

# CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



**Brandon Russell**  
Research Assistant  
(904) 255-5137  
BRussell@coj.net

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202

**Bill Type and Number:** Ordinance 2025-0448

**Introducer/Sponsor(s):** Council Member White

**Date of Introduction:** June 10, 2025

**Committee(s) of Reference:**

**Date of Analysis:** June 10, 2025

**Type of Action:** Ordinance Code Amendment

**Bill Summary:** This bill amends Section 656.604, Subpart A, Part 6, Chapter 656, *Ordinance Code*, to modify parking requirements for industrial, wholesale, warehouse, storage, and similar uses. The bill also amends Section 656.1209, Subpart C, Part 12, Chapter 656, *Ordinance Code*, to modify landscaping requirements for industrial development.

**Background Information:** This bill updates the parking requirements for industrial, wholesale, warehouse, storage, and similar uses in Section 656.604, *Ordinance Code*. The amendment removes language pertaining to additional increases in parking, leaving only the requirement that there be one space per 5,000 square feet of gross floor area.

The bill also updates landscaping requirements in Section 656.1209, *Ordinance Code*. The amendment adds language that specifies the applicability of landscaping requirements within Subpart C for industrial developments. For industrial developments, when the total cumulative renovation of existing development within one year is equal to at least 70 percent of the assessed value of the lot improvements for the current year's value, according to the Property Appraiser, or the total square footage of a structure is expanded to 70 percent or greater, the project will be deemed a Qualified Project, and the Subpart shall be applicable. It also clarifies that for non-industrial development Qualified Projects, 20 percent of the project cost shall be applied to meet the requirements in Subpart C. For all other industrial development Qualified Projects, 5 percent of the project cost shall be applied to meet the requirements in Subpart C. Finally, the amendment provides that industrial developments shall have two years to come into compliance with the landscaping requirements.

**Policy Impact Area:** Ordinance Code amendment, landscaping requirements, parking requirements, land use

**Fiscal Impact:** No cost to City

**Analyst:** Russell