

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

February 4, 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.: 2021-16**

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**

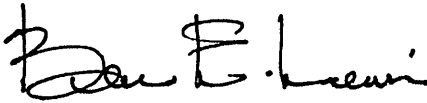
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
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" 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 2021-0016

FEBRUARY 4, 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 2021-0016.

Location: 0 Ricker Road;
Between Morse Avenue and Townsend Road

Real Estate Numbers: 015809-0100

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

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent/Owner: Holstar, LLC
Stephen Starke
6685 Bowie Road
Jacksonville, Florida 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0016 seeks to rezone 2.5± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) for the purpose of developing the property with a single-family subdivision. The subject site has approximately 338 feet of frontage on Ricker Road and 415 feet of frontage on Morse Avenue. 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. A RLD-60/PUD subdivision was built in the late 90s, approximately 700 feet to the north. There is another subdivision to the southeast zoned PUD from 1997, which conforms to the RLD-60 standards, of today's code. Though the request is a spot zoning, the rezoning is consistent with the density and growth of the area.

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. The 2.5-acre site is located on the south side of Morse Ave. The applicant seeks to rezone the property from RR-Acre to RLD-60. Low Density Residential (LDR) in the Suburban Area. LDR 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.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

The property is completely surrounded by LDR land use. The requested RLD-60 rezoning is consistent with the LDR Land Use Category. The rezoning should demonstrate full consistency with the other identified Policies as described in order to be deemed consistent with the general intent of the 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. The proposed rezoning to RLD-60 promotes a pattern of compatible uses (*i.e.* single family dwellings) 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 RR-Acre to RLD-60, this would allow for more residential properties on smaller lots but also keeping 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 RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

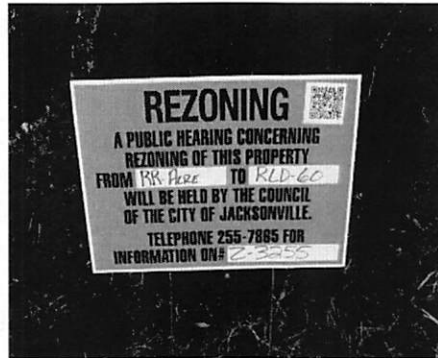
The subject properties are located on the south side of Morse Avenue, east of Ricker Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single Family Dwelling
East	LDR	RR-Acre	Vacant Residential lot
South	LDR	RR-Acre	Vacant Residential lot
West	LDR	RLD-90	Single Family Dwellings

Single Family subdivisions off Ricker Road and Rampart Road surrounding the subject property include PUD 1997-653-E (single family dwellings on 60 feet wide lots) and RLD-60. Zoning Districts. Staff recommends that the application be approved for RLD-60. Approval of this rezoning to RLD-60 would provide for the development of a transitional lot size subdivision that is consistent with the growth of the area.

