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

5 December 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.: 2019-800 Application for: Cocoanut Road Townhomes 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 September 18, 2019.
- 2. The original written description dated August 30, 2019.
- 3. The original site plan dated October 31, 2019.

Recommended Planning Commission Conditions* to the Ordinance:

- 1. Pursuant to Section 656.414 of the Zoning Code, the front setback shall be 22 feet.
- 2. The development is required to connect to JEA water and sewer.

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: 7-0

Joshua Garrison, Chair Aye
Dawn Motes, Vice Chair Aye

Planning Commission Report 5 December 2019 Page 2

David Hacker, Secretary Aye

Marshall Adkison Absent

Ian Brown Aye

Daniel Blanchard Aye

Alex Moldovan Aye Nicole Padgett 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

City of Jacksonville - Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7820

blewis@coj.net