

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

June 9, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-343**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

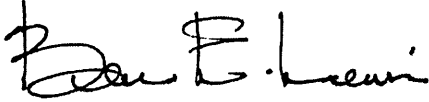
Planning Commission Recommendation: **Approve**

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

| | |
|---------------------------|--------|
| Planning Commission Vote: | 7-0 |
| David Hacker, Chair | Aye |
| Alex Moldovan, Vice Chair | Aye |
| Ian Brown, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Aye |
| Joshua Garrison | Absent |
| Jason Porter | Aye |

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2022-0343****JUNE 9, 2022**

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 2022-0343.

Location: The south side of Normandy Boulevard, between Doloma Street and Hammond Boulevard

Real Estate Number: 009148-0000

Current Zoning District: Commercial Community/ General-2 (CCG-2)

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

Current Land Use Category: Community/ General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Owner/Applicant: Curtis Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, FL 32216

Owner: Loan Kim Thi Vo
1202 Adelen Lane
Jacksonville, FL 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2022-0343 seeks to rezone 2.52± acres of a property from Commercial Community/ General-2 (CCG-2) to Residential Medium Density-D (RMD-D) in order to allow for residential uses. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Land

Use Amendment, **2022-0342 (L-5641-21C)**. The proposed LUA is for Community General Commercial (CGC) to Medium Density Residential (MDR).

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. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5641-21C (Ordinance 2022-0342) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Land Use Amendment be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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. According to the Future Land Use Element (FLUE), the MDR land use category in the suburban development area is intended to provide for medium-density residential development. CGC is a category intended to provide for a wide variety of retail goods and services that serve large areas of the City and a diverse set of neighborhoods.

The proposed zoning change to RMD-D is consistent with the proposed land-use category change to MDR.

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

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

The proposed rezoning of RMD-D will allow the owner to provide an additional housing alternative to the surrounding area, which is primarily single-family dwellings. If approved the proposed residential development would allow for the construction of new multi-family dwellings. The proposed construction of new housing options will enhance the surrounding neighborhood by affording more housing options in the area.

FLUE Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;

C. Provides for sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The proposed rezoning of RMD-D will allow the owner to provide an additional housing alternative to the surrounding area

FLUE Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

FLUE 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.

FLUE 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.

FLUE 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.

FLUE 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.

FLUE Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject property is currently a vacant piece of land that has yet to be utilized and approval of this rezoning would allow the developers to develop the property with uses that provide alternative housing options from what exists in the area today. Therefore, Objective 6.3 would be accomplished by encouraging new development on vacant land within an area already thriving as a mixed use area.

The applicant is proposing a change from CGC to MDR to allow for residential development. The proposed land use designation would allow for compact development and ensure adequate land is designated for residential uses, while maintaining compatibility with the surrounding area and offering a wider mix of residential uses in the area, consistent with FLUE Goals 1 and 3, Objective 3.1, and Policies 1.1.22 and 3.1.6

The 2.52 acre rezoning from CCG-2 to RMD-D and companion small scale land use amendment from CGC to MDR would have a negligible impact on the amount of commercial uses within the City, and the proposed change to a residential category would allow for the development of additional housing to allow for adequate housing choices for residents. The property is underutilized land in the Suburban Development Area which has access to centralized water and sewer services. Development of this site is considered infill development. Therefore, the amendment is consistent with Thus, the proposed amendment is consistent with FLUE Objective 6.3 and Policies 1.1.5 and 1.1.21.

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 as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from CCG-2 to RMD-D in order to for residential uses.

The application site lies within the Southwest Vision Plan area. The property is located in the suburban zone, identified in the plan, as well as the Cedar River character area. The plan does not identify specific recommendations for the subject site. The goal of theme 1 is to strengthen existing neighborhoods and create new neighborhoods. The proposed amendment would allow for the development of a new residential neighborhood, consistent with Theme 1 of the Southwest Jacksonville Vision Plan.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Normandy Boulevard, classified as an arterial roadway. This section of Normandy Boulevard contains a mix of residential and commercial uses and zonings. Properties to the East and west are currently zoned Commercial Community General-2 (CCG-2) with uses ranging from retail stores to auto storage and repair.

