

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 8, 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.: 2021-138**

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**

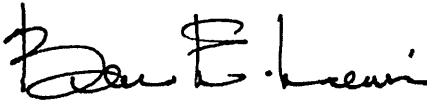
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
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" 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 2021-0138****APRIL 8, 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 **2021-0138**.

Location: 0 Ricker Road; Between Townsend Road and Morse Road

Real Estate Number: 015810-0010 and 015809-0120

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: District 4—Southwest

Applicant/Owner: Stephen Michael Starke
Holstar, LLC
6685 Bowie Road
Jacksonville, Florida 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0138** seeks to rezone 11.27± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). 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 a single-family subdivision.

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. Low Density Residential (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 subject site is located in Planning District 4 and Council District 8. The applicant seeks to rezone the property from RR-Acre to RLD-60 in order to develop a single-family subdivision.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, policies 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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letters, 2020-3924 and 2020-3348, the proposed development shall connect to City water and sewer .

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.

The proposed rezoning at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of housing options for local residents.

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-60 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located on the east side of Ricker Road between Townsend Road and Morse Road. This corridor is developed almost exclusively with single-family dwellings. Other properties are either undeveloped or similar in lot sizes to RLD-60. The proposed rezoning to RLD-60 would render the lots to have a 60 foot width and 6,000 square foot area—which, in terms of density, would complement the abutting residential lots to the southeast of the subject property as well as the recently rezoned RLD-60 property (**Ordinance 2021-0016**) to the north. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Undeveloped Land
East	LDR	RR-Acre	Undeveloped Land
South	LDR	RR-Acre	Single-Family Dwelling/Borrow Pit
West	LDR	RR-Acre	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 18, 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 **2021-0138** be **APPROVED**.

Figure A:



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

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

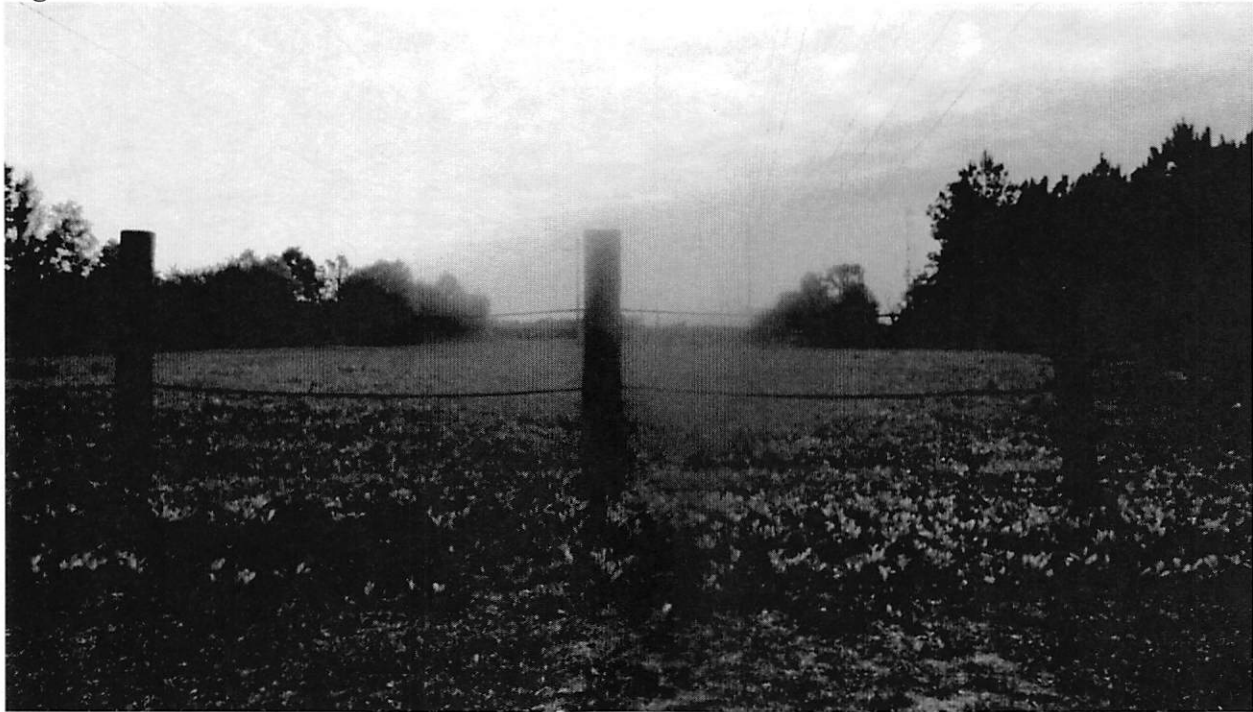
Figure B:



