

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

March 4, 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.: 2021-43**

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: **Tie vote of 3-3 resulted in procedural denial to advance to Council.**

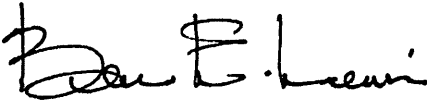
Planning Commission Commentary: There were several speakers in opposition. Their concerns were loss of rural lifestyle, increased traffic, liability of existing ponds and fire and life safety. The Commissioners were split in their discussion. Some felt the lot size is too small, not an adequate transition and an intrusion into this rural area, others felt the area has already changed with the distribution centers and the truck traffic.

Planning Commission Vote: 3-3

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

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" 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 2021-0043

FEBRUARY 18, 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 **2021-0043**.

Location: 0 & 4802 Jones Road;
Between Magill Road North and Richard Road

Real Estate Numbers: 003368-0000 & 003355-0000

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

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Dominion Engineering Group, Inc.
William Ernest Schaefer
4348 Southpoint Boulevard, Suite 204
Jacksonville, Florida 32216

Owner: Iris S. Buchanan Revocable Trust
Ernest D. Buchanan
4802 Jones Road
Jacksonville, Florida 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0043** seeks to rezone 16.15± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) for the purpose of developing the property with a single-family subdivision. The subject site has approximately 165 feet of frontage on Eastern portion of the subject property, where the proposed entrance to the subdivision will be located. The proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. There are properties zoned RLD-60 in the general area but those properties were not subdivisions that were developed with subdivision regulations. The closest subdivision (Trout River Bluff) developed with subdivision

regulations is approximately 2 miles to the north, off Garden Street. This subdivision is zoned RLD-90. The rezoning is consistent with the density and growth of 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. The 16.15-acre subject site is located between Pritchard Rd. and Jones Rd., both of which are collector roads. The property is on Jones Rd. The site is in the LDR land use category and is within the Suburban Development Area. LDR category in the Suburban Development Area is intended to provide for low-density residential development. Generally, single-family detached housing should be the predominant development typology

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single-family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

The property is surrounded by LDR and AGR-IV land use. The requested RLD-60 rezoning is consistent with the LDR Land Use Category. The rezoning should demonstrate full consistency with the other identified Policies as described in order to be deemed consistent with the general intent of the 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. The proposed rezoning to RLD-60 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development.

Future Land Use Element

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 proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. Otherwise, the lots will have to comply with standard set forth in the *2030 Comprehensive Plan*.

Objective 3.1

Continue to maintain adequate land designated for residential uses, which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

By rezoning this property from RR-Acre to RLD-60, this would allow for more residential properties on smaller lots but also keeping the residential character of the neighborhood intact.

If approved, compliance with the *2030 Comprehensive Plan* for site plan requirements would be reviewed during 10-set.

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, the subject property will be rezoned from RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject properties are located on the south and west side of Jones Road, north of Pritchard Road. The surrounding uses, land use category and zoning are as follows:

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

Staff recommends that the application be approved for RLD-60. Approval of this rezoning to RLD-60 would provide for the development of a transitional lot size subdivision that is consistent with the growth of the area.

