



June 6, 2014

The Honorable Bill Gulliford, President
 The Honorable Lori N. Boyer, LUZ Chair
 And Members of the City Council
 City Hall
 117 West Duval Street
 Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2014-310 **Application for: Dolphin Reef PUD**

Dear Honorable Council President Gulliford, Honorable Council Member and LUZ Chairwoman Boyer 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 Approve with Conditions Deny
- Recommendation by PC to LUZ: Approve Approve with Conditions Deny
- PC Vote: 8-0

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Tony Robbins, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Lisa King, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nate Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lara Diettrich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marvin Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dow Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

● Recommended PC Conditions* to the Ordinance:

1. The subject property is legally described in the original legal description dated January 9, 2014.
2. The subject property shall be developed in accordance with the original written description

PLANNING & DEVELOPMENT DEPARTMENT

dated April 16, 2014.

3. The subject property shall be developed in accordance with the original site plan dated April 11, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated May 15, 2014 or as otherwise approved by the Planning and Development Department, except that the traffic signal warrant study would only be required when a phase with new direct access to University Boulevard is reviewed.

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strike through~~. If there are more than three conditions, the Ordinance should be amended.

- Recommended PC Conditions that can be incorporated into the Written Description: NONE
- PC Commentary: The initial phases of development involve parcels with access through the Jacksonville University campus rather than directly onto University Boulevard. As the initial phases will not involve a new access point on University Boulevard, a traffic signal warrant study would be premature. The traffic signal warrant study will now be required when a phase containing direct access onto University Boulevard is reviewed.

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

Sincerely,



Folks M. Huxford, Chief
Current Planning Division
Planning and Development Department