

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James 117 W. Duval St. Jacksonville, FL 32202 (904) 630-CITY www.coj.net

March 7, 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.: 2019-67 Application for: Terrabella 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	☐ Deny
Recommendation by PC to LUZ:	☐ Approve	☐ Deny
 This rezoning is subject to the following e 	exhibits:	

- 1. The original legal description dated January 8, 2019.
- 2. The original written description dated January 14, 2019.
- 3. The original site plan dated January 7, 2019.
- Recommended Planning Commission Conditions* to the Ordinance:
 - 1. A traffic study shall be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the studyThe developer shall copy the City of Jacksonville on all traffic studies and date required by FDOT during the permitting process. If not addressed in the FDOT analyses, a separate analysis demonstrating how traffic exiting the development heading east on Atlantic Boulevard will be accommodated and peak hour analyses of the signalized intersection at San Pablo Road and Atlantic Boulevard may be required by rhe City prior to site plan approval.
 - 2. 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 <u>underlined</u> and deletions are indicated with a <u>strikethrough</u>.

 Recommended PC Conditions 	that can be incor	porated into the \	Written Descri	ption: None
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• PC Vote: 6-0

• PC Commentary: There were four speakers in opposition. Their concerns were flooding, congested traffic

and the number of accidents at San Pablo Rd. and Atlantic Blvd.

The Commissioners agreed the rezoning was a gradual transition of density.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Padgett, Chair	\boxtimes			
Joshua Garrison, Vice Chair	\boxtimes			
Dawn Motes, Secretary	\boxtimes			
Marshall Adkison				\boxtimes
Daniel Blanchard	\boxtimes			
David Hacker	\boxtimes			
Alex Moldovan				\boxtimes
David Ward	\boxtimes			

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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