

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

3 September 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.: 2020-483**

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**

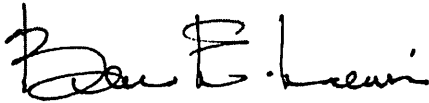
Planning Commission Commentary: There were two speakers who had concerns that the proposed houses would not be mobile homes. The agent indicated the house will not be mobile homes. There was little discussion among the Commissioners.

Planning Commission Vote: 7-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
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, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 FO****APPLICATION FOR REZONING ORDINANCE 2020-0483****SEPTEMBER 3, 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 **2020-0483**.

***Location:*** 14478 Yellow Bluff Road

***Real Estate Number:*** 106172-0000

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

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** District 6—North

***Applicant/Agent:*** Taylor Mejia  
Gilmore Hagan Partners  
800 W. Monroe Street  
Jacksonville, FL 32202

***Owner:*** Lesa Duncan  
American Classic Homes, LLC  
4450 St. Augustine Road Suite 1  
Jacksonville, FL 32207

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2020-0483** seeks to rezone approximately 1.00± acres of a property from Rural Residential-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 Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request to rezone the property is to allow the subdividing of the property into two ½ acre lots that would be consistent with the surrounding parcels. This development pattern is consistent with the surrounding neighborhoods in the area.

**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. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. 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.

**Future Land Use Element**

**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.

*The subject property is surrounded by multiple Single Family Dwelling subdivisions and if approved the proposed residential development would allow for the construction of 2 new single family dwellings. The proposed construction of 2 new single family dwellings will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.*

**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 According to the JEA Availability letter dated July 29, 2020, submitted with the application, the site has access to water connection from an existing main within Yellow Bluff Road ROW and a sewer connection 200 ft. south of the property within Bluff Estate Way ROW.*

**Airport Environment Zone**

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**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 the development of 2 single-family homes subdivided into lots minimum of 21,780 square feet.

**SURROUNDING LAND USE AND ZONING**

The subject site is located to the North of Yellow Bluff Estates Subdivision and on the West side of Yellow Bluff Road. It is also located within the Suburban Area, Planning District 6 and Council District 2. The subject property is surrounded by multiple Planned Unit Developments for single family dwellings ranging from 50 foot wide lots to over 100 foot wide lot. Planned Unit Development 2005-1106 for Yellow Bluff Estates subdivision, just south of the subject property, is single family dwellings primarily 50 feet in width and approximately 5,500 square feet. To the east of the property is Planned Unit Development 2018-0016 Cascade Point Subdivision with

single-family dwelling lots 60 feet in width and approximately 7,200 square feet. The subject property if approved would create two lots approximately 100 feet in width and ½ acre in size. This rezoning request would not be creating a lot out of character for the neighborhood due to surrounding subdivisions have lots smaller in size than the lots that would be created from this rezoning. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings
South	LDR	PUD: 2005-1106	Single Family Dwellings
East	LDR	PUD: 2018-0016	Single Family Dwellings
West	LDR	PUD: 2005-1106	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 **August 18, 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 **2020-0483** be **APPROVED**.



