

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-652-E

DECEMBER 9, 2021

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 **2021-652-E**.

Location: 12250 Normandy Boulevard (SR 228)
Between Fouraker Road and Chateau Drive

Real Estate Number: 009320-0000, 009208-0000

Current Zoning District: Commercial Community/General-2 (CCG-2)
Public Buildings & Facilities-2 (PBF-2)

Proposed Zoning District: Commercial Community/General-1 (CCG-1)

Current Land Use Category: Community / General Commercial (CGC)
Public Buildings & Facilities (PBF)

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

Applicant/Agent: Melissa Balcerak
HD Group, Inc.
295 Luna Lane
Erie Colorado 80516

Owners: Presbytery of St. Augustine, Inc.
8084 Normandy Boulevard
Jacksonville, Florida 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0285** seeks to rezone 2.58 acres of property from PBF-2 and CCG-2 to Commercial Community/General-1 (CCG-1). The rezoning is being sought to bring all the parcels under a common zoning district.

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) and Public Buildings & Facilities (PBF) functional land use categories 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-5623-21C (Ordinance 2021-799) that seeks to amend the portion of the site that is within the Public Buildings & Facilities (PBF) land use category to Community / General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5623-21C be approved. Principal uses within the CGC land use category include uses such as, commercial retail sales and service establishments, restaurants, hotels and motels, multi-family dwellings, and filling stations. The application is down zoning 2 acres of the overall property from CCG-2 to CCG-1. The CCG-2 Zoning District is the most intensive commercial district. 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 furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan:

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.

The surrounding area along Normandy Boulevard is comprised of a mix of old and new commercial and industrial areas. The proposed commercial district would be consistent

with the surrounding types of uses and would be served by the Normandy Boulevard Major Arterial Highway

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The proposed rezoning will allow for the development of a vacant piece of property to be built out with commercial uses which will help sustain the viability of the surrounding area as a mixture of both commercial and industrial uses.

Objective 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

When the parcels are developed, an uncomplementary buffer consisting of a six foot tall, 85% visual screen and a tree every 25 feet will be required where adjacent to a residential use.

Objective 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Objective 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Airport Environment Zone

The site is located within the 50 foot Height and Hazard Zones for Herlong Recreational Airport. Zoning will limit development to a maximum height to 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).

3. Does the proposed rezoning conflict with any portion of the City's land use regulations?

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located along Normandy Boulevard which is comprised of a mix of industrial, commercial, and residential uses. The Surrounding Land Use and Zoning Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Medical office, commercial uses
East	CGC	PUD (88-305)	Bank, Nursing home
South	LDR	RLD-60	Single family dwellings
West	LDR	RLD-60	Single family dwellings
	CGC	PUD (07-200)	Cosmetology

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 29, 2021 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 **2021-652** be **APPROVED**.



