



February 18, 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.: 2015-850 **Application for: Pine Grove Deli 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: 6-0

● PC Commentary: There were two speakers in opposition. Concerns included alcohol sales for on premises consumption, inebriated patrons driving in the neighborhood and the lack of sidewalks in the area. There is a difference in a deli and a restaurant and Pine Grove was not considered a restaurant by the State until 2000. RAP has not spoken with residents. One speaker indicated his friend who is a real estate industry said property values will decrease because of the expansion. A spokesperson for RAP indicated the organization supports the applications since the Deli has been in the area for a long time, it is a family business, the family is working to improve the parking situation and the proposed scale and hours are compatible with the area. RAP did not mail info to the residents, but did canvas the area asking residents about the Deli. A majority of the residents were in favor of the Deli, but parking is out of control. The Commissioners felt the opening time was unreasonable could be 7:00 AM without impacts to the area and proposed condition #2.

	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 September 15, 2015.
2. The revised written description dated February 2, 2015.
3. The revised site plan dated December 17, 2015.
4. The Development Services Division Memorandum dated December 23, 2105 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

1. Garbage shall not be picked up before the hours of 7.00 AM or after 9:00 PM.
2. The hours of operation shall be from 7:00 AM to 8:00 PM.

*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