

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

17 September 2020

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.: 2020-515**

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**

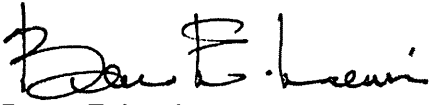
Planning Commission Commentary: There was one speaker in opposition whose concerns were smaller lots and loss of property values. The Commissioners felt that the smaller lots increase affordability in the area.

Planning Commission Vote: 8-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 2020-515

SEPTEMBER 17, 2020

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 **2020-515**.

Location: North side of Normandy Boulevard between Chaffee Road South and Stratton Road

Real Estate Numbers: 012815-0010

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

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

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southwest, District 4

Applicant/Agent: L. Charles Mann
165 Arlington Road
Jacksonville, Florida 32211

Owner: Monument Mini-Storage, Inc.
12020 McCormick Road
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-515** seeks to rezone 7.04± acres from Residential Low Density-60 (RLD-60) to Residential Medium Density-A (RMD-A) for the purpose of developing the property with a single-family subdivision. RMD-A is a secondary Zoning District in the RPI land use category. Pursuant to Section 656.350, there is no criteria for the RMD-A Zoning District as a secondary zoning district. The minimum lot area and lot width in the RMD-A Zoning District for a single family dwelling is 4,000 square feet and 40 feet, respectively.

The site has approximately 134 feet of frontage on Normandy Boulevard. JEA has indicated there is a 16 inch water main and a 16 inch sewer force main on Normandy Boulevard.

Ordinance 2020-344 was recently approved for the RMD-A Zoning District, which is one mile to the east.

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 site subject to the rezoning is located in the RPI land use category within the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Medium and high density residential dwellings are a principal use. As such, all of the RLD zoning districts are primary zoning districts within this land use category. The site is not located in the CHHA or in any flood zones.

Future Land Use Element

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.

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.

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 the Land Development Regulations.

Policy 3.1.11 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

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-A promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development.

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. As mentioned earlier, RMD-A is a secondary zoning district in the RPI land use category. There are no additional criteria as a secondary zoning district. If approved, the subject property will be rezoned from RLD-60 to RMD-A Zoning District as set forth in Section 656.306 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of 118th Street, west of Ricker Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Single family dwelling
East	RPI	RLD-60	Single family dwellings
South	CGC	PUD	Junkyard
West	CGC	CCG-2	Undeveloped

Much of the single family lots in the area are larger than their respective zoning districts allow. To the east, the lots range from 4 acres to 1.5 acres even though the zoning allows 6,000 square foot lots. The zoning is RMD-A and RLD-60 to the north, but lots range from 0.39 to 3.4 acres. Approval of this rezoning to RMD-A is consistent with the zoning districts in the immediate surrounding area.

SUPPLEMENTARY INFORMATION

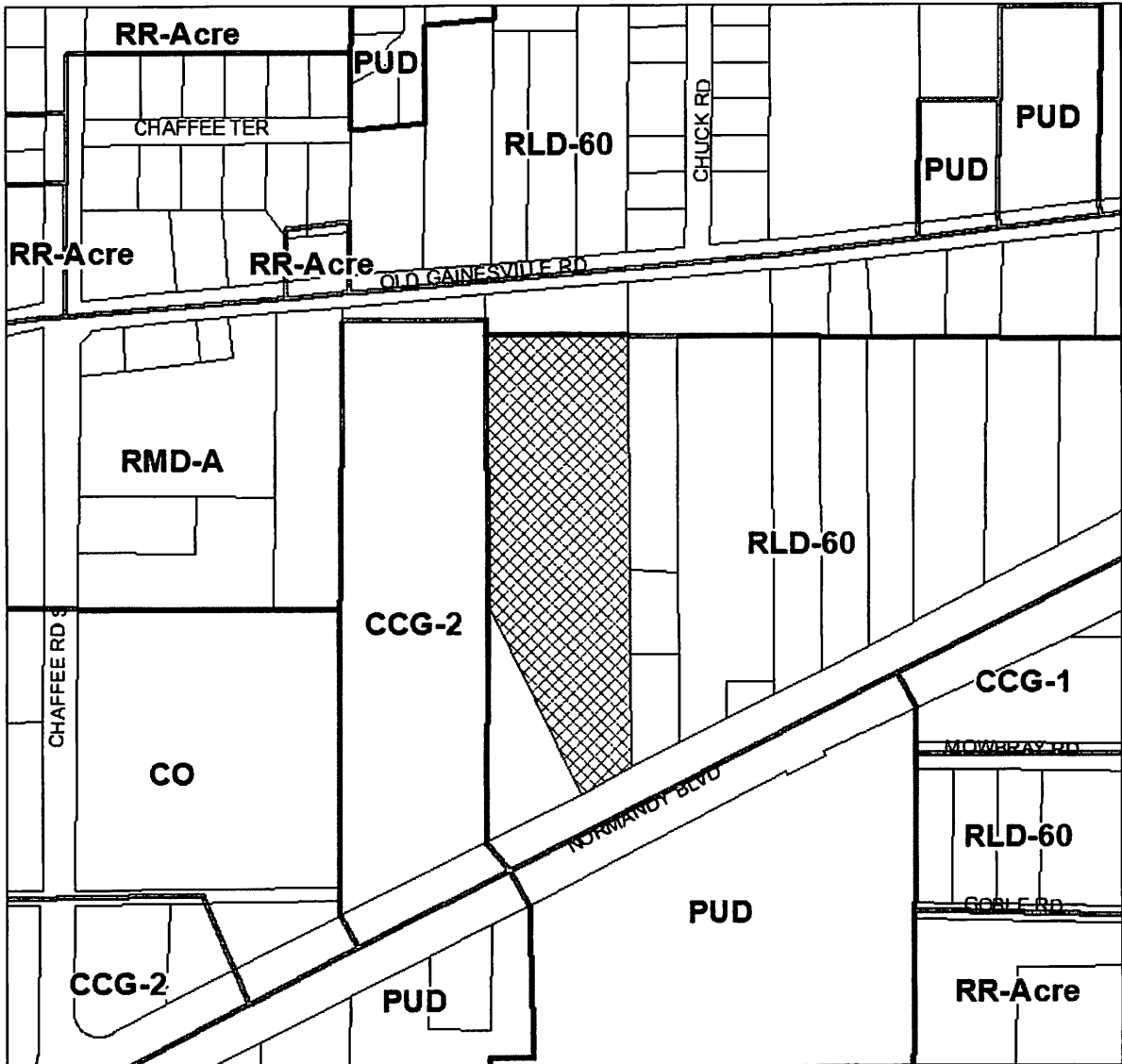
Upon visual inspection of the subject property on September 3, 2020, the required Notice of Public Hearing signs **was** posted.

