

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-851

Introducer/Sponsor(s): Council Member Gay

Date of Introduction: October 22, 2024

Committee(s) of Reference: NCSPHS, R, LUZ

Date of Analysis: October 24, 2024

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 30 – Planning and Development Department – to create a new Part 9 – Northeast Development Review Board – to establish a mechanism for a specialized review program that can evaluate applications for land use and zoning changes in the northeast party of the city and more closely take into consideration the unique needs of existing property owners to balance the historical development patterns and property uses with the need to recognize new growth opportunities that are increasingly presented in the area. It also amends Chapter 656 – Zoning Code – to include the Northeast Development Review Board in its definitions.

Background Information: The Northeast Development Area is defined by the following boundaries: US Highway 17 (Main Street) on the west, the Duval County line on the north, the Atlantic Ocean on the east, and the St. Johns River on the south. The new Part 9 of Chapter 30 creates a Northeast Development Review Board ("NDRB") consisting of nine members appointed by the Mayor, with input from the District Council member(s) whose District(s) comprise the Northeast Development Area, and confirmed by the Council for a term of three years, each of whom shall be a resident of the Northeast Development Area for a period of not less than five years prior to their appointment. Non-voting *ex officio* members of the NDRB shall include a representative appointed by the School Board and a representative of the City's military installations. The charge of the NDRB includes: clarifying the existing regulations and guidelines used by the Planning and Development Department to ensure consistent development within the Northeast Development Area and to provide clarity and direction for developers and property owners when evaluating investment opportunities; enforcing the goals, objectives and policies of the existing Industrial Sanctuary and Situational Compatibility Overlay Zones, the Black Hammock Island Overlay and the Cedar Point – Sawpit Zoning Overlay; protecting the natural environment of the City's Pumpkin Hill Creek Preserve, Cedar Point Preserve, and Betz-Tiger Point Preserve environmentally sensitive areas from unnecessary and incompatible encroachment; and recognizing the existing rural nature of the area and existing development patterns in evaluating requests for land use and zoning changes to appropriately locate higher density and intensity uses in areas where traditional low-density development and environmentally and industrially sensitive areas will not be detrimentally impacted.

Policy Impact Area: Zoning and land use development

Fiscal Impact: Undetermined

Analyst: Clements