

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

August 17, 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.: 2017-485 Application for: Silver Creek Crossing 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 17, 2017.
 - 2. The original written description dated May 17, 2017.
 - 3. The original site plan dated January 27, 2017.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. No Parking signs shall be included at a cost to the developer. The signs shall be located on the lot line at every 3 lots. The signs will not be needed in front of the pond.
 - 2. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals 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 Prior to the first final inspection within any phase of development, the owner of 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.

- *Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are <u>underlined</u> and deletions are indicated with a strikethrough.
- Recommended PC Conditions that can be incorporated into the Written Description: None

• PC Vote: 6-0

• PC Commentary: There was no one to speak in opposition. The agent has a concern with Condition #1.

This will result in visual blight along this roadway. The agent offered to add no parking in the deed restrictions of the HOA. The Commissioners agreed with the agent's explanation and eliminated condition #1. The Department in concert with the

Commission recommends the proposed language for condition #2.

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