures on their historic footprints if they were originally built more than 50 years prior to January 1, 2025, and made nonconforming by these changes.

EVALUATION

A. The need and justification for the change

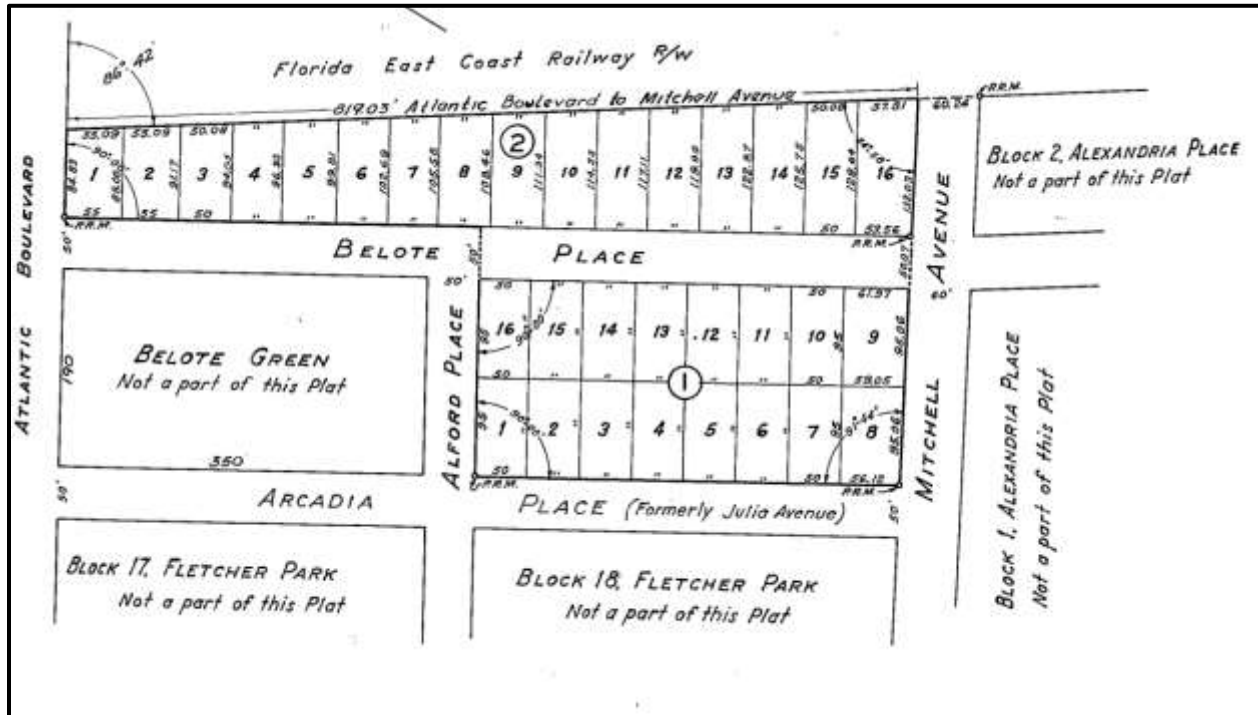
The purpose of this legislation is to ensure that the setback requirements for the Alford Park Subdivision align with its historic development patterns. The Alford Park Subdivision in San Marco was originally platted in December of 1938 (Plat Book 16, Page 25) which included lots with frontage along Alford Place, Belote Place, Arcadia Place and Mitchell Avenue. Many of the dwellings were constructed around 1939 and this legislation aims to address specific lots and setbacks to ensure consistency while accommodating these historically significant structures. The current regulations require larger setbacks than what were originally established and create a burden on existing property owners. These changes adjust setbacks to align with the established development patterns that exist today. The Planning & Development Department has no concerns about the requested changes.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

The proposed ordinance does not conflict with the 2045 Comprehensive Plan.

I. RECOMMENDATION

The Planning and Development Department recommends that Ordinance 2025-0009 be **APPROVED**.



Alford Park Subdivisions (Plat Book 16, Page 25)