

City of Jacksonville, Florida



ONE CITY. ONE JACKSONVILLE.

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 17, 2017

The Honorable Anna Brosche, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2017-491 **Application for: Main and Kirk PUD**

Dear Honorable Council President Brosche, Honorable Council Member and LUZ Chairperson Schellenberg 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 February 20, 2017.
2. The original written description dated February 21, 2017.
3. The ~~original~~ revised site plan dated ~~February 20~~ August 17, 2017.

• Recommended Planning Commission Conditions* to the Ordinance:

1. ~~The access point along Kirk Road shall be eliminated and access to the property shall be limited to Main Street North.~~
2. The rear setback for structures along the east property line shall be no less than twenty (20) feet.
3. A minimum, ten (10) foot landscape buffer shall be maintained along the east property line.
4. Prior to the Land Use and Zoning (LUZ) Committee meeting a revised site plan shall be submitted to the Planning and Development Department showing the elimination of the access point along Kirk Road.
5. 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 twenty feet (20'- 0"). The developer shall mount light fixtures on canopies so that the lens cover is recessed or flush

with the bottom surface (ceiling) of the canopy. 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.

6. ~~Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant, or developer 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. Prior to the first final inspection within any phase of development, the owner of their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied.~~

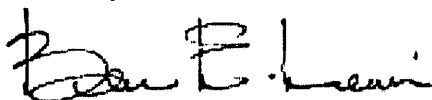
*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 5-0
- PC Commentary: There were three people in opposition. Their concerns included children in the area that will have additional traffic, visually unappealing, may create a flooding issue. The homes are on wells and there is concern about ground water contamination. The agent presented a revised site plan which eliminated the access to Kirk Road. Therefore the Department recommended deletion of Condition #1.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, 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"/>
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 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 – Current Planning Division
 City of Jacksonville - Planning and Development Department
 214 North Hogan Street, Suite 300
 Jacksonville, FL 32202


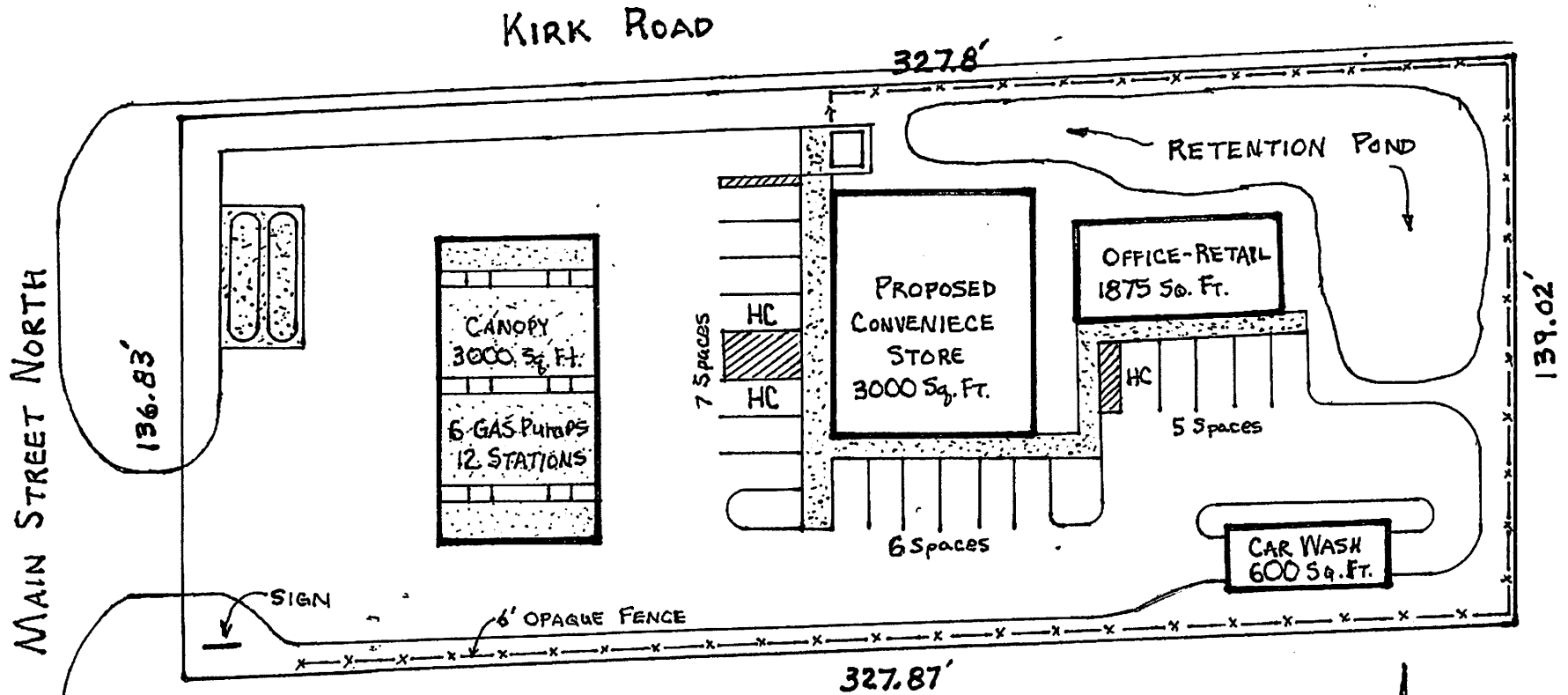
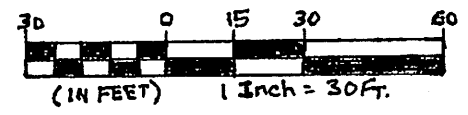
 (904) 255-7820
blewis@coj.net

EXHIBIT E SITE PLAN



Revised August 17, 2017



August 17, 2017

Exhibit 4
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