



January 19, 2017

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.: 2016-790

Application for: Bishop Gate 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 subject property is legally described in the original legal description dated November 15, 2016.
2. The subject property shall be developed in accordance with the revised written description dated December 6, 2016.
3. The subject property shall be developed in accordance with the original site plan dated October 31, 2016.

● Recommended Planning Commission Conditions* to the Ordinance: None

*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

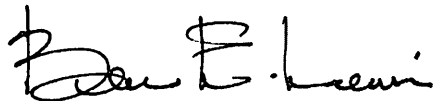
● PC Vote: 8-0

- **PC Commentary:** There were several speakers in opposition. There comments generally concerned that the new building will block the sun into their units, concern over noise from the public event space on top of the garage, massing of the building along Lomax Street, and the proposed development is too dense for the area. Concern over the modification to the Comp Plan/Land Use over the increased density.
 Nancy Powell representing RAP was generally supportive but had concern over the public event rooftop space.
 A real estate appraiser testified that the construction of multi-family apartments adjacent to riverfront condominiums had no effect on the condominium unit price.
 The commissioners had questions if the mixed use component and river front access being met in the Comp Plan? The commissioners felt that a shorter longer building is preferred over a taller building.

| | <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"/> |
| Joshua Garrison | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Chris Hagan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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