



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.: 2014-312 Application for: Brumos Motors 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 revised legal description dated June 3, 2014.
2. The subject property shall be developed in accordance with the revised written description

PLANNING & DEVELOPMENT DEPARTMENT

dated June 3, 2014.

3. The subject property shall be developed in accordance with the revised site plan dated June 3, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated May 16, 2014.

*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 Planning and Development Department is generally supportive of the proposed plan of development but recommended denial because the Department found the uses are inconsistent with the underlying Medium Density Residential (MDR) land use category. After hearing arguments from the applicant, the Planning Commission found the applicant's arguments more persuasive. The Planning Commission wanted the land to stay in the MDR land use category and noted that they liked the PUD. Therefore, they recommended that the PUD be approved without a land use amendment.

Chairman Tony Robbins abstained from voting after declaring that he is an employee of Prosser, Inc., the applicant for the project.

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