

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

April 22, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-137

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**

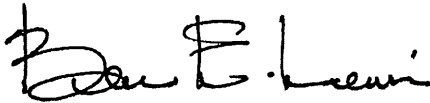
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker in opposition who was concerned about the loss of privacy and additional traffic. The Commissioners felt there were similar developments in the area with ½ acre lots.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
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, 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 2021-0137

APRIL 22, 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 2021-0137

Location: 3917 Starratt Road; Between Tiki Lane and Grover Road

Real Estate Number: 108094-0000

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-100A (RLD-100A)

Current Land Use Category: Rural Residential (RR)

Planning District: District 6—North

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Dean G. Andring
3917 Starratt Road
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0137 seeks to rezone 22.34± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-100A (RLD-100A). The property is located in the Low Density Residential (LDR) land use category within the Suburban 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 75 single-family dwellings.

Although this request comprises 22.34± acres of land, an additional 0.50± acres of land should be considered via **Rezoning Ordinance, 2021-0171**, which is another rezoning filed by the applicant for the contiguous development of a single-family subdivision. Therefore, this application should

be holistically reviewed in relation to the relation to the companion rezoning filed by the applicant and the potential impact both parcels will have on the Starratt Road corridor and surrounding land uses.

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 Rural Residential (RR) 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. 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 uses in this category. Single-family dwellings are a principal use within the RR category. The maximum gross density shall be 2 units/acre when both centralized water and sewer are available and the maximum gross density shall be 1 unit/acre when the site is served with on-site potable water and wastewater, and there shall be no minimum density.

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, 2020-4323, the proposed development shall connect to City water and sewer with an estimated flow of 26,250 gpd.

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 RLD-100A would allow for higher density infill development on a vacant and underutilized parcel.

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-100A in order to permit for a single-family subdivision.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Starratt Road, a collector road, between Tiki Lane Grover Lane of Branan Field Road and Forest Trail. The predominant use within this area contain single-family dwellings with a mixture of lot sizes. The proposed rezoning to RLD-100A requires the new lots to have 100 foot width and 21,780 square foot area—which, in terms of density, would complement the abutting residential lots. Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RR/CSV	RR-Acre/CSV	Single-Family Dwellings/Starratt Creek
East	RR	RR-Acre	Single-Family Dwellings
South	RR	RR-Acre	Single-Family Dwellings
West	RR	RR-Acre	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-100A will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 8, 2021** 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 **2021-0137** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 02/12/21

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

Figure B:



