



# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
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Jacksonville, FL 32202  
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May 9, 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.: 2019-235**                      **Application for: SEQ JTB 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 March 25, 2019
2. The SEQ PUD Rezoning 2019 Regulatory Volume dated ~~February 22~~ May 9, 2019

- Recommended Planning Commission Conditions\* to the Ordinance:

- ~~1. A traffic study must 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 FDOT, the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.~~
- ~~2. In no case shall a building be designed so that a parked vehicle in a driveway will block a sidewalk.~~
- ~~3. Restaurant drive throughs shall be designed so that the queues will never extend into public or private right of ways.~~
- ~~4. Child Care facilities, Kindergartens, and Elementary and Middle schools shall have a drop off/pickup area of sufficient length so that the queues will never extend into public or private right of ways.~~
- ~~5. Signs, landscaping and on street parking shall not block required horizontal sight distance at intersections.~~
- ~~6. Standalone multi-family uses shall not exceed 50% of the development in the CA-5C: Regional Commercial.~~

- ~~7. At least 75% of the frontage (not including curb cuts) on streets located within the CA-5: Village Center (south of the Primary Circulation Route East only) shall be lined with allowable principal building types or open space.~~
- ~~8. Pursuant to Section 2.2.2 of the Land Development Procedure Manual, a 10-foot wide paved multiuse path shall be provided along the existing Kernan Boulevard North between 1st Coast Tech Parkway and the subject property; provided, however, that this section of the multi-use path shall be subject to the review and approval of FDOT and that the width of the multi-use path under the J. Turner Butler Boulevard overpass shall be subject to space availability considerations.~~
- ~~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 two speakers who live in the Hampton Glen subdivision to the south. Their concerns dealt with the Gate Parkway extension and the future increased vehicular traffic and noise adjacent to their homes. There was little discussion among the Commissioners except to advise the agent to speak with the two residents about their concerns.

	<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"/>
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  
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 City of Jacksonville - Planning and Development Department  
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