

## **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

ONE CITY. ONE JACKSONVILLE.

April 5, 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.: 2018-152 Application for: Wilson Boulevard 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").

<ul> <li>Recommendation by JPDD:</li> </ul>	Approve	$\square$ Approve with Conditions [	_ Deny
<ul> <li>Recommendation by PC to LUZ:</li> </ul>	Approve	$\boxtimes$ Approve with Conditions [	_ Deny

- This rezoning is subject to the following exhibits:
  - 1. The original legal description dated January 26, 2018.
  - 2. The revised written description dated March 23, 2018.
  - 3. The original site plan dated March 2018.
- Recommended Planning Commission Conditions\* to the Ordinance:
  - 1. The HOA documents shall contain a notice in enlarged, bold type stating that prospective homeowners may be impacted by noise from the adjacent use by Barco Duval. If the use by Barco Duval ceases, then this condition may be removed from the Covenant documents.
  - 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 <u>underlined</u> and deletions are indicated with a strikethrough.

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

- PC Vote: 7-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent indicated the revised written description included a section limiting houses along the northern boundary to two (2) stories in height.

	<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 City of Jacksonville - Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7820 blewis@coj.net