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|-------------------|-------------------|-----------------|------------------------------------|
| North | CGC | CCG-2 | Veterinary/SF home/Auto sales uses |
| South | MDR | RMD-D | Undeveloped multifamily property |
| East | CGC | CCG-2 | Auto repair/storage |
| West | CGC | CCG-2 | Retail/office/residential uses |

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on June 1, 2022 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



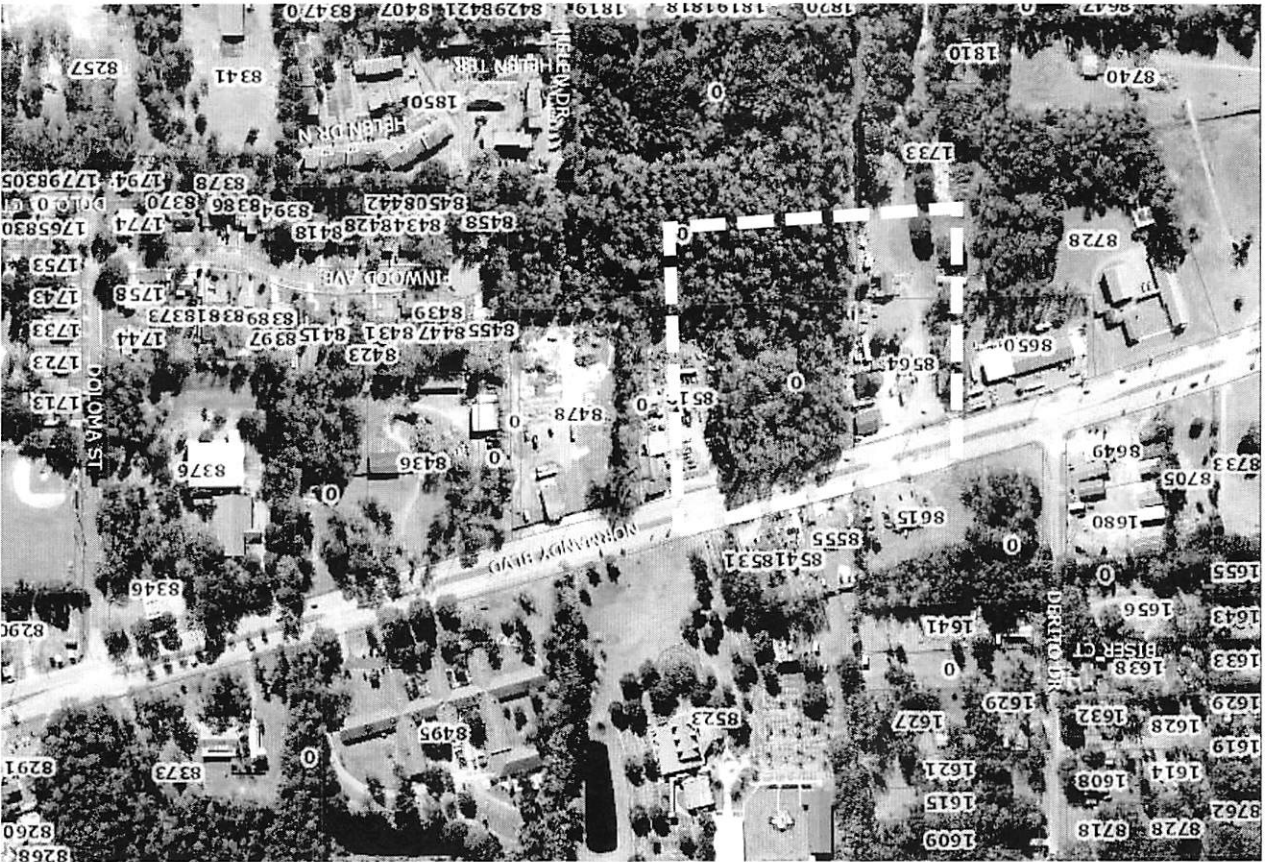
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0343 be **APPROVED**.

