

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

June 3, 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.: 2021-270**

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**

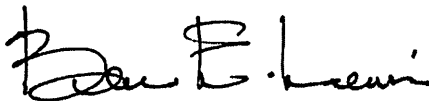
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

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

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF**APPLICATION FOR REZONING ORDINANCE 2021-0270****JUNE 3, 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 **2021-0270**.

Location: 0 Tracy Road

Real Estate Number: 120861-0000

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

Proposed Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

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

Owner: Alex Sifakis
BCEL 5B LLC
7563 Philips Highway, Building 100
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0270** seeks to rezone approximately 1.16± acres of a property from Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO) in order to utilize the property for CRO uses. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC)/ Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

There is a companion Land Use Amendment, 2021-0269 (L-5537-21C). The proposed LUA is for Low Density Residential (LDR) to Residential Professional Institutional (RPI).

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 request is for a rezoning from Zoning Districts Low Density Residential (LDR) to Residential Professional Institutional (RPI). If approved, the proposed rezoning would be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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 Category Description within the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Development Area is intended to provide for low density residential uses. The predominant development typology in this category is single-family residential development and is supplied with full urban services.

RPI in the Urban Development Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail sales and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Single-use developments shall be limited to residential or office and mixed use developments may not include more than 90 percent of any individual use. Plan amendment requests for new RPI designations are preferred in locations which are

supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Future Land Use Element

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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 will be supplied by City Water and City Sewer. Therefore, the applications will be in compliance with Policy 1.2.9.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

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 to CRO in order to utilize the property for CRO uses.

SURROUNDING LAND USE AND ZONING

The 1.16 acre subject site is located on the east side of Tracy Road, 300 feet south of the northern edge of the application site to the Tracy Road and Lone Star Road intersection. According to the Functional Highway Classification Map, Tracy Road is a local roadway. The property is also located in the Urban Development Area, Planning District 2, and Council District 1 and is currently a portion of a vacant undeveloped property.

Lone Star Road, from Mill Creek Road to Arlington Road, is the directly accessed functionally classified roadway in the vicinity. Lone Star Road is a 2-lane undivided collector in this vicinity, and is currently operating at 58.85% of capacity. This Lone Star Road segment has a maximum daily capacity of 8,676 vpd and a 2019 daily traffic volume of 14,742 vpd.

This development is for 12 dwelling units of ITE Code 220 Multifamily Low Rise, which would generate 88 vpd.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CRO	Daycare
South	LDR	RLD-60	Single Family Dwelling
East	LDR	RLD-60	Single Family Dwelling
West	NC	CN	Church

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 18, 2021** 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 **2021-0270** be **APPROVED**.



