

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY

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Bill Type and Number: Ordinance 2019-375

Introducer/Sponsor(s): Council Members Boyer and Love

Date of Introduction: May 28, 2019

Committee(s) of Reference: LUZ

Date of Analysis: May 30, 2019

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 656 – Zoning Code – to reference various maximum impervious surface ratios in zoning categories as specified in the Code of Subdivision Regulations. The bill also amends Chapter 654 – Code of Subdivision Regulations – to provide the actual impervious surface ratios (ISRs) in the City’s building regulations. The ISRs in Chapter 654 apply at the subdivision level and range from 30% ISR in RR-Acre zoning to 95% in the CCBD classification.

Background Information: This bill derives from the work of the administration’s Storm Resiliency and Infrastructure Development Committee, of which the bill sponsors are members. The committee, composed of City Council members and representatives of the Mayor’s Office, Planning and Development Department, Public Works Department, U.S. Army Corps of Engineers, St. Johns River Water Management District, and Florida Department of Environmental Protection, heard a variety of presentations regarding sea level rise, increasing frequency and intensity of rainfall events, state and federal regulations related to stormwater and flooding, and comparisons of Jacksonville’s stormwater and floodplain management ordinance and practices with those of other Florida jurisdictions. One finding was that other Florida jurisdictions regulate the amount of impervious (non-water absorbent) surface that can be present on lots as a means of controlling the amount of stormwater runoff that must be collected, treated, transported and disposed of by the public stormwater management system. Jacksonville currently regulates maximum lot coverage by principal structures on individual lots, but does not regulate associated patios, decks, accessory buildings, etc. which increase impervious coverage and thereby produce greater amounts of stormwater runoff. The City also does not currently regulate ISR at the subdivision level, which will take into account the impervious surfaces of roads, parking lots, clubhouses, pool decks, and the like.

Policy Impact Area: Stormwater management regulations

Fiscal Impact: Undetermined

Analyst: Clements