



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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www.coj.net

June 20, 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.: 2019-371 **Application for: Residences at Chaffee Square 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 ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: Approve Approve with Conditions Deny

• Recommendation by PC to LUZ: Approve Approve with Conditions Deny

• This rezoning is subject to the following exhibits:

1. The original legal description dated February 12, 2019.
2. The original written description dated March 3, 2019.
3. The original site plan dated March 3, 2019

• Recommended Planning Commission Conditions* to the Ordinance:

1. There shall be only one full access to Chaffee Rd at the residential area and one right in/right out access in the commercial area. Exhibit 4 shows left turn lanes into nonexistent accesses. There shall be a left turn lane at the access into the residential area.
2. A traffic study shall be provided to determine the deceleration length and queue length on Chaffee Rd for both the signal and left turn lane into the residential area. The traffic study will also determine any changes needed to the existing signal. The traffic study shall be submitted at the time of verification of substantial compliance.
3. A concrete traffic separator on Chaffee Rd is required to prevent left in and left out vehicles at the commercial access. The "Pork Chop" islands are ineffective at preventing these left turn movements and prohibited.
4. A six (6) foot high, 85% opaque vinyl fence or wall of stucco, masonry or similar material shall be installed and maintained along the southern property line of the commercial area.

5. A ten (10) foot wide landscape buffer shall be installed and maintained on three sides of the existing cell tower. The landscape buffer shall contain a row of evergreen shade trees a minimum of 15 feet tall (at the time of planting) with a four-inch caliper, spaced a maximum of 15 feet apart; and a row of evergreen shrubs such as viburnum, ligustrum, holly or juniper, a minimum of four-feet tall (at the time of planting) and potted in seven-gallon containers, planted four feet on center, in order to maintain 80 percent opacity within one year of planting.
6. The landscaping buffer shall be properly maintained through an irrigation system.
7. 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.

*Additions made by PC to the proposed Jacksonville Planning and Development Department (“JPDD”) conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 9-0
- PC Commentary: There was one speaker who was concerned about the road improvements occurring in front of her house.
The Commissioners indicated the work was being performed by FDOT and not the developer.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Padgett, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alex Moldovan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Sincerely,

Bruce E. Lewis
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 City of Jacksonville - Planning and Development Department
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