



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
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Jacksonville.gov

May 22, 2025

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0272 Application for: Griffis Normandy PUD

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated January 24, 2025.
2. The Original Written Description dated February 4, 2025.
3. The Original Site Plan dated January 6, 2025.

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

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Absent

Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	Absent
Dorothy Gillette	Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0272 TO
PLANNED UNIT DEVELOPMENT

May 22, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0272** to Planned Unit Development.

<i>Location:</i>	0 Normandy Boulevard Between Yellow Water Road and POW-MIA Memorial Highway
<i>Real Estate Number:</i>	002314-0000 (portion)
<i>Current Zoning District:</i>	Agriculture (AGR)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Agriculture (AGR)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	Southwest, District 4
<i>Council District:</i>	District 12
<i>Applicant/Agent:</i>	Paul M. Harden, Esq Law Office of Paul M. Harden 1431 Riverplace Blvd, Suite 901 Jacksonville, Florida. 32207
<i>Owners:</i>	Henry Griffis, Jr 461 Tresca Road Jacksonville, Florida. 32225 The Ida Lee Griffis 1996 Trust F/B/O Diana G Nazario 461 Tresca Road Jacksonville, Florida. 32225
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0272** seeks to rezone approximately 46.54± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning is being sought to permit up to 325 residential units consisting of Single-Family Homes and Townhomes.

The PUD differs from the Zoning Code by allowing for multiple lot sizes and townhomes by right in a singular development in the Low Density Residential Land Use Category.

There is a companion Small Scale Land Use Amendment Application (2025-0271) seeking to amend the Land Use Category from Agriculture (AGR) to Low Density Residential (LDR). The Planning Department is also recommending approval of the Small Scale Amendment.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 46.54-acre property is located along Normandy Boulevard, an FDOT Principal Arterial Roadway, approximately 1 mile east of Yellow Water Road, a collector roadway, and 2.5 miles west of POW-MIA Memorial Parkway, a minor arterial roadway. The site is located within the Southwest Planning District (District 4) and Council District 12. The applicant is proposing a rezoning from AGR to PUD to develop the property with up to 325 dwelling units. There is a companion application that seeks to change the land use from AGR to LDR pending concurrently with this application, pursuant to Ordinance 2025-271. Included in the land use amendment application is a request to extend the Suburban Development Area boundary to include the subject site, changing the Development Area from Rural to Suburban.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single-family and multi-family dwellings and commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. According to the PUD application, the development will be utilizing JEA sewer and water services.

The proposed uses and density of development within the PUD, which is limited to seven (7) dwelling units per acre and 325 single-family or townhome dwelling units is consistent with the

LDR Land Use Category of the 2045 Comprehensive Plan, subject to the approval of the companion land use amendment, pursuant to Ordinance 2025-271. **However, if the site is developed to the maximum number of 325 dwelling units, the applicant will need to provide at least 2.29 acres of active recreation space to be consistent with Policy 2.2.3 Recreation and Open Space Element of the 2045 Comprehensive Plan.**

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.17 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The intended development will meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO).

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to permit the development of a mixed Single Family and Multi-Family development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: If the site is developed to the maximum number of 325 dwelling units, the applicant will need to provide at least 2.29 acres of active recreation space to be consistent with Policy 2.2.3 Recreation and Open Space Element of the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, but can be rearranged with the approval of the Planning Department.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be from a single point along Normandy Boulevard. Comments from Transportation include:

The subject site is approximately 46.54 acres and is located on Normandy Boulevard, a principal arterial roadway. Normandy Blvd between Yellow Water Road and POW-MIA Memorial Parkway Road is currently operating at 57% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 28,500 (vpd) and average daily traffic of 16,200 vpd.

The applicant is requesting up to 325 dwelling units (ITE Code 210) which could produce 3,065 daily trips.

