

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

November 18, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-784**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 and Development Department Recommendation: **Approve**

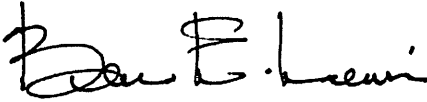
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Absent

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive, flowing style.

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

## **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 2021-784**

**AN ORDINANCE AMENDING SECTION 656.399.62 (CHARACTER AREAS), SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD A SEPARATE DESIGN GUIDELINE FOR WINDOWS IN SERVICE GARAGES, IN ALL CHARACTER AREAS' PROVIDING AN EFFECTIVE DATE.**

#### **I. GENERAL INFORMATION**

The bill amends Chapter 656 (Zoning Code), Ordinance Code, specifically the Renew Arlington Zoning Overlay, to add a separate design guideline for windows in service garages in the various character areas of the overlay.

#### **II. EVALUATION**

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

Service garages are common in parts of the Renew Arlington Zoning Overlay and they are subject to design guidelines. However, the minimum 40% window coverage requirement is creating a practical hardship. Therefore, this bill would create special guideline specifically for service garages. The specific change is to reduce the minimum window coverage from 40% to 20% of the building face.

##### ***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.***

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 by promoting and sustaining the viability of existing and emerging commercial areas.

#### **III. RECOMMENDATION**

The Planning and Development Department recommends that **Ordinance 2021-784 be approved.**

1 Introduced by Council Member Morgan:  
2  
3

4 **ORDINANCE 2021-784**

5 AN ORDINANCE AMENDING SECTION 656.399.62  
6 (CHARACTER AREAS), SUBPART S (RENEW ARLINGTON  
7 ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT  
8 REGULATIONS), CHAPTER 656 (ZONING CODE),  
9 *ORDINANCE CODE*, TO ADD A SEPARATE DESIGN  
10 GUIDELINE FOR WINDOWS IN SERVICE GARAGES, IN ALL  
11 CHARACTER AREAS; PROVIDING AN EFFECTIVE DATE.  
12

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1.** Section 656.399.62 (Character Areas), Subpart S  
15 (Renew Arlington Zoning Overlay), Part 3 (Schedule of District  
16 Regulations), Chapter 656 (Zoning Code), *Ordinance Code* is hereby  
17 amended to read as follows:

18 **CHAPTER 656. ZONING CODE**

19 \* \* \*

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

21 \* \* \*

22 **SUBPART S. - RENEW ARLINGTON ZONING OVERLAY**

23 \* \* \*

24 **Sec. 656.399.62. Character Areas.**

25 \* \* \*

26 A. *University Village Character Area Standards.*

27 \* \* \*

28 3. *Design Guidelines:*

29 \* \* \*

30 (b) Building form and finish materials.

31 \* \* \*

1 (5) New buildings shall provide a foundation or base,  
2 typically such as from ground to bottom of the  
3 lower windowsills, with changes in volume or  
4 material. A clear visual division shall be  
5 maintained between the ground level floor and upper  
6 floors with either a cornice line or awning from 12  
7 feet to 16 feet above Base Flood Elevation or  
8 grade, whichever applies to the proposed  
9 development.

10 \* \* \*

11 (8) New service garage buildings or additions meeting  
12 the applicability provisions of paragraph  
13 656.399.57.F regarding major or minor automotive  
14 repair shall provide street facing windows in the  
15 service bay sections of the building wall covering  
16 a minimum of 20% of the overall linear frontage of  
17 the building. Window proportions may vary to  
18 accommodate structural & facade articulation. The  
19 portions of new service garage buildings or  
20 additions not providing service bays shall conform  
21 to the commercial building design standards herein.  
22 The service garage service bay windows shall  
23 otherwise conform to commercial building design  
24 standards.

25 \* \* \*

26 B. *University Commercial Character Area Standards.*

27 \* \* \*

28 3. *Design Guidelines:*

29 \* \* \*

30 (b) Building form and finish materials.

31 \* \* \*

1 (5) New buildings shall provide a foundation or base,  
2 ~~typically~~ such as from ground to bottom of the  
3 lower windowsills, with changes in volume or  
4 material. A clear visual division shall be  
5 maintained between the ground level floor and upper  
6 floors with either a cornice line or awning from 12  
7 feet to 16 feet above Base Flood Elevation or  
8 grade, whichever applies to the proposed  
9 development.

