



August 20, 2015

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2015-486 Application for: Summerall Storage PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson 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 [x] Approve with Conditions [] Deny

Recommendation by PC to LUZ: [] Approve [x] Approve with Conditions [] Deny

PC Vote: 9-0

PC Commentary: There were no speakers in opposition. The agent presented two revised conditions and the department had no objections.

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Chris Hagan, S. Lisa King, Lara Diettrich, Daniel Blanchard, Nate Day, Jerry Friley, Marvin Hill, Joey McKinnon, and Tony Robbins.

- This rezoning is subject to the following exhibits:
 1. The original legal description dated March 4, 2015.
 2. The original written description dated March 10, 2015.
 3. The original site plan dated March 9, 2015.

- Recommended Planning Commission Conditions* to the Ordinance:
 1. The owner shall install and maintain an eight (8) foot high, 85% opaque wood or vinyl fence along the north and west property lines. The fencing around the north lot can be installed at the time of the future expansion from a single family dwelling to a storage lot in accordance with the provisions herein.
 2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one (1.0) f.c. when abutting non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed twenty feet (20'- 0"). An exterior lighting design plan, including a photometrics plan, 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. Any use other than passenger and work vehicles (industrial work rigs, bulldozers, cranes ,etc. are prohibited) vehicle, boat, ~~or~~ recreational vehicle storage and tractor units (trailer portion is prohibited) which is listed in the written description shall require a minor modification to approve the site plan.
 4. Service garages for minor repairs shall be allowed with the granting of a Zoning Exception by the Planning Commission.

*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

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