



February 9, 2017

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2017-10 **Application for: 1000 Riverside Ave PUD**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton 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

● This rezoning is subject to the following exhibits:

1. The original legal description dated November 11, 2016.
2. The original written description dated January 3, 2017.
3. The original site plan dated November 8, 2016.
4. The subject property shall be developed in accordance with the Transportation Planning Division Memorandum dated January 26, 2017 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

1. ~~Section V.E.3. of the Written Description shall allow only the existing wall sign. Section V.E.4 shall be deleted and no blade sign allowed.~~
2. ~~Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed. This condition shall apply to both phased and non-phased developments.~~

*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

- PC Vote: 6-0

- PC Commentary: The agent indicated the owner is agreeable to delete the wall sign on May Street, but would ask the commission to approve the 3 sided blade sign as shown in the exhibit and the 300 square foot wall sign facing Post Street.

Keith Holt representing RAP indicated that RAP is generally supportive of the use but had concerns about the excessive signage and the lack of landscaping/knee wall in the small parking lot on Post Street.

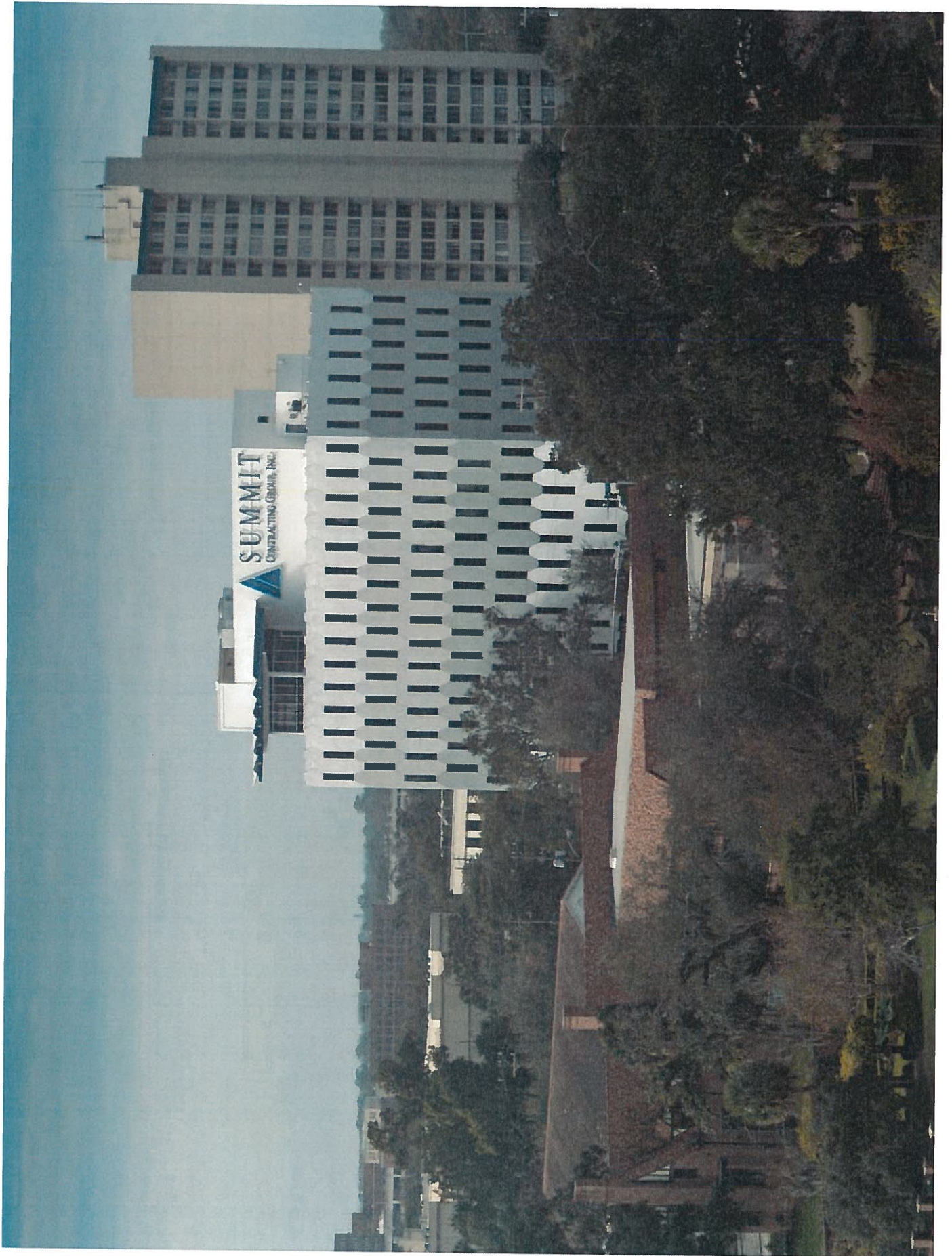
The commissioners agreed to allow all signs in the PUD since two blocks to the north the Florida Blue building has a similar wall sign.

