

2. If access is allowed through Sunport Industrial Parkway, a traffic study is to be provided to include the impact analysis of Sunport Industrial Parkway at Lem Turner Road. This study shall include the need for a left and right turn lane and a traffic signal warrant analysis. The study shall also determine the roadway cross section needed to ensure an adequate level of service and meet current standards. The improvements needed for Sunport Industrial Parkway and the intersection of Lem Turner Road and Hemlock Street shall be the responsibility of the developer. The traffic study shall include a traffic impact analysis to the interchange ramps of Lem Turner Road and I-295.
3. If access is allowed through Hemlock Street, a traffic study is to be provided to include the impact analysis of Hemlock Street at Lem Turner Road. This study shall include the need for a left and right turn lane and a traffic signal warrant analysis. The study shall also determine the improvements needed to ensure an adequate level of service on Hemlock Street. Hemlock Street shall be improved to current standards including sidewalks, bike lanes and street lights. The improvements needed for Hemlock Street and the intersection of Lem Turner Road and Hemlock Street shall be the responsibility of the developer. The traffic study shall include a traffic impact analysis to the interchange ramps of Lem Turner Road and I-295.
4. If access is allowed through the proposed Dunns Crossing development, a traffic study is to be provided to include the impact analysis of the additional traffic at the intersection of Robert Masters Blvd and Dunn Avenue. This study shall include the need to lengthen the left and right turn lanes and any other improvements to the traffic signal already warranted from the analysis of Dunns Crossing. The study shall also determine the improvements needed to ensure an adequate level of service on the proposed roads in Dunns Crossing from the border of this subdivision to Dunn Ave. Any improvements needed for the proposed roads in Dunns Crossing and the intersection of Robert Masters Blvd and Dunn Avenue caused by the impacts of this subdivision shall be the responsibility of the developer. The traffic study shall also include a traffic impact analysis to the interchange ramps of Dunn Avenue and I-295.
5. The proposed PUD and Angel Lakes PUD shall provide a vehicular connection along their common boundary.
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:

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	8-0
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
Nicole Padgett	Absent
David Ward	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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