10 \* \* \*

11 (8) New service garage buildings or additions meeting  
12 the applicability provisions of paragraph  
13 656.399.57.F regarding major or minor automotive  
14 repair shall provide street facing windows in the  
15 service bay sections of the building wall covering  
16 a minimum of 20% of the overall linear frontage of  
17 the building. Window proportions may vary to  
18 accommodate structural & facade articulation. The  
19 portions of new service garage buildings or  
20 additions not providing service bays shall conform  
21 to the commercial building design standards herein.  
22 The service garage service bay windows shall  
23 otherwise conform to commercial building design  
24 standards.

25 \* \* \*

26 C. *Merrill Commercial Character Area* Standards.

27 \* \* \*

28 3. *Design Guidelines:*

29 \* \* \*

30 (b) Building form and finish materials.

31 \* \* \*

1 (5) New buildings shall provide a foundation or base,  
2 typically such as from ground to bottom of the  
3 lower windowsills, with changes in volume or  
4 material. A clear visual division shall be  
5 maintained between the ground level floor and upper  
6 floors with either a cornice line or awning from 12  
7 feet to 16 feet above Base Flood Elevation or  
8 grade, whichever applies to the proposed  
9 development.

10 \* \* \*

11 (8) New service garage buildings or additions meeting  
12 the applicability provisions of paragraph  
13 656.399.57.F regarding major or minor automotive  
14 repair shall provide street facing windows in the  
15 service bay sections of the building wall covering  
16 a minimum of 20% of the overall linear frontage of  
17 the building. Window proportions may vary to  
18 accommodate structural & facade articulation. The  
19 portions of new service garage buildings or  
20 additions not providing service bays shall conform  
21 to the commercial building design standards herein.  
22 The service garage service bay windows shall  
23 otherwise conform to commercial building design  
24 standards.

25 \* \* \*

26 D. *Arlington Road Character Area Standards.*

27 \* \* \*

28 3. *Design Guidelines:*

29 \* \* \*

30 (b) Building form and finish materials.

31 \* \* \*

1 (5) New buildings shall provide a foundation or base,  
2 typically such as from ground to bottom of the  
3 lower windowsills, with changes in volume or  
4 material. A clear visual division shall be  
5 maintained between the ground level floor and upper  
6 floors with either a cornice line or awning from 12  
7 feet to 16 feet above Base Flood Elevation or  
8 grade, whichever applies to the proposed  
9 development.

10 \* \* \*

11 (8) New service garage buildings or additions meeting  
12 the applicability provisions of paragraph  
13 656.399.57.F regarding major or minor automotive  
14 repair shall provide street facing windows in the  
15 service bay sections of the building wall covering  
16 a minimum of 20% of the overall linear frontage of  
17 the building. Window proportions may vary to  
18 accommodate structural & facade articulation. The  
19 portions of new service garage buildings or  
20 additions not providing service bays shall conform  
21 to the commercial building design standards herein.  
22 The service garage service bay windows shall  
23 otherwise conform to commercial building design  
24 standards.

25 \* \* \*

26 E. *Catalyst Character Areas* Standards.

27 \* \* \*

28 3. *Design Guidelines:*

29 \* \* \*

30 (b) Building form and finish materials.

31 \* \* \*



1 (5) New buildings shall provide a foundation or base,  
2 typically such as from ground to bottom of the  
3 lower windowsills, with changes in volume or  
4 material. A clear visual division shall be  
5 maintained between the ground level floor and upper  
6 floors with either a cornice line or awning from 12  
7 feet to 16 feet above Base Flood Elevation or  
8 grade, whichever applies to the proposed  
9 development.

10 \* \* \*

11 (8) New service garage buildings or additions meeting  
12 the applicability provisions of paragraph  
13 656.399.57.F regarding major or minor automotive  
14 repair shall provide street facing windows in the  
15 service bay sections of the building wall covering  
16 a minimum of 20% of the overall linear frontage of  
17 the building. Window proportions may vary to  
18 accommodate structural & facade articulation. The  
19 portions of new service garage buildings or  
20 additions not providing service bays shall conform  
21 to the commercial building design standards herein.  
22 The service garage service bay windows shall  
23 otherwise conform to commercial building design  
24 standards.

25 \* \* \*

26 **Section 2. Effective Date.** This ordinance shall become  
27 effective upon signature by the Mayor or upon becoming effective  
28 without the Mayor's signature.

1 Form Approved:

2

3 /s/Mary Staffopoulos

4 Office of General Counsel

5 Legislation prepared by: Susan C. Grandin

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