October 5, 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.: 2017-484 Application for: 901 Main Street North**

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 16, 2017.
2. The revised written description dated August 4, 2017.
3. The original site plan dated May 16, 2017.

● Recommended Planning Commission Conditions\* to the Ordinance:

1. .
2. Additional dwelling units over the 82 units in Phase 1 shall require one off street parking space for each dwelling unit.
3. Hospitals shall not be a permitted use.
4. Residential uses shall not be on the ground floor abutting State Street or Main Street. Non-residential uses shall be located on the first floor.
5. Building permits will be issued for the development of the property, described in Exhibit 1 (the “Property”), when the portion of the Property to be developed is:  (1) deemed in compliance with soil and groundwater cleanup target levels; (2) subject to an approved Brownfields Site Rehabilitation Agreement; (3) subject to an approved Remedial Action Plan; (4) subject to a Site Remediation Completion Order; or (5) remediated by the developer providing a balance between the need for protection of public health and welfare and the environment.
6. 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~~.

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

● PC Vote: 7-0

● PC Commentary: There was no one to speak in opposition. The Commissioners felt the staff placed an undue burden on the development requiring architectural compliance with the Downtown Overlay. The site is outside the Overlay and should not be subject to those regulations. The Commissioners recommended deletion of conditions 1, 2, and 3.

Aye Nay Abstain Absent

Daniel Blanchard, Chair

Nicole Padgett, Vice Chair

Joshua Garrison, Secretary

Marshall Adkison

Ben Davis

David Hacker

Chris Hagan

Dawn Motes

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

Sincerely,

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