

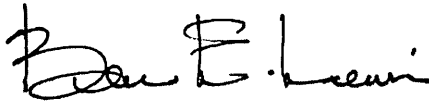


Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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 2022-0106 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 17, 2022**

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 **2022-0106** to Planned Unit Development.

***Location:*** 0 Normandy Boulevard  
Corner of Normandy Boulevard and Husky Lane

***Real Estate Numbers:*** 002318-0000

***Current Zoning Districts:*** Agriculture (AGR)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Agriculture-IV (AGR-IV)

***Proposed Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Kenneth Monroe, Jr.  
Kenneth Monroe, Jr Revocable Living Trust  
Route 24 Box 665  
Baldwin, FL 32234

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development **2022-0106** seeks to rezone approximately 19.04± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought to permit the development of 125 townhomes. The PUD differs from the usual application of the Zoning Code by allowing site-specific access requirements; and it provides for

increase buffering requirements. There is a companion Land Use Amendment, **2022-0105 (L-5639-21C)**. The proposed LUA is for Agriculture-IV (AGR-IV) to Low Density Residential (LDR).

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

#### ***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture-IV (AGR-IV) functional land use category 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-5639-21C (Ordinance 2022-0105)** that seeks to amend the portion of the site that is within the Agriculture-IV (AGR-IV) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5639-21C** be approved.

According to the Future Land Use Element (FLUE), Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses. AGR-IV allows one unit for every 2.5 acres.

LDR land use in the Suburban Development Area is intended to provide for low-density residential development. Principal uses in the LDR land use category in the Suburban Development Area include single-family and multi-family dwellings.

The proposed zoning is consistent with the proposed land use change to LDR.

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. A description of the category is noted below.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

**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 directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.*

**Airport Environment Zone**

The site is located within the 150 foot Height and Hazard Zone for the Cecil Field Airport. Zoning will limit development to a maximum height of 150 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).

**Objective 2.5**

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.

**Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended development meets 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 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Agriculture-IV (AGR-IV). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5639-21C (Ordinance 2022-0105) that seeks to amend the portion of land that is within the Agriculture-IV (AGR-IV) land use category to Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

**This development is subject to mobility fee review.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to permit the development of 125 townhomes. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

**The streetscape:** The proposed intent of development will provide a conventional streetscape that

is similar to other developments in the area.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Additionally, the Land-Use Table provides 1.25 acres of parks/active recreation space.

**The use of existing and proposed landscaping:** Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), except that the required subdivision landscape buffer along Nathan Hale Road shall be increased to an average of thirty (30) feet, as generally shown on the Site Plan.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Normandy Boulevard. Comments from Traffic & Engineering include:

- Normandy Blvd is an FDOT road. FDOT shall be the permitting agency for access, utilities and maintenance of traffic for all work in this right of way.
- The first intersection internal to the site shall be reconfigured to prevent the jog in northbound traffic.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

The subject site is approximately 19.04 acres and is accessible from Normandy Boulevard (SR 228), a major arterial facility, and Nathan Hale Road, a local facility. Normandy Boulevard is currently operating at 49.02% of capacity. This segment of Normandy Boulevard has a maximum daily capacity of 24,200 vehicles per day (vpd) and average daily traffic of 11,862 vpd.

This PUD is a companion to pending small-scale land use application L-5639-21C (2022-0105). The applicant requests 125 dwelling units of multi-family (ITE Code 220), which could produce 843 daily trips.

**The use and variety of building setback lines, separations, and buffering:** The proposed 125 townhome development with similar standards to Residential Medium Density-A (RMD-A) of the Zoning Code.

#### ***(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 proposed development is located in an area with residential properties as the prevailing use ranging from single-family dwellings to multi-family dwellings.

**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	LDR	PUD: 2018-0438	Multi-Family Dwellings
South	AGR-IV	AGR	Single-Family Dwellings
East	PBF	PUD: 1997-1064	Vacant
West	AGR-IV	AGR	Single-Family Dwellings

***(6) Intensity of Development***

The proposed development is consistent with the proposed LDR functional land use category and will allow for the development of a maximum of 125 townhome development. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

**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. Additionally, in a memo provided by JEA dated February 25, 2022, JEA has no objection to proposed PUD. There is an existing JEA 20 inch water main along Normandy Boulevard and a JEA 16 inch sewer line along Normandy Boulevard. 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 east side of SR-228 (Normandy Boulevard), south and west of Nathan Hale Road. Per the memo from FDOT dated February 28, 2022, the applicant will need to coordinate with FDOT Access Management and Permits regarding the proposed connection to SR-228. Additionally, the segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to SR-228.

