

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

May 5, 2021

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.: 2021-199**

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**

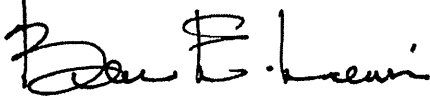
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
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 OF**APPLICATION FOR REZONING ORDINANCE 2021-0199****MAY 6, 2021**

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 2021-0199.

Location: 7968 Bailey Body Road

Real Estate Number: 145175-0015, 145177-0000, 145175-0005, 145172-0010

Current Zoning District: Commercial Community General-1 (CCG-1)
Commercial Community General-2 (CCG-2)
Residential Medium Density-A (RMD-A)

Proposed Zoning District: Public Buildings and Facilities-1 (PBF-1)

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

Planning District: Greater Arlington/Beaches, District 2

Applicant/ Owner: City of Jacksonville
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0199 seeks to rezone approximately 3.04± acres of a property from Commercial Community General-1 (CCG-1)/ Commercial Community General-2 (CCG-2)/ Residential Medium Density-A (RMD-A) to Public Buildings and Facilities-1 (PBF-1) in order to allow for the construction of a new fire station. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC)/ Medium Density Residential (MDR) 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 2030 Comprehensive Plan.

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. The request is for a rezoning from Zoning Districts Commercial Community General-1 (CCG-1)/ Commercial Community General-2 (CCG-2)/ Residential Medium Density-A (RMD-A) to Public Buildings and Facilities-1 (PBF-1). If approved, the proposed rezoning would be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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. According to the Category Description of the Future Land Use Element (FLUE), CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses.

MDR in the Urban Area is intended to provide compact medium density residential development. Single-family and multi-family dwellings are the main development typology in the MDR category in the Urban Area. According to the FLUE, the maximum gross density for MDR in the Urban Area is 20 units per acre.

Future Land Use Element

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network,

while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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.

The subject properties is located in the Suburban Area and will be supplied by City Water and City Sewer. Therefore, the applications will be in compliance with Policy 1.2.9.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

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 to PBF-1 in order to allow for the construction of a new fire station.

SURROUNDING LAND USE AND ZONING

The subject site is located on the end of Baily Body Road, which is classified as a local roadway, and is also located in Planning District 2, Council District 4 and within the Urban Development Area. This rezoning request would allow for the development of a Fire Station which will be beneficially to the surrounding area. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Supermarket

South	MDR	RMD-A	Townhomes
East	MDR	PUD: 1997-0755	Single Family Dwellings
West	RPI	RMD-A	Vacant

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-1 will be consistent and compatible with the surrounding uses.

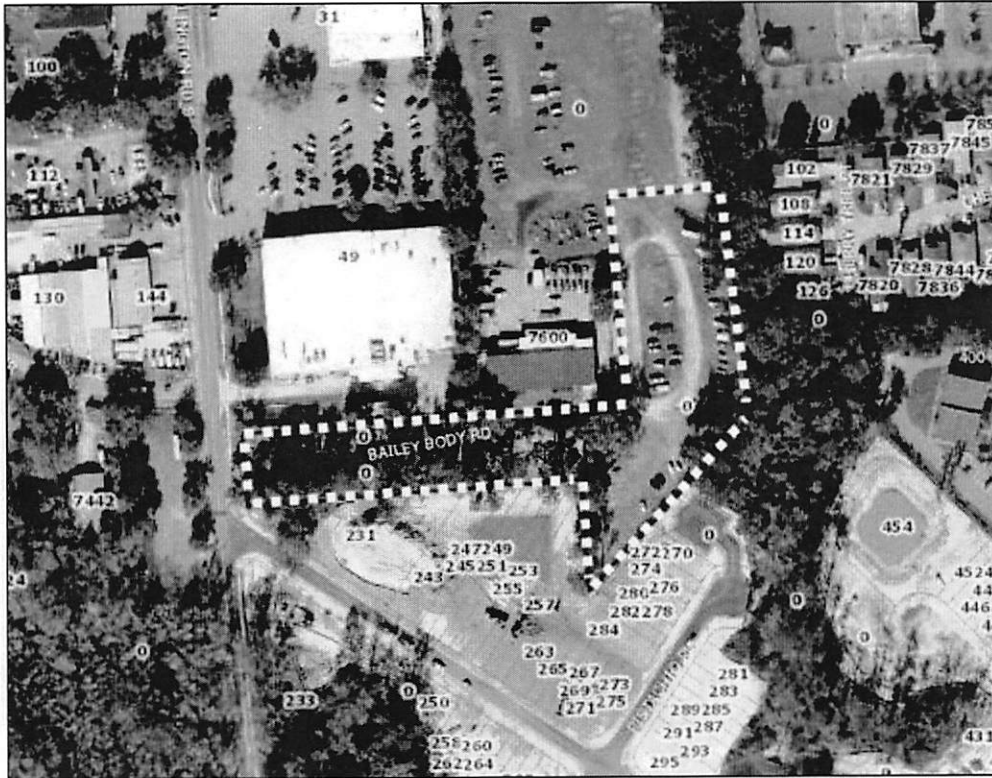
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 20, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0199** be **APPROVED**.



