

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 2018-769

AN ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 656.314 (CENTRAL BUSINESS DISTRICT CATEGORY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD MARINAS AND PARKS AS PERMITTED USES; AMENDING SECTION 656.361.5 (DOWNTOWN OVERLAY ZONE PERMITTED AND PERMISSIBLE USES BY EXCEPTION), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD PARKS AS A PERMITTED USE; AMENDING SECTION 656.361.6 (DOWNTOWN OVERLAY ADDITIONAL PERMITTED USES BY DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD MARINAS AS A PERMITTED USE IN THE RIVERFRONT DISTRICT AND ADD PARKS AS A PERMITTED USE IN ALL OVERLAY DISTRICTS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill adds marinas and parks as permitted uses under the Commercial Central Business District (CCBD) zoning district; adds parks as a permitted use within all districts in the Downtown Overlay Zone; and adds marinas as a permitted use in the Riverfront District.

II. EVALUATION

A. The need and justification for the change

The legislation adds parks and marinas to the CCBD zoning district and the Downtown Overlay Zone. These changes will add to the viability of the redevelopment of the riverfront areas within the Riverfront District.

B. Consistency with the 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 and to provide appropriate development within the Central Business District category.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2018-769** be approved.

1 Introduced by the Council President at the request of the Mayor:
2
3

4 **ORDINANCE 2018-769**

5 AN ORDINANCE REGARDING CHAPTER 656 (ZONING
6 CODE), *ORDINANCE CODE*; AMENDING SECTION
7 656.314 (CENTRAL BUSINESS DISTRICT CATEGORY),
8 PART 3 (SCHEDULE OF DISTRICT REGULATIONS),
9 SUBPART C (COMMERCIAL USE CATEGORIES AND
10 ZONING DISTRICTS), CHAPTER 656 (ZONING CODE),
11 *ORDINANCE CODE*, TO ADD MARINAS AND PARKS AS
12 PERMITTED USES; AMENDING SECTION 656.361.5
13 (DOWNTOWN OVERLAY ZONE PERMITTED AND
14 PERMISSIBLE USES BY EXCEPTION), PART 3
15 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART H
16 (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT
17 REGULATIONS), CHAPTER 656 (ZONING CODE),
18 *ORDINANCE CODE*, TO ADD PARKS AS A PERMITTED
19 USE; AMENDING SECTION 656.361.6 (DOWNTOWN
20 OVERLAY ADDITIONAL PERMITTED USES BY
21 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT
22 REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE
23 AND DOWNTOWN DISTRICT REGULATIONS), CHAPTER
24 656 (ZONING CODE), *ORDINANCE CODE*, TO ADD
25 MARINAS AS A PERMITTED USE IN THE RIVERFRONT
26 DISTRICT AND ADD PARKS AS A PERMITTED USE IN
27 ALL OVERLAY DISTRICTS; PROVIDING AN EFFECTIVE
28 DATE.

29
30 **BE IT ORDAINED** by the Council of the City of Jacksonville:

31 **Section 1. Amending Section 656.314 (Central Business**

1 District Category), Part 3 (Schedule of District Regulations),
2 Subpart C (Commercial Use Categories and Zoning Districts), Chapter
3 656 (Zoning Code), Ordinance Code. Section 656.314 (Central
4 Business District Category), Part 3 (Schedule of District
5 Regulations), Subpart C (Commercial Use Categories and Zoning
6 Districts), Chapter 656 (Zoning Code), Ordinance Code, is hereby
7 amended to read as follows:

8 CHAPTER 656. ZONING CODE.

9 * * *

10 PART 3. SCHEDULE OF DISTRICT REGULATIONS.

11 * * *

12 SUBPART C. COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS.

13 * * *

14 Sec. 656.314. Central Business District Category.

15 * * *

16 The district requirements for the Commercial Central Business
17 District (CCBD) zoning district are specified below. RMD-E, RHD-A,
18 RHD-B, CCG-1, CCG-2, IBP, IBP and IL districts located in Central
19 Business District areas shall be subject to the district
20 regulations for same specified in the Zoning Code.

21 * * *

22 V. Commercial Central Business ~~(CCBD)~~ District (CCBD).

23 (a) Permitted uses and structures.

24 * * *

25 (16) Marinas.

26 (17) Parks.

27 * * *

28 Section 2. Amending Section 656.361.5 (Downtown Overlay
29 Zone Permitted and Permissible Uses by Exception), Part 3 (Schedule
30 of District Regulations), Subpart H (Downtown Overlay Zone and
31 Downtown District Regulations), Chapter 656 (Zoning Code),

1 **Ordinance Code.** Section 656.361.5 (Downtown Overlay Zone Permitted
2 and Permissible Uses by Exception), Part 3 (Schedule of District
3 Regulations), Subpart H (Downtown Overlay Zone and Downtown
4 District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*,
5 is hereby amended to read as follows:

6 **CHAPTER 656. ZONING CODE.**

7 * * *

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

9 * * *

10 **SUBPART H. DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS.**

11 * * *

12 **Sec. 656.361.5. Downtown Overlay Zone Permitted and**
13 **Permissible Uses by Exception.**

14 In addition to the uses already permitted or permissible in
15 the underlying zoning district, the following uses are all
16 permitted uses in the Downtown Overlay Zone, subject to consistency
17 with the Consolidated Downtown Development of Regional Impact
18 ("DRI") Development Order and the Transportation Concurrency
19 Exception Area Implementation Plan, although these uses may not be
20 permitted in all districts. Section 656.361.6 contains a listing of
21 permitted uses within each district.

22 * * *

23 (cc) Parks.

24 * * *

25 **Section 3. Amending Section 656.361.6 (Downtown Overlay**
26 **Additional Permitted Uses by Districts), Part 3 (Schedule of**
27 **District Regulations), Subpart H (Downtown Overlay Zone and**
28 **Downtown District Regulations), Chapter 656 (Zoning Code),**
29 **Ordinance Code.** Section 656.361.6 (Downtown Overlay Zone Additional
30 Permitted Uses by Districts), Part 3 (Schedule of District
31 Regulations), Subpart H (Downtown Overlay Zone and Downtown

1 District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*,
2 is hereby amended to read as follows:

3 **CHAPTER 656. ZONING CODE.**

4 * * *

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

6 * * *

7 **SUBPART H. DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS.**

8 * * *

9 **Sec. 656.361.6. Downtown Overlay Additional Permitted Uses by**
10 **Districts.**

11 The permitted uses listed in Section 656.361.5 are
12 permitted in the following districts, where listed; provided,
13 however, that parks (cc) are permitted in all districts:

14 * * *

15 (f) Riverfront District: The Riverfront District should
16 encourage high density development with a maritime
17 influence such as hotel, commercial office, specialty
18 retail and high rise residential development. The
19 following uses are permitted:

20 a, b, d, e, f, g, h, i, j, k, l, m, n, o, y and z, aa and
21 bb.

22 * * *

23 **Section 4. Effective Date.** This ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

26
27 Form Approved:

28 /s/ Shannon Eller
29 Office of General Counsel
30 Legislation Prepared By: Shannon K. Eller

31 GC-#1241013-v1-Central_Business_District_Amending_656_314