

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2023-152

Introducer/Sponsor(s): Council Member Diamond

Date of Introduction: February 28, 2023

Committee(s) of Reference: LUZ

Date of Analysis: March 2, 2023

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code chapters 650 – Comprehensive Planning for Future Development – and 656 – Zoning Code – to clarify the definition of “lot of record” and to add a definition of “infill lot”.

Background Information: The bill amends the definition of “lot of record” to clarify that it means a lot which is part of a recorded subdivision or a parcel described by metes and bounds the description of which was recorded in the public records of the county on or before September 21, 1990, provided such lot met the minimum lot requirements of the zoning district in which it was located at the time of recording. It amends Sec. 656.704 – Nonconforming Lots of Record - to provide a new definition for “infill lot” defined as “a lot or parcel located in the Urban Priority Area development area or Urban Area development area which has access to centralized potable water and sanitary sewer and is: (i) part of a plat recorded on or before September 21, 1990 in the office of the Clerk of the Circuit Court of Duval County; or (ii) described by metes 1 and bounds and the description for which was recorded on or before September 21, 1990 in the office of the Clerk of the Circuit Court of Duval County”.

The purpose of the amendments is to allow development of non-conforming lots in the Urban Priority Area and Urban Area to promote infill development that may be prevented by the current wording of the Zoning Code.

Policy Impact Area: Infill development

Fiscal Impact: No direct impact to City budget

Analyst: Clements