

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

20 August 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.: 2020-344**

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 with recommendation to RMD-A**

Planning Commission Recommendation: **Approve with recommendation to RMD-A**

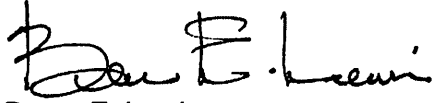
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
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 2020-0344

AUGUST 6, 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 **2020-0344**.

Location: 0 Normandy Boulevard (SR 228); Between McGirts Point Boulevard and Parrish Cemetery Road

Real Estate Number: 009021-0000

Current Zoning District: Planned Unit Development (PUD 1999-1098-E)

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

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: District 5—Northwest

Applicant/Agent: Jeremy Thomas Hill
Stratagem Partners
751 Oak Street, Unit 110
Jacksonville, Florida 32204

Owner: Erlinda Tremblay
4767 Kernan Mill Lane East
Jacksonville, FL 32224

Staff Recommendation: **APPROVE with recommendation to RLD-60**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0344** seeks to rezone 10.29± acres of a property from Planned Unit Development (PUD 2007-367-E) to Residential Medium Density-D. The request is being sought to allow for the development of single-family dwellings (per the JEA letter). Because the request is for single-family dwellings. Staff is recommending RLD-60 instead of RMD-D. RLD-60 is a secondary Zoning District in RPI.

Prior to being rezoned to PUD Ord. 2007-367-E and land use amendment Ord. 2007-366-E the property was in the RR zoning district and in the LDR land use category.

The need for the rezoning arises from the PUD's limited list of uses. The PUD was approved to allow for the development of a professional office park. The site proposed 17 buildings with two retention ponds.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Residential Professional Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, Staff is recommending RLD-60 to allow for single-family only. The Department feels that the possibility of multi-family, through RMD-D, is not consistent with the development in the area.

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 subject site is located on the north side of Normandy Blvd. a principal roadway, and just across from Herlong Airport and, within the RPI land use category and the Suburban Development Area. RPI in the Suburban Area is intended to provide low to medium density development. Development, which includes medium density residential and professional office uses, is preferred. Single use developments shall be limited to residential or offices. RPI 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. The maximum gross density for RPI in the Suburban area is 20 units/acre; single use residential developments are pursuant to the requirements of the Medium Density

Residential (MDR) category. Mixed-use developments may not include more than 90% of any individual use. The proposed rezoning to RMD-D for single-family residential use is consistent with the existing RPI land use category description within the Future Land use Element of the 2030 Comprehensive Plan. However, the Department feels like RLD-60 is more appropriate for the area and will discourage the development of multi-family in the area where single-family dwellings are the main development type.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE):

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed development is single-family dwellings, which if serviced by full utilities can be a minimum of 4,000 square feet, in RMD-D. The proposed development density is consistent with the existing Land Use Category but the Department feels RLD-60 is more appropriate for the location.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, **2020-0411**, the proposed development shall connect to City water and sewer to allow for single family detached development.

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.

The proposed rezoning at the subject site would provide for a greater variety of housing products for Jacksonville residents on the Westside and it is conveniently located between Herlong Recreational Airport and Cecil Airport.

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 PUD to RMD-D in order to permit for a single-family residential development—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

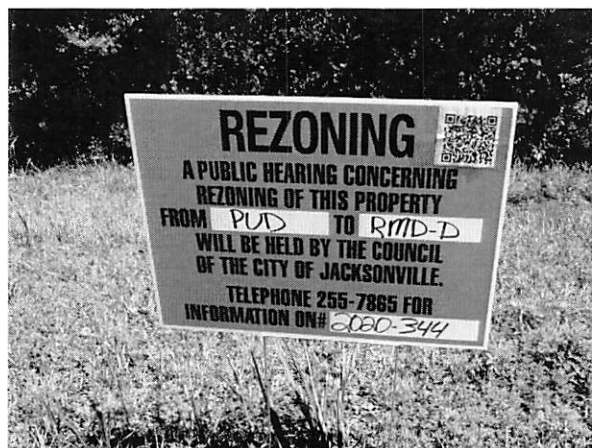
The subject property is located along Normandy Boulevard and just north-west of Herlong Recreational Airport. The proposed rezoning to RMD-D is consistent with RPI. However, the Department feels that RLD-60 would allow for an appropriate transitional use and promote similar residential activity along Normandy Boulevard, a principal roadway. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Retention pond for WCC
East	LDR	PUD 2003-441-E	Church (WCC)
South	NC	CO	Mobile Home
West	LDR	RLD-60	Mobile Home Park

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D is consistent but RLD-60 will be more compatible with the surrounding uses.

