



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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ONE CITY. ONE JACKSONVILLE.

January 18, 2018

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.: 2017-834 **Application for: Lofton Alley**

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 November 28, 2017.
 2. The original written description dated November 28, 2017.
 3. The original site plan dated November 28, 2017.
- Recommended Planning Commission Conditions* to the Ordinance:

1. The owner or agent shall submit proper permits to the City for the existing improvements; improvements shall be in compliance with the parking and landscape regulations of the Zoning Code and adequate access to the south to Lofton Alley shall be provided, subject to the review and approval of the Transportation Planning Division.

2. 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: 4-3
- PC Commentary: There was one speaker in opposition. He wants the two southernmost parking spaces removed to give him access from the proposed closed portion of the alley to his backyard.
The agent has offered a private easement for a perpetual easement, removing one parking space and preventing any blockage of the alley.
The Commissioners were concerned how the alley was paved over. The agent indicated he received a hold harmless agreement from Development Services to clean up trash and make improvements. Some Commissioners felt they could not approve the land use and rezoning until the road closure is approved. A condition to bring the paved area up to code for parking and landscaping with proper permits and allow adequate access to the south subject to the review and approval of the Transportation Planning Division.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **Additional Information:** The agent has submitted a revised Written Description and revised Site Plan, both dated January 30, 2018. The site plan removes two parking spaces on the southern portion of the parcel and added a note restricting parking and prohibiting obstruction. The revised Written Description and Site Plan is attached after this letter.

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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EXHIBIT D

WRITTEN DESCRIPTION

Lofton Alley PUD Written Description

~~November 28, 2017~~ January 30, 2018

INTRODUCTION

Olde Mandarin, LLC, a Florida limited liability company (the “Agent”), is the agent for the fee simple owners (the “Applicants”) of the residential real property described in Exhibit 1 to this PUD Rezoning Application (the “Property”) and is also the fee simple owner of that certain commercial real property located on San Jose Boulevard (RE# 156068-0000) (the “Agent’s Property”), operated as a multi-unit retail shopping center, ~~and Agent’s Property is located~~ adjacent to the westerly boundary of the Property. The Property is currently the subject of a right-of-way Closure and Abandonment Application (Application No. 2017-575), seeking to vacate a portion of Lofton Alley including the Property, as a City right-of-way, with title to the Property reverting to the Applicants. The Property is approximately ~~0.06 acres~~ 2,033 square feet and is currently used as a parking lot serving Agent's Property, per prior approvals by the City.

SITE DEVELOPMENT HISTORY

As part of Agent's development of Agent's Property, a site plan was approved which included the Property. The Property has since been developed by Agent as parking spaces serving the Agent’s Property. During the Right-of-Way Closure and Abandonment process for the Property, discussion ensued regarding the need to rezone the Property from RLD 60 to PUD in order for the Property to provide parking serving Agent's Property.

I. PROJECT DESCRIPTION

- A. Number of acres: 0.06 acres
- B. Project Architect/Planner: None
- C. Project Engineer: Bueme Engineering (Michael Bueme)
- D. Project Developer: ~~City of Jacksonville~~ Olde Mandarin, LLC
- E. Current Land Use Classification: LDR
- F. Current Zoning District: RLD 60
- G. Requested Land Use Category: CGC
- H. Requested Zoning District: PUD
- I. RE Parcel: No Applicable – located east of 156068-0000

II. QUANTITATIVE DATA

Total Gross Acreage

Total Gross Acreage	0.06 Acres	100%
Amount of each different land use by acreage		
Single Family	_____ Acres	0%
Total number of units	_____ d.u	
Multiple Family	_____ Acres	0%
	_____ d.u	
Commercial	_____ Acres	0%
Industrial		0%
Other land use		0%
Total Amount of non-residential floor area		0%
Active recreation and/or open space		0%
Passive open space, wetlands		0%
Public and private right-of-way (and parking)	0.06 Acres	100%
Maximum coverage of buildings and structures	_____ sq.ft.	0%

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The usual application of the Zoning Code would impose landscape buffer requirements that cannot be achieved for the Property.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provide, operated or maintained by the City.

The Property will continue to be used as a parking area serving the Agent's Property.

C. Justification for the rezoning.

For many years the Property, owned by the City, has been blighted, frequented by homeless residents, a regular sight for dumping, full of potholes and not maintained. In connection with Agent's development of Agent's Property, Agent cleaned-up the Property and restored it to a reputable, pleasing condition which has benefitted the Applicants by improving the condition of the Property and the adjacent lots owned by the Applicants. This rezoning is being sought to legally validate the parking rights and existing development of the Property that have previously been approved.

D. Phase schedule of construction (include initiation dates and completion dates):

Not applicable

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Parking and drive aisle serving the Agent's Property
- B. Permissible Uses by Exception: None
- C. Limitations on Permitted or Permissible Uses by Exception: None
- D. Permitted Accessory Uses and Structures: NONE

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) Minimum lot area: Not applicable
 - (2) Minimum lot width: Not applicable
 - (3) Maximum lot coverage: 100%
 - (4) Minimum front yard: None
 - (5) Minimum rear yard: None
 - (6) Minimum side yard: None
 - (7) Maximum height of structures: Not applicable
- B. Ingress, Egress and Circulation: ~~Not applicable~~
 - (1) Parking. Parking for the Property shall be consistent with the approved site plan for Agent's Property.
 - (2) Vehicular access to the Property shall be by way of San Jose Boulevard through Agent's Property, ~~substantially as shown on the Site Plan for the Property and the Applicant's Property.~~
 - (23) Pedestrian Access. There will not be sidewalks on the Property.
- C. Signs: None
- D. Landscaping: Landscaping for the Property shall be consistent with the approved site plan for the Agent's Property, which does not include a landscape buffer between the Property and the adjacent residential lots owned by certain of the Applicants.
- E. Recreation and Open Space: Not applicable.

F. Utilities

Water will be provided by JEA

Sanitary sewer will be provided by JEA

Electric will be provided by JEA

G. Wetlands: Not applicable

VI. DEVELOPMENT PLAN APPROVAL

See attached Exhibit E

