



Lenny Curry, Mayor

City Hall at St. James
 117 W. Duval St.
 Jacksonville, FL 32202
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ONE CITY. ONE JACKSONVILLE.

December 7, 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.: 2017-752 **Application for: Sunbeam Road**

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 March 31, 2017.
 2. The original written description dated October 24, 2017.
 3. The ~~original~~revised site plan dated ~~April 23~~December 4, 2017.
- Recommended Planning Commission Conditions* to the Ordinance:
 1. ~~Detached single family age restricted dwellings shall not be permitted.~~
 2. Vehicular access for the commercial parcels shall be subject to the review and approval of the Transportation Planning Division and the City’s Traffic Engineer.
 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 ~~strike through~~.

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

● PC Vote: 8-0

● PC Commentary: An agent for Watson Realty spoke in favor of the application. There were three speakers from the Edgewater Condominiums who spoke in favor. The agent has signed an agreement detailing additional requirements of the development.

	<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"/>
Nicole Padgett, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, 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"/>
David Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<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
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