

DEVELOPMENT SERVICES



April 20, 2015

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Town Center/Gate Parkway PUD
R-2015-0222
Revised Development Services memo**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Tract 1 & 2 Signalized accesses - There shall be no cross access within 150 feet of the edge of the outside through lane.
2. Tract 1 & 2 Non-signalized accesses - There shall be no cross accesses within 100' of the edge of the outside through lane.
3. Tract 2 access - There shall only be one (1) right in right out driveway from Gate Pkwy N.
4. Tract 1 - There shall be no access to Town Center Parkway between Gate Parkway and the existing first full access/median opening (± 630 feet). This matches the existing conditions at St Johns Town Center.
5. All proposed new right in right out driveways, for both Tract 1 and 2, shall provide right turn lanes designed in accordance with FDOT Design Standards Index 301.
6. Transportation improvements shown on Exhibit 4 (TIP) & Figure 7 (Town Center Pkwy & Gate Pkwy Modifications) shall be shown on and included in Verification of Substantial Compliance and 10 set plan submittal which contemplates any vertical construction.
7. Per Bicycle/Pedestrian Coordinator, Denise Chaplick. Proposed improvements at the intersection of Gate Parkway and Town Center Parkway shall achieve design flexibility for all modes, including pedestrians and bicyclists.
8. Banners are not allowed on any street light poles located in City right-of-way.
9. Any roadways that are proposed to be dedicated public roadways, shall meet the design standards of Section 3 of the Land Development Procedures Manual.
10. Any proposed signs, fence, wall and landscaping shall be located so that they do not obstruct horizontal line of sight as outlined in FDOT Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.