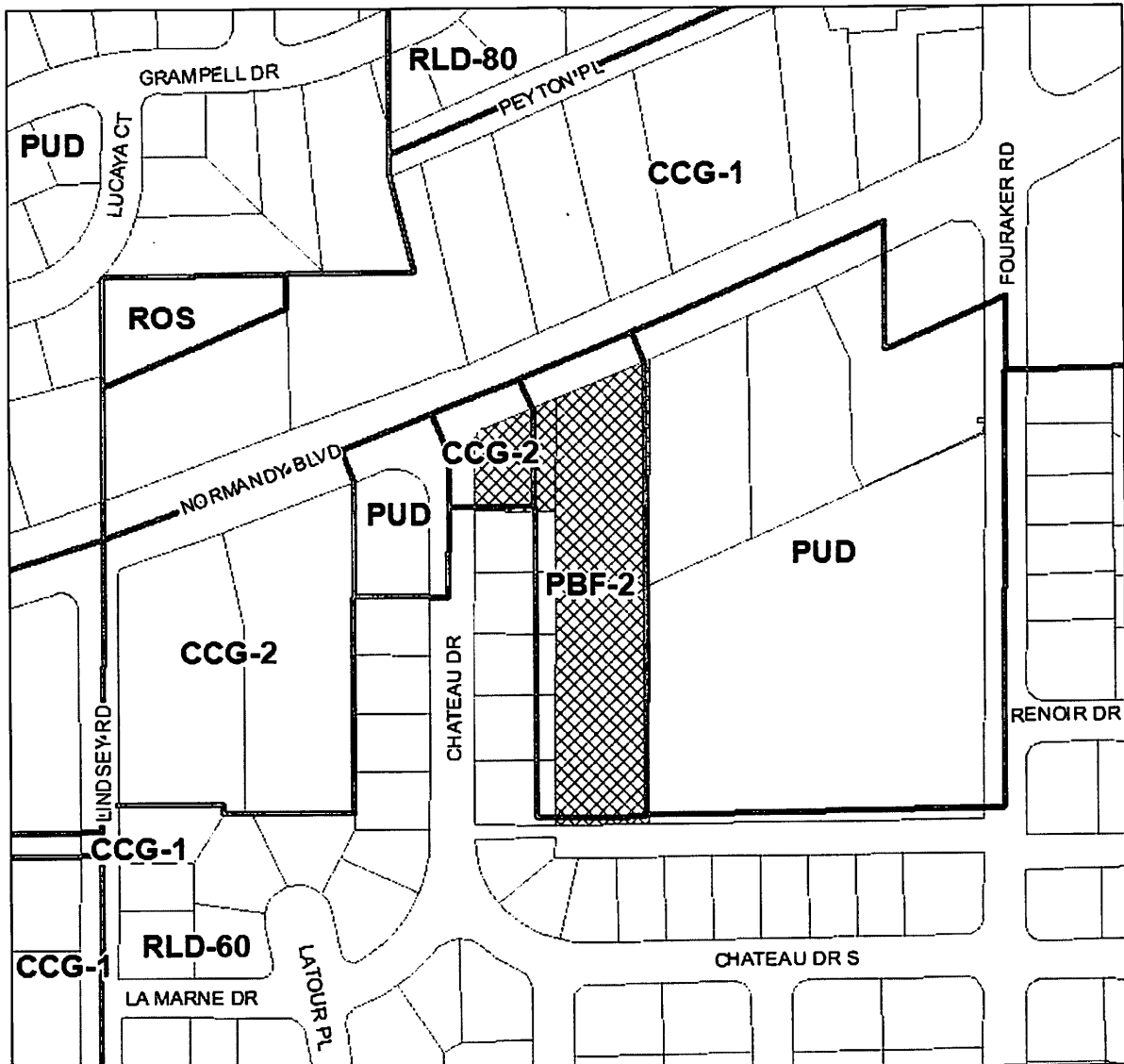
Subject property from Normandy Blvd



Subject property from Chateau Drive



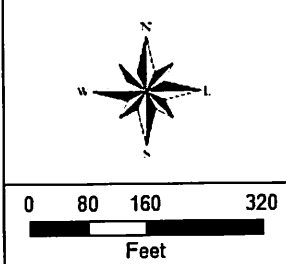
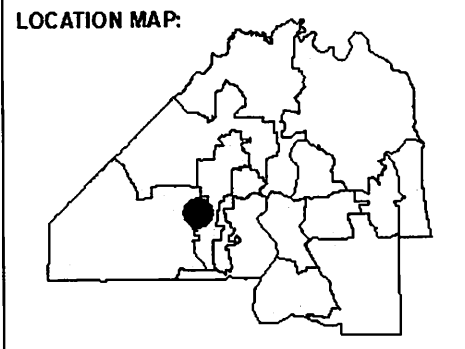
Aerial view of subject property



REQUEST SOUGHT:

FROM: PBF-2 & CCG-2

TO: CCG-1



COUNCIL DISTRICT:
12

ORDINANCE NUMBER
ORD-2021-0652

TRACKING NUMBER
T-2021-3674

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0652 **Staff Sign-Off/Date** BEL / 08/03/2021

Filing Date 09/01/2021 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 10/12/2021 **Planning Comission** 10/07/2021

Land Use & Zoning 10/19/2021 **2nd City Council** N/A

Neighborhood Association WEST JAX CIVIC ASSOCIATION

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3674

Application Status PENDING

Date Started 07/16/2021

Date Submitted 07/16/2021

General Information On Applicant

Last Name

BALCERAK

First Name

MELISSA

Middle Name

Company Name

HDGROUP, INC.

Mailing Address

295 LUNA LANE

City

ERIE

State

CO

Zip Code

80516

Phone

9723968409

Fax

Email

MBALCERAK@HUNTERDEVELOPMENTGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

HEDRICK

First Name

ALEXANDRA

Middle Name

SANDRA

Company/Trust Name

PRESBYTERY OF ST AUGUSTINE, INC.

Mailing Address

8084 NORMANDY BLVD.

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 009320 0000	12	4	CCG-2	CCG-1
Map 009208 0000	12	4	PBF-2	CCG-1

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.58

Justification For Rezoning Application

IT IS THE INTENTION OF THE DEVELOPER TO REDEVELOP THE AFOREMENTIONED PARCELS FOR FUTURE CONSOLIDATION. AS THE PARCELS ARE ZONED DIFFERENTLY, REZONE IS NECESSARY FOR ONE COMBINED PARCEL FOR COHESIVE DEVELOPMENT.

