

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

August 19, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-435**

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**

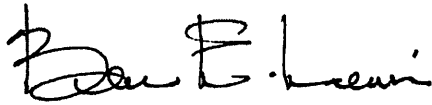
Planning Commission Recommendation: **Deny**

Planning Commission Commentary: There were two speakers in opposition whose concerns with the mobile home already placed on the property, and the use of an easement to access the property. The Commissioners had concerns about the subject property being accessed from an easement, not a road. Also concerned about the proposed lot size as compared to others in the neighborhood.

| | |
|---------------------------|--------|
| Planning Commission Vote: | 6-0 |
| Joshua Garrison, Chair | Aye |
| Dawn Motes, Vice Chair | Absent |
| David Hacker, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Ian Brown | Absent |
| 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 written in a cursive style with a large initial "B".

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 2021-0435

AUGUST 19, 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 2021-0435.

Location 908 Halsema Road South, between Interstate-10 (SR 8) and Turkey Road

Real Estate Number(s): 001930 0020

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: 4 – Southwest

Owner/Agent: Crystal Strickland
908 Halsema Road South
Jacksonville, FL 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0435 seeks to rezone approximately 1.53 acres of land from Rural Residential-Acre (RR-Acre) to Residential Low Density-100A (RLD-100A.) The property is currently used as a single family home, which was developed in 1964. The rezoning is being sought in order to for the applicant to add additional homes on the property for her children. There is currently an open violation on the property (CARE # 210329-001386) due to a mobile home being placed on the property without permits.

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 district consistent with the functional land use category identified in 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 that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. According to the Category Descriptions for the Suburban Development Areas of the FLUE, the LDR land use category is intended to provide for low density residential development. Residential development is permitted at up to seven (7) dwelling units per acre where centralized water and sewer is available. However, with no sanitary sewer and water lines are available, two (2) units/acre when potable water and septic systems can be developed on the site.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Though the request is a decrease in lot size requirement from one acre to half an acre the increase in density within the LDR land use category is appropriate for the Development Area and compatible with the surrounding properties.

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed decreased lot size, to a half acre, is consistent with surrounding properties which range from RLD-90s to RR-Acre.

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. The subject property will meet the requirements of the RLD-100A zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located south of Interstate-10 and east of Cecil Commerce Parkway. The site is located in the Suburban Area Development Boundary. The proposed RLD-100A zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Halsema Road South is largely residential in nature and is characterized by a variety of lot sizes with single-family homes. Surrounding land uses and zoning districts are as follows:

| <u>Adjacent Property</u> | <u>Land Use Category</u> | <u>Zoning District</u> | <u>Current Use(s)</u> |
|--------------------------|--------------------------|------------------------|-----------------------|
| North | LDR/BP | RR-Acre/PUD | Single-family home |
| East | LDR | RLD-90 | Single-family home |
| South | LDR | RR-Acre | Single-family home |
| West | LDR | RR-Acre | Single-family home |

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 11, 2021, 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 2021-0435 be **APPROVED**.



Source: Planning & Development Department, 8/11/2021
Aerial view of the subject property.

