



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

Lenny Curry, Mayor

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

\*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

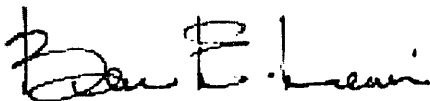
- **PC Commentary:** There was one speaker in opposition. He wants the two southernmost parking spaces removed to give him access from the proposed closed portion of the alley to his backyard.  
 The agent has offered a private easement for a perpetual easement, removing one parking space and preventing 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 Site Plan dated January 22, 2018, which removes two parking spaces on the southern portion of the parcel and added a note restricting parking and prohibiting obstruction. The revised 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,



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