

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2019-724:

- (1) On **page 1, line 18, after** "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;"; and
- (2) On **page 2, line 30, strike** "Exhibit 4 - Site Plan dated September 11, 2019." and **insert** "Revised Exhibit 4 - Revised Site Plan dated January 15, 2020."; and
- (3) On **page 2, line 30^½, insert** a new Section 2 to read as follows:

"Section 2. Rezoning Approved Subject to Conditions.

This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning.

(1) Per Policy 2.2.4 of the Recreation and Open Space Element of the *2030 Comprehensive Plan*, 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 square 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 Policy 2.2.4 to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

(2) All perimeter fencing shall be maintained by the established HOA and shall 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 ratios shall comply with the City of Jacksonville Ordinance Code.

(5) The development is subject to the following additional landscaping conditions:

(a) For all landscaping required by the City of Jacksonville Ordinance Code, the developer shall plant trees at 6 inches DBH instead of any required 4 inches DBH.

(b) The developer shall plant native landscaping in gaps along the Girvin Road buffer, subject to JEA requirements.

(c) The developer shall plant at least one tree on each lot, and such trees shall be planted on each lot prior to issuance of a Certificate of Occupancy for the lot.

(6) 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.”; and

(4) Remove **Exhibit 4** and attach **Revised Exhibit 4**.

(5) Renumber the remaining Sections.

(6) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

/s/ Shannon K. Eller

Office of General Counsel

Legislation Prepared By: Shannon K. Eller

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