



# 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.

January 17, 2019

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.: 2018-761**                      **Application for: Trafalger 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 October 25, 2018
2. The ~~revised~~original written description dated ~~October 25~~ December 28, 2018
3. The ~~revised~~original site plan dated ~~October 25~~ December 28, 2018

- Recommended Planning Commission Conditions\* to the Ordinance:

1. With 80 residential units proposed and residential uses limited to 80 percent of a development in the CGC category, the development shall be required to provide a minimum of 15,000 square feet of non-residential uses.
2. ~~Parcel "A" shall have no access to Airport Center Drive or Starratt Rd.~~
3. ~~The unused driveway stub out on Starratt Rd opposite Bonaparte Drive shall be removed.~~
4. If the entrance is to be gated, it shall be designed such that vehicles waiting for the gate shall never queue into the public roads. A queuing study shall be included in the site plan review. A turnaround shall be provided so that drivers at the gated entrance who do not have access will not have to back out into the public street.
5. This development is subject to mobility fee review.
6. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division

are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

7. ~~The developer shall construct a physical barrier or curbing on Airport Center Drive East to prevent motorists from crossing the median to access Vanguard Road.~~
8. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.
9. 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: 6-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent submitted a revised written description and site plan which incorporates conditions 2, 3 and 7. The Department is satisfied these conditions can be deleted.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Padgett, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes, 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"/>
Daniel Blanchard	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alex Moldovan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Bruce E. Lewis  
 City Planner Supervisor – Current Planning Division  
 City of Jacksonville - Planning and Development Department  
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 Jacksonville, FL 32202

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