

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

March 3, 2022

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.: 2022-85**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Planning and Development Department Recommendation: **Approve**

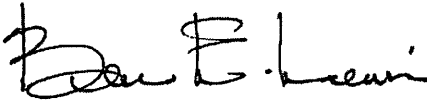
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

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 2022-0085

MARCH 3, 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 **2022-0085**.

Location: 8264 Lone Star Road; Between Eddy Road and Clements Road

Real Estate Number: Portion of 120831-0000

Current Zoning District: Planned Unit Development (PUD 1995-1190)

Proposed Zoning District: Residential Low Density-50 (RLD-50)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 2—Greater Arlington/Beaches

Applicant/Agent: Patrick W. Krechowski, Esq.
Balch and Bingham, LLP.
1 Independent Drive, Suite 1800
Jacksonville, Florida 32202

Owner: Simon Osunlana
St. Paul Methodist Church
8264 Lone Star Road
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0085** seeks to rezone 1.02± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50). The property is located in the Low Density Residential (LDR) land use category within the Urban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for the development of approximately six (6) single-family dwelling units.

The current PUD contemplates development of an off-street parking lot on the subject property.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Low Density Residential (LDR) in the Urban Area is intended to provide for low-density residential development. Single family dwellings are a principal use in the LDR land use category. 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. The maximum gross density in the Urban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density: except as provided herein:

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of the centralized potable water or wastewater services are not available.

According to JEA letter of availability, dated January 24, 2021, there is an existing 16-inch water main on Lone Star Road; however, there is no gravity sewer main abutting the property. Per the letter of availability, the owner will need to build the sewer main in the right-of-way and individual laterals.

If a sewer main and laterals are constructed to serve the project area, the proposed zoning change to RLD-50 is consistent with the LDR land use category. Otherwise, the development will be limited to a maximum gross density of 4 units/acre and the minimum lot size must be 1/4 of an 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, **2022-0170**, the proposed development shall connect to City water and sewer. Furthermore, a sewer main and laterals will need to be constructed to allow for the proposed density of the project.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RR-Acre to RLD-50 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

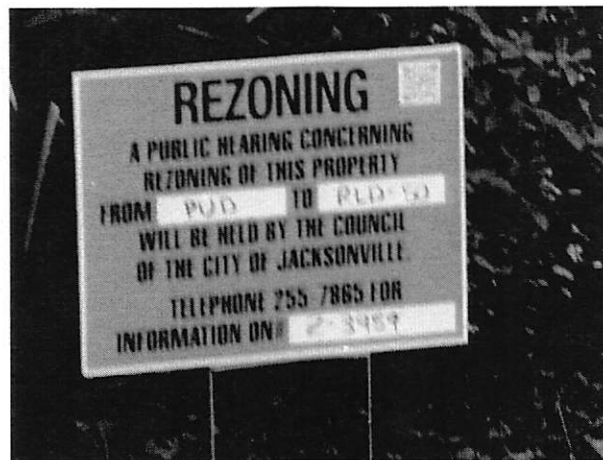
The subject property is located on the east side of Eddy Road between Metcalf Road and Seaboard Avenue. This corridor is developed almost exclusively with single-family dwellings with average lot widths between 90 feet and 100 feet. However, Staff finds an overwhelming number of properties with 60-foot wide lot widths within 350 feet of the subject property. Because the applicant's proposed rezoning to RLD-50 would render the lots to have a 50 foot width and 5,000 square foot area, in terms of density, Staff finds the rezoning would complement the neighboring residential lots with RLD-60 zoning. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CO	Single-Family Dwellings
East	LDR	PUD 1995-1190	Place of Worship
South	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-50 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 24, 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 2022-0085 be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 01/11/22

