

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-0210
TO PLANNED UNIT DEVELOPMENT

APRIL 21, 2016

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2016-0210** to Planned Unit Development.

Location: 1235, 1325 and 1200 San Marco Boulevard. The project area is bounded by Palm Avenue to the west, Nira Street to the south, I-95 to the north, Flagler Avenue and the Florida East Coast (FEC) Railroad to the east. The property is separated by San Marco Boulevard

Real Estate Number(s): The existing Baptist Medical Center facility is on parcels 080840-0010; 080848-7500; 080849-0000. The 41 real estate numbers associated with this request are listed on the “Ownership Exhibit” of the application.

Current Zoning District(s): Commercial Residential Office (CRO), Commercial Community General-1 (CCG-1), Commercial Community General-2 (CCG-2), Planned Unit Development (PUD 1993-1497-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC), Residential Professional Institutional (RPI)

Planning District: Southeast, 3

City Council District: The Honorable Lori Boyer, District 5

Planning Commissioner: Daniel Blanchard

Applicant/Agent: Ray Spofford
England Thims and Miller, Inc.
14775 Old St Augustine Road
Jacksonville, Florida 32258

Owner: Baptist Health
800 Prudential Drive
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-0210** seeks to rezone approximately 15.4 acres of land located south of Interstate 95 in north San Marco from Commercial Residential Office (CRO), Commercial Community General-1 (CCG-1), Commercial Community General-2 (CCG-2) and Planned Unit Development (PUD 1993-1497-E) to Planned Unit Development (PUD). The rezoning to PUD is being sought to modify the Baptist Outpatient Campus PUD (Ordinance 1993-1497). The modification will add approximately 5.5 acres to the PUD and redevelop the property located between Gary Street and Children's Way and San Marco Boulevard and Palm Avenue as a cancer treatment center (known as the Baptist MD Anderson Cancer Center) that will be integrated with the current facilities in the Baptist Outpatient Campus PUD. The consolidation of the existing uses and structures within the current Baptist Outpatient PUD with the redevelopment of the Cancer Center parcel will provide for a specialty medical treatment facility to serve the southeastern United States region.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) and Residential Professional Institutional (RPI) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The Community General Commercial (CGC) functional land use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-

grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. A combination of compatible mixed uses should be vertically integrated within a multistory building. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

The uses provided herein shall be applicable to all CGC sites within the Urban Area:

Principal uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

RPI in the Urban Priority Area is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. A combination of compatible should be organized vertically within a multistory building. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use.

The proposed redevelopment of the property will result in a unified development with a total of up to 705,046 square feet of space including medical offices, clinics and related ancillary uses in an integrated urban campus setting. The Baptist Outpatient Center parcel is 1.5 acres in size and currently contains a 97,773 square feet, 4-story medical office building. The Reid Medical Building parcel is 1.4 acres in size and is developed with a 9-story medical office building with approximately 102,273 square feet and an existing surface parking lot. The Lot D parcel is approximately 6.9 acres in size and is developed with surface parking lots. This PUD will amend, restate and supersede the Baptist Outpatient Campus PUD.

The new Cancer Center building is proposed to contain up to 12 stories and up to 505,000 square feet. A parking structure is also to be constructed on the Cancer Center parcel as shown on the site plan.

The new Baptist MD Anderson Cancer Center (the "Cancer Center") and parking structure will be located on two blocks of land west of San Marco Boulevard and east of Palm Avenue. The Cancer Center parcel is 5.3 acres in size and currently contains surface parking lots, 3 office buildings and a warehouse building totaling approximately 20,581 square feet of building area. These buildings and the parking lots will be removed and redeveloped with the Cancer Center facilities described in the PUD. The new building and parking structure will be fully integrated and include a pedestrian bridge/skywalk connecting the Cancer Center building and the existing Baptist Outpatient Center building to the east over the San Marco Boulevard right-of-way. The lobby of the Baptist Outpatient Center building will be expanded to accommodate the pedestrian bridge/skywalk connection. The proposed development of the Cancer Center and expansion of the Baptist Outpatient Center parcel may occur in phases. The initial phase of the Cancer Center building may include a surface parking area located in the southwest corner of the Cancer Center parcel (on the north side of Childrens Way) depicted as "Future Expansion" on the site plan. The portion of the Lot 0 parcel located east of the "Easement Area" (on the eastern side of the site between Gary Street, the FEC rail line and Nira Street) is proposed to be redeveloped with a new parking structure to support the existing medical campus.

