ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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

November 9, 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.: 2017-706 Application for: Lee Road 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 August 11, 2017.
 - 2. The original written description dated July 17, 2017.
 - 3. The original site plan dated September 26, 2017.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. The uncomplementary buffers along the east and south property line shall contain a chain link, wood or vinyl fence which meets the 85% opacity. A tree survey shall be provided to the Planning and Development Department at the time of substantial verification of the PUD to ensure that a natural buffer meets the minimum requirements
 - 2. 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. 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.

3. Prior to the first final inspection within any phase of development, the owner or 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, or (b) a detailed agreement for the completion of all conditions to the development order.

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

• PC Vote: 4-0

• PC Commentary: There were no speakers in opposition. The agent indicated the fence along the south

and east property lines will be inside the required natural buffer. The agent presented 23

letters of support from residents on Lee and Trasca Roads.

Michael Herzberg provided photos that showed the majority of businesses along Lee Road using chain link fences. He also indicated that chain link fencing with vinyl fabric

could meet the 85% opacity.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair				\boxtimes
Nicole Padgett, Vice Chair	\boxtimes			
Joshua Garrison, Secretary				\boxtimes
Marshall Adkison				\boxtimes
Ben Davis	\boxtimes			
David Hacker	\boxtimes			
Chris Hagan	\boxtimes			
Dawn Motes				\boxtimes

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

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