View of the Subject Property facing southwest from Normandy Blvd.



Aerial View





View of the Subject Property facing south from Normandy Blvd.



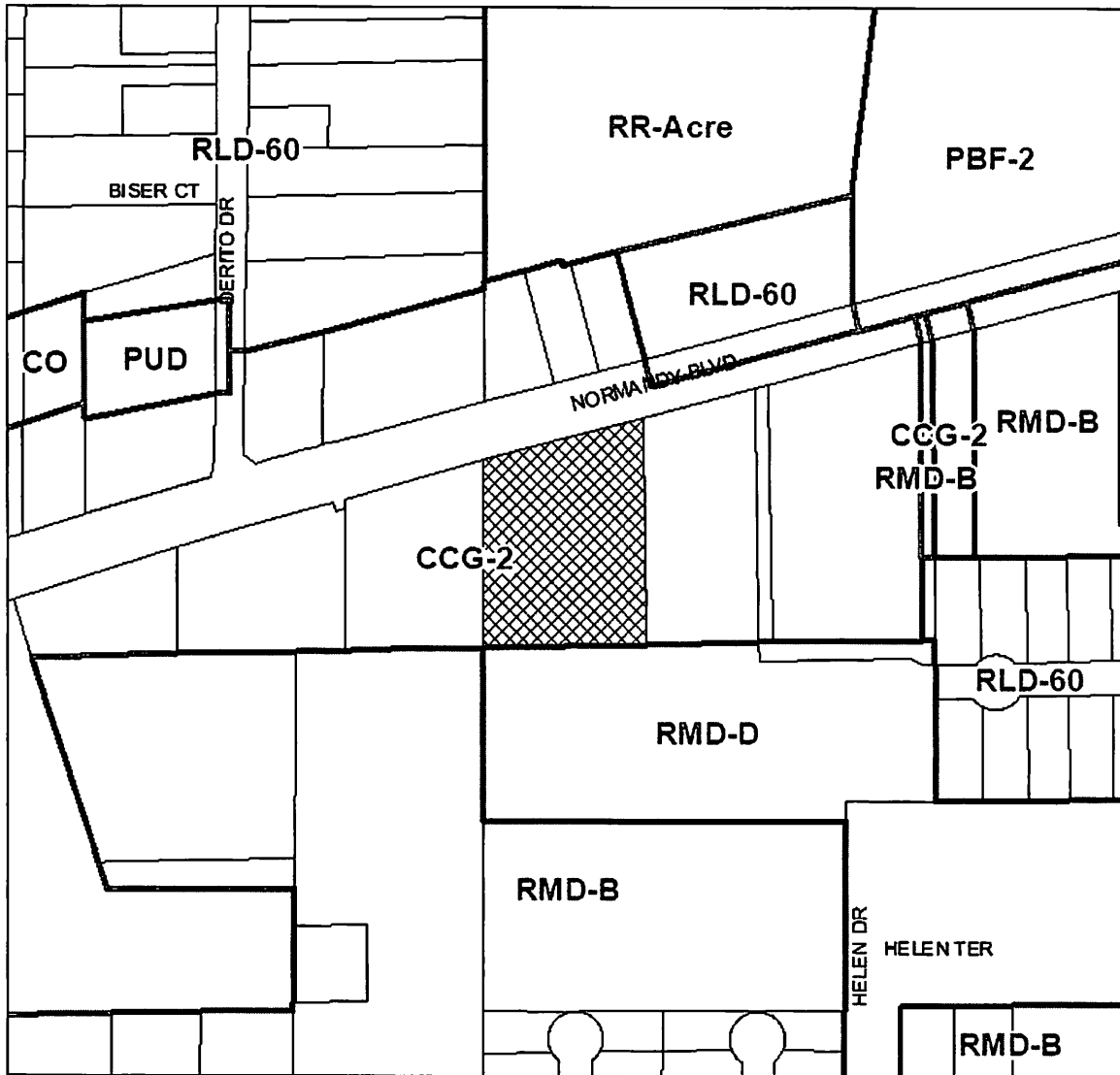
Facing southwest from Normandy Blvd.