Aerial View

Source: JaxGIS Map



View of Subject Property

Source: Planning & Development Department 05/18/2021



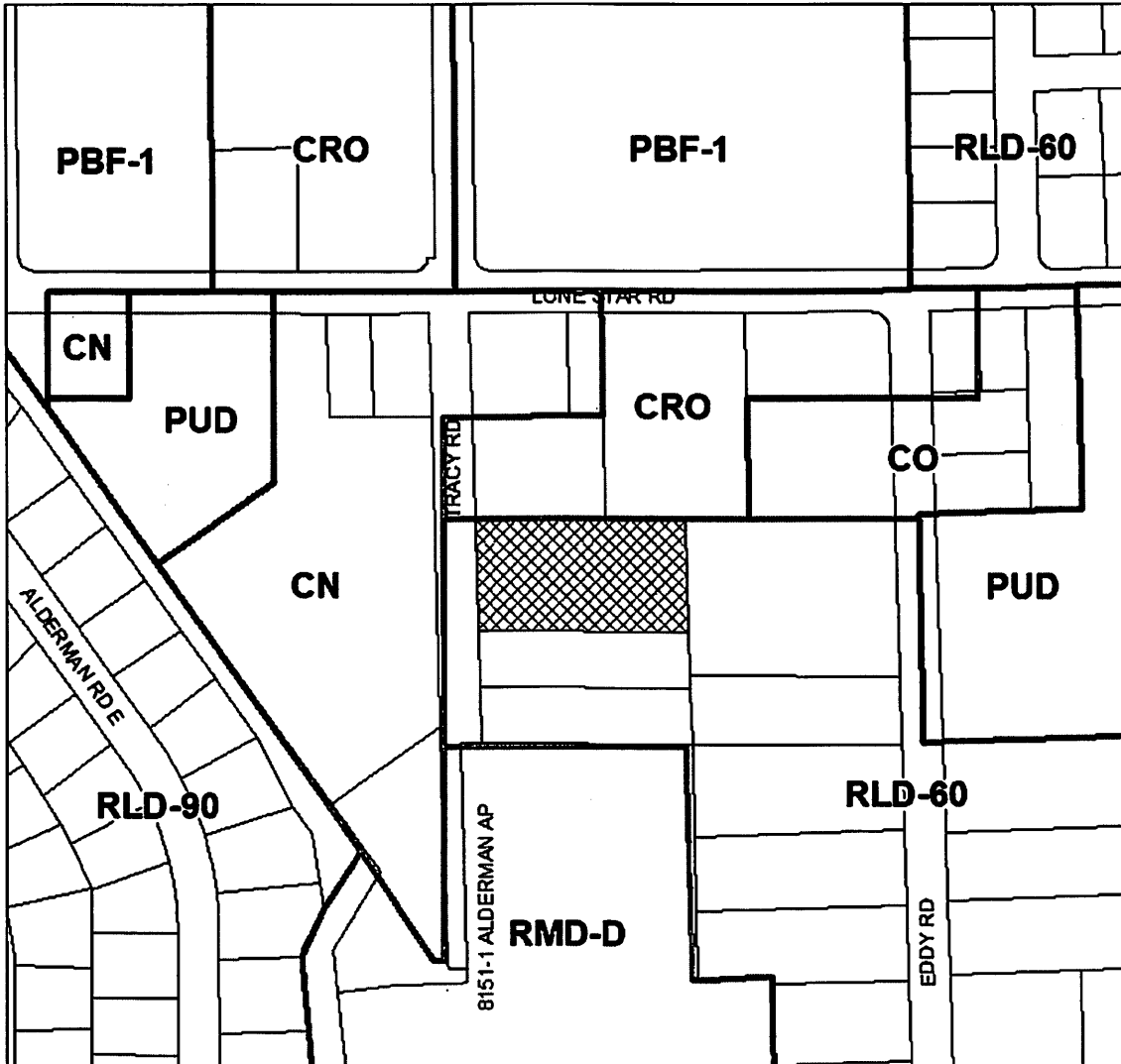
View of Property to the East

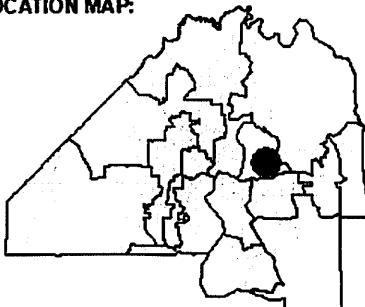
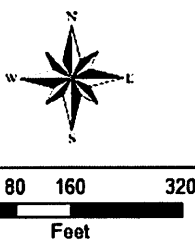
Source: Planning & Development Department 05/18/2021



View of Property to the North

Source: Planning & Development Department 05/18/2021



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: CRO</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>1</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0270</p>	<p>TRACKING NUMBER</p> <p>T-2021-3432</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 5/17/2021

TO: Erin Abney
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF Z-3432 0 TRACY ROAD

Lone Star Road, from Mill Creek Road to Arlington Road, is the directly accessed functionally classified roadway in the vicinity. Lone Star Road is a 2-lane undivided collector in this vicinity, and is currently operating at 58.85% of capacity. This Lone Star Road segment has a maximum daily capacity of 8,676 vpd and a 2019 daily traffic volume of 14,742 vpd.

