

2025-315 (AD-25-22)

LOCATION: 13074 Normandy Blvd
Between POW-MIA Memorial Pkwy and Alcoy Road

REAL ESTATE NUMBER: 002207-0100

DEVIATION SOUGHT:

1. Decrease the minimum width of driveway from 24 feet to 20 feet.
2. Reduce the landscape buffer area between vehicle use area along entrance driveway from 10 feet per linear feet of frontage and 5 feet minimum width required to 0 feet per linear feet of frontage and 0 feet minimum width
3. Decrease the minimum width of the driveway access from Normandy Blvd from 24 feet required to 20 feet.
4. Reduce the uncomplimentary land use buffer width along the east and west property boundary from 10 feet to 0 feet.

PRESENT ZONING: IL

CURRENT LAND USE: LI

PLANNING DISTRICT: 4

COUNCIL DISTRICT: 12

SIGNS POSTED: 1

OWNER:

Morris Shedd
10374 Normandy Blvd
Jacksonville, FL 32065

AGENT:

Vernon Young
4761 Pine Ave
Fleming Island, Florida 32203

STANDARDS, CRITERIA AND FINDINGS

1. Is this situation unique or similar to other properties in the neighborhood? -	<p><u>Recommendation:</u> Unique. The subject property is a ~2.26-acre property currently listed as Vacant Industrial. The property is a flag lot and is situated directly behind 13078 Normandy Blvd, a single family dwelling. This application is companion to 2025-314 (WRF-25-3) which seeks to reduce the minimum required road frontage from 35 feet to 20 feet.</p> <p>The property is being developed in accordance with the Industrial Light zoning district and the submitted site plan shows a proposed office/warehouse space. Due to the 20 foot wide driveway to reach the main section of</p>
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	<p>the lot, a few deviations from the Zoning Code is necessary.</p> <p>Other uses in the area are primarily industrial or commercial in nature. The single family dwelling at 13078 Normandy Blvd is not congruent with the character of the area and is an exception.</p> <p><u>Findings:</u></p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p><u>Recommendation:</u> Yes. There are both practical and economic difficulty in that to accomplish the required landscaping the entire parcel would need would not be possible due to the natural configuration of the lot. 20 feet is the maximum width of the access to the property, so if this requirement was not deviated from, the property would not ever be able to be developed. The landscaping reduction requests are primarily located at or along this thin accessway, and thus a lack of physical space causes problems in fulfilling the required amount.</p> <p><u>Findings:</u></p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> Yes. The request is not based exclusively upon a desire to reduce the cost of developing the site, and will accomplish a result that is in the public's best interest by allowing the site to remain in the same condition as it has been since at least 2004.</p> <p><u>Findings:</u></p>
<p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be</p>	<p><u>Recommendation:</u> No. The proposed deviation could possibly the diminish property value of 13078 Normandy Blvd. However, it would not alter the essential character of the area, and will not interfere or injure the rights of others. As aforementioned the lot will remain the same as it has been since 2004, and 13078 Normandy Blvd is the</p>

affected by the deviation, in that...	uncharacteristic use in the general area. <u>Findings:</u>
5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...	<u>Recommendation:</u> Yes. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law. <u>Findings:</u>
6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.	<u>Recommendation:</u> Yes. The proposed deviation is in harmony and spirit of the Zoning Code. <u>Findings:</u>
7. The City landscape architect (has/has not) recommended the proposed deviation.	The City landscape architect has reviewed the requested deviations and has recommend approval.
8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.	N/A

PLANNER RECOMMENDATION: Approve

DATE OF REPORT: June 3rd, 2025

ZONING ADMINISTRATORS DECISION:

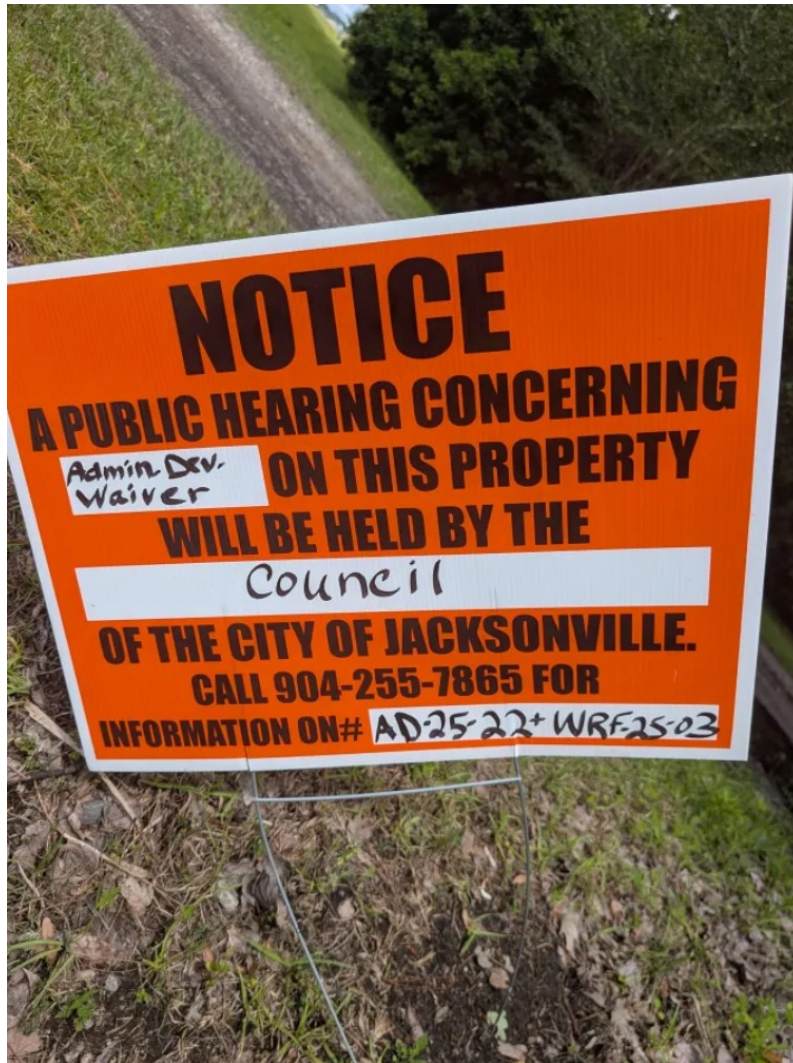
DATE:

