



September 8, 2016

The Honorable Lori N. Boyer, 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.: 2016-69** **Application for: Caleb’s Cove PUD**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

The applicant has submitted a revised application which added Real Estate Number #021049-0000 (1.43 acres) The staff report is revised to reflect the changes.

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 revised legal description dated June 16, 2016.
2. The revised written description dated June 22, 2016.
3. The revised site plan dated June 16, 2016.
4. The development shall proceed in accordance with 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. ~~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.~~
2. The 5 foot non access easement along Jerry Lane shall preserve the 108 trees depicted on the tree survey and inventory. The 5 foot easement/buffer shall remain in its current natural condition. For those lots backing up to Jerry Lane with the easement /buffer the same shall install a 6 foot high solid wood fence on the inside of the easement/buffer along Jerry Lane The fence shall be installed on a lot by lot basis prior to any vertical construction for each

**PLANNING & DEVELOPMENT DEPARTMENT**

- dwelling being started.
- 3. The 5 foot non access easement along Creekside subdivision shall preserve the 26 trees depicted on the tree survey and inventory. The 5 foot easement/buffer shall remain in its current natural condition. For the two lots that abut the Creekside subdivision with the easement /buffer the same shall install a 6 foot high solid wood fence on the inside of the easement/buffer along those two lots only and their respective cul-de-sac. The fence shall be installed per lot and respective cul-de-sac prior to any vertical construction for each dwelling being started.
- 4. The developer may provide a combination of recreation area square feet and contribute to the Parks and Recreation Department the fees per 656.420 for any deficiencies in recreation area square feet requirements. The same shall be paid 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

- PC Vote: 5-0

- PC Commentary: There was no one to speak in opposition. The agent offered the three additional conditions. Condition #3 replaced Condition #1 which will allow the developer the ability to provide recreation and pay into the Parks and Recreation fund. The Commissioners recommended approval with little discussion.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett	<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,



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

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