Location Of Property

General Location

SOUTH OF NORMANDY BLVD. & EAST OF CHATEAU DRIVE

House #	Street Name, Type and Direction	Zip Code
8084	NORMANDY BLVD	32221

Between Streets

NORMANDY BLVD. and CHAUTEAU DR.

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**
 2.58 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
 47 Notifications @ \$7.00 /each: \$329.00
- 4) Total Rezoning Application Cost: \$2,359.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent



EXHIBIT "A"

PARCEL "A":

Lot 1, Block 2, NORMANDY VILLAGE UNIT 1, according to plat thereof as recorded in Plat Book 27 Pages 96, of the Public Records of Duval County, Florida, excepting the Northerly Ten feet of said Lot 1, as measured at right angles to Normandy Boulevard.

PARCEL "B":

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, described as:

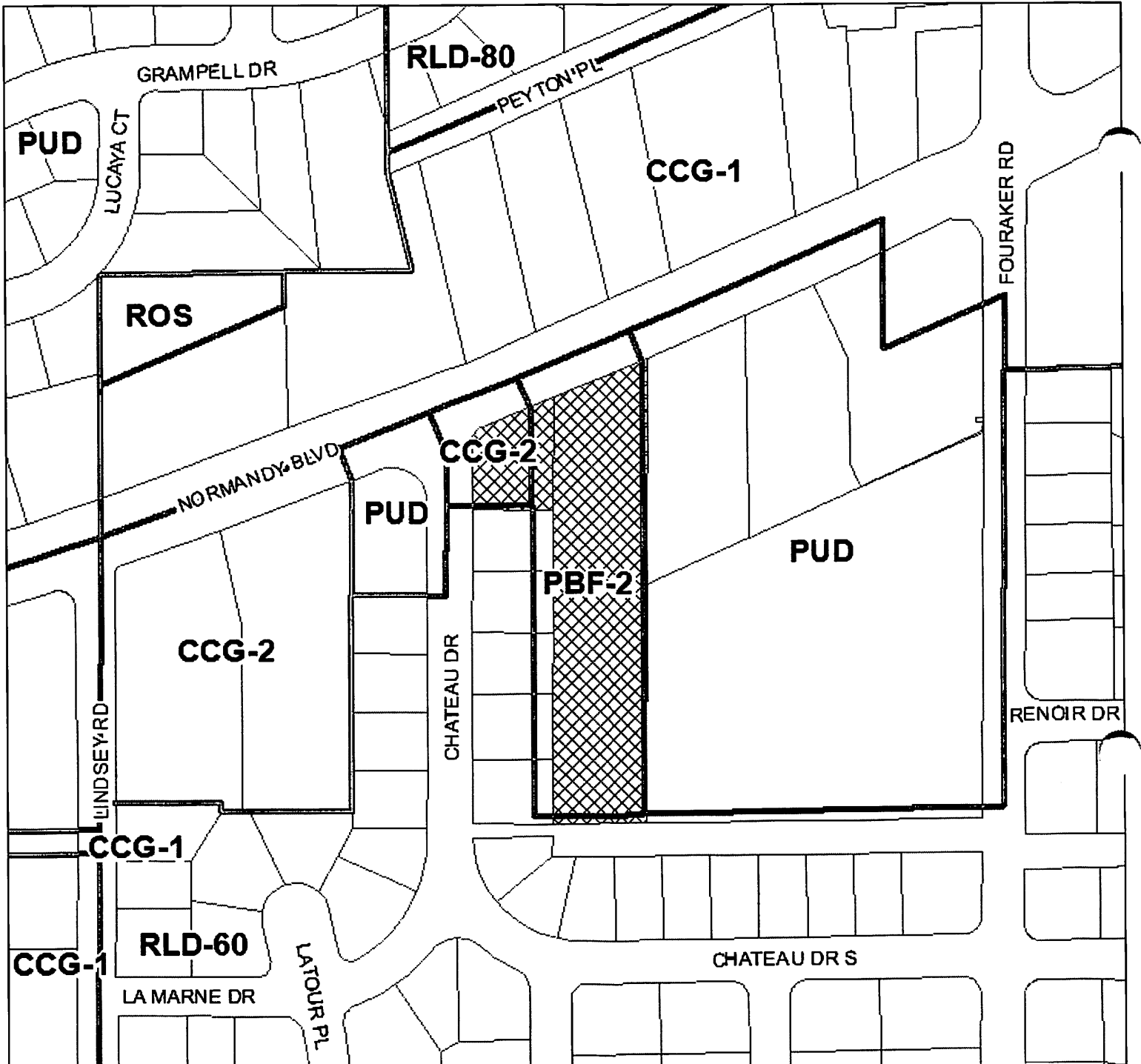
Parts of the Southeast 1/4 of the Southeast 1/4 of Section 27 and of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 34 in Township 2 South, Range 25 East, Duval County, Florida, and more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 2, Normandy Village, Unit 1, as recorded in Plat Book 27, Page 96 of the Public Records of Duval County, Florida; thence South 0 degrees 28 minutes 50 seconds West along the East line of said Normandy Village, Unit 1, a distance of 622.45 feet to the South line of the said Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 34; thence North 89 degrees 35 minutes 20 seconds East along the said Southerly line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, a distance of 137.75 feet; thence North 0 degrees 28 minutes 50 seconds East parallel with the aforementioned East line of Normandy Village, Unit 1, a distance of 679.71 feet to a point in the Southerly right of way line of Normandy Boulevard (State Road No. 204) that is North 67 degrees 09 minutes 03 seconds East, a distance of 150 feet from the Point of Beginning; thence Southwesterly along the Southerly right of way line of Normandy Boulevard to the POINT OF BEGINNING.