Source: Planning & Development Dept, 04/08/21

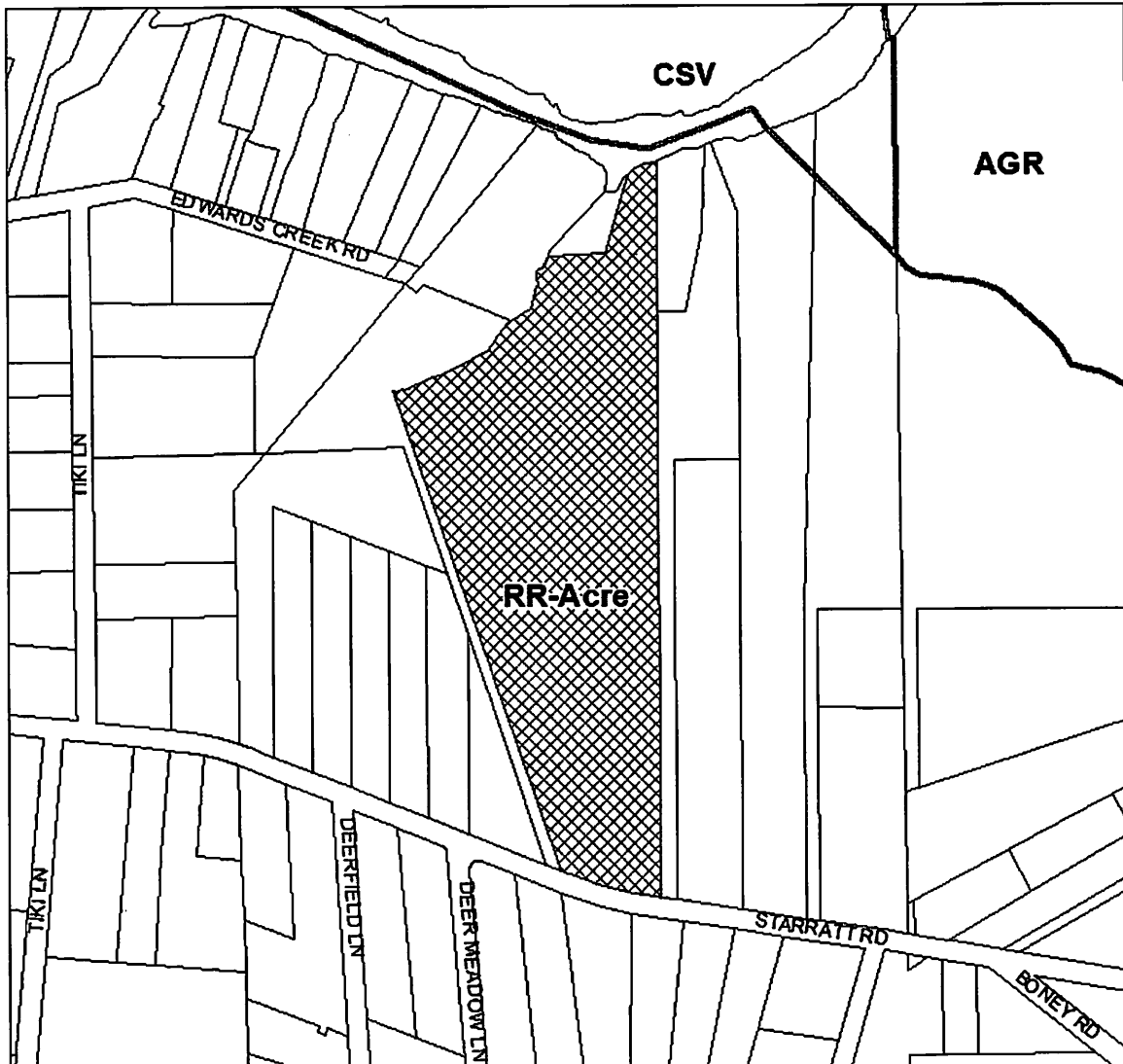
View of the subject property along Starratt Road, facing north.

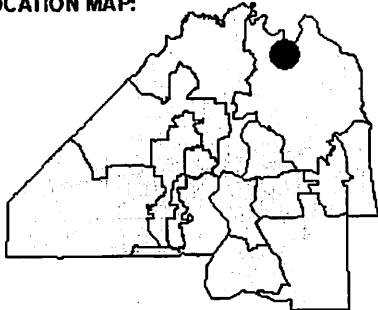

Figure C:



Source: Planning & Development Dept, 04/08/21

View of the subject property along Starratt Road, facing north.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-100A</p>	<p>LOCATION MAP:</p> 	 <p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0137</p>	<p>TRACKING NUMBER</p> <p>T-2021-3321</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0137 **Staff Sign-Off/Date** ATW / 02/12/2021
Filing Date 03/03/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 04/13/2021 **Planning Commission** 04/08/2021
Land Use & Zoning 04/20/2021 **2nd City Council** N/A
Neighborhood Association M & M DAIRY INC / THE EDEN GROUP INC. / EDWARDS CREEK
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3321 **Application Status** PENDING
Date Started 01/12/2021 **Date Submitted** 01/19/2021

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name HART RESOURCES LLC
Mailing Address 8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ANDRING **First Name** DEAN **Middle Name** G
Company/Trust Name
Mailing Address 3917 STARRATT ROAD
City JACKSONVILLE **State** FL **Zip Code** 32226
Phone **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 108094 0000	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 #

5517

Total Land Area (Nearest 1/100th of an Acre) 22.34

Justification For Rezoning Application

THE PROPERTY LOCATED TO THE WEST OF THE PROPERTY IS LDR. THIS APPLICATION WOULD FACILITATE AN ORDERLY TRANSITION FROM A RURAL AREA TO AN AREA WITH SINGLE FAMILY HOMES.

