

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 16, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-274**

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**

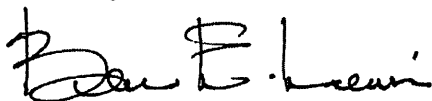
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
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 FOR

APPLICATION FOR REZONING ORDINANCE 2021-274

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 2021-274.

<i>Location</i>	4025 Cedar Point Road, between Flynn Road and Loretto Woods Court
<i>Real Estate Number(s):</i>	106586-0040
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Residential Low Density-100A (RLD-100A)
<i>Current Land Use Category:</i>	Rural Residential (RR)
<i>Planning District:</i>	North (6)
<i>Agent:</i>	Josh Cockrell The StellaRea Group PO Box 28327 Jacksonville, FL 32226
<i>Owner:</i>	Edmond Vata Duval Construction Inc. 13221 Mendenhall Place Jacksonville, FL 32224
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-274 seeks to rezone approximately 3.0 acres of land from RR-Acre to RLD-100A. The property is currently undeveloped. The rezoning is being sought in order to facilitate a small subdivision of six (6) or fewer lots, approximately half an acre each. The current land use is RR which allows a density up to two units per acre (or half acre lot). There is no companion Land Use Amendment.

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 district consistent with the functional land use category identified in 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 the subject property is located in the RR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family detached housing will be the predominant land use in this category. The maximum gross density in the Rural Area shall be two (2) units/acre when potable water and septic systems can be developed on the site.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

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.

Though the request is a decrease in lot size requirement from one acre to half an acre the increase in density within the RR land use category is appropriate for the Development Area and compatible with the surrounding properties.

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed decreased lot size, to a half acre, creates a logical transition from the subdivisions to the south and west and the large homesteads to the east.

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. The subject property will meet the requirements of the RLD-100A zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located north of the Cedarbrook Subdivision on Cedar Point Road and east of Cedar Glen Subdivision on Cedar Point Road. The site is located in the Rural Area Development Boundary. The proposed RLD-100A zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Cedar Point Road is largely residential in nature and is characterized by a variety of lot sizes with single-family homes. Surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RR	RR-Acre	Single-family home
East	RR	RR-Acre	Single-family home
South	LDR	PUD 2010-0626-E	Single-family home
West	RR	PUD 2003-1076-E	Single-family home

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 18, 2021, the required Notice of Public Hearing signs were posted.



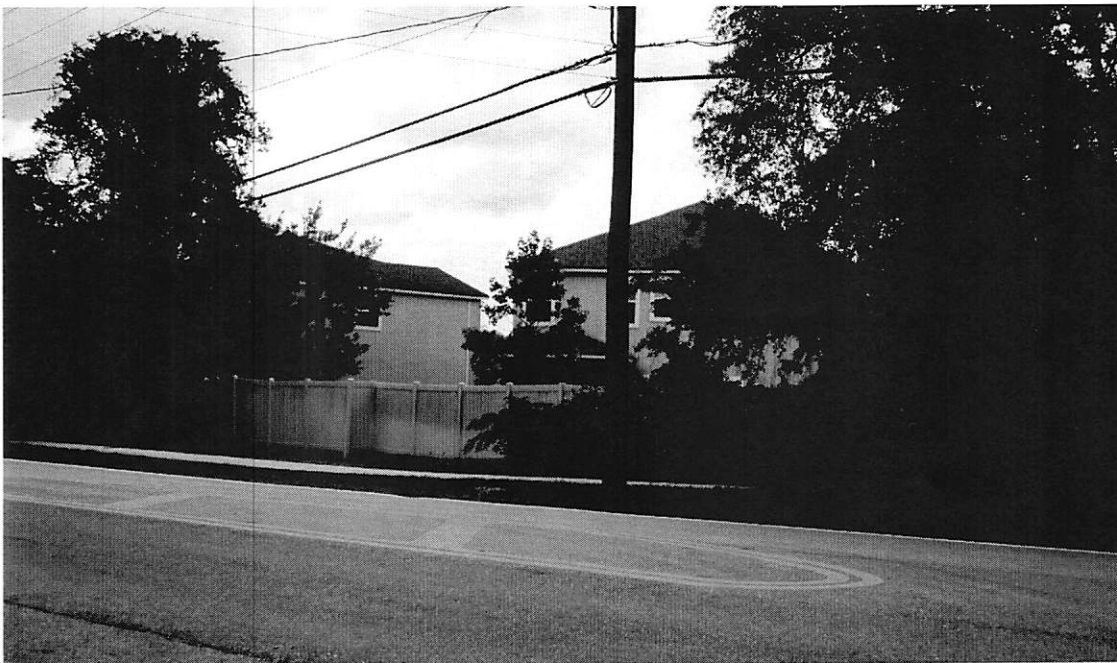
Date: 05/18/2021



Property to the east (4057 Cedar Point Road)

