

Downtown Zoning Overlay (Ordinance 2003-627-E)

Situation:

Jacksonville had a zoning code that was very restrictive, outdated and prohibited residential for re use of buildings and land located downtown which caused delays in zoning and permitting thereby adding to cost of redevelopment. Time is money

Process:

Worked with the city's planning department, DDA, and JEDC to come up with strategies that would allow reuse of properties with oversight and review but reduced the time, trouble and cost that redevelopment were experiencing.

Results:

The zoning overlay allowed bonus uses across all zoning categories that reflect the master plan that the city supported and passed in 1999.