Aerial View

Source: JaxGIS Map



View of Subject Property

Source: Planning & Development Department 08/18/2020



**View of Properties to the South**

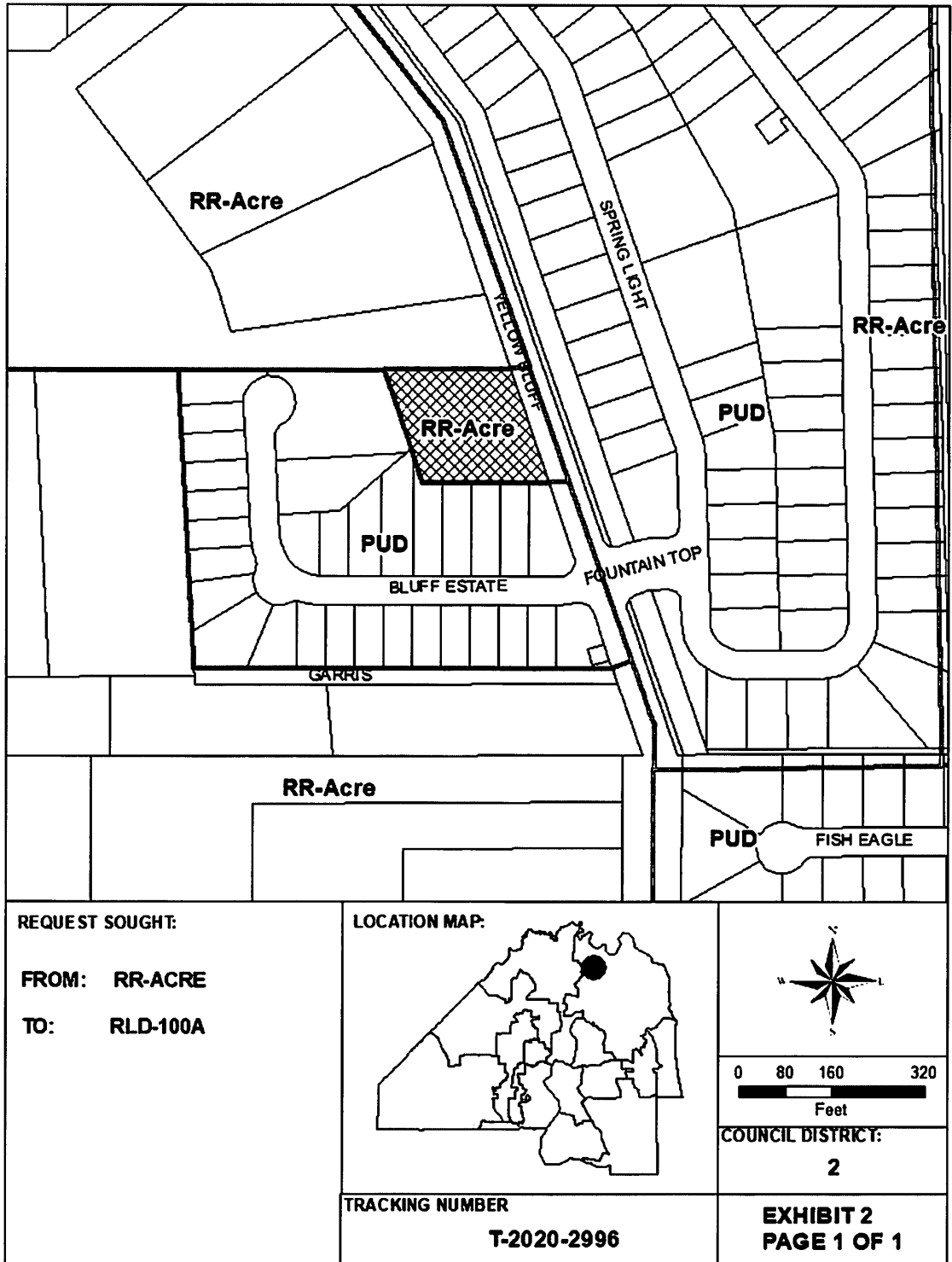
**Source: Planning & Development Department 08/18/2020**



**View of Properties to the East**

**Source: GoogleMaps**





**Legal Map**  
 Source: JaxGIS Map

### Application For Rezoning To Conventional Zoning District

#### Planning and Development Department Info

**Ordinance #** 2020-0483 **Staff Sign-Off/Date** ELA / 08/11/2020

**Filing Date** 08/11/2020 **Number of Signs to Post** 1

**Hearing Dates:**

**1st City Council** 09/08/2020 **Planning Commission** 09/03/2020

**Land Use & Zoning** 09/15/2020 **2nd City Council** N/A

**Neighborhood Association** M & M DAIRY INC, THE EDEN GROUP INC.

**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 2996

**Application Status** FILED COMPLETE

**Date Started** 07/09/2020

**Date Submitted** 07/16/2020

#### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
MEJIA	TAYLOR	
<b>Company Name</b>		
GILMORE HAGAN PARTNERS		
<b>Mailing Address</b>		
800 W MONROE ST		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32202
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043969963	904	TAYLOR.MEJIA@GILMOREHAGAN.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
DUNCAN	LESA	
<b>Company/Trust Name</b>		
AMERICAN CLASSIC HOMES, LLC		
<b>Mailing Address</b>		
4450 ST AUGUSTINE RD, SUITE 1		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32207
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043510308		

#### 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	106172 0000	2	6	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)** 1.00**Justification For Rezoning Application**

REZONING TO CREATE 1/2 LOTS THAT WOULD BE CONSISTENT WITH THE SURROUNDING PARCELS.

