

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

April 22, 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.: 2021-171**

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**

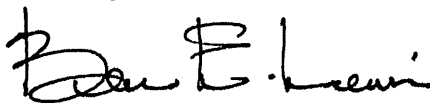
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker in opposition who was concerned about the loss of privacy and additional traffic. The Commissioners felt there were similar developments in the area with ½ acre lots.

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 2021-0171

APRIL 22, 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 2021-0171

Location: 3917 Starratt Road; Between Tiki Lane and Grover Road

Real Estate Number: 108094-0000

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

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

Current Land Use Category: Rural Residential (RR)

Planning District: District 6—North

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Keith Howard
3915 Starratt Road
Jacksonville, Florida 32226

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0171 seeks to rezone 0.50± 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 the development of approximately 75 single-family dwellings.

Although this request comprises 0.50± acres of rezoning, an additional 22.34± acres of land should be considered via **Rezoning Ordinance, 2021-0137**, which is another rezoning filed by the applicant for the contiguous development of a single-family subdivision. Therefore, this

application should be holistically reviewed in relation to the current rezoning request and the potential impact both parcels will have on the Starratt Road corridor and surrounding land uses.

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 Rural Residential (RR) 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. Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family detached housing will be the predominant land uses in this category. Single-family dwellings are a principal use within the RR category. The maximum gross density shall be 2 units/acre when both centralized water and sewer are available and the maximum gross density shall be 1 unit/acre when the site is served with on-site potable water and wastewater, and there shall be no minimum density.

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):

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.

In reference to the attached JEA Availability Letter, 2020-4323, the proposed development shall connect to City water and sewer with an estimated flow of 26,250 gpd.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to RLD-100A would allow for higher density infill development on a vacant and underutilized parcel.

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 single-family subdivision.

SURROUNDING LAND USE AND ZONING

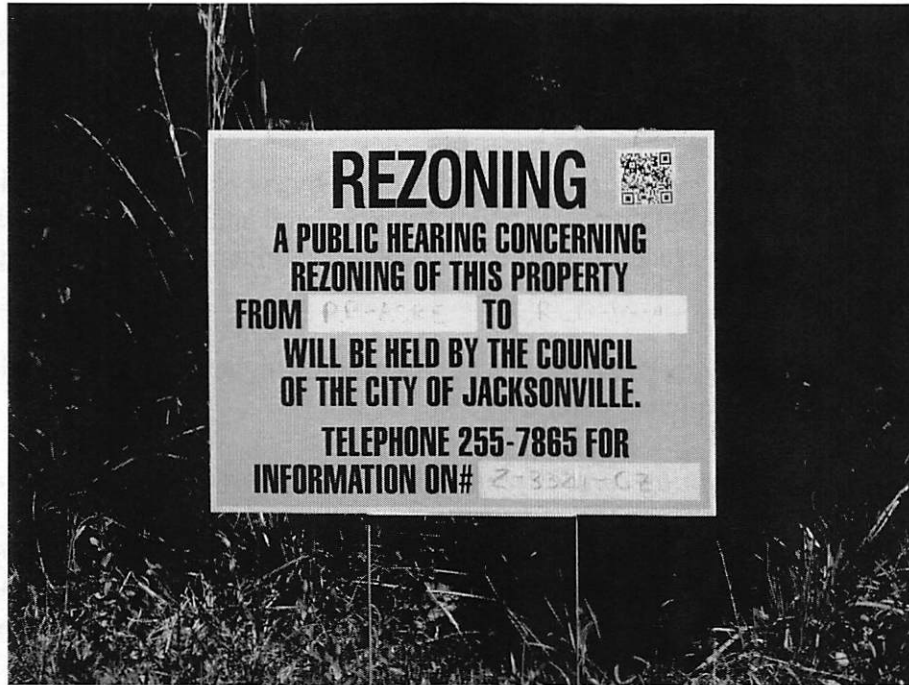
The subject property is located on the north side of Starratt Road between Tiki Lane Grover Lane of Branam Field Road and Forest Trail. The predominant use within this area contain single-family dwellings with a mixture of lot sizes. The proposed rezoning to RLD-100A requires the new lots to have 100 foot width and 21,780 square foot area—which, in terms of density, would complement the abutting residential lots. Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RR/CSV	RR-Acre/CSV	Single-Family Dwellings/Starratt Creek
East	RR	RR-Acre	Single-Family Dwellings
South	RR	RR-Acre	Single-Family Dwellings
West	RR	RR-Acre	Single-Family Dwellings

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 **April 8, 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 **2021-0171** be **APPROVED.**

Figure A:



Source: Planning & Development Dept, 02/12/21

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

Figure B:



