

**Minutes of City Council Workshop**  
**Thursday, February 23, 2023 – 5:30 P.M.**  
**City Council Chambers, 1<sup>st</sup> Floor**  
**11 North 3<sup>rd</sup> Street, Jacksonville Beach, FL**



The City Council Workshop began at 5:35 P.M.

The following City Council Members were in attendance:

**Mayor:** Christine Hoffman (left early)

**Council Members:** Sandy Golding                      Bill Horn (late)                      Dan Janson  
Fernando Meza                      Cory Nichols (absent)                      Greg Sutton (absent)

Also present were City Manager Mike Staffopoulos, City Attorney Sandra Robinson, Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, and Blair Knighting of Kimley-Horn.

**Purpose of Workshop**

The purpose of this workshop was to discuss parking regarding the Comprehensive Plan and Land Development Code update.

Director of Planning & Development Heather Ireland introduced Blair Knighting with Kimley Horn, the consultant group to complete the Comprehensive Plan and Land Development Code update. Ms. Ireland presented a slideshow [on file] and provided a handout [on file] summarizing identified parking issues and potential solutions. The topics presented and discussed were the following:

**Residential Parking**

A discussion ensued regarding townhouse parking, guest parking for multi-family housing, and the garage requirement for single-family housing. Potential solutions considered were increasing the minimum width of townhouse lots, considering the number of bedrooms for parking requirements, rear loading garages, adding a guest parking requirement, and exempting existing single-family homes from the garage or carport requirement.

**Commercial Parking**

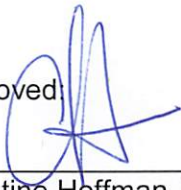
A discussion ensued regarding commercial requirement flexibility, change in use or redevelopment projects causing an increase in parking required, alternate transportation parking (bike, golf cart, EV), and material flexibility. Potential solutions included broadening uses permitted, using traffic data and parking analyses, combining similar commercial uses with parking improvement exemptions, requiring or allowing a certain amount of alternate transportation parking, and allowing a variety of materials to be used for parking.

**Downtown Parking**

The challenges of parking requirements with the limited space in the Central Business District were discussed. Potential solutions considered were reducing the parking requirement for commercial and mixed uses, revising the payment in lieu of parking program, and a future parking garage project.

The Workshop adjourned at 6:48 P.M.

Submitted by: Lauren Loria  
Administrative Assistant

Approved: 

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Christine Hoffman, Mayor

Date: 