



August 21, 2014

The Honorable Clay E. Yarborough, President
 The Honorable Ray E. Holt, LUZ Chair
 And Members of the City Council
 City Hall
 117 West Duval Street
 Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2014-424

Application for: Gate Parkway W. Multi-family PUD

Dear Honorable Council President Yarborough, Honorable Council Member and LUZ Chairperson Holt 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: 7-0

	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

● Recommended PC Conditions* to the Ordinance:

- 1) The subject property is legally described in the original legal description dated May 13, 2014.
- 2) The subject property shall be developed in accordance with the revised written description dated ~~July 2~~ August 18, 2014.
- 3) The subject property shall be developed in accordance with the revised site plan dated ~~July 2~~ August 18, 2014.
- 4) The subject property shall be developed in accordance with the Development Services Division Memorandum dated July 29, 2014 or as otherwise approved by the Planning and Development Department.
- 5) ~~The garbage compactor shall be relocated to the western portion of the site, away from the existing residential development to the east.~~

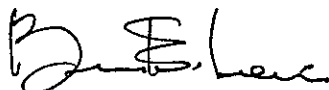
*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~striketrough~~. If there are more than three conditions, the Ordinance should be amended.

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

● PC Commentary: The agent submitted a revised written description and site plan. The revisions came out of a community meeting with CM Don Redman. The revised plan dated August 18 shows the trash compactor moved to the west side of the parcel, therefore Condition #5 can be deleted.

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