

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

November 17, 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.: 2022-791**

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**

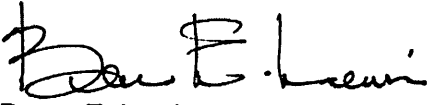
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

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

APPLICATION FOR REZONING ORDINANCE 2022-0791

NOVEMBER 17, 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 **2022-0791**.

Location: 3211 Haines Street, 0 Haines Street

Real Estate Numbers: 132335-0000, 132337-0000

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

Proposed Zoning District: Residential Low Density-40 (RLD-40)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Urban Core, District 1

Applicant/Agent John W. Whitten
1843 West 10th Street
Jacksonville, Florida 32209

Owners: John W. and Michelle L. Whitten
Verdant Trust
1843 West 10th Street
Jacksonville, Florida 32209

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0791** seeks to rezone approximately 0.23± acres of property from Residential Low Density-60 (RLD-60) to Residential Low Density-40 (RLD-40). The subject properties are currently located in the Low Density Residential (LDR) land use category within the Urban Priority Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The applicant seeks to develop each property with a single family dwelling.

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 0.23 acre subject site is located at 2311 Haines Street, a local road, at the northeast corner of Haines Street and 22nd Street East. The site is in Planning District 1, Council District 7, and is located in the Urban Priority Development Area. The applicant seeks to rezone the property from RLD-60 to RLD-40. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Priority Area is intended to provide for low density residential development. Further, it is intended to promote neighborhoods in need of redevelopment and to provide a compact single-family development typology that is supportive of transit, neighborhood commercial uses and services. In these instances, the category provides a higher density than LDR in other Development Areas of the City.

Based on the original 1912 plat of this area, the historical lot widths were 40 feet wide by 100 feet long. The proposed zoning change from RLD-60 to RLD-40 is consistent with the original lot configurations, as well as, the LDR land use category in the Urban Priority Area.

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

Yes. This proposed rezoning to Residential Low Density-40 (RLD-40) is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The development of two single-family dwellings will not threaten health, safety, or welfare and complies with Goal 1.

Objective 1.1

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

The development of two single-family dwellings will ensure compact and compatible land use patterns, and complies with Objective 1.1.

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 development of two single-family dwellings will be consistent with Objective 3.1.

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 RLD-60 to RLD-40 allowing for the development of two single-family dwellings.

SURROUNDING LAND USE AND ZONING

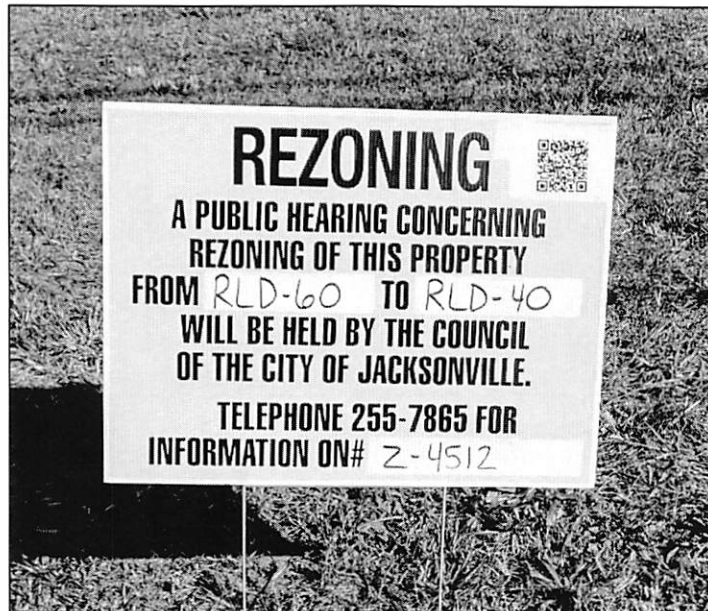
The subject site is located south of Claudia Spencer Street and north of 22nd Street East; both streets are local roadways. The surrounding area is zoned for residential living and commercial uses. This request for rezoning to RLD-40 would not create lots out of character for the surrounding area. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Dwellings
South	LDR	RLD-60	Drainage Pond
East	LDR	RLD-60	Single Family Dwellings
West	LDR	RLD-60	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-40 will be consistent and compatible with the surrounding uses.

