

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2024-373

Introducer/Sponsor(s): Council Member Carlucci

Date of Introduction: May 14, 2024

Committee(s) of Reference: NCSPHS, R, LUZ

Date of Analysis: May 14, 2024

Type of Action: *Ordinance Code* amendment

Bill Summary: This bill amends Section 656.341 (Procedures), Chapter 656 (Zoning Code), *Ordinance Code*.

Note: this bill will need to be amended in committee to add the words "a deviation from" on page 3, line 15.

Background Information: The purpose of this legislation is to specify that no Planned Unit Development (PUDs) shall be approved to allow deviation from any use, design element or any other requirement placed on a property by an applicable zoning overlay. Waivers of this prohibition will require approval by a 2/3 vote of the full Council.

A zoning overlay creates a special zoning district, placed over the existing zoning, to apply area-specific standards or conditions due to unique needs or features of the area. There are 11 Council adopted eleven zoning overlays: Downtown, Springfield, Mayport Road and Waterfront, San Marco, Riverside/Avondale, Industrial Sanctuary Areas, Black Hammock Island, King/Soutel Crossing Area, Arlington Area and the Cedar Point and Sawpit Road Area. The impact of this bill is to prohibit developers from potentially utilizing PUD applications to circumvent adopted overlay uses or waive overlay regulations.

Policy Impact Area: Zoning Code overlays and PUDs

Fiscal Impact: No direct cost to the City

Analyst: Hampsey