

# 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

October 22, 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.: 2021-691**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

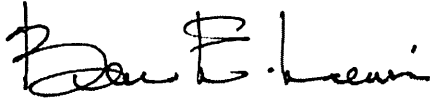
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	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 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 2021-0691**

**OCTOBER 21, 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 **2021-0691**.

***Location:*** 0 Soutel Drive  
New Kings Road and Old Kings Road

***Real Estate Numbers:*** 041648-0000

***Current Zoning District:*** Commercial Office (CO)  
Residential Medium Density-A (RMD-A)

***Proposed Zoning District:*** Residential Medium Density-A (RMD-A)

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

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** William Michaelis, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Estate of Raymond K. Mincey  
PO BOX 537  
Metter, Georgia 30439

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2021-0691** seeks to rezone 4.6± acres from Commercial Office (CO) to Residential Medium Density-A (RMD-A). The subject parcel is split zoned with 4.6 acres zoned CO and 9.8 acres zoned RMD-A. The intention is to have the parcel under one zoning district for residential development.

## **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. Applicant seeks to rezone the property to permit development of townhomes. The zoning application 2021-0227 has a companion land use application L-5535-21C that is changing the land use from CGC to MDR on 5.5 acres of the 6.26-acre site. The property is located on the north side of Normandy Boulevard, a principal road and State road, between Lamplighter Lane and Guardian Drive. The property is an undeveloped parcel surrounded by existing residential uses. Single-family dwellings and mobile home parks are the predominant land uses surrounding the property. The site is located within the Suburban Development Area of the Northwest Planning District and has access to full urban services, including mass transit. The Planning and Development Department is also recommending approval of **2021-0690**.

### ***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. The proposed rezoning to RMD-B promotes a pattern of compatible uses (*i.e.* single family dwellings in the form of townhomes) consistent with the surrounding area and future development.

### **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.

The proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. Otherwise, the lots will have to comply with standard set forth in the *2030 Comprehensive Plan*.

### **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.

By rezoning this property from RLD-60 to RMD-B, this would allow for more residential properties to be developed keeping with the residential character of the neighborhood intact.

If approved, compliance with the *2030 Comprehensive Plan* for site plan requirements would be reviewed during 10-set.

### **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, the subject property will be rezoned from CO to RMD-A Zoning District as set forth in Section 656.306 of the Zoning Code.

## **SURROUNDING LAND USE AND ZONING**

The subject property is located on the north side of Soutel Drive, North of New Kings Road. The surrounding uses, land use category and zoning 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 Timber
East	CGC	CO/CCG-2	Open Storage/Store Retail
South	LDR/MDR	RLD-60/ RMD-B	Single Family Dwellings
West	MDR	RMD-A	Vacant Residential / Timber

**SUPPLEMENTARY INFORMATION**

Based on the required Sign Posting Affidavit, the required Notice of Public Hearing signs were posted on the subject property on October 8, 2021.



*Source: Planning and Development*

*Date: October 11, 2021*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0691** be **APPROVED**.



