



the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

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.

Original Conditions:

1. The truck storage area shall be enclosed by an eight (8) feet high, 100% opaque wood or vinyl fence.
2. The width of the uncomplementary buffer along the northeast property line shall be 20 feet where adjacent to a residential zoning district.
3. Any access gate shall be located to allow a truck to completely pull off the roadway.
4. Perimeter landscape trees shall be planted at least one tree every 30 feet along New Kings Road (US 23) and Gilchrist Road.
5. Sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the parking area is located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (20'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
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.

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

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  | Aye |
| David Hacker, Secretary | Aye |
| Marshall Adkison        | Aye |
| Ian Brown               | Aye |
| Daniel Blanchard        | Aye |
| Alex Moldovan           | Aye |

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

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis

City Planner Supervisor – Current Planning Division

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