



December 8, 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.: 2016-724 **Application for: WRH Deerwood Multi-family 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 October 4, 2016.
2. The original written description dated October 4, 2016.
3. The original site plan dated ~~October 4~~November 16, 2016.
4. The Development Services Division Memorandum dated December 1, 2016 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

1. There shall be one double sided or two single side externally illuminated monument signs at the Deer Lake Drive East entrance not to exceed 24 square feet in area per side and 8 feet in height.
2. There shall be ~~one three single side~~ externally illuminated monument signs along the JTB Blvd frontage ~~not to exceed 50 square feet in area and 8 feet in height.~~ There shall be one monument sign not to exceed 75 square feet in area and 35 feet in height on the Butler Boulevard off ramp frontage, there shall be one wall sign not to exceed 120 square feet in area on Building 6 and one monument or wall sign not to exceed 75 square feet in area and 8 feet in height adjacent to the "Deerwood Park North" sign.
3. Temporary leasing signs shall not exceed ~~50~~100 square feet in area.

4. Prior to requesting a final building inspection or occupying the facility in any manner, the ~~lead horizontal and lead vertical design professionals~~ the owner or applicant or developer shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.

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

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 6-0
- PC Commentary: There was no one to speak in apposition. The agent objected to conditions 2, 3 and 4. There was much discussion among the commissioners on each condition. The agent indicated he is in agreement with the revised conditions.

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

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