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

6 February 2020

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.: 2020-16 Application for: Woodland Drive 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 December 30, 2019
- 2. The revised written description dated January 14, 2020
- 3. The original site plan dated October 15, 2019

Recommended Planning Commission Conditions to the Ordinance: None

Proposed Conditions

- 1. At the time of verification of substantial compliance of the PUD, the developer shall submit a site plan showing preservation of all trees 6" DBH or greater for the first twenty feet outside the right-of-way along Max Leggett Parkway and Woodland Drive, except where providing access.
- 2. A left turn shall be provided into the site on Max Leggett Parkway.
- 4. 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.

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Original Conditions

- 1. At the time of verification of substantial compliance of the PUD, the developer shall submit a site plan showing preservation of all trees 6" DBH or greater for the first twenty feet outside the right-of-way along Max Leggett Parkway and Woodland Drive, except where providing access.
- 2. A left turn shall be provided into the site on Max Leggett Parkway.
- 3. The applicant shall revise the site plan to reflect dumpster access from the site, and not from Woodland Drive.
- 4. 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 Planning Commission Conditions that can be incorporated into the Written Description: None

Planning Commission Commentary: There were no speakers in opposition. There was discussion among the Commissioners concerning condition #3. Some Commissioners felt the dumpster could be accessed from Woodland Road but the access could be re-designed to allow the truck to turn around and not back up into the right of way.

Planning Commission Vote: 5-0

Joshua Garrison, Chair Aye
Dawn Motes, Vice Chair Aye
David Hacker, Secretary Aye
Marshall Adkison Absent
Daniel Blanchard Absent
lan Brown Aye
Alex Moldovan 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

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