



Notice of Public Hearing for Proposed Land Use Change

Large-scale land use amendment application L-5886-23A was filed on November 27, 2024, as Ordinance 2024-970.

The subject site is approximately 1003.9 acres and is located with an address of 0 Pecan Park Road and 0 Main Street North, between Interstate 95 and Main Street.

The current land use category is Multi Use Pursuant to SSP 4.3.15 (MU) and Light Industrial (LI). The proposed land use category is Low Density Residential (LDR), Medium Density Residential (MDR), Community General Commercial (CGC), Light Industrial (LI) and Conservation (CSV). Plan category descriptions can be found on the Planning and Development Department website.

The applicant is Blair Knighting, Kimley Horn and Associates Inc., 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258. The phone number of the applicant is 904-825-3917.

Scheduled public meeting and public hearing dates are as follows:

Planning Commission Public Hearing is on January 23, 2025, at 1:00 PM and will be held in the Ed Ball Building at 214 N. Hogan Street, 1st Floor, Room 1002.

City Council 1st Public Hearing is on January 28, 2025, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

Land Use and Zoning Committee Public Hearing is on February 4, 2025, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

City Council Final Public Hearing is on February 11, 2025, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

Please visit www.jacksonville.gov for meeting information and COVID-19 procedures/precautions for accessing public buildings.

The Department Staff Recommendation Report will be available on January 17, 2025.

Dates are subject to change if additional information is needed or if the proposed amendment is deferred.

**Repeal of FLUE Site Specific Policy 4.3.15/ Ordinance 2024-970
FUTURE LAND USE ELEMENT**

Future Land Use Element (FLUE) Policy 4.3.15

Reserved

The Pecan Park Regional Activity Center, which is a 847.6-acre Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: 120.7 acres of Community/General Commercial (CGC) for 115 hotel rooms and 799,000 square feet of commercial uses, 289.9 acres of Light Industrial (LI) for 6,000,000 square feet of light industrial uses, 30.0 acres of Heavy Industrial (HI) for 400,000 square feet of heavy industrial uses, 142.0 acres of Business Park (BP) and Residential-Professional-Institutional (RPI) for 325 multi-family dwelling units and 499,000 square feet of office uses, and 265.0 acres of Conservation (CSV) consistent with the Multi-Use (MU) Land Use Category consistent with the Multi-Use Land Use Category.