Source: COJ, Planning & Development Department

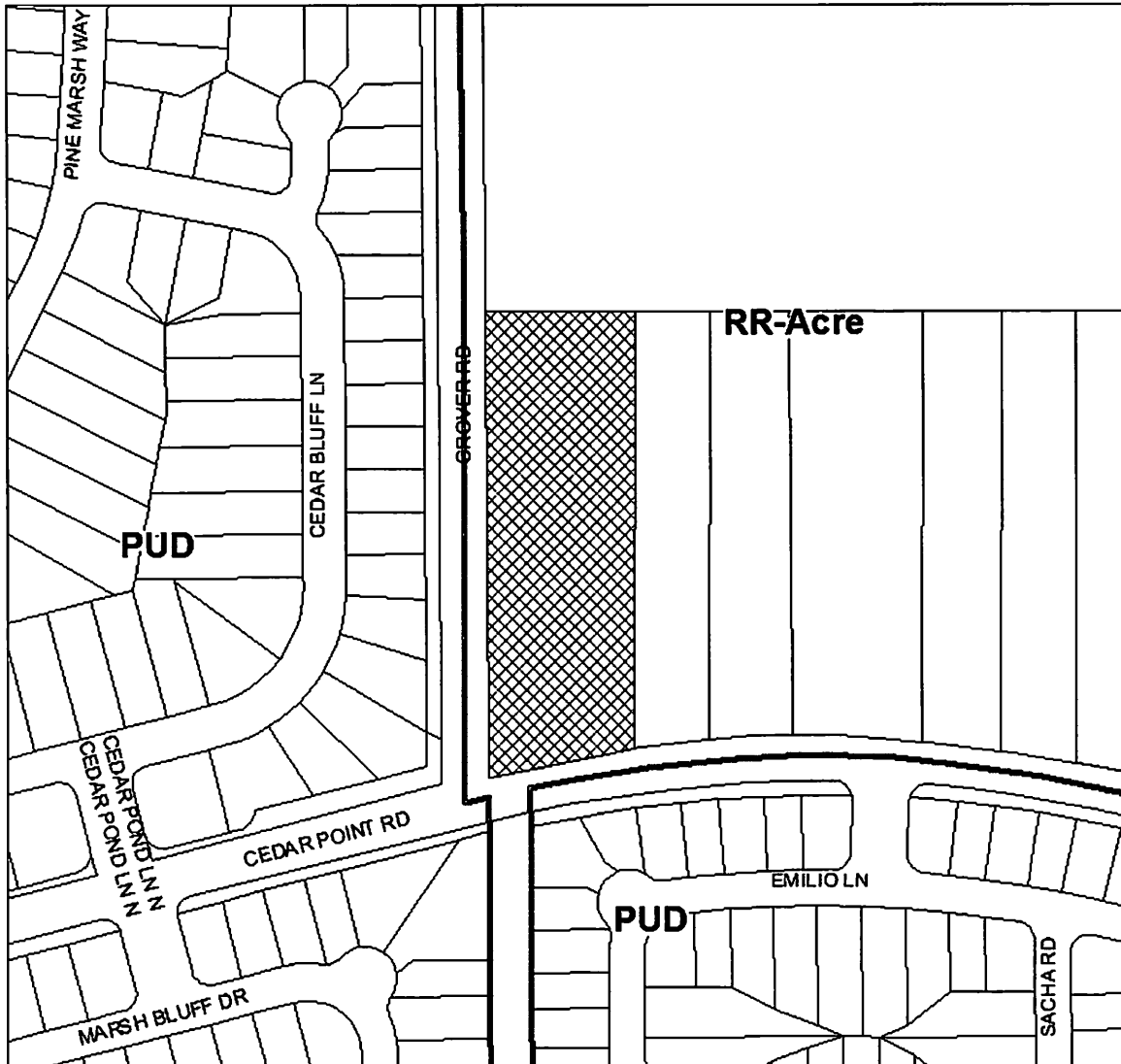
Date: 05/18/2021

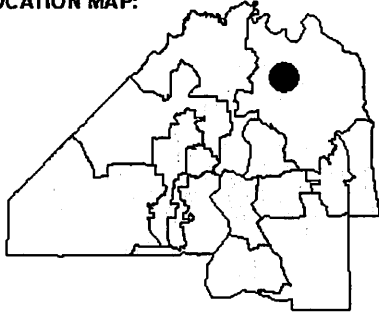
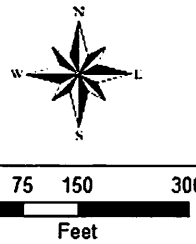


Cedarbrook Subdivision to the south

Source: COJ, Planning & Development Department

Date: 05/18/2021



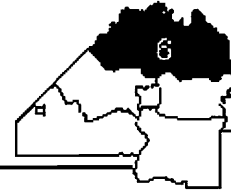
<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-100A</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0274</p>	<p>TRACKING NUMBER</p> <p>T-2021-3476</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

North District

Citizens Planning Advisory Committee

Chair: Dr. Donald W. Green

Vice Chair: Paul Fenning



May 13, 2021

To: Honorable Michael Boylan Honorable Tommy Hazouri Mr. Joshua Garrison
Land Use & Zoning Committee President, City Council Chair, Planning Commission
117 W. Duval St., Ste. 425 117 W. Duval St., Ste. 425 214 N. Hogan St. Ste. 300
Jacksonville, FL 32202 Jacksonville, FL 32202 Jacksonville, FL 32202

Greeting:

This correspondence is in reference to project 2021-0274. We approve of this project.
Respectfully submitted, .

Donald W. Green Ph.D.

Donald W. Green Ph.D.
North Citizens Planning Advisory Committee (CPAC) Chair

Cc: City Council President: Tommy Hazouri; Vice President: Samuel Newby
Members: Joyce Morgan, Al Ferraro, Aaron L. Bowman, LeAnna Cumber, Michael Boylan, Reggie Gaffney, JuCoby Pittman, Garrett L. Dennis, Brenda Priestly Jackson, Danny Becton, Randy White, Rory Diamond, Randy DeFoor, Terrance Freeman, Ronald B. Salem, and Matt Carlucci

E-copy: Council Legislative Services: Carol Owens, Cheryl Brown, Jessica Matthews, Melanie Wilkes