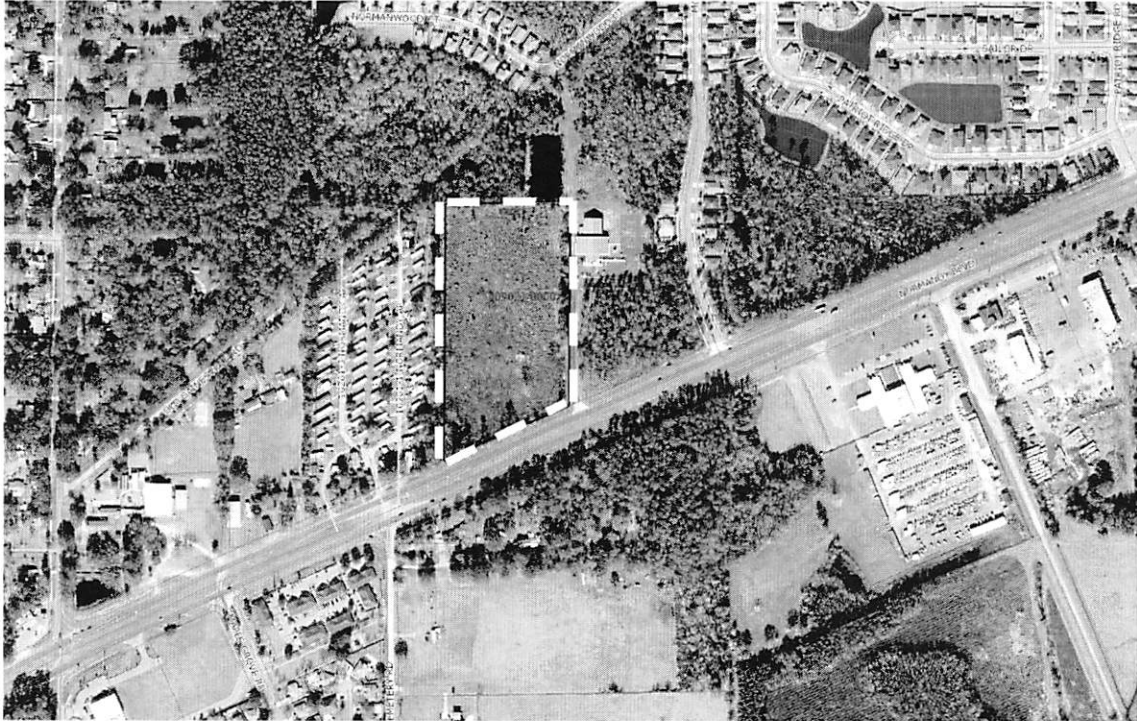
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 21, 2020** by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0344 be **APPROVED** with recommendation to **RLD-60**.

