## 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

21 November 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.: 2019-38 Application for: Hammond Blvd 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 August 5, 2019
- 2. The REVISED written description dated October 9, 2019
- 3. The original site plan dated September 16, 2019

Recommended Planning Commission Conditions to the Ordinance:

- 1. In order to achieve consistency with the LDR Functional Land Use Category as identified in the 2030 Comprehensive Plan, the following uses shall be removed from the Written Description:
  - a. Adult Congregate Living Facilities
  - b. Bed and Breakfast Establishments
  - c. Hospice Facilities
  - d. Housing for the Elderly
- 2. A traffic study must be provided to the City of Jacksonville Planning and Development Department to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study. The following additional comments shall also be included within the study:

- a. This study must include an analysis to determine the need for left and right turn lanes on Lenox Avenue and the need for a right turn lane on Hammond Spring Boulevard. If turn lanes are needed, they will be built to FDOT standards based on speed limit for deceleration length. The queue length shall be determined by the study.
- b. The edge of the driveway on Lenox Avenue shall be a minimum of 250 feet from the edge of pavement of Hammond Boulevard. The driveway on Hammond Boulevard shall align with the entrance driveway to the school or be separated so that the operations of the driveways shall not interfere with each other. This shall be shown in the traffic study.
- 3. 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: None

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

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
lan Brown	Aye
Daniel Blanchard	Aye
Alex Moldovan	Aye
Nicole Padgett	Aye
David Ward	Aye

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

Sincerely,

Bruce E. Lewis City Planner Supervisor – Current Planning Division City of Jacksonville - Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7820 blewis@coj.net