

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

May 20, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-227

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

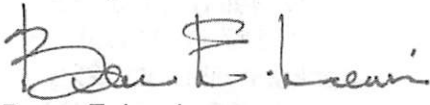
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Absent

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce E. Lewis".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-0227

May 20, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-0227**.

Location: 0 Normandy Boulevard (SR 228)
Between Guardian Drive and Lamplighter Lane

Real Estate Numbers: 009062-0500

Current Zoning District: Residential Low Density- 60 (RLD-60)

Proposed Zoning District: Residential Medium Density-B (RMD-B)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne, and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Nahid Venus
Bahman Venus and Nahid Venus Charitable
Remainder Trust Under Agreement
917 First Street South, #1102
Jacksonville, Florida 32250

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0227** seeks to rezone 6.46± acres from Residential Low Density-60 (RLD-60) to Residential Medium Density-B (RMD-B) for the purpose of developing the property with a townhome development along Normandy Boulevard.

The application has a companion Land Use Amendment (2021-0026) that is seeking to change the Land Use Category from CGC to MDR. The Planning and Development Department is also recommending approval of 2021-0226.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. Applicant seeks to rezone the property to permit development of townhomes.

The zoning application 2021-0227 has a companion land use application L-5535-21C that is changing the land use from CGC to RMD on 5.5 acres of the 6.26-acre site. The property is located on the north side of Normandy Boulevard, a principal road and a State road, between Lamplighter Lane and Guardian Drive. The property is an undeveloped parcel surrounded by existing residential uses. Single-family dwellings and mobile home parks are the predominant land uses surrounding the property. The site is located within the Suburban Development Area of the Northwest Planning District and has access to full urban services, including mass transit.

2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RMD-B promotes a pattern of compatible uses (*i.e.* single family dwellings in the form of townhomes) consistent with the surrounding area and future development.

Future Land Use Element

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. Otherwise, the lots will have to comply with standard set forth in the *2030 Comprehensive Plan*.

Objective 3.1

Continue to maintain adequate land designated for residential uses, which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

By rezoning this property from RLD-60 to RMD-B, this would allow for more residential properties to be developed keeping with the residential character of the neighborhood intact.

If approved, compliance with the *2030 Comprehensive Plan* for site plan requirements would be reviewed during 10-set.

3. Does the proposed rezoning conflict with any portion of the City's land use regulations?

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved, the subject property will be rezoned from RLD-60 to RMD-B Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Normandy Boulevard, north of Herlong Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RLD-60	Single Family Dwellings/Mobile Homes
East	MDR	RLD-60	Neighborhood Club House
South	CGC	CCG-2	Warehouse/Storage
West	LDR	PUD	Single Family Dwellings

SUPPLEMENTARY INFORMATION

Based on the required Sign Posting Affidavit, the required Notice of Public Hearing signs were posted on the subject property on April 6, 2021.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0227 be **APPROVED**



Aerial Photo

Source: JaxGIS

Date: May 6, 2021



View of the Subject Site

Source: Planning and Development Department

Date: May 11, 2021



View of the Subject Site

Source: Planning and Development Department

Date: May 11, 2021



View of the Storage Facility across Normandy Boulevard from the Subject Site.