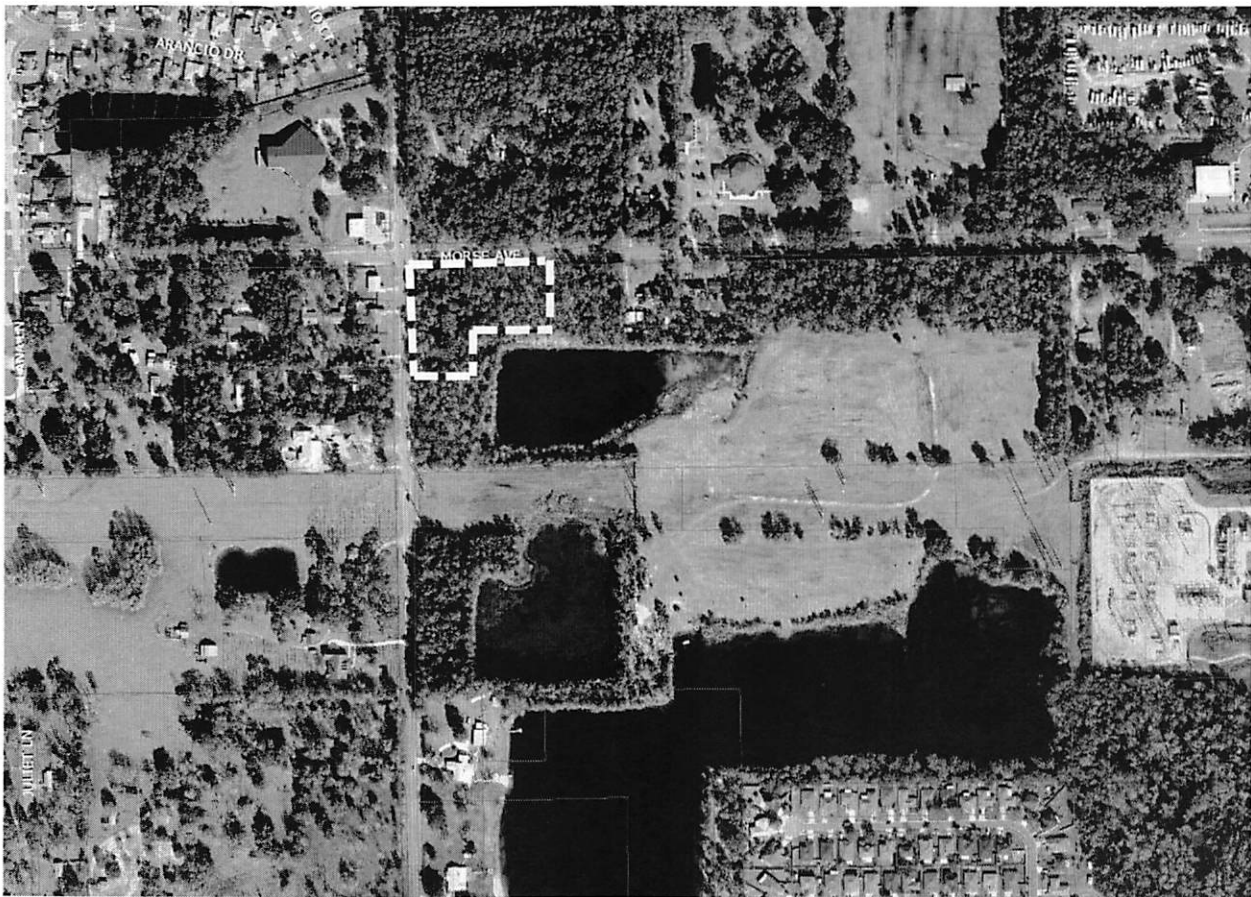
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 26, 2021, 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 2021-0016 be **APPROVED**



Aerial



Subject Property

Source: City of Jacksonville, Planning & Development Department
Date: January 26, 2021



Subject Property

Source: City of Jacksonville, Planning & Development Department
Date: January 26, 2021



