## 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

23 January 2020

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.: 2019-687 Application for: Gilchrist Road 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 June 29, 2019.
- 2. The original written description dated November 1, 2019.
- 3. The original site plan dated November 1, 2019.

Recommended Planning Commission Conditions to the Ordinance:

- 1. The truck storage area shall be enclosed by an eight (8) feet high, 85% opaque fence.
- 2. The width of the uncomplementary buffer along the northeast property line shall be 10 feet where adjacent to a residential zoning district.
- 4. Perimeter landscape trees shall be planted at least one tree every 30 feet along New Kings Road (US 23) and Gilchrist Road.
- 5. Sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the parking area is located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (20'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at

- the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
- 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.

## Original Conditions:

- 1. The truck storage area shall be enclosed by an eight (8) feet high, 100% opaque wood or vinyl fence.
- 2. The width of the uncomplementary buffer along the northeast property line shall be 20 feet where adjacent to a residential zoning district.
- 3. Any access gate shall be located to allow a truck to completely pull off the roadway.
- 4. Perimeter landscape trees shall be planted at least one tree every 30 feet along New Kings Road (US 23) and Gilchrist Road.
- 5. Sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the parking area is located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (20'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
- 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: 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 Aye
David Hacker, Secretary Aye
Marshall Adkison Aye
lan Brown Aye
Daniel Blanchard Aye
Alex Moldovan Aye

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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

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