



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

April 18, 2024

The Honorable Ronald B. Salem, Pharm. D., President
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.: 2024-256**

Dear Honorable Council President Salem, 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: **5-0**

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

Jack Meeks

Aye

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
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

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 2024-256

AN ORDINANCE AMENDING SECTION 656.311 (RESIDENTIAL – PROFESSIONAL – INSTITUTIONAL CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO INCLUDE ALL SINGLE-FAMILY DWELLINGS ON THE LIST OF PERMISSIBLE USES AND STRUCTURES IN THE COMMERCIAL, RESIDENTIAL AND OFFICE ZONING DISTRICT; AMENDING SECTION 656.704 (NONCONFORMING LOTS OF RECORD AND INFILL LOTS – RESIDENTIAL), PART 7 (NONCONFORMING LOTS, USES AND STRUCTURES), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADDRESS MODULAR AND MOBILE HOMES AND TO REDUCE THE MINIMUM SQUARE FEET REQUIRED FOR INFILL LOTS FROM 2,500 SQUARE FEET TO 1,500 SQUARE FEET; AMENDING SECTION 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO DEFINE “COTTAGE” AND TO AMEND CERTAIN OTHER DEFINITIONS; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends Zoning Code Subpart C – Commercial Use Categories and Zoning Districts – in Section 656.311 - Residential-Professional-Institutional Category – to provide that all single-family dwellings, not just those originally designed and constructed prior to adoption of the City’s Comprehensive Plan, are permitted in the CRO Zoning District. It deletes “New single-family dwellings” from the list of permissible uses by exception in CRO districts as they would become permitted uses under the amendment described above. The bill amends Part 7 – Nonconforming Lots, Uses and Structures – to provide that one cottage may be constructed on an infill lot, or a combination of complete infill lots, in the RMD-A, RMD-B, RMD-C, RMD-D, or CRO Zoning Districts. It provides that manufactured homes and modular homes which comply with the provisions of Subpart C, Part 4 of Chapter 656 or which are otherwise allowed upon issuance of a Waiver of Architectural and Aesthetic Regulations by the Planning and Development Department when applicable are considered single-family dwellings. It reduces the minimum size of an infill lot from 2,500 to 1,500 square feet. The bill amends Zoning Code Part 16 – Definitions – to define a Cottage as “a single-family dwelling unit that is between 750 square feet and 1,200 square feet in size, authorized to be constructed on an infill lot within the RMD-A, RMD-B, RMD-C, RMD-D and CRO Zoning Districts, subject to the provisions of Sections 656.306, 656.311 and 656.604.” It deletes use of the word “cottage” in relation to the definition of “guesthouse”. The bill deletes from the definition of “infill lot” the requirement that such lot must be located in the Urban Priority Area development area or Urban Area development area.

II. EVALUATION

A. The need and justification for the change

The bill is intended to clarify changes to the Zoning Code made by Ordinance 2023-152-E and 2023-347-E and to correct conflicts within the Zoning Code that were created by that prior legislation.

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 is consistent with the 2045 Comprehensive Plan by encouraging infill lots at appropriate locations.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2024-256 be approved.**