

City of Jacksonville, Florida

Lenny Curry, Mayor

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

20 August 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2020-394**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan
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**

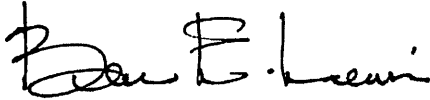
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black 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
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2020-0394****AUGUST 20, 2020**

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 **2020-0394**.

Location: 10590 Joes Road; Between Hamlet Road and Forgotten Way

Real Estate Number: 008900-0000

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-100A (RLD-100A)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 5—Northwest

Applicant/Agent: Michael Antonopolous
Michael Antonopolous, LLC
228 Clatter Bridge Road
Ponte Vedra, Florida 32081

Owner: Sherryl Murphy
Redlinger Trust
228 Clatter Bridge Road
Ponte Vedra, Florida 32081

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0394** seeks to rezone 1.38± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-100A (RLD-100A). The property is located in the Low Density Residential (LDR) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for a lot split between the two (2) existing single-family dwellings.

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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Low Density Residential (LDR) in the Suburban Area is intended to provide for low-density residential development. The subject property is located along the south side of Joes Road between Forgotten Way and Blair Road. The applicant is proposing a rezoning application from Rural Residential-Acre (RR-Acre) Residential Low Density – 100A (RLD-100A). Low Density Residential in the Suburban Area allows for single-family residential development with a maximum density of 7 units/acre when both centralized potable water and wastewater are available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be one quarter of an acre if either one of centralized potable water or wastewater services are not available. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE):

Goal 1

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

No developmental changes are expected from the proposed rezoning. Rather, the subject property will be split into two (2) lots that measure 100 x 300 feet in dimensions and 0.68 acres in area.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RR-Acre to RLD-100A in order to permit for a lot split.

SURROUNDING LAND USE AND ZONING

The subject property is located between Hamlet Road and Forgotten Way. The predominant use along the Joes Road corridor are single-family dwellings with a sporadic mix of lot sizes ranging from 90 feet in lot width to 322 feet in lot width. The proposed rezoning to RLD-100A would render the new lots to have a 100 foot width and 21,780 square foot area—which, in terms of density, would complement the abutting residential lots. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single-Family Dwellings
East	LDR	RLD-60	Single-Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwelling

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-100A will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

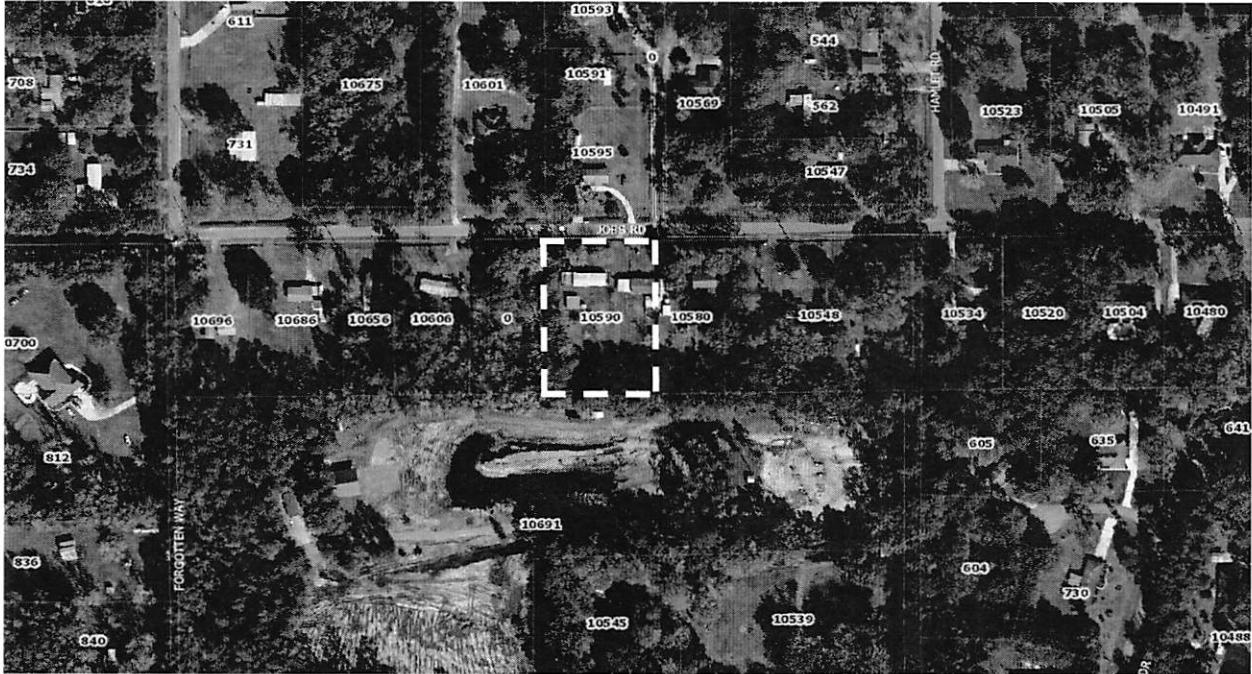
Upon visual inspection of the subject property on **August 12, 2020** by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0394** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 06/17/20

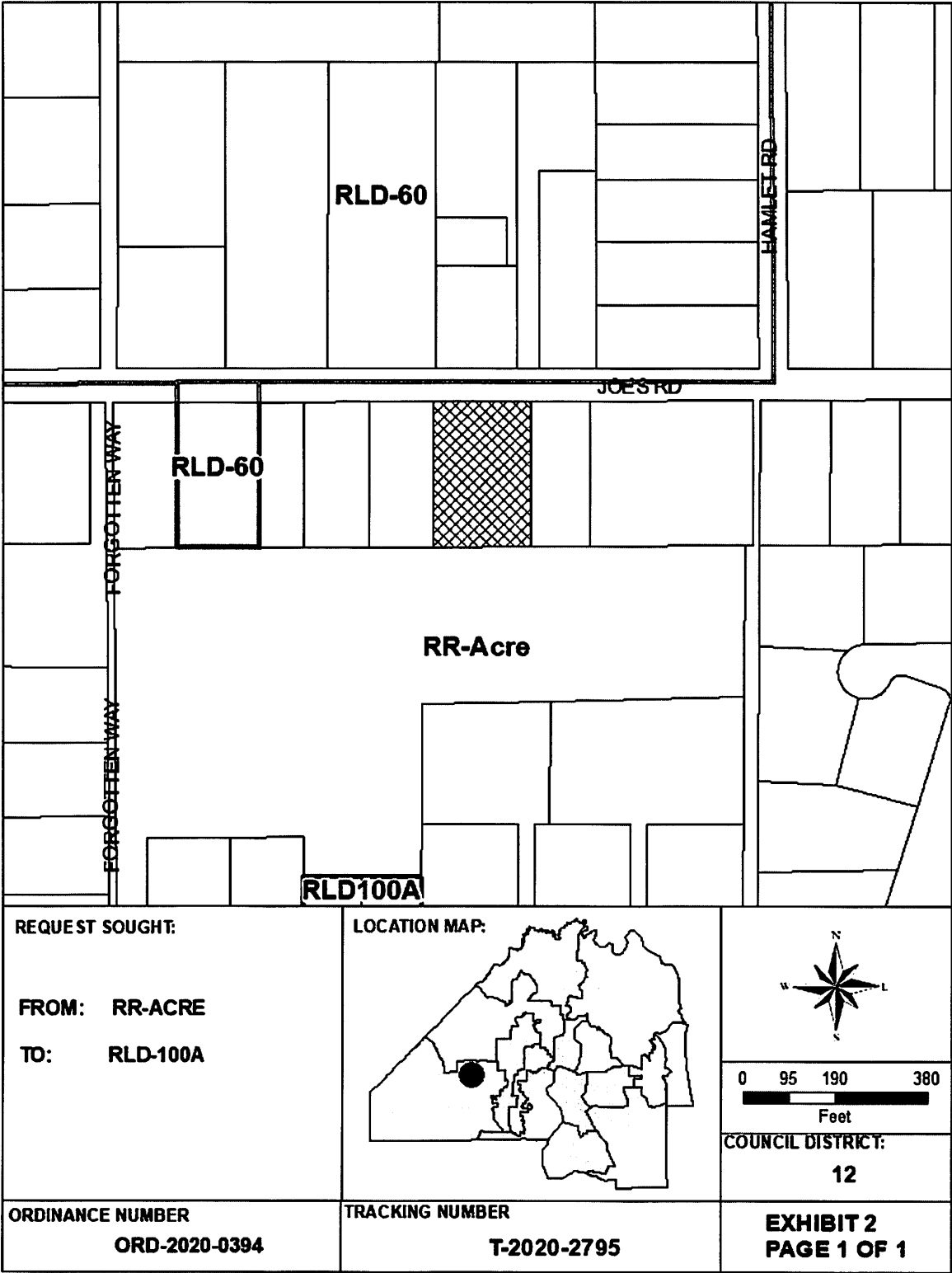
Aerial view of the subject site and parcel, facing north.

Figure C:



Source: Planning & Development Dept, 08/12/20

View of the subject parcel and its two (2) dwellings, facing south.



Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0394 **Staff Sign-Off/Date** ATW / 06/25/2020
Filing Date 07/22/2020 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 08/25/2020 **Planning Commission** 08/20/2020

Land Use & Zoning 09/01/2020 **2nd City Council** N/A

Neighborhood Association WEST JAX CIVIC ASSOCIATION

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 2795 **Application Status** FILED COMPLETE
Date Started 03/10/2020 **Date Submitted** 03/16/2020

General Information On Applicant

Last Name	First Name	Middle Name
ANTONOPOULOS	MICHAEL	

Company Name
 MICHAEL ANTONOPOULOS, LLC

Mailing Address
 228 CLATTER BRIDGE ROAD

City	State	Zip Code
PONTEVEDRA	FL	32081

Phone	Fax	Email
9043618193	904	MA-LLC@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MURPHY	SHERRYL	R

Company/Trust Name
 REDLINGER TRUST

Mailing Address
 228 CLATTER BRIDGE ROAD

City	State	Zip Code
PONTE VEDRA	FL	32081

Phone	Fax	Email
9043618193		MA-LLC@COMCAST.NET

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	008900 0000	12	5	RR-ACRE	RLD-100A

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

Existing Land Use Category

LDR

Land Use Category Proposed? **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 1.37**Justification For Rezoning Application**

THERE HAVE BEEN 2 MOBILE HOMES ON THE PROPERTY SINCE APPROXIMATELY 1986. THE CITY ADMINISTRATIVELY REZONED THE PROPERTY IN 2008 CREATING A NON-CONFORMING USE. IF APPROVED, THE PROPERTY WILL BE SPLIT INTO 2 LOTS EACH HAVING 100 OF STREET FRONTAGE BEING 300 DEEP AND 0.68 ACRES.

Location Of Property**General Location**

WHITEHOUSE

House #

10590

Street Name, Type and Direction

JOES RD

Zip Code

32244

Between Streets

HAMLET ROAD

and

FORGOTTEN WAY

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
1.37 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost: \$2,132.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT "1"
LEGAL DESCRIPTION
10590 JOES ROAD ~ RE# 008900 0000

The south 300' of the west 322.5' of Tract 1, of a subdivision of the NW ¼ of the NE ¼ in Section 30, Township 2 South, Range 25 East, as recorded in Plat Book 4, Page 14, as recorded in the current public records of Duval County, Florida less and except the Easterly 122.50' thereof.

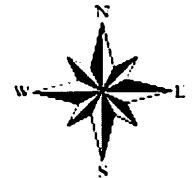
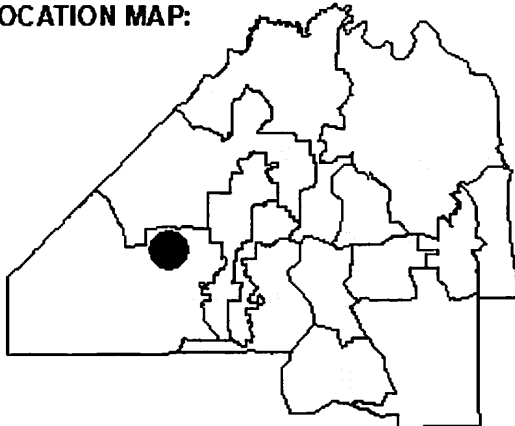


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-100A

LOCATION MAP:



0 95 190 380



Feet

COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2020-2795

**EXHIBIT 2
PAGE 1 OF 1**

JOE'S RD.

(60' R/W)

SO. R.W.

100'

EXST. DRIVE

(27.9)

EXST. SEPTIC TANK

(27.6)

EXST. DRAIN FIELD

(27.2)

SCALE 1"=40'



(25.1)

(24.6)

(24.0)

(23.6)

(23.0)

(26.2)

(25.5)

(25.0)

(24.6)

(24.0)

(27.1)

(26.2)

(25.6)

300'

300'

10590

100'

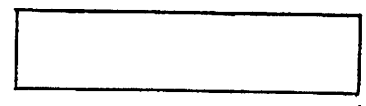
THE EAST 100' OF THE WEST 200'
OF THE SOUTH 300' OF TRACT 1
OF A SUBDIVISION OF THE N.E. 1/4,
SEC. 30, T 25, R 2 S.E., PLAT BOOK
4 PG. 14 C.P.R. DUVAL COUNTY FL.

JOE'S RD.
(60' R/W)

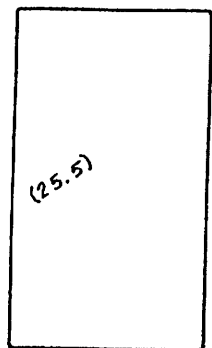
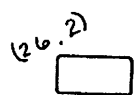
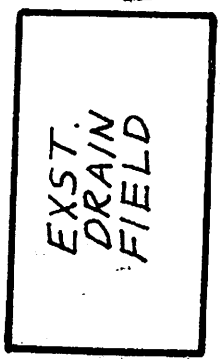
SO. R.W.

100'

EXST. DRIVE



EXST. SEPTIC TANK



SCALE 1"=40'



300'

300'

(25.1) (26.2) (27.9)
(24.6) (27.6)
(24.9) (27.2)
(24.0) (27.1)
(23.6) (26.2)
10598
(23.0) (24.6) (25.6)

100'

THE SOUTH 300' OF THE WEST 100'
OF TRACT 1 OF A SUBDIVISION OF
THE N.E. 1/4, SEC. 30, T2S., R25E,
PLAT BOOK 4 PG. 14 C.P.R. DUVAL
COUNTY FL.