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.: 2019-751 Application for: Hendricks – Alford Mixed Use 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 July 23, 2019.
- 2. The revised written description dated January 15, 2020.
- 3. The revised site plan dated January 14, 2020.

Recommended Planning Commission Conditions to the Ordinance: None

- 3. Sidewalk adjacent to on street parking shall be a minimum width of 6 feet.
- 4. The architectural design of the parking garage façade shall be subject to the review and approval of the Planning and Development Department at the time of verification of substantial compliance. The parking garage shall incorporate the differentiated building walls, vertical architectural features, decorative detailing and architectural elements, changes in building materials and color.

Original Conditions:

- 1. There shall be no parking within 30 feet of the stop sign on Mango Place or Mitchell Avenue.
- 2. On-street parking shall be located so parked vehicles will not create a sight obstruction for drivers using the proposed driveways or Mango Place.
- 3. Sidewalk adjacent to the parking shall be a minimum width of 6 feet.

4. The architectural design of the parking garage façade shall be subject to the review and approval of the Planning and Development Department at the time of verification of substantial compliance. The parking garage shall incorporate the differentiated building walls, vertical architectural features, decorative detailing and architectural elements, changes in building materials and color.

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

Planning Commission Commentary: There were several speakers in opposition and several speakers in support. The Commissioners had questions on how the building height was calculated, number of parking spaces and general questions about the Overlay. The Commissioners felt it was appropriate.

Planning Commission Vote: 7-0

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

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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