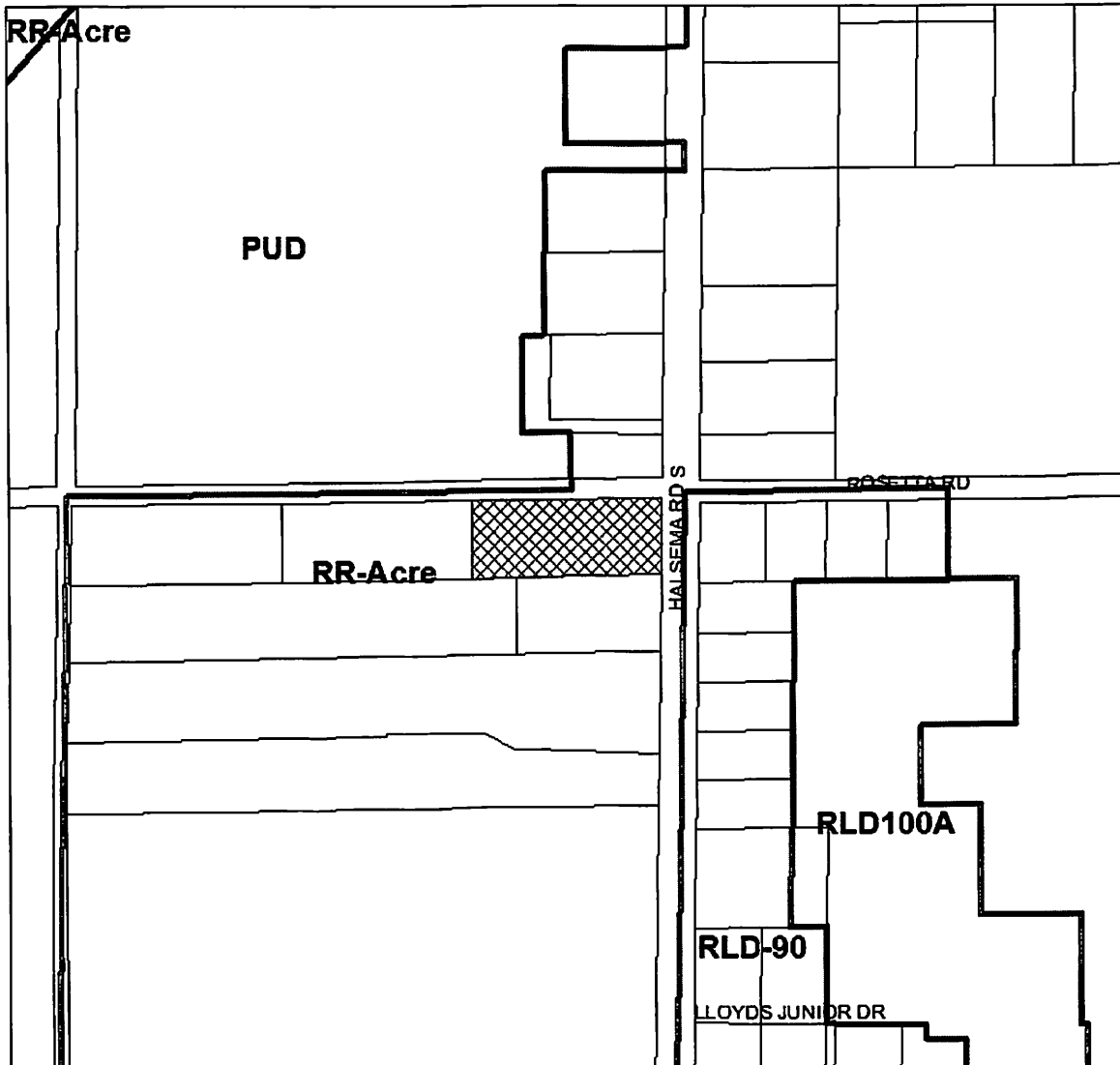


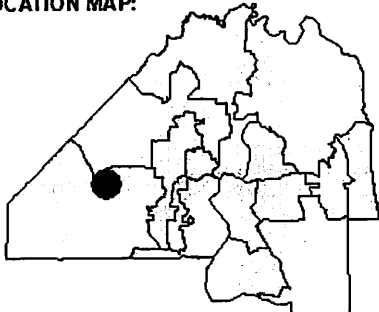
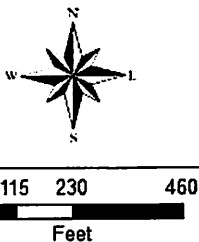
Source: Planning & Development Department, 8/11/2021
View of subject property.



