



February 23, 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.: 2017-40** **Application for: Gate Parkway Mixed Use 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 December 21, 2016.
2. The ~~original~~revised written description dated ~~December 21, 2016~~February 22, 2017.
3. The ~~original~~revised site plan dated ~~December 20, 2016~~February 22, 2017.

● Recommended Planning Commission Conditions\* to the Ordinance:

1. ~~A Traffic Study shall be submitted at the time of verification of substantial compliance for review and approval by the Traffic Engineer and the Transportation Planning Division. Driveway widths shall meet city standards. Internal roads dedicated to the City of Jacksonville, they shall meet city standards. There shall be no angled parking or identification signage in city right of way.~~
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, and all conditions to the development order have been satisfied. 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

**PLANNING & DEVELOPMENT DEPARTMENT**

● PC Vote: 4-0

● PC Commentary: There was no one to speak in opposition. The agent explained he has attended three meetings with neighbors. He has also meet with traffic engineer and included comments in a revised written description and site plan. Those were presented to the commissioners.

The Department has reviewed the revised written description and site plan and recommends conditions #1 and 2 be deleted.

	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Padgett, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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