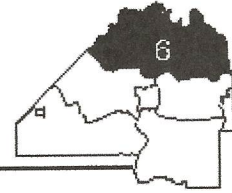


North District
Citizens Planning Advisory Committee
Chair: Mike Getchell Vice Chair: Teresa Moore



August 16, 2019

To: Honorable Danny Becton
Land Use & Zoning Committee
77 West Duval Street
City Hall at St. James, Suite 425
Jacksonville, FL 32202

Re: Ordinance # 2019-0493

Dear Chairman Becton:


This Ordinance seeks to rezone approximately 16.99 acres from PUD 2002-0665 to PUD to allow development of no more than 140 townhomes on the North Parcel and neighborhood commercial uses on the Southwest Parcel.

The North District CPAC has reviewed Ordinance 2019-0493 and is opposed to the PUD as presented for the following reasons:

- (1) Parking spaces/unit not clear.
- (2) The 10' buffer appears to be on existing residential properties – no indication of buffer on commercial site.
- (3) Front setback (20') insufficient for parking a vehicle without blocking sidewalk.
- (4) A meeting with surrounding communities has not be held.
- (5) No site plan for Parcel B.
- (6) Recreation specs are too general.
- (7) Number of townhomes too intense for such a small area. There is no indication that townhomes will have an attached garage.

This Ordinance should be deferred until the above listed items are addressed.

Respectfully submitted,



Mike Getchell

Cc: City Council President: Scott Wilson; Vice President: Tommy Hazouri; Members: Joyce Morgan, Al Ferraro, Aaron L. Bowman, LeAnne Cumber, Michael Boylan, Reggie Gaffney, JuCoby Pittman, Garrett L. Dennis, Brenda Priestly Jackson, Danny Becton, Randy White, Rory Diamond, Randy DeFoor, Terrance Freeman, Ronald B. Salem, Matt Carlucci and Samuel Newby

E-copy: Council Legislative Services: Carol Owens, Cheryl Brown, Jessica Matthew, Melanie Wilkes

Attorney: Shannon Eller

Planning Commission: Folks Huxford,

Planning Department: William Killingsworth, Kristen Reid, Bruce Lewis, Laurie Santana Erin Abney

Neighborhood Department: Bryan Mosier, Chiquita Moore, Lisa Ransom, Michelle Godwin-Ware