

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

April 8, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-145**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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 with Amendment to remove the CCG-1 and IBP zoning districts.**

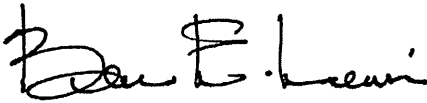
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and one speaker in support. The Commissioners had questions which type of parking lot this would apply to.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and 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 2021-145

AN ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 656.401 (PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA), SUBPART A, PART 4 (SUPPLEMENTARY REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO REMOVE THE LIMITATION ON THE HOURS OF OPERATION FOR OFF-STREET PARKING LOTS IN THE CCG-1, CCG-2, IBP, IL, IH AND PBF-3 ZONING DISTRICTS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends Chapter 656 (Zoning Code), Ordinance Code, to remove the limitation on overnight hours of operation for off-street parking lots in the CCG-1, CCG-2, IBP, IL, IH, and PBF-3 zoning districts from the Supplementary Regulations – Performance Standards and Development Criteria.

II. EVALUATION

A. The need and justification for the change

Currently, off-street parking lots in the CCG-1, CCG-2, IBP, IL, IH, and PBF-3 zoning districts may not be utilized during the hours of 11:00 PM to 7:00 AM. The increasing prevalence of businesses that operate on a 24 hour/7 days a week basis (such as warehousing and shipping/distribution companies) makes this restriction problematic in terms of employee parking. This bill would remove the overnight restriction from the more intensive commercial and industrial zoning districts where the businesses typically operate.

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.

This bill is consistent with the spirit and intent of both the Comprehensive Plan and the Zoning Code in that it is the intent of the legislation to protect and preserve the public health, safety and welfare of the people of the City of Jacksonville by promoting and sustaining the viability of existing and emerging commercial areas to support the City's residential areas.

III. RECOMMENDATION

The CCG-1 and the IBP zoning districts are often used as transitional zoning between residential areas and more intense commercial and industrial areas. In many cases these two zoning districts abut residential development. Therefore, the Planning and Development Department recommends that **Ordinance 2021-145 be approved except for the CCG-1 and IBP zoning districts.**

1 Introduced by Council Member Dennis:
2
3

4 **ORDINANCE 2021-145**

5 AN ORDINANCE REGARDING CHAPTER 656 (ZONING
6 CODE), *ORDINANCE CODE*; AMENDING SECTION
7 656.401 (PERFORMANCE STANDARDS AND DEVELOPMENT
8 CRITERIA), SUBPART A (PERFORMANCE STANDARDS
9 AND DEVELOPMENT CRITERIA), PART 4
10 (SUPPLEMENTARY REGULATIONS), CHAPTER 656
11 (ZONING CODE), *ORDINANCE CODE*, TO REMOVE THE
12 LIMITATION OF HOURS OF OPERATION FOR OFF-
13 STREET PARKING LOTS IN THE CCG-1, CCG-2, IBP,
14 IL, IH AND PBF-3 ZONING DISTRICTS; PROVIDING
15 AN EFFECTIVE DATE.
16
17

18 **BE IT ORDAINED** by the Council of the City of Jacksonville:

19 **Section 1. Amending Section 656.401 (Performance**
20 **Standards and Development Criteria), Subpart A (Performance**
21 **Standards and Development Criteria), Part 4 (Supplementary**
22 **Regulations), Chapter 656 (Zoning Code), *Ordinance Code*.** Section
23 656.401 (Performance Standards and Development Criteria) is hereby
24 amended to read as follows:

25 **Chapter 656 - ZONING CODE**

26 * * *

27 **PART 4. - SUPPLEMENTARY REGULATIONS**

28 **SUBPART A. - PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA**

29 **Sec. 656.401. - Performance standards and development criteria.**

30 It is the intent of the City of Jacksonville that these
31 supplementary regulation standards and criteria be read in addition

1 to, rather than in lieu of, any other requirement in this Chapter.
2 The following uses, whether permitted or permissible by exception,
3 must meet the criteria listed under each use as a prerequisite for
4 further consideration under this Zoning Code.

5 * * *

6 (o) *Off-street parking.*

7 * * *

8 (2) Off street parking lots in the CCG-1, CCG-2, IBP,
9 IL, IH and PBF-3 zoning districts shall be limited to the
10 following:

11 ~~(i) The hours of use shall be limited to the hours~~
12 ~~of 7:00 a.m. to 11:00 p.m.~~

13 ~~(ii)~~(i) There shall be no storage, sales or service
14 activity of any kind on these lots.

15 ~~(iii)~~(ii) These parking lots shall be designed to
16 meet the requirements of Part 12 of the Zoning Code (Landscape and
17 Tree Protection Regulations).

18 * * *

19 **Section 2. Effective Date.** This Ordinance shall become
20 effective upon signature by the Mayor or upon becoming effective
21 without the Mayor's signature.

22
23 Form Approved:

24
25 /s/ Susan C. Grandin

26 Office of General Counsel

27 Legislation Prepared By: Susan C. Grandin

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