



City of Jacksonville Planning Commission Annual Report

June 30, 2017

Prepared by the Planning and Development Department
In Compliance Chapter 50, Section 110 Part B

Introduction

This report contains a breakdown of all the activities of the Jacksonville Planning Commission (“Commission”) from July 1, 2016 to June 30, 2017, as well as the current makeup of the Commission. Additionally, there is a brief narrative assessing the Commission’s effectiveness over this period.

The Planning Commission is established under Chapter 30, Part 2 of the City of Jacksonville Ordinance Code. The Commission consists of nine members and three alternates appointed by the Mayor and confirmed by the City Council. Additionally, a representative of the Duval County School Board and a military representative serve as ex officio, non-voting members. The Commission is staffed by the Planning and Development Department and the Office of General Counsel. The Commission meets on the first and third Thursday of each month at 1:00 PM, usually in the City Council Chambers.

Per Section 30.204 of the Ordinance Code, the Commission shall:

- A. Review proposed land use changes, text changes to the Comprehensive Plan, requests for exceptions, variances and waivers to the Zoning Code (except those pertaining to properties located within the Downtown Overlay Zone, as defined in Section 656.361.2), appeals from written orders granting or denying an administrative deviation and written interpretations of the Zoning Code and final orders of the Cell Tower Review Committee and other matters related to land use and area planning which are referred to the Department or to the Commission pursuant to law.
- B. Review and make recommendations to the Council on proposed changes to the Zoning Code, the Code of Subdivision Regulations and other land development regulations or amendments thereto, and with respect to all rezonings, except rezonings of properties located within the Downtown Overlay Zone, as defined in Section 656.361.2).
- C. Review and make recommendations on plans and programs developed by the Department (excluding project planning) prior to transmittal to the Mayor or independent agency, as the case may be.
- D. Serve as the local planning agency required pursuant to F.S. § 163.3174, and prepare the comprehensive plan or plan amendment after hearings to be held after public notice and make recommendations to the City Council regarding the adoption or amendment of the comprehensive plan.
- E. Monitor and oversee the effectiveness of the status of the comprehensive plan and recommend to the Council such changes in the comprehensive plan as may from time to time be required, including the preparation of periodic reports required by F.S. § 163.3191.
- F. Review and assign planning priorities under Part 6, Chapter 122 and perform the reviews required by Sections 122.606 and 122.609.

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- G. Review and assign planning priorities under Chapter 748 and perform the reviews required by Sections 748.202 and 122.609.
- H. Review and make recommendations on plans prepared pursuant to state and federal requirements or regulations.
- I. Act as a coordinating agency for programs and activities of executive agencies and independent agencies affecting land use and area planning, when requested to do so by the Mayor or the Director.
- J. Review appeals of Written Interpretations rendered by the Director pursuant to Section 656.109, Ordinance Code, and conditions of site plan approvals imposed by the Department pursuant to Section 656.404, Ordinance Code.
- K. Hear appeals from the owner of any off-site commercial billboard with respect to any final action taken by the Building Inspection Division concerning off-site commercial billboards that does not involve an interpretation or application of the uniform Florida Building Code. The scope of review, procedures and process for such review shall be as set forth in Section 656.135 (Appeal of written interpretation of the Director), Ordinance Code. A final order rendered by the Planning Commission concerning any such appeal shall be deemed to be the final action of the City of Jacksonville and shall not be subject to any further review under this Ordinance Code.

Commission Members

The Commission is currently comprised of eight full members and one alternate, and currently has one full vacancy and two alternate vacancies. The members are as follows:

Position	Commissioner	Term end date	Planning District
Chair:	Daniel Blanchard	First term ends 09/30/17	3 - Southeast
Vice Chair:	Abel Harding	First term ends 09/30/17	1 – Urban Core
Secretary:	Nicole Padgett	First term ends 09/30/18	At large
Commissioner:	Donald Adkinson	First term ends 09/30/17	6 - North
Commissioner:	Dawn Motes	First term ends 09/30/18	At large
Commissioner:	Ben Davis	First term ends 09/30/19	5 - Northwest
Commissioner:	Chris Hagan	Second term ends 09/30/17	4 – Southwest
Commissioner:	Joshua Garrison	First term ends 09/30/19	At large
Commissioner:	Vacant		2 – Greater Arlington
Alternate:	Nathaniel Day	First term ends 09/30/19	N/A
Alternate:	Vacant		N/A
Alternate:	Vacant		N/A
DCSB representative:	Tyler Loehnert	N/A	N/A
Navy representative:	Matt Schellhorn	N/A	N/A



List of Actions:

- 99 zoning exceptions
- 15 zoning variances
- 19 waivers of liquor distance
- 20 administrative deviations
- 38 conventional rezonings
- 55 planned unit development rezonings
- 33 land use amendments
- 13 text amendments
- 7 zoning code ordinance changes
- 2 appeals of decisions of the Zoning Administrator
- 26 minor modifications to existing planned unit developments
- 3 cell tower waivers

The Commission held 21 hearings. The scheduled meeting on October 6, 2016 was postponed due to Hurricane Matthew and was held in conjunction with the scheduled meeting on October 20, 2017. The Commission spent a total of 66 hours in session.

Commission Effectiveness

The Commission effectively serves the city's planning process. It provides a public forum to gather input regarding planning activities within the city. It makes recommendations to city council regarding rezonings, land use amendments, text amendments, and ordinance code changes. The Commission makes the final decision on those applications wholly within its purview. Finally, it provides a venue to appeal decisions made by the Planning and Development Department.

