

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2022-851:

- (1) On **page 1, line 21**, after "L-5677-22A;" insert "PUD SUBJECT TO CONDITIONS;";
- (2) On **page 3, line 22**, strike "Exhibit 3 - Written Description dated October 31, 2022." and insert "Revised Exhibit 3 - Revised Written Description dated December 20, 2022.";
- (3) On **page 3, line 23^½**, 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) Parking requirements for commercial uses shall be consistent with the requirements of Chapter 656, Part 6, *Ordinance Code*, unless otherwise approved by the Planning and Development Department.

(2) Sidewalks internal to the subdivision shall meet the requirements of Section 654.133(e) and (f), *Ordinance Code*.

(3) Traffic studies may be required for individual sites within this PUD. 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.

(4) Unless otherwise approved by the Planning and Development Department, the proposed street typical cross section for local residential roads shall match that found in City Standard Details for City of Jacksonville, Plat P-127. The typical cross section for other streets shall meet the requirements of Section 3.1 of the Land Development Procedures Manual for the appropriate Design Classification.

(5) The Master Developer is responsible for mitigating transportation impacts for the Northwood Regional Activity Center (RAC). Transportation infrastructure and impacts by development phase or by trip generation thresholds that include internal capture percentages for the necessary mix of uses or net external trips must be identified in an overall Traffic Impact Analysis for the entire Northwood RAC prepared by a Registered Florida Professional Engineer. The methodology and study limits for this analysis shall be approved by the City Traffic Engineer, the City Transportation Planning Division, and the Florida Department of Transportation (FDOT). The submittal of the Northwood RAC Traffic Impact Analysis is required prior to submittal of the first digital Civil Site Plans set.

(6) The Master Developer shall provide Biennial Monitoring Reports (BMR) every two years to the Planning and Development Department and FDOT District 2 Growth Management Office commencing in year two after the PUD is approved. The BMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting is held with the appropriate members of the FDOT, the City Traffic Engineering Division, and the City Transportation Division prior to conducting the analysis.

(7) The existing stage of the development, and that proposed within the next 24-month period, as well as phasing and trip thresholds, shall be reported in the BMR to identify if those transportation and roadway infrastructure improvements identified in the Northwood RAC Traffic Impact Analysis are triggered or warranted. Any transportation infrastructure or mitigation improvements triggered as needed in the BMR must be completed by the Master Developer before the next monitoring period in order to obtain additional building permits from the City or access permits from the FDOT.

(8) Individual smaller Traffic Access Studies may still be required by the City or the FDOT for each individual component of the PUD to be sure that access is sufficient. These studies would be flagged during digital Civil Site Plan review. The smaller Traffic Analysis Studies would be necessary to identify specific driveway access and location, the need for median openings or turn lanes, curb radii design and safety improvements to allow

the component developments to obtain the building or access permits necessary to safely access the individual sites.”;

- (4) Renumber the remaining Sections accordingly;
- (5) Remove **Exhibit 3** and replace with **Revised Exhibit 3**;
- (6) 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

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