

Tony Robbins



• This rezoning is subject to the following exhibits:

1. The original legal description dated July 27, 2015.
2. The original written description dated August 24, 2015.
3. The ~~original~~ revised site plans dated June 23 15 and June 26, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 29, 2015 or as otherwise approved by the Planning and Development Department.

• Recommended Planning Commission Conditions* to the Ordinance:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
2. Dumpsters shall be located at least 50 feet from residentially zoned properties, subject to the review and approval of the Planning and Development Department.
3. Prior to construction activity, the developer shall install a minimum eight (8) foot high, 85% opaque fence and visual screen in the buffer between uncomplimentary land uses. The fence material shall be wood, wood composite, or vinyl.
4. All Live Oak trees installed as part of the new buffer between uncomplimentary land uses shall be minimum 4 inch caliper.
5. ~~There shall not be any ingress and egress from Mandarin Meadows Drive.~~
6. There shall be a minimum twenty-four (24) building setback from any residentially zoned property.

*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: Nonoe

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