

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2021-534

Introducer/Sponsor(s): Council Member Ferraro

Date of Introduction: August 10, 2021

Committee(s) of Reference: LUZ

Date of Analysis: August 12, 2021

Type of Action: Zoning Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 656 – Zoning Code – to create a new Subpart T – Cedar Point-Sawpit Zoning Overlay District – and to adopt the zoning overlay map for the district.

Background Information: The proposed Cedar Point-Sawpit zoning overlay covers the lands accessed along Cedar Point Road, beginning at Bogey Branch (Creek) and heading east, and accessed along Sawpit Road and its local road connections, which includes the Cedar Point and Pumpkin Hill areas and Black Hammock Island. The purpose of the overlay is to protect the unique “Old Florida” character of the area by preventing overdevelopment. It limits housing density to one dwelling unit per “net acre” of land (as defined) and provides that existing lots that do not contain at least one net acre of developable non-jurisdictional uplands shall not be considered “nonconforming lots” and may be developed as single family dwellings as if this Zoning Overlay were not in place. However, no lot existing as of July 1, 2021 shall be divided to create a lot or lots smaller than at least one net acre of land.

Policy Impact Area: Land development regulations

Fiscal Impact: No direct impact to the City

Analyst: Clements