- **The cross section of any road proposed to be dedicated to the City of Jacksonville shall match the appropriate context cross section in the Land Development Procedures Manual Volume 3: Standard Details, Plates P-114-129, or as otherwise approved by the Transportation Planning Division.**

- **Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f).**

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The subject parcel is located on the north side of Normandy Blvd, a Principal Arterial Roadway. The parcel is located in a residential section of Normandy Boulevard just southwest of the Jacksonville Equestrian Center, and west of the Cecil Commerce Center. Similar residential developments in the area include the Saddlebrook Landing Apartments (PUDs 2012-0020 and 2023-0171), a rezoning to RMD-D to the east of the site at 14150 Normandy Boulevard approved through Ordinance 2022-0081, and the Bellbrook PUD (2021-0521) just south of the site which allows 60 foot wide lots.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR/AGR	PUD/AGR	Multi-Family/ Timber
South	RR/LDR	PUD/AGR	Single Family Dwellings
East	AGR	AGR	Single Family Dwellings
West	AGR/RR	AGR	Agriculture/ Timber

Duval County Public Schools: DCPS has reviewed the proposed project and has provided the following information in regards to school capacity:

Application Review Request: COJ PDD: Baseline Checklist Review						
Proposed Name: 2025-0272 Griffis Normady PUD						
Requested By: Connor Corrigan						
Reviewed By: Levonne Griggs						
Due: 5/15/2025						
Analysis based on maximum dwelling units: 325						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ¹	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes Jones ES #236	1	39	455	400	88%	75%
Baldwin Middle-High #38	1	13	1204	1459	121%	124%
Baldwin Middle-High #38	1	23	1204	1459	121%	124%
		75				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.120

MS-.041

HS-.072

0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Per the JEA Memo dated January 16, 2025 Water and Sewer Services are both available under Normandy Boulevard.

(7) Usable open spaces plazas, recreation areas.

The proposed development is providing 1.86 acres of active recreation space, as well as an additional 1.3 acres of open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify some pockets of wetlands on-site. Nevertheless, any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided documentation and photo proof to the Planning Department on **May 14, 2025** that the Notice of Public Hearing sign **was** posted.

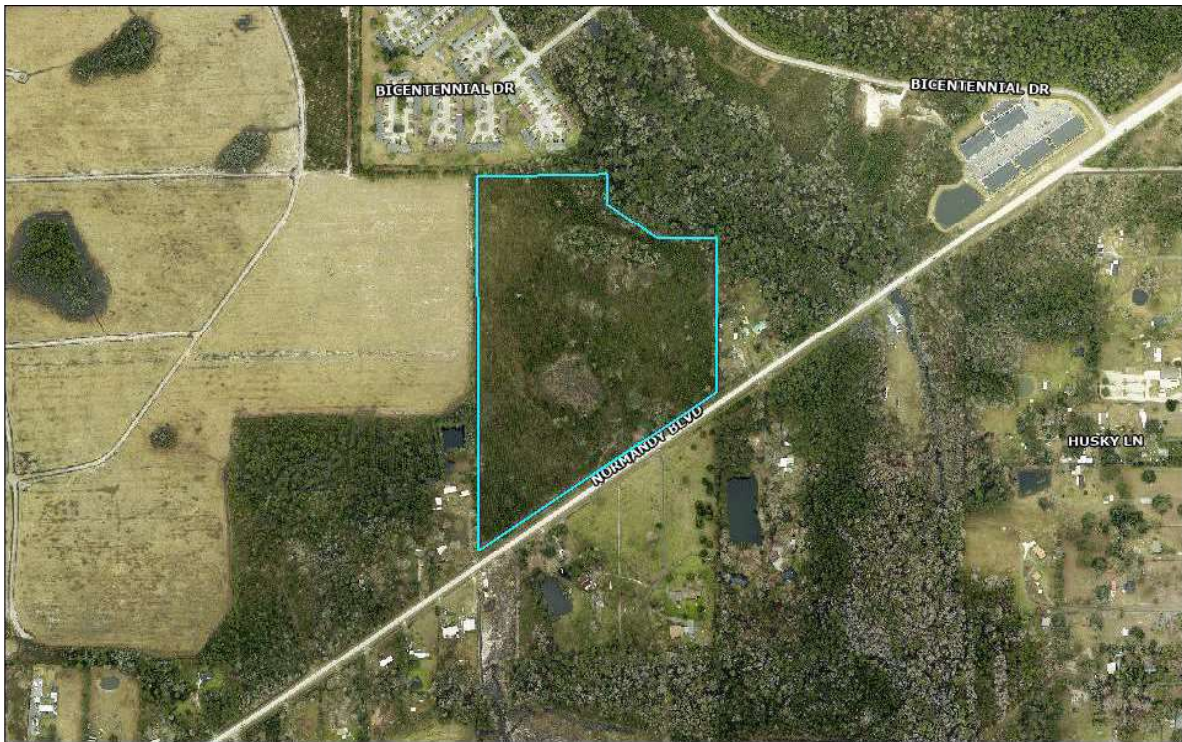


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0272** be **APPROVED with the following exhibits:**

The original legal description dated January 24, 2025
The original written description dated February 4, 2025
The original site plan dated January 6, 2025.