Aerial View

Source: JaxGIS

Date: October 7, 2021



View of the Subject Site

*Source: Planning and Development*

*Date: October 11, 2021*

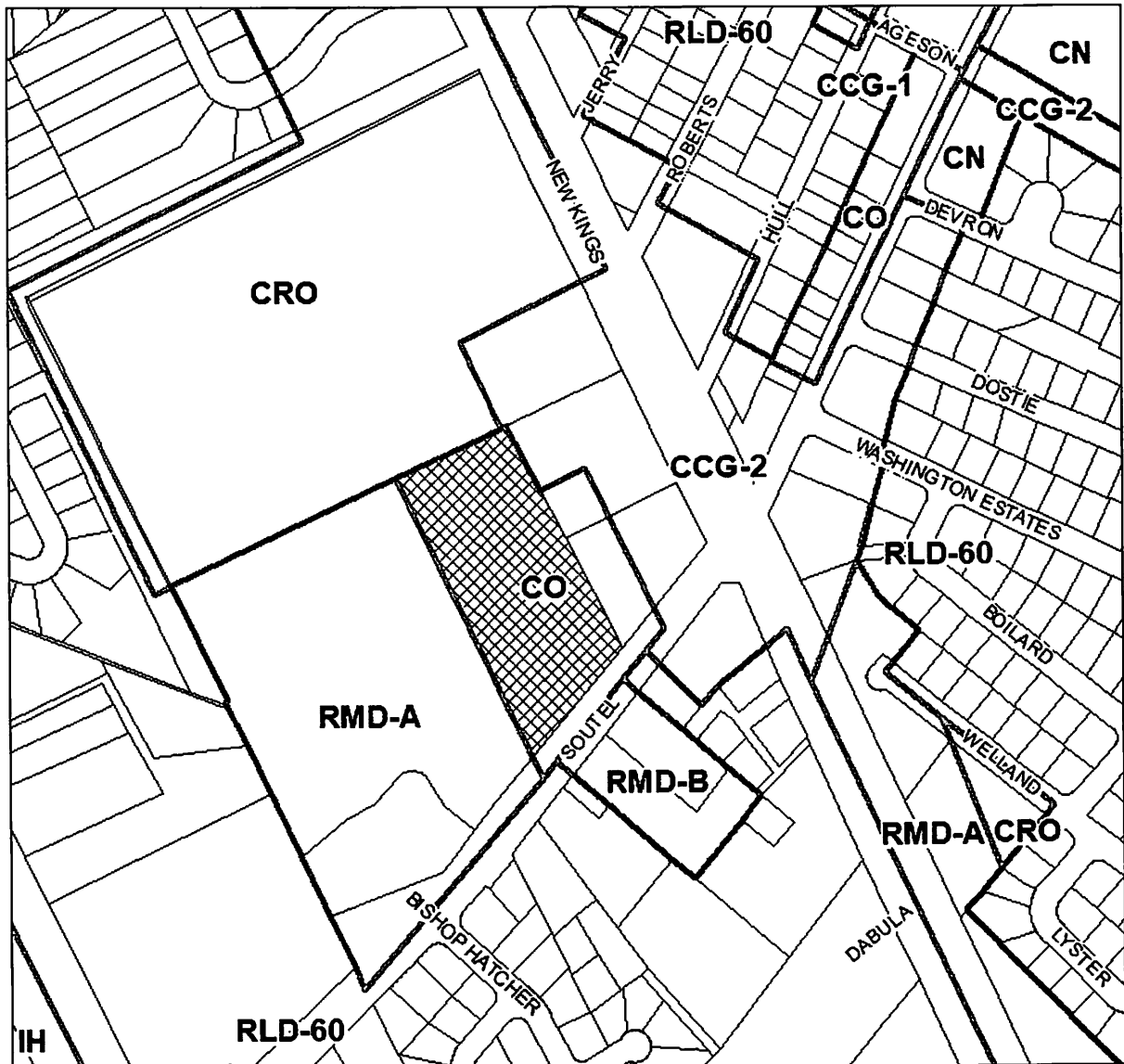


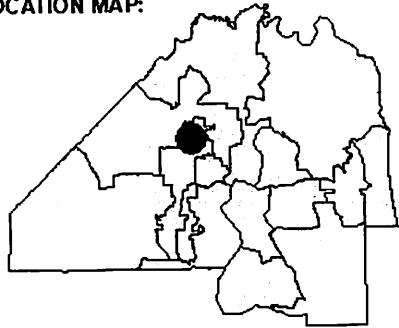

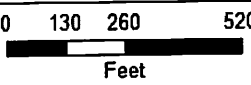
View of the neighboring property across Soutel Drive

*Source: Planning and Development*

*Date: October 11, 2021*





<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: RMD-A</p>	<p>LOCATION MAP:</p> 	  <p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER ORD-2021-0691</p>	<p>TRACKING NUMBER T-2021-3701</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map

**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

**Ordinance #** 2021-0691 **Staff Sign-Off/Date** CMC / 09/03/2021  
**Filing Date** 09/24/2021 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 10/26/2021 **Planning Comission** 10/21/2021  
**Land Use & Zoning** 11/02/2021 **2nd City Council** 11/09/2021  
**Neighborhood Association** KINLOCK CIVIC ASSOCIATION  
**Neighborhood Action Plan/Corridor Study**  
 SHERWOOD FOREST - LINCOLN VILLAS / KINGS - SOUTEL CRA

**Application Info**

**Tracking #** 3701 **Application Status** FILED COMPLETE  
**Date Started** 07/29/2021 **Date Submitted** 07/29/2021

**General Information On Applicant**

**Last Name** MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY  
**Company Name**  
 ROGERS TOWERS, P.A.  
**Mailing Address**  
 1301 RIVERPLACE BLVD., SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name**  
 ESTATE OF RAYMOND K. MINCEY  
**Mailing Address**  
 PO BOX 537  
**City** METTER **State** GA **Zip Code** 30439  
**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 041648 0000	10	5	CO	RMD-A

 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 #**  
 5602  
**Total Land Area (Nearest 1/100th of an Acre)** 4.60

**Justification For Rezoning Application**

TO ALLOW FOR RESIDENTIAL DEVELOPMENT OF THE PROPERTY.