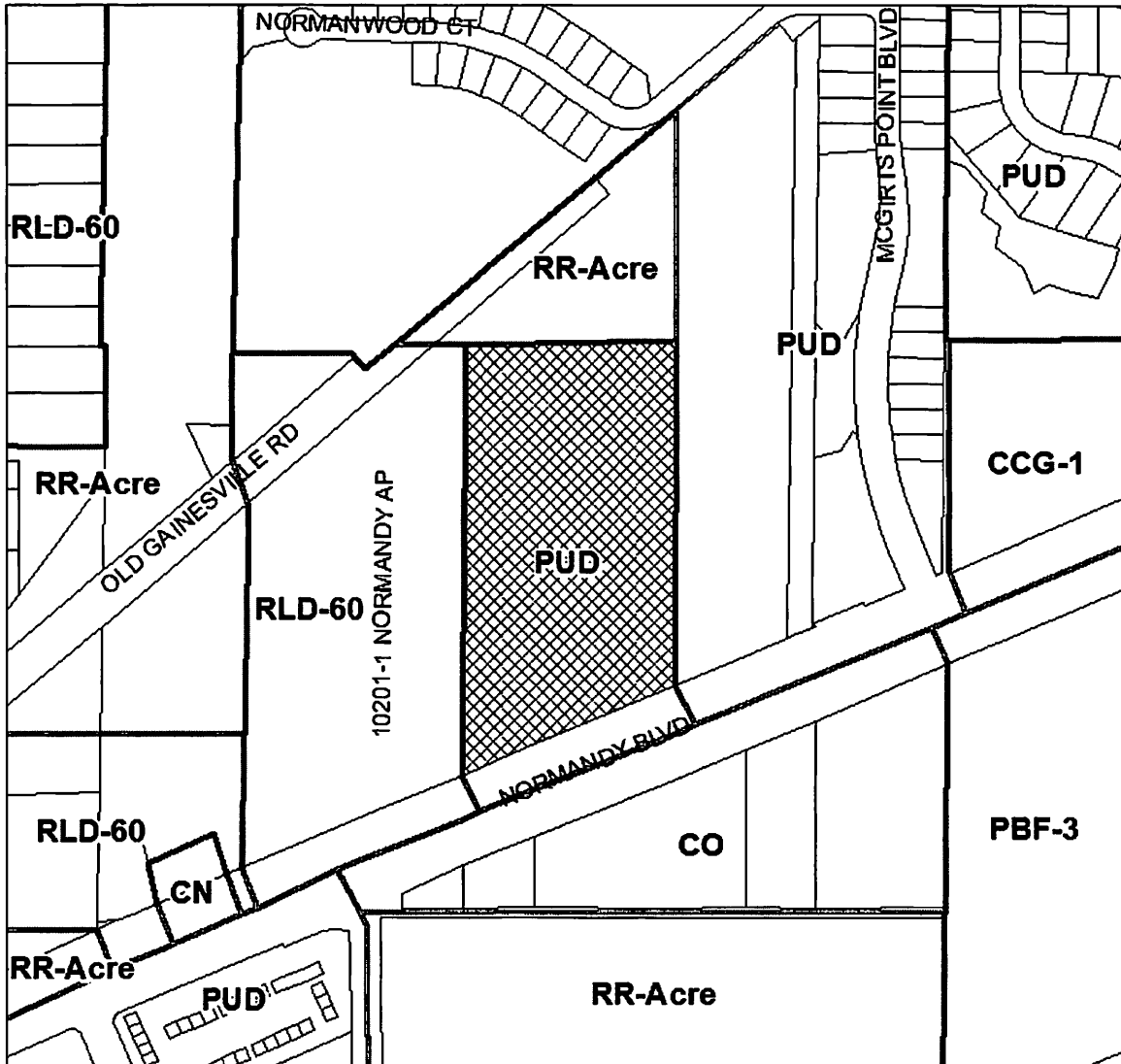


Aerial



Subject Property

*Source: Planning & Development Dept
Date: 07/24/2020*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p>	<p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER ORD-2020-0344</p>	<p>TRACKING NUMBER T-2020-2775</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0344 Staff Sign-Off/Date CMQ / 05/14/2020
Filing Date 06/23/2020 Number of Signs to Post 3
Hearing Dates:
1st City Council 08/11/2020 Planning Commission 08/06/2020
Land Use & Zoning 08/19/2020 2nd City Council N/A
Neighborhood Association WEST JAX CIVIC ASSOC
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2775 Application Status PAID
Date Started 03/02/2020 Date Submitted 03/05/2020

General Information On Applicant

Last Name First Name Middle Name
HILL JEREMY THOMAS
Company Name
STRATAGEM PARTNERS
Mailing Address
751 OAK ST., , 110
City State Zip Code
JACKSONVILLE FL 32204
Phone Fax Email
9049620992 JHILL@STRATAGEMRE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
TREMBLAY ERLINDA
Company/Trust Name
Mailing Address
4767 KERNAN MILL LN E
City State Zip Code
JACKSONVILLE FL 32224
Phone Fax Email
9048743772 ERLIELIM@YAHOO.COM

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2007-0367
Map RE# Council District Planning District From Zoning District(s) To Zoning District
Map 009021 0000 12 5 PUD RMD-D
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) 10.29

Justification For Rezoning Application

RESIDENTIAL DEVELOPMENT IS HIGHEST AND BEST USE.