**Table 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-228	7481	McClelland Rd to Jax Equestrian Center	D	2,180	1,567	C

**School Capacity:**

Based on the Development Standards for impact assessment, the 19.04± acre proposed PUD



rezoning has a development potential of 125 townhomes. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis**  
**PUD 2022-0106**

**Development Potential: 125 Residential Units**

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&2
Elementary	8	5,659	79%	15	85%	2,320	10,737
Middle	7	1,109	67%	6	68%	687	870
High	8	2,633	87%	9	64%	353	2,118
<b>Total New Students</b>				<b>30</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of

adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

**Adopted Level of Service (LOS) Standards**

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes Jones ES #236	1	15	455	346	76%	68%
Baldwin MS #38	1	6	1,003	1,328	132%	119%
Baldwin HS #38	1	9	1,003	1,328	132%	119%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 125 dwelling units – 2022-0106
- Same as Above (SAA)

**(7) Usable open spaces plazas, recreation areas.**

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size:	4.98 acres
General Location(s):	The southwest portion of the property.
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.
Soil Types/ Characteristics:	Characteristics: (2) Albany fine, sand – Somewhat poorly drained, (51) Pelham fine sand – Poorly drained, located on flats, (67) Surrency Loamy Fine Sand – Very poorly drained, frequently flooded, and (80) Goldhead, wet, and Lynn Haven Soils – Very poorly drained, located on seep areas and side slopes.
Wetland Category:	Category III
Consistency of Permitted Uses:	Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3, 4.1.6, and 4.1.7.
Environmental Resource Permit (ERP):	Not provided by applicant or on record with the St. Johns River Water Management District.
Wetlands Impact:	Insufficient information to determine impacts.
Associated Impacts:	It is potentially in Flood Zone A
Relevant Policies:	CCME Policies 4.1.3, 4.1.6 and 4.1.7

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



***(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.***

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code.

***(11) Sidewalks, trails, and bikeways***

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.**

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 22, 2022** by the Planning and Development Department, 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 2022-0106 be **APPROVED with the following exhibits:**

1. **The original legal description dated January 13, 2022**
2. **The original written description dated November 29, 2021**
3. **The original site plan dated November 19, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0106 be **APPROVED W/ CONDITION.**

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated March 1, 2022, or as otherwise approved by the Planning and Development Department.**



