

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
Chief of Research
(904) 255-5137

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2022-526

Introducer/Sponsor(s): Council Member Carrico

Date of Introduction: July 28, 2022

Committee(s) of Reference: TEU, LUZ

Date of Analysis: July 30, 2022

Type of Action: Zoning Code amendment

Bill Summary: The bill amends the Zoning Code by repealing Chapter 656, Part 14 – Transit Oriented Development – and replacing it with a new Part 14 – Transit Oriented Development. It establishes the purpose of the Part, provides numerous definitions, provides locational criteria for TODs, provides general development standards, and describes a two-phase TOD master plan and zoning overlay development process. It provides for additional criteria for processing and approving zoning amendments within TODs.

Background Information: The Zoning Code revisions reflect changes in the Future Land Use Element of the 2030 Comprehensive Plan which encompass a new objective and 9 policies relating to planning for Transit Oriented Development (TOD) – see companion Ordinance 2022-525. Sites proposed by JTA deemed suitable for TOD designation by the City and JTA will undergo a two-phased process for the development of a TOD zoning overlay. The first phase includes the creation of a TOD master plan, the identification of the TOD area, the assignment of a TOD typology (5 options), and the development of a vision and implementation strategy for the TOD. The 5 TOD typologies are: 1) Urban Center; 2) Regional Center; 3) Core Neighborhood; 4) Suburban Neighborhood; and 5) Special Use. The second phase is the codification of the development principles identified in the TOD master plan through the establishment of the TOD zoning overlay for property located within the TOD master plan area.

In addition to the usual rezoning criteria, rezoning applications filed within TODs will require determination of consistency with the TOD development standards in Part 14 and whether the proposed request furthers the vision, goals and elements of the designated TOD master plan and zoning overlay. Development of TOD master plans and zoning overlays requires, among other steps, the holding of charettes by the JTA to educate stakeholders about TODs and to solicit public input into the plans.

Policy Impact Area: Planning for Transit Oriented Development

Fiscal Impact: Undetermined

Analyst: Clements