This development is for 12 dwelling units of ITE Code 220 Multifamily Low Rise, which would generate 88 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or

PLANNING AND DEVELOPMENT DEPARTMENT



conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0270 **Staff Sign-Off/Date** ELA / 05/11/2021

Filing Date 05/11/2021 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 06/08/2021 **Planning Commission** 06/03/2021

Land Use & Zoning 06/15/2021 **2nd City Council** 06/22/2021

Neighborhood Association FREE4LIFE FOUNDATION, INC, OLD ARLINGTON, INC,
REVITALIZE ARLINGTON, INC

Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3432

Application Status FILED COMPLETE

Date Started 03/17/2021

Date Submitted 03/29/2021

General Information On Applicant

Last Name	First Name	Middle Name
HART	CURTIS	L

Company Name
HART RESOURCES LLC

Mailing Address
8051 TARA LANE

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9049935008		CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SIFAKIS	ALEX	

Company/Trust Name
BCEL 5B LLC

Mailing Address
7563 PHILIPS HIGHWAY, BUILDING 100

City	State	Zip Code
JACKSONVILLE	FL	32256

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 120861 0000	1	2	RLD-60	CRO

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 #**

5537

Total Land Area (Nearest 1/100th of an Acre) 1.16**Justification For Rezoning Application**

THE SUBJECT PROPERTY IS HALF CRO ZONING AND HALF RLD-60 ZONING. WE WOULD LIKE TO CHANGE THE RLD-60 PORTION TO CRO TO BETTER UTILIZE THE PROPERTY. TRANSITIONING THE ENTIRE PARCEL TO CRO WILL BE COMPATIBLE WITH THE ADJACENT ZONINGS.

Location Of Property**General Location**

EAST OF TRACY ROAD, SOUTH OF LONE STAR ROAD

House #	Street Name, Type and Direction	Zip Code
0	TRACY RD	32211

Between Streets

LONE STAR ROAD and ALDERMAN 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

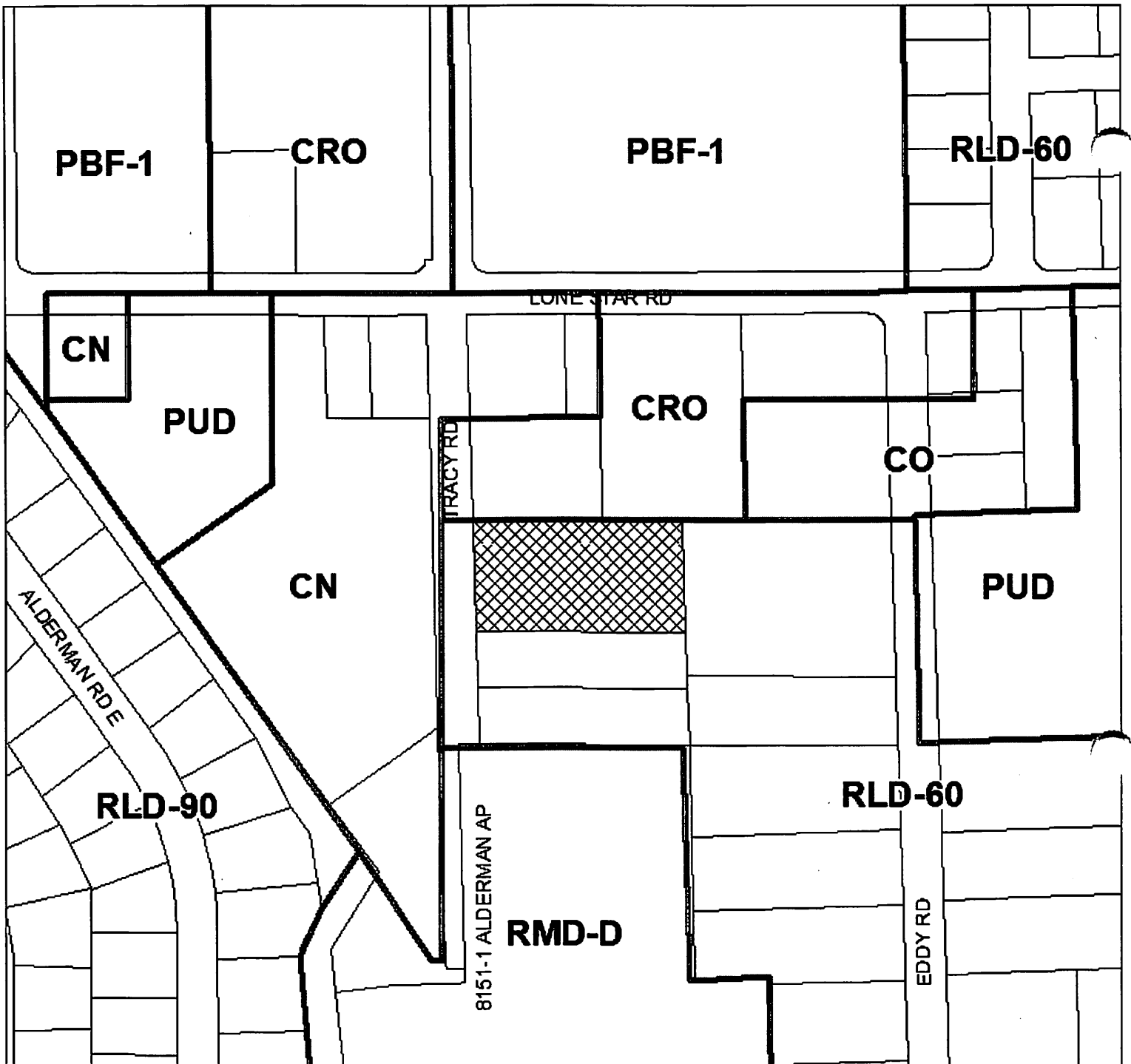
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
1.16 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
15 Notifications @ \$7.00 /each: \$105.00
- 4) Total Rezoning Application Cost: \$2,125.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

