## 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

9 January 2020

The Honorable Scott Wilson, President The Honorable Danny Becton, LUZ Chair And Members of the City Council City Hall 117 West Duval Street Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2019-842 Application for: San Marco Promenade PUD

Dear Honorable Council President Wilson, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: Approve with Conditions

Planning Commission Recommendation: Approve with Conditions

This rezoning is subject to the following exhibits:

- 1. The original legal description dated November 6, 2019
- 2. The original written description dated November 6, 2019
- 3. The original site plan dated October 2, 2019

Recommended Planning Commission Conditions to the Ordinance:

## **Proposed 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. 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.

Planning Commission Report 9 January 2020 Page 2

## **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
lan 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@coi.net