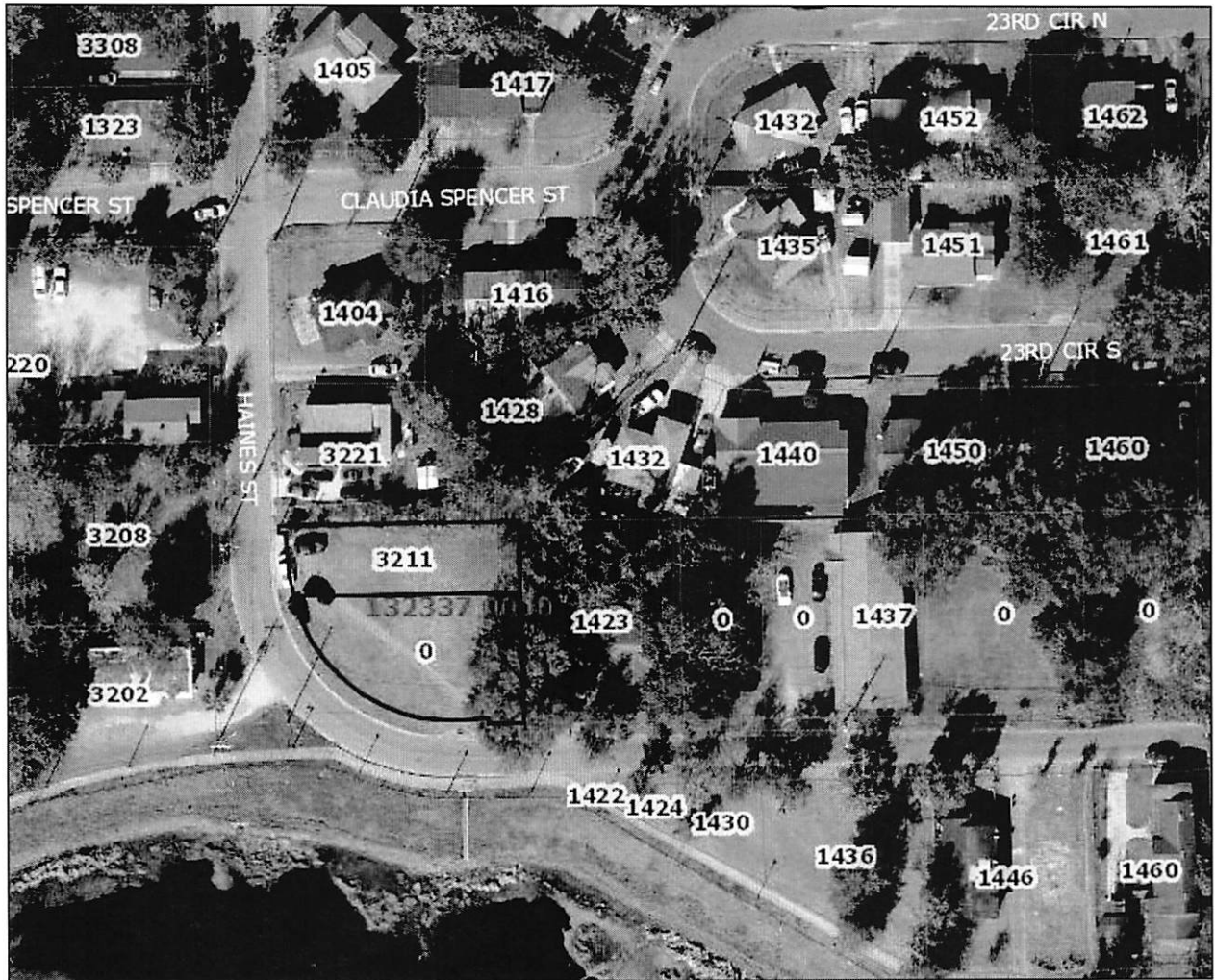
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject properties on **November 8, 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 **2022-0791** be **APPROVED**.



