



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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ONE CITY. ONE JACKSONVILLE.

March 8, 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.: 2018-72 Application for: Interstate Center 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 December 11, 2017.
 2. The original written description dated February 2, 2018.
 3. The original site plan dated February 6, 2018.
- Recommended Planning Commission Conditions* to the Ordinance:
 1. A traffic study shall be submitted to the Traffic Engineering Division for review and approval prior to submittal of 10 set plans. The traffic study shall determine the need for a left turn lane and right turn lane into the subdivision. The need for the left turn lane shall be determined by the quantities given in the Land Development Procedures Manual and the right turn lane will use the FDOT Driveway Information Guide. If any improvements are needed, they will be completed by the developer. The study shall be prepared by a professional traffic engineer. The traffic engineer shall include a methodology meeting with the City Traffic Engineer prior to commencement of the study. The methodology and extent of this study shall be defined and approved by the City’s Traffic Engineer.
 2. The driveway to the commercial parcel will align with or be 75’ from any driveway across Interstate Commerce Drive.

3. The entire site is within 1.5 miles of Highlands Elementary School, so all children will be within walking distance to the school. Sidewalks shall be provided on the frontages of Interstate Commerce Drive and Monaco Drive South. Sidewalk shall also be extended from the subdivision frontage on Interstate Commerce Drive to De Paul Drive to the existing sidewalk at Monaco Drive. Alternative sidewalk plans will be entertained but must be approved by the City of Jacksonville Traffic Engineer.
4. 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.

*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: 4-0
- 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chris Hagan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nate Day (alternate)	<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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