



January 21, 2016

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.: 2015-843 Application for: Avery Park 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: 7-0

PC Commentary: There was no one to speak in opposition. The agent agreed to condition #1. The agent had meet with adjacent property owners and agreed to build a fence along the south property line and proposed condition #2.

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Chris Hagan, Daniel Blanchard, Abel Harding, Marshall Adkison, Ben Davis, Jerry Friley, and Nicole Padgett.

● This rezoning is subject to the following exhibits:

1. The original legal description dated October 13, 2015.
2. The original written description dated October 17, 2015.
3. The original site plan dated November 16, 2015.
4. The Development Services Division Memorandum dated December 21, 2015 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions\* to the Ordinance:

1. Lot coverage shall not exceed fifty (50) percent.
2. A minimum six (6) foot high, 855 opaque vinyl fence or brick wall shall be constructed and maintained along the rear lot lines of lots 1 through 12 shown on the site plan.

\*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~striketrough~~.

● 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