



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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September 6, 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.: 2018-523 **Application for: Tarragon 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 Approve with Conditions Deny
- This rezoning is subject to the following exhibits:
 1. The original legal description dated May 7, 2018.
 2. The original written description dated July 31, 2018.
 3. The original site plan dated June 12, 2108.
- Recommended Planning Commission Conditions* to the Ordinance:

- ~~1. Provide an exclusive right turn lane on Garden street at Jones Road as recommended by the Traffic Study from Buckholz Traffic dated June 2018.~~
- ~~2. Provide two approach lanes (right and left) on Jones Road at Garden Street as recommended by the Traffic Study from Buckholz Traffic dated June 2018.~~
- ~~3. Provide an exclusive left turn lane on Garden Street at Jones Road as recommended by the Traffic Study from Buckholz Traffic dated June 2018.~~
4. 1. Prior to development of the subject property, documentation of a completed gopher tortoise burrow survey and proof of subsequent relocation efforts to be performed by an authorized gopher tortoise agent, per FWC regulations, will be provided to COJ PDD
5. 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: 8-0

• PC Commentary: There were several speakers in opposition. Their concerns included smaller lots compared to lots in the area; reduction in housing values with the smaller lots; additional traffic on Garden Street, which is narrow in width, several RR tracks which may block emergency access, drainage when the parcel is developed.

The DCSD representative pointed out there was an existing condition which the district was to receive money for improvements. The representative requested the condition be included in the new Ordinance.

The Commissioners indicated that the PUD already allows over 400 homes and the proposed PUD increases 9 lots. There was discussion that the School District condition was approved prior to School Concurrency. The developer will need to meet School Concurrency and should not be required to do both.

	<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"/>
David Ward	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



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