



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

September 19, 2024

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.: 2024-678 **Application for: Normandy Blvd 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 May 31, 2024**
- 2. The original written description dated July 1, 2024.**
- 3. The original site plan dated May 14, 2024**

Recommended Planning Commission Conditions to the Ordinance: **None**

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

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

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Aybsent
Jack Meeks	Absent

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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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2024-0678 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 19, 2024

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 **2024-0678** to Planned Unit Development.

Location: 14080, 14062, 14066 Normandy Boulevard
Between Nathan Hale Road and Bell Road

Real Estate Number: 002258-0310; 002260-0010; 002261-0130; 002261-0200

Current Zoning District: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture (AGR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Council District: District 12

Applicant/Agent: Marshall H. Phillips, Esq
Rogers Towers, P.A.
1301 Riverplace Blvd, Suite 1500
Jacksonville, Florida. 32207

Owners: Simon Spaans
14080 Normandy Boulevard
Jacksonville, Florida. 32221

Alina Gonzalez
14080 Normandy Boulevard
Jacksonville, Florida. 32221

Cynthia Roberts
14062 Normandy Boulevard
Jacksonville, Florida. 32221

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 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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): Medium Density Residential (MDR). 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).

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

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

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 41.04 acres and is accessible by Normandy Boulevard (SR-228), a FDOT Principal Arterial roadway. Normandy Boulevard between Bell Road and McClelland Road is currently operating at 58% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 28,500 (vpd) and average daily traffic of 16,400 vpd.

The applicant requests 117 single-family dwelling units (ITE Code 210) and 146 multi-family dwelling units (ITE code 220) which could produce 2,087 daily trips.

(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 south side of Normandy Blvd, a FDOT Principal Arterial Roadway, and west New World Avenue. 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 requests include RMD-D through 2022-0081, Saddlebrook Landing apartments.

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	PDF	PUD	Jacksonville Equestrian Center
South	PBF	PUD	Vacant Governmental
East	AGR/PBF	PUD/ AGR	Vacant Governmental / Single Family Dwellings
West	AGR	AGR	Single Family Dwellings

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: 2024-0678 Normandy Blvd PUD Requested By: Connor Corrigan Reviewed By: LeVonne Griggs Due: 9/11/2024 Analysis based on maximum dwelling units: 263						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ²	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes Jones ES #236	1	32	455	419	92%	73%
Baldwin Middle-High #38	1	13	1103	1478	134%	123%
Baldwin Middle-High #38	1	19	1103	1478	134%	123%
		64				

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- .125

MS-.051

HS-.074

0.250

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 (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

(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 March 8, 2024, Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located on the south side of SR-228 (Normandy Boulevard), west of New World Avenue. FDOT has provided the following comments:

The existing site access is on Normandy Blvd. The applicant will need to coordinate with the FDOT Access Management and Permits office regarding the proposed site access through SR-228 / Normandy Blvd.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Single-Family Detached Housing	210	117	Dwelling Units	1166	86	115
Multifamily Housing (Low-Rise) – Not Close to Rail	220	146	Dwelling Units	1011	68	83

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2022 Peak Hour Volume	2022 Peak LOS	2028 Peak Hour Volume	2028 Peak LOS	2035 Peak Hour Volume	2035 Peak LOS
Duval	SR-228 / Normandy Blvd	21,109	D	1,330	1,476	E	1,816	E	2,291	B

(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, with the exception that no guest parking will be required for townhome units that provide two car garages.

(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 and Development Department on **September 9, 2024** that the Notice of Public Hearing sign **was** posted.



