



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

November 7, 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.: 2024-719 **Application for: Alcoy Road 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 23, 2024**
- 2. The revised written description dated October 21, 2024.**
- 3. The revised site plan dated October 21, 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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Aye
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
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 2024-0719 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 7, 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 **2024-0719** to Planned Unit Development.

Location: 12810 Normandy Boulevard, 3727, 3821 & 3801 Alcoy Road
Between Alcoy Road and Sarroca Lane

Real Estate Number: 002183-0050; 002183-0100; 002215-0000; 002215-0010

Current Zoning District: Residential Rural Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Rural Residential (RR)

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: Albert Nicklaus, Jr. Et Al
12810 Normandy Blvd.
Jacksonville, Florida. 32221

TD & MD Properties, LLC
4584 Yerkes Street
Jacksonville, Florida. 32205

John Moncrief
3821 Alcoy Road

Jacksonville, Florida. 32221

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2024-0719** seeks to rezone approximately 19.07± acres of land from Residential Rural-Acre (RR) to Planned Unit Development (PUD). The rezoning is being sought to permit residential development with a maximum gross density not to exceed twenty (20) dwelling units per acre. Site Plan dated October 21, 2024 indicates development will be for a total of 138 townhome units.

The PUD differs from the Zoning Code by limiting the number of permitted uses and eliminates the guest parking requirements for townhome units that provide two car garages. Additionally, the PUD is requesting to reduce the zone buffer requirements of the Industrial Sanctuary Overlay in Section 656.399.45 of the Zoning Code. The development will require 20-foot buffers along the northern, southern, western and eastern property boundaries.

There is a companion Small-Scale Land Use Amendment Application (2024-0718) seeking to amend the Land Use Category from Rural Residential (RR) to Medium Density Residential (MDR). The Planning Department is also recommending approval of the Small-Scale Amendment.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 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 of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 19.07-acre subject site is located at 12810 Normandy Boulevard and 3727, 3821, and 3801 Alcoy Road, between Alcoy Road and Sarroca Lane. Normandy Boulevard is a FDOT Principal Arterial (SR-228). The subject site is in Council District 12 and in Planning District 4 Southwest. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) to Medium Density Residential (MDR) in the Suburban Area, with a companion rezoning application from Agriculture (AGR) to Planned Unit Development (PUD) in order to build a residential development. The companion land use amendment, Ordinance 2024-0718 is pending concurrently with this application.

(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.

Airport Environment Zone

The site is located within the 50-foot Height and Hazard Zone for Cecil Field Airport. Zoning will limit development to a maximum height of 50 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

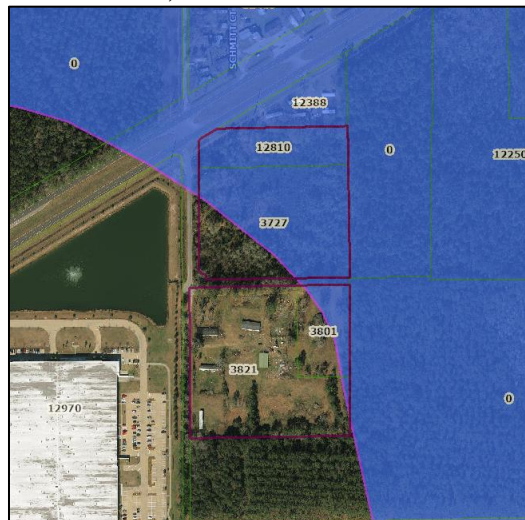
Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title

14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

In an Airport Notice Zone

The site is also located in a Civilian Influence Zone for Cecil Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

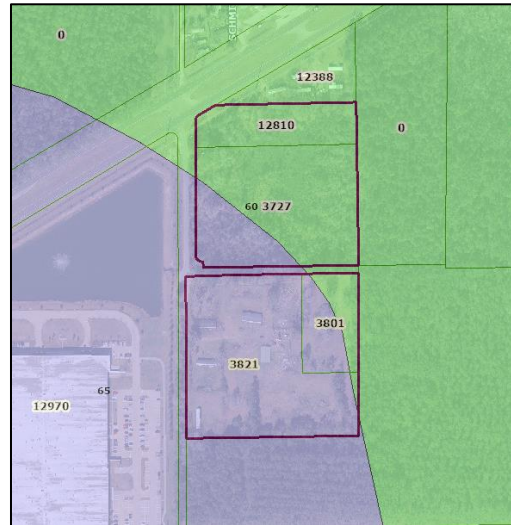


Future Land Use Element

Policy 2.6.14 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on the Military and Civilian Influence Zones Map.