Attorney: Shannon Eller
Planning Commission: Folks Huxford,
Planning Department: William Killingsworth, Kristen Reid, Bruce Lewis, Laurie Santana, Erin Abney, Patricia Sales
Neighborhood Department: Bryan Mosier, Chiquita Moore, Lisa Ransom, Michelle Godwin-Ware

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0274 Staff Sign-Off/Date CMQ / 04/19/2021
 Filing Date 05/11/2021 Number of Signs to Post 5
 Hearing Dates:
 1st City Council 06/08/2021 Planning Commission 06/03/2021
 Land Use & Zoning 06/15/2021 2nd City Council N/A
 Neighborhood Association M&M DAIRY; EDEN GROUP
 Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3476 Application Status PENDING
 Date Started 04/12/2021 Date Submitted 04/12/2021

General Information On Applicant

Last Name First Name Middle Name
 COCKRELL JOSH
 Company Name
 THE STELLAREA GROUP
 Mailing Address
 PO BOX 28327
 City State Zip Code
 JACKSONVILLE FL 32226
 Phone Fax Email
 9047204260 JOSH@STELLAREAGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 VATA EDMOND
 Company/Trust Name
 DUVAL CONSTRUCTION INC
 Mailing Address
 13221 MENDENHALL PLACE
 City State Zip Code
 JACKSONVILLE FL 32224
 Phone Fax Email
 9048872039 ED@DUVALCONSTRUCTION.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 106586 0040	2	6	RR-ACRE	RLD-100A

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

Existing Land Use Category
 RR

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

Total Land Area (Nearest 1/100th of an Acre) 3.00

Justification For Rezoning Application

OWNER PLANS TO DEVELOP UP TO 6 HOMES ON THE SITE.