The subject site on the right facing east along Normandy Blvd.



The subject site on the right facing east along Normandy Blvd.

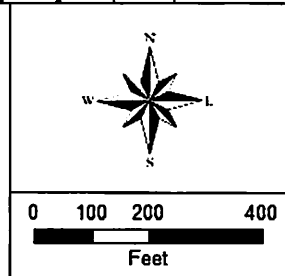
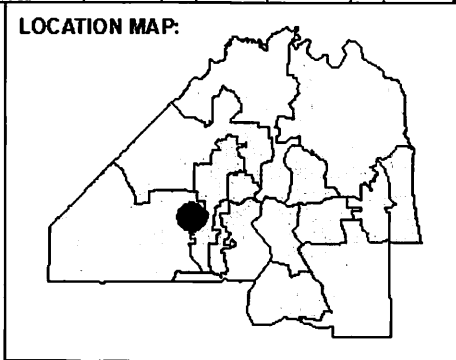


REQUEST SOUGHT:

FROM: CCG-2

TO: RMD-D

ORD 2022-0343



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4063

EXHIBIT 2

PAGE 1 OF 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0343 **Staff Sign-Off/Date** BEL / 03/11/2022
Filing Date 05/10/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 06/14/2022 **Planning Commission** 06/09/2022
Land Use & Zoning 06/22/2022 **2nd City Council** N/A
Neighborhood Association HAMMOND FOREST HOA, WEST JAX CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4063 **Application Status** PENDING
Date Started 02/07/2022 **Date Submitted** 02/07/2022

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name HART RESOURCES LLC
Mailing Address 8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name VO **First Name** LOAN KIM THI **Middle Name**
Company/Trust Name
Mailing Address 1202 ADELENA LANE
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

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 009148 0000 | 12 | 4 | CCG-2 | RMD-D |

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5641

Total Land Area (Nearest 1/100th of an Acre) 2.52

Justification For Rezoning Application

THE SUBJECT PROPERTY IS SURROUNDED BY CCG-2 AND RMD-D. THE PROPOSED ZONING CHANGE TO RMD-D WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

Location Of Property

General Location

SOUTHSIDE OF NORMANDY BLVD

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

Between Streets

DOLOMA STREET and HERLONG ROAD

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**
 2.52 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
 14 Notifications @ \$7.00 /each: \$98.00
- 4) Total Rezoning Application Cost: \$2,128.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

THE WEST 300 FEET OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 25 EAST, LYING SOUTH OF STATE ROAD NO. 228, NORMANDY BOULEVARD, DUVAL COUNTY, FLORIDA.

February 7, 2022

Exhibit 1
Page 1 of 1

Sanchez, Maritza

From: Lahmeur, Merriane
Sent: Friday, June 17, 2022 5:05 PM
To: Libby, Steven; Sanchez, Maritza; Ireland Hobson, Barbara; Fort, Felicia
Cc: Davis, Sharonda
Subject: Visiting CMs @ Committees

Please see below Council Members that are not on the committee noted below, but that may be in attendance because their bill is ready for action. Please be prepared for these Council Members to attend your assigned committee meeting. If you have any questions, please let me know.

NCSPHS:

CM Gaffney: 202—122
CM Boylan: 2022-451

Finance:

CM Carrico: 2022-413
CP Newby: 2022-414

Rules:

CVP Freeman: 2022-475

Thank you,

Merriane G. Lahmeur

Chief of Legislative Services
Jacksonville City Council
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