

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2019-866

**Introducer/Sponsor(s):** Council President at the request of Council Member DeFoor

**Date of Introduction:** November 26, 2019

**Committee(s) of Reference:** LUZ

**Date of Analysis:** November 27, 2019

**Type of Action:** Authorization to execute settlement agreement

**Bill Summary:** The bill authorizes the Mayor to execute a settlement agreement between the City and Ortega Place LLC regarding construction of a single family residential subdivision on 110th Street between Catoma Street and Seaboard Avenue.

**Background Information:** The developer is designing a residential subdivision in an Accident Potential Zone 2/II affected by its proximity to Naval Air Station Jacksonville ("NAS JAX"). A disagreement over lot entitlement has arisen between the City and the developer regarding the Company's entitlement to density based upon the application of Part 10 of the Zoning Code ("Part 10") and corresponding policies in the City's 2030 Comprehensive Plan (the "Comprehensive Plan"), and upon the location of the Property within Accident Potential Zone 2/II as described in the Comprehensive Plan and Part 10 (the "Entitlement Question"). In consideration of the unique circumstances surrounding the development of the Subdivision and after consultation among the Company, the City and the Commanding Officer of NAS JAX, the latter through the installation's Community Planning and Liaison Officer, the Company and the City (each a "Party" and together the "Parties") have determined to resolve the Entitlement Question under the terms of the settlement agreement. The agreement permits up to 20% total lot coverage by buildings and structures in the subdivision, enforceable by a Coverage Restriction.

**Policy Impact Area:** Subdivision development in an airport Accident Potential Zone.

**Fiscal Impact:** None to City

**Analyst:** Clements