



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.: 2015-848 **Application for: Romero Industrial 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 Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● PC Vote: 7-0

● PC Commentary: There was no one to speak in opposition. The agent agreed to the conditions. Councilmember Warren Jones spoke to the history of the site. He was the district councilmember for the original rezoning in 1993. The PUD was used to increase the buffer and screening to protect the residential owners along Sunnybrook Court. He asked the Commission to think about those residents when discussing the merits of the application. Commissioner Adkison asked what happened to pallets beyond repair. The agent responded that those pallets were shipped off site and made into wood chips.

	<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"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<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"/>
Nicole Padgett	<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 June 8, 2015.
2. The original written description dated July 7, 2015.
3. The original site plan dated November 19, 2105.
4. The subject property shall be developed in accordance with 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. There shall be a twenty (20) feet wide undisturbed landscape buffer along the north property line.
2. The owner shall install and maintain within the undisturbed landscape buffer an eight (8) feet high, 85% opaque fence and one tree, 2 inch caliper minimum, spaced every twenty-five (25) feet. Existing trees shall count toward this requirement.
3. Pallets shall not be stored over ten (10) feet in height.
4. The property shall comply with the landscaping regulations pursuant to Section 656.1215 (a) and (b), Zoning Code.
5. No trucks shall be allowed to idle before 8:00 AM.
6. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas. All lighting lamp sources shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed twenty feet (20'). 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.

*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