

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2024-868

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

**Date of Introduction:** November 12, 2024

**Committee(s) of Reference:** LUZ

**Date of Analysis:** November 14, 2024

**Type of Action:** Comprehensive Plan amendment

**Bill Summary:** The bill authorizes for transmittal to the state for review several amendments to the Operative Provisions and the Low Density Residential (LDR) and Medium Density Residential portions of the Future Land Use Element of the 2045 Comprehensive Plan relating to duplexes, tri-plexes, and quad-plexes, which would be permitted as Principal Uses in Low Density Residential areas where both centralized potable water and wastewater are available to the site. The bill also creates a Missing Middle Overlay Map for the Future Land Use Element defining the areas in which increased density would be permitted.

**Background Information:** The proposed amendments would allow for increased density to accommodate a diversity of housing options in areas designated Low Density Residential on the Future Land Use Map. The Missing Middle Overlay Map would include a large portion of the urban core of the city from the Trout River on the north to Baymeadows Road and south of 103<sup>rd</sup> Street on the south, and from Monument Road and Southside Boulevard on the east to I-295 and New Kings Road on the west, excluding the core of downtown on the Northbank and Southbank of the river, and excluding the riverfront areas of San Marco, Miramar, San Jose and Beauclerc. The Missing Middle Overlay Map also specifically excludes the defined Suburban Area and Rural Area. The permitted increase in density is limited in the Coastal High Hazard Area.

See related ordinances 2024-869 and -870 relating to Zoning Code changes intended to allow for increased density to accommodate a greater diversity of housing options in the city. The bill derives in part from the work of the Special Committee on Homelessness and Affordable Housing.

**Policy Impact Area:** Housing density

**Fiscal Impact:** Undetermined

**Analyst:** Clements