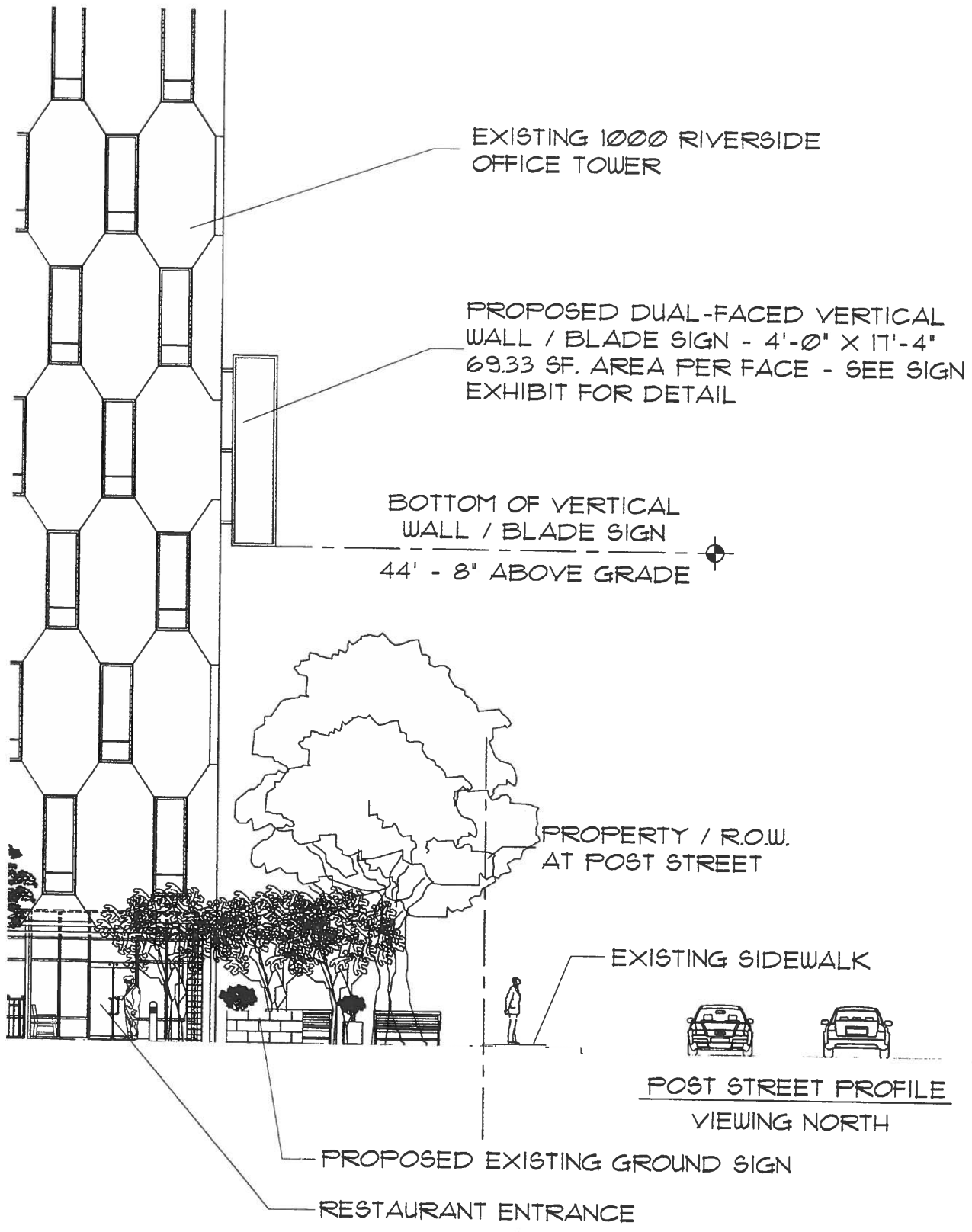
	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Chris Hagan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



