



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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July 19, 2018

The Honorable Aaron Bowman, 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.: 2018-377 **Application for: Tapestry Westland PUD**

Dear Honorable Council President Bowman, 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 May 7, 2018.
 2. The original written description dated May 18, 2018.
 3. The original site plan dated May 18, 2018.
- Recommended Planning Commission Conditions* to the Ordinance:

1. ~~The Developer shall prepare a traffic study subject to the review and approval of the Transportation Planning Division and the Traffic Engineering Division, to determine if a traffic signal is warranted at the intersection of Collins Road and Plantation Bay Drive. All costs associated with design & construction of signal are the responsibility of the Developer. The traffic signal, if warranted, shall be operational prior to construction of any use.~~
2. There shall be no additional median openings along Collins Road (existing opening at Plantation Bay Drive and Grayfield Drive where they intersect with Collins Road).
3. Only two (2) right in/right out driveways will be permitted along Collins Road frontage and there shall be no driveway on Collins Road within 250' of the intersection of Plantation Bay Drive & Collins Road (to be signalized by this PUD).
4. The proposed eastern access from Collins Road shall align with Grayfield Drive and shall not be

counted as a right in/right out driveway mentioned in the condition above.

5. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one half foot candles when the building or parking areas are located adjacent to residential areas and shall not exceed one foot candle when abutting other non-residential properties. All lighting lamp sources within the parking and pedestrian areas shall be metal halide, LED or compact florescent. The maximum light pole height in all parking areas should not exceed thirty feet. An exterior lighting design plan for each project, including a photometrics plan, pole and fixture 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 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 underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 7-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent requested deletion of condition #1 as the traffic signal is now in operation and the inclusion of LED lighting in condition #5. The staff has no objections to the changes.

| | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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"/> |
| David Ward | <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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