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

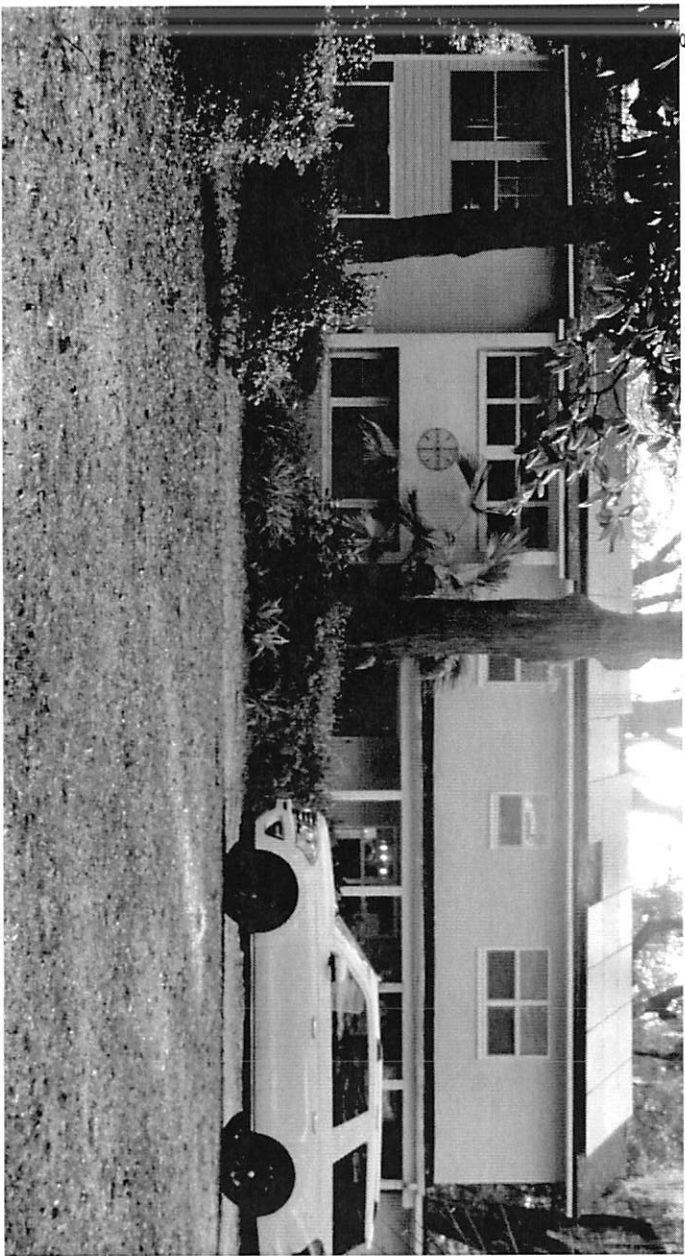
Figure B:



Source: Planning & Development Dept, 02/24/22

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

Figure C:



Source: Planning & Development Dept, 02/24/22

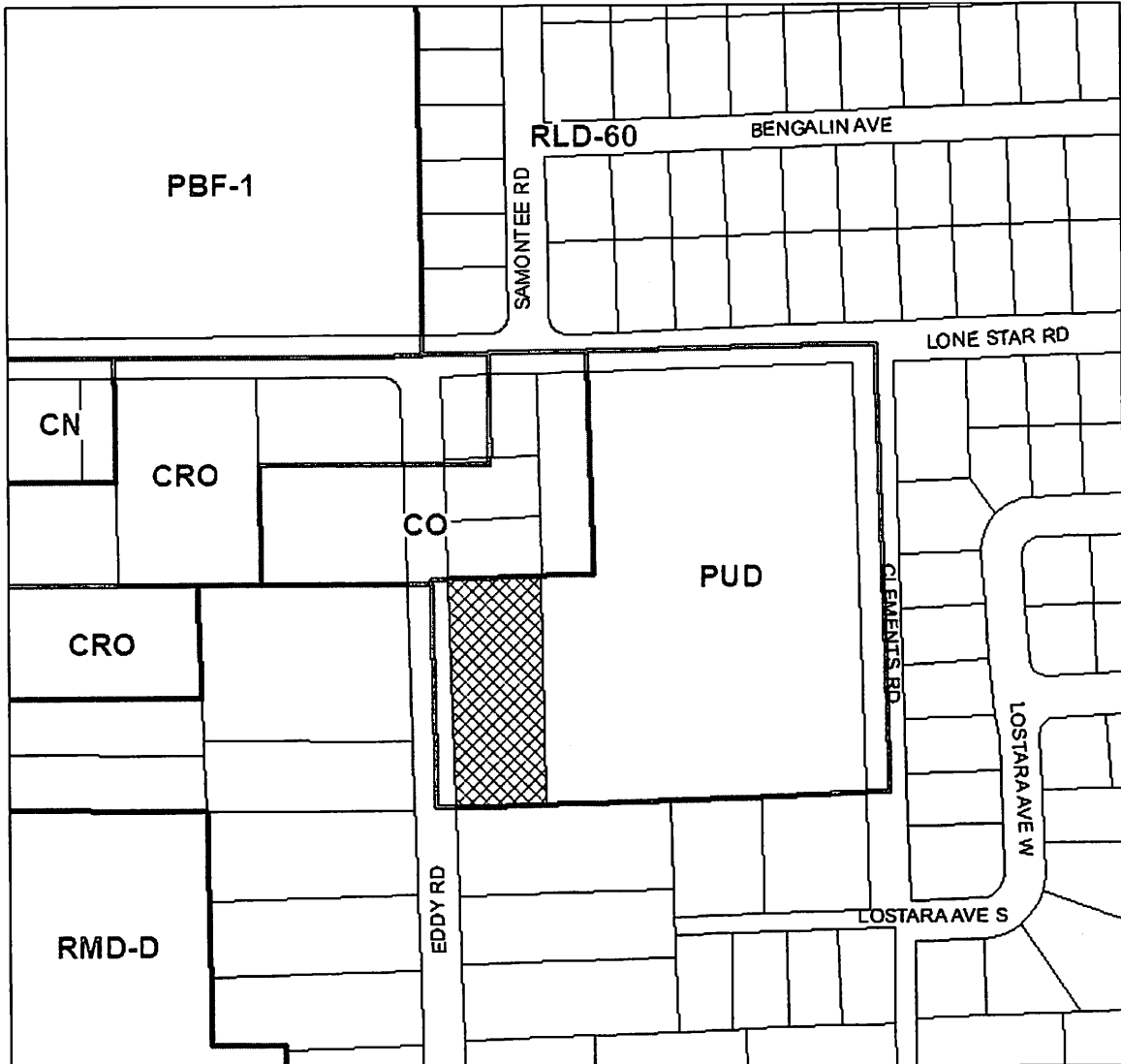
View of a neighboring single-family dwelling to the south of the subject property.