Aerial View

Source: JaxGIS Map



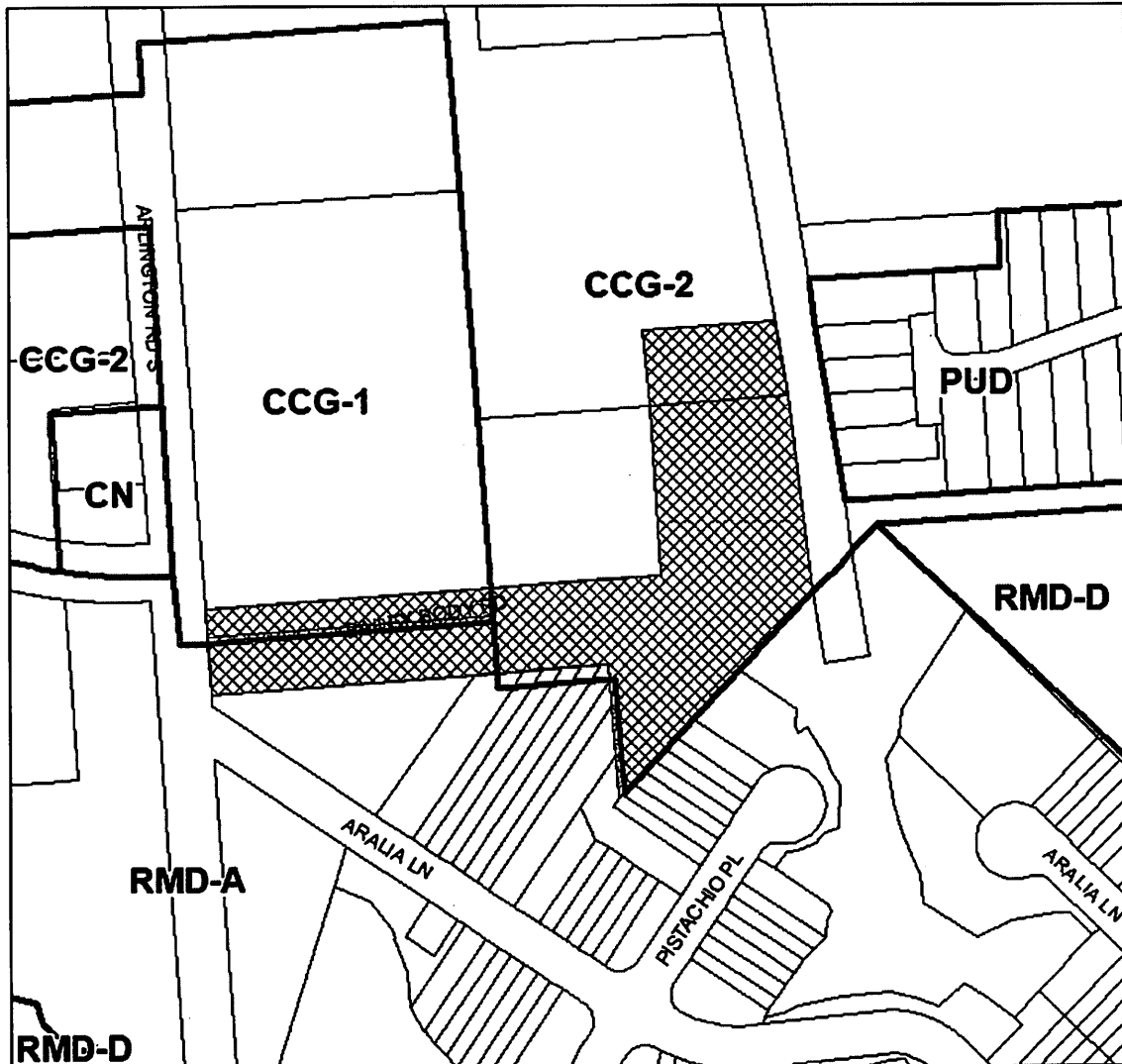
View of Subject Property

Source: GoogleMaps



View of Property to the North

Source: Planning & Development Department 04/20/2021



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1, CCG-2, & RMD-A</p> <p>TO: PBF-1</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER ORD-2021-0199</p>	<p>TRACKING NUMBER T-2021-3364</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map
 Source: JaxGIS Map

Application For Rezoning To Conventional Zoning District**Planning and Development Department Info****Ordinance #** 2021-0199 **Staff Sign-Off/Date** ELA / 04/13/2021**Filing Date** 04/13/2021 **Number of Signs to Post** 1**Hearing Dates:****1st City Council** 05/11/2021 **Planning Commission** 05/06/2021**Land Use & Zoning** 05/18/2021 **2nd City Council** N/A**Neighborhood Association** N/A**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 3364**Application Status** FILED COMPLETE**Date Started** 02/03/2021**Date Submitted** 02/17/2021**General Information On Applicant**

Last Name	First Name	Middle Name
JACKSONVILLE	CITY OF	

Company Name
CITY OF JACKSONVILLE

Mailing Address
214 NORTH HOGAN STREET, SUITE 300

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9042557800		COMMUNITYPLANNING@COJ.NET

General Information On Owner(s) **Check to fill first Owner with Applicant Info**

Last Name	First Name	Middle Name
WILLIAMS	MARIA	

Company/Trust Name
CITY OF JACKSONVILLE

Mailing Address
214 NORTH HOGAN STREET, 10 FLOOR

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9042558789		MARIACW@COJ.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 145175 0015	4	2	CCG-2	PBF-1
Map 145177 0000	4	2	CCG-2	PBF-1
Map 145175 0005	4	2	CCG-1	PBF-1

Map 145172 0010 4 2 RMD-A PBF-1

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

Existing Land Use Category

CGC

Land Use Category Proposed? **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 3.04**Justification For Rezoning Application**

CONSTRUCTION OF A NEW FIRE STATION (#65)