SUPPLEMENTARY INFORMATION

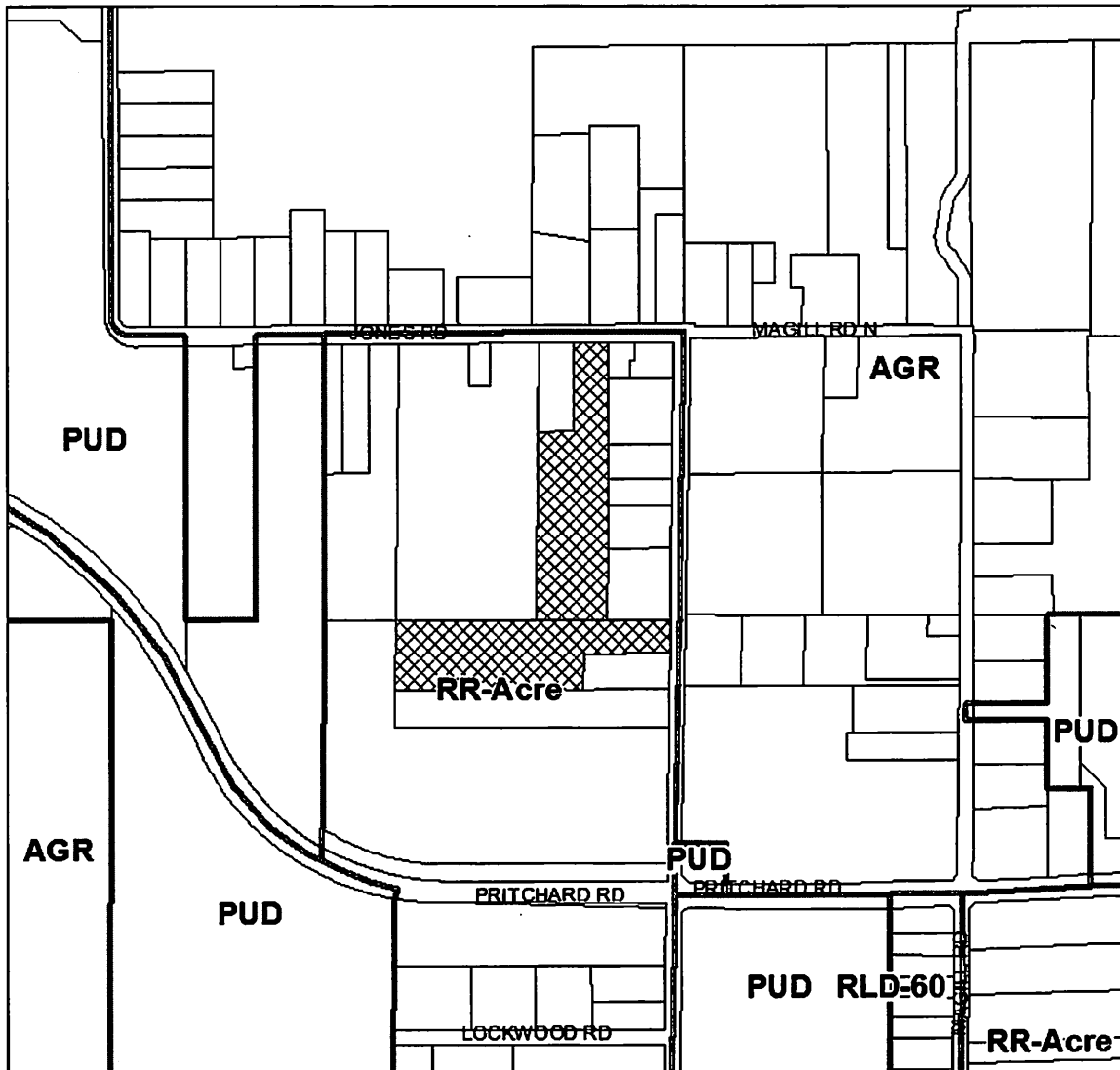
Applicant provided evidence of the required Notice of Public Hearing signs posted on the subject property on February 11, 2021.

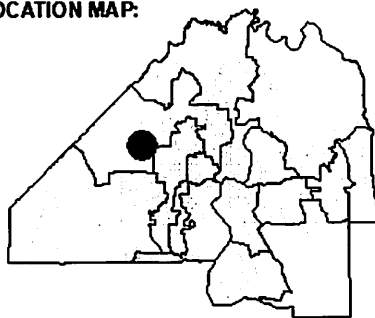

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0043** be **APPROVED**



Aerial



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 <p>0 250 500 1,000 Feet</p> <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0043</p>	<p>TRACKING NUMBER</p> <p>T-2020-3287</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0043 Staff Sign-Off/Date CMQ / 01/04/2021
Filing Date 01/26/2021 Number of Signs to Post 2
Hearing Dates:
1st City Council 02/23/2021 Planning Commission 02/18/2021
Land Use & Zoning 03/02/2021 2nd City Council N/A
Neighborhood Association CISCO GARDEN CIVIC ASS
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3287 Application Status PENDING
Date Started 12/11/2020 Date Submitted 12/11/2020