Location Of Property

General Location
 ON CEDAR POINT ROAD

House #	Street Name, Type and Direction	Zip Code
4025	CEDAR POINT RD	32226

Between Streets
 GROVER ROAD and CEDARBROOK VIEW DRIVE

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
3.00 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
60 Notifications @ \$7.00 /each: \$420.00
- 4) Total Rezoning Application Cost: \$2,450.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

March 8, 2021

A part of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 1 North, Range 27 East, Duval County, Florida, and being more particularly described as follows:

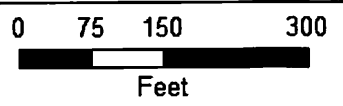
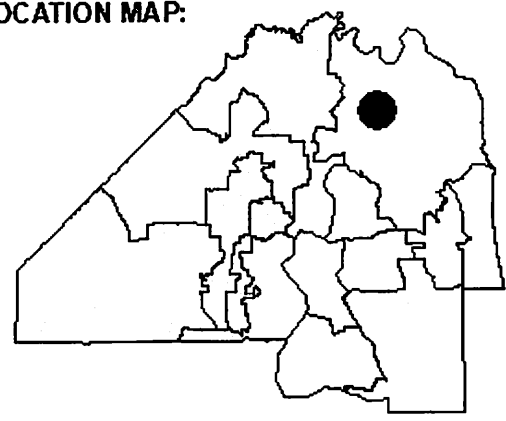
Beginning at the intersection of the Westerly line of the said Southwest 1/4 of the Northeast 1/4 with the Northerly right of way line of Cedar Point Road, a 60-foot right of way as now established (County Road No. 54); thence along the Westerly line of said Southwest 1/4 of the Northeast 1/4, run North 00 degrees 20 minutes 00 seconds West, 627.33 feet to the Northwestern corner thereof; thence along the Northerly line of the said Southwest 1/4 of the Northeast 1/4, run North 89 degrees 10 minutes 30 seconds East, 216.83 feet; thence South 00 degrees 22 minutes 35 seconds East, 588.76 feet to a point on the aforementioned Northerly right of way line of Cedar Point Road, said point being in a curve, said curve being concave Southerly and having a radius of 1939.86 feet; thence Southwesterly along and around said curve an arc distance of 221.00 feet to the POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: RR-ACRE
TO: RLD-100A

LOCATION MAP:



