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

5 December 2019

The Honorable Scott Wilson, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2019-799 Application for: East San Marco PUD

Dear Honorable Council President Wilson, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: Approve with Conditions

Planning Commission Recommendation: Approve with Conditions

This rezoning is subject to the following exhibits:

- 1. The original legal description dated October 16, 2019
- 2. The REVISED written description dated November 21, 2019
- 3. The REVISED site plan dated October 14, 2019

Recommended Planning Commission Conditions* to the Ordinance:

Proposed Conditions

- 1. The project shall be developed in accordance with the following conditions from Transportation Planning Division:
 - a. A traffic study must be provided to determine the need for left turn lanes on Atlantic Boulevard at Mango Place, Minerva Avenue, and Arcadia Place. Any necessary work at the intersections will be the responsibility of the developer. This traffic study shall also include a traffic impact analysis for the Atlantic Boulevard/Hendricks Avenue intersection, and shall determine the viability of removing one of the eastbound lanes on Atlantic Boulevard and the eastbound transition through the intersection.

Original Conditions

1. Parcel A shall be limited to one (1) single-sided project identification monument sign; maximum sign area of twenty-four (24) square feet with a maximum height of eight (8) feet.

Planning Commission Report 5 December 2019
Page 2

- 2. Wall signage for the grocery store shall be limited to a maximum of size of 100 square feet each.
- 3. All directional signage shall be limited to a maximum of four (4) square feet.
- 4. Parcel C will be limited to one (1) wall sign along Atlantic Blvd maximum of 10% of the building façade.
- 5. Parcel D & E shall be limited to directional signage with a maximum size of 1 foot by 2 feet each and shall be located within the parking areas of each parcel.
- 6. The project shall be developed in accordance with the following conditions from Transportation Planning Division:
 - a. A traffic study must be provided to determine the need for left turn lanes on Atlantic Boulevard at Mango Place, Minerva Avenue, and Arcadia Place. Any necessary work at the intersections will be the responsibility of the developer. This traffic study shall also include a traffic impact analysis for the Atlantic Boulevard/Hendricks Avenue intersection, and shall determine the viability of removing one of the eastbound lanes on Atlantic Boulevard and the eastbound transition through the intersection.
 - b. A crosswalk crossing Atlantic Boulevard shall be provided between Mango Place and Arcadia Place. The exact location will be determined by the Traffic Engineer and Development Services Division. The crosswalk shall be supplemented by RRFB signage meeting FDOT requirements.
 - c. Any vehicular control sign in the city right of way, decorative post, or finial shall be maintained by the developer/property manager. A Revocable Permit and Indemnification Agreement will be submitted and recorded for such signs.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: None

Planning Commission Commentary: There were no speakers in opposition.

The Commissioners felt the proposed sign sizes were appropriate and recommended deleting conditions 1-5. The Commissioners felt the traffic conditions should be part of development approvals and not part of the legislation. Conditions 6b and 6c may be required, but the City Traffic Engineer should decide.

Planning Commission Vote: 7-0

Joshua Garrison, Chair Aye

Dawn Motes, Vice Chair Aye

David Hacker, Secretary Aye

Marshall Adkison Absent

Ian Brown Aye

Daniel Blanchard Aye

Daniel Blanchard Aye
Alex Moldovan Aye
Nicole Padgett Aye

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

Sincerely,

Bruce F Lewis

City Planner Supervisor – Current Planning Division

City of Jacksonville - Planning and Development Department

214 North Hogan Street, Suite 300

Planning Commission Report 5 December 2019 Page 3

Jacksonville, FL 32202 (904) 255-7820 blewis@coj.net