



November 14, 2013

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.: 2013-342 Application for St. Johns Village 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:
*Additions made by PC to the proposed Jacksonville Planning and Development Department (“JPDD”) conditions are underlined and deletions are indicated with a ~~strikethrough~~.

1. The subject property is legally described in the original legal description dated March 21, 2013.
2. The subject property shall be developed in accordance with the revised written description dated October 17, 2013.
3. The subject property shall be developed in accordance with the site plan dated October 4, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated October 17, 2013 or as otherwise approved by the Planning and Development Department.

5. Outside sales and service shall be restricted to the private property, and shall not be located on the City right of way or sidewalk. Any addition of an outside sales and service area to the property shall be required to meet Part 4.
6. The applicant shall relocate Driveway #2 westward to more closely align with the driveway to the Ale Pie House on the opposite side of St. Johns Avenue and extend the existing westbound center turn lane eastward past Driveway #2. This improvement must be coordinated with the Planning and Development Department and the Florida Department of Transportation.
7. ~~Parking for all uses on the subject property shall be provided on-site and meet the Part 6 requirements. Parking reductions available through the Riverside Avondale Zoning Overlay shall not apply.~~ Parking for all uses on the subject property shall be provided on site. All commercial parking shall meet the Part 6 requirements. Residential parking shall be provided at a minimum of 1.55 spaces per residential unit.
8. Limitations on permitted uses shall be subject to part V(c) of the written description.
9. No signage shall be "back-lit". Signage shall be externally illuminated or reverse channel illumination is permitted.
10. The development shall be limited to two (2) externally illuminated double-sided monument signs not to exceed thirty-two (32) square feet in area and five (5) feet in height each. Two (2) wall signs shall be permitted per building, not to exceed 32 square feet per sign.
11. Directional signs shall be limited to four (4) square feet and four (4) feet in height.
12. Temporary signage shall be limited to twenty-four (24) square feet.
13. All Wwaste and pet pick-up receptacles are ~~not~~ required to utilize screening pursuant to the requirements of Section 656.399.29, subject to the review and approval of the Planning and Development Department.
14. All lighting on the structure and in the parking lot shall be pedestrian oriented and shall be self-contained as to have no glare or light pollution impacting residential uses consistent with the Overlay, 656.399.34(8).
15. Prior to commencement of any construction activities for the proposed development, the developer shall deposit \$800,000 in an interest bearing account identified by the City to be used for the costs associated with dredging Fishweir Creek. The detailed terms of this condition shall be set forth in a separate agreement with the City, which shall include terms regarding draw requests and refund of any excess funds.
16. The proposed boat slips shall be developed in accordance with the Manatee Protection Plan.
17. Loading spaces shall be located in the service drive between Building 300 and the adjacent existing single family houses as depicted on the site plan and may be used to facilitate

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deliveries, trash pick-ups or moving. These uses shall be limited to the hours of 7:00 AM to 9:00 PM.

18. All restaurants are collectively limited to a maximum of 200 seats.

If there are more than three conditions, the Ordinance should be amended.

● Recommended PC Conditions that can be incorporated into the Written Description:

The Planning Commission suggested and the agent committed to incorporating conditions #5 through #18 in the written description.

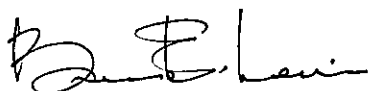
● PC Commentary: The Commission suggested that LUZ look into alternative methods of funding the dredging of Fishweir Creek. There was discussion to earmark taxes generated by the development to dredge Fishweir Creek. Suggestion by the agent that residents may self assesses themselves to pay for the dredging.

● PC Vote: 7-0

	<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 Hagen, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Lisa King, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nate Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lara Diettrich	<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"/>
Marvin Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dow Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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