

CURRENT PLANNING DIVISION



October 8, 2015

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2015-448

Application for: Ernest Street Townhomes PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson 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

• PC Vote: 6-0

• PC Commentary: The owner submitted a revised written description and site plan which incorporates conditions 1, 4, 5, and 6. The Department recommends these conditions be deleted. The Department has concerns about the width of access drive and the possibility of residents not using their garages and blocking the drive for other residents and emergency vehicles.

The commission heard testimony by Carmen Godwin of RAP that she was in support of the application without conditions. After hearing the owner and Ms. Godwin, the commission recommends the eight conditions be deleted and added the one condition to prohibit blocking the access drive.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
S. Lisa King, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nate Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joey McKinnon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING & DEVELOPMENT DEPARTMENT

Tony Robbins



● This rezoning is subject to the following exhibits:

1. The original legal description dated February 20, 2015.
2. The revised written description dated ~~February 11~~ September 29, 2015.
3. The revised site plan dated ~~August 14~~ September 29, 2015.
4. The original exhibit "E-1: Pergola and Courtyard" dated August 14, 2015, or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

- ~~1. There shall be no internally illuminated signage on the property.~~
- ~~2. There shall be no more than 6 residential units in the rear most building, and the building shall be no greater than 120 feet in length.~~
- ~~3. There shall be no more than 14 residential units developed on-site.~~
- ~~4. Each unit with two or more bedrooms shall be provided a minimum of two on-site garage or surface parking spaces, and each unit with one bedroom shall provide a minimum of one on-site garage or surface parking space.~~
- ~~5. There shall be no slope greater than 5:1 in the central courtyard.~~
- ~~6. There shall be a maximum drop of two feet between the courtyard pathway or sidewalk and the bottom of the dry retention area.~~
- ~~7. There shall be a minimum setback of 10 feet from the front property line to a porch, and 15 feet setback from the front property line to the building.~~
- ~~8. There shall be a minimum 20 feet between buildings.~~
 1. The developer shall incorporate into the HOA Covenants a clause that prohibits parking or blocking any portion of the access driveway. These HOA Covenants shall be recorded and submitted at the time of verification of substantial compliance.

*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:

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

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Planning and Development Department