

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

March 9, 2023

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.: 2023-76**

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**

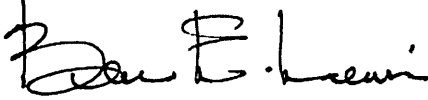
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
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, 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 2023-0076**

**MARCH 9, 2023**

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 2023-0076.

***Location:*** 5546 & 5554 Paris Avenue, between Tuskegee Road and West 45<sup>th</sup> Street

***Real Estate Number:*** 086289 0000; 086288 0000

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Commercial, Residential and Office (CRO)

***Current Land Use Category:*** Community/General Commercial (CGC)

***Planning District:*** District 5 — Northwest

***Applicant/Agent:*** James Petrizzo  
Homeowner Helpers Profit Sharing Plan, LLC  
Jacksonville, FL 32233

***Owner:*** Josh Rowley  
Homeowner Helpers Profit Sharing Plan, LLC  
P.O. Box 351835  
Jacksonville, Florida 32235

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2023-0076 seeks to rezone 0.24± acres of a subject property from Commercial Office (CO) to Commercial, Residential and Office (CRO). The request is being sought in order to develop the property with a single-family dwelling. The property is currently undeveloped.

The subject property is also within the 45<sup>th</sup> & Moncrief NAP (Ordinance 2004-1302-E). The site is within the Royal Terrace Neighborhood of the NAP study area. The Royal Terrace Neighborhood Plan included a comprehensive existing conditions analysis, which in turn included

a land use analysis, a housing conditions survey, an infrastructure survey, and a zoning analysis. The analysis provided the following information:

- Vacant land accounts for 40% of all developable land
- Single-family units comprise 92% of the housing in Royal Terrace
- Reconstruction is needed on virtually every street, with the major corridors having potentially dangerous areas.
- The area needs significant water and sewer improvements, as many residents are on septic tanks and the water lines are not large enough to accommodate fire hydrants
- Over half of the housing stock in deteriorating condition; and
- Substandard commercial buildings contribute to the negative image of the neighborhood.

The Plan also included a series of recommendations, which included the following:

- Implement the zoning proposal which would conserve the single-family character of the neighborhood.
- Promote housing rehabilitation and community pride.
- Connect the Royal Terrace residents to the regional wastewater treatment plant.
- Improve the drainage infrastructure; and
- Improve roadway maintenance.

### **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 Community/General Commercial (CGC) 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 Future Land Use Element (FLUE), the CGC land use category in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. The proposed zoning change to CRO is consistent within the CGC land use category.

**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:**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, **2022-2483**, the proposed development shall connect to City water and sewer.

**Goal 3**

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

The proposed rezoning at the subject site would promote the balance of residential uses within the immediate area and create an opportunity for a greater variety of housing options for local citizens.

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to CRO would allow for residential infill on a traditionally underutilized commercial parcel along Paris Avenue.

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

### SURROUNDING LAND USE AND ZONING

The subject property is located on Paris Avenue between Tuskegee Road and 45<sup>th</sup> St West. Moreover, this segment is developed almost exclusively with single-family dwellings. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	RPI	CRO	Vacant
East	MDR	RLD-60	Single-Family Dwellings
South	CGC	CO	Single-Family Dwellings
West	CGC	CCG-1	Vacant

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

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property, 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 **2023-0076** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 02/24/2023  
Aerial view of the subject site and parcel, facing north.



View of subject property



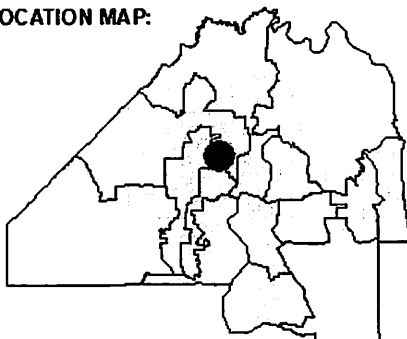

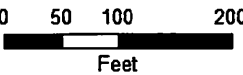
Existing single family dwelling across from the subject property.





