



Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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June 22, 2017

The Honorable Anna Brosche, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2017-354 Application for: Belfort Road PUD

Dear Honorable Council President Brosche, Honorable Council Member and LUZ Chairperson Schellenberg
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 [X] Approve with Conditions [] Deny
• Recommendation by PC to LUZ: [] Approve [X] Approve with Conditions [] Deny
• This rezoning is subject to the following exhibits:
1. The original legal description dated March 1, 2017.
2. The original/revised written description dated March 22, 2017.
3. The original/revised site plan dated January 2017.
• Recommended Planning Commission Conditions* to the Ordinance:
1. The minimum house size shall be 1,600 square feet of heated and cooled space (not including the garage).
2. A natural twenty (20) foot perimeter buffer shall be maintained along Belfort Road and Bridges Street (except for the subdivision entrance off of Belfort Road and any necessary utility easements).
3. A six (6) foot vinyl fence shall be installed around the subdivision and shall be maintained by the Homeowners Association (HOA).
4. All landscaping shall be done in accordance with Part 12 of the Zoning Code.
5. The use of Administrative Deviations (AD) shall be prohibited.
6. Work with the Duval County School Board (DCSB) to request that bus pickup/drop-off shall occur within the subdivision in lieu of occurring along Belfort Road.
7. A wetland conservation area shall be set aside as noted in the site plan dated January 2017.
8. The HOA shall be responsible for maintenance of the stormwater management pond.

9. A traffic study conducted by a professional traffic engineer shall be required. A methodology meeting shall be held with the City Traffic Engineer prior to commencement of the study. The Belfort Road/Touchton Road/Subdivision Entrance Road intersection shall be modified to provide, at a minimum, a left turn lane into the site and a pedestrian crossing of Belfort Road, south of the intersection. This will require that the existing traffic signal also be modified.
10. ~~Vehicle parking within the development must be limited to one side of the street only, to maintain access and safety for emergency vehicles.~~
11. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or developer shall submit to the Planning and Development 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 ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None

- PC Vote: 7-0

- PC Commentary: There was no one in opposition.
 The agent indicated he had no issues with the conditions. They are the result of meetings with residents. However he is asking direction from the Commission on how to implement and enforce Condition 10.
 The Commissioners felt the condition should not be imposed without more public meetings to determine issues and made into policy.
 The staff indicated there is a growing problem with parking on the streets and sight line obstructions in small lot subdivisions.

	<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"/>
Chris Hagan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
 City Planner Supervisor – Current Planning Division
 City of Jacksonville - Planning and Development Department

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