

CURRENT PLANNING DIVISION



September 17, 2015

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.: 2015-584

Application for: Town Center Exchange 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 [x] Approve with Conditions [ ] Deny

• Recommendation by PC to LUZ: [ ] Approve [x] Approve with Conditions [ ] Deny

• PC Vote: 7-0

• PC Commentary: There were no speakers in opposition. The Department recommended the revision to condition #2 and the agent agreed.

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Chris Hagan, S. Lisa King, Lara Diettrich, Daniel Blanchard, Nate Day, Jerry Friley, Marvin Hill, Joey McKinnon, and Tony Robbins.

PLANNING & DEVELOPMENT DEPARTMENT

● This rezoning is subject to the following exhibits:

1. The original legal description dated August 7, 2015.
2. The original written description dated July 24, 2015.
3. The original site plan dated July 23, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 3, 2015 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions\* to the Ordinance:

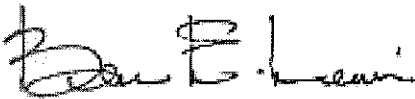
1. The subject property shall be developed with the following parking standards.  
Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA  
Office: 3.0 spaces per 1,000 s.f. GLA  
Hotel: 1.0 space per room  
Multifamily Residential: 1.5 spaces per dwelling unit
2. ~~The following sentence shall be deleted from Section V.H.6.  
"The PUD may provide for more parking than is required without amendment to the ordinance, should the owner or developer deem it necessary and appropriate. **Due to the compact, integrated nature of this project, all vehicular use areas within the PUD are exempt from the landscaping requirements of Part 12, Zoning Code as well as the Parking Lot Landscaping Matrix in Part 6.**"~~
2. The subject property shall comply with Chapter 656, Part 12 – Landscape and Tree Protection Regulations of the Zoning Code or as otherwise approved by the Planning and Development Department.

\*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

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