Location Of Property

General Location
ACROSS FROM HERLONG AIRPORT ON NORMANDY BLVD.
House # Street Name, Type and Direction Zip Code
NORMANDY BLVD 32221
Between Streets
MCGIRTS POINT BLVD and PARRISH CEMETERY 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

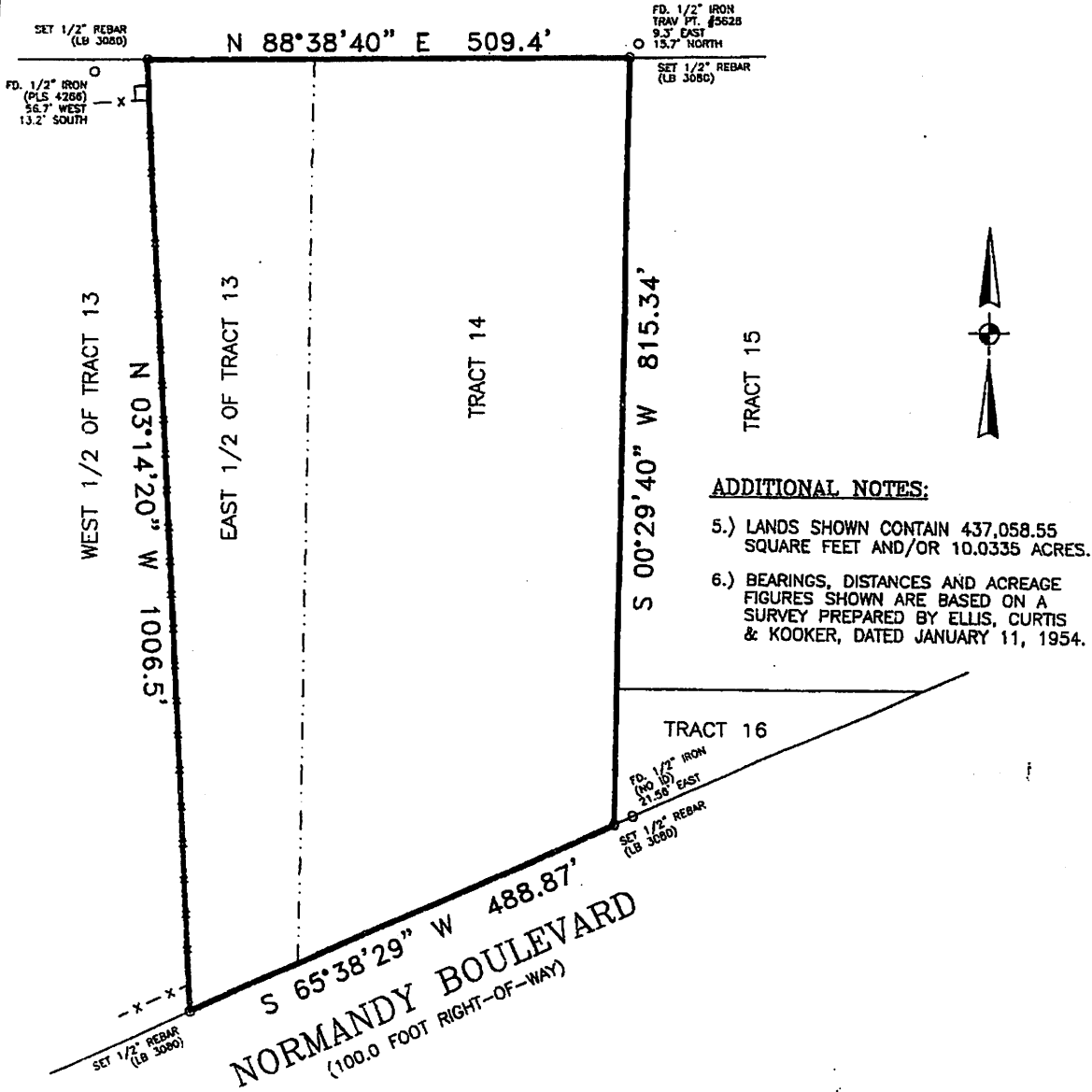
- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
10.29 Acres @ \$10.00 /acre: \$110.00
- 3) Plus Notification Costs Per Addressee
10 Notifications @ \$7.00 /each: \$70.00
- 4) Total Rezoning Application Cost: \$2,180.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

M A P S H O W I N G S U R V E Y O F

TRACT 14 AND THE EAST 1/2 OF TRACT 13, BLOCK 3, SECTION 32, TOWNSHIP 2 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, LYING NORTH OF NORMANDY BOULEVARD.

