

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2022-52:

- (1) On **page 1, line 19**, after "2022-51-E;" **insert** "PUD SUBJECT TO CONDITIONS;";
- (2) On **page 3, lines 26-31**, and **page 4, line 1**, **strike** Section 4 in its entirety and **insert** a new Section 4 to read as follows:

"Section 4. Rezoning Approved Subject to Conditions.

This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) Development of the Subject Property shall be consistent with and in compliance with the Conceptual Master Plan approved in Ordinance 2022-51-E.

(2) All light fixtures, including security lighting, shall be cutoff fixtures and shall be incorporated as an integral design element that complements the design of the building and project through its design, style, materials, and color. All cutoff fixtures shall not have more than 1% of lamp lumens above horizontal. All sag lenses, drop lenses, and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed ½ foot candle where adjacent to residential areas or rights-of-way, and 1 foot candle where adjacent to non-residential uses. A

lighting plan showing photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance of the PUD.

(3) Unless otherwise approved by the Planning and Development Department, a traffic study shall be provided at Civil Site Plan Review. If there will be multiple submittals, broken down into phases, a traffic study for each phase shall be provided at Civil Site Plan Review for that phase unless otherwise approved by the Planning and Development Department. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services. The Florida Department of Transportation (FDOT) may need to be included in the methodology meetings and study review.

(4) Any offsite project access or operational improvements needed due to the impacts of the development as determined by the traffic studies will be the responsibility of the developer, or as otherwise approved by the Planning and Development Department.

(5) All proposed streets shall be designed and have a cross section meeting the City of Jacksonville Context Sensitive Street Design as shown in the City of

Jacksonville Land Development Procedures Manual Section 3.1.1, or as otherwise approved by the Transportation Planning Division.

(6) The collector roadway system shown on the Site Plan shall have the cross section of an Avenue (City of Jacksonville City Standard Details Plate P-122) or a Limited Avenue (City of Jacksonville City Standard Details Plate P-124), or as otherwise approved by the Transportation Planning Division.

(7) Local streets shall have the cross section of a Neighborhood Residential Street (City of Jacksonville City Standard Details Plate P-126) or a Residential Local Subdivision Street (City of Jacksonville City Standard Details Plate P-127), or as otherwise approved by the Transportation Planning Division.

(8) Unless otherwise approved by the Planning and Development Department, a maximum of 30% of the parking spaces shall be "Compact Parking." These spaces shall be designated as compact by pavement marking and signage as stated in Part 6 of the Zoning Code.

(9) Access shall not be denied to individual lots owned in fee simple. There shall be approved private road or access easement frontage to every lot owned in fee simple, or as otherwise approved by the Planning and Development Department.

(10) All uses shall conform to Section 656.608 of the Zoning Code for bicycle parking requirements, or as

otherwise approved by the Planning and Development Department.

(11) Prior to final engineering approval, the airport notice zone acknowledgement shall be recorded and provided to the Planning and Development Department and the Jacksonville Aviation Authority. The Subject Property is located in the Jacksonville International Airport civilian notice zone, civilian school zone and civilian height zone, 50 feet and 150 feet, and shall meet all requirements of Ordinance 2008-258-E.

(12) Transportation fees shall be paid in the form of the existing fair share contract (CCAS #34051). Prior to the initial verification of substantial compliance with the PUD, the developer shall request the City to initiate the establishment of a special account into which the fair share payments will be deposited instead of the 6.2 Fair Share Sector Fund specifically for intersection, capacity-related or roadway improvements on Lem Turner Road. This money will be held in the special account and transferred to the FDOT, at the appropriate time, for that purpose. Establishment of the special account and the earmarking of any funds for transfer to FDOT for improvements on Lem Turner Road as described above shall be subject to approval by the Jacksonville City Council, including any conditions the City Council may deem appropriate or necessary.

(13) Right-of-Way along Lem Turner Road abutting the Subject Property will be reserved to accommodate the future widening of Lem Turner Road. Construction shall not occur

within 200 feet from the eastern right-of-way line. The right-of-way may be purchased by FDOT, in the future, at the time of right-of-way acquisition for the widening project.

(14) Right-of-Way along Braddock Road abutting the Subject Property will be reserved to accommodate any future widening of Braddock Road. Construction shall not occur within 120 feet from the western right-of-way line. Since Braddock Road is not currently listed in the Mobility Plan, the right-of-way may be purchased by the City in the future, at the time of right-of-way acquisition, when Braddock Road needs to be widened.

(15) The traffic study prepared by England, Thims and Miller, Inc., dated April 2022 and on file with the Planning and Development Department will suffice for the purpose of the Multi-Use land use category master plan requirements. Development-specific traffic studies will still be required at the time of verification of substantial compliance with the PUD.”;

- (3) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos