



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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August 23, 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.: 2018-442

Application for: NWC Gate Pkwy / Point Meadows Rd 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
2. The revised written description dated August 10, 2018
3. The revised site plan dated August 21, 2018.

• Recommended Planning Commission Conditions* to the Ordinance:

1. ~~There shall be no median opening on Point Meadows Road.~~ The driveway on Point Meadows Road shall be Right In / Right Out / Left In only. Sidewalk shall be provided on the parcel frontage on Gate Parkway. Extend the west bound left turn lane 75 feet as recommended in the traffic study at Gate Parkway and Point Meadows intersection.
2. The Transportation Planning Division requires that a trip generation and operational analysis of the adjacent roadway, performed by a licensed professional traffic engineer, be conducted to determine the impact to the external TMA trips as a result of the land use change. A methodology meeting with the Transportation Planning Division must be held prior to commencement of the study. The traffic analysis is subject to the approval of the Planning and Development Department and the City of Jacksonville Traffic Engineer.

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 underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 8-0
- PC Commentary: The agent meet with the City’s Traffic Engineer and agreed to the revised site plan and the revision to Condition #1.
There were no speakers in opposition. One Commissioner had concerns about the type of conditions. The condition references a specific number and what happens if that number increases or decreases. The condition should be open ended or subject to the review and approval of the Traffic engineer.

	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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