



City of Jacksonville, Florida

Lenny Curry, Mayor

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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.: 2018-863

Application for: North Jacksonville Industrial Park 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 August 21, 2018.
 2. The original written description dated August 31, 2018.
 3. The original site plan dated August 31, 2018.

● Recommended Planning Commission Conditions* to the Ordinance:

1. The following conditions apply to all uses except the solar farm. ~~If the Written Description is not revised to delete all uses except the solar farm, the following conditions shall apply.~~
 - i. All permitted and permissible uses by exception, other than outside storage shall be conducted within an enclosed building
 - ii. A ten foot (10') berm shall be constructed along the property line where the site adjoins the Flamingo Lake RV Park property (hereafter "Flamingo Lake property". No buildings shall be constructed within one hundred eighty-five (185) feet of the property line with the Flamingo Lake property. Truck loading bays shall not be oriented eastward towards the Flamingo Lake property. The owner shall construct an 8-foot-high, solid face, uninterrupted wall, parallel to the Flamingo Lake property line at the location not less than 75 feet from the Flamingo Lake property line. The area between the Flamingo Lake property line and the wall to be constructed shall remain in its current state. To allow for maintenance of the buffer area, the wall may not end more than 300 feet

from the south property line of the project. There shall be no truck parking or traffic within the 185-foot setback between Flamingo Lake property and any buildings; however, automobile parking and traffic shall be allowed.

- iii. Access, internal and external road activities and other traffic approvals shall be as shown on the conceptual site plan. The final design of the access locations, internal and external road activities and traffic matters shall be subject to the review and approval of the Planning Department; however, there shall be no access to the site from Hemlock Street or Newcomb Road. Access shall be from the access road to the north of the site as depicted on the site plan. Prior to the verification of substantial compliance of the PUD, a traffic study shall be provided for the review and approval of the Planning and Development Department. All off-site roadway improvements, other than those considered a part of the fair share development agreement, must be completed prior to the issuance of a certificate of occupancy.
 - iv. All light fixtures, including security lighting, shall be cutoff fixtures and should be incorporated as an integral design element that complements the design of the building and project through its design style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above the horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half footcandle where adjacent to residential areas or rights-of-way, and one footcandle where adjacent to nonresidential uses. A lighting plan showing the photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance to the PUD.
 - v. Prior to final engineering approval, all remaining portions of the remaining property under PUD Ordinance 2005-543-E, currently owned by the applicant and identified as parcel 2 and parcel 3 on the legal description shall be recorded as a conservation easement in a form acceptable to the Office of General Counsel and the City shall initiate a Future Land Use Map Amendment to Conservation (CSV). No improvements, other than required utilities, storm water ponds, and the entrance road, shall be permitted.
2. The PUD written description shall be revised to limit the list of permitted uses found on page 2 of the written description to the portion of the subject site that is designated Light Industrial (LI).
 3. Prior to construction, applicant shall hold a pre-planning meeting with Development Services to provide for the protection of existing roadway facilities and tree canopy preservation on Newcomb Avenue during the construction phase.
 4. This development is subject to mobility fee review.
 5. Access to the site via Lem Turner Road shall be subject to FDOT access management guidelines.
 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: 6-0
- PC Commentary: There was one speaker in opposition. His concern was the use of Newcombe Road for access. He presented an alternative condition, but it was not accepted by the Commissioners.
The Commissioners had questions whether access would be allowed for residential uses.

	<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,



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