This PUD will provide a home for a multidisciplinary cancer care center for patients throughout the southeastern United States region. The redevelopment of the property will be compatible with the surrounding uses due to the location, orientation and massing of the Cancer Center building and structures as well as other design improvements that will provide an aesthetically pleasing entrance into the San Marco community. The parking structures are located next to Interstate 95 and the FEC railroad, and together with the access points will direct vehicular traffic to signalized intersections and discourage traffic on local roads through adjoining neighborhoods.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) and Residential Professional Institutional (RPI). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, including the following goals, objectives and policies:

FLUE Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

FLUE Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located

within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD) Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

The new Cancer Center building will step down in height and mass from Interstate 95 and step back from San Marco Boulevard. The streetscape along San Marco Boulevard will be enhanced through wider building setbacks and sidewalks, street furniture, and enhanced landscaping. The construction of the pedestrian bridge/skywalk connecting the buildings on each side of San Marco Boulevard and the construction of a shared use path along Children's Way and Nira Street will assist in reducing vehicle miles traveled in this corridor.

The pedestrian bridge/skywalk will provide a safer alternative to employees and patients than crossing San Marco Boulevard at grade. In addition, the shared use path will create a stronger multimodal link to the surrounding neighborhoods than exists today. The PUD proposes the concept of a mixed-use development scaled for and complimentary to the pedestrian and surrounding uses. It includes a mix of land uses integrated vertically and horizontally; internal and external vehicular connectivity; a pedestrian- and bicycle-oriented environment; and the use of performance standards for the overall project that establishes a unique quality, identity and character.

(2) Consistency with the Concurrency Management System

Pursuant to the provisions of Chapter 655 *Concurrency Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a medical campus development that does not contain and residential dwellings. This proposed development will not exceed the projected holding capacity reflected in Table L-20, *Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element*, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The PUD Written Description Section IV.D. indicates landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site.

Traffic and pedestrian circulation patterns: Access and circulation shall be designed to provide safe and efficient access for patients, visitors and emergency vehicles, and shall not be subject to the maximum driveway width requirements of Section 656.1215(d) of the Zoning Code. The area depicted on the Conceptual Site Plan as "Easement Area" is an easement area reserved to the City pursuant to Ordinance 90-735-342 (O.R. Book 6963, Page 418), Ordinance 90-1210-541 (OR Book 7055, Page 1256) and Ordinance 93- 325-134 (OR Book 7569, Page 1559) and for purposes of this PUD is not considered an access point. No access points are proposed from the Property directly to San Marco Boulevard. Vehicular traffic to and from the parking areas of the Property is directed to the signalized intersections of San Marco Boulevard and Palm Avenue. The parking structure on the Cancer Center parcel will be utilized by patients, visitors and physicians. Staff of the Cancer Center building shall utilize the Lot D parcel for parking. Directional signage will be provided within the Cancer Center parcel parking structure to direct patients and visitors accessing Interstate 95 to use the Palm Avenue parking structure exit. The multi-use path will allow pedestrian and bicycle interconnectivity between the PUD and the surrounding uses, enhancing the pedestrian and bicycle scale and nature of the project providing for alternative access other than automobiles and reducing traffic impacts on the surrounding road links. Off-site roadway improvements to be constructed by the applicant include an eastbound deceleration lane on Gary Street into the parking structure on the Cancer Center parcel and restriping the center lane on Palm Avenue to provide a southbound left turn lane into the main entrance of the Cancer Center Parcel. The design of these improvements will be reviewed and approved by the City's traffic engineer, Development Services Division and Planning and Development Department.

The use and variety of building setback lines, separations, and buffering: Buffers are provided for in the PUD Written Description Section IV.D. The following design standards shall apply to the property as a whole:

Minimum lot area: None.

Minimum lot width: None.

Maximum lot coverage by buildings/structures: 85 percent of the total PUD site area.

