



ONE CITY. ONE JACKSONVILLE.

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

November 8, 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.: 2018-671 **Application for: E-Town Residential 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 September 20, 2018
2. The original written description dated September 14, 2018
3. The original site plan dated August 15, 2018

● Recommended Planning Commission Conditions* to the Ordinance:

1. ~~Prior to the commencement of any phase of development, a traffic impact analysis should be conducted to analyze any potential impacts to state facilities.~~
2. ~~Parcel 1 and Parcel 5 shall be developed with two (2) access points to E-Town Parkway.~~
3. Any traffic control sign install in city right of way that does not meet city standards shall be reviewed by the Traffic Engineering Division. A Revocable Permit and Indemnification Agreement shall be included with and recorded with any such sign. Nonstandard signs shall be maintained by the homeowners association and the homeowners association will be responsible for issues caused by the lack of maintenance.
4. ~~Prior to the commencement of any phase of development, an updated availability letter and master plan shall be provided and approved by JEA in order to meet the requested 1,700 dwelling unit count.~~

5. ~~Golf cart paths shall be constructed Pursuant to Ordinance 2018-0265, any golf cart paths shall be developed with a minimum of 16 feet in pavement and 18 feet in clear width.~~
6. 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.

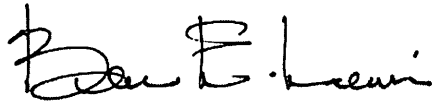
*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 6-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent proposed the changes to the conditions and the Department has no objections.

| | <u>Aye</u> | <u>Nay</u> | <u>Abstain</u> | <u>Absent</u> |
|-----------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Nicole Padgett, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Joshua Garrison, Vice Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dawn Motes, Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Marshall Adkison | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Daniel Blanchard | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ben Davis | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |
| David Ward | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Sincerely,



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 City of Jacksonville - Planning and Development Department
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