



February 18, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2016-69 Application for: Caleb's Cove PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson 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 [x] Approve with Conditions [ ] Deny

Recommendation by PC to LUZ: [ ] Approve [x] Approve with Conditions [ ] Deny

PC Vote: 6-0

PC Commentary: There were three speakers in opposition. Their concerns were with the disruption of their wells and the water table, traffic on Jerry Lane and the installation of speed humps, the loss of their views of trees on the subject property, requesting a tree buffer along Jerry Lane, employment for people within the community and possibility of loss of significant historical items and structures. A resident of the Creekside subdivision had concerns as the proposed development will have a connection to her subdivision. The agent mentioned there was a non-access easement along Jerry Lane and there were plans to install a 6 foot high wood or vinyl fence along the Jerry lane right of way. The Creekside subdivision contained three turns for vehicles to exit from the proposed development and this would be inconvenient for the proposed residents. In conjunction with the agent, the department revised condition #2. The agent agreed to both conditions.

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows for Chris Hagan, Chair and Daniel Blanchard, Vice Chair.

Abel Harding, 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"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

● This rezoning is subject to the following exhibits:

1. The original legal description dated December 7, 2015.
2. The original written description dated December 7, 2015.
3. The original site plan dated December 7, 2015.
4. The Development Services Division Memorandum dated February 4, 2016 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions\* to the Ordinance:

1. Lot coverage shall not exceed fifty (50) percent.
2. ~~The applicant must provide an active recreation area that meets the requirements of Section 656.420, or contribute \$250 per lot to the Parks and Recreation Department at the time of Verification of Substantial Compliance~~ The develop may provide a combination of recreation area square feet and contribute to the Parks and Recreation Department the fees pursuant to 656.420, Zoning code for any deficiencies in recreation area requirements. The same shall be apid at the time of verification of substantial compliance. .

\*Additions made by PC to the proposed Jacksonville Planning and Development Department (“JPDD”) conditions are underlined and deletions are indicated with a ~~strikethrough~~.

● Recommended PC Conditions that can be incorporated into the Written Description: None

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

Sincerely,

Bruce E. Lewis, City Planner Supervisor  
Planning and Development Department