Source: JaxGIS Map

Aerial View



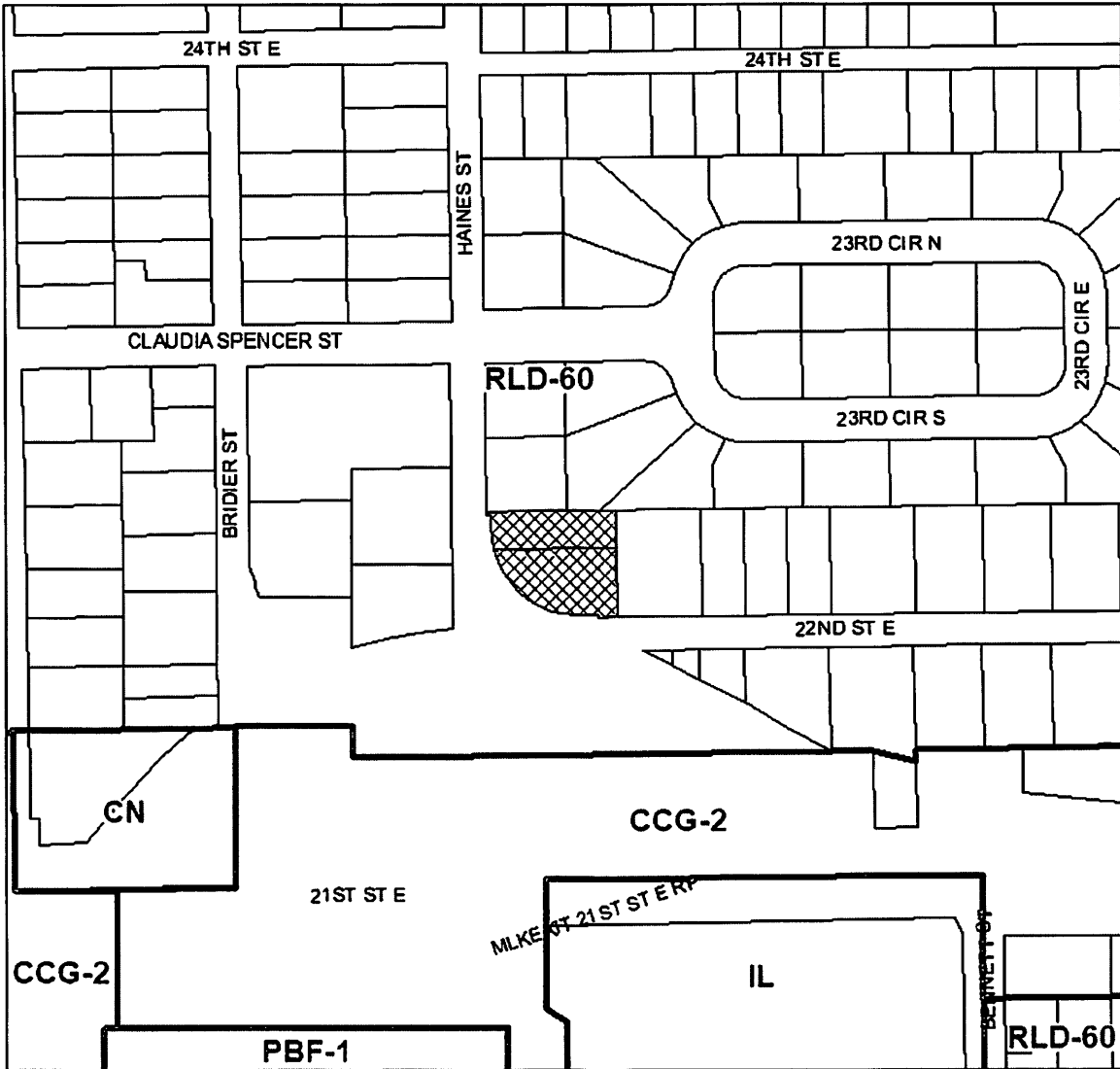
Source: Planning & Development Department 11/08/2022
View of property 3211 Haines Street



Source: Planning & Development Department 11/08/2022
View of property 0 Haines Street



Source: Planning & Development Department 11/08/2022
View of right-of-way



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RLD-40</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0791</p>	<p>TRACKING NUMBER</p> <p>T-2022-4512</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0791 **Staff Sign-Off/Date** BMF / 10/10/2022
Filing Date 10/10/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 11/22/2022 **Planning Commission** 11/17/2022
Land Use & Zoning 12/06/2022 **2nd City Council** 12/13/2022
Neighborhood Association HISTORIC EASTSIDE COMMUNITY DEV CORP, WE MAKE THE SHIRTS, EAST 21ST ST NA
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4512 **Application Status** PAID
Date Started 09/08/2022 **Date Submitted** 09/08/2022

General Information On Applicant

Last Name WHITTEN **First Name** JOHN **Middle Name**
Company Name
Mailing Address
 1843 WEST 10TH STREET
City JACKSONVILLE **State** FL **Zip Code** 32209
Phone 9045173232 **Fax** 904 **Email** 49WHITTEN@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WHITTEN **First Name** JOHN **Middle Name**
Company/Trust Name
Mailing Address
 1843 WEST 10TH STREET
City JACKSONVILLE **State** FL **Zip Code** 32209
Phone 9045173232 **Fax** **Email** 49WHITTEN@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	132335 0000	7	1	RLD-60	RLD-40
Map	132337 0000	7	1	RLD-60	RLD-40

