CURRENT PLANNING DIVISION



July 21, 2016

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2016-395 Application for: Adam Lake PUD

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton 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
- This rezoning is subject to the following exhibits:
 - 1. The original legal description dated May 18, 2016.
 - 2. The original written description dated April 22, 2016.
 - 3. The original site plan dated May 18, 2016.
 - 4. The Development Services Division Memorandum dated June 22, 2016 or as otherwise approved by the Planning and Development Department.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. Lot coverage shall not exceed 50%.
 - 2. Signage shall be erected by the developer that indicates on-street parking shall be limited to one side of the street only.
 - 3. The development shall reserve and provide a 60 foot wide right-of-waywork in good faith to provide a connection to the future extension of New World Avenue extension, subject to the review and approval of the Transportation Planning Division.
- *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

	The Department recommended adding Condition #3 as the area is beginning to				
	be developed. The agent expressed concern about the lack of specificity with the location of the proposed connection to New World Avenue and the potential costs for re-engineering and loss of lots. The Commission felt a second access is needed, however they revised the condition.				
		<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair		\boxtimes			
Daniel Blanchard, Vice C	Chair	\boxtimes			
Abel Harding, Secretary					
Marshall Adkison					
Ben Davis		\boxtimes			
Jerry Friley		\boxtimes			
Dawn Motes					
Nicole Padgett					
If you have any questions or concerns, please do not hesitate to contact me at your convenience.					
Sincerely,					
Bout.	- seur				
Bruce E. Lewis, City Planner Supervisor Planning and Development Department					

There was one speaker who had concerns about one access point and when a

• PC Vote:

• PC Commentary:

5-0