



# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
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Jacksonville, FL 32202  
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April 18, 2019

The Honorable Aaron Bowman, President  
The Honorable Matt Schellenberg, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2019-188**

**Application for: Wheelhouse WM Davis Parkway PUD**

Dear Honorable Council President Bowman, Honorable Council Member and LUZ Chairperson Schellenberg 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
- This rezoning is subject to the following exhibits:
  1. The original legal description dated February 18, 2019.
  2. The original written description dated March 12, 2019.
  3. The original site plan dated March 5, 2019.
- Recommended Planning Commission Conditions\* to the Ordinance:

1. ~~The permitted uses for Parcel 1 shall include; private automobile/vehicle garage condominiums, banks, including drive thru tellers, savings and loan institutions, and similar uses, professional and business offices, art galleries, museums, dance, art or music studios, day care centers or care centers meeting the performance standards and development criteria set forth in Part 4, personal property storage establishments meeting the performance development criteria set forth in Part 4, ambulance depot and essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~

2. ~~The permitted uses for Parcel 2 shall include; Private automobile/vehicle garage condominiums, ambulance depot, manual car wash, mobile car detailing services and automated car wash facility meeting the performance standards and development criteria set forth in Part 4, personal property storage establishments meeting the performance development criteria set forth in Part 4, essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.~~
3. ~~Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.~~

\*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
- PC Vote: 7-0
- PC Commentary: There were no speakers in opposition.  
The agent presented that the property owners control several hundred acres and will only allow appropriate uses in the PUD.  
The Commissioners were familiar with a similar product and felt it was appropriate for the area.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Padgett, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes, 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"/>
Daniel Blanchard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alex Moldovan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Bruce E. Lewis  
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 City of Jacksonville - Planning and Development Department  
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