Source: Planning & Development Dept, 04/08/21

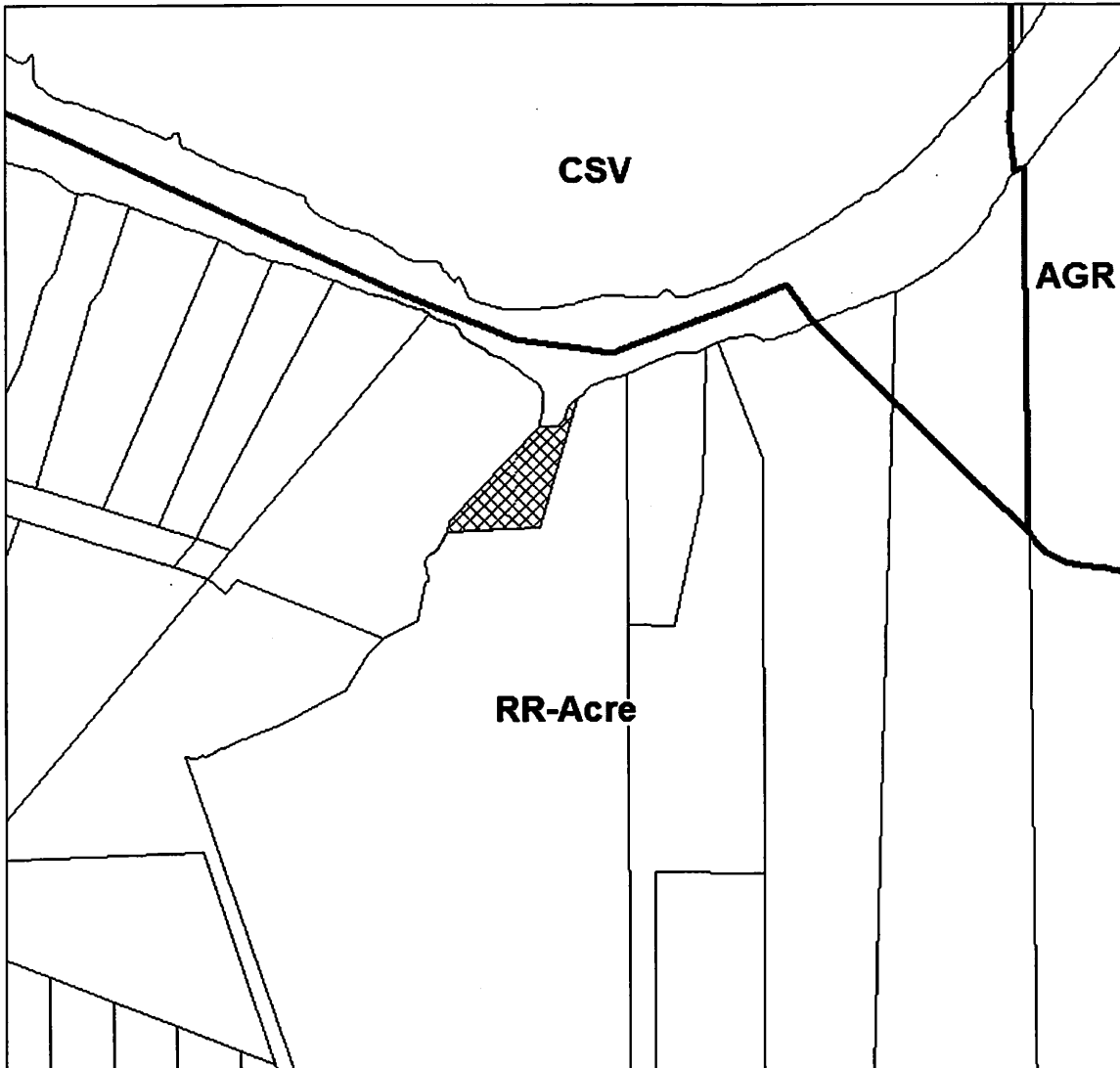
View of the subject property along Starratt Road, facing north.