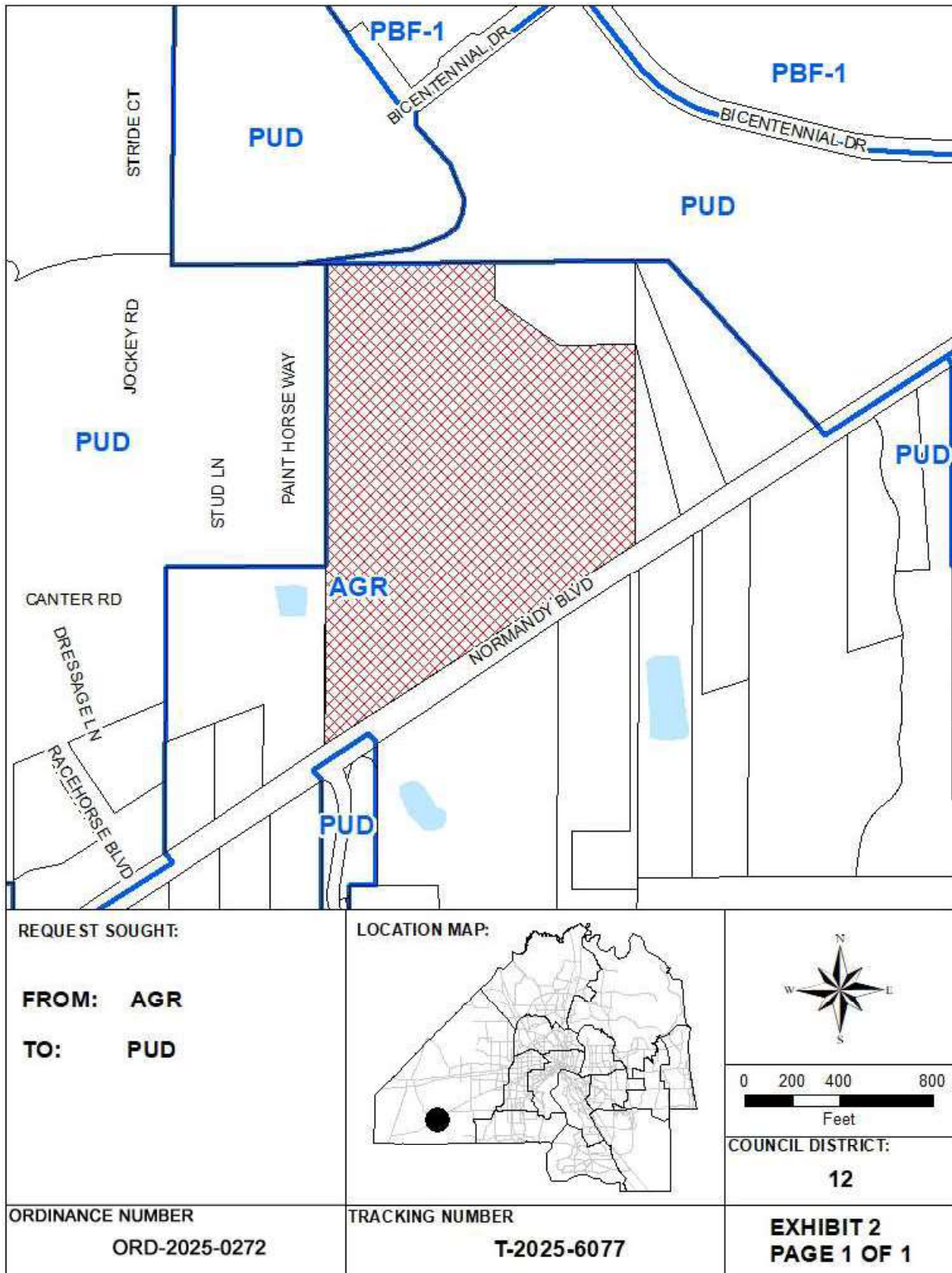
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0272** be **APPROVED.**



Aerial View



View of the Subject Site



Legal Map