2025-315 (AD-25-22)
Companion to 2025-314
STN



Aerial View

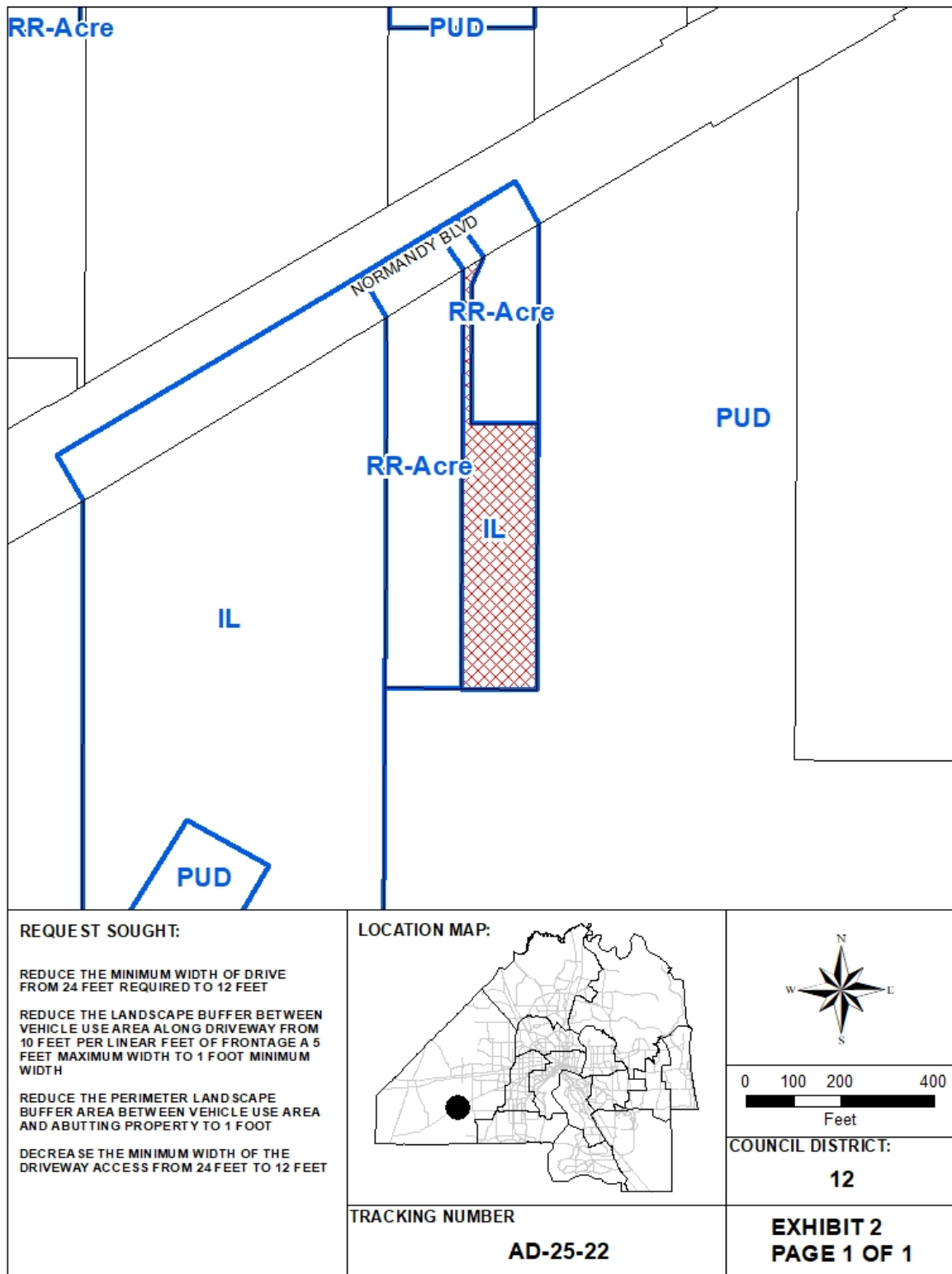
Source: JaxGIS
Date: 5/8/25



Upon visual inspection by the assigned City Planner on May 15th, 2025 the required public hearing signs **were** posted

Source: Planning and Development Department

Date:



Legal Map