**Location Of Property**

**General Location**  
 NORTHWEST QUADRANT OF NEW KINGS ROAD AND SOUTEL DRIVE  

House #	Street Name, Type and Direction	Zip Code
0	SOUTEL DR	32219

**Between Streets**

NEW KINGS ROAD

and OLD KINGS 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  
4.60 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee  
15 Notifications @ \$7.00 /each: \$105.00
- 4) Total Rezoning Application Cost: \$2,155.00

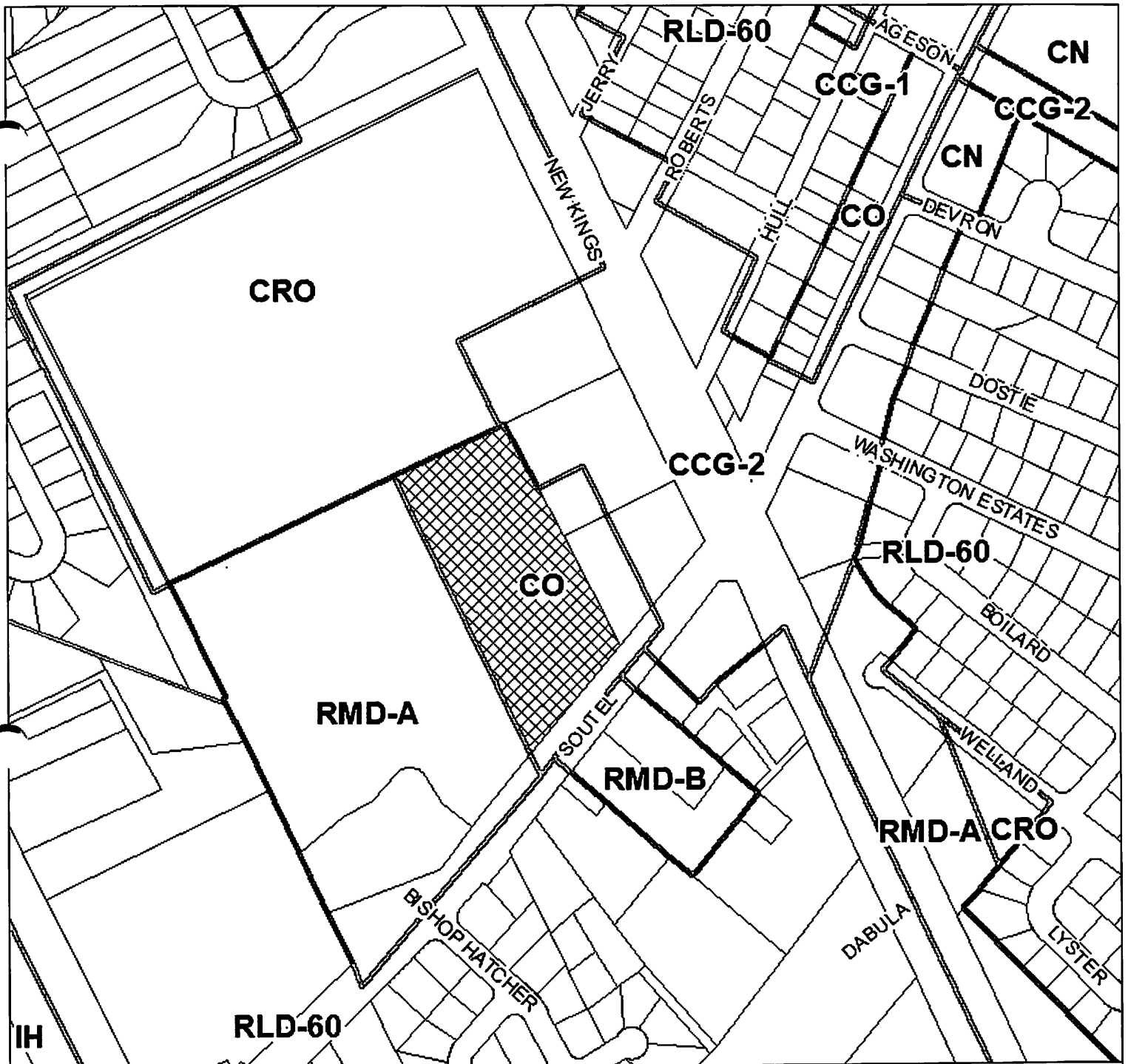
**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1**  
**Legal Description**

