

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

August 9, 2018

The Honorable Aaron Bowman, 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.: 2018-407 Application for: Firestone Road PUD

Dear Honorable Council President Bowman, 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		☐ Deny

- This rezoning is subject to the following exhibits:
 - 1. The original legal description dated May 17, 2018.
 - 2. The original written description dated May 17, 2018.
 - 3. The original site plan dated April 17, 2018.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. Personal property storage facilities shall comply with Part 4 of the Zoning Code.
 - 2. Where the subject property adjoins a residential use, or residential zoning district without an intervening street, the developer shall provide a twenty-foot yard, including a ten-foot buffer between uncomplimentary uses pursuant to Part 12 of the Zoning Code.
 - 3. The developer shall provide a thirty-foot front yard along Firestone Road. Internal vehicle-use-area landscaping may be relocated to the front yard for supplemental screening, provided that the total landscape planting requirement is not diminished.
 - 4. Walls facing Firestone Road shall be of masonry construction.
 - 5. 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 <u>strikethrough</u>.

 Recommended PC Conditions 	that can be incor	porated into the V	Vritten Description: None
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• PC Vote: 6-0

PC Commentary:

There was one speaker in opposition owns the property to the south. The land behind his was a landfill. He is concerned if the PUD is approved it will cause land disturbance releasing contaminants and potentially flooding his property.

The agent indicated a Phase I and Phase II environmental study was performed. 13 soil borings did not indicate any soil contamination.

One Commissioner did acknowledge issues with water contamination during development of the apartments to the east across I-295. However this is not a reason to deny the rezoning.

	<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			
David Ward	\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

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