

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
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January 23, 2020

The Honorable Scott Wilson, 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. 2019-750/Application No. L-5395-19C**

Dear Honorable Council President Wilson, 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 **APPROVED** Ordinance 2019-750 on January 23, 2020.

P&DD Recommendation                      Approve

PC Issues:

Several speakers in opposition discussed:

- loss of transitional RPI land use designation
- Inappropriate increase in density
- Inappropriate height
- Disruptive construction activity

Several speakers in support discussed:

- Increased walkability
- Positive impact to area merchants
- Increased vibrancy
- Increased housing options

Applicant response:

- Current designation (RPI) is commercial
- Clustering height away from residential
- Providing public parking
- Roadway capacity exists
- Plans revised in response to community concerns

Commission discussion:

- Church expressed need to sell to due to deferred maintenance
- Existing commercial entitlements
- Public parking benefits area and sufficient on-site parking
- Density and height appropriately clustered

- Parking garage height restrictions achieve appropriate transition
- Developer concessions to address community concerns
- Supports nearby merchants
- Preserves aesthetics of the area

**PC Vote:**

**7-0 Approve**

Joshua Garrison, Chair	Aye
Dawn Motes, Vice-Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alexander Moldovan	Aye

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

Sincerely,

*Kristen D. Reed*

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