Location Of Property**General Location**

ARLINGTON

House #	Street Name, Type and Direction	Zip Code
7968	BAILEY BODY RD	

Between Streets

ARLINGTON ROAD S and BAILEY BODY RD

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

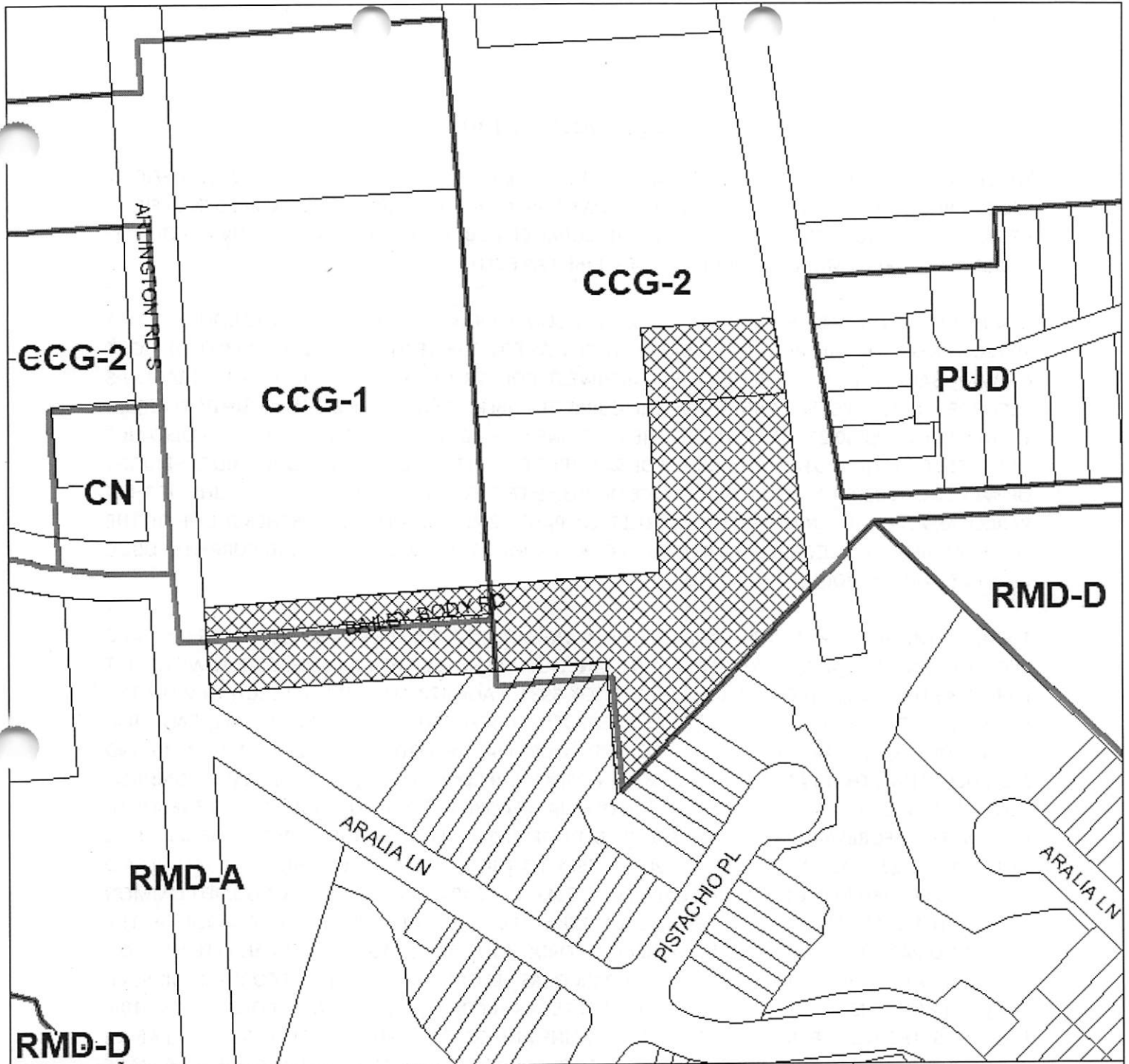
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
3.04 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee
62 Notifications @ \$7.00 /each: \$434.00
- 4) Total Rezoning Application Cost: \$2,474.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

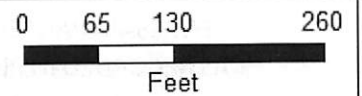
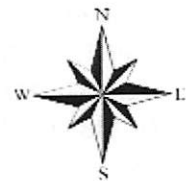
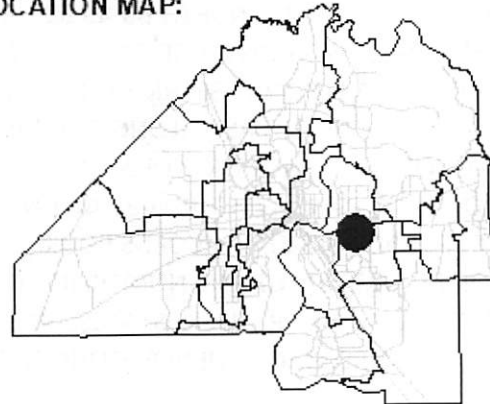


REQUEST SOUGHT:

FROM: CCG-1, CCG-2, & RMD-A

TO: PBF-1

LOCATION MAP:



COUNCIL DISTRICT:

4

ORDINANCE NUMBER

ORD-2021-0199

TRACKING NUMBER

T-2021-3364

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description

THOSE PARCELS AS DESCRIBED IN OFFICIAL RECORD BOOK 6491, PAGE 478 TOGETHER WITH OFFICIAL RECORD BOOK 8934, PAGE 1106 AND TOGETHER WITH PART OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 6106, PAGE 2255 ALL OF THE CURRENT PUBLIC RECORDS ALL OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER SOUTH RIGHT OF WAY OF ATLANTIC BOULEVARD, A 100 FOOT RIGHT OF WAY WITH THE EAST RIGHT OF WAY OF ARLINGTON ROAD SOUTH, A 60 FOOT RIGHT OF WAY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 'C', UEBELHOER TRACT, AS RECORDED IN PLAT BOOK 7 PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 03°50'27" EAST, ALONG THE EAST LINE OF SAID ARLINGTON ROAD SOUTH A DISTANCE OF 840 FEET TO THE SOUTHWEST CORNER OF SAID TRACT C; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY SOUTH 03°50'27" EAST, A DISTANCE OF 203.59 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL AS RECORDED IN OFFICIAL RECORD 17320, PAGE 1240, AND ON THE NORTHERLY LINE OF THE SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 8934, PAGE 1106 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING:

THENCE FROM SAID POINT OF BEGINNING, DEPARTING SAID EAST RIGHT OF WAY AND ALONG LAST SAID COMMON LINE, NORTH 85°37'05" EAST, A DISTANCE OF 332.81 FEET TO AN INTERSECTION WITH THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6981, PAGE 478 AND AN INTERSECTION WITH THE SOUTHWEST CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404; THENCE DEPARTING THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 17320, PAGE 1240 AND ALSO DEPARTING THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 8934, PAGE 1106, CONTINUE ALONG SAID SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, PAGE 478 AND THE SOUTH LINE OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404, RUN NORTH 86°10'22" EAST A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404; THENCE RUN ALONG SAID COMMON LINE NORTH 03°45'32" WEST A DISTANCE OF 198.27 FEET TO THE NORTH EAST CORNER OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404 AND AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, PAGE 478 WITH THE SOUTHERLY LINE OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6106, PAGE 2255; THENCE DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID SUBJECT PARCEL ALONG A NEW LINE IN THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6106, PAGE 2255 RUN THE FOLLOWING TWO COURSES, NORTH 03°45'32" WEST A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH 86°10'22" EAST A DISTANCE OF 152.76 FEET TO THE WEST LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE RIGHT OF WAY PER SECTION 72100-2505, SHEET NUMBER 6: THENCE RUN SOUTH 10°16'40" EAST, ALONG SAID DRAINAGE RIGHT OF WAY A DISTANCE OF 88.56 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, PAGE 478; THENCE CONTINUE SOUTH 10°16'40" EAST ALONG THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, INTERSECTION WITH ARALIA PLACE AS RECORDED IN PLAT BOOK 74, PAGE 175 OF SAID NORTHERLY LINE SOUTH 43°25'09" WEST, A DISTANCE OF 332.31 FEET TO THE EAST LINE OF SILVER CREEK ESTATES, UNIT NO. 3 AS RECORDED IN PLAT BOOK 18, PAGE 36 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID EAST LINE NORTH 04°08'58" WEST A

DISTANCE OF 156.87 FEET TO AN INTERSECTION WITH THE NORTH LINE THEREOF; THENCE RUN SOUTH 85°35'45" WEST, ALONG SAID NORTH LINE A DISTANCE OF 144.29 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 8934, PAGE 1106; THENCE CONTINUING ALONG SAID NORTH LINE RUN SOUTH ARLINGTON ROAD SOUTH; THENCE RUN NORTH 03°39'09" WEST, ALONG LAST SAID EAST LINE A DISTANCE OF 102.00 FEET TO A THE POINT OF BEGINNING,

HAVING AN AREA OF 132290.2 SQUARE FEET, 3.037 ACRES