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

Application Certification

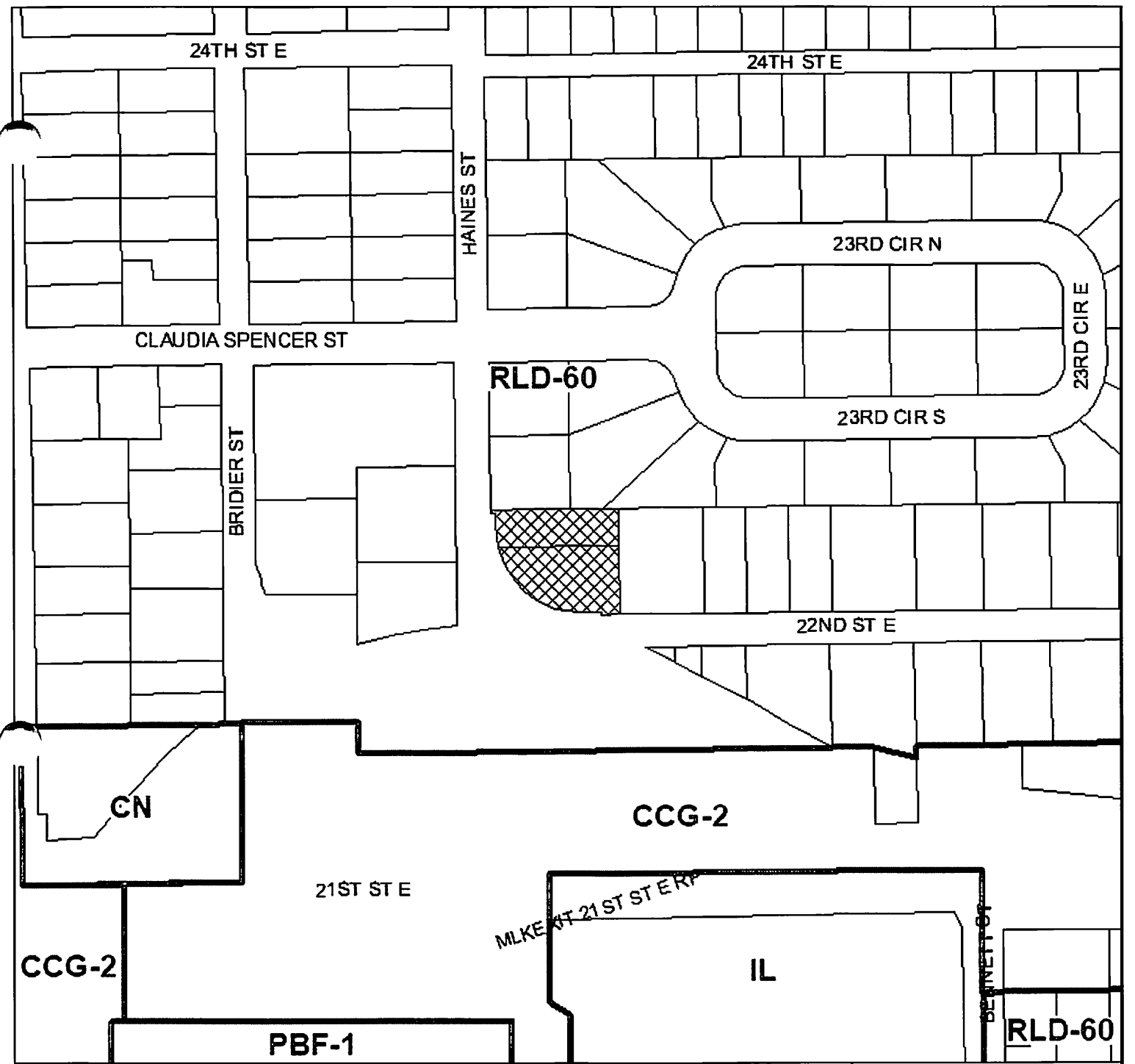
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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