Source: Planning and Development Department

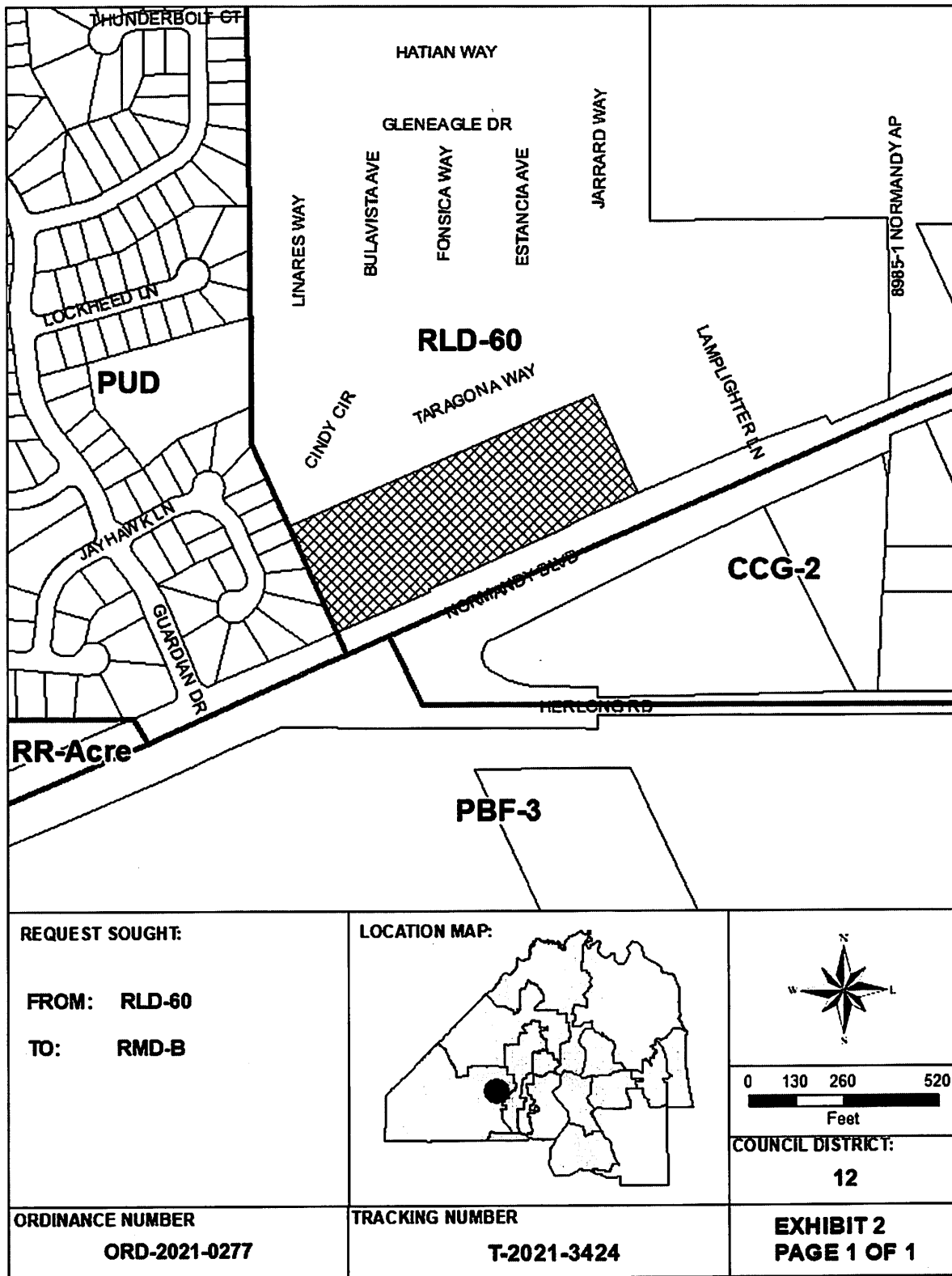
Date: May 11, 2021



View of the entrance to the single family neighborhood to the east of the Subject Site.

Source: Planning and Development Department

Date: May 11, 2021



Legal Map

Source: JaxGIS
Date: May 6, 2021

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0227 Staff Sign-Off/Date CMC / 03/31/2021
 Filing Date 04/23/2021 Number of Signs to Post 5
 Hearing Dates:
 1st City Council 05/25/2021 Planning Commission 05/20/2021
 Land Use & Zoning 06/01/2021 2nd City Council 06/08/2021
 Neighborhood Association WEST JAX CIVIC ASSOCIATION; COUNTRY CREEK 7 HOA
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3424 Application Status FILED COMPLETE
 Date Started 03/12/2021 Date Submitted 03/12/2021

General Information On Applicant

Last Name First Name Middle Name
 TRIMMER CYNDY
 Company Name
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
 Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
 City State Zip Code
 JACKSONVILLE FL 32202
 Phone Fax Email
 9048070185 904 CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 VENUS NAHID
 Company/Trust Name
 BAHMAN VENUS AND NAHID VENUS CHARITABLE REMAINDER TRUST UNDER AGREEMENT
 Mailing Address
 917 FIRST ST S #1102
 City State Zip Code
 JACKSONVILLE BEACH FL 32250
 Phone Fax Email
 9043011269

Last Name First Name Middle Name
 VENUS BAHMAN
 Company/Trust Name
 BAHMAN VENUS AND NAHID VENUS CHARITABLE REMAINDER TRUST UNDER AGREEMENT
 Mailing Address
 917 FIRST ST S #1102
 City State Zip Code
 JACKSONVILLE BEACH FL 32250
 Phone Fax Email
 9043011269

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 009062 0500	12	5	RLD-60	RMD-B

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #
 5535

Total Land Area (Nearest 1/100th of an Acre) 6.46

Justification For Rezoning Application

APPLICANT SEEKS TO REZONE THE PROPERTY TO PERMIT DEVELOPMENT OF TOWNHOUSES.

Location Of Property

General Location

NORTHWEST OF THE CORNER OF LAMPLIGHTER LANE AND NORMANDY BOULEVARD

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BLVD	32221

Between Streets

GUARDIAN DRIVE and LAMPLIGHTER LANE

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information Items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

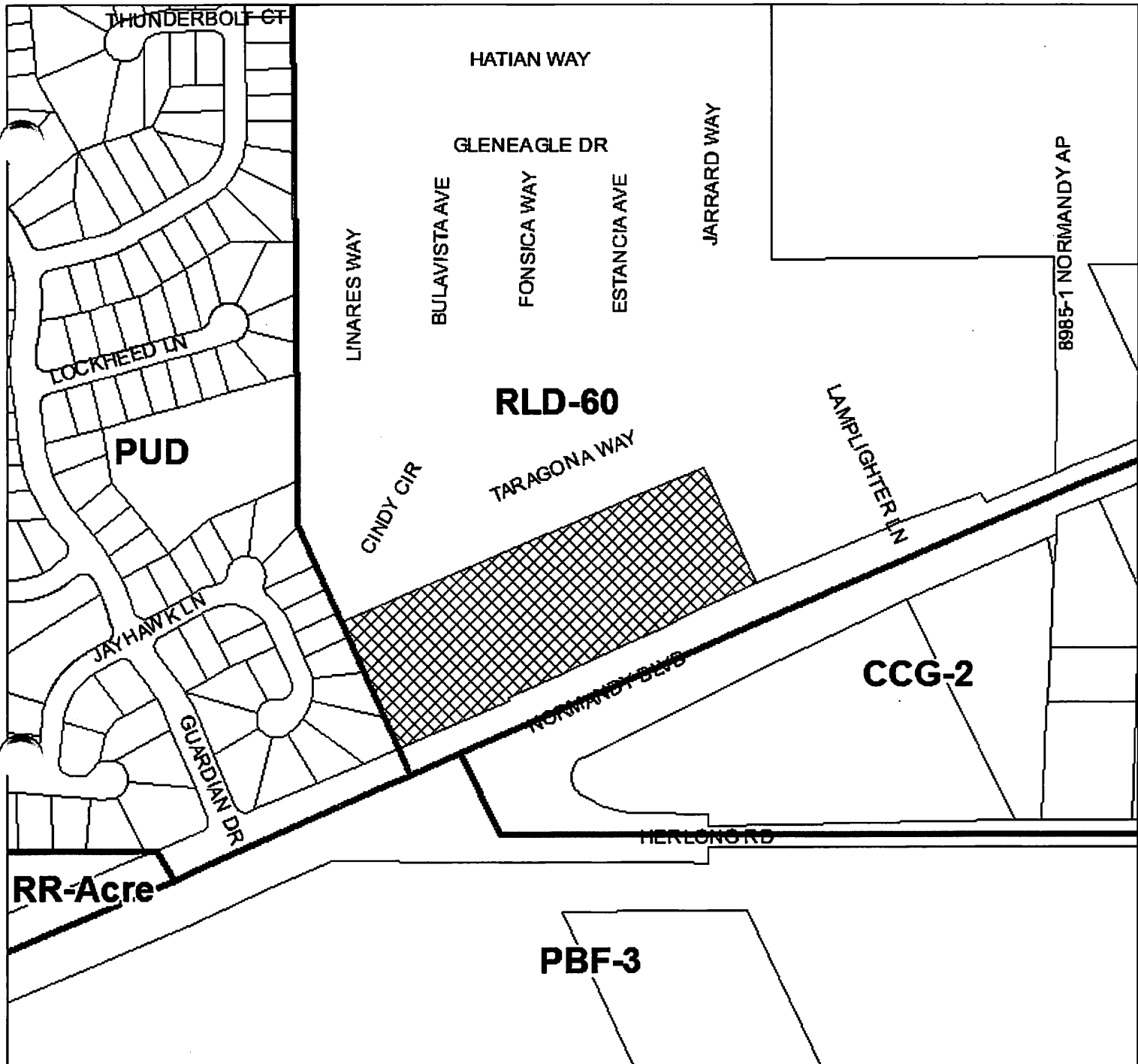
- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
6.46 Acres @ \$10.00 /acre: \$70.00
- 3) Plus Notification Costs Per Addressee
26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost: \$2,252.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