Minimum front yard: 5 feet, except that the minimum front yard requirement from Gary Street shall be 0 feet and the minimum building setback of the proposed Lot D parking structure from Nira Street shall be 30 feet. Additional standards for the new Cancer Center building setback from San Marco Boulevard are provided in the PUD Written Description Section IV.H.(l).

Minimum street side yard: None.

Minimum side yard: None.

Minimum rear yard: None.

Maximum height of structures:

a. Cancer Center Parcel: 195 feet.

b. Reid Medical Building Parcel: 115 feet.

c. Baptist Outpatient Center Parcel: 115 feet.

d. Lot D Parcel: 50 feet.

Building Height Measurement/Conditions: Building height shall be measured as the vertical distance between the required finished floor elevation to the roof line or parapet. Mechanical equipment, stair well and elevator enclosures may be placed above the roof line provided it is screened from view by architectural enclosures designed as an integral part of the building

architecture. Rooftop features may extend up to 30 feet above the roof of the structure and shall not count towards height measurement as long as the combined coverage of the features does not exceed 20 percent of the roof area.

Compatible relationship between land uses in a mixed use project: The written description contains uses similar to those in the adjacent neighborhood and will allow for facilities that will establish a home for highly coordinated, multidisciplinary cancer care for patients while providing building location, orientation, and massing that is consistent with the urban character of existing development on the downtown Southbank to the north and the Nemours building to the west. The proposed buildings and structures will be located, oriented and massed to be respectful of the less intense San Marco Boulevard commercial corridor and surrounding neighborhoods to the south. The proposed design of the building facade, streetscape, and gateway along San Marco Boulevard provides for an aesthetically pleasing entrance to the San Marco community. These uses are generally compatible and will not cause any adverse impacts.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development contains limitations on the type of commercial uses permitted as well as the scale, orientation, massing and design of the buildings to ensure compatibility with existing, surrounding uses. This PUD is located at the gateway from the downtown southbank to San Marco, and the proposed development will provide an appropriate transition between these two areas while maintaining compatibility with the surrounding community.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC/RPI	CCG-1	Gary Street/Interstate-95 ROW
South	CGC/RPI	CCG-2/CRO	SF homes/MF units/Commercial/Office
East	CGC/RPI	CRO/CCG-1	FEC rail line/vacant land
West	RPI	PBF-2	Nemours Children's Clinic

(6) Intensity of Development

The proposed development is consistent with the CGC and RPI functional land use categories and is a mixed-use development scaled for and complimentary to the pedestrian and surrounding uses. It includes a mix of land uses integrated vertically and horizontally; internal and external vehicular connectivity; a pedestrian-and bicycle-oriented environment; and the

use of performance standards for the overall project that establishes a unique quality, identity and character. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential dwellings in the area.

(7) Usable open spaces plazas, recreation areas.

Open space within the PUD shall consist primarily of landscaped areas around buildings and parking lots and structures. Approximately 15 percent of the total site area will be left as open space. Additional areas or features of the new building on the Cancer Center parcel will serve as additional open space such as the Open Air Courtyard depicted on the site plan. The Open Space parcel will be landscaped no later than completion of the Lot D parking structure, and will contain a minimum of one shade tree for every 3,000 square feet of lot area. Shade trees shall have a minimum caliper of 4 inches at time of planting. A minimum of 10 percent of the parcel will contain shrubs or hedges that are no less than 3 gallon container at time of planting. Grass, other trees or ground cover shall be planted on all areas of the parcel. A Pedestrian Plaza will be provided on the portion of the property located in the northwest corner of the San Marco Boulevard and Children's Way intersection (the "Pedestrian Plaza"). The Pedestrian Plaza shall be no less than 8,000 square feet in area and will contain street furniture, landscaping including shade trees, architectural elements and similar amenities. The Pedestrian Plaza will be open to the public, provided that the property owner(s) reserves the right to close, at its sole discretion, the Pedestrian Plaza for private events or other purposes.

(8) Impact on wetlands

Surveying of a 2005 Geographical Information Systems shape file did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

A wildlife survey is not required.

(10) Off-street parking including loading and unloading areas.