CERTIFIED TO: FRAZIER TREMBLAY, ADEL BARIN,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and
FORD. BOWLUS, DUSS, MORGAN, KENNEY, SAFER & HAMPTON, P.A.



ADDITIONAL NOTES:

- 5.) LANDS SHOWN CONTAIN 437,058.55 SQUARE FEET AND/OR 10.0335 ACRES.
- 6.) BEARINGS, DISTANCES AND ACREAGE FIGURES SHOWN ARE BASED ON A SURVEY PREPARED BY ELLIS, CURTIS & KOOKER, DATED JANUARY 11, 1954.

LEGEND:

□	CONCRETE MONUMENT
○	IRON PIPE OR ROD
O/E	OVERHEAD ELECTRIC
O/T	OVERHEAD TELEPHONE
X	CROSS-CUT IN CONCRETE
X-X	FENCE

As best determined from an inspection of Flood Insurance Rate Map: 120077 0150 E dated 8-15-89, the lands/house surveyed lie in Zone "X".

ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS AND PLANNERS
(LB # 3080)

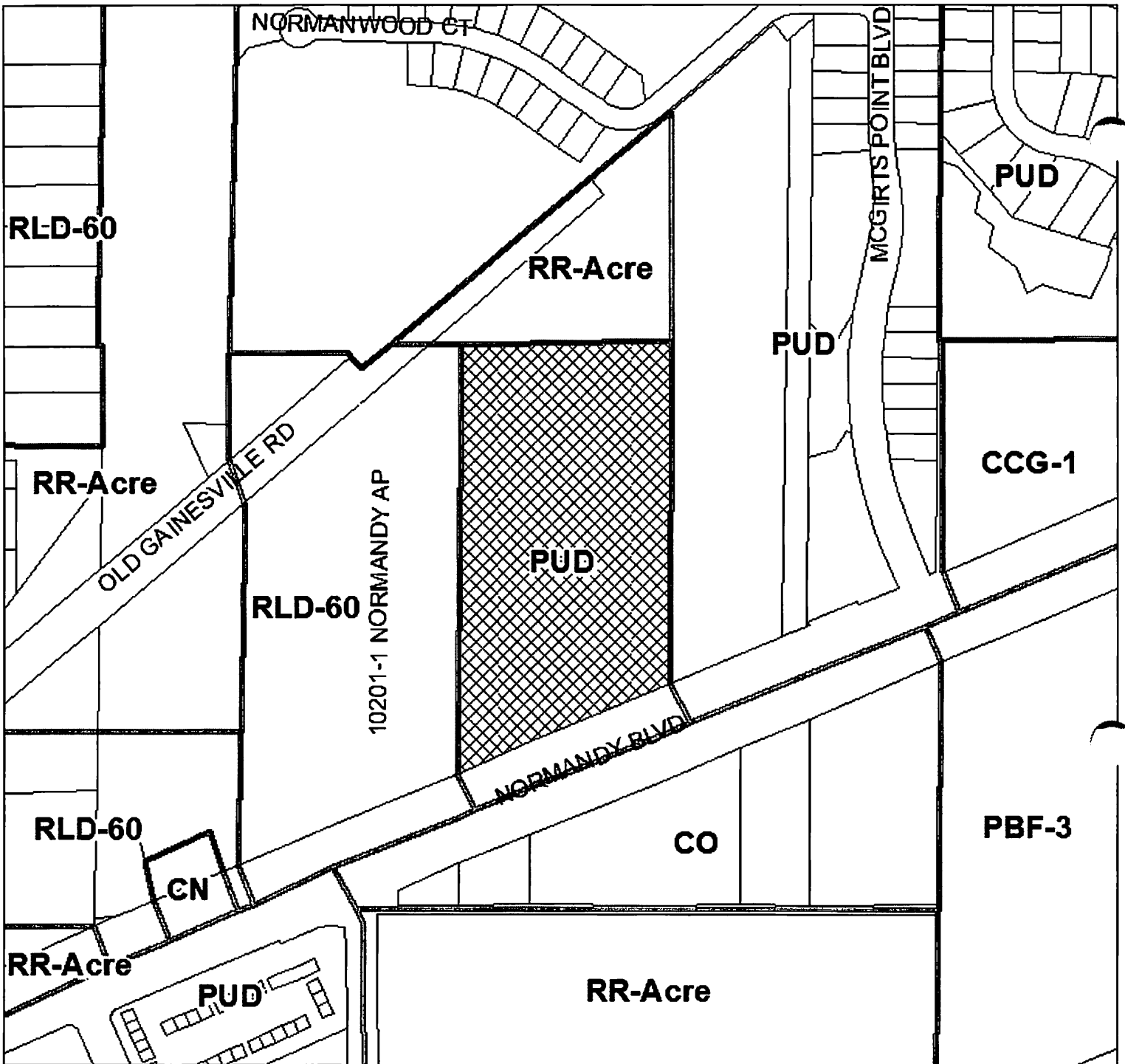
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-6334
FAX (904) 396-9997

- GENERAL NOTES:**
- 1.) This is a Boundary survey.
 - 2.) No abstract of Title furnished.
 - 3.) Not abstracted for easements.
 - 4.) Basis of Bearings: Assumed S. 65°-38'-29" W. along the North line of Normandy Boulevard.



(Signature)
 HARLO G. EVERETT, JR.
 Certificate No. 3287
 LOUIS J. EVERETT
 Certificate No. 4099
 Professional Surveyors & Mappers
 State of Florida

Not valid unless Surveyor's Official Seal is embossed hereon.

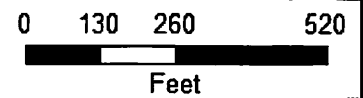
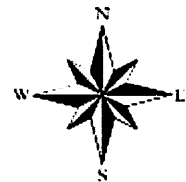
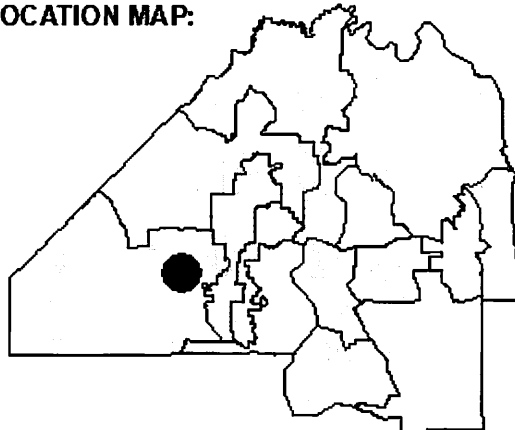


REQUEST SOUGHT:

FROM: PUD

TO: RMD-D

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2020-2775

**EXHIBIT 2
PAGE 1 OF 1**



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Jeremy Hill
Stratagem Partners
751 Oak St.,# 110
Jacksonville, FL, 32204

February 12, 2020

Project Name: Normandy Oaks
Availability#: 2020-0411

Attn: Jeremy Hill,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

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 applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-0411
Request Received On: 1/28/2020
Availability Response: 2/12/2020
Prepared by: Susan West

Project Information

Name: Normandy Oaks
Type: Single Family
Requested Flow: 24,500 gpd
Location: 10.29 acre tract just west of Herlong airport on the north side of the road.
Parcel ID No.: 009021 0000
Description: Single Family detached development

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 16 inch water main along Normandy Blvd
Connection Point #2: NA
Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
Connection Point #1: Existing 12 inch force main along Normandy Blvd approx 600 feet west of Blair Rd
Connection Point #2: Existing 8 inch force main along Normandy Blvd at the Patriot Ridge Rd intersection
Special Conditions: 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.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1: This property is not located within the JEA Reclaimed Water System Service Area.
Connection Point #2: NA
Special Conditions:

General Comments:

Electric Availability: 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.