

CURRENT PLANNING DIVISION



May 7, 2015

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.: 2015-239

Application for: Islamic Community Mosque 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: 8-0

● PC Commentary: There was one citizen in opposition. He indicated there were many professional offices and the food truck on the adjacent property was detrimental to his business. He also complained about the temporary signage in conjunction with the food truck.
The commissioners did express concern about the food truck and proposed condition #3.

PLANNING & DEVELOPMENT DEPARTMENT

	<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"/>
S. Lisa King, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lara Diettrich, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<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"/>
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"/>
Tony Robbins	<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 5, 2014.
2. The original written description dated March 5, 2015.
3. The original site plan dated March 5, 2015.
4. The Development Services Division Memorandum dated April 24, 2015 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

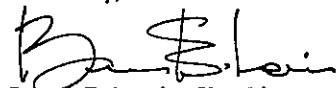
1. Ground signage shall be limited to 12 feet in maximum height.
2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed twenty feet (20'- 0"). An exterior lighting design plan for the parking lot between Oakdale Avenue and Hillcrest Avenue, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
3. There shall be no more than one (1) food truck on the property and no more than two (2) food trucks for more than seven (7) days a year.

*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:

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

PLANNING & DEVELOPMENT DEPARTMENT