Source: Planning & Development Dept, 04/01/21

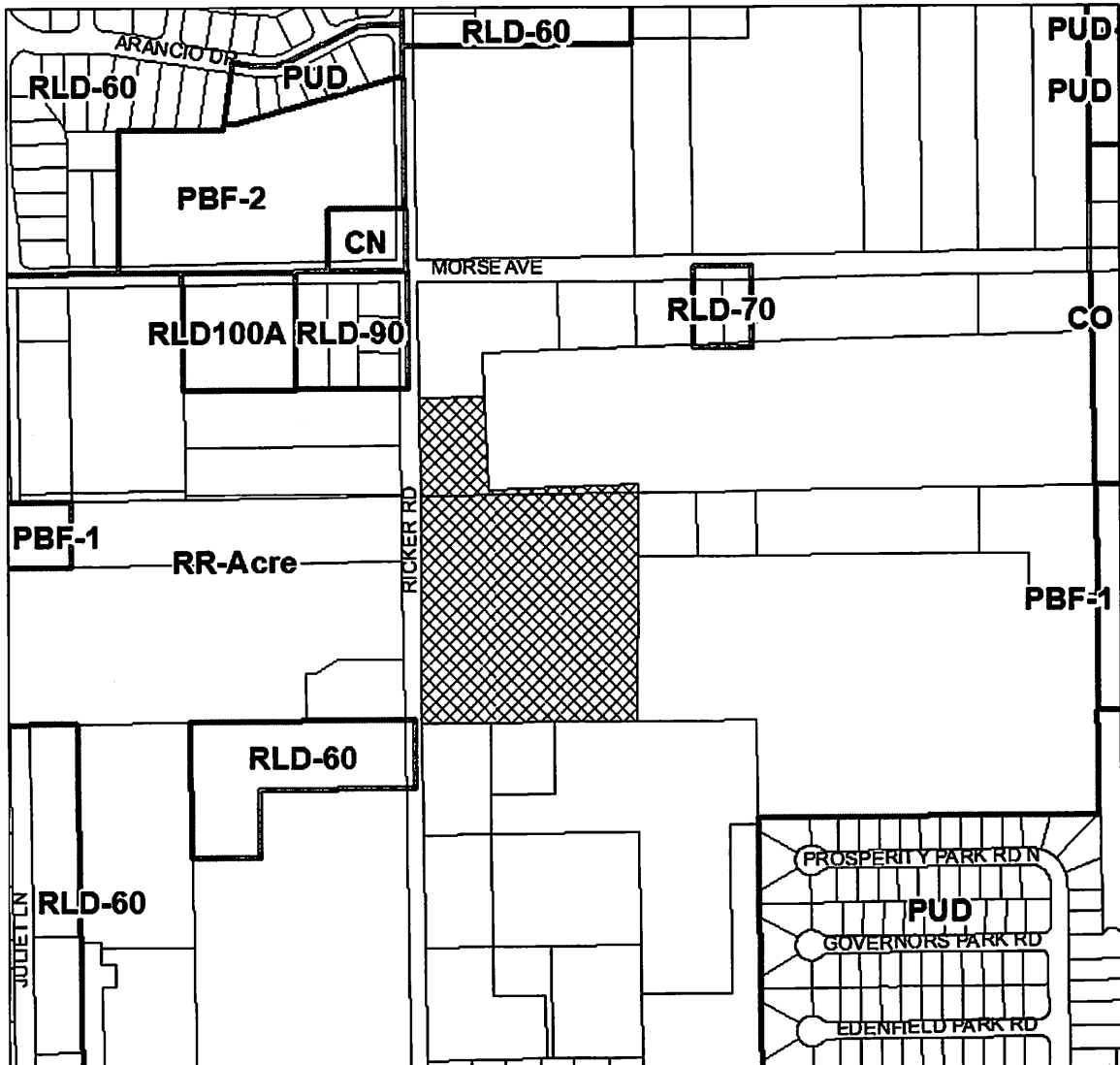
View of the subject property, facing east on Ricker Road.

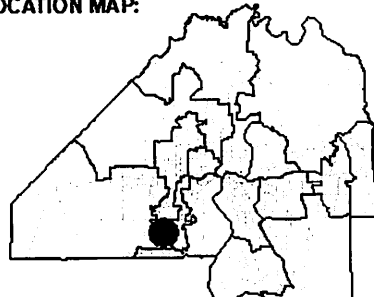
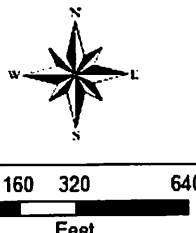
Figure C:



Source: Planning & Development Dept, 04/01/21

View of the subject property, facing east on Ricker Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0138</p>	<p>TRACKING NUMBER</p> <p>T-2021-3360</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0138 **Staff Sign-Off/Date** ATW / 02/12/2021
Filing Date 03/03/2021 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 04/13/2021 **Planning Commission** 04/08/2021
Land Use & Zoning 04/20/2021 **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3360 **Application Status** PENDING
Date Started 02/01/2021 **Date Submitted** 02/01/2021

