



# City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
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www.coj.net

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.: 2017-313**                      **Application for: Price Park 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 February 19, 2017.
2. The revised written description dated May 10, 2017.
3. The original site plan dated February 4, 2017.

● Recommended Planning Commission Conditions\* to the Ordinance:

1. The minimum lot frontage shall be thirty-five (35) feet for properties located on cul-de-sacs and curves.
2. ~~Pursuant to policies 1.4.8 and 1.4.9 of the Transportation Element of the 2030 Comprehensive Plan, an additional access point shall be created on the northeast side of the property to Historic Kings Road South, to promote overall connectivity and reduce the burden on the roadway network.~~ The need for any improvements to Hood Road or whether or not we will be required to do an entrance to Historic Kings Road shall be determined by a traffic study during permitting.
3. The owner shall provide a minimum of one acre of active recreation space per Section 656.420 of the Zoning Code.
4. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, 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.

5. A 10 foot wide undisturbed landscape buffer will be added to the rear of Lot 21 through 31.

6. A 6 foot high fence will be constructed to the rear of Lot 21 through Lot 31.

7. Lots 87 and 88 and Lots 90 and 91 shall be built with one story homes.

8. A 6 foot high vinyl fence will be installed at the finish lot grade to the rear of Lot 85 through 92.

9. There shall be a 20 foot wide landscape buffer on Hood Road (excluding the entrance) and every reasonable attempt will be made to save the tree canopy along Hood Road.

\*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: 7-0

• PC Commentary: There were two people in opposition. Their concerns were with the lack of privacy with the proposed development and the expected traffic.  
The agent proposed additional conditions 5 through 9 to alleviate the concerns of the neighbors.

	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Chris Hagan	<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"/>
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  
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City of Jacksonville - Planning and Development Department  
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