

PLANNING AND DEVELOPMENT DEPARTMENT



September 22, 2016

The Honorable Lori Boyer, President  
The Honorable Danny Becton, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No. 2016-474**

**Application for Land Use Amendment 2016C-017**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman Becton 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 **Denied** Ordinance 2016-474 on September 22, 2016.

- P&DD Recommendation
- 
- PC Issues:

DENY

Why this site, why is the use classified as industrial since it appears to be an office use per the applicant's description, conventional zoning does not allow for the limitation of potential future uses, potential transportation impacts of the proposed use

- PC Vote:

5-3 DENY

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

PLANNING AND DEVELOPMENT DEPARTMENT



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

Respectfully,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a fluid, cursive style.

Kristen D. Reed, AICP  
Chief of Community Planning

PLANNING AND DEVELOPMENT DEPARTMENT



September 9, 2016

The Honorable Lori Boyer, President  
The Honorable Danny Becton, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Request to Amend Ordinance 2016-474  
Application for Land Use Amendment 2016C-017**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ  
Chairman Becton and Honorable Members of the City Council:

In order to accurately reflect the land use amendment application on file, Ordinance  
2016-474 requires the following amendments:

- Page 1, line 8 – should be “Rural Residential”. The words are inversed.
- Page 1, line 23 – same as above
- Page 3, line 2 to 3 – after RE# 002275-0010 it should state “002275-0100, a portion of” (the re # has the 1 in the wrong place for the last 4 digits and it needs to be identified as a portion of this RE #)

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

Respectfully,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style.

Kristen D. Reed, AICP  
Chief of Community Planning

**PROPOSED SMALL-SCALE  
FUTURE LAND USE MAP (FLUM) AMENDMENT**



**OVERVIEW**

**ORDINANCE: 2016-474**

**APPLICATION: 2016C-017-4-12**

**APPLICANT: FRED ATWILL**

**PROPERTY LOCATION: 4468 Yellow Water Road**

**Acreage: 5 acres**

**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>RR</b>	<b>BP</b>
<b>ZONING</b>	<b>AGR</b>	<b>IBP</b>

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
RR	BP	5 DU (1 DU/Acre)	N/A	N/A	76,230 sq. ft. (0.35 FAR)	Decrease 5 DU	Increase 76,230 sq. ft.

**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: DENIAL**

**LOCATION MAPS:**