Property to the west: Single Family Dwelling

Source: City of Jacksonville, Planning & Development Department

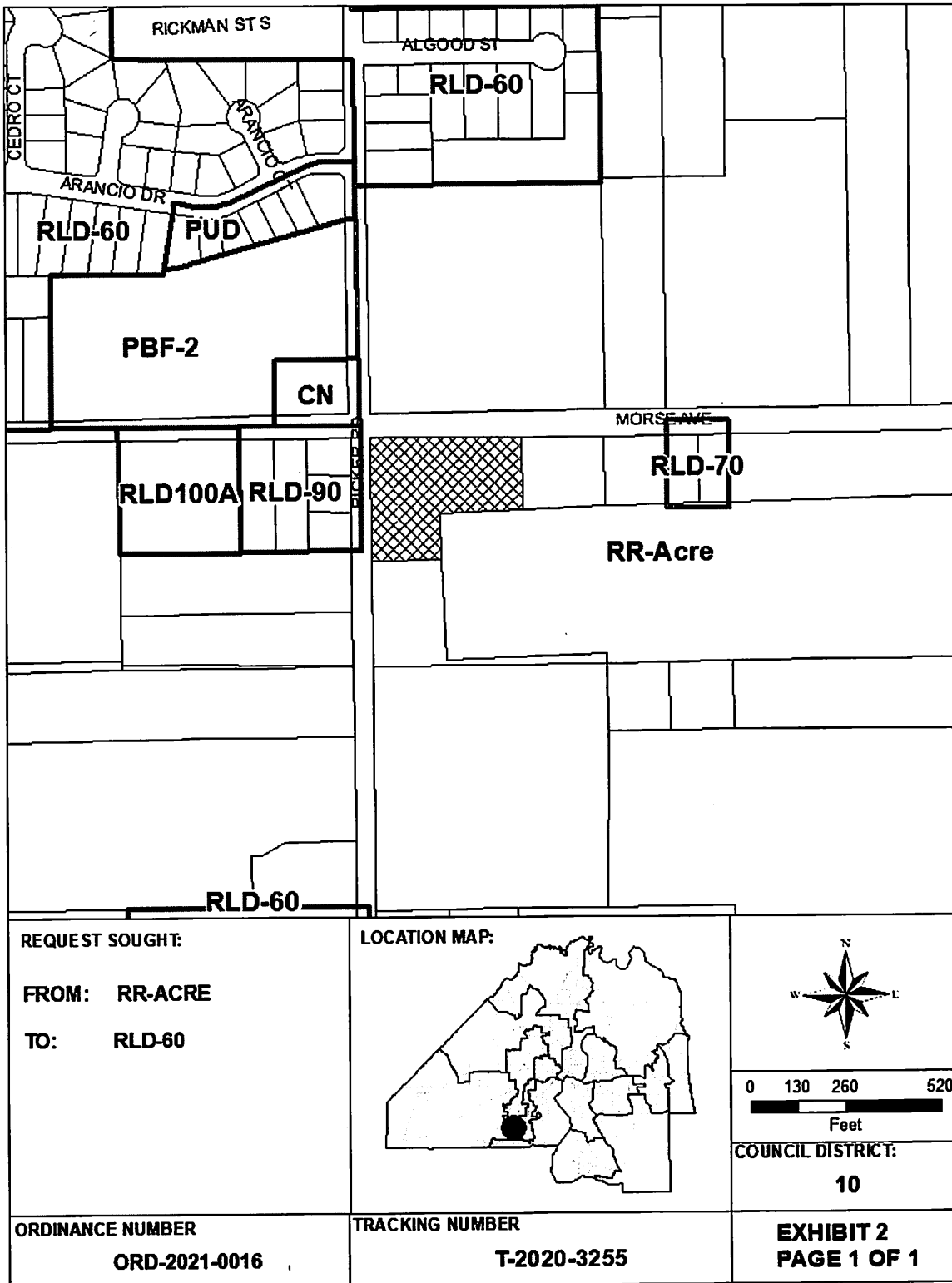
Date: January 26, 2021



Property to the west: Single Family Dwelling

Source: City of Jacksonville, Planning & Development Department

Date: January 26, 2021



Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0016 Staff Sign-Off/Date CMQ / 12/08/2020
 Filing Date 01/12/2021 Number of Signs to Post 4
 Hearing Dates:
 1st City Council 02/09/2021 Planning Commission 02/04/2021
 Land Use & Zoning 02/17/2021 2nd City Council N/A
 Neighborhood Association
 Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3255 Application Status PENDING
 Date Started 11/18/2020 Date Submitted 11/19/2020

General Information On Applicant

Last Name STARKE First Name STEPHEN Middle Name MICHAEL
 Company Name HOLSTAR, LLC
 Mailing Address 6685 BOWIE RD
 City JACKSONVILLE State FL Zip Code 32219
 Phone 9048916080 Fax 904 Email STEVESTARKE65@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name STARKE First Name STEPHEN Middle Name MICHAEL
 Company/Trust Name HOLSTAR, LLC
 Mailing Address 6685 BOWIE RD
 City JACKSONVILLE State FL Zip Code 32219
 Phone 9048916080 Fax 904 Email STEVESTARKE65@GMAIL.COM

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 015809 0100	10	4	RR-ACRE	RLD-60

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) 2.50

Justification For Rezoning Application

REZONING TO MATCH THE GROWTH OF THE AREA

Location Of Property

General Location
7400 BLOCK OF MORSE AVE
 House # 0 Street Name, Type and Direction MORSE AVE Zip Code 32244
 Between Streets
MORSE AVE and RICKER RD

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
2.50 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost: \$2,149.00