The applicant states that the site will be developed in accordance with Part 6 of the Zoning Code except that the minimum parking standard for the permitted uses shall be 3 spaces per 1,000 square feet of gross floor area, with no parking maximum. Parking requirements for uses within the property may be satisfied in the aggregate, and shall be considered a single lot or parcel for the purpose of satisfying off-street parking requirements. Parking within the PUD may be shared with other uses as long as the PUD in its entirety provides sufficient parking for all proposed uses.

The Department believes at buildout, there will be adequate off-street parking within the properties garages and surface lots to meet the minimum parking space requirement. Off-site parking may be used to satisfy the minimum parking space requirement within the PUD on a temporary basis not to exceed 12 months during construction.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. A number of pedestrian access improvements will be provided in accordance with the 2030 Comprehensive Plan. All buildings will be connected by sidewalks to the existing sidewalk system along all streets. A minimum 5-foot wide sidewalk will be constructed adjacent to the Cancer Center parcel along all street frontages adjacent to the parcel, except along (i) Children's Way and Nira Street where an 8-foot wide shared use path will be provided and (ii) along San Marco Boulevard adjacent to the Cancer Center building where a minimum 20-foot wide sidewalk will be provided between the Cancer Center building and the existing face of curb, provided that the sidewalk width may be no less than 10 feet for a maximum of 60 feet along the San Marco Boulevard frontage. A pedestrian bridge/skywalk will connect the new Cancer Center parcel building to the existing Baptist Outpatient Center building over San Marco Boulevard, which will maximize pedestrian mobility within the property and minimize pedestrian and vehicular conflicts. Street furnishings, supplemental tree plantings and other streetscape amenities will be provided along the San Marco Boulevard street frontage adjacent to the Cancer Center parcel to ensure a safe, friendly and walkable environment.

These improvements will help to create a plaza-like feel for pedestrians and connect the sidewalk to the pedestrian plaza. An 8-foot wide shared use path will be constructed by the applicant on the north side of Children's Way and Nira Street. The shared use path will connect to a planned, community-wide shared use path system to provide a stronger multimodal link between downtown, San Marco and Riverside. The shared use path will be constructed in phases coincident with the construction of the Lot D parking structure or within three (3) years from approval of this PUD, whichever occurs first.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 11, 2016, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0210** be **APPROVED with the following exhibits**:

- 1. The original legal description dated February 8, 2016.**
- 2. The revised written description dated March 31, 2016.**
- 3. The revised site plan dated March 31, 2016.**
- 4. The Development Services Division Memorandum dated April 7, 2016 or as otherwise approved by the Planning and Development Department.**
- 5. The Transportation Planning Division Memorandum dated April 14, 2016 or as otherwise approved by the Planning and Development Department.**



The subject site on the left facing east along Nira St.



The subject site on the right facing west along Nira St.



The subject site on the right facing west along Nira St.



The subject site on the right facing west at the Nira St./San Marco Blvd intersection



The subject site on the left and right facing north along San Marco Blvd. at the Nira St./San Marco Blvd intersection



The subject site on the left and right facing north along San Marco Blvd.



The subject site on the right facing northwest along Nira St. at the San Marco Blvd intersection



The subject site on the right facing west along Nira St.



The subject site on the right facing west along Nira St. towards Palm Ave.



