



ONE CITY. ONE
JACKSONVILLE.

September 6, 2018

The Honorable Aaron Bowman, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

**RE: Planning Commission Advisory Report
Ordinance No. 2018-516**

Application No. L-5295-18C

Dear Honorable Council President Bowman, Honorable Council Member and LUZ Chairman Schellenberg 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 **Approved** Ordinance 2018-516 on September 6, 2018.

- P&DD Recommendation Approve

- PC Issues: The Planning Commission discussed several issues related to the proposed amendment:
 - Proposed apartments, at 250 sq. ft., are smaller than the typical 450 sq. ft. micro unit development that is located in more densely populated urban areas such as Washington, D.C.
 - Lack of suitability for young professionals based on unit size and project location
 - Rising crime in the area and likelihood that the project will further that trend
 - Buildings unsafe and more suited to demolition than renovation
 - Blighted and unsafe structures currently occupied and undergoing poor quality and unsafe repairs
 - Cypress Green Drive is a private road that does not meet current standards and lacks sidewalks
 - Purchaser under contract is reputable and applicant provided examples of other quality products offered by the pending purchaser
 - Opportunity to improve the area through redevelopment of the site

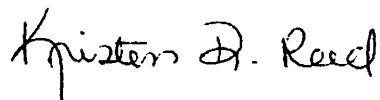
• PC Vote:

4-3 Approve

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Sanzosti Padgett, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkinson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<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,



Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net