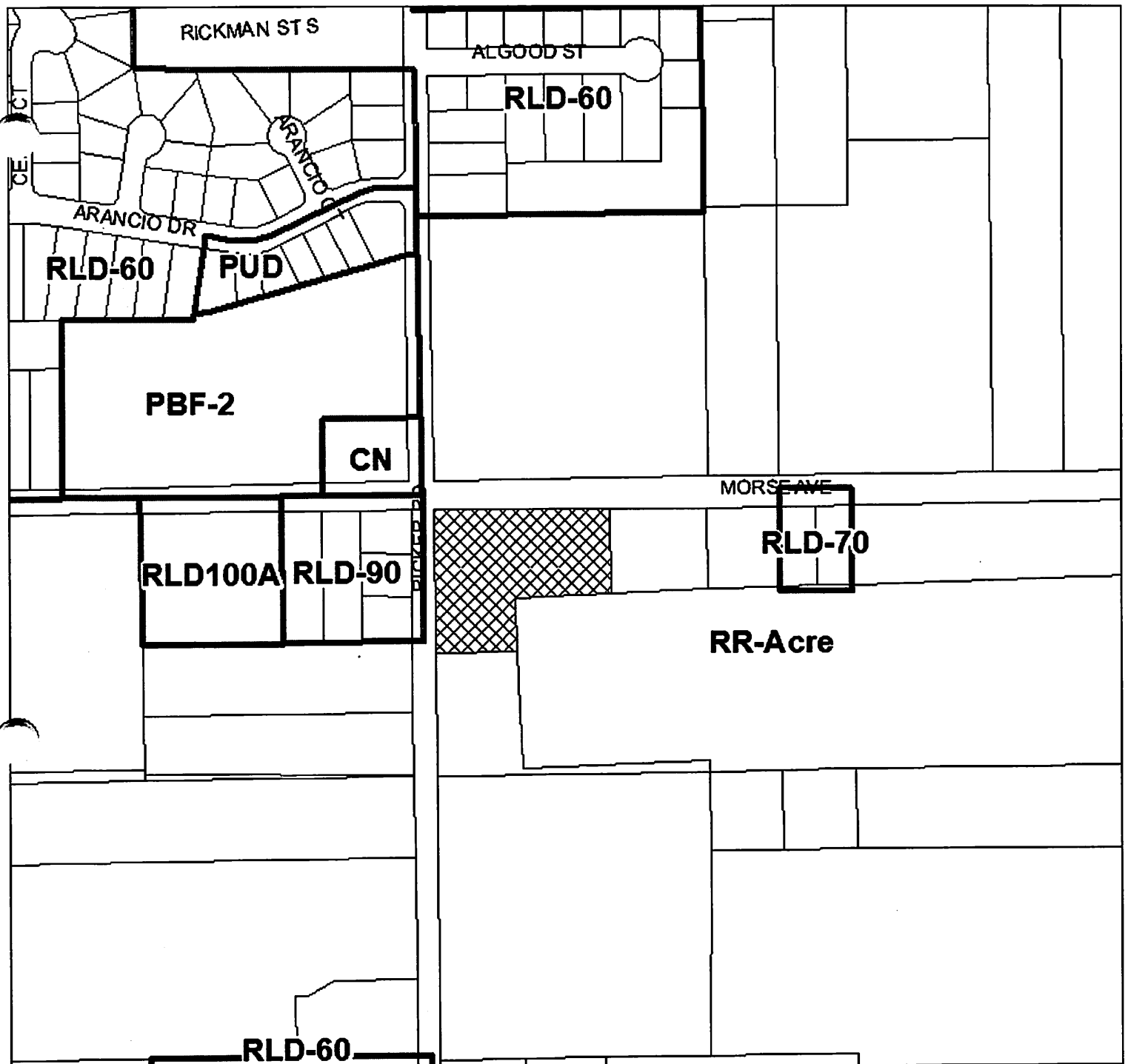
NOTE: Advertising Costs To Be Billed to Owner/Agent

RE# 015809 0100 Rezone Property

PART OF TRACT 7, BLOCK 4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF RICKER ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF MORSE AVENUE (A 66.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°-54'-43" EAST, 414.28 FEET, ALONG THE SOUTH LINE OF SAID MORSE AVENUE; THENCE SOUTH 00°-32'-30" EAST, 197.97 FEET, TO THE NORTH LINE OF OFFICIAL RECORD BOOK 17005, PAGE 238; THENCE SOUTH 87°-44'-31" WEST, 225.11 FEET, ALONG SAID NORTH LINE, THENCE SOUTH 02°-17'-36" EAST, 126.84 FEET, ALONG THE WEST LINE OF SAID LANDS; THENCE SOUTH 89°-12'-49" WEST, 191.69 FEET, TO THE EAST LINE OF SAID RICKER ROAD; THENCE NORTH 00°-47'-11" WEST, 336.87 FEET, ALONG THE EAST LINE OF SAID RICKER ROAD, TO THE POINT OF BEGINNING.

CONTAINING 109,065.71 SQUARE FEET AND/OR 2.5038 ACRES.

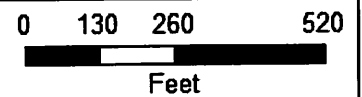
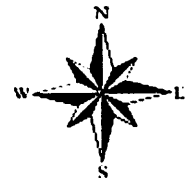