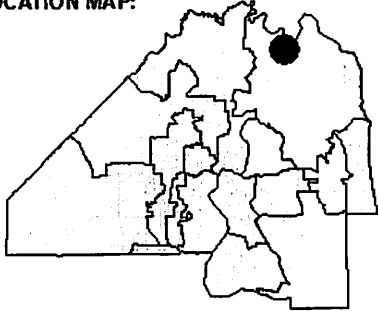
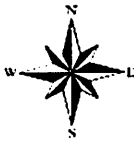
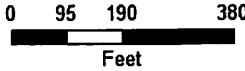
Figure C:



Source: Planning & Development Dept, 04/08/21

View of the subject property along Starratt Road, facing north.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-100A</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0171</p>	<p>TRACKING NUMBER</p> <p>T-2021-3399</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0171 Staff Sign-Off/Date ATW / 03/01/2021
 Filing Date 03/17/2021 Number of Signs to Post 1
 Hearing Dates:
 1st City Council 04/27/2021 Planning Commission 04/15/2021
 Land Use & Zoning 05/04/2021 2nd City Council N/A
 Neighborhood Association M & M DAIRY INC / THE EDEN GROUP INC. / EDWARDS CREEK
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3399 Application Status PENDING
 Date Started 02/25/2021 Date Submitted 02/25/2021

General Information On Applicant

Last Name First Name Middle Name
 HART CURTIS L
 Company Name
 HART RESOURCES LLC
 Mailing Address
 8051 TARA LANE
 City State Zip Code
 JACKSONVILLE FL 32216
 Phone Fax Email
 9049935008 CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 HOWARD KEITH
 Company/Trust Name
 Mailing Address
 3915 STARRATT ROAD
 City State Zip Code
 JACKSONVILLE FL 32226
 Phone Fax Email

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 108093 0010	2	6	RR-ACRE	RLD-100A

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

Existing Land Use Category

RR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.50

Justification For Rezoning Application

THIS TRANSITION FROM RR-ACRE TO RLD-100A WOULD PROVIDE AN ORDERLY TRANSITION FROM A RURAL AREA TO AN AREA WITH LARGE LOTS CONSISTING OF SINGLE FAMILY HOMES.

Location Of Property**General Location**

NORTHSIDE OF STARRATT ROAD

House #	Street Name, Type and Direction	Zip Code
3915	STARRATT RD	32226

Between Streets

DEERMEADOWS LANE and GROVER ROAD

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
0.50 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
9 Notifications @ \$7.00 /each: \$63.00
- 4) Total Rezoning Application Cost: \$2,073.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

LEGAL DESCRIPTION

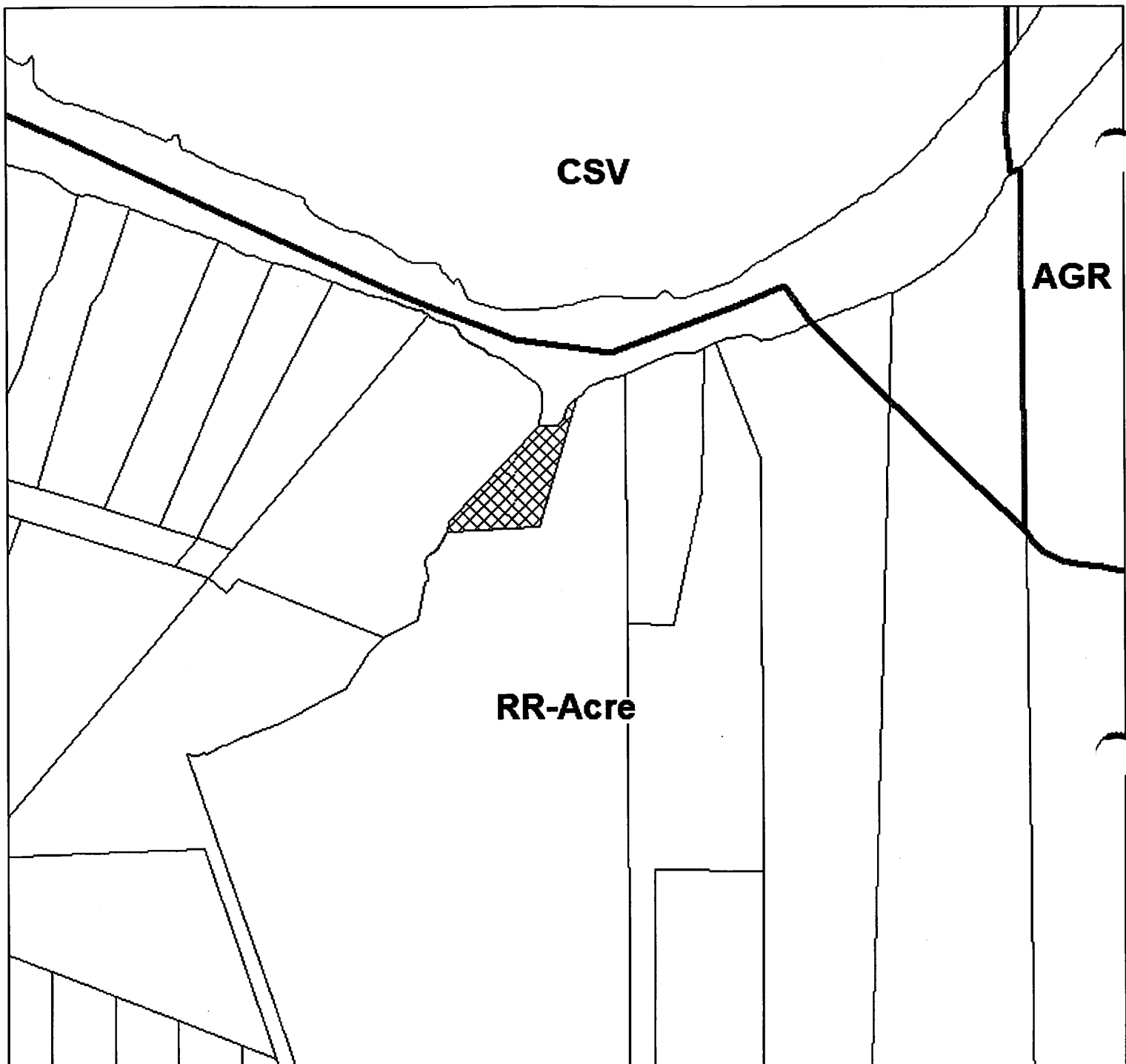
PART OF THE F.M. ARRENDONDO GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF STARRATT ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE CENTER LINE OF BONEY ROAD (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 80°-25'-50" WEST, 901.8 FEET, ALONG THE CENTER LINE OF SAID STARRATT ROAD, TO A POINT; THENCE NORTH 09°-34'-10" EAST, 30.0 FEET, TO A POINT OF THE NORTH LINE OF SAID STARRATT ROAD; THENCE NORTH 01°-57'-30" WEST, 1733.6 FEET; THENCE SOUTH 88°-02'-30" WEST, 230.13 FEET; THENCE NORTH 16°-23'-00" EAST, 172.4 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 16°-23'-00" EAST, 222.8 FEET; THENCE NORTH 32°-52'-00" WEST, 40 FEET, MORE OR LESS, TO THE CENTER OF AN EXISTING BRANCH; THENCE SOUTHWESTERLY, 343 FEET, MORE OR LESS, ALONG THE CENTER OF SAID BRANCH AND FOLLOWING ITS MEANDERINGS THEREOF, TO A POINT THAT IS SOUTH 89°-50'-00" WEST OF THE POINT OF BEGINNING; THENCE NORTH 89°-50'-00" EAST, 171 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.5 ACRES, MORE OR LESS.

