

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-0072 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 8, 2018**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2018-0072** to Planned Unit Development.

***Location:*** On the west side of Interstate Center Drive, north of Clark Road between Interstate 95 and Dunn Avenue

***Real Estate Number(s):*** 020703-0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60) and Planned Unit Development (PUD) per ord. 2009-0540-E

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR) and Community General Commercial (CGC)

***Proposed Land Use Category:*** Low Density Residential (LDR) and Medium Density Residential (MDR)

***Planning District:*** North, District 6

***Applicant/Agent:*** Zach Miller, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Owner:*** Diocese of St Augustine  
11625 Old St Augustine Road  
Jacksonville, Florida 32258

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-0072** seeks to rezone approximately 35.31 acres of land from Residential Low Density-60 (RLD-60) and PUD to PUD. The property is

currently undeveloped. The rezoning to PUD is being sought so that the property can be developed as a single-family subdivision with a maximum of 117 single family lots. The development will contain a mix of 60 foot wide lots with 6,000 square feet in area and 40 foot wide lots with 4,000 square feet in area. Previous Ordinance 2009-0540 rezoned the eastern half of the property to PUD for the purpose of developing a commercial/retail uses.

There is a companion Application for Land Use Amendment to the Future Land Use Map Series L-5274-17C/2018-071 (Ordinance 2018-0071) that seeks to amend the property from the Community General Commercial (CGC) land use category to the Medium Density Residential (MDR) land use category. The Land Use Amendment is being considered for adoption along with this companion rezoning and staff is recommending that Application for Land Use Amendment to the Future Land Use Map Series L-5274-17C/2018-071 be approved.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is currently located in the LDR and CGC functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Category Description of the Future Land Use Element (FLUE), Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. The LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of three (3) dwelling units to the acre and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

There is however a companion Application for Land Use Amendment to the Future Land Use Map Series L-5274-17C/2018-071 (Ordinance 2018-0071) that seeks to amend 10 acres of the property from the Community General Commercial (CGC) land use category to the Medium Density Residential (MDR) land use category. Medium Density Residential (MDR) future land use category in the Suburban Development Area is intended to provide compact medium to high

density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR is generally intended to provide transitional uses between commercial and single family residential uses.

The maximum gross density for MDR within the Suburban Development Area shall be 20 units/acre. Single use residential developments shall be developed pursuant to the requirements of the Medium Density Residential (MDR) category.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

*(1) Consistency with the 2030 Comprehensive Plan*

This proposed rezoning to Planned Unit Development has been reviewed in relation to and is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

#### Future Land Use Element

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FLUE Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

This PUD increases the opportunity for residential development with low density residential lots maintaining the character and trend of the area satisfying Objective 3.1. The land use categories surrounding the property include LDR and CGC therefore, the rezoning continues this pattern of anticipated urbanized development as recommended under Objective 3.1 and Policy 1.1.21. Moreover, residential development would complement the surrounding area and

promote a pattern of compatible land use compliant with Objective 1.1 and Policy 1.1.22. The density for the property will not exceed the maximums allowed under the residential future land use categories in the suburban and urban Development Areas. The land use designations and the PUD zoning are a logical extension of the existing LDR and MDR land use category demarcation lines immediately to the north of the site and the areas pattern of development consistent with Objective 1.1. The proposed land use amendment and rezoning is a logical extension of the proposed LDR and MDR land uses adjacent to the site. Extending the categories will continue the pattern of urbanized development in the area. According to the site plan, there will be one entrance to the Interstate Center Subdivision from Interstate Center Drive. Additionally, development of the subject site would complement the surrounding land uses due to easy access to schools and parks and recreation areas.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application has been evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Transportation Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Transportation Element:

TE Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

TE Policy 2.3.9 The City shall encourage, though the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Recreation and Open Space Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Recreation and Open Space Element:

ROSE Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

ROSE Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Wellhead Buffer Zone

Portions of the land use amendment site are within 500 and 750-foot buffers of a JEA wellhead. The Environmental Quality Division reviewed the application for possible impacts. While the review did not find issues with the proposed application, information was provided for the applicant's use if a well was intended on this property; however, the applicant does not intend to drill a well on site.

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.3 The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

Wetlands

A wetlands survey map for the application site was submitted by the applicant's consulting wetland scientist and incorporated into the submitted site plan. According to the wetlands

scientist's analysis, the property's wetlands are classified as "Wetland Forested Mixed" and "Inland Slough" based on the "Florida Land Use Code Classification System (FLUCCS)." There are approximately 4.32 acres of wetlands on site of which 0.74 acres of "Category III" wetlands is proposed to be impacted by development. The "Category II" wetlands (Inland Slough) also exist on the PUD application site. However, the site plan shows those wetlands are to be protected with upland buffer in a designated conservation easement open space. These wetlands that are part of larger systems that eventually drains into Trout River. The applicant is in the process of working with the St. Johns River Water Management District to mitigate the proposed impacted wetlands on the site and receive an "Environmental Resource Permit". That mitigation will be done within the same drainage basin and according to the wetland scientist's opinion the project of the land use amendment site will not have a direct impact to the City's waterways.

Any proposed development of the property could have an impact on the site's wetlands and their functional values. Mitigation may satisfy Goal 4 and Objective 4.1 of the Conservation and Coastal Management Element (CCME) of the Comprehensive Plan to achieve no net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands.

Requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in the following CCME policies:

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this objective and its associated policies, the City shall continue to work with the applicable regional, state and federal agencies charged with these regulatory responsibilities.

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

The protection of remaining wetlands should be addressed in the PUD rezoning in order to comply with Policy 4.1.3.

