

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 3, 2019

The Honorable Scott Wilson, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2019-648**

Dear Honorable Council President Wilson, Honorable Council Member and LUZ Chairperson Becton 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: Deny

Planning Commission Recommendation: Deny

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt the Ordinance is not necessary.

Planning Commission Vote: 6-0

Nicole Padgett, Chair	Absent
Joshua Garrison, Vice Chair	Nay
Dawn Motes, Secretary	Nay
Marshall Adkison	Nay
Daniel Blanchard	Nay
David Hacker	Nay
Alex Moldovan	Nay
David Ward	Absent

Planning Commission Report

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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

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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 2019-648

AN ORDINANCE AMENDING SECTION 656.129 (ADVISORY RECOMMENDATION ON AMENDMENT TO ZONING CODE OR REZONING OF LAND), PART 1 (GENERAL PROVISIONS), SUBPART C (PROCEDURES FOR REZONING AND AMENDMENTS TO THE ZONING CODE), CHAPTER 656, (ZONING CODE), *ORDINANCE CODE*, TO INCLUDE A PROVISION THAT THE COUNCIL CAN REMAND ADVISORY RECOMMENDATIONS BACK TO THE PLANNING COMMISSION OR THE DOWNTOWN DEVELOPMENT REVIEW BOARD; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

This bill allows the City Council to remand advisory recommendations back to the Planning Commission or the Downtown Development Review Board.

II. EVALUATION

The Planning Commission and the Downtown Development Review Board are responsible for issuing advisory recommendations to the City Council for rezoning applications and for amendments to the Zoning Code. This bill changes the Zoning Code so that the City Council can remand applications and amendments to the recommending body with specific instructions for further action.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2019-648 be DENIED.**

1 Introduced by Council Member Gaffney and Co-Sponsored Council
2 Member Boylan:

3
4 **ORDINANCE 2019-648**

5 AN ORDINANCE AMENDING SECTION 656.129
6 (ADVISORY RECOMMENDATION ON AMENDMENT TO
7 ZONING CODE OR REZONING OF LAND), PART 1
8 (GENERAL PROVISIONS), SUBPART C (PROCEDURES
9 FOR REZONING AND AMENDMENTS TO THE ZONING
10 CODE), CHAPTER 656, (ZONING CODE), *ORDINANCE*
11 *CODE*, TO INCLUDE A PROVISION THAT THE COUNCIL
12 CAN REMAND ADVISORY RECOMMENDATIONS BACK TO
13 THE PLANNING COMMISSION OR THE DOWNTOWN
14 DEVELOPMENT REVIEW BOARD; PROVIDING AN
15 EFFECTIVE DATE.

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

18 **Section 1. Amending Section 656.129 (Advisory**
19 **recommendation on amendment to Zoning Code or rezoning of land),**
20 **Ordinance Code.** Section 656.129 (Advisory recommendation on
21 amendment to Zoning Code or rezoning of land), Part 1 (General
22 Provisions), Subpart C (Procedures For Rezoning And Amendments To
23 The Zoning Code), Chapter 656 (Zoning Code), *Ordinance Code*, is
24 hereby amended to read as follows:

25 **CHAPTER 656. ZONING CODE**

26 **PART 1. GENERAL PROVISIONS**

27 * * *

28 **SUBPART C. PROCEDURES FOR REZONING AND AMENDMENTS TO THE ZONING**
29 **CODE**

30 * * *

31 **Sec. 656.129. Advisory recommendation on amendment to Zoning**

1 Code or rezoning of land

2 * * *

3 (e) For purposes of this section, for rezonings of properties
4 located within the Downtown Overlay Zone, as defined in
5 Section 656.361.2, all references to "Commission" shall mean
6 the Downtown Development Review Board.

7 (f) The Council may remand any advisory recommendation made by the
8 Planning Commission or the Downtown Development Review Board
9 back to it with specific instructions for further action, by
10 adopting a written order.
11

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

15
16 Form Approved:

17
18 /s/ Paige H. Johnston

19 Office of General Counsel

20 Legislation Prepared By: Paige H. Johnston

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