In an Airport Noise Zone

The amendment site is located within the 60DNL and 65DNL Day-Night Sound Level (DNL) zones for Cecil Airport. Future Land Use Element Policy 2.6.8 and 2.6.9 includes requirements related to density, use, and noise level reduction in construction for sites within these noise zones.



Future Land Use Element

Policy 2.6.8 Within the 65 to 74.99 DNL noise zone as depicted on the Military and Civilian Influence Zones Map, the City does not permit mobile home parks. Single-family residential structures that are unable to achieve a 30dB noise level reduction are also not permitted. Again, as listed in the Instruction Manual, non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are not allowed. All allowed development is subject to disclosure requirements.

Policy 2.6.9 Within the 60DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses may be allowed when scheduled with the U.S. Navy. As listed in the Instruction Manual, all other uses are allowed subject to disclosure requirements.

(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, if approved, the subject property will be 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 will provide open space and recreation pursuant to the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with the requirement of a 20-foot buffer along all sides of the subject site.

Traffic and pedestrian circulation patterns: The subject site is approximately 19.07 acres and is accessible by Alcoy Road, which is located south of Normandy Boulevard, west of Cecil Commerce Center Parkway, and east of POW MIA Memorial Parkway. Normandy Boulevard between Cecil Commerce Center Parkway and POW MIA Memorial Parkway is a 4-lane principal arterial roadway that is operating at 14% of capacity. This segment currently has a maximum daily capacity of 55,700 vehicles per day (vpd) and average daily traffic of 7,600 vpd.

The applicant requests 198 townhomes (ITE Code 215) which could produce 1,426 daily trips.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

Normandy Blvd is an FDOT right of way. Permitting for access to this ROW shall be through

FDOT.

Off-street parking on the Property shall be provided in garages and driveways. Driveway parking shall be between garage and back side of sidewalk as it is illegal to block sidewalk with vehicles.

(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 and accessed Alcoy Road, a local road, just south of Normandy Blvd, a FDOT Principal Arterial Roadway, The parcel is located in a mixed use are of Normandy Boulevard with a large industrial warehouse to the west, vacant commercial to the east and south, and residential to the north.

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	RR	RR-Acre	Residential Mixed Use
South	MU	PUD	Vacant Governmental
East	CGC/MU	PUD/ CCG-1	Vacant Governmental / Vacant Commercial
West	MU	PUD	Manufacture Land Use

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: 2024-0719 Alcoy Rd PUD Requested By: Connor Corrigan Reviewed By: LeVonne Griggs Due: 9/25/2024 Analysis based on maximum dwelling units: 240						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Normandy Village ES#221	8	30	658	497	76%	72%
Chaffe Trail MS#140 (opened 2024)	7	12	1013	1195	118%	
Ed White HS#248	2	17	2077	1684	81%	75%
		59				

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-.119
 MS-.050
 HS-.078
 0.248

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 (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

(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 May 21, 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), east of New World Avenue. Access to the site will be from Alcoy Road, a local road, just south of Normandy Boulevard.

(7) Usable open spaces plazas, recreation areas.

The proposed development will provide open space and recreation pursuant to the 2045 Comprehensive Plan.

(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 25, 2024** that the 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 **2024-0719** be **APPROVED with the following exhibits:**

- The original legal description dated May 23, 2024**
- The revised written description dated October 21, 2024.**
- The revised site plan dated October 21, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0719** be **APPROVED.**