Location Of Property

General Location

NORTHSIDE OF STARRATT ROAD

House #	Street Name, Type and Direction	Zip Code
3917	STARRATT RD	32226

Between Streets

DEERMEADOWS LANE and GROVER 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
22.34 Acres @ \$10.00 /acre: \$230.00
- 3) Plus Notification Costs Per Addressee
25 Notifications @ \$7.00 /each: \$175.00
- 4) Total Rezoning Application Cost: \$2,405.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

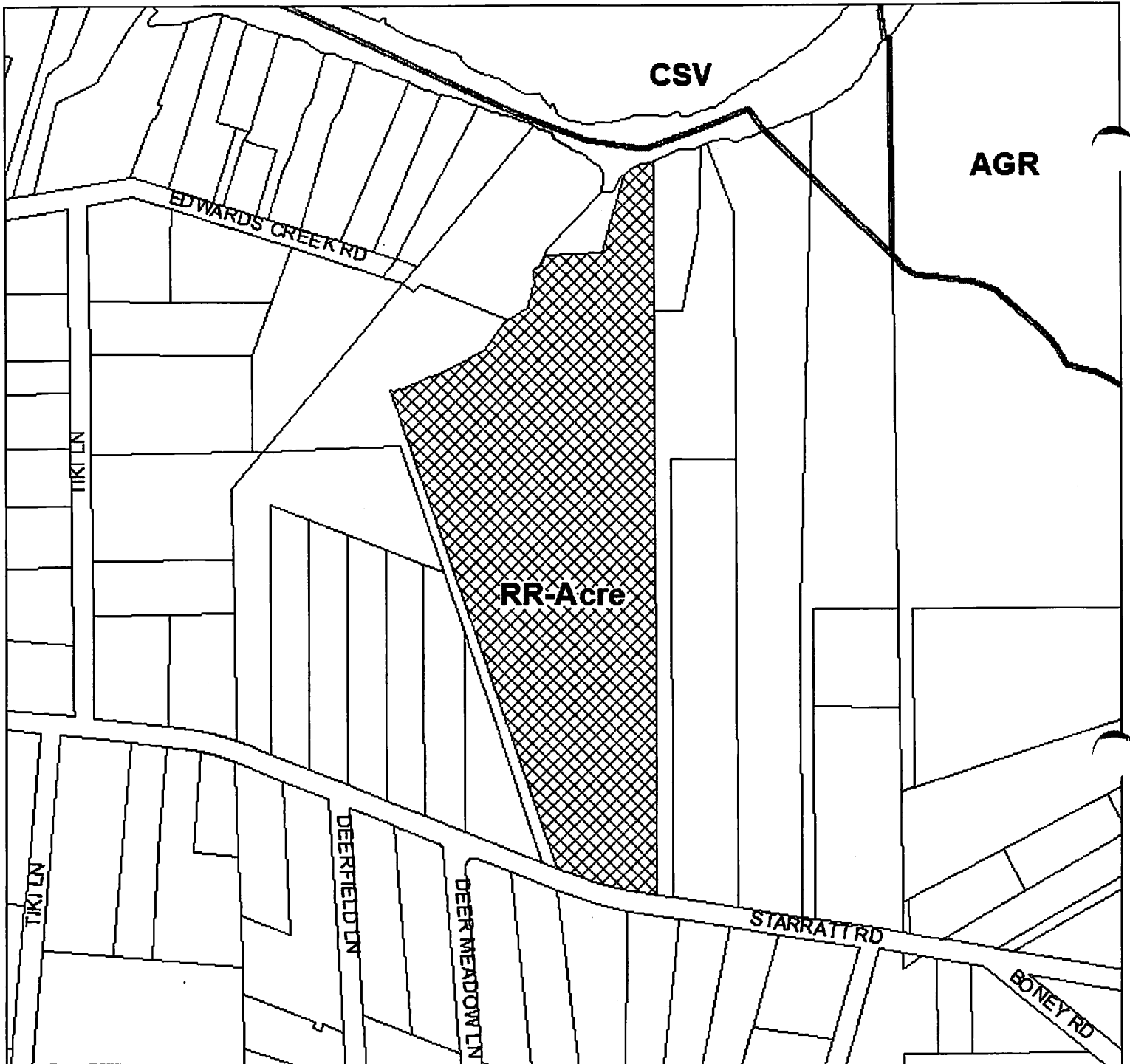
Legal Description

A part of the F.M Arredondo Grant, Section 39, Township 1 North, Range 27 East, and a part of the Moses Harrold Grant, Section 46 Township 1 North, Range 27 East, Duval County, Florida, described as follows:

Commence at the center line intersection of Bonney Road and Starratt Road; thence North 80 degrees 25 minutes 50 seconds West 901.8 feet along the center line of Starratt Road; thence North 9 degrees 34 minutes 10 seconds East 30.0 feet to a point in the Northerly line of Starratt Road; thence North 1 degree 57 minutes 30 seconds West 1892.2 feet; thence North 0 degrees 10 seconds West 270.2 feet to the point of beginning; thence South 0 degrees 10 minutes East 270.2 feet to an iron and point "X"; thence South 1 degree 57 minutes 30 seconds East, 1892.2 feet to the Northerly line of Starratt Road; thence North 80 degrees 25 minutes 50 seconds West 102.35 along said road to the point of curve, concave to the Northeast; thence Westerly along said curve, with a radius of 1113.39 feet, a chord bearing and distance