General Information On Applicant

Last Name STARKE **First Name** STEPHEN **Middle Name** MICHAEL
Company Name
 HOLSTAR, LLC
Mailing Address
 6685 BOWIE RD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone 9048916080 **Fax** 904 **Email** STEVESTARKE65@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name STARKE **First Name** STEPHEN **Middle Name** MICHAEL
Company/Trust Name
 HOLSTAR, LLC
Mailing Address
 6685 BOWIE RD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone 9048916080 **Fax** 904 **Email** STEVESTARKE65@GMAIL.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 015810 0010	10	4	RR-ACRE	RLD-60
Map 015809 0120	10	4	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) 11.27

Justification For Rezoning Application

MATCHING ZONING FOR THE SURROUNDING AREA

Location Of Property

General Location

RICKER ROAD WESTSIDE

House #	Street Name, Type and Direction	Zip Code
0	RICKER RD	32244

Between Streets

RICKER and MORSE

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
11.27 Acres @ \$10.00 /acre: \$120.00
- 3) Plus Notification Costs Per Addressee
19 Notifications @ \$7.00 /each: \$133.00
- 4) Total Rezoning Application Cost: \$2,253.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

PARCEL ID NUMBER: 015809-0120

PART OF TRACT 7, BLOCK 4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

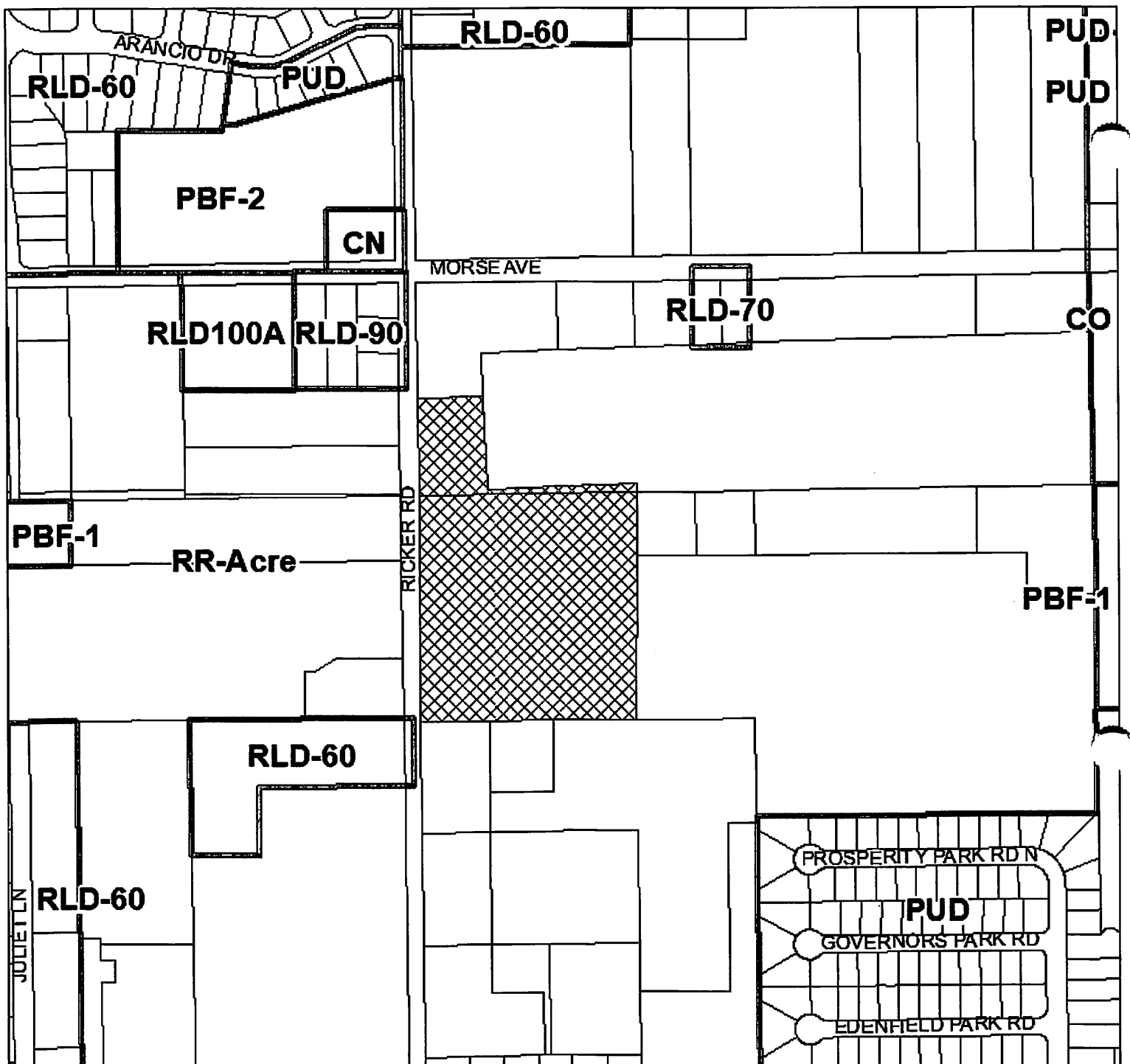
COMMENCE AS THE INTERSECTION OF THE EAST LINE OF RICKER ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF MORSE AVENUE (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 00°-47' -11" EAST, 336.87 FEET, ALONG THE EAST LINE OF SAID RICKER ROAD, TO THE POINT OF BEGINNING, THENCE NORTH 89°-12' -49" EAST, 191.69 FEET, TO THE WEST LINE OF OFFICIAL RECORD BOOK 17005, PAGE 238; THENCE SOUTH 02°-17'-36" EAST, 273.16 FEET, ALONG SAID WEST LINE; THENCE NORTH 87°-44'31" EAST, 439.59 FEET, ALONG THE SOUTH LINE OF SAID LANDS, TO THE EAST LINE OF SAID TRACT 7; THENCE SOUTH 00°-40'-18" EAST, 26.56 FEET, ALONG THE EAST LINE OF SAID TRACT 7, TO ITS SOUTHEAST CORNER; THENCE SOUTH 89°-16'25" WEST, 638.27 FEET, ALONG THE SOUTH LINE OF SAID TRACT 7, TO THE EAST LINE OF SAID RICKER ROAD, THENCE NORTH 00°-47'-11" WEST, 287.67 FEET, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: 015810-0010