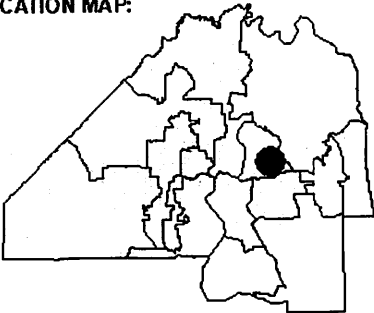
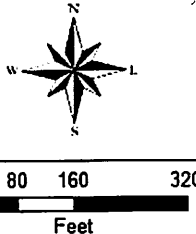
Figure D:



Source: Planning & Development Dept, 02/24/22

View of a neighboring single-family dwelling to the north of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RLD-50</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2022-0085</p>	<p>TRACKING NUMBER T-2022-3959</p>	<p>COUNCIL DISTRICT: 1</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0085 **Staff Sign-Off/Date** ATW / 01/12/2022
Filing Date 01/26/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 03/08/2022 **Planning Commission** 03/03/2022
Land Use & Zoning 03/15/2022 **2nd City Council** N/A
Neighborhood Association FREE4LIFE FOUNDATION, INC; OLD ARLINGTON, INC;
 REVITALIZE ARLINGTON, INC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3959 **Application Status** FILED COMPLETE
Date Started 12/17/2021 **Date Submitted** 01/04/2022

General Information On Applicant

Last Name KRECHOWSKI **First Name** PATRICK **Middle Name** W
Company Name
 BALCH AND BINGHAM, LLP
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1800
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043486877 **Fax** 8662261996 **Email** PKRECHOWSKI@BALCH.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name OSUNLANA **First Name** SIMON **Middle Name**
Company/Trust Name
 ST. PAUL UNITED METHODIST CHURCH
Mailing Address
City 8264 LONE STAR ROAD **State** FL **Zip Code** 32211
Phone 9047240022 **Fax** **Email** SRPASTOR@STPAULJAX.ORG

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 1995-1190

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 120831 0000	1	2	PUD	RLD-50

Ensure that RE# is a 10 digit number with a space (##### #)
Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.02

Justification For Rezoning Application

SEEKING RE-ZONING FOR DEVELOPMENT OF SIX SINGLE-FAMILY RESIDENTIAL UNITS ON PORTION OF PROPERTY.

