

CURRENT PLANNING DIVISION



January 5, 2017

The Honorable Lori N. Boyer, 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.: 2016- 802**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman 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 ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: Approve Deny

• Recommendation by PC to LUZ: Approve Deny

• PC Commentary: Council President Boyer explained the reason for the ordinance. There was no one to speak in opposition.

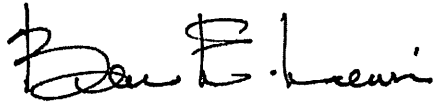
• PC Vote: 8-0

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING & DEVELOPMENT DEPARTMENT

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

Bruce E. Lewis, City Planner Supervisor
Current Planning Division

1 Introduced by Council President Boyer:
2

3 **ORDINANCE 2016-802**

4 AN ORDINANCE AMENDING CHAPTER 656 (ZONING
5 CODE), PART 3 (SCHEDULE OF DISTRICT
6 REGULATIONS), SUBPART M (SAN MARCO OVERLAY
7 ZONE), TO CLARIFY THAT SECTION 656.399.6 DOES
8 NOT APPLY TO THE AGGREGATION OF LOTS SO LONG
9 AS NO MORE THAN ONE (1) SINGLE-FAMILY
10 RESIDENCE IS ALLOWED ON THE ENTIRETY OF SUCH
11 AGGREGATED LOT; PROVIDING AN EFFECTIVE DATE.
12

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

14 **Section 1. Amending Section 656.399.6 (Lot aggregation**
15 **and subdivision), Ordinance Code.** Section 656.399.6 (Lot
16 aggregation and subdivision), *Ordinance Code*, Chapter 656 (Zoning
17 Code) is hereby amended to read as follows:

18 **CHAPTER 656. ZONING CODE.**

19 * * *

20 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

21 * * *

22 **SUBPART M. SAN MARCO OVERLAY ZONE**

23 * * *

24 **Sec. 656.399.6. - Lot aggregation and subdivision.**

25 The aggregation of lots lying within the Zone is allowed if the
26 aggregation is proposed as a Planned Unit Development (PUD)
27 pursuant to Subpart F of Part 3 of the Zoning Code and meets the
28 requirements thereof. Unless the property is commercially zoned
29 and located in a Transportation Corridor, such a PUD shall be
30 limited to the issue of aggregation and shall not be utilized for a
31 change in use or to waive or alter any other development standard

1 established in the Overlay or the historic plats within the San
2 Marco Overlay Zone. If the property is located in a Transportation
3 Corridor and is commercially zoned, an increase in height may also
4 be addressed by the PUD pursuant to Section 656.399.7. However,
5 for any PUD application pursuant to this Section 656.399.6, the
6 applicant's proposed PUD rezoning must demonstrate through an
7 analysis of the Overlay requirements as part of the Department
8 Report on the rezoning, that the aggregation maintains the economic
9 vitality, character, aesthetic appeal, historical integrity and
10 overall charm of the Zone. Only side yard setbacks and historic
11 side building restriction lines for internal lots are waived if the
12 lots are aggregated in this manner. For purposes of this Subpart
13 M, the term "aggregation" means the zoning doctrine of merging
14 separate and adjoining lots for purposes of determining and
15 applying zoning requirements and/or building parameters. This
16 Section shall not apply to limit the aggregation of lots for
17 single-family development where such lots were lots of record and
18 under common legal or equitable ownership within the Zone prior to
19 March 9, 2004, and within the Subzone prior to June 30, 2003-; or
20 where two or more entire lots are aggregated to allow the
21 construction of no more than one (1) single-family residence on the
22 entirety of such aggregated lot, and such newly aggregated lot
23 shall be prohibited from future division to administratively allow
24 another residence to be constructed. Further, after December 3,
25 2004 ~~the effective date of this Subpart~~, the subdivision of an
26 existing lot lying wholly within the Zone into two (2) or more lots
27 is prohibited except where lots of record previously subdivided as
28 according to the historical plats listed in Figure B are restored
29 and reinstated to the closest degree possible by such subdivision.

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

3 Form Approved:

4

5 /s/ Susan C. Grandin

6 Office of General Counsel

7 Legislation Prepared By: Susan Grandin

8 G:\SHARED\LEGIS.CC\2016\Ord\Land Use General\San Marco Lot Aggregation.doc