

1 Introduced by Council Member J. Carlucci and amended by the Rules
2 Committee:

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4
5 **ORDINANCE 2025-9-E**

6 AN ORDINANCE AMENDING SECTION 656.399.7 (OVERLAY
7 DEVELOPMENT STANDARDS), SUBPART M (SAN MARCO
8 OVERLAY ZONE), PART 3 (SCHEDULE OF DISTRICT
9 REGULATIONS), CHAPTER 656 (ZONING CODE),
10 *ORDINANCE CODE*, TO AMEND SUB-SUBSECTION
11 656.399.7(B)(8) REGARDING BUILDING RESTRICTION
12 LINES FOR THE ALFORD PARK SUBDIVISION TO REFLECT
13 HISTORIC DEVELOPMENT CONDITIONS; PROVIDING AN
14 EFFECTIVE DATE.

15
16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Amending Section 656.399.7 (Overlay development**
18 **standards), Subpart M (San Marco Overlay Zone), Part 3 (Schedule of**
19 **District Regulations), Chapter 656 (Zoning Code), *Ordinance Code.***
20 Section 656.399.7 (Overlay development standards), Subpart M (San
21 Marco Overlay Zone), Part 3 (Schedule of District Regulations),
22 Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read
23 as follows:

24 **CHAPTER 656. - ZONING CODE**

25 * * *

26 **PART 3. - SCHEDULE OF DISTRICT REGULATIONS**

27 * * *

28 **SUBPART M. - SAN MARCO OVERLAY ZONE**

29 * * *

30 **Sec. 656.399.7. - Overlay development standards.**

31 Except as otherwise provided in this Subpart M, the design,

1 siting and building standards, criteria and limitations set forth
2 expressly in this Subpart M with reference to lots with building
3 restriction lines, setback and height, specific locations, specific
4 development types and/or specific types of structures or equipment,
5 shall supersede and prevail over any other inconsistent provisions
6 of the Zoning Code including any PUD adopted subsequent to the
7 effective date of this ordinance. Subsequent to the effective date
8 of this ordinance any request for administrative deviation, variance,
9 conventional rezoning, PUD rezoning, PUD administrative modification,
10 PUD minor modification, or PUD major modification shall be limited
11 by these Overlay development standards as well as Section 656.399.6,
12 of this Overlay. For standards not expressly set forth in this
13 Overlay, the standards relative to an underlying zoning district and
14 other applicable, general provisions of the Zoning Code shall govern.

15 * * *

16 (b) *Specific location setback lines and provisions.* The setback
17 lines/required yards and other siting restrictions applicable
18 to lots located within the historical plats of lands listed
19 in Figure B, and identified and described further by current
20 street name (and applicable to any successor street name
21 thereto), are as follows:

22 * * *

23 (8) Alford Park; Figure C, Location 3: For lots
24 ~~located~~addressed on the east side of Arcadia Place Avenue and
25 ~~on all sides of Belote Place~~ a 35-foot front yard setback and
26 a 15-foot combined side yard setback. For lots addressed on
27 the east side of Belote Place a 25-foot front yard setback
28 and a 15-foot combined side yard setback. For lots addressed
29 on the west side of Belote Place a 20-foot front yard setback
30 and a 15-foot combined side yard setback. For the lot
31 addressed on the south side of Alford Place between Belote

1 Place and Arcadia Place a 10-foot front yard setback and a
2 15-foot combined side yard setback. For the lot addressed on
3 the north side of Mitchell Avenue between Belote Place and
4 Arcadia Place a 5-foot front yard setback and a 15-foot
5 combined side yard setback. For corner lots having two front
6 yards, the front yard setback limitation shall apply to each
7 front yard. Notwithstanding these restrictions, any primary
8 structure and any alterations to the primary structure that
9 were constructed more than fifty years prior to January 1,
10 2025 that is made non-conforming by these setback limitations
11 may be reconstructed on the structure's historic footprint.

12 * * *

13 **Section 2. Effective Date.** This Ordinance shall become
14 effective upon signature by the Mayor or upon becoming effective
15 without the Mayor's signature.

16
17 Form Approved:

18
19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Jason R. Teal

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