of North 73 degrees 47 minutes 20 seconds West 249.98 feet to its point of tangency at an iron; thence North 19 degrees 11 minutes 30 seconds West 1489.0 feet to an iron in the head of a spring branch this being the same as the fourth course of Deed Book 1769, Page 222; thence down said Branch 620.0 feet more or less in a Northeasterly direction to a point that is South 89 degrees 50 minutes West from point "X"; thence North 89 degrees 50 minutes East 26 feet more or less to an iron; thence continue North 89 degrees 50 minutes East 146.0 feet to an iron that is South 89 degrees 50 minutes West, 176.1 feet from point "X"; thence North 16 degrees 23 minutes East 222.8 feet; thence North 32 degrees 52 minutes West 12.0 feet more or less to the center of the heretofore said Branch; thence Northeasterly along the center of said Branch to the center of the run of Edwards Creek; thence Easterly down the run of Edward's Creek to point that is opposite a point on the Southerly Bank of said Creek, that is North 0 degrees 10 minutes West 47.0 feet more or less from the point of beginning; thence Southerly to the point on said Southerly bank; thence South 0 degrees 10 minutes East 47.0 feet more or less to the point of beginning.

February 12, 2021

Exhibit 1
Page 1 of 1

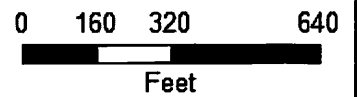
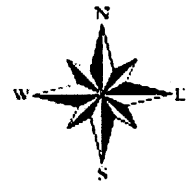
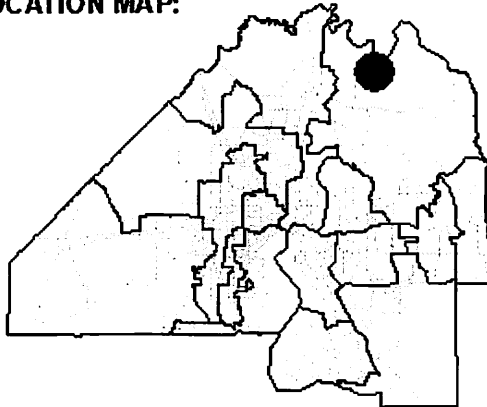


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-100A

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2021-3321

**EXHIBIT 2
PAGE 1 OF 1**