

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
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www.coj.net

6 August 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2020-333**                      **Application for: Riverside Village PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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 January 6, 2020.
2. The revised written description dated July 20, 2020.
3. The original site plan dated February 20, 2020.

Recommended Planning Commission Conditions to the Ordinance:

**Original:**

1. In order to achieve consistency with the NC Land Use Category as identified in the 2030 Comprehensive Plan, hotels and motels shall be removed from the revised Written Description dated July 20, 2020.
2. Multi-Family residential shall only be permitted when combined with another principal use.
3. If the residential density exceeds 10 units per acre, the development shall meet FLUE Policy 1.1.10A.
4. There shall be no live music or amplified sound outside at any time
5. The parking located on Lot 1 of the site plan shall be brought into conformance with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
6. Any parking other than parallel parking in the city right of way must be approved by the Chief of the Traffic Engineering Division.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were four speakers in opposition whose concerns were the possible expansion of building #2, restaurants with 225 seats, parking and pedestrian safety. The Commissioners felt the uses were appropriate, the application meet the parking Overlay requirements and the additional limitations onnoise and hours of operation will protect the neighborhood.

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