



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

April 18, 2019

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.: 2019-73

Application for: San Pablo Parkway East

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:

The original legal description dated September 25, 2018.
 The original written description dated December 21, 2018.
 The original site plan dated December 21, 2018.

- Recommended Planning Commission Conditions* to the Ordinance:

1. Any single retail use shall not exceed 15,000 square feet of enclosed area or, otherwise, shall require approval of a minor modification to the PUD.
2. A car wash shall only be permitted as an accessory use.
3. The subject property shall be developed in accordance with the Traffic Engineering Division Memorandum dated March 29, 2019 or as otherwise approved by the Traffic Engineering Division.
4. A detailed site plan meeting the requirements of section 656.341(c)(2)(i) shall be approved through the minor modification process set forth in Section 656.341(f)(2) of the Zoning Code.
5. Vehicular parking for residential uses shall be provided at 1.35 spaces per dwelling unit.
6. For multi-family parking, tandem parking shall be prohibited.
7. Shared parking for multiple uses shall be permitted within 500 feet of the use being served.

8. Final approval of the proposed PUD is subject to a revised Written Description and Site Plan, which shall be compliant with the 2030 Comprehensive Plan.
9. Pursuant to Section 2.2.2 of the Land Development Procedure Manual, a 10-foot wide multiuse trail wide shall be provided where the property fronts along San Pablo Road.
10. 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.

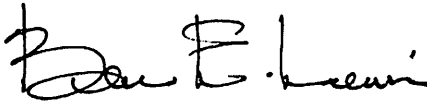
*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 7-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners.

	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<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"/>
Alex Moldovan	<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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