

PLANNING AND DEVELOPMENT DEPARTMENT



June 24, 2016

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

**RE: Planning Commission Advisory Report  
Ordinance No. 2016-356**

**Application for Land Use Amendment 2016A-002**

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 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission voted to recommend **APPROVAL** of Ordinance 2016-356 on June 23, 2016.

• P&DD Recommendation                      Approve

• PC Issues:

1. Commissioner Harding stated that he is familiar with the property history in relation to the highly contested conversion from LDR to LI and the failed attempts to market the property for industrial uses.

2. Commissioner Friley discussed the wetlands map contained within the staff report and how the wetlands areas limit development opportunities to pockets throughout the site. In response the applicant clarified that due to the extensive distribution of wetlands, large areas conducive to industrial development do not exist whereas single-family development can work around the wetlands.

3. Commissioner Blanchard requested clarification about the applicability of the Industrial Situational Compatibility Zone and how it relates to the site.

• PC Vote:    6 – 0

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	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagen, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<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"/>
Marshall Adkinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Respectfully,

A handwritten signature in cursive script that reads "Kristen D. Reed".

Kristen D. Reed, AICP  
Chief of Community Planning