

## **REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

The Planning and Development Department hereby forwards to the Planning Commission, Transportation, Energy, and Utilities Committee, Public Health and Safety Committee, Land Use and Zoning Committee, and City Council its comments and recommendations on:

### **ORDINANCE 2014-307**

**AN ORDINANCE AMENDING SECTION 656.407 (LOT TO HAVE ACCESS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD A NEW SUBSECTION (E) TO REQUIRE A STATEMENT OF HOW PUBLIC SAFETY AND MUNICIPAL SERVICES VEHICLES WILL ACCESS PROPERTY; PROVIDING AN EFFECTIVE DATE.**

#### **I. GENERAL INFORMATION**

The bill amends Section 656.407 (Lot to Have Access), Chapter 656 (Zoning Code), Ordinance Code to add a new subsection (E) to require a statement of how public safety and municipal service vehicles will access property.

There was a blight issue on Taylor Field Road involving trash collection. One of the contributing factors for the blight was the inability for municipal service vehicles to access the road. The Ad Hoc Neighborhood Blight Committee met on May 7, 2014, Solid Waste and Planning Department reported resolution to Taylor Field Road is underway. The committee recommended amending Section 656 by adding language that would implement a process where developers and Planning and Development Department would review to ensure that plans included accessibility for public safety and municipal services vehicles to enter and exit.

#### **II. EVALUATION**

- A. *The need and justification for the change.* This legislation would require that developments have adequate provisions for accessibility for public safety and municipal service vehicles. Accessibility is already reviewed when analyzing zoning waivers to reduce or eliminate road frontage required by Section 656.407. This change will require that all developments be reviewed, not just selected developments.
- B. *Summary of Bill* The bill will ensure that appropriate access is considered for all development.
- C. *The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.*

This bill is consistent with the spirit and intent of both the Comprehensive Plan and the Zoning Code in that it is the intent of the legislation to protect and preserve the public health, safety and welfare of the people of the City of Jacksonville. This bill furthers Future Land

Use Element (FLUE) Policy 1.1.4 which calls for the Land Development Regulations (including the Zoning Code) to include locational criteria and standards for all zoning or subdivision site plan requests for densities or intensities of use for each future land use category including appropriate criteria related to development areas, street classification, **availability of public facilities and services**, land use compatibility, development and redevelopment potential, **site design factors**, ownership patterns, environmental impacts, relevant adopted plans and studies, and principal and secondary uses as described in the Plan Category Descriptions of the Operative Provisions.

*D. Consistency with the Comprehensive Plan.*

The Comprehensive Plan is silent to specific accessibility provisions, but as previously noted, this legislation is consistent with the spirit and intent of the Comprehensive Plan.

**III. RECOMMENDATIONS**

The Planning and Development Department recommends that Ordinance 2014-307 be **APPROVED**.

1 Introduced by Council Members Lee, Bishop, Love, Crescimbeni,  
2 Gaffney and Jones:  
3  
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11 PROPERTY; PROVIDING AN EFFECTIVE DATE.  
12

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1. Amending Section 656.407 (Lot to have access),**  
15 **Chapter 656 (Zoning Code), Ordinance Code.** Section 656.407 (Lot to  
16 have access), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby  
17 amended to read as follows:

18 **Chapter 656. Zoning Code.**

19 \* \* \*

20 **Part 4. Supplementary Regulations.**

21 \* \* \*

22 **Subpart B. Miscellaneous Regulations.**

23 \* \* \*

24 **Sec. 656.407. Lot to have access.**

25 \* \* \*

26 (e) Notwithstanding the foregoing, all properties shall make  
27 provisions for the accessibility for public safety and  
28 municipal services vehicles to enter and exit the  
29 properties.

30 **Section 2. Effective Date.** This ordinance shall become  
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

2 Form Approved:

3

4 /s/ Margaret M. Sidman

5 Office of General Counsel

6 Legislation Prepared By: Margaret M. Sidman

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**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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Jacksonville, FL 32202  
FAX (904) 630-3403

**Bill Type and Number:** Ordinance 2014-0307

**Introducer/Sponsor(s):** Council Members Lee, Bishop, Love, Crescimbeni, Gaffney, and Jones:

**Date of Introduction:** May 13, 2014

**Committee(s) of Reference:** LUZ, TEU, PHS

**Date of Analysis:** May 13, 2014

**Type of Action:** Amending Ordinance Code

**Bill Summary:** The bill amends Section 656.407 (Lot to Have Access), Chapter 656 (Zoning Code), Ordinance Code to add a new subsection (E) to require a statement of how public safety and municipal service vehicles will access property.

**Background Information:** There was a blight issue on Taylor Field Road involving trash collection. One of the contributing factors for the blight was the inability for municipal service vehicles to access the road. The Ad Hoc Neighborhood Blight Committee met on May 7, 2014, Solid Waste and Planning Department reported resolution to Taylor Field Road is underway. The committee recommended amending Section 656 by adding language that would implement a process where developers and Planning Department would review to ensure that plans included accessibility for public safety and municipal services vehicles to enter and exit.

**Policy Impact Area:** Planning Department, Public Safety, Public Works

**Fiscal Impact:** Undetermined

**Analyst:** Mitchell

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