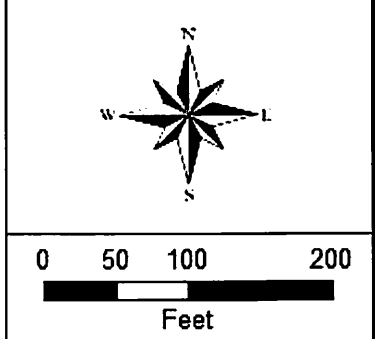
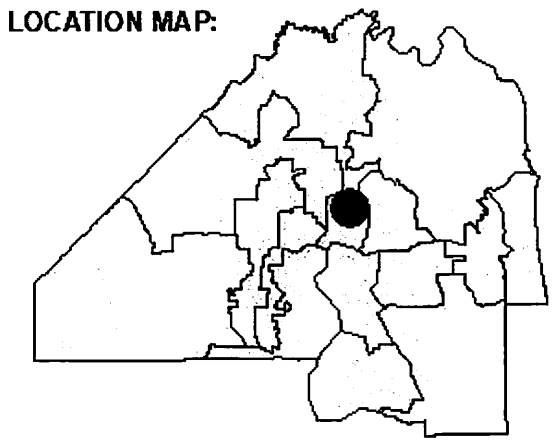
Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.23 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
65 Notifications @ \$7.00 /each: \$455.00
- 4) Total Rezoning Application Cost:** \$2,465.00

NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:
FROM: RLD-60
TO: RLD-40



COUNCIL DISTRICT:
7

TRACKING NUMBER
T-2022-4512

EXHIBIT 2
PAGE 1 OF 1

LEGAL DESCRIPTION

September 8, 2022

The Southerly 65 feet of Lots 8, 9 and 10, Noone'y Addition, Plat Book 5, page 39 of the current Public Records of Duval County, Florida, less and except parts recorded in O.R. Book 11982, page 1567 and O. R. Book 11986, page 1604.



Bill Availability Letter

Carl Polite

9/16/2022

MCM Building Enterprise INC.

5440 Roanoke Blvd

Jacksonville, Florida 32208

Project Name: 3211 HAINES ST, 3203 HAINES ST

Availability #: 2022-3362

Attn: Carl Polite

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:

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/eng/working-and-investing-with-us> and <http://www.jea.com/eng/working-and-investing-with-us>

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2022-3362

Request Received On: 9/6/2022

Availability Response: 9/16/2022

Prepared by: Ji Soo Kim

Expiration Date: 09/16/2024

Project Information

Name: 3211 HAINES ST, 3203 HAINES ST

Address:

County: Duval County

Type: Electric, Sewer, Water

Requested Flow: 500

Parcel Number: 132335 0000, 132337 0000

Location:

Description: 3211 HAINES ST, 3203 HAINES ST

Potable Water Connection

Water Treatment Grd: North Grd

Connection Point #1: Recommend ordering a water locate in Step 2.

For 132335 0000: Existing 8-inch water main within Haines St. ROW.

Connection Point #2: For 132337 0000: Existing 8-inch water main within Haines St. ROW. ; Existing 8-inch water main within 22nd St. E. ROW.

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, Step 2, and select Infill Layout Submission.

If a line extension OR a new tap is needed you will need to request a special estimate for the work you need JEA to install. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program, Step 2, and select Special Estimate Determination. Special Estimates are valid for 60 days.

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, Step 2, and select Infill Layout Submission.

If a line extension OR a new tap is needed you will need to request a special estimate for the work you need JEA to install. For the estimated cost of connecting to the JEA system request a

special estimate through the JEA Sages program, Step 2, and select Special Estimate Determination. Special Estimates are valid for 60 days. Meter Location: 80'NN E 22ND ST
2'WE HAINES ST

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Recommend ordering a sewer locate in Step 1.

For 132335 0000: Existing 8-inch gravity sewer main within Haines St. ROW.

Connection Point #2: For 132337 0000: Existing 8-inch gravity sewer main within Haines St. ROW. ; Existing 8-inch gravity sewer main within 22nd St. E. ROW.

Sewer Special Conditions: Lateral may require televising for current integrity due to age. Request sewer locate through the JEA Sages program, Step 1, and select Sewer Locate Application.

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, Step 2, and select Alternative Connection Request.

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, Step 2, and select Infill Layout Submission.

If a line extension OR a new tap is needed you will need to request a special estimate for the work you need JEA to install. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program, Step 2, and select Special Estimate Determination. Special Estimates are valid for 60 days.

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, Step 2, and selecting Infill Layout Submission.

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 Connection

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:

Subsequent steps you need to take to get service **Request a Sewer Locate by going to Step 1 in Sages.**

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, request a Special Estimate Determination (Sages Step 2) for the cost of your taps.

After 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.