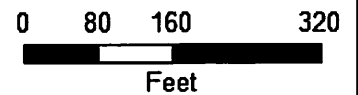
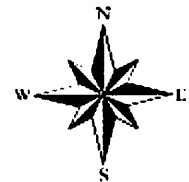
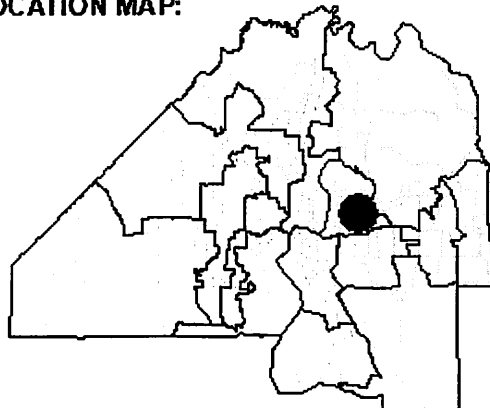


REQUEST SOUGHT:

FROM: RLD-60

TO: CRO

LOCATION MAP:



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2021-3432

**EXHIBIT 2
PAGE 1 OF 1**



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Katie Derringer
BCEL 5B, LLC
7563 Philips Hwy Bldg 100
Jacksonville, FL, 32256

July 16, 2020

Project Name: Tracy Rd Multi-Family
Availability#: 2020-2290

Attn: Katie Derringer,

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.

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, 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#: 2020-2290
Request Received On: 7/8/2020
Availability Response: 7/16/2020
Prepared by: Roderick Jackson

Project Information

Name: Tracy Rd Multi-Family
Type: Multi-Family
Requested Flow: 3,000 gpd
Location: 0 Tracy Rd; Jacksonville, FL 32211 Tracy Rd, South of Lone Star Rd
Parcel ID No.: 120861 0000
Description: New construction of three four-unit residential buildings

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: No water main abuts this property. Existing 8-inch stub within the Tracy Rd ROW, approx 450 LF north from the southern property line.
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance.

Sewer Connection

Sewer Treatment Plant: MONTEREY
Connection Point #1: No sewer main abuts this property. Existing 8-inch gravity sewer main within the Lone Star Rd ROW, approx 500 LF north of this property.
Connection Point #2: NA
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 Committee is granted. Please email wsedevprojrequests@jea.com, attention ACC, for more information.

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1:
Connection Point #2: NA
Special Conditions: N/A

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. POC location to be field verified by developer during project design. If needed a pre-application meeting may be scheduled prior to applying for new service. Send pre-application meeting requests, with availability number, to wsdevprojrequests@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/.