



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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Jacksonville, FL 32202  
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Jacksonville.gov

August 22, 2024

The Honorable Randy White  
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.: 2024-534**

**Application for: SAI of Jacksonville PUD**

Dear Honorable Council President White, 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated January 17, 2024.
2. The original written description dated June 1, 2024.
3. The original site plan dated August 6, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The maximum building height shall not exceed 50 feet for commercial uses.
2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed fifteen (15) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules

shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

Planning Department conditions:

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Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-534 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 22, 2024**

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 **2024-534** to Planned Unit Development.

***Location:*** 0 Normandy Blvd. between Carter Landing Blvd.  
and Guardian Dr.

***Real Estate Number(s):*** 009067-0015

***Current Zoning District(s):*** Planned Unit Development (PUD 2019-007-E)

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

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Northwest, District 5

***Council District:*** District 12

***Applicant/Agent:*** Alexander Moldovan  
AVI Land Holdings, LLC  
75661 Blackbird Lane  
Yulee, Florida 32097

***Owner:*** Krupal Patel  
SAI of Jacksonville Properties, LLC  
295 Constance Lane  
St. Augustine, Florida 32095

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2024-534 seeks to rezone approximately 3.03 acres of land from PUD to PUD. The current PUD encompasses 90 acres, 84 acres of which are developed with single family dwellings and 6 acres of retail commercial uses. The commercial portion allows retail and service establishment uses found in the CCG-1 Zoning District. The rezoning is being

sought to add outdoor RV and boat storage, social event meeting facilities, hotel/motel to the commercial retail and service establishment uses already approved by the PUD. Additionally, the PUD is requesting a waiver of the distance limitations for the retail sale of all alcoholic beverages.

PUD Ord. 2019-7-E was approved with the following conditions:

- (1) Dead-end streets, designed to be so permanently, shall be prohibited except when designed as cul-de-sacs. If T-turnarounds are permitted, they shall meet the minimum dimensions given in the City's standard details.
- (2) All cross accesses to the future commercial parcels shall be a minimum of 250 feet from the edge of pavement of Normandy Boulevard. There shall also be a left turn lane into the future parcel on the west side of the entrance road.
- (3) The subject property shall be developed in accordance with the Transportation Planning Division Memorandum dated January 17, 2019.
- (4) The maximum building height shall not exceed 50 feet for commercial uses.
- (5) Prior to the verification of substantial compliance within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and recommends that condition #4 be continued with the proposed PUD. Conditions 1, 2, 3, and 5, relate to the residential portion of the PUD.

### **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.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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 2045 Comprehensive Plan. Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development. The proposed PUD includes three additional uses to the commercial portion of the PUD. Therefore, the proposed rezoning is consistent with

the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

***(B) 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:

**Future Land Use Element:**

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.9** Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Natural or man-made buffers and boundaries
- Height of development
- Site layout

***(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 plan of 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 2045 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 categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 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) prior to development approvals. MOB # 120283.2 / CRC # 120283.1 / City Dev # 1701.003: Checkers: Normandy Blvd: MOB PAID IN FULL \$49,545 on 6/28/2024 / B-24-147512 / Proposed: 1,000' sf drive-thru (2 lanes) only restaurant w/ no indoor seating (ITE 935). 1 drive thru is for customer use, the second drive-thru is for delivery services (such as Uber, Doordash only)

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

This proposed Planned Unit Development intends to utilize lands for commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

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

- Traffic and pedestrian circulation patterns: The proposed uses will use the existing curb cuts on Carter Landing Blvd. The site plan shows an access on Normandy Blvd. This access will must be approved by FDOT.
- Compatible relationship between land uses in a mixed-use project: The proposed uses are classified as permitted uses in the CCG-1 Zoning District. It is not expected that the uses will create any adverse impacts.

***(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The written description has requested a 65-foot height for commercial uses. The current PUD lists a condition imposed by City Council that set the maximum height at 50 feet. This condition was added as the parcel is within the 50-foot Height & Hazard Zone of Herlong Airport. The applicant has not provided any justification for the additional height. **Staff recommends the PUD be conditioned with a maximum building height of 50-feet.**  
The written description indicates that directional lighting fixtures will be utilized to minimize lighting intrusion on the residential properties. **Staff recommends a condition to verify the lighting will not affect the existing residential properties.**
- The type, number and location of surrounding external uses: To the north is a residential subdivision. There is a 6-foot high, 100% opaque vinyl fence that separates the subject property from the subdivision. Additionally, there is a retention pond between the residential and commercial areas that can buffer any adverse impact.
- 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	MDR	PUD (19-007)	Single family subdivision
South	PBF	PBF-3	Herlong Airport
East	CGC	PUD (19-190)	Outside storage
West	CGC	PUD (19-007)	Undeveloped

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description indicates the owner will construct a 6-foot high, 85% opaque wood or vinyl fence along the western and southern boundaries to screen views into the RV and boat storage area.

The PUD is requesting a waiver of the distance limitations for the retail sale of all alcoholic beverages. The closest church is the Westside Christian Church which is approx. 2500 feet to the south. Promised Land Baptist Church is 4300 feet from the subject property and The Most Holy Redeemer Catholic Church is 7000 feet to the north.

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

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a commercial retail uses and service establishments. The PUD is appropriate at this location because it will provide the storage of RV and boats which are difficult to store on a residential lot.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The written description indicates the owner will construct a 6-foot high, 85% opaque wood or vinyl fence along the western and southern boundaries to screen views into the RV and boat storage area.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have access to Normandy Blvd through Carter Landing Drive. There is a median cut at the intersection of Normandy Blvd. FDOT has commented that there is sufficient capacity to accommodate the expected traffic.

