

City of Jacksonville, Florida

Donna Deegan, Mayor

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

July 20, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2023-387**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico 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:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Abstain
David Hacker	Aye
Morgan Roberts	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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2023-387

AN ORDINANCE AMENDING SECTION 656.414 (TOWNHOUSES AND ROWHOUSES), SUBPART B (MISCELLANEOUS REGULATIONS), PART 4 (SUPPLEMENTARY REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO PROVIDE MINIMUM LOT WIDTH AND MINIMUM SIDE YARD REQUIREMENTS FOR TWO-UNIT TOWNHOUSES AND ROWHOUSES; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

This bill amends Section 656.414 (Townhouses and Rowhouses), Subpart B (Miscellaneous Regulations), Part 4 (Supplementary Regulations), Chapter 656 (Zoning Code), Ordinance Code.

II. EVALUATION

A. The need and justification for the change

The purpose of this legislation is to provide for a minimum lot width and minimum side yard requirements for two-unit townhouses and rowhouses. Per this amendment, there will be different minimum lot width and maximum side yard requirements for 2-unit townhouses and rowhouses versus townhouses/rowhouses containing more than 2 units. Buildings containing more than 2 units must have a minimum lot width of 25 feet for end units while buildings containing only 2 units must have a minimum lot width of 20 feet for end units. Also, buildings containing more than 2 units must have a 10-foot minimum side yard for end units buildings containing only 2 units must have a 5-foot wide minimum side yard.

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.

The proposed ordinance is consistent with the 2045 Comprehensive Plan by encouraging infill lots at appropriate locations.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2023-387 be approved.**