



December 3, 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.: 2015-773

Application for: Village Parcel A 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 Approve with Conditions Deny
- Recommendation by PC to LUZ: Approve Approve with Conditions Deny
- PC Vote: 7-0

● PC Commentary: There was no one to speak in opposition.

The agent and the Department met earlier and agreed to revised Development Services Division memo, Traffic Engineer memo and revised conditions. The agent indicated there were still differences with condition #2 and condition #4. He explained the interstate sign/navigation tower was part of the IKEA branding and the sign height/width is necessary to notify drivers to the location before the exit ramp. The agent also presented the sign hierarchy for the interior commercial signs and interior way-finding signs and the commercial signs needed to be eleven feet in height.

Staff indicated the IKEA stores in Orlando, Sunrise and Atlanta, GA do not have the triangular sign. IKEA stores in Miami and Tampa do have the triangular sign. The commissioners debated whether the sign should comply with the Zoning Code or if the application was unique and would not set a precedent for larger signs along I-295.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<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"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tony Robbins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- This rezoning is subject to the following exhibits:

1. The original legal description dated October 7, 2015.
2. The revised written description dated November 20, 2015.
3. The revised site plan dated November 13, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated ~~November 19~~ December 2, 2015 and the Traffic Engineering Division Memorandum dated ~~November 19~~ December 2, 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~~ forty feet (~~30~~ 40'-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. ~~The Interstate sign shall not exceed 300 square feet in area per sign face and 65 feet in height.~~ Wall signs and seasonal banners shall not exceed 10% of the area of a building façade facing a public right of way. Wall signs and seasonal banners may be internally or externally illuminated.
3. ~~One IKEA flag not to exceed 100 square feet in area shall be permitted.~~ Sixteen (16) IKEA flags shall be permitted.
4. Interior signs shall not exceed ~~eight (8)~~ ten (10) feet in height.
5. ~~The property shall comply with Sections 656.1214 (c)(2), 656.1214 (d) and 656.1215 (a)(3), (4) and (5), Zoning Code~~ A reduction of 40% of the terminal islands and trees required in Section 656.1214(d) shall be permitted, so long as there is not an overall reduction of the landscape requirement within the subject property.
- 5.6. There shall be no reduction of the required trees adjacent to I-295..

PLANNING & DEVELOPMENT DEPARTMENT

*Additions made by PC to the proposed Jacksonville Planning and Development Department (“JPDD”) conditions are underlined and deletions are indicated with a ~~strikerthrough~~.

- 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