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

Open space and recreation area are not required for commercial uses.

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

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(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.***

The site will be developed in accordance with Part 6 of the Zoning Code.

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

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.



### **SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 12, 2024, the required Notice of Public Hearing sign **was not** posted. However the agent did provide photos showing the signs were posted prior to the construction on Normandy Blvd.



### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-534** be **APPROVED with the following exhibits:**

1. The original legal description dated January 17, 2024.
2. The original written description dated June 1, 2024.
3. The original site plan dated August 6, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-534** be **APPROVED subject to the following conditions which may only be changed through a rezoning:**

1. The maximum building height shall not exceed 50 feet for commercial uses.
2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed fifteen (15) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



Aerial view of subject property





View of subject property from Caster Landing Blvd.



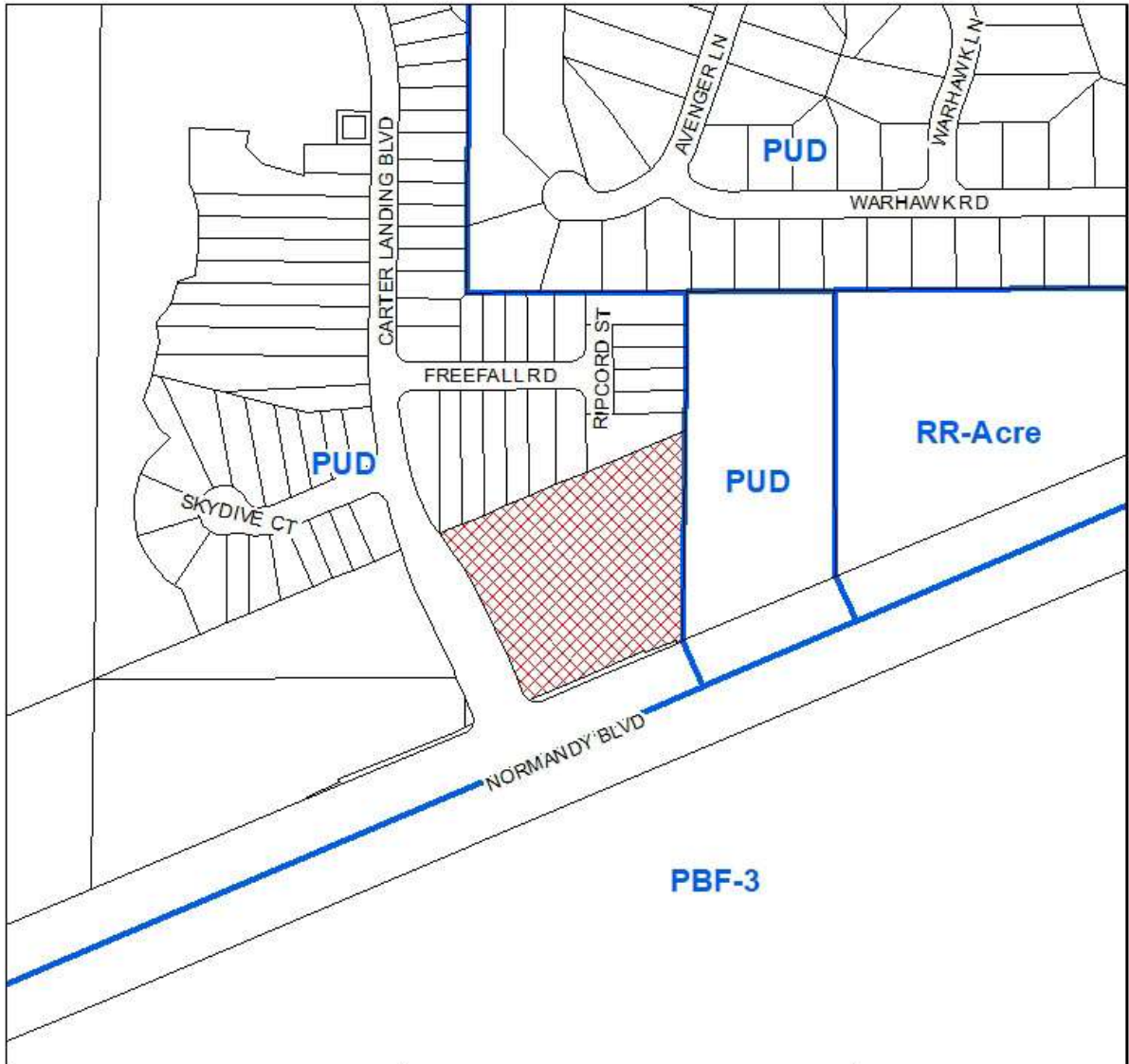
View of turn lane construction on Normandy Blvd in front of subject prpoerty

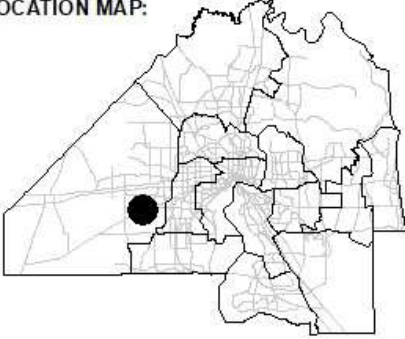



View of fence between subject property and single family residential



View of pond between subject property and residential single family residential



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</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-2024-0534</b></p>	<p>TRACKING NUMBER <b>T-2023-5348</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>