COUNCIL DISTRICT:
2

TRACKING NUMBER

T-2021-3476

EXHIBIT 2
PAGE 1 OF 1

PROPERTY ADDRESS: 4025 CEDAR POINT RD, JACKSONVILLE, FLORIDA 32226

OFFICIAL RECORDS
BK. 7929, PG. 0447



FIP 1/2" 121
N89°10'30"E 216.83 (D/M)
N89°15'31"E 412.87' (M) FIP 1/2"
SET IP 1/2" LB#8102

POND

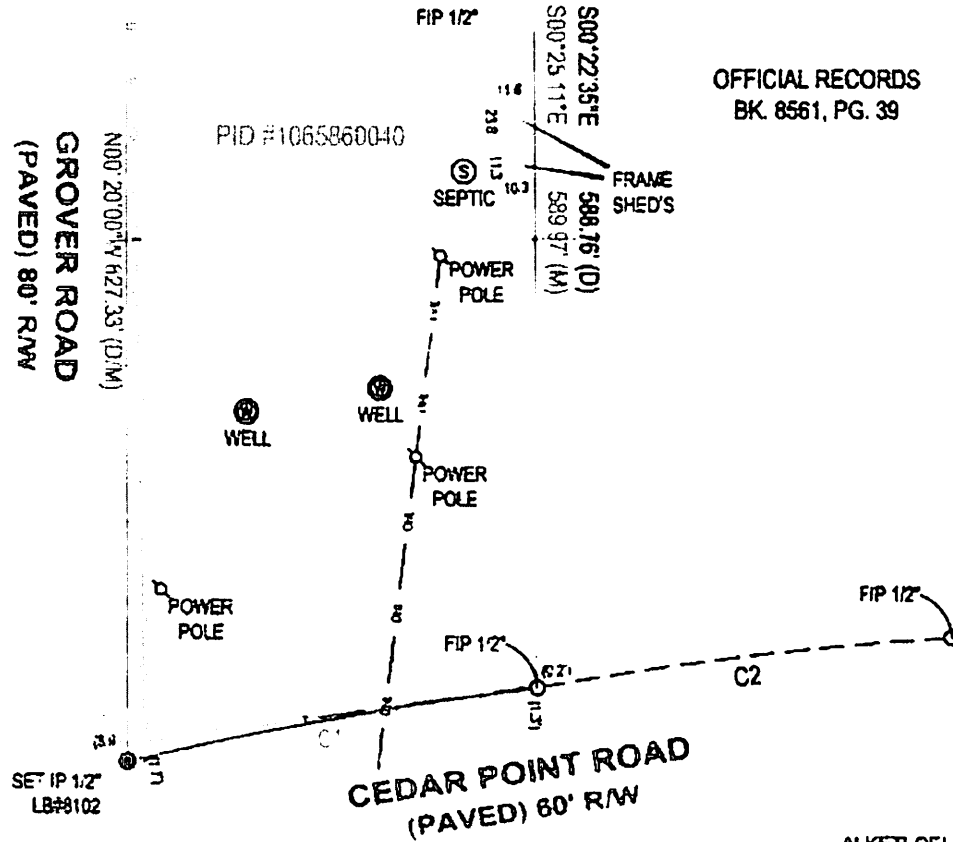
PUMP

OFFICIAL RECORDS
BK. 8561, PG. 39

GROVER ROAD
(PAVED) 80' R/W

PID #1065860040

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1939.86' (D)	221.00' (D)	S79°07'30"W (C)	221.11' (C)
C2	1839.86' (M)	221.34' (M)	S78°27'16"W (M)	221.22' (M)
	1839.86' (M)	222.50' (M)	S82°56'30"W (M)	222.38' (M)



CERTIFIED TO:
ALKETI CELA & ENTELA CELA

LEGEND: SET IRON (●) FOUND IRON (○) CONCRETE (□) 4' CHAIN LINK FENCE (---) 4' WIRE FENCE (---) 6' VINYL FENCE (---)

ABBREVIATIONS: R = Radius IP = Iron Pipe M = Measured Field Data PT = Point of Tangency A/C = Air Conditioning Unit
P = Platted IR = Iron Rod C = Calculated Data PC = Point of Curvature WM = Water Meter
D = Deed BR = Bearing Reference R/W = Right of Way ID = Identification JEA = Jacksonville Electric Authority

LAST FIELD DATE: 11/20/17 CAD: MK BARNES CONSULTING, LLC SIGNATURE DATE: DRAWING SCALE: 1" = JOB #: 17-0306

- GENERAL NOTES:
- Legal description provided by client.
 - The survey represents a boundary survey to show above ground improvements, underground improvements, or installations not located except as shown.
 - Use of this survey for purposes other than that which it was intended, without written variation, shall be at the user's sole risk & without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.
 - This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.
 - Bearings shown are based on the property line.
 - Property herein lies in floodzone according to FEMA Flood Insurance rate map.

ON POINT
Land Surveyors
LB #8102 904-619-0308
2121 Corporate Square Blvd, Suite 130
Jacksonville, FL 32216
OnPointLandSurveyors@Gmail.com
www.OnPointLandSurveyors.com

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE



Infill Availability Letter

ed vata

4/12/2021

duval construction inc

13221 mendenhall pl

jax, Florida 32224

Project Name: cedar point

Availability #: 2021-1436

Attn: ed vata

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 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,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-1436

Request Received On: 3/29/2021

Availability Response: 4/12/2021

Prepared by: Ji Soo Kim

Expiration Date: 04/12/2023

Project Information

Name: cedar point

Address: 4025 CEDAR POINT RD, JACKSONVILLE, FL 32226

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 3500

Parcel Number: 106586 0040

Location:

Description: building 10 single family homes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Grover Rd. ROW.

Connection Point #2: Existing 12-inch water main within Cedar Point Rd. ROW.

An Infill Layout for all lots included in the availability letter is required prior to applying for new Water Special Conditions: 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: District 2/Cedar Bay

Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the sewer manhole within Cedarbrook View Dr. ROW, approx. 530 LF east of this property.

Connection Point #2: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the 8-inch gravity sewer main within Cedar Pond Ln. S. ROW, approx. 540 LF west of this property.

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:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

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: