

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 18, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-550**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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**

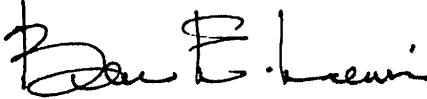
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Mason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0550

AUGUST 18, 2022

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 **2022-0550**.

Location: 1554 Walnut Street; Between 5th Street East and 6th Street East

Real Estate Number: 072414-0005

Current Zoning District: Commercial Neighborhood-Springfield (CN-S)

Proposed Zoning District: Commercial, Residential and Office-Springfield (CRO-S)

Current Land Use Category: Neighborhood Commercial (NC)

Planning District: District 1—Urban Core

Applicant/Owner: Gabriel D. Ratcliff and Aquanna L. Ratcliff
200 Riverside Avenue 839
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0550** seeks to rezone 0.19± acres of a subject property from Commercial Neighborhood-Springfield (CN-S) to Commercial, Residential and Office-Springfield (CRO-S). The request is being sought in order to build a single-family dwelling. The property is currently undeveloped is located within the Springfield Historic District and Springfield Zoning Overlay. New single-family dwellings are permitted by right in the CRO-S Zoning District.

There is also a companion Small Scale Land Use Amendment L-5714-22C (**Ordinance 2022-0549**) that seeks to amend the land use on the property from Neighborhood Commercial (NC) 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. 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 with the approval of companion Small Scale Land Use Amendment L-5714-22C (**Ordinance 2022-0549**), the subject property will be located in the Residential-Professional-Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Category Description of the FLUE, Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. Preferred development patterns include those described in Policy 3.2.6 of this element. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein. The maximum gross density in the Urban Priority Area shall be 40 units per acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR), the maximum gross density shall be 20 units per acre.

RPI in the Urban Priority Area is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail and service establishments

which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. A combination of compatible should be organized vertically within a multistory building. The maximum gross density allowed in RPI in the Urban Priority Area is 40 units per acre. Single use developments in the RPI category are limited to residential or office uses. The maximum gross density within the Urban Priority Area shall be 40 units per acre and the minimum gross density shall be 10 units per acre; except as provided herein. For sites abutting Low Density Residential (LDR), the maximum gross density shall be 20 units per acre.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices 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 Letter, **2022-1822**, the proposed development shall connect to City water and sewer with an estimated flow of 250 gpd.

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 projected growth demands, encourage redevelopment in the Springfield Historic District, and provide for a greater variety of housing product for Jacksonville residents.

Historic Preservation Element (HPE):

Policy 1.1.3

The City shall continue to submit for review by the Jacksonville Historic Preservation Commission all plans that will physically alter the appearance of a designated site, property, or historic district.

The project site is located within the boundaries of the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the

Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of this requirement and has begun the design review process with the Historic Preservation Section of the Planning and Development Department.

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 CN-S to CRO-S in order to permit for the development of a single-family dwelling.

SURROUNDING LAND USE AND ZONING

The subject property is located on the southwest corner of 6th Street East and Walnut Street, which are both local roadways. The property is vacant and is surrounded by residential and neighborhood commercial uses. Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	NC	CN-S	Restaurant
East	MDR	RMD-S	Single-Family Dwelling
South	NC	CN-S	Restaurant
West	MDR	RMD-S	Single-Family Dwelling

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 11, 2022** 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 **2022-0550** be **APPROVED**.

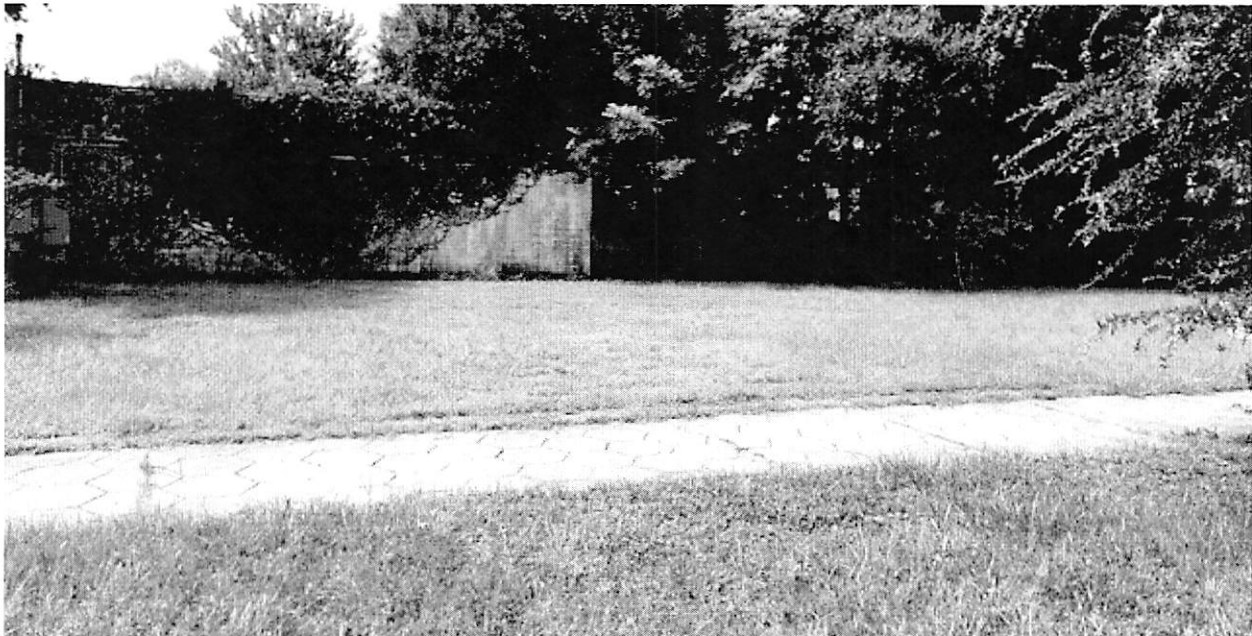
Figure A:



Source: Planning & Development Dept, 08/08/22

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

Figure B:



Source: Planning & Development Dept, 08/11/22

View of the subject property, facing south along 7th Street East.



<p>REQUEST SOUGHT:</p> <p>FROM: CN-S</p> <p>TO: CRO-S</p>	<p>LOCATION MAP:</p>	<p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2022-0550</p>	<p>TRACKING NUMBER T-2022-4237</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0550 **Staff Sign-Off/Date** ATW / 05/02/2022

Filing Date 07/20/2022 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 08/24/2022 **Planning Commission** 08/18/2022

Land Use & Zoning 09/07/2022 **2nd City Council** 09/13/2022

Neighborhood Association SPAR / SPRINGFIELD AREA MERCHANTS ASSOC./PRESERVATION SOS, INC./SPRINGFIELD CIVIC ASSOC/HISTORIC EASTSIDE COMMUNITY DEV CORP/SUSTAINABLE SPRINGFIELD/JACKSONVILLE CULTURAL DEVL P CORP/SPRI

Neighborhood Action Plan/Corridor Study

SPRINGFIELD NEIGHBORHOOD NEIGHBORHOOD LUZ PLAN 77

Application Info

Tracking # 4237

Application Status FILED COMPLETE

Date Started 04/25/2022

Date Submitted 04/25/2022

General Information On Applicant

Last Name	First Name	Middle Name
RATCLIFF	GABRIEL	

Company Name

Mailing Address

200 RIVERSIDE AVE 839

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9046132661		GABRIELRATCLIFF@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
RATCLIFF	GABRIEL	

Company/Trust Name

Mailing Address

200 RIVERSIDE AVE 839

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9046132661		GABRIELRATCLIFF@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 072414 0005	7	1	CN-S	CRO-S

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

Existing Land Use Category

NC

Land Use Category Proposed?**If Yes, State Land Use Application #**

5714

Total Land Area (Nearest 1/100th of an Acre) 0.19**Justification For Rezoning Application**

WE ARE LOOKING TO BUILD A SINGLE FAMILY HOME

Location Of Property**General Location**

WALNUT & 6TH STREET

House #	Street Name, Type and Direction	Zip Code
1554	WALNUT ST	32206

Between Streets

5TH STREET and 6TH STREET

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
0.19 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
54 Notifications @ \$7.00 /each: \$378.00
- 4) Total Rezoning Application Cost: \$2,388.00

NOTE: Advertising Costs To Be Billed to Owner/Agent



Infill Availability Letter

Gabriel Ratcliff

5/12/2022

0 Walnut Street
Jacksonville, Florida 32206

Project Name: 0 Walnut Street / 1544 Walnut Street (Correct Address)

Availability #: 2022-1822

Attn: Gabriel Ratcliff

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.

Point of Connection:

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 customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** 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/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

- | | |
|--|--|
| Main Depth 8+ feet deep | Required work within FDOT, St Johns County and Nassau County ROW |
| Pavement less than 5 years old | Multiple services being installed |
| Taps on water mains 20-inch and larger | Water taps larger than 2-inches |
| Sewer taps greater than 6-inches | Low Pressure Sewer Service Connections |
| Installation of Sewer Vac Pods | Approved Commercial Development plans |

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,

Ji Soo Kim
kimjs@jea.com
(904) 625-8257

Availability Number: 2022-1822

Request Received On: 5/4/2022

Availability Response: 5/12/2022

Prepared by: Ji Soo Kim

Expiration Date: 05/12/2024

Project Information

Name: 0 Walnut Street / 1544 Walnut Street (Correct Address)

Address: 0 WALNUT ST, JACKSONVILLE, FL 32206

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 250

Parcel Number: 072414 0005

Location: corner of 6th and Walnut

Description: 0 Walnut Street / 1544 Walnut Street (Correct Address)

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 6-inch water main within Walnut St. ROW. Existing 6-inch water main within 6th St. E. ROW.

Connection Point #2:

Water Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal. An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8-inch gravity sewer main within Walnut St. ROW. Existing 8-inch gravity sewer main within 6th St. E. ROW.

Connection Point #2:

Sewer Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing the project portal. 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. Infill Layout and Alternative Connection team requests

can be made within Step 2 of the project portal. An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Reclaimed Water Connection

Reclaim 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:

If indicated on your availability letter, request your water flow test (Sages Step 2) and/or sewer locate (Sages Step 1). After you receive the results of these, if applicable, submit your Infill Layout(s) (Sages Step 2). After your Infill Layout(s) are approved, Subsequent steps you need request a Special Estimate Determination (Sages Step 2) for the cost of your taps. After to take to get service: you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages and selecting Residential New Service Application. You will need to submit a separate application for each address, do not select the multiple addresses when asked what type of service application are you submitting for.