Location Of Property

General Location

ARLINGTON/FORT CAROLINE

House #	Street Name, Type and Direction	Zip Code
8264	LONE STAR RD	

Between Streets

EDDY ROAD and CLEMENTS 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

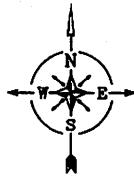
- 1) Rezoning Application's General Base Fee: \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**
 1.02 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
 21 Notifications @ \$7.00 /each: \$147.00
- 4) Total Rezoning Application Cost: \$2,167.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

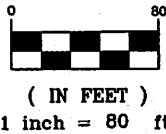
MAP SHOWING SKETCH & LEGAL OF

A PORTION OF GOVERNMENT LOT 1, SECTION 14 TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING THAT SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4003, PAGE 288 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LONE STAR ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF EDDY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE RUN SOUTH 0°00'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 300.24 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89°44'10" EAST, A DISTANCE OF 135.0'; THENCE SOUTH 00°00'33" WEST, A DISTANCE OF 320.61 FEET; THENCE SOUTH 86°36'40" WEST, A DISTANCE OF 135.14 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED EDDY ROAD (A 60 FOOT RIGHT OF WAY); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF EDDY ROAD, A BEARING OF NORTH 00°00'00" WEST, A DISTANCE OF 320± FEET BACK TO THE POINT OF BEGINNING.

FEET TO THE POINT OF BEGINNING.



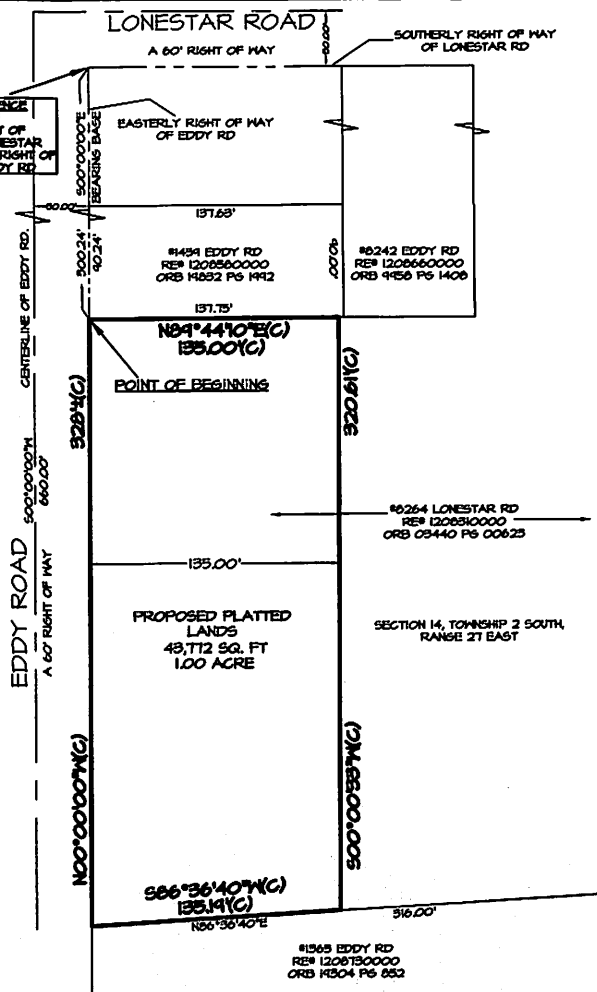
GRAPHIC SCALE



GENERAL NOTES

1. THIS MAP DOES NOT PURPORT TO BE BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
3. UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
4. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
5. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
6. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
7. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
8. THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
10. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
11. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.
12. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
13. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

POINT OF REFERENCE
INTERSECTION OF
SOUTHERLY RIGHT OF
WAY LINE OF LONE STAR
RD & EASTERLY RIGHT OF
WAY LINE OF EDDY RD



ABBREVIATION	DEFINITION
C.L.F.	CHAIN LINK FENCE
CB	CHORD BEARING
CD	CHORD DISTANCE
CM	CONCRETE MONUMENT
CONC.	CONCRETE
CP	CONCRETE POST
CPP	CONCRETE POWER POLE
DNE.	DO NOT ENTER SIGN
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
FND.	FOUND
GA	GUY ANCHOR
INV.	INVERT
IR	IRON ROD
ORB	OFFICIAL RECORDS BOOK
OHL	OVERHEAD LINES
PB	PLAT BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
RCP	REINFORCED CONCRETE PIPE
SQ.	SQUARE
TRB	TELEPHONE RISER BOX
WV	WATER VALVE

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH & LEGAL SURVEY,

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 201, F.S. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

Charles R. Bassett, Jr.
CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLOR. NO. 4591



SURVEYED DECEMBER 30, 2021

BEARING DATUM BASED ON EASTERLY LINE OF EDDY RD BEARING BEING 500°00'00"E

FIELD BOOK NO.: N/A PAGE: N/A LEGAL: N/A ORDER NO.: 12-21-05
COMPUTER FILE: 122105.DWG SCALE: 1" = 80' FILE NO.: L-6939