

# 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

May 4, 2023

The Honorable Terrance Freeman, President  
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.: 2023-169**

Dear Honorable Council President Freeman, 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**

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

Planning Commission Vote: 7-0

Alex Moldovan, Chair Aye

Ian Brown, Vice Chair Aye

Jason Porter, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard Aye

Jordan Elsbury Aye

David Hacker Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2023-169**

**MAY 4, 2023**

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 **2023-169**.

***Location:*** 8740 Normandy Boulevard

***Real Estate Number(s):*** 009109-0005; 009120-0010; 009120-0020;  
009312-0010

***Current Zoning District(s):*** Residential Medium Density-A (RMD-A)  
Residential Medium Density-B (RMD-B)  
Commercial Community/General-2 (CCG-2)

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

***Current Land Use Category:*** Medium Density Residential (MDR)  
Community/General Commercial (CGC)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

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

***Applicant/Agent:*** Steve Diebenow, Esq.  
Driver McAfee Hawthorne & Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville Florida 32202

***Owner:*** Normandy & Hammond, LLC  
8764 Normandy Boulevard  
Jacksonville, Florida. 32221

Elise Jagodnik  
2932 Oak Creek Lane  
Jacksonville Florida. 32221

Catherine Christersson  
1810 Bilodeau Court  
Jacksonville, Florida. 32221

Trustee Corporation of the West Normandy Baptist  
Church, Inc.  
8728 Normandy Boulevard  
Jacksonville, Florida. 32221

***Staff Recommendation:***

**APPROVE**

### **GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0169** seeks to rezone 26.52 acres of land from the Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), and Commercial Community/General-2 (CCG-2) Zoning Districts to the Residential Medium Density-D (RMD-D) Zoning District. The applicant is seeking to develop the subject sites with Multi-Family and Townhome Units.

There is a companion Small Scale Land Use Amendment **2023-0168** to change the portion of the subject sites that has the Community/General Commercial (CGC) Land Use Category to Medium Density Residential (MDR). The department is also recommending approval on the Land Use Amendment.

### **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 2045 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

#### ***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The 26.52 -acre subject site is located along the south side of Normandy Boulevard (SR-228) between Normandy Boulevard, a major arterial road, and Herlong Road, a collector road. The site is in Planning District 4, Council District 12, and is in the Suburban Development Area. The site is in the CGC land use category. The applicant seeks to rezone the property from CCG-2, RMD-A and RMD-B to RMD-D to develop multi-family residential uses.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and

higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR in the Suburban Development Area permits residential densities at a minimum of 7 units per acre and up to 20 units per acre.

Analysis of the proposed application for consistency based on the 2045 Comprehensive Plan results in the same findings as it does under the 2030 Comprehensive Plan.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. 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:

**Policy 1.1.21** Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

**Policy 1.2.9** Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

**FLUE 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 2045 Comprehensive Plan and Land Development Regulations.

**FLUE Objective 3.1.6:** The city shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City’s land use regulations. The proposed rezoning will allow a residential/multi-family development in the area and provide a greater variety of housing types and services.

**SURROUNDING LAND USE AND ZONING**

The subject property is located between Normandy Boulevard and Herlong Road just east of the intersection of the two roadways. The surrounding Zoning Districts and Land Use Categories are as followed:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	CCG-2	Dwellings/Commercial Retail
East	MDR/CGC	RMD-B/D	Single Family Dwellings, Vacant Commercial
South	PBF	PBF-3	Herlong Airport
West	MDR/CGC	RMD-A/CCG-2	Single Family Dwellings/ Commercial Retail

The proposed rezoning to RMD-D will be consistent and compatible with the surrounding residential uses in the area.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on April 27, 2023, the required Notice of Public Hearing sign **was** posted:



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-169** be **APPROVED**.



