



November 5, 2015

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2015-699

Application for: Copperleaf PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD: Approve Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● PC Vote: 6-0

● PC Commentary: There was no one to speak in opposition to the development.
The agent requested the changes to the conditions as shown below and the Planning Commission agreed.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tony Robbins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- This rezoning is subject to the following exhibits:

1. The original legal description dated July 20, 2015.
2. The revised written description dated October 14, 2015.
3. The revised site plan dated October 21, 2015.
4. The Development Services Division Memorandum dated October 26, 2015 or as otherwise approved by the Planning and Development Department.

- Recommended Planning Commission Conditions* to the Ordinance:

1. Active recreation/amenities such as playgrounds, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses shall be provided at a ratio of a minimum of one acre of recreation land per one hundred (100) residential units. ~~Additionally, the recreation areas shall be combined into one active recreational area.~~ There shall be up to two recreation areas or as otherwise approved by the Planning and Development Department.
2. The maximum lot coverage shall be limited to ~~50~~60% for all buildings and structures

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None

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

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Planning and Development Department