



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

January 4, 2018

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.: 2017-801

Application for: Baldwin Loves Truck Stop 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 27, 2017.
2. The revised written description dated December 7, 2017.
3. The original site plan dated August 15, 2017.

• Recommended Planning Commission Conditions* to the Ordinance:

1. Ground Signage along New Brandy Branch Road shall be limited to one (1) monument-style sign, not to exceed twenty (20) feet in height.
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. The maximum light pole height in all parking areas should not exceed thirty (30) feet. 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. 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.

4. Along the western property line an eight (8) foot high, 100% opaque vinyl fence and an evergreen screen consisting of 2.5 inch caliper, 25 gallon, Florida No. 1 tree spaced 10 feet on center, shall be planted. Permitted trees include Southern Magnolia, *Magnolia grandiflora*; Southern Red Cedar, *Juniperus silicola*; Nellie Stevens Holly, *Ilex 'Nellie R. Stevens'*
5. Along the northern property line for a distance of 500 feet from the west property line (fence and trees shall be setback 15 feet from the right of way) an eight (8) foot high, 100% opaque vinyl fence and an evergreen screen consisting of 2.5 inch caliper, 25 gallon, Florida No. 1 tree spaced 10 feet on center, shall be planted along the northern property line. Permitted trees included Southern Magnolia, *Magnolia grandiflora*; Southern Red Cedar, *Juniperus silicola*; Nellie Stevens Holly, *Ilex 'Nellie R. Stevens'*.
6. Prior to the first final inspection within any phase of development, the owner or their adjacent shall submit to the Planning and Development Department for its review and approval either:
 - a. An affidavit documenting that all conditions of the development order have been satisfied, or
 - b. A detailed agreement for the completion of all conditions of the development order.

*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: There were no speakers in opposition and little discussion among the Commissioners.

	<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"/>
Nicole Padgett, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joshua Garrison, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
David Hacker	<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"/>
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,



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