Aerial View

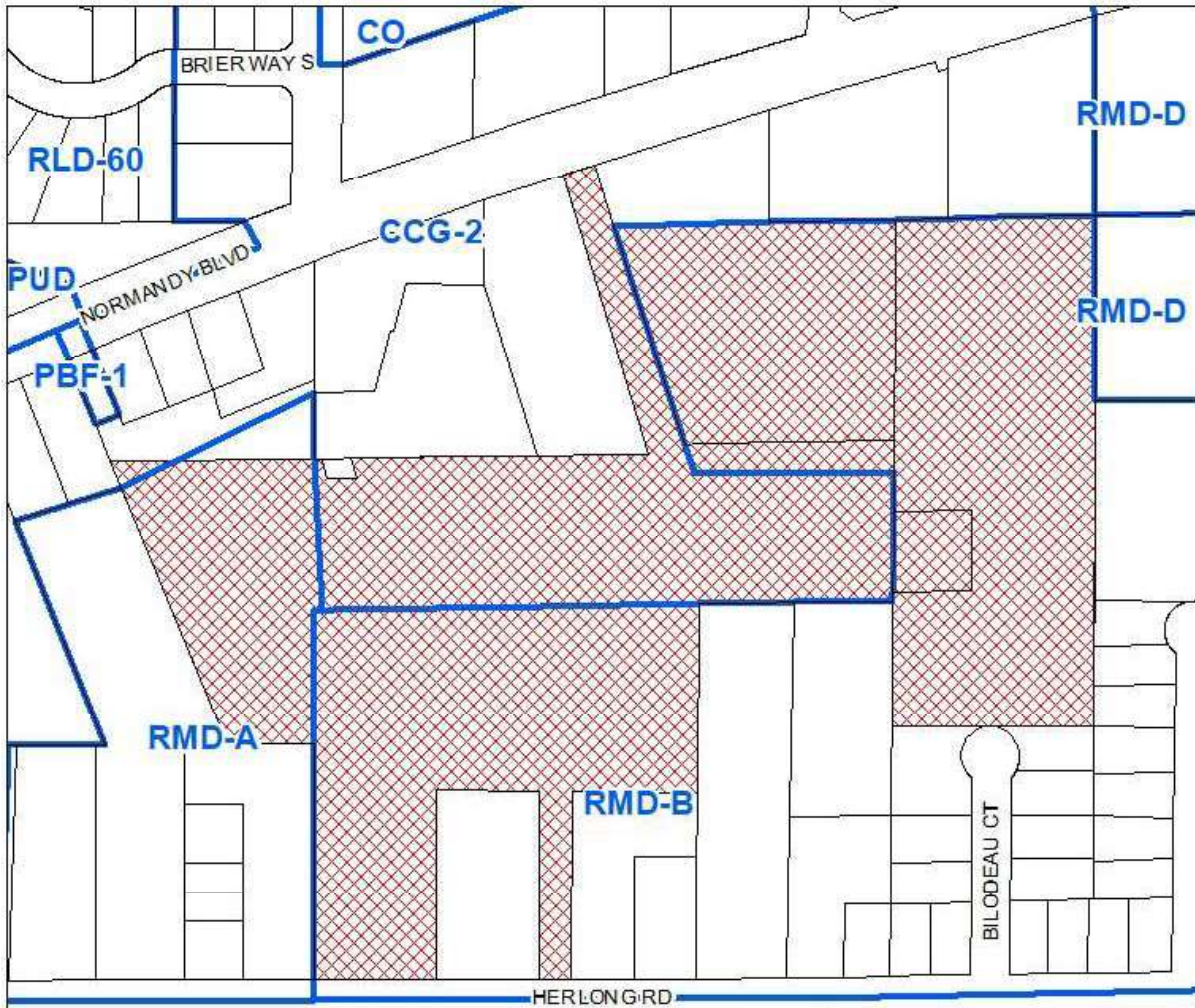


View of the Neighboring Business on Normandy Boulevard

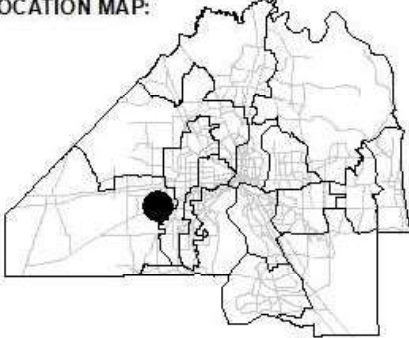
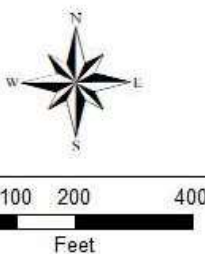


View of the Neighboring Church on Normandy Boulevard





**PBF-3**

<p>REQUEST SOUGHT:</p> <p><b>FROM: CCG-2, RMD-A, AND RMD-B</b></p> <p><b>TO: RMD-D</b></p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: <b>12</b></p>
<p>ORDINANCE NUMBER <b>ORD-2023-0169</b></p>	<p>TRACKING NUMBER <b>T-2022-4665</b></p>	<p><b>EXHIBIT 2 PAGE 1 OF 1</b></p>

Legal Map