



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBER RORY DIAMOND
DISTRICT 13
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Noticed Meeting CM Diamond RE: 2024-868 and 2024-869 January 6, 2025 Meeting Minutes

Location: Don Davis Room located at City Hall, 117 West Duval Street Jacksonville, FL 32202

Attendance: Council Member Rory Diamond, Council Member Will Lahnen, Council Member Michael Boylan, Council Member Ron Salem, Council Member Joe Carlucci, Council Member Kevin Carrico, Council Member Jimmy Peluso, Council Member Rahman Johnson, Council Member Ken Amaro and Director Brett James.

Meeting Convened: 12:00 pm

Discussion: Council Member Rory Diamond introduces the meeting's agenda and purpose of covering bills 2024-868 and 2024-869, known as the missing middle bills. He then turns the meeting over for Council Member introductions. Council Member Diamond explains that the bills are aimed at allowing low-density housing like duplexes and triplexes to fill the gap between high-density multifamily projects and single-family homes. He goes on to say that the bill is not intended to disrupt single-family neighborhoods but to allow increased density in urban priority areas.

The planning department introduced a map including urban priority and urban areas, excluding suburban areas and coastal high hazard zones. The map would allow up to 20-25 units per acre in urban areas, up from the current 7 units per acre. Council Members requested access to a digital map to better see the effects on their districts. Council Member Diamond explains that the map will be reviewed and adjusted based on council input.

Concerns were raised about the impact on single-family neighborhoods and the needs for proper infrastructure before development.

Councilman Diamond explained that this process involves a two-week deferral, followed by LUZ and council reviews, with a potential city council vote in a month. Council Member Diamond concludes the meeting, emphasizing the importance of the next steps and the need for continued collaboration and input from the council and the public.

Meeting Adjourned: 12:56 pm

Minutes prepared by Makenzi Conner, Executive Council Assistant to Council Member Rory Diamond. The following items were submitted for public record and can be accessed by contacting Legislative Services:



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20250106 Agenda Noticed Meeting CM Diamond RE:2024-868 and 2024-869
20250106 Sign In Sheet Noticed Meeting CM Diamond RE:2024-868 and 2024-869
20250106 Handout 1 Noticed Meeting CM Diamond RE:2024-868 and 2024-869
20250106 Handout 2 Noticed Meeting CM Diamond RE:2024-868 and 2024-869
20250106 Handout 3 Noticed Meeting CM Diamond RE:2024-868 and 2024-869
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cc: Jason Teal, Council Secretary/Director
Yvonne P. Mitchell, Chief, Administrative Services Division
Bernadette Smith, Chief, Legislative Services Division
Teresa Eichner, Chief, Public Information
Colleen Hampsey, Chief, Research Division
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