

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

October 6, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-713 **Application for: Madison Palms Affordable Housing PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 September 19, 2022**
2. **The revised written description dated October 17, 2022**
3. **The revised site plan dated October 15, 2022**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. **The property shall be developed in accordance with the Transportation Planning Division Memorandum dated October 10, 2022, or as otherwise approved by the Planning and Development Department.**
2. **The property shall be developed in accordance with Future Land Use Element Policy 3.1.28 of the 2030 Comprehensive Plan.**

Planning Department conditions:

1. **The property shall be developed in accordance with the Transportation Planning Division Memorandum dated October 10, 2022, or as otherwise approved by the Planning and Development Department.**
2. **The property shall be developed in accordance with Future Land Use Element Policy 3.1.28 of the 2030 Comprehensive Plan.**

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

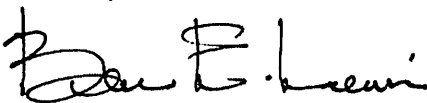
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Absent
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Jordan Elsbury	Absent
Joshua Garrison	Aye
David Hacker	Absent
Nicole Padgett (Alternate)	Aye

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
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