

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.: 2019-684 **Application for: Cahoon 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: March 12, 2019
2. The revised Written Description dated: October 22, 2019
3. The revised Site Plan dated: October 23, 2019

Recommended Planning Commission Conditions to the Ordinance: The Planning Commission deleted condition #1.

1. Permitted uses (6) "Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses", and (7) "Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating" shall be permissible by exception. Furthermore, use (7) must be consistent with the CGC Land use category to be approved.

Original Conditions

1. 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.
2. Permitted uses (6) "Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses", and (7) "Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating" shall be permissible by exception. Furthermore, use (7) must be consistent with the CGC Land use category to be approved.

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
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Ian Brown	Aye
Daniel Blanchard	Aye
Alex Moldovan	Aye
Nicole Padgett	Absent
David Ward	Aye

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

Sincerely,



Bruce E. Lewis
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