RECOMMENDATION

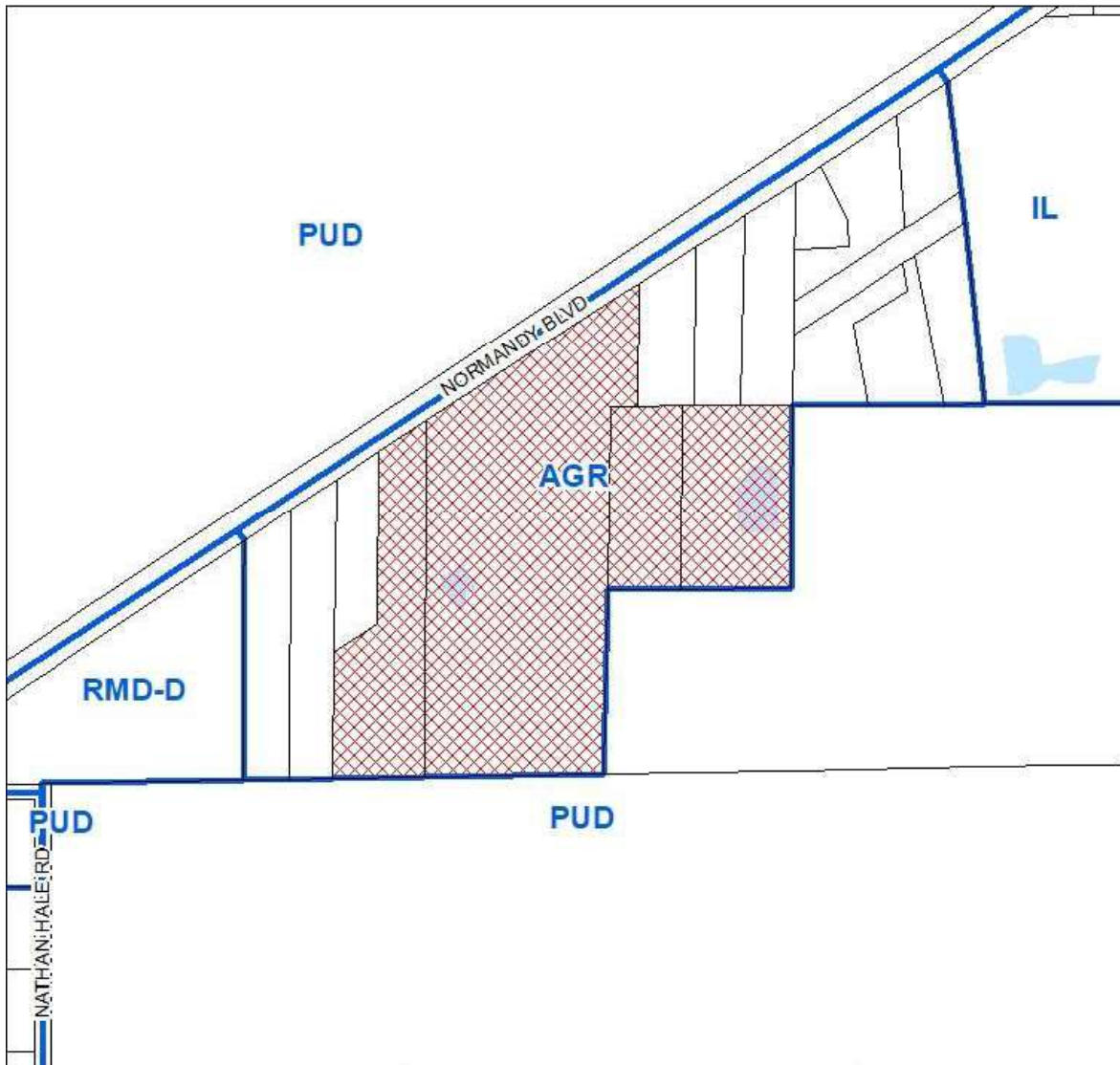
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0678** be **APPROVED** with the following exhibits:

- The original legal description dated May 31, 2024**
- The original written description dated July 1, 2024.**
- The original site plan dated May 14, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0678** be **APPROVED**.



Aerial View

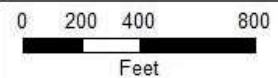
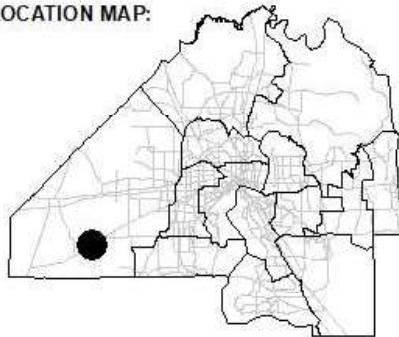


REQUEST SOUGHT:

FROM: AGR

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2024-5641

**EXHIBIT 2
 PAGE 1 OF 1**

Legal Map