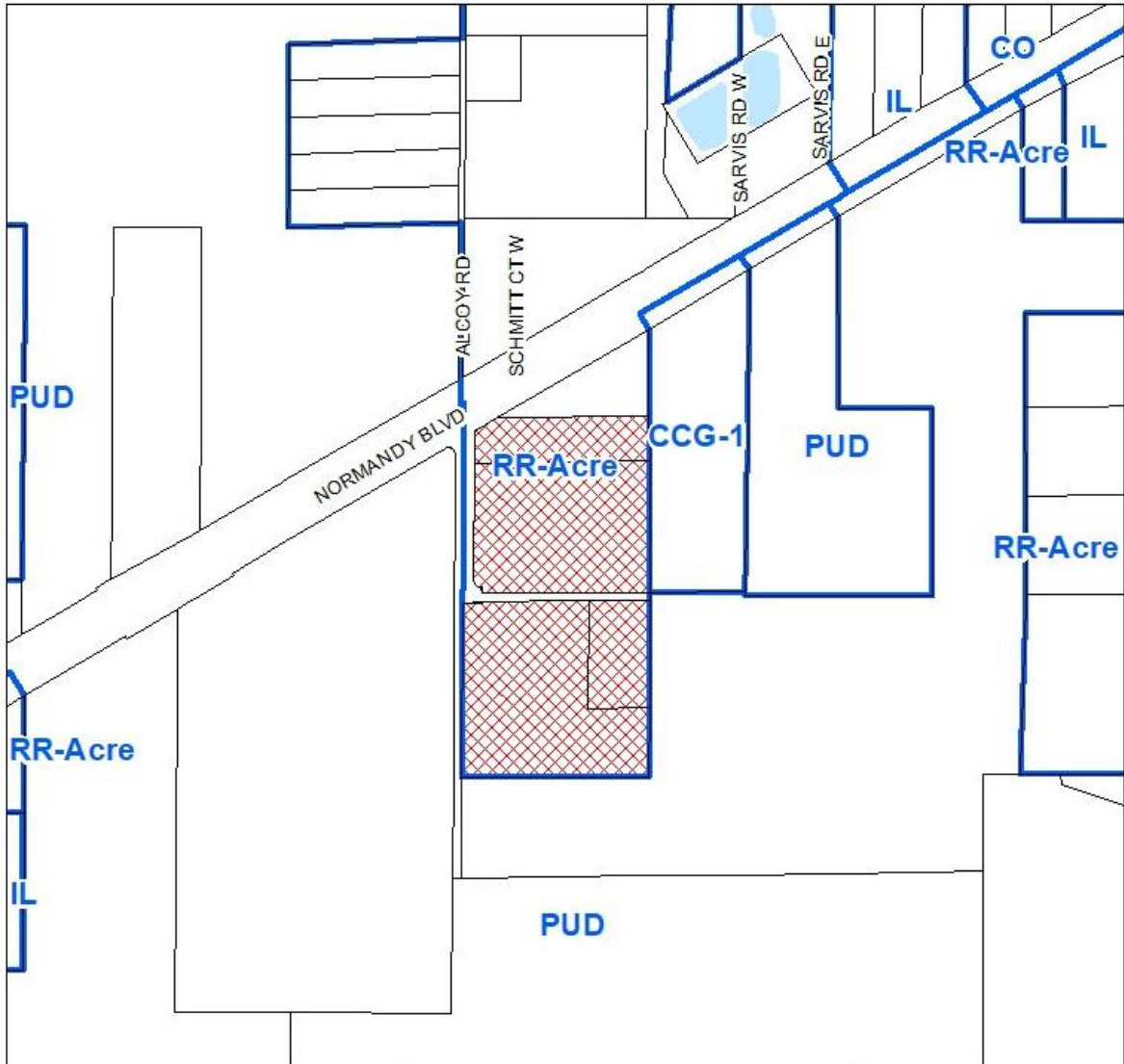
Aerial View

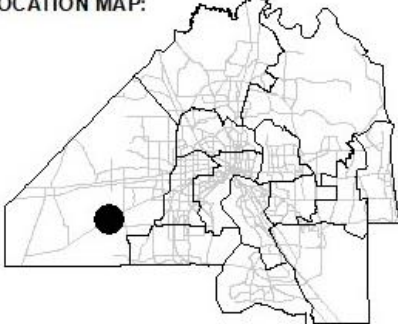

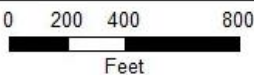


View of the Subject Site



View of the neighboring warehouse building across Alcocy Road



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0719</p>	<p>TRACKING NUMBER</p> <p>T-2024-5628</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map