March 12, 2021

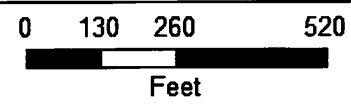
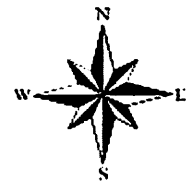
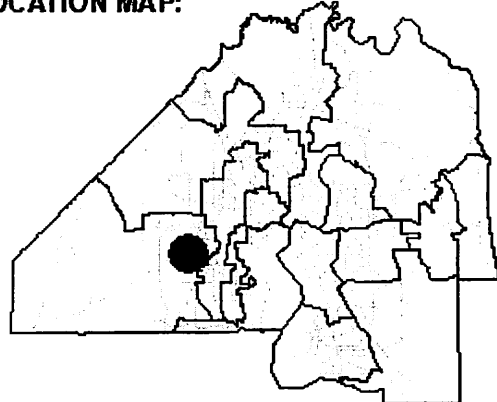
LOTS 20, 21, 22, 23, 24 and 25, BLOCK 9, WILLIAMS COASTAL BOULEVARD HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



REQUEST SOUGHT:

FROM: RLD-60
TO: RMD-B

LOCATION MAP:



COUNCIL DISTRICT:
12

TRACKING NUMBER

T-2021-3424

EXHIBIT 2
PAGE 1 OF 1



Infill Availability Letter

Krista Burby

3/24/2021

Driver, McAfee, Hawthorne & Diebenow, PLLC

One Independent Drive, Suite 1200

Jacksonville, Florida 32202

Project Name: NORMANDY MULTI-FAMILY

Availability #: 2021-1308

Attn: Krista Burby

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

- Main Depth 8+ feet deep Required work within FDOT, St Johns County and Nassau County ROW
- Pavement less than 5 years old Multiple services being installed
- Taps on water mains 20-inch and larger Water taps larger than 2-inches
- Sewer taps greater than 6-inches Low Pressure Sewer Service Connections
- Installation of Sewer Vac Pods Approved Commercial Development plans

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-1308

Request Received On: 3/24/2021

Availability Response: 3/24/2021

Prepared by: Kyle Watson

Expiration Date: 3/24/2023

Project Information

Name: NORMANDY MULTI-FAMILY

Address: 0 Normandy BLVD, Jacksonville, FL 32221

County: Duval County

Type: Sewer,Water

Requested Flow: 12000

Parcel Number: 009062 0500

Location: NORTHWEST OF THE CORNER OF LAMPLIGHTER LANE AND NORMANDY BOULEVARD

Description: DEVELOPMENT WITH 48 TOWNHOMES.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12" water main within the Normandy Blvd. ROW, adjacent to this property.

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the

Water Special Conditions: mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: No sewer main abuts this property. Existing 8" sewer force main within the Normandy Blvd. ROW, approx. 350 ft. northeast of this property.

Connection Point #2: No sewer main abuts this property. Existing 12" sewer force main within the Normandy Blvd. ROW, approx. 350 ft. southwest of this property.

Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed,

a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests

Sewer Special Conditions: can be made within Step 2 of the project portal. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Force main connection pressure letter and development meeting requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: