

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

7 November 2019

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.: 2019-724 **Application for: Girvin Road 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 August 13, 2019
2. The original written description dated September 16, 2019
3. The revised site plan dated October 1, 2019

Recommended Planning Commission Conditions* to the Ordinance: The Department has reviewed the revised site plan and determined that Condition #2 may be deleted and the Planning Commission agreed.

1. Per Policy 2.2.4 of the RECREATION AND OPEN SPACE ELEMENT, A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.
2. All perimeter fencing will be maintained by the established HOA or will be of the same material, height, and color.
3. The minimum centerline radii for local residential subdivision roadways shall be 80 feet.
4. Impervious surface ratio will be consistent with City of Jacksonville Regulation.

5. 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.

Original Conditions

6. Per Policy 2.2.4 of the RECREATION AND OPEN SPACE ELEMENT, A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.
7. Perimeter lots shall be consistent with the lot requirements for RLD-80 and lots that do not abut other properties (internal lots) shall be developed with the lot requirements for RLD-60
8. All perimeter fencing will be maintained by the established HOA or will be of the same material, height, and color.
9. The minimum centerline radii for local residential subdivision roadways shall be 80 feet.
10. Impervious surface ratio will be consistent with City of Jacksonville Regulation.
11. 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:	8-0			
Joshua Garrison, Chair	Aye	Nay	Abstain	Absent
Dawn Motes, Vice Chair	Aye	Nay	Abstain	Absent
David Hacker, Secretary	Aye	Nay	Abstain	Absent
Marshall Adkison	Aye	Nay	Abstain	Absent
Ian Brown	Aye	Nay	Abstain	Absent
Daniel Blanchard	Aye	Nay	Abstain	Absent
Alex Moldovan	Aye	Nay	Abstain	Absent
Nicole Padgett	Absent			
David Ward	Aye	Nay	Abstain	Absent

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

Sincerely,



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Bruce E. Lewis

City Planner Supervisor – Current Planning Division

City of Jacksonville - Planning and Development Department

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