



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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September 19, 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.: 2019-551 **Application for: Phoenix Arts District 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 ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD: Approve Approve with Conditions Deny
- Recommendation by PC to LUZ: Approve Approve with Conditions Deny
- This rezoning is subject to the following exhibits:
 1. The original legal description dated July 16, 2019
 2. The original written description dated May 14, 2019
 3. The original site plan dated March 15, 2019
- Recommended Planning Commission Conditions* to the Ordinance:

The Commission deleted Conditions #1, #3 and #4.

1. The following use will be removed from the Written Description (EXHIBIT D) under Permissible Uses by Exception: (7) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
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.

Original Conditions

1. The following uses will be removed from the Written Description (EXHIBIT D) under Permitted Uses: (20) Multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan), (25) Hotels and motels.
2. The following use will be removed from the Written Description (EXHIBIT D) under Permissible Uses by Exception: (7) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
3. The following use will be removed from the Written Description (EXHIBIT D) under Permitted Uses and moved to Permissible Uses by Exception: (24) Nightclubs or lounges.
4. Any residential uses (other than care taker's facility) will require a land use amendment.
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.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 8-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Padgett, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alex Moldovan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Sincerely,



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