Facing north along Palm Ave. with the subject site on the right



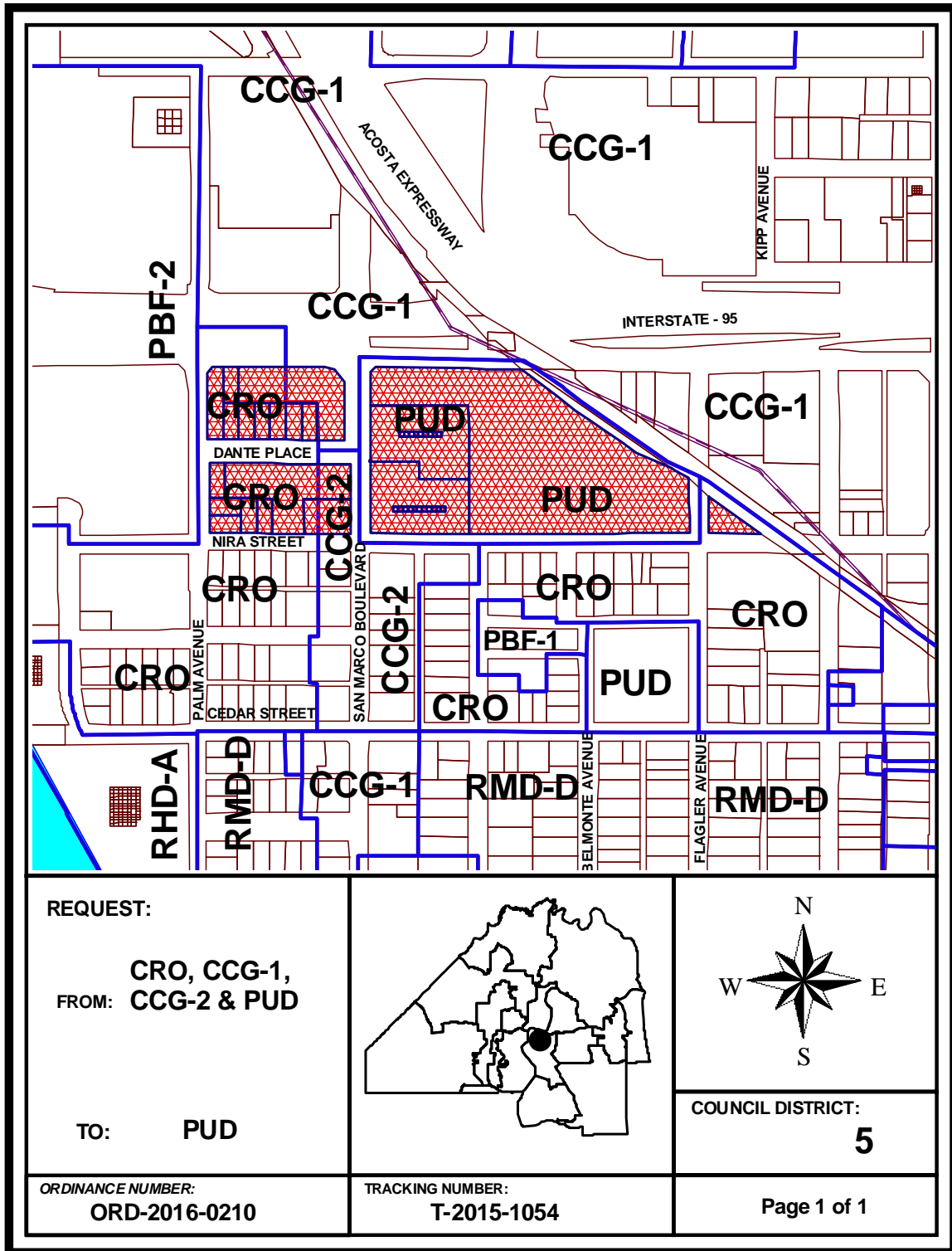
Facing north along Palm Ave. with the subject site and Dante Place on the right



Facing north along Dante Place with the subject site on the left and right and straight ahead beyond San Marco Blvd.



Facing north along Dante Place with the subject site on the left and right and straight ahead beyond San Marco Blvd.





April 7, 2016

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Baptist MD Anderson Cancer Center PUD
R-2016-210**

Upon review of the referenced application (dated March 31, 2016) and based on the information provided to date, the Development Services Division has the following comments:

1. Provide a striped south bound left turn lane on Palm Avenue at site driveway. Turn lane is referenced in Written Description & Site Plan, but is not shown on Site Plan.
2. Trees planted in City right-of-way shall have a minimum 7 foot clear trunk and meet Florida Greenbook clear zone.
3. If planters are approved to be placed in City right-of-way, then they shall meet Florida Greenbook clear zone.
4. Signs, fences, wall, landscaping, planters, street furniture, etc. shall be located so that horizontal line of sight at driveways & intersections is unobstructed as outlined in FDOT Design Standards Index 546.
5. A left turn lane may be required on Nira Street at Lot D/proposed parking garage. Driveway shall align with Belmonte Way or meet separation requirements.
6. Five foot sidewalk is required along Flagler Avenue when Lot D/proposed parking garage is redeveloped.
7. Sight triangle at garage exits is required to be a minimum of ten feet. If the ten foot is not provided, visual & audible warnings will be required.

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.

PLANNING AND DEVELOPMENT