

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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5 December 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.: 2019-798 **Application for: Wiley Road Tiny Homes 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 October 4, 2019.
2. The original written description dated October 19, 2019.
3. The original site plan dated October 4, 2019.

Recommended Planning Commission Conditions* to the Ordinance: None

Proposed Conditions

1. The overflow parking area will be designed and constructed in accordance with Part 6 of the Zoning Code (including a paved surface with standard sized parking spaces and aisles) with the number of spaces to be maximized in this area as approved by the Planning and Development Department. In addition, the overflow parking area shall comply with Part 12 of the Zoning Code.
2. The on street parking spaces will also comply with the design and construction requirements of Part 6 and shall have minimum dimensions of 8 feet x 22 feet.

Original Conditions

1. The Overflow Parking area shall be designed to comply with Part 6 and Part 12 of the Zoning Code.
2. On street parking shall comply with Part 6 of the Zoning Code.

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

Planning Commission Commentary: There was one speaker in opposition. His concerns were with additional flooding from the proposed development and privacy issues with the 50 homes.

The Commissioners felt the number of units were well under the allowable density in the land use category and the tiny homes are possibly an innovative solution to the housing shortage.

Planning Commission Vote: 7-0

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

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

Sincerely,



Bruce E. Lewis
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