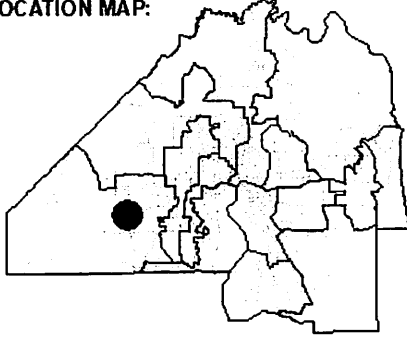

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-515** be **APPROVED**.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RLD-40</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER ORD-2020-0515</p>	<p>TRACKING NUMBER T-2020-2949</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0515 **Staff Sign-Off/Date** BEL / 07/31/2020

Filing Date 08/19/2020 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 08/18/2020 **Planning Commission** 09/17/2020

Land Use & Zoning 10/06/2020 **2nd City Council** N/A

Neighborhood Association WEST JAX CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 2949

Application Status PENDING

Date Started 06/11/2020

Date Submitted 06/23/2020

General Information On Applicant

Last Name MANN	First Name L	Middle Name CHARLES
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Company Name
MANN-PELLICER

Mailing Address
165 ARLINGTON ROAD

City JACKSONVILLE	State FL	Zip Code 32211
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Phone 9047211546	Fax 9047211582	Email CHARLIEMANN1@COMCAST.NET
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name INC.	First Name MONUMENT	Middle Name MINI-STORAGE
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Company/Trust Name
MONUMENT MINI STORAGE, INC.

Mailing Address
12020 MCCORMICK ROAD

City JACKSONVILLE	State FL	Zip Code 32225
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Phone 9047211546	Fax 9047211582	Email CHARLIEMANN1@COMCAST.NET
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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	012815 0010	12	4	RLD-60	RMD-A

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 7.04

Justification For Rezoning Application

TO PERMIT INFILL DEVELOPMENT HOUSING.