March 16, 2021

**Exhibit 1
Page 1 of 1**

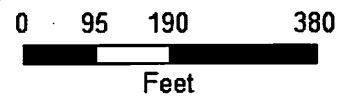
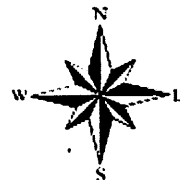
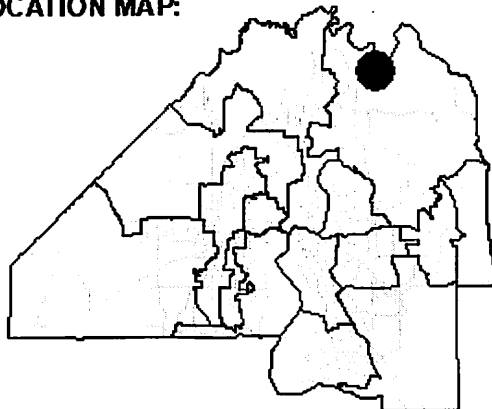


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-100A

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2021-3399

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Chris Favre

12/23/2020

North Florida Engineering Services, Inc.

3530 Agricultural Center Dr, Suite 209

St. Augustine, Florida 32092

Project Name: STARRATT ROAD

Availability #: 2020-4323

Attn: Chris Favre

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Condition stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-4323

Request Received On: 12/17/2020

Availability Response: 12/23/2020

Prepared by: Susan West

Expiration Date: 12/23/2022

Project Information

Name: STARRATT ROAD

Address: 3917 STARRATT RD, JACKSONVILLE, FL 32226

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 26250

Parcel Number: 108094 0000

Location: Starrat Rd 350 ft east of Deer Meadow Ln

Description: 75-LOT SINGEL-FAMILY SUBDIVISION

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8 inch water main at the intersection of Amelia View Dr and Starratt Rd (approx 3,800 ft west of property)

Connection Point #2: Existing 16 inch water main along Starratt Rd approx 700 feet west of Amelia View Dr

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 8 inch gravity sewer/manhole at the intersection of Amelia View Dr and Starratt Rd (approx 3,800 ft west of property)

Connection Point #2: Existing 12 inch force main along Starratt Rd approx 700 feet west of Amelia View Dr

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.