

Original Conditions

1. At the time of verification of substantial compliance of the PUD, the developer shall submit a site plan showing preservation of all trees 6" DBH or greater for the first twenty feet outside the right-of-way along Max Leggett Parkway and Woodland Drive, except where providing access.
2. A left turn shall be provided into the site on Max Leggett Parkway.
3. The applicant shall revise the site plan to reflect dumpster access from the site, and not from Woodland Drive.
4. 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.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: None

Planning Commission Commentary: There were no speakers in opposition. There was discussion among the Commissioners concerning condition #3. Some Commissioners felt the dumpster could be accessed from Woodland Road but the access could be re-designed to allow the truck to turn around and not back up into the right of way.

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye

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

Sincerely,



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