Existing single family dwelling across from the subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CO</b></p> <p><b>TO: CRO</b></p>	<p><b>LOCATION MAP:</b></p> 	  <p><b>COUNCIL DISTRICT:</b></p> <p><b>8</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2023-0076</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4532</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2023-0076 **Staff Sign-Off/Date** KPC / 12/08/2022  
**Filing Date** N/A **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 03/14/2023 **Planning Commission** 03/09/2023  
**Land Use & Zoning** 03/21/2023 **2nd City Council** N/A  
**Neighborhood Association** ROYAL TERRACE COMMUNITY, INC.  
**Neighborhood Action Plan/Corridor Study** 45TH & MONCRIEF NAP,  
 ROYAL TERRACE NEIGHBORHOOD PLAN 1994

### Application Info

**Tracking #** 4532 **Application Status** PENDING  
**Date Started** 09/19/2022 **Date Submitted** 10/05/2022

### General Information On Applicant

**Last Name** PETRIZZO **First Name** JAMES **Middle Name**  
**Company Name**  
 HOMEOWNER HELPERS PROFIT SHARING PLAN, LLC  
**Mailing Address**  
 2623 SANDY DUNE DR  
**City** JACKSONVILLE **State** FL **Zip Code** 32233  
**Phone** 9045804315 **Fax** 904 **Email** IBUYJAXLOTS@GMAIL.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** ROWLEY **First Name** JOSH **Middle Name**  
**Company/Trust Name**  
 HOMEOWNER HELPERS PROFIT SHARING PLAN, LLC  
**Mailing Address**  
 P.O. BOX 351835  
**City** JACKSONVILLE **State** FL **Zip Code** 32235  
**Phone** 9046252593 **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 086289 0000	8	5	CO	CRO
Map 086288 0000	8	5	CO	CRO

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

**Existing Land Use Category**  
CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.24

**Justification For Rezoning Application**

THE AREA SURROUNDING THE PARIS AVE. PROPERTIES IS ENTIRELY RESIDENTIAL. THE LAND USE CHANGE WILL ALLOW FOR DEVELOPMENT OF RESIDENTIAL USES CONSISTENT WITH THE SURROUNDING AREA WHILE PRESERVING LOW INTENSITY COMMERCIAL USES THAT ARE CURRENTLY ALLOWED.

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
5546 & 5554	PARIS AVE	32209

**Between Streets**  
TUSKEGEE RD and WEST 45TH ST.

**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  
0.24 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
59 Notifications @ \$7.00 /each: \$413.00
- 4) Total Rezoning Application Cost: \$2,423.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

