

COMMUNITY PLANNING DIVISION



December 16, 2015

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Amendment to Legislation Filed
Ordinance No.: 2015-277**

Application: Land Use Amendment #2015C-002

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

The Planning and Development Department respectfully offers these amendments for consideration by the Land Use and Zoning Committee ("LUZ").

Recommended Amendment to Exhibit 1 of the Legislation

1. Replace Exhibit 1 Legal Description with a revised legal description dated December 10, 2015. The revised legal describes a larger site area.
2. Replace Exhibit 2 Map with a revised Map that identifies the larger area.

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 "Helena Parola", is written over a faint, larger version of the same signature.

Helena Parola, Planner III
Planning and Development Department

PLANNING & DEVELOPMENT DEPARTMENT

ORDINANCE _____

Legal Description

Lots 10 to 15 (except part in State Road), Rogeros Addition to Spring Park, according to plat thereof recorded in Plat Book 13, page 2 of the current public records of Duval County, Florida, being the same property conveyed in Official Records Book 8409, page 257 of the current public records of Duval County, Florida, together with part of closed road conveyed in Official Records Book 8664, page 302 of said public records.

Lots 16 and 17, except those portions lying within right of way of Interstate 95, Rogero's addition to Spring Park as per plat in Plat Book 13, Page 2, current public records of Duval County, Florida, being the same property conveyed in Official Records Book 5603, page 985 of said public records, together with part of closed road in Official Records Book 8664, page 985 of said public records.

December 10, 2015
Exhibit 1
Page ____ of ____



APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	1/22/15	Date Staff Report is Available to Public:	1/29/2016
Land Use Adoption Ordinance #:	2015-277	Planning Commission's LPA Public Hearing:	2/4/2016
Rezoning Ordinance #:	2015-278	1st City Council Public Hearing:	2/9/2016
JPDD Application #:	2015C-002	LUZ Committee's Public Hearing:	2/16/2016
Assigned Planner:	Helena Parola	2nd City Council Public Hearing:	2/23/2016

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

STEVE DIEBENOW
ONE INDEPENDENT DRIVE, STE. 1200
JACKSONVILLE, FL 32202
Ph: 904-301-1269
Fax :904-301-1279

Email: SDIEBENOW@DMPHLAW.COM

Owner Information:

SLG INVESTMENT PARTNERSHIP, LLLP
6740 EPPING FOREST WAY NORTH, UNIT 107
JACKSONVILLE, FL 32217

DESCRIPTION OF PROPERTY

Acreage: 0.89
Real Estate #(s): 125824 0000
125825 0000

Planning District: 3
Council District: 4
Development Area: URBAN PRIORITY AREA
Between Streets/Major Features:
I-95 EXPRESSWAY SOUTH and PHILIPS HIGHWAY

General Location:
I-95 EXPRESSWAY SOUTH, JUST NORTH OF THE EMERSON
STREET EXIT

Address:
0 I 95 EXPY S
0 GLEN MAWR ROAD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: RE # 125824-000 IS VACANT AND RE # 125825-0000 HAS A BILLBOARD ON-SITE

Current Land Use Category/Categories and Acreage:

LDR 0.89

Requested Land Use Category: CGC

Surrounding Land Use Categories: BP, CGC, LDR

Justification for Land Use Amendment:

TO CREATE CONSISTENCY BETWEEN THE LAND USE REGULATIONS GOVERNING THE SUBJECT PARCELS AND THE
LAND USE REGULATIONS GOVERNING THE PARCELS SOUTH OF THE SUBJECT PARCELS.

