



# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
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Jacksonville, FL 32202  
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ONE CITY. ONE JACKSONVILLE.

February 7, 2019

The Honorable Aaron Bowman, President  
The Honorable Matt Schellenberg, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2019-07**                      **Application for: Normandy Boulevard PUD**

Dear Honorable Council President Bowman, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD:                       Approve     Approve with Conditions     Deny
- Recommendation by PC to LUZ:               Approve     Approve with Conditions     Deny
- This rezoning is subject to the following exhibits:
  1. The original legal description dated October 15, 2018
  2. The original written description dated December 20, 2018
  3. The original site plan dated December 18, 2018

● Recommended Planning Commission Conditions\* to the Ordinance: None

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 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 Blvd. 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 Division Memorandum dated January 17, 2019.
4. The maximum building height shall not exceed 50 feet.
5. Prior to the ~~first final inspection~~ [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.

\*Additions made by PC to the proposed Jacksonville Planning and Development Department (“JPDD”) conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 7-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent presented to revisions to the conditions and the Department has no objection.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Padgett, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alex Moldovan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Sincerely,



Bruce E. Lewis  
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