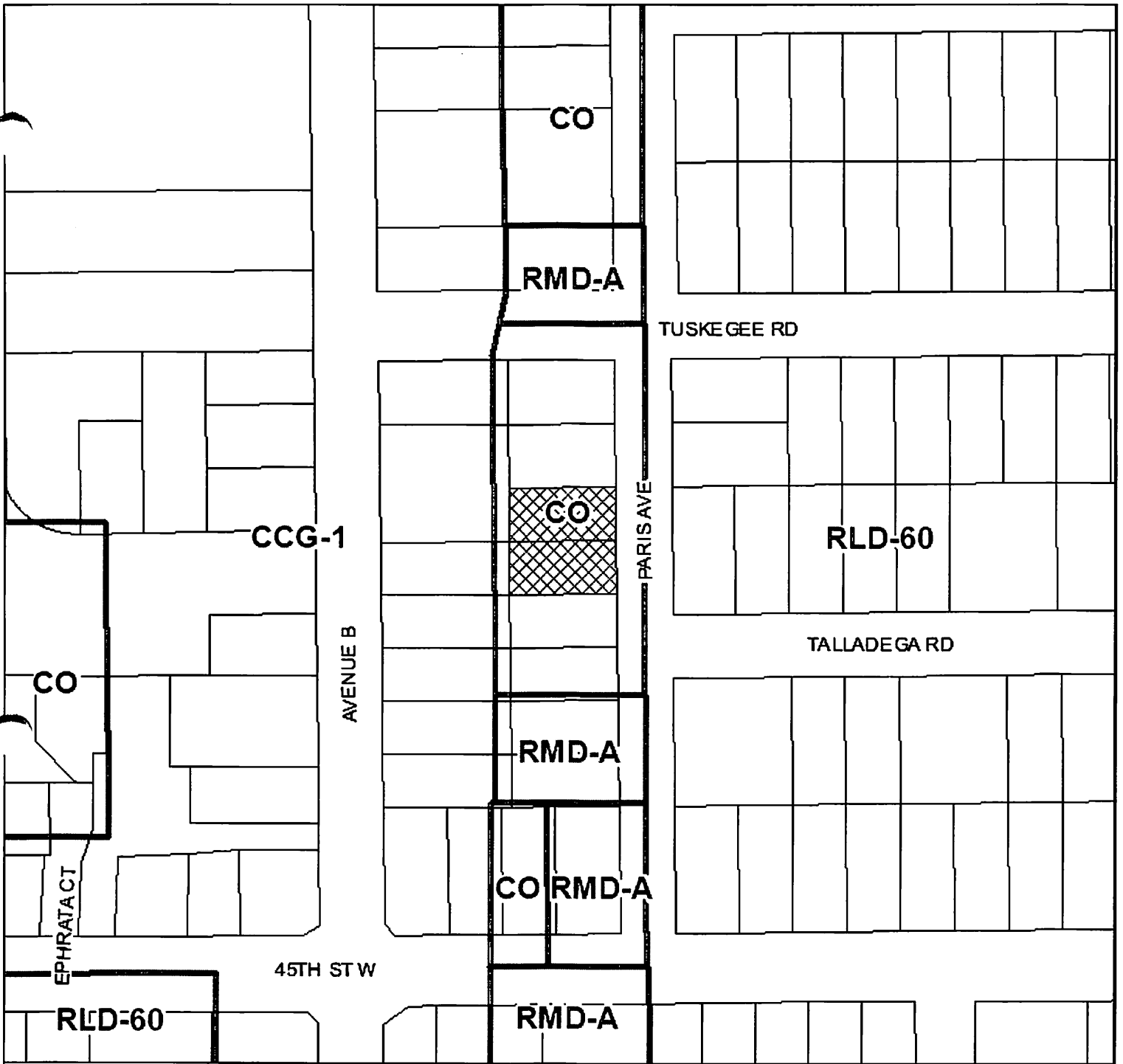
Exhibit 1: Legal Description

Parcel A:

Lot 17, Block 27, Royal Terrace Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 17, of the Public Records of Duval County, Florida.  
A/K/A: 5546 Paris Ave., Jacksonville, FL 32209 / Parcel # 086288-0000

Parcel B:

Lot 18, Block 27, Royal Terrace Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 17, of the Public Records of Duval County, Florida.  
A/K/A: 5554 Paris Ave., Jacksonville, FL 32209 / Parcel # 086289-0000

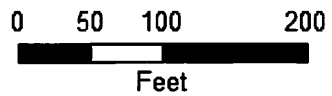
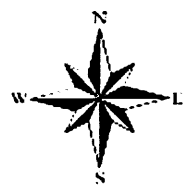
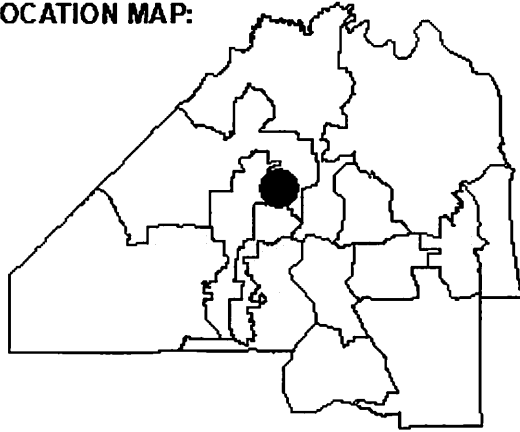


**REQUEST SOUGHT:**

**FROM: CO**

**TO: CRO**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**T-2022-4532**

**EXHIBIT 2  
PAGE 1 OF 1**



## Infill Availability Letter

James Petrizzo

7/5/2022

1025 Stonewall St, Apt 4  
Jacksonville, Florida 32204

Project Name: 5546 Paris Ave, 5554 Paris Ave  
Availability #: 2022-2483

Attn: James Petrizzo

Thank you for your inquiry regarding the availability of 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:**

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/](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](https://www.jea.com/water_and_wastewater_development)

Sincerely,

Soo Kim

kimjs@jea.com

(904) 625-8257

Availability Number: 2022-2483

Request Received On: 6/22/2022

Availability Response: 7/5/2022

Prepared by: Ji Soo Kim

Expiration Date: 07/05/2024

### **Project Information**

Name: 5546 Paris Ave, 5554 Paris Ave

Address: 5546 PARIS AVE, JACKSONVILLE, FL 32209

County: Duval County

Type: Sewer,Water

Requested Flow: 500

Parcel Number: 086288 0000, 086289 0000

Location:

Description: One New SFR Home

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 6-inch water main within Paris Ave. 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, 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. 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.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing 12-inch gravity sewer main within Paris Ave. ROW.

Connection Point #2:

Sewer Special Conditions: 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. 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 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.**