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

October 3, 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.: 2019-637 Application for: Gulfstream Multi-family 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 July 19, 2019.
- 2. The original written description dated July 19, 2019.
- 3. The original site plan dated February 26, 2019.

Recommended Planning Commission Conditions* to the Ordinance:

- 1. Apartment buildings adjacent to the north and west property lines shall have a maximum height of forty-five (45) feet.
- 2. "T" or "Hammerhead" turnaround are permitted if the road remains private.
- 3. A traffic study shall be submitted at the time of verification of substantial compliance for review and approval by the Planning and Development Department. The study shall include a traffic signal warrant study and the need for left and right turn lanes. If warranted, the turn lane deceleration lengths shall meet FDOT standards based on the posted speed limit. The queue length for the turn lanes will be determined by the study.
- 4. If a left turn is required, the entire area which encompasses the existing pavement, from the beginning of the taper to the end of the taper, shall be resurfaced in accordance with City Standards.
- 5. 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.

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

Planning Commission Commentary: There was one speaker in opposition whose concern was future residents using his property to cut through. Would like the developer to construct a fence along the perimeter of his property at 5204 Collins Road.

The Commissioners asked the agent to continue discussions with the property owner about a fence around his property.

Planning Commission Vote: 6-0

Nicole Padgett, Chair Absent
Joshua Garrison, Vice Chair Aye
Dawn Motes, Secretary Aye
Marshall Adkison Aye
Daniel Blanchard Aye
David Hacker Aye
Alex Moldovan Aye

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

Absent

Sincerely,

David Ward

Bruce E. Lewis

City Planner Supervisor - Current Planning Division

City of Jacksonville - Planning and Development Department

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