

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 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.: 2017-622 Application for: Hampton West 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 with Conditions	☐ Deny
Recommendation by PC to LUZ:	☐ Approve with Conditions	☐ Deny

- This rezoning is subject to the following exhibits:
 - 1. The original legal description dated June 29, 2017.
 - 2. The revised written description dated August 29, 2017.
 - 3. The revised site plan dated August 21, 2017.
- Recommended Planning Commission Conditions* to the Ordinance: None
- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 7-0
- PC Commentary: Mr. Plaza spoke in opposition. His family owns a parcel in the middle of the development

which is used as a tree farm. It is not a pine plantation, they do not clear cut, but they harvest large hardwood trees. The current PUD shows access to his parcel from the northwest. The proposed site plan shows access from the northeast. He wants his

access to remain the same.

The commissioners indicated the area is developing. In 2014, several thousand acres were rezoned to RLD-50, CCG-1 and IBP. Sooner or later, development will surround Mr. Plaza's property.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	\boxtimes			
Nicole Padgett, Vice Chair	\boxtimes			
Joshua Garrison, Secretary	\boxtimes			
Marshall Adkison	\boxtimes			
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,

Bruce E. Lewis

City Planner Supervisor – Current Planning Division

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