Tract 8, Block 4, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida, EXCEPT any portion thereof in any public road and EXCEPT any portion taken by State of Florida, Department of Transportation. The property described herein being in Section 23, Township 3 South, Range 25 East.

February 12, 2021

**Exhibit 1
Page 1 of 1**

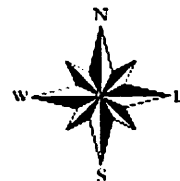
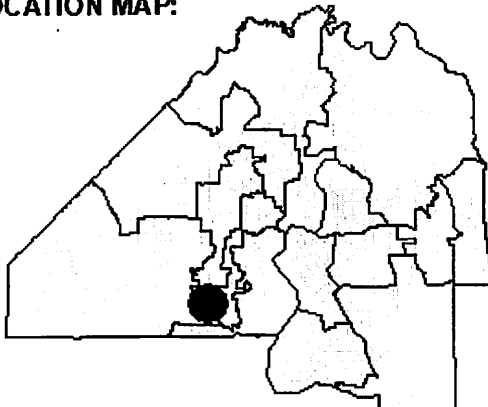


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



0 160 320 640

Feet

COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2021-3360

EXHIBIT 2

PAGE 1 OF 1



Availability Letter

Joe holton

10/7/2020

N fla

6685 BOWIE RD

JACKSONVILLE, Florida 32219

Project Name: ricker rd 1

Availability #: 2020-3348

Attn: Joe holton

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: 2020-3348

Request Received On: 10/3/2020

Availability Response: 10/7/2020

Prepared by: Sigrid Duncan

Expiration Date: 10/07/2022

Project Information

Name: ricker rd 1

Address: 0 RICKER RD, JACKSONVILLE, FL 32244

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 350

Parcel Number: 015809 0120

Location: ricker

Description: need water & sewer avail.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16-inch water main within Ricker Rd ROW.

Connection Point #2:

Water Special Conditions: For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole approx. 800 ft northwest of this property within Morse Ave. ROW.

Connection Point #2:

Sewer Special Conditions: 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 team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development

meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid: North Grid

Connection Point #1: N/A

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:



Availability Letter

Joe Holton

11/23/2020

n fla

6685 Bowie Rd

Jacksonville, Florida 32219

Project Name: ricker 10 ac

Availability #: 2020-3924

Attn: Joe Holton

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: 2020-3924

Request Received On: 11/16/2020

Availability Response: 11/23/2020

Prepared by: Sigrid Duncan

Expiration Date: 11/23/2022

Project Information

Name: ricker 10 ac

Address: 00 ricker RD, Jacksonville, FL 32202

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 350

Parcel Number: 015810-0010

Location: ricker & morse ave

Description: Availability for water & sewer

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16-inch water main within Ricker Rd ROW.

Connection Point #2:

Water Special Conditions: For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole approx. 1120 ft northwest of this property within Morse Ave. ROW.

Connection Point #2:

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 team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development

Sewer Special Conditions:

meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid: South Grid

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: