

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

20 August 2020

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.: 2020-393**

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**

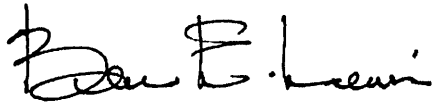
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	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 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 2020-0393****AUGUST 20, 2020**

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 **2020-0393**.

Location: 11005 Hood Road South

Real Estate Number: 156441-0040

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

Proposed Zoning District: Residential Low Density-70 (RLD-70)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3—Southeast

Applicant/Agent: Lara Hipps
Hipps Group Inc.
1650 Margaret Street #323
Jacksonville, Florida 32204

Owner: Keith Matyi
11005 Hood Road South
Jacksonville, FL 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0393** seeks to rezone approximately 2.54± acres of a property from Rural Residential-Acre (RR-Acre) to Residential Low Density-70 (RLD-70). The property is located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request to rezone the property is to allow for the subject property to subdivide into 3 lots for single family homes. This development pattern is consistent with the surrounding neighborhoods in the area. Based on a JEA letter of service availability, dated July 13, 2020, the site is served by centralized water but not sewer service. As such, the maximum gross density shall be four (4) units per acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. Given this, residential development on the subject site is limited to 10 units, and the minimum lot size shall be ¼ of an acre.

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. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. The subject site is not located within any Coastal High Hazard Area (CHHA) or flood zone, and wetlands do not appear to be located on site.

Future Land Use Element

Goal 1

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

The subject property is surrounded by multiple Single Family Dwelling subdivisions and if approved the proposed residential development would allow for the construction of new single family dwellings. The proposed residential

development will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the neighborhood.

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.

The subject properties is located in the Suburban Area and According to the JEA Availability letter dated July 13, 2020, submitted with the application, the site has access to water connection from an existing main within Hood Road South ROW and a sewer connection ¼ mile of the property. The minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

Recreation and Open Space Element:

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Once the applicant is granted approval for the rezoning developer will need to comply with Policy 2.2.2 by providing active recreation parks or monetary contribution to the appropriate departments in order to be in compliance with the 2030 Comprehensive Plan.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

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-70 in order to permit the development of 2 or 3 single-family homes.

SURROUNDING LAND USE AND ZONING

The subject site is located on the east side of Hood Road South, a collector road, and on the west side of Parkside Lakes Subdivision. It is also located within the Suburban Area, Planning District 3 and Council District 6. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. The maximum gross density in the Suburban Area shall be seven (7) units per acre when full urban services are available to the site. Hood Road South is primarily made up of Zoning Districts with an average lot size of 100 feet but is surrounded by subdivisions that have been approved for lots ranging from 70 foot wide lots to 90 foot wide lots.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	ROS	RR-Acre	Park/Recreational
South	LDR	AGR	Single Family Dwellings
East	LDR	PUD: 2013-0392	Single Family Dwellings
West	LDR	RLD-100A	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-70 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 30, 2020** by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0393 be **APPROVED**.



Aerial View

Source: JaxGIS Map



View of Subject Property

Source: Planning & Development Department 07/30/2020



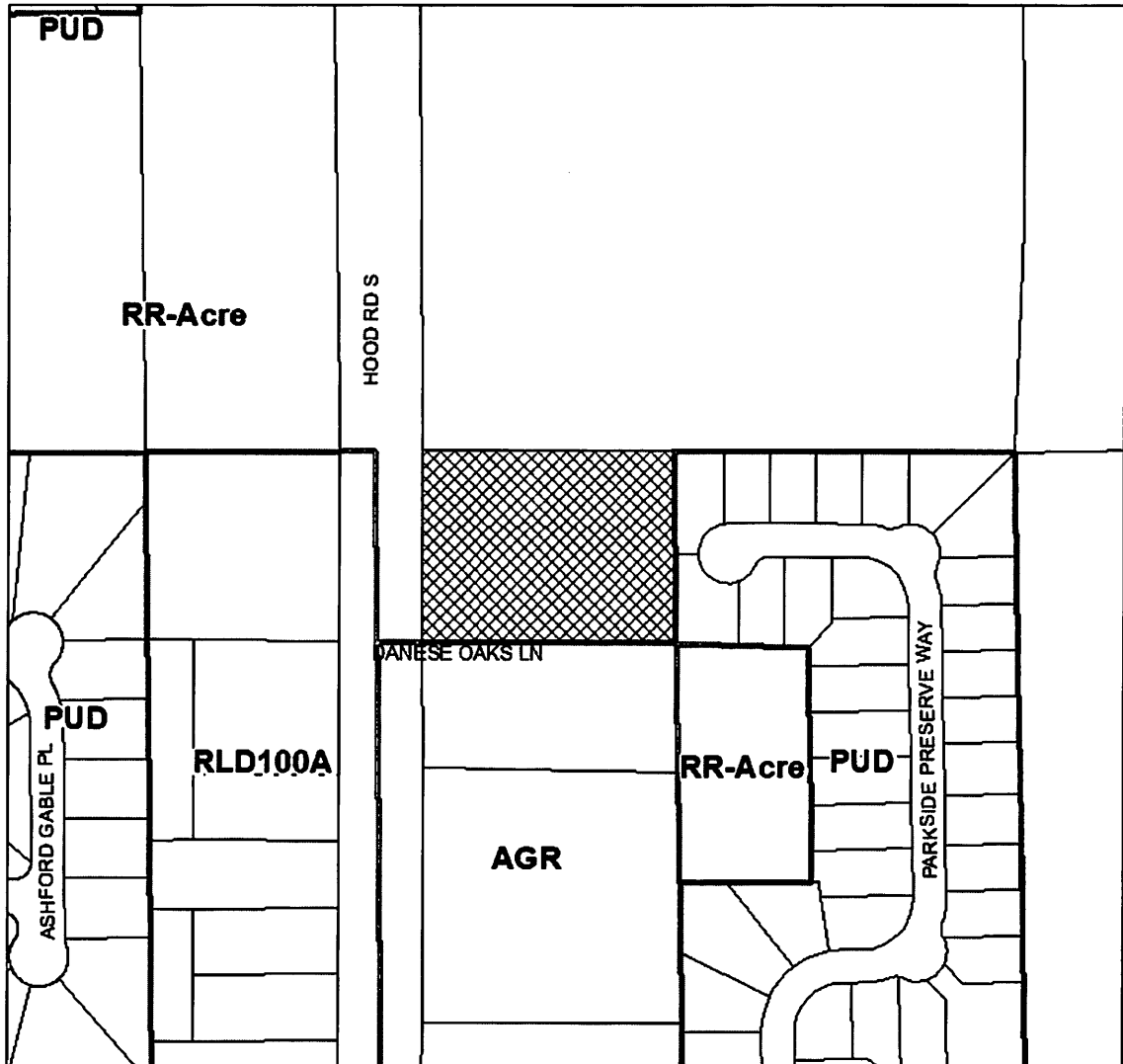
View of Property to the East

Source: GoogleMaps



View of Properties to the West

Source: Planning & Development Department 07/30/2020



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-70</p>	<p>LOCATION MAP:</p>	<p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>TRACKING NUMBER T-2020-2990</p>		<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0393 Staff Sign-Off/Date ELA / 07/28/2020

Filing Date 07/28/2020 Number of Signs to Post 1

Hearing Dates:

1st City Council 08/25/2020 Planning Commission 08/20/2020

Land Use & Zoning 09/02/2020 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2990

Application Status FILED COMPLETE

Date Started 07/06/2020

Date Submitted 07/06/2020

General Information On Applicant

Last Name HIPPS	First Name LARA	Middle Name DIANE
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Company Name
HIPPS GROUP INC.

Mailing Address
1650 MARGARET STREET #323

City JACKSONVILLE	State FL	Zip Code 32204
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Phone 9047812654	Fax 9047812655	Email LARA@HIPPSGROUPINC.COM
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MATYI	First Name KETIH	Middle Name
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Company/Trust Name

Mailing Address
11005 HOOD ROAD S.

City JAX	State FL	Zip Code 32257
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Phone 9047039805	Fax	Email
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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	156441 0040	6	3	RR-ACRE	RLD-70

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)** 2.54**Justification For Rezoning Application**

TO ADD 2 OR 3 LOTS FOR SINGLE FAMILY HOMES

Location Of Property**General Location**

HOOD ROAD SOUTH

House #

11005

Street Name, Type and Direction

HOOD RD S

Zip Code

32257

Between Streets

DANESE OAKS LANE

and

HIDDEN RIDGE 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

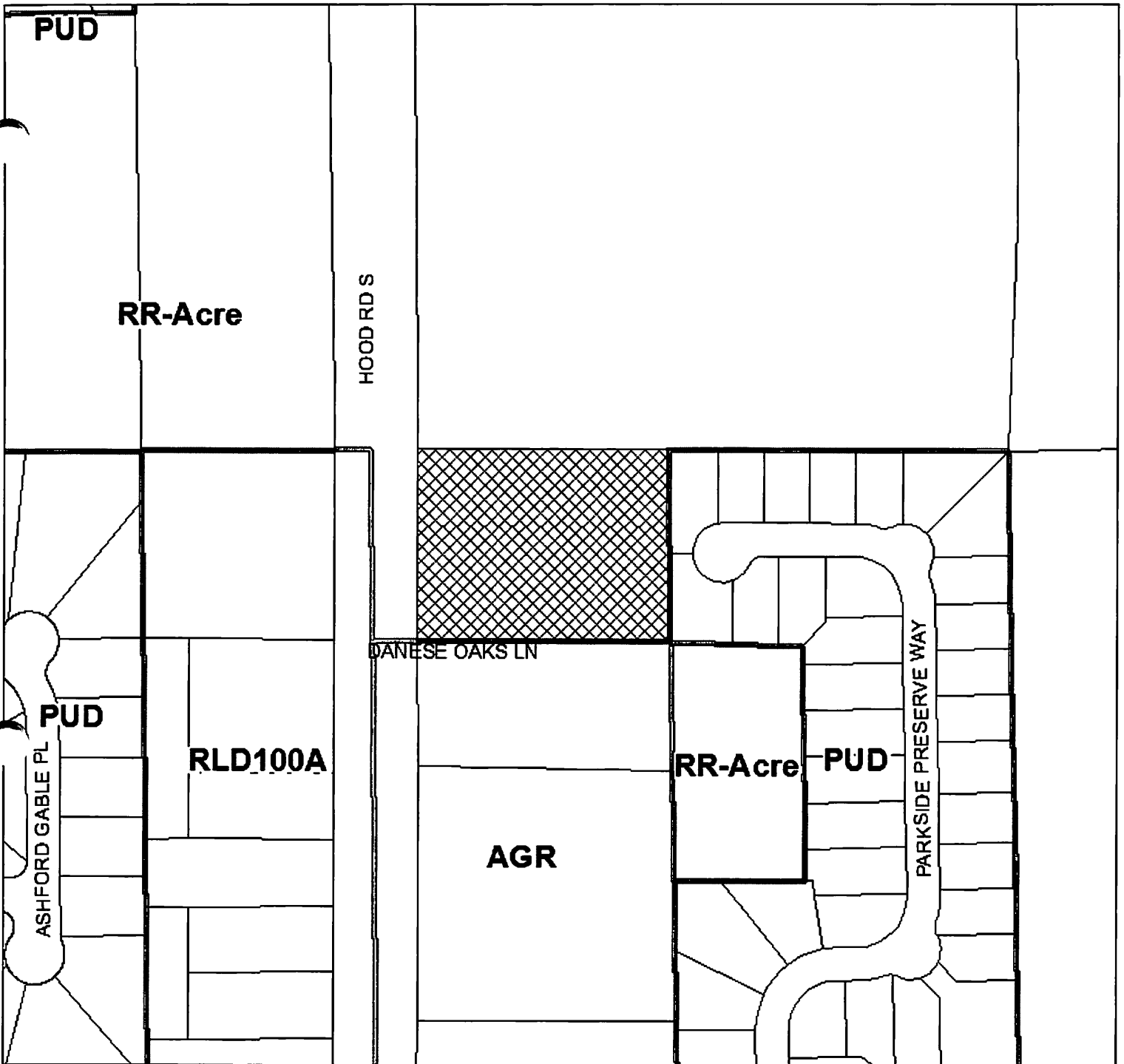
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
 2.54 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
 23 Notifications @ \$7.00 /each: \$161.00
- 4) Total Rezoning Application Cost: \$2,191.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