Aerial View

Source: JaxGIS



View of Subject Property

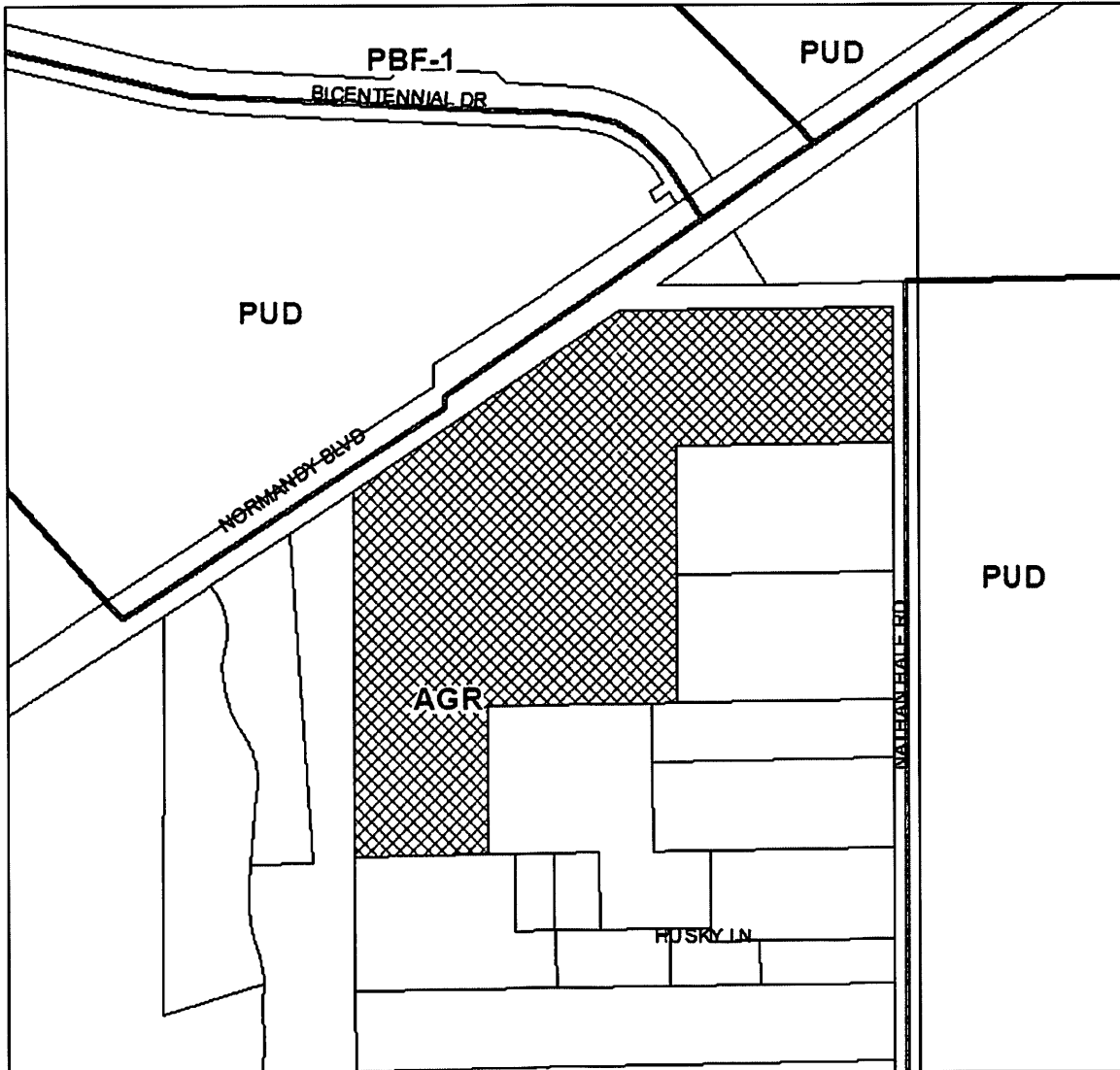
Source: JAXGIS Maps

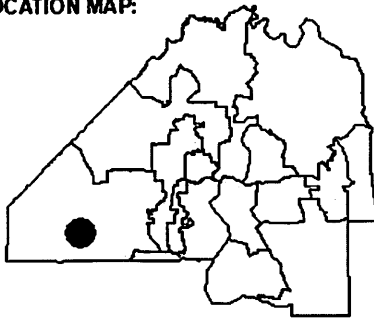



View of Property to the North

Source: JAXGIS Maps





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: AGR</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 130 260 520</p> <p>Feet</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0106</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3931</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>12</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>



### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2022-0106 **Staff Sign-Off/Date** ELA / 02/07/2022  
**Filing Date** 02/22/2022 **Number of Signs to Post** 8  
**Hearing Dates:**  
**1st City Council** 03/22/2022 **Planning Commission** 03/17/2022  
**Land Use & Zoning** 04/05/2022 **2nd City Council** 04/12/2022  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 3931 **Application Status** FILED COMPLETE  
**Date Started** 12/01/2021 **Date Submitted** 12/01/2021

#### General Information On Applicant

**Last Name** HAINLINE **First Name** T.R. **Middle Name**  
**Company Name** ROGERS TOWERS, P.A.  
**Mailing Address** 1301 RIVERPLACE BOULEVARD, SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

#### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name** MONROE, JR. **First Name** KENNETH **Middle Name** A.  
**Company/Trust Name** THE KENNETH A. MONROE, JR., REVOCABLE LIVING TRUST  
**Mailing Address** ROUTE 24 BOX 665  
**City** BALDWIN **State** FL **Zip Code** 32234  
**Phone** **Fax** **Email**

**Last Name** HOWELL **First Name** TAMMY **Middle Name** M.  
**Company/Trust Name** THE KENNETH A. MONROE, JR., REVOCABLE LIVING TRUST  
**Mailing Address** ROUTE 24 BOX 665  
**City** BALDWIN **State** FL **Zip Code** 32234  
**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 002318 0000	12	4	AGR	PUD

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

**Existing Land Use Category**

AGR-IV

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

5639

**Total Land Area (Nearest 1/100th of an Acre)** 19.04

**Development Number**

**Proposed PUD Name** MONROE ESTATES PUD

**Justification For Rezoning Application**

SEE EXHIBIT "D"

**Location Of Property**

**General Location**

SW QUADRANT OF THE INTERSECTION OF NORMANDY BLVD. & NATHAN HALE RD.