Source: Planning & Development Department, 8/11/2021

View of unpermitted mobile home. (CARE # 210329-001386)



| | | |
|--|--|--|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-100A</p> | <p>LOCATION MAP:</p>  |  <p>COUNCIL DISTRICT:</p> <p>12</p> |
| <p>ORDINANCE NUMBER</p> <p>ORD-2021-0435</p> | <p>TRACKING NUMBER</p> <p>T-2021-3554</p> | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0435 **Staff Sign-Off/Date** KPC / 05/26/2021
Filing Date 07/12/2021 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 08/24/2021 **Planning Commission** 08/19/2021
Land Use & Zoning 09/07/2021 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3554 **Application Status** PENDING
Date Started 05/14/2021 **Date Submitted** 05/21/2021

General Information On Applicant

Last Name STRICKLAND **First Name** CRYSTAL **Middle Name**
Company Name
Mailing Address
 908 HALSEMA ROAD SOUTH
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone 9042293704 **Fax** 904 **Email** STRICKLANDCRYSTAL@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name STRICKLAND **First Name** CRYSTAL **Middle Name**
Company/Trust Name
Mailing Address
 908 HALSEMA ROAD SOUTH
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone 9042293704 **Fax** 904 **Email** STRICKLANDCRYSTAL@YAHOO.COM

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 001930 0020 | 12 | 4 | RR-ACRE | RLD-100A |

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

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.53**Justification For Rezoning Application**

TO PLACE MORE HOMES ON THE PROPERTY FOR MY CHILDREN.

Location Of Property**General Location**

SOUTHEAST OF THE I-10 AND CECIL COMMERCE PARKWAY INTERCHANGE

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 908 | HALSEMA RD S | 32221 |

Between Streets

I-10 and TURKEY 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
 1.53 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
 19 Notifications @ \$7.00 /each: \$133.00
- 4) Total Rezoning Application Cost: \$2,153.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

PART OF TRACT 1 AND 2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 41, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY

DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 1, WITH THE WEST LINE OF HALSEMA ROAD (AN 80.0 FOOT RIGHT OF WAY); THENCE SOUTH 0 DEG. 41' WEST, 163.13 FEET ALONG THE WEST LINE OF

HALSEMA ROAD; THENCE SOUTH 89 DEG. 15' WEST, 400.68 FEET; THENCE NORTH 0 DEG. 41' EAST, 163.13 FEET TO THE NORTH LINE OF SAID TRACT 2; THENCE NORTH

89 DEG. 15' EAST, 400.68 FEET ALONG THE NORTH LINE OF SAID TRACTS 2 AND 1 TO THE POINT OF BEGINNING.

RR-Acre

PUD

RR-Acre

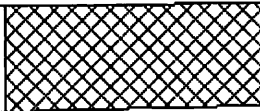
HALSEMA RD S

ROSETTA RD

RLD100A

RLD-90

LLOYDS JUNIOR DR

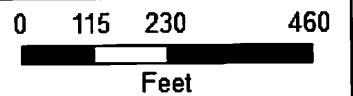
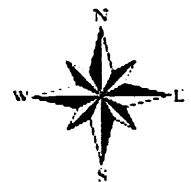
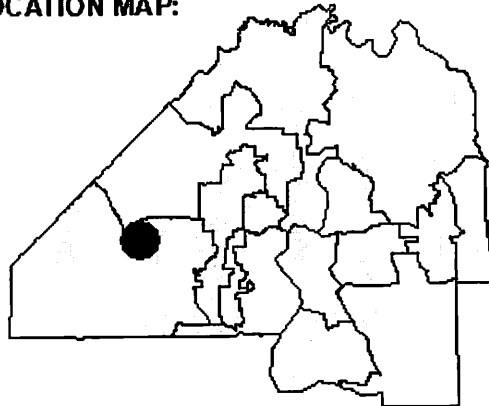


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-100A

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2021-3554

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Crystal Strickland

5/11/2021

908 Halsema Rd S
Jacksonville, Florida 32221

Project Name: New power pole

Availability #: 2021-2159

Attn: Crystal Strickland

Thank you for your inquiry regarding the availability of Electric. 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 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 (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

Sincerely,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-2159

Request Received On: 5/10/2021

Availability Response: 5/11/2021

Prepared by: Corey Cooper

Expiration Date: 05/11/2023

Project Information

Name: New power pole

Address: 908 HALSEMA RD S, JACKSONVILLE, FL 32221

County: Duval County

Type: Electric

Requested Flow: 350

Parcel Number: 001930 0020

Location: West Beaver Street and Turkey Road

Description: Adding mobile home to back property

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1:

Connection Point #2:

Water Special Conditions: JEA does not have a water main available within ¼ mile of this property at this time.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

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: