



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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September 4, 2025

The Honorable Kevin Carrico  
The Honorable Joe Carlucci, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2025-0448**

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve w/ Amendment**

1. Sec.656.1209: For industrial and commercial developments, when the total cumulative renovation of existing development within ~~one~~ **any three-year period** is equal to at least 60 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 60 percent or greater, as well as any cumulative square footage expansions totaling 60 percent, the project will be deemed a Qualified Project, then this Subpart shall be applicable to existing development and the expansion.

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition. The commission felt that, with the reduction from the original 70% to 60% in cumulative improvements, and the clarification that most commercial and industrial projects typically spend only about 5–6% of project costs to bring a site into compliance with Part 12 standards, there were no concerns with the proposed legislations inclusion of commercial sites or with reducing total cumulative renovation timeframe from three years to one year.

Planning Commission Vote: **7-0**

Mark McGowan, Chair                      Aye

Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	Absent

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning Department  
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Jacksonville, FL 32202  
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**REVISED**

**August 28, 2025**

**REPORT OF THE PLANNING DEPARTMENT**

The Planning Department hereby forwards to the Planning Commission; Land Use and Zoning Committee; and City Council its comments and recommendations on:

**ORDINANCE 2025-0448**

**AN ORDINANCE REGARDING INDUSTRIAL DEVELOPMENTS; AMENDING SECTION 656.604 (NUMBER OF OFF-STREET PARKING SPACES REQUIRED), SUBPART A (OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET PARKING, ON-STREET PARKING AND LOADING REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO MODIFY THE PARKING REQUIREMENTS FOR INDUSTRIAL, WHOLESALE, WAREHOUSE, STORAGE AND SIMILAR USES; AMENDING SECTION 656.1209 (APPLICABILITY), SUBPART C (LANDSCAPING REQUIREMENTS), PART 12 (LANDSCAPE AND TREE PROTECTION REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO MODIFY LANDSCAPING REQUIREMENTS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.**

**GENERAL INFORMATION**

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 and commercial development.

Currently parking requirements related to industrial developments (Sec.656.604) are required at a ratio of one space per 2,000 square feet of gross floor area. The proposed changes will decrease the required parking to one space per 5,000 square feet of gross floor area.

The amendment adds language that specifies the applicability of landscaping requirements within Subpart C for industrial and commercial developments. For industrial and commercial developments, when the total cumulative renovation of existing development within one year is equal to at least 60 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 60 percent or greater, the project will be deemed a Qualified Project, and the Subpart shall be applicable. It also clarifies that for non-industrial and non-commercial development Qualified Projects, 20 percent of the project cost shall be applied to meet the requirements in Subpart C. For all other industrial and commercial development Qualified Projects, 5 percent of the project cost shall be applied to meet the requirements in Subpart C.

## EVALUATION

### A. *The need and justification for the change*

The proposed changes to the parking ratio for industrial, wholesale, warehouse, storage, and similar uses are driven by consistently observed parking demand that is significantly lower than the minimum requirements outlined in the current zoning code. This mismatch has led to an increase in Administrative Deviation applications requesting reduced parking requirements. Aligning parking standards more closely with actual operational needs will reduce impervious surface coverage and advance the City's sustainability goals. The proposed changes would also bring the City's requirements in closer alignment with the Institute of Transportation Engineers (ITE) parking standard of 0.18 spaces per 1,000 square feet of gross floor area.

Staff consulted with Development Services Division and the Office of Resilience regarding the proposed amendments to Landscaping requirements of Part 12 for industrial and commercial projects. The Department is supportive of the increase from 50% to 60% to be deemed a "qualified project" and the provision requiring 5% of project cost to be allocated toward meeting the requirements of this subpart for qualifying industrial and commercial projects.

The Department strongly opposes reducing the three-year threshold for total cumulative renovation of industrial and commercial projects to one year. Part 12 of the Landscape Regulations is designed to ensure that redevelopment and renovation projects provide adequate landscaping to preserve the visual character of the City, maintain urban canopy, support storm water management, and enhance overall environmental quality. Reducing the threshold from three years to one year would result in a substantial loss of compliance with these requirements, allowing a larger number of projects to avoid implementing necessary landscape improvements. Such a change would undermine the City's ability to maintain consistent standards across redevelopment projects, potentially leading to overcrowded hardscapes, loss of green space, and diminished aesthetic and environmental benefits for the community. For these reasons, staff finds that lowering the threshold would be detrimental to the City as a whole and strongly recommends maintaining the existing three-year standard.

### B. *The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.*

With recommended changes below, the proposed ordinance does not conflict with the 2045 Comprehensive Plan and overall supports the goals of the Planning Department and Zoning Code, which aim to promote the health, safety, morals, and general welfare of the public, regulate land use, and implement the Comprehensive Plan.

## I. RECOMMENDATION

The Planning Department recommends that Ordinance 2025-0448 be **APPROVED with Amendment.**

**Proposed Amendment:**

Sec.656.1209: For industrial and commercial developments, when the total cumulative renovation of existing development within ~~one~~ **any three-year period** is equal to at least 60 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 60 percent or greater, as well as any cumulative square footage expansions totaling 60 percent, the project will be deemed a Qualified Project, then this Subpart shall be applicable to existing development and the expansion.