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

**Between Streets**

NORMANDY BOULEVARD and HUSKY LANE

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h)

jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** Land Use Table

**Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** Aerial Photograph.

**Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K** Site Location Map.

**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**

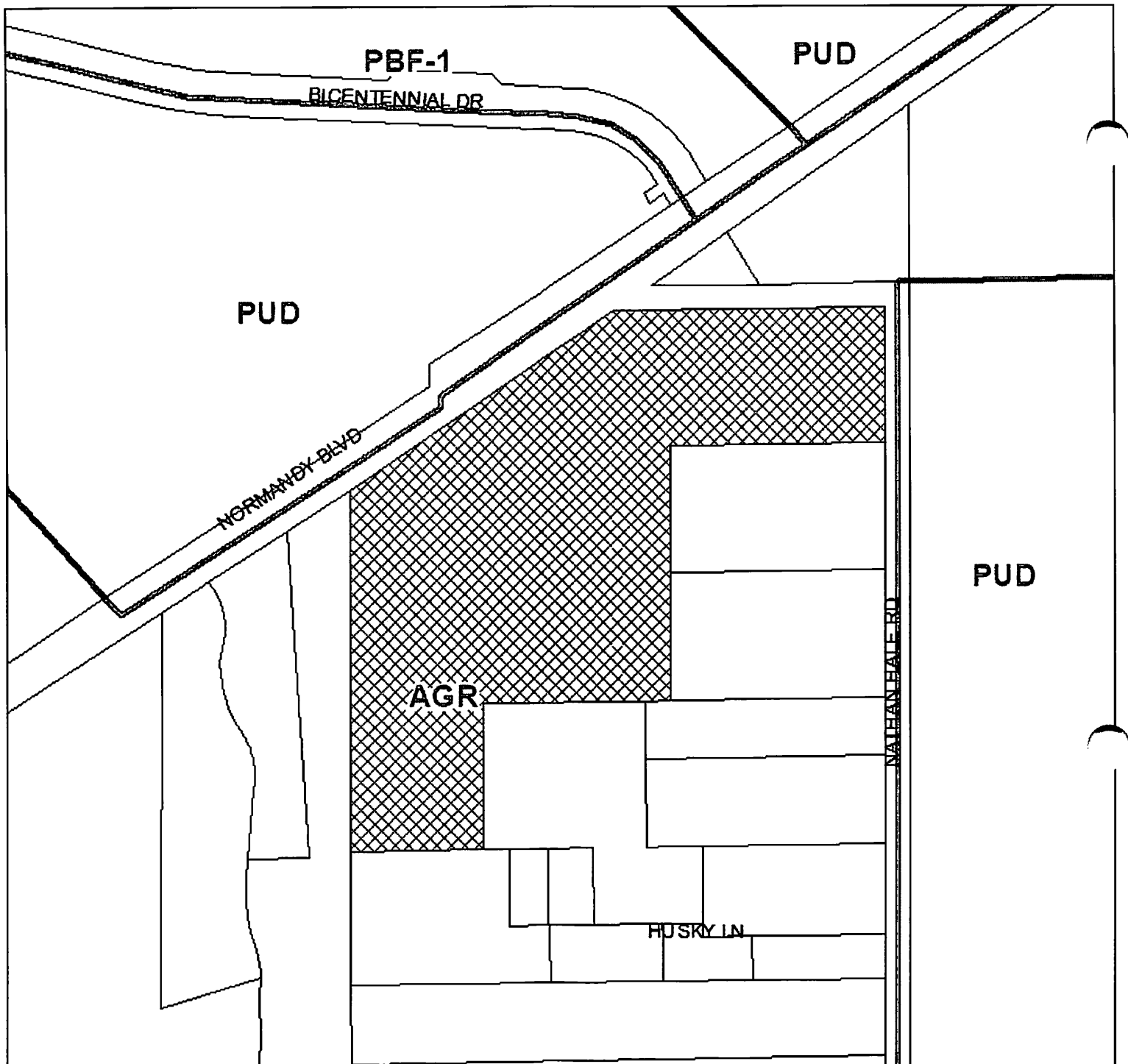
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest 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: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof  
19.04 Acres @ \$10.00 /acre: \$200.00
- 3) Plus Notification Costs Per Addressee  
19 Notifications @ \$7.00 /each: \$133.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,602.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