Location Of Property**General Location**

NORTH SIDE OF NORMANDY BOULEVARD

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

Between Streets

CHAFFEE ROAD and STRATTON 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

7.04 Acres @ \$10.00 /acre: \$80.00

3) Plus Notification Costs Per Addressee

22 Notifications @ \$7.00 /each: \$154.00

4) Total Rezoning Application Cost: \$2,234.00

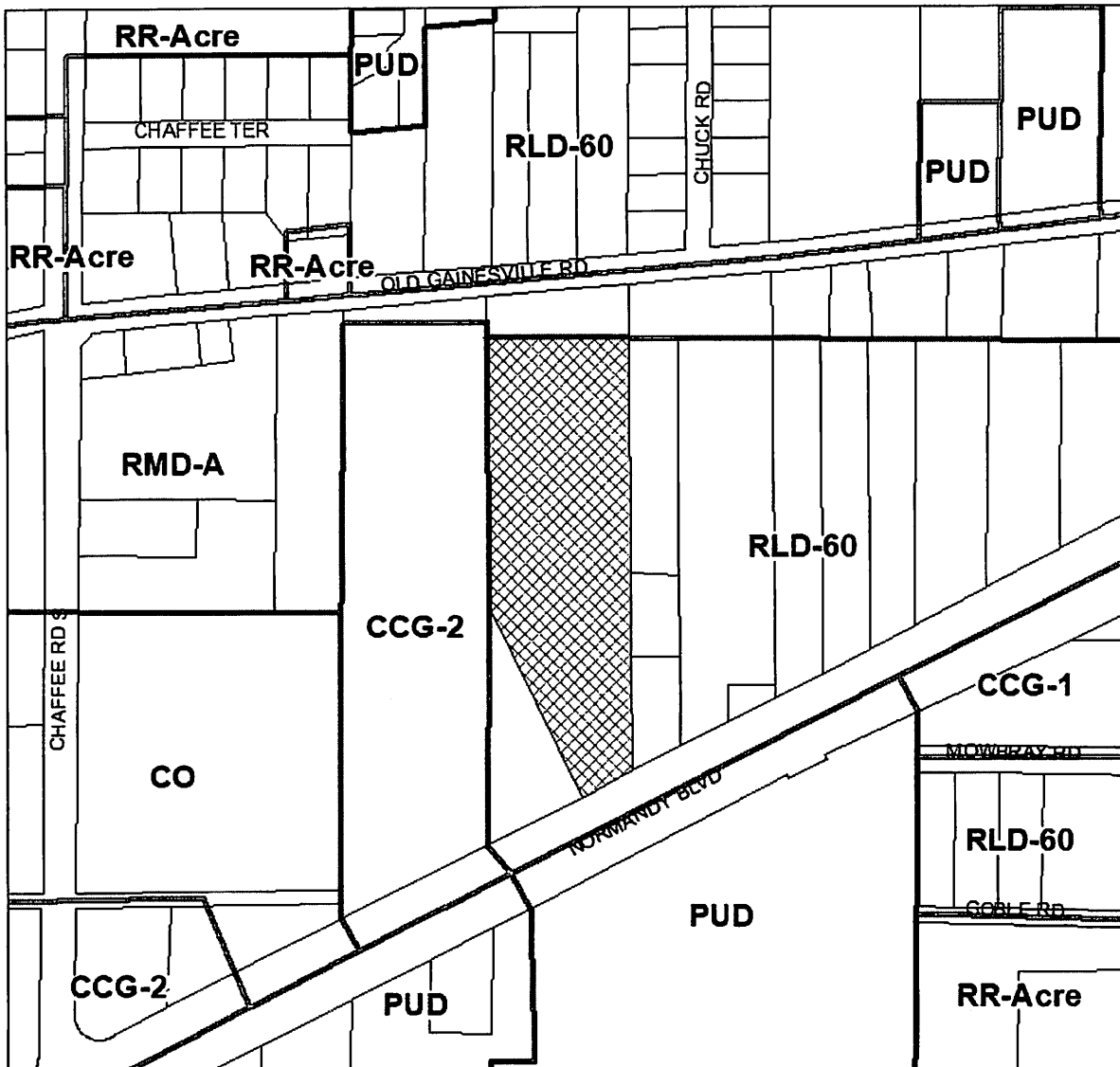
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

June 23, 2020

A PART OF TRACT 12, BLOCK 2, SECTION 6, TOWNSHIP 3 SOUTH RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

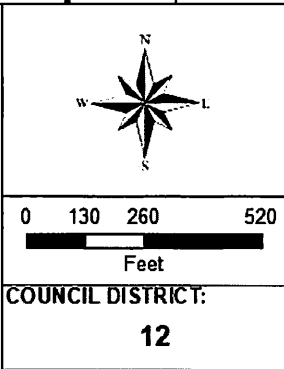
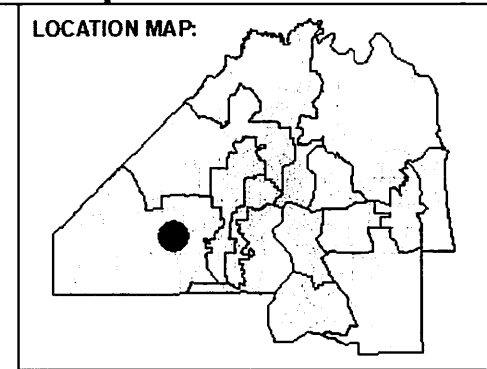
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID TRACT 12 WITH THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD (A 200.0 FOOT RIGHT-OF-WAY); THENCE NORTH 00°-41'-00" EAST, 1045.2 FEET, ALONG THE EAST LINE OF SAID TRACT 12, TO ITS NORTHEAST CORNER; THENCE SOUTH 89°-42'-50 " WEST, 331.36 FEET, ALONG THE NORTH LINE OF SAID TRACT 12, TO ITS NORTHWEST CORNER; THENCE SOUTH 00°-39'-42" WEST, 657.7 FEET, ALONG THE WEST LINE OF SAID TRACT 12; THENCE SOUTH 24°-52'-20" EAST, 493.64 FEET TO THE NORTHWESTERLY LINE OF SAID NORMANDY BOULEVARD; THENCE NORTH 62°-25'-42" EAST, 134.15 FEET, ALONG THE NORTHWESTERLY LINE OF SAID NORMANDY BOULEVARD, TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: RLD-60

TO: RLD-40



TRACKING NUMBER
T-2020-2949

EXHIBIT 2
PAGE 1 OF 1