

CURRENT PLANNING DIVISION



February 13, 2014

The Honorable Bill Gulliford, President  
The Honorable Lori N. Boyer, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2014-60**

**Application for Northpoint Industrial Park PUD**

Dear Honorable Council President Gulliford, Honorable Council Member and LUZ Chairwoman Boyer 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

● Recommended PC Conditions\* to the Ordinance:

1. The subject property is legally described in the original legal description dated November 26, 2013.
2. The subject property shall be developed in accordance with the original written description dated January 6, 2014
3. The subject property shall be developed in accordance with the original site plan dated January 6, 2014.
4. The subject property shall comply with Section 656.399.46 Area of situational compatibility overlay zone buffer requirements, Zoning Code.
5. Outside storage areas which require screening, shall be screened with a fence, berm or landscaping or a combination thereof, a minimum of ~~eight (8)~~ six (6) feet in height and ~~85%~~ 95 % opaque.

\*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strike through~~. If there are more than three conditions, the Ordinance should be amended.

● Recommended PC Conditions that can be incorporated into the Written Description: None

PLANNING & DEVELOPMENT DEPARTMENT

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- PC Commentary: There was one speaker in opposition who was concerned about the delay in widening of Alta Drive and the increased truck traffic.

- PC Vote: 5-0

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Tony Robbins, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Lisa King, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nate Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lara Diettrich	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marvin Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dow Peters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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