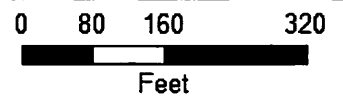
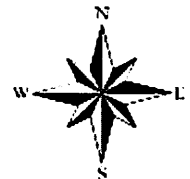
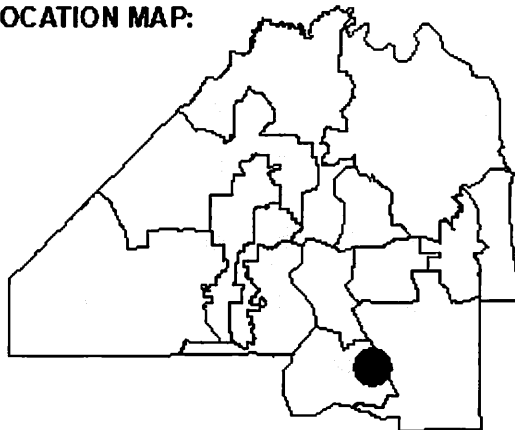


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-70

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2020-2990

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description

SURVEY OF A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 4 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 11; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 11, 405.0 FEET; THENCE NORTH 0 DEGREES 40 MINUTES WEST, 1,079.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 40 MINUTES WEST, 291.18 FEET TO THE SOUTH LINE OF PLAT BOOK 6 PAGE 66; THENCE SOUTH 89 DEGREES 33 MINUTES 39 SECONDS EAST, 400.06 FEET ALONG THE SOUTH LINE OF PLAT BOOK 6, PAGE 66, THENCE SOUTH 0 DEGREES 40 MINUTES EAST, 295.22 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 57 SECONDS WEST, 400.16 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EXISTING 30 FOOT EASEMENT ACROSS THE SOUTH 30 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 11, ALSO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 11, 375.00 FEET; THENCE NORTH 0 DEGREES 40 MINUTES WEST, 30.0 FEET TO THE NORTHERLY LINE OF AN EXISTING 30 FOOT EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 40 MINUTES WEST, 1079.54 FEET; THENCE NORTH 89 DEGREES 20 MINUTES EAST, 30.0 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES EAST, 1079.54 FEET TO THE NORTHERLY LINE OF AN EXISTING 30 FEET EASEMENT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID 30 FOOT EASEMENT 30.0 FEET TO THE POINT OF BEGINNING.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Lara Hips
Hips Group Inc.
6410 Shindler Dr
Jax, FL, 32204

July 13, 2020

Project Name: 11005 Hood Rd S (3 SFH's)
Availability#: 2020-2220

Attn: Lara Hips,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

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 applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2020-2220
 Request Received On: 7/1/2020
 Availability Response: 7/13/2020
 Prepared by: Sigrid Duncan

Project Information

Name: 11005 Hood Rd S (3 SFH's)
 Type: Single Family
 Requested Flow: 1,050 gpd
 Location: 11005 Hood Rd .S
 Parcel ID No.: 156441 0040
 Description: Single Family

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12-inch water main Hood Rd S ROW.
 Connection Point #2: NA

Special Conditions: Point of Connection location to be field verified by developer during project design. Layouts are required to be submitted to the Infill Development Team for approval prior to submitting for service. Please review requirements for lot split layouts in the J E A design guidelines located : https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/. If needed, send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: MANDARIN
 Connection Point #1: JEA does not have gravity sewer available within 1/4 mile of this property at this time.
 Connection Point #2: NA
 Special Conditions:

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1:
 Connection Point #2: NA
 Special Conditions:

General Comments:

Electric Availability: 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.