Policy 4.1.6 The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met: Best Management Practices: Silviculture Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met: Best Management Practices: Agriculture Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

*(2) Consistency with the Concurrency Mobility and Management System*

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the subject property has a current Mobility Fee Calculation Certificate Number 95514.0 in the amount of \$244,659.00 for a 117 lot single family subdivision, with an



active companion Concurrency Reservation Certificate Number 95514.1. The project has been issued City Development Number 8217.1.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a 117 lot single family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development will be providing an area for recreation needs, and over 1.5 acres of open space and recreation area will be provided for within the development. There will also be upland buffer areas where adjacent to wetlands that will be natural set-a-side areas that cannot be used for active recreation/park use. They will be natural growth areas in addition to the wetland areas on the site for wildlife habitat.

The use of topography, physical environment and other natural features: This site is currently undeveloped and it should also be noted that a portion of the site is un-developable due to wetland locations. The development of the property will include the following buffers: 1. A ten (10) foot buffer between the development and the northern, western and southern property boundaries. 2. A fifteen (15) foot buffer between any commercial development and residential development on the commercial property. The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.

The use and variety of building setback lines, separations, and buffering: The property shall be developed in accordance with the pertinent RLD-60 and RLD-40 zoning district standards, in addition to the above referenced setbacks and buffers. The development, requesting lot sizes of 60 feet and 40 feet with minimum lot areas of 6,000 square feet and 4,000 square feet, will afford the developer flexibility in design and different residential offering types, with development controls regarding height, lot coverage, and setbacks. These design guidelines ensure the health safety and welfare of the residents with respect to open space and architectural character.

The use and variety of building sizes and architectural styles: The written description indicates that the lot sizes will allow the developer to provide unique architectural features and variations in the size and types of homes offered.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in a developing area where residential subdivisions and commercial/retail uses are in close proximity. The area immediately surrounding the subject site primarily consists of residential, retail and school uses. The residential area consists of single-family homes. To the north is a stormwater pond and elementary school, to the west is a school, and to the east is an RV sales and service business. Undeveloped residential property is also to the south and west. To the east and south of the subject property are lands utilized by industrial warehouse uses and undeveloped property. There is a 3 acre lake to the north of this site which buffers it from the Highlands Elementary school farther to the north. Residential development at this location complements the existing uses by increasing the housing options in and for the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	PBF/LDR	PBF-1/RLD-60	Pond/school/single-family homes
South	LDR/CGC	RLD-60 and PUD	Undeveloped land and wetlands
East	CGC	PUD (Ord. 2003-1420)	RV sales and service dealership
West	LDR/PBF	RLD-60/PBF-2	Undeveloped land and school

The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a gross density of three (3) dwelling units to the acre and over 8 acres of passive open space, and differs from the usual application of the Zoning Code because it contains a significant amount of wetlands and buffer areas on the site and will be designed around and along wetland and conservation areas. Substantially more open space will be provided for than with the usual application of the zoning code. It will permit a development with a different variety of single family offerings within a residential community in keeping with the area's pattern of development.

*(6) Intensity of Development*

The proposed development is consistent with the LDR functional land use category as a single family development, which is not to exceed 117 dwelling units. The PUD is appropriate at this location because it will provide alternative housing styles for residents in the area.

The availability and location of utility services and public facilities and services: JEA will provide water, sewer and electric service.

The amount and size of open spaces, plazas, common areas and recreation areas: The proposed development is planning on providing over an acre of active recreation area as well as over 8

acres of passive park and open space areas on the property, not including wetlands and conservation lands on the site. Some land will be natural growth set-a-side areas that cannot be used for active recreation/park use. They will be natural growth areas in addition to the wetland areas on the site for wildlife habitat.

*(7) Usable open spaces plazas, recreation areas.*

The proposed development is providing the required amount of active recreation areas for recreation needs. Ray Greene Regional Park is also within a mile of the site.

*(8) Impact on wetlands*

A wetlands survey map for the application site was submitted by the applicant's consulting wetland scientist. According to the wetlands scientist's analysis, the property's wetlands are classified as "Wetland Forested Mixed" based on the "Florida Land Use Code Classification System (FLUCCS)." Approximately 1.43 acres of the 10.00 acres subject site are "Category III wetlands" that are part of larger systems that eventually drain into Trout River. The applicant proposes to impact 0.39 acres of transitional wetlands on the application site leaving 1.04 acres remaining. In addition, the applicant proposes to include an upland buffer to protect the remaining wetlands. The applicant is in the process of working with the St. Johns River Water Management District to mitigate the proposed impacted wetlands on the site and receive an "Environmental Resource Permit". That mitigation will be done within the same drainage basin and according to the wetland scientist's opinion the project of the land use amendment site will not have a direct impact to the City's waterways. These wetlands appear to have medium functional value for their flood storage capacity and water filtration attenuation. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

The applicant has not submitted a wildlife report as the site is under the 50 acres size threshold.

*(10) Off-street parking including loading and unloading areas.*

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The Proposed PUD is within the 1.5 mile walking distance to Highlands Elementary School. The developer should provide a continuous sidewalk 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.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 28, 2018, the required Notice of Public Hearing signs were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0072** be **APPROVED with 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.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0072** be **APPROVED subject to the following condition, which may only be changed through a rezoning**:

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.



Aerial view of the subject property facing north



**The subject property on the left facing north along Interstate Center Dr.**



**The subject property on the left facing north along Interstate Center Dr.**



**Facing south along Interstate Center Dr. with the subject site on the right**



**Facing east along Monaco Drive with the subject site on the right**





**Facing west along Monaco Drive with the subject site on the left**



**Facing southwest into the subject site from Monaco Drive**