PART OF LOTS 64 AND 65 OF THE "H.H. SIMMONS SUBDIVISION OF PART OF THE FRANCIS BAGLEY AND CHARLES F. SIBBALD GRANT", AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 65; THENCE NORTH 26°32'40" WEST ALONG THE WESTERLY LINE OF SAID LOT 65, 300.00 FEET; THENCE NORTH 65°17'20" EAST ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6867, PAGE 1778 OF SAID PUBLIC RECORDS, 600.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°17'20" EAST ALONG SAID SOUTHERLY LINE, 297.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4488, PAGE 1161 OF SAID PUBLIC RECORDS; THENCE SOUTH 26°32'40" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17309, PAGE 1236, 590.62 FEET, CROSSING SAID LOTS 65 AND 64 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTEL DRIVE, BEING A VARIABLE WIDTH RIGHT OF WAY; THENCE SOUTH 39°30'20" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 337.00 FEET; THENCE NORTH 25°40'43" WEST, 737.01 FEET TO THE POINT OF BEGINNING.

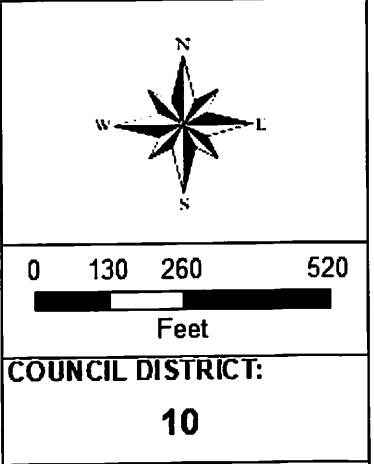
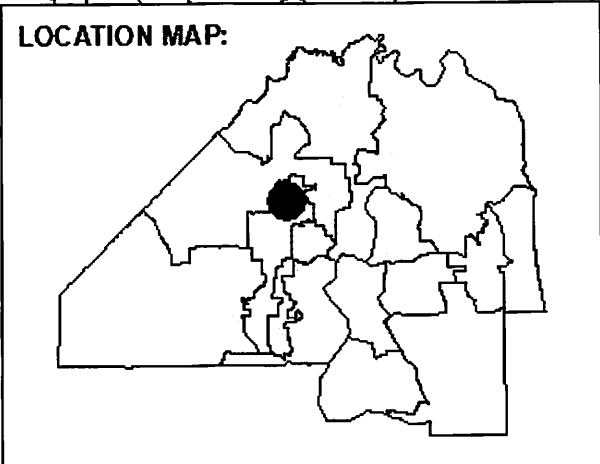
CONTAINING: 4.60 ACRES, MORE OR LESS



**REQUEST SOUGHT:**

**FROM:** CO

**TO:** RMD-A



**TRACKING NUMBER**

**T-2021-3701**

**EXHIBIT 2**

**PAGE 1 OF 1**



## Availability Letter

Christopher Goodin  
Coastland Group  
220 Hopkins St Unit 1  
Neptune Beach, Florida 32266

7/29/2021

Project Name: Soutel Drive  
Availability #: 2021-3269

Attn: Christopher Goodin

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, 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 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 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/)

### **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

Sincerely,

A Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-3269

Request Received On: 7/19/2021

Availability Response: 7/29/2021

Prepared by: Susan West

Expiration Date: 07/29/2023

### Project Information

Name: Soutel Drive

Address: 0 SOUTEL DR, JACKSONVILLE, FL 32208

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 25900

Parcel Number: 041648 0000

Location: Soutel Drive & New Kings Rd.

Description: 74 Single Family Lots.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16" water main within the Soutel Dr. ROW, adjacent to this property.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 12" force main along New Kings Rd at the Soutel Dr. intersection

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

### Reclaimed Water

## Connection

Reclaim Grid: N/A

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.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.