UTILITIES

Potable Water: JEA

Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

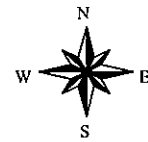
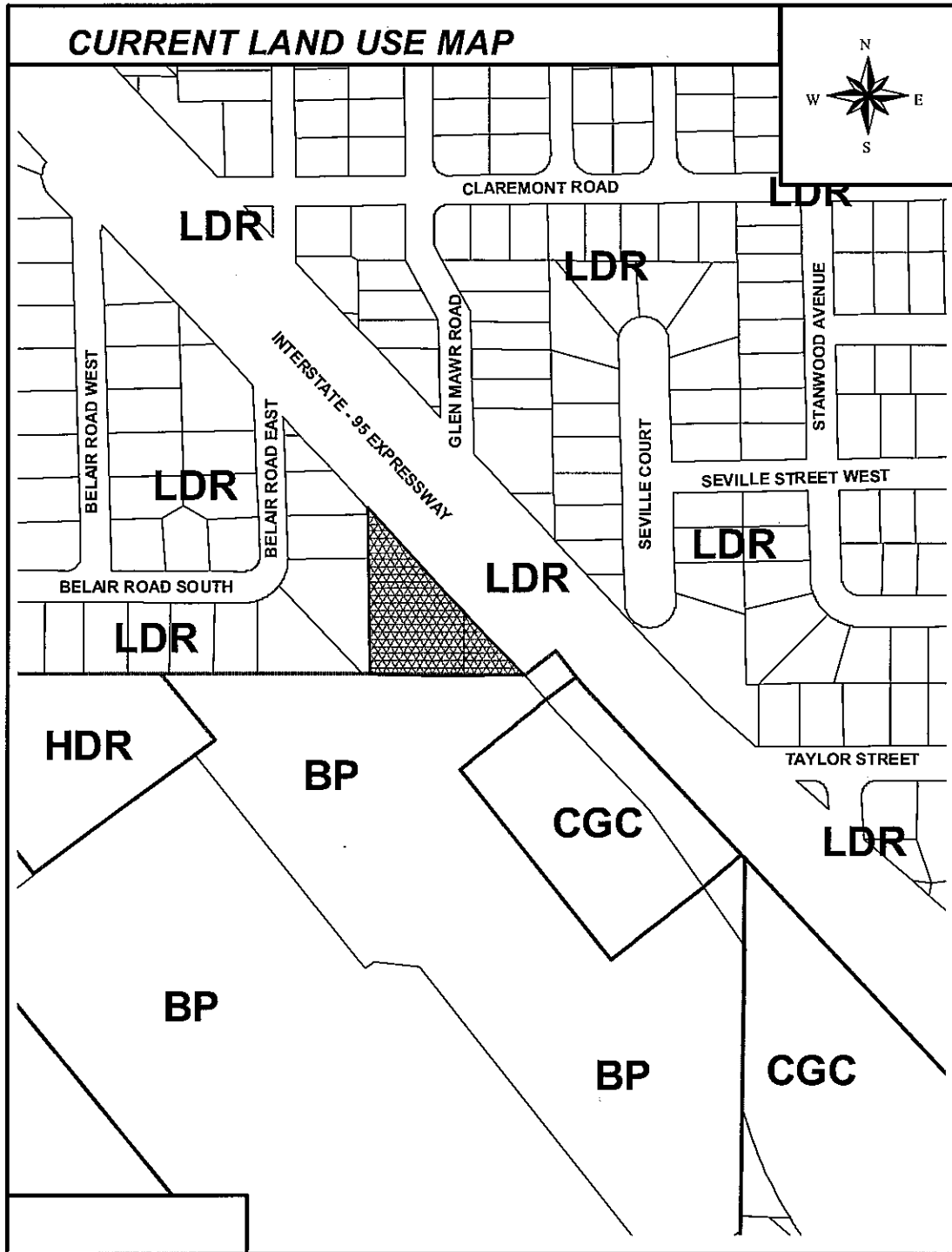
Current Zoning District(s) and Acreage:

RLD-60 0.89

Requested Zoning District: CCG-1

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>

Request for Small-Scale Land Use Amendment to Future Land Use Map Series



From: Low Density Residential (LDR)
To: Community/General Commercial (CGC)

Planning District: 3

Identification Number: 2015C-002

Council District: 4

Ordinance: 2015-277 Exhibit 2 (Page 1 of 1)