



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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September 19, 2024

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.: 2024-699**

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: **6-0**

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

Ali Marar

Absent

Jack Meeks

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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
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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 2024-0699

AN ORDINANCE CONCERNING THE RENEW ARLINGTON ZONING OVERLAY; AMENDING SECTION 656.399.57 (APPLICABILITY), SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO CLARIFY CERTAIN LANGUAGE; AMENDING SECTION 656.399.59 (DEFINITIONS), SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO REVISE AND ADD CERTAIN DEFINITIONS; AMENDING SECTION 656.399.62 (CHARACTER AREAS), SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO UTILIZE CONSISTENT TERMINOLOGY; AMENDING SECTION 656.399.63 (RENEW ARLINGTON DESIGN REVIEW (“RADR”) TEAM), SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO UTILIZE CONSISTENT TERMINOLOGY; AMENDING SECTION 656.399.64 (RA/CRA ZONING OVERLAY ADMINISTRATIVE DEVIATIONS), SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO UTILIZE CONSISTENT TERMINOLOGY; PROVIDING FOR AN EFFECTIVE DATE.

GENERAL INFORMATION

This bill amends Sections 656.399.57, 656.399.59, 656.399.62, 656.399.63, and 656.399.64 Ordinance Code. The purpose of this legislation is to add definitions for the terms “Lot” and “Street” to Sec. 656.399.59, remove the term “parcel” and replace it with “Lot” and substitute “Street” for references to roads and roadways in several sections of Chapter 656 as related to the Renew Arlington Zoning Overlay. The bill also amends University Village Character Area Standard design guidelines, to add Merrill Road and Fort Caroline Road, and the University Commercial Character Area Standard design guidelines to add Arlington Road to the locations where open bay doors and other similar large doors providing access to work areas and storage areas may not open towards or directly face; and specify that full-view bay door windows count towards the building window requirements. The bill amends the design guidelines for the Merrill Commercial Character Area and the Arlington Road Character Area to specify that full-view bay door windows shall count towards the building window requirements and when allowable, street-

facing bay doors shall be commercial aluminum full view. The design guidelines for the Catalyst Character Areas are amended as related to building placement.

EVALUATION

A. The need and justification for the change

The purpose of this legislation is to amend the Renew Arlington Zoning Overlay to add and clarify certain definitions and to utilize consistent terminology within the Zoning Overlay. Consistency in terminology will allow for unambiguous implementation of the zoning code and to achieve the intent of the overlay to protect and enhance the redevelopment area.

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 2024-0699 be **APPROVED**.