General Information On Applicant

Last Name First Name Middle Name
SCHAEFER WILLIAM ERNEST
Company Name
DOMINION ENGINEERING GROUP, INC.
Mailing Address
4348 SOUTHPOINT BOULEVARD, SUITE 204
City State Zip Code
JACKSONVILLE FL 32216
Phone Fax Email
9048544500 9048544505 BSCHAEFER@DOM-ENG.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
BUCHANAN ERNEST D
Company/Trust Name
IRIS S. BUCHANAN REVOCABLE TRUST
Mailing Address
4802
City State Zip Code
JONES ROAD FL 32219
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 003368 0000	8	5	RR-ACRE	RLD-60
Map 003355 0000	8	5	RR-ACRE	RLD-60

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) 16.15

Justification For Rezoning Application

TO ALLOW CONSTRUCTION OF A SINGLE FAMILY NEIGHBORHOOD

Location Of Property

General Location

1500 FEET OF PRITCHARD ROAD AND ON THE WEST SIDE OF JONES ROAD

House # Street Name, Type and Direction Zip Code
4802 JONES RD 32219

Between Streets

PRITCHARD ROAD and MAGILL 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
16.15 Acres @ \$10.00 /acre: \$170.00
 - 3) Plus Notification Costs Per Addressee
26 Notifications @ \$7.00 /each: \$182.00
 - 4) Total Rezoning Application Cost: \$2,352.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

