

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James 117 W. Duval St. Jacksonville, FL 32202 (904) 630-CITY www.coj.net

ONE CITY. ONE JACKSONVILLE.

May 18, 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.: 2016-805 Application for: Dockside Estates 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 March 1, 2017.
 - 2. The original written description dated February 27, 2017.
 - 3. The original site plan dated February 14, 2017.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. The 30 foot wide access to Loretto Road shall be eliminated.
 - 2. A Phase I Environmental Impact Study shall be prepared by the owner, applicant or developer and submitted to the Planning and Development Department at the time of Verification of Substantial Compliance.
 - 3. A traffic study subject to the review and approval of the Transportation Planning Division shall be conducted by a professional traffic engineer. A methodology meeting shall be held with the City Traffic Engineer prior to the commencement of the study.
 - 4. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or devleoper 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 <u>underlined</u> and deletions are indicated with a <u>strikethrough</u>.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 4-3
- PC Commentary: There were several speakers in opposition. The proposed development does not protect the existing neighborhood. The 30 foot wide strip is not suitable for the intended traffic. The commissioners felt that County Dock Road is not suitable for the expected traffic.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair		\boxtimes		
Abel Harding, Vice Chair				\bowtie
Nicole Padgett, Secretary		\boxtimes		
Marshall Adkison		\boxtimes		
Ben Davis	\boxtimes			
Chris Hagan	\boxtimes			
Joshua Garrison	\boxtimes			
Dawn Motes		\boxtimes		

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

Sincerely,

Bruce E. Lewis City Planner Supervisor – Current Planning Division City of Jacksonville - Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7820 blewis@coj.net