**Location Of Property****General Location**

14478 YELLOW BLUFF RD

**House #**

14478

**Street Name, Type and Direction**

YELLOW BLUFF RD

**Zip Code**

32226

**Between Streets**

BLUFF ESTATES WAY

and N/A

**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

1.00 Acres @ \$10.00 /acre: \$10.00

3) Plus Notification Costs Per Addressee

Notifications @ \$7.00 /each:

4) Total Rezoning Application Cost:

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

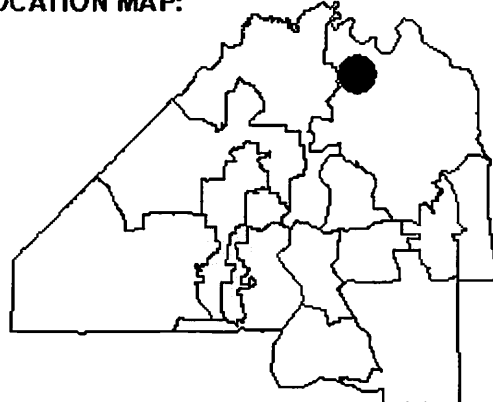


**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: RLD-100A**

**LOCATION MAP:**



0 80 160 320



Feet

**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2020-2996**

**EXHIBIT 2  
PAGE 1 OF 1**

## Legal Description

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Part of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 1 North, Range 27 East, more particularly described as follows:

Commencing at an iron at the intersection of the Southerly line of said Section 14 with the Westerly right of way line of Yellow Bluff Road and thence Northwesterly along the Westerly line of Yellow Bluff Road 499.85 feet to an iron for the point of beginning; thence continue Northwesterly along the Westerly line of said road 208.75 feet to an iron; thence South 89 degrees 30' West 219.4 feet; thence South 19 degrees 15' East 208.75 feet to an iron; thence North 89 degrees 30' East 219.4 feet to the point of beginning.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Taylor Mejia  
Gimore Hagan Partners  
800 W Monroe St  
Jacksonville, FL, 32202

July 29, 2020

Project Name: 14478 Yellow Bluff Road (2 SFH's)  
Availability#: 2020-2497

Attn: Taylor Mejia,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions 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 from the third party owner providing applicant with the right to construct the utilities.

**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 on [jea.com](http://jea.com).

**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](http://JEA.com). This document along with other important forms and submittal processes can be found, [https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2497  
Request Received On: 7/27/2020  
Availability Response: 7/29/2020  
Prepared by: Corey Cooper

**Project Information**

Name: 14478 Yellow Bluff Road (2 SFH's)  
Type: Single Family  
Requested Flow: 700 gpd  
Location: 14478 Yellow Bluff Road, Jacksonville FL 32226  
Parcel ID No.: 106172 0000  
Description: Rezoning 14478 Yellow Bluff Road to create two 1/2 acre lots that would be consistent in size with the surrounding parcels.

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 12-inch water main within Yellow Bluff Rd. ROW.  
Connection Point #2: NA  
Special Conditions: Point of Connection location to be field verified by developer during project design. Layouts are required to be submitted to the Infill Development Team for approval prior to submitting for service. Please review requirements for lot split layouts in the J E A design guidelines located : [https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/). If needed, send pre-application meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).

**Sewer Connection**

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY  
Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole approx. 200 ft S of this property within Bluff Estate Way ROW.  
Connection Point #2: NA  
Special Conditions: You will need to hire a civil engineer to design the line extension. They can provide you with a cost estimate for the work. Point of Connection location to be field verified by developer during project design. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection Committee is granted. Please email [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com), attention ACC, for more information. If needed, send pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).



**Reclaimed Water Connection**

Sewer Region/Plant: N/A

Connection Point #1:

Connection Point #2: NA

Special Conditions:

**General Comments:**

Electric Availability: 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.