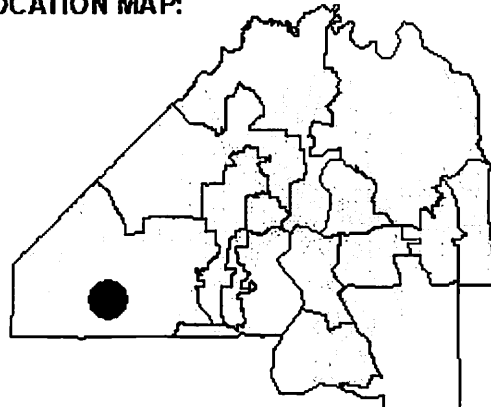


**REQUEST SOUGHT:**

**FROM: AGR**

**TO: PUD**

**LOCATION MAP:**



0 130 260 520



Feet

**COUNCIL DISTRICT:**

**12**

**TRACKING NUMBER**

**T-2021-3931**

**EXHIBIT 2  
PAGE 1 OF 1**

**Monroe Estates PUD**

**Written Description  
November 29, 2021**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 002318-0000
- B. Current Land Use Designation: AGR-IV
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Atlee Development Group, Inc. (the "Applicant") proposes to rezone approximately 19.04 acres of property located on Normandy Boulevard, immediately west of Nathan Hale Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). The Planned Unit Development ("PUD") zoning district is being sought to provide for the development of the Property with townhomes with a common scheme of development, as shown on the PUD Conceptual Site Plan dated November 19, 2021 (the "Site Plan"). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit "4"**.

The Property lies within the Agriculture (IV) (AGR-IV) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-IV	AGR	Single Family Residential, Church
East	AGR-IV, PBF	PUD	Vacant, Cecil Commerce Center
North	LDR	PUD	Multi-family Residential (Apartments)
West	AGR-IV, RR, LDR	AGR	Single Family Residential

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 7 units per acre.

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

#### **C. Permitted Uses**

1. *Permitted uses and structures.* Those uses and structures permitted in the RMD-A zoning district.
2. *Permissible uses by exception:* Those uses permitted by exception in the RMD-A zoning district.
3. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre.
4. *Lot and yard requirements:* Those lot and yard requirements set forth by the RMD-A zoning district.
5. *Maximum height of structure:* The maximum heights set forth by the RMD-A zoning district.

#### **D. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

#### **E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

**F. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**1. Recreation**

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

**2. Access**

Access will be provided as shown on the Site Plan via Normandy Boulevard. The location and design of the access point on Normandy Boulevard and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

**3. Signage**

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.

**4. Construction offices/model homes/real estate sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**5. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**6. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), except that the required subdivision landscape buffer along Nathan Hale Road shall be increased to an average of thirty (30) feet, as generally shown on the Site Plan.

**7. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

**8. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021).

**9. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**10. Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RMD-A (70%).

**11. Utilities**

Electric power, water and sewer will be provided by JEA.

**12. PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on November 30, 2021.

**VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a townhome community with a common scheme of development. The PUD allows for development of townhomes consistent with development in the area, and particularly the multifamily residential development directly across Normandy Boulevard. The PUD also provides for increased buffering along Nathan Hale Road, which road provides access to primarily single family residential uses to the south. The PUD design ensures consistency with the surrounding zoning and existing uses.

**VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; and it provides for increase buffering requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.



<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Subdivision Buffer:</b>	Section 656.1222 of the Zoning Code requires an average 20 foot buffer adjacent to public roads.	This PUD increases the required subdivisions buffer along Nathan Hale Road to an average of 30 feet.	To ensure compatibility with surrounding uses.
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**VIII. Names of Development Team**

Developer: Atlee Development Group, Inc.

Planner/Engineer: Almond Engineering

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit "F."

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the

surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**7. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**8. Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

**10. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

**11. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.

ERIC J. ALMOND, P.E.  
FL# 55246

Revision	Date

CS-28 11/19/21-22  
DESIGN: E.J.A.  
DRAWN: E.J.A.  
CHECKED: E.J.A.  
START DATE: 11-19-2021  
PLOT DATE: 11-19-2021

MASTER SITE PLAN

MONROE ESTATES  
ATLEE DEVELOPMENT  
GROUP

**ALMOND**  
ENGINEERING  
CONSULTING CIVIL ENGINEERS  
6077 BURGESS CENTER COURT E., SUITE 1  
JACKSONVILLE, FL 32217  
(904) 306-0100 FAX (904) 306-0101