LESS AND EXCEPTING from the above parcel the following described lands conveyed in Official Records Book 3108, Page 654, of the current Public Records of Duval County, Florida:

Lying Southerly of and within 65 feet of the survey line of State Road 228, Section 72120-2507 between survey line Station 809+36.5 and Station 809+51.5, said survey line and survey line Stations being described as follows:

Commence on the West line of Section 27, Township 2 South, Range 25 East at a point 701 feet Northerly from the SW corner thereof said point being on the arc of a curve concave to the Northwesterly having a radius of 11459.16 feet, thence from a tangent bearing of N. 67°06'54" E., run thence Northeasterly along said curve through an angle of 00°35'53" a distance of 119.62 feet, run thence S. 23°28'59" E. 50 feet to the POINT OF BEGINNING of the parcel of land hereinafter described, continue thence S. 23°28'59" E. 15 feet, run thence Northeasterly parallel to and 15 feet Southerly from the Southerly 50 foot right of way line of Normandy Blvd. a distance of 15 feet, run thence Northwesterly 15 feet to the Southerly right of way line of Normandy Blvd. at a point 15 feet Northeasterly from the Point of Beginning, run thence Southwesterly along the Southerly right of way line of Normandy Blvd. 15 feet to the POINT OF BEGINNING.

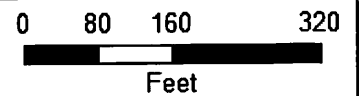
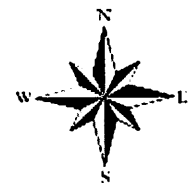
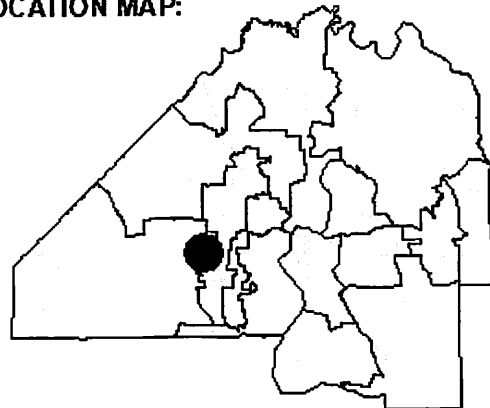


REQUEST SOUGHT:

FROM: PBF-2 & CCG-2

TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2021-3674

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Keigan Stacho
Southeastern Retail Development
532 First Street
New Orleans, Louisiana 70130

3/11/2021

Project Name: Normandy Church
Availability #: 2021-0961

Attn: Keigan Stacho

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number 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 requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. 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 (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or 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 at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

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 at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-0961

Request Received On: 3/5/2021

Availability Response: 3/11/2021

Prepared by: Susan West

Expiration Date: 03/11/2023

Project Information

Name: Normandy Church

Address: 8084 NORMANDY BLVD, JACKSONVILLE, FL 32221

County: Duval County

Type: Sewer,Water

Requested Flow: 975

Parcel Number: 009208 0000

Location:

Our parcel is currently under the jurisdiction of Normandy Utility Company. We are planning on redeveloping the lot for one of our end users. However, the current infrastructure as it relates to Description: water / sewer is not adequate. In exchange for replacing the current lift station, Normandy Utility is going to allow us to annex into JEA jurisdiction. Therefore we would like to know where our closest point of connection to water & sewer would be.

Potable Water Connection

Water Treatment Grid: North Grid

JEA is not the service provider for this property. There is a JEA 12 inch water main along Normandy Blvd at the Fouraker Rd intersection that has capacity for this project subject to the Connection Point #1: special conditions below. In addition, connection to the JEA infrastructure is dependent upon an agreement between JEA and the service area provider for this property.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid:

Connection Point #1: JEA is not the service provider for this property.

Connection Point #2:

Sewer Special Conditions:



**Reclaimed Water
Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: 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.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

