

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

October 19, 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.: 2017-420 Application for: Broxton Bay Apt. 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
 ⋈ 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 May 18, 2017.
 - 2. The revised written description dated October 10, 2017.
 - 3. The original site plan dated December 12, 2015.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. The unimproved section of Nautica Drive shall be completed.
 - 2. The parking lot access along Airport Center Drive associated with the Taco Bell shall be removed at the completion of Nautica Drive in accordance with MM-2008-24.
 - 3. Prior to the first final inspection within any phase of development, the owner or their agent, shall submit to the Planning and Development Department for its review and approval either: a) an affidavit documenting that all conditions to the development order have been satisfied, or b) a detailed agreement for the completion of all conditions to the development order.

^{*}Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a strikethrough.

• PC Vote:	4-0				
PC Commentary:	There was one speaker in opposition. Tom Ingram asked for assurances when Nautica Drive will be constructed. There will be 880 multi-family units in the development. Nautica Drive was meant as a cut-through for residents driving to the main commercial area without using Airport Center Drive. Customers are using the interconnected out-parcels to drive from Broxton Bay Drive to the center. The agent indicated the road will be private and they are eliminating the curb cuts to limit their liability. The City is withholding Certificate of Occupancies until the road is completed. The road will be completed by the time the units are ready.				
	. <u>Aye</u>	Nay A	Abstain	Absent	
Daniel Blanchard, Chair					
Nicole Padgett, Vice	Chair				
Joshua Garrison, Sec	cretary	\boxtimes			\boxtimes
Marshall Adkison					
Ben Davis		\boxtimes			
David Hacker		\boxtimes			
Chris Hagan				\boxtimes	
Dawn Motes		\boxtimes			
If you have any questions or concerns, please do not hesitate to contact me at your convenience.					
Sincerely,					
Don E. Lewi					
Bruce E. Lewis					
City Planner Supervisor – Current Planning Division					
City of Jacksonville - Planning and Development Department					
214 North Hogan Stre					
Jacksonville, FL 32202					

(904) 255-7820 blewis@coj.net

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