



November 4, 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: Planning Commission Advisory Report  
Ordinance No.: 2015-689**

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

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD:            Approve            Deny
- Recommendation by PC to LUZ:    Approve            Deny

- PC Commentary:           The agent and the property owner spoke in support of the application. The agent indicated there will be no access from Golden Spike Lane. There were three speakers in opposition. They were concerned about flooding, narrow two lane roads, traffic, and construction traffic, loss or privacy due to 2 story homes, impact on existing neighborhoods. The commissioners asked if the proposed rezoning reviewed by Development Services. It was not since it is a conventional rezoning, or if there was intent to build any fencing around the perimeter. The owner has submitted a revised legal description dated 10/28/2015. The revised legal description removed approximately 32,000 square feet from the northwest corner and added 32,000 square feet along the north property line.

● PC Vote:	6-0				
	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Chris Hagan, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Daniel Blanchard, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tony Robbins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor  
Current Planning Division