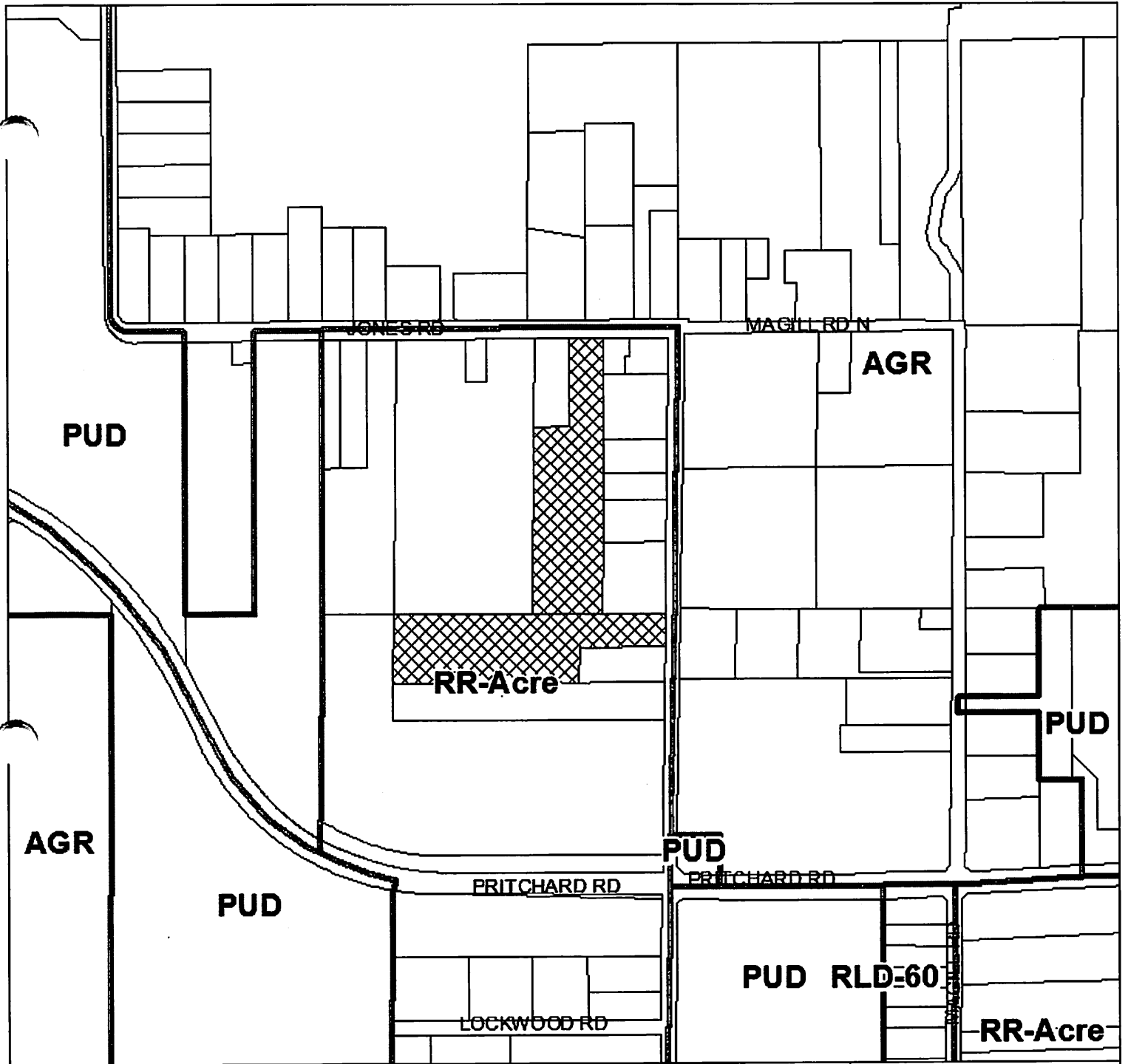
LEGAL DESCRIPTION

Parcel 003368-0000

West one-half of East one-half of Northeast Quarter of Northwest Quarter of Section Thirty-three (33), Township One (1) South, Range Twenty-five (25) East, containing Ten (10) acres of land, more or less, excepting therefrom any part thereof taken by Duval County for public road purposes, less and except therefrom the lands conveyed in Official Records Volume 6430, Page 984, current public records of Duval County, Florida.

Parcel 003355-0000

North One-half (N 1/2) of the Southeast One-quarter (SE 1/4) of the Northwest One-quarter (NW 1/4) of Section Thirty-three (33), Township One (1) South, Range Twenty-five (25) East, except Southerly Three Hundred Twenty-five (325) feet and part in Jones Road as now established

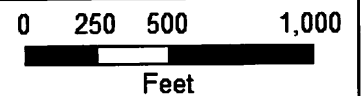
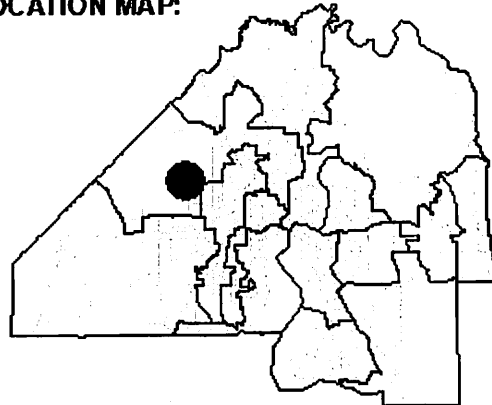


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2020-3287

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Mike Bowles

11/25/2020

Dominion Engineering Group
4348 Southpoint Blvd Suite 201
Jacksonville, Florida 32216

Project Name: Jones Road North

Availability #: 2020-3979

Attn: Mike Bowles

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 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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3979

Request Received On: 11/19/2020

Availability Response: 11/25/2020

Prepared by: Susan West

Expiration Date: 11/25/2022

Project Information

Name: Jones Road North

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 19600

Parcel Number: 003355 0000, 003368 0000

Location:

Description: 56 single family lots

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along Jones Rd approx 500 feet south of property

Connection Point #2:

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

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 12 inch gravity sewer along Westside Industrial Dr at Bulls Bay Hwy

Connection Point #2:

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.

Point of connection location(s) to be field verified by developer during project design. If needed, a General Conditions: 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.