

Original Conditions

1. Conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (o), (p), (q), (r), and (s) will remain from Ord. 2008-563. Condition (n) will be revised, as written in Exhibit D, to eliminate the "Timing Condition" for Phase 2 of the development so that development of the rest of the residential units may occur before construction of the commercial parcels.
2. Anything above and beyond the 226 apartment units and 12,000 enclosed square feet available and paid for under Mobility # 94944.0, will require a new Mobility application and CRC application(s).
3. 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 and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Ian Brown	Absent
Daniel Blanchard	Aye
Alex Moldovan	Aye

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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net