C-8

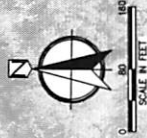
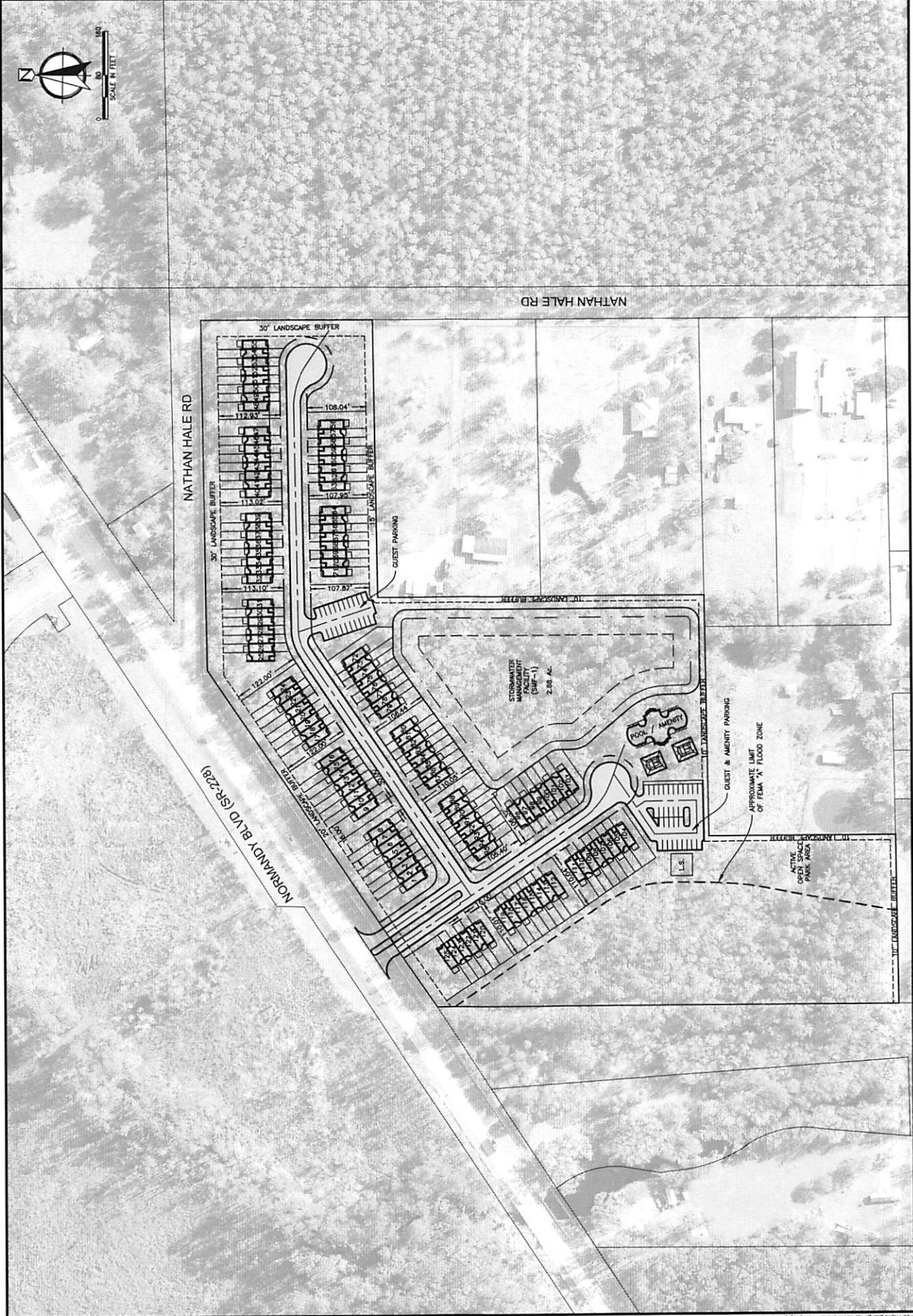


Exhibit F

Total gross acreage	19.04 ac	100%
Amount of each different land use by acreage		
Residential	19.04	100%
Total number of dwelling units	125	
Total amount of parks/active recreation	1.25 ac	6.6%
Maximum coverage of buildings and structures at ground level		50%

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## **MEMORANDUM**

**DATE:** March 1, 2022

**TO:** Erin Abney, City Planner II  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Memorandum 2022-0106

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Normandy Blvd is an FDOT road. FDOT shall be the permitting agency for access, utilities and maintenance of traffic for all work in this right of way.
- The first intersection internal to the site shall be reconfigured to prevent the jog in northbound traffic.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.