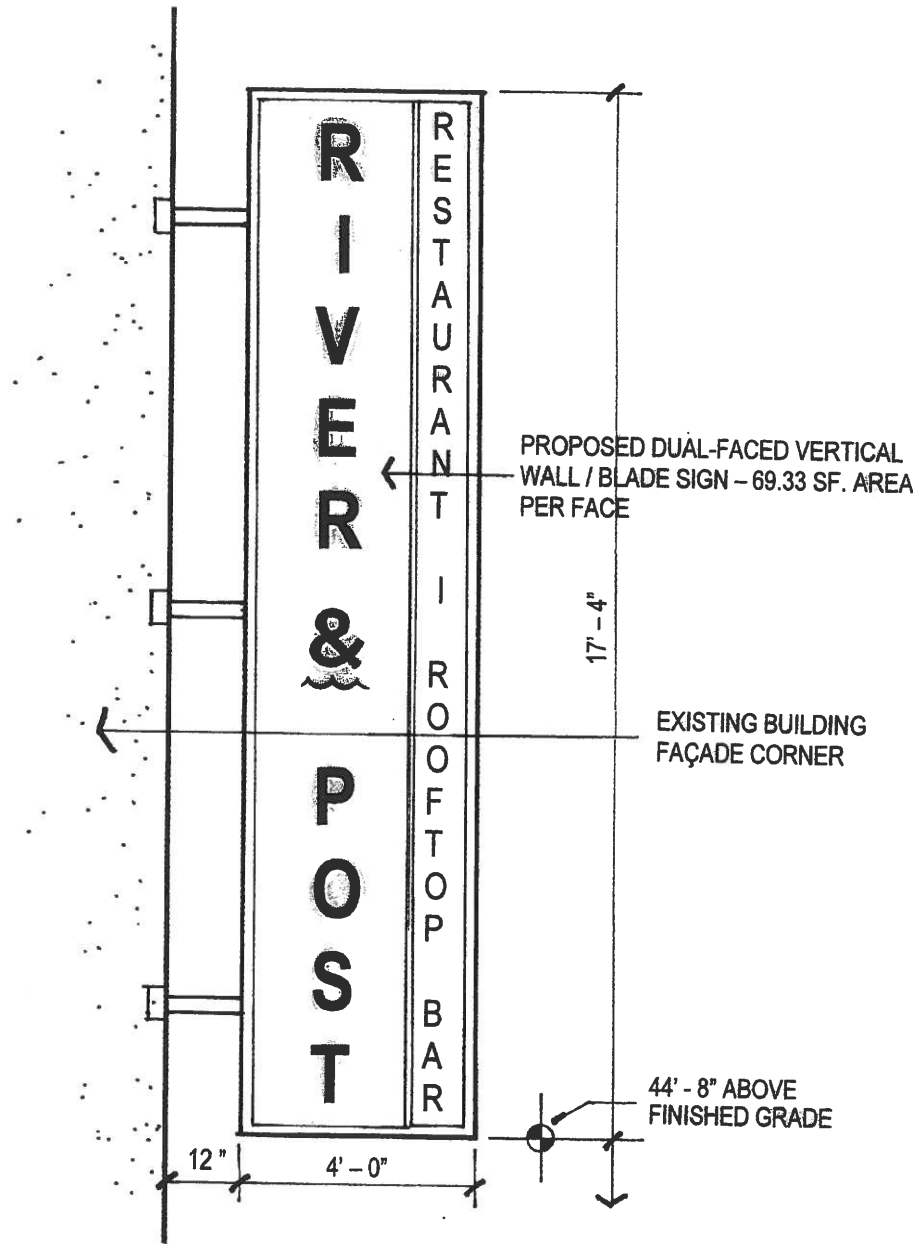


WALL SIGN EXHIBIT
SOUTH BUILDING FACADE ALONG RIVERSIDE



MICAMY
DESIGN STUDIO





WALL SIGN EXHIBIT
 SOUTH BUILDING FACADE ALONG RIVERSIDE





MICAMY
DESIGN STUDIO

Exterior Signage

RIVER & POST
RESTAURANT | ROOFTOP BAR