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

21 November 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.: 2019-754 Application for: Jacks Road 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 8, 2019
- 2. The original written description dated September 13, 2019
- 3. The original site plan dated September 13, 2019

Recommended Planning Commission Conditions* to the Ordinance: None

Recommended Planning Commission Conditions that can be incorporated into the Written Description:

- 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 the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study. The following items shall also be included within the study:
 - a. The traffic study shall determine the need for a left and right turn lane on Lane Avenue N at the intersection with and Jacks Rd. If a turn lane is warranted, the deceleration length will be built to FDOT Standards based on the posted speed limit on Lane Ave N. The queue length for the left turn will be determined by the traffic Study. No queue length is needed for a right turn lane.

- b. The traffic study shall also determine the need for left and right exit lanes on Jacks Road at Lane Ave N. the length of any turn lanes shall to be determined by the study.
- c. Jacks Rd shall be widened to a minimum of 20' where it is not already that wide.
- 2. Pursuant to the Land Development Procedures Manual 2.2.2.5, an off-site sidewalk shall be provided on Jacks Rd that connects Lot 1 to the existing sidewalk along James Fields Park.
- 3. 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.

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

Joshua Garrison, Chair Aye

Dawn Motes, Vice Chair Absent

David Hacker, Secretary Aye

Marshall Adkison Absent

Ian Brown Aye

Daniel Blanchard Aye

Alex Moldovan Aye

Nicole Padgett Aye

David Ward Aye

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

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7820

blewis@coj.net