

# 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.: 2023-170**

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,



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

**AD-23-20**

**LOCATION:** 8740 Normandy Boulevard

**REAL ESTATE NUMBERS:** 009109-0005; 009120-0020; 009120-0010;  
009312-0010

**DEVIATION SOUGHT:**

1. Reduce Minimum lot area from 1,500 Square Feet to 1,300 Square Feet for Townhomes
2. Decrease the Minimum number of Loading Spaces from 9 required to 0 Loading Spaces

**PRESENT ZONING:** CCG-2, RMD-A, RMD-B  
**PROPOSED ZONING:** RMD-D

**CURRENT LAND USE:** MDR, CGC  
**PROPOSED LAND USE:** MDR

**PLANNING DISTRICT:** 4      **COUNCIL DISTRICT:** 12      **SIGNS POSTED:** 4

**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

**AGENT:**

Steve Diebenow, Esq.  
Driver McAfee Hawthorne &  
Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville Florida 32202

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b> Unique. The applicant is seeking to rezone the properties in order to build a Multi-Family and Townhome development. The applicant is seeking to reduce the minimum lot area of the townhomes due to the layout of the site and a reduction in the loading spaces is being requested in order for the parking and landscaping requirements to be met.</p>
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<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b>                  Yes. Given the proposed layout of the site, and the applicants preferred plan to provide the required Parking and Landscaping requirements, it is seen as a practical difficulty to require the loading spaces and townhome lot areas to be met.</p>
<p><b>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.</b></p>	<p><b><u>Recommendation:</u></b>                  Yes. The requests are not based upon the desire to reduce the cost of developing the site, but rather to allow for the Parking and Landscape requirements to be met. The result of the deviations would accomplish a result that is in the public’s best interest as all parking can be met on site with the required landscape buffers and requirements.</p>
<p><b>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 affected by the deviation, in that...</b></p>	<p><b><u>Recommendation:</u></b>                  Yes. The proposed deviations will not diminish property values in, nor alter the essential character of the surrounding neighborhood. The surrounding area is comprised of a mix of residential and commercial uses, with the Herlong airport located nearby as well. The proposed deviations will not alter the character of the various surrounding uses of the site.</p>
<p><b>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...</b></p>	<p><b><u>Recommendation:</u></b>                  Yes. The proposed deviations will not have a detrimental impact on the public’s health and safety as the deviations will allow for the residents to park on site, while providing all of the required landscaping which is beneficial to the public’s health.</p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b><u>Recommendation:</u></b>                  Yes. The intent of the Zoning Code is to promote the health and safety of the public while allowing deviations that result in development harmonious with the existing pattern of development. The proposed deviations are in harmony with the spirit and intent of the code.</p>

<b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b>	N/A
<b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b>	N/A

**PLANNING DEPARTMENT RECOMMENDATION:** Approve  
**DATE OF REPORT:** May 4, 2023

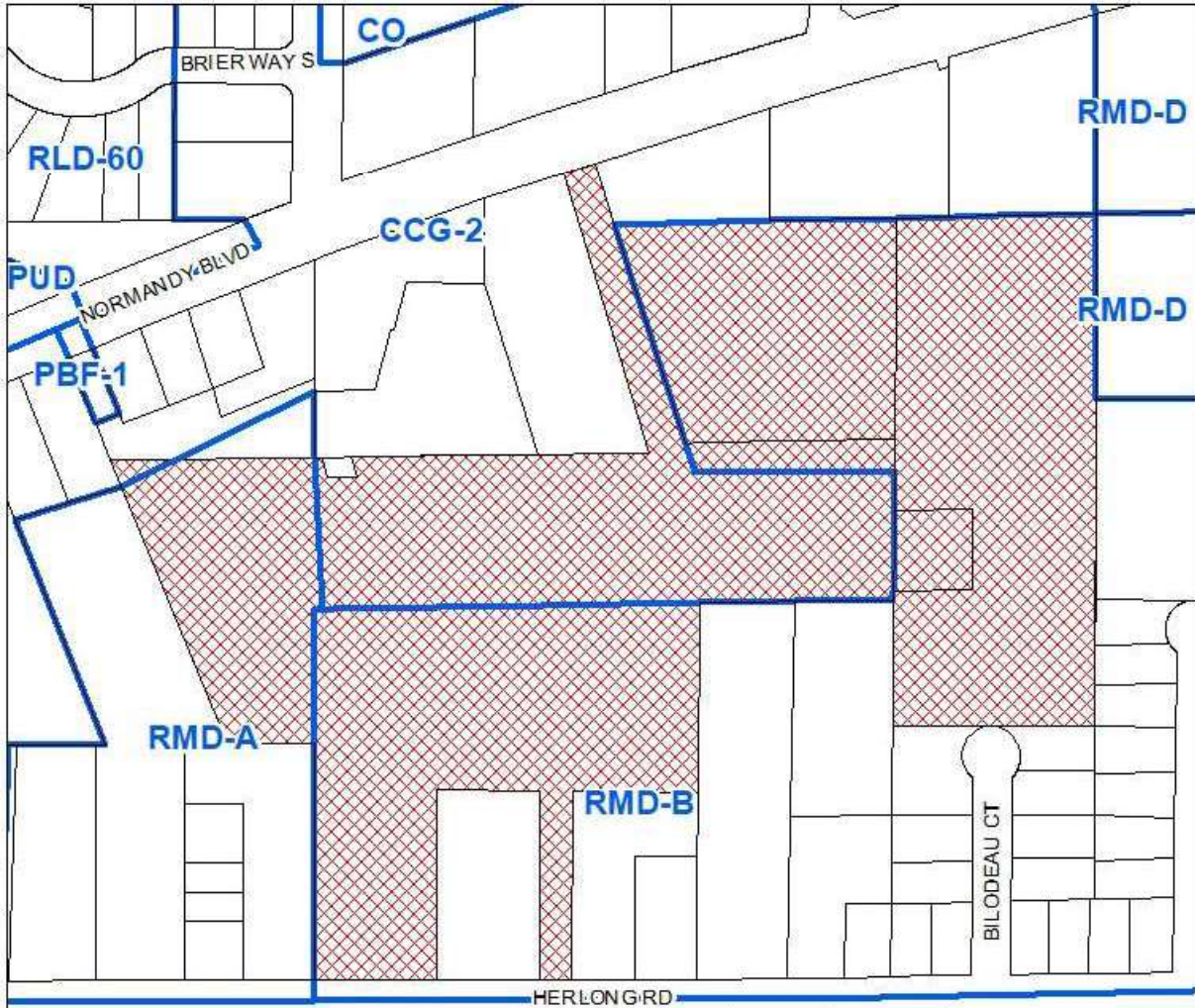
**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on April 27, 2023 by the Planning and Development Department the required Notice of Public Hearing sign **was** posted.





Aerial View



**PBF-3**

<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE REQUIRED MINIMUM LOT AREA FROM 1500 TO 1350 SQUARE FEET</b></p> <p><b>DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 9 REQUIRED TO 0 LOADING SPACES</b></p>	<p><b>LOCATION MAP:</b></p>	
<p><b>ORDINANCE NUMBER</b> ORD-2023-0170</p>	<p><b>TRACKING NUMBER</b> T-2022-4667</p>	<p><b>COUNCIL DISTRICT:</b> 12</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map