



March 28, 2016

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.: 2016-54**

Application for: Tallow Ridge PUD

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

The agent and developer has met with the District Councilmember and the residents and is proposing the following changes to the PUD application

The following exhibits are in the Planning and Development Department's February 4, 2016 report, were adopted by the Planning Commission (proposed revisions are in blue), and are proposed to be exhibits to which the PUD is subject in Ordinance 2016-54, if adopted by the City Council:

1. The original legal description dated November 22, 2015.
2. The original written description dated January 5, 2016.
3. The revised site plan dated March 23, 2016.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated January 26, 2016 or as otherwise approved by the Planning and Development Department.

The following conditions are proposed to be conditions in Ordinance 2016-54, if adopted by the City Council:

1. The development shall contain a thirty-foot rear setback from the overall property boundary for lots adjacent to land zoned RR. [Condition (c) in original PUD, Ordinance 2005-1101-E.]
2. A six-foot (6') high tan or earth tone vinyl fence shall be installed by the developer and maintained by the Homeowners Association ten feet (10') inside (on the PUD side of) the boundary of Lots 1-14 and 58-89.
3. Outside (on the neighboring landowner side) of the fence in Lots 1-14 and 58-89, the developer shall provide a ten-foot (10') perimeter buffer as depicted on the revised site plan dated March 23, 2016. The buffer shall be an undisturbed, vegetated natural buffer. This buffer shall not be cleared. At locations in the buffer where existing 4-inch (4") caliper or larger trees are more than forty feet apart, the developer shall install 4-inch (4") caliper evergreen trees, a maximum twenty-five feet apart or in lieu of one

evergreen tree , two 4-inch (4") caliper Pinus palustris – Long Leaf Pine. Additionally, the developer shall install in the buffer three-gallon evergreen shrub (i.e. viburnum, zamia, ilex or other drought tolerant, non-invasive plant) a maximum four feet (4') apart to supplement existing ground cover. The buffer shall be platted as a separate tract of land and shall be owned by the Homeowners Association and preserved as a natural buffer.

4. Homes constructed within Lots 2-6, 59 and 85-88 (within 100 feet of existing single family dwelling structures on neighboring lands) shall not have any rear-facing second story windows, and such lots shall be conveyed with a deed restriction prohibiting rear-facing second story windows.

The following conditions are in the original PUD, Ordinance 2005-1101-E, and will remain as conditions in Ordinance 2016-54, if adopted by the City Council:

5. Grover Road, from Cedar Point Road to the development entrance, shall be widened to a 24-foot pavement width, or as otherwise approved by the Traffic Engineer, prior to the issuance of an occupancy permit for any residential structure with the development. [Condition (b) in original PUD, Ordinance 2005-1101-E.]

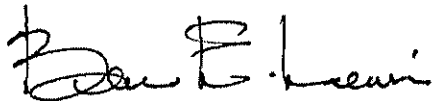
6. A detailed recreation plan shall be submitted to the Planning Department at the time of Verification of Substantial Compliance with the PUD, and is subject to the review and approval of the Planning and Development Department. [Condition (d) in original PUD, Ordinance 2005-1101-E.]

7. The residential buffer pursuant to Section 656.1222 of the Zoning Code is subject to the review and approval of the Planning and Development Department. [Condition (e) in original PUD, Ordinance 2005-1101-E.]

Additional Conditions # 1 and 2 in the Planning and Development Department's report and adopted by the Planning Commission are superseded by the above conditions. Conditions (a) and (f) in the original PUD, Ordinance 2005-1101-E, are superseded by the above conditions.

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



February 4, 2016

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.: 2016-54

Application for: Tallow Ridge 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: 7-0
- PC Commentary: There was no one to speak in opposition.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, 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"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

● This rezoning is subject to the following exhibits:

1. The original legal description dated November 22, 2015.
2. The original written description dated January 5, 2016.
3. The original site plan dated October 29, 2015.
4. The Development Services Division Memorandum dated January 26, 2016 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

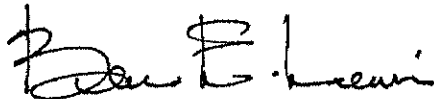
1. The development shall contain a twenty (20) foot rear setback from the overall property boundary for lots 1 through 14 and lots 58 through 89.
2. The owner shall install and maintain a six (6) foot high, 85% opaque fence along the south property line (lots 1-14) and north property line (lots 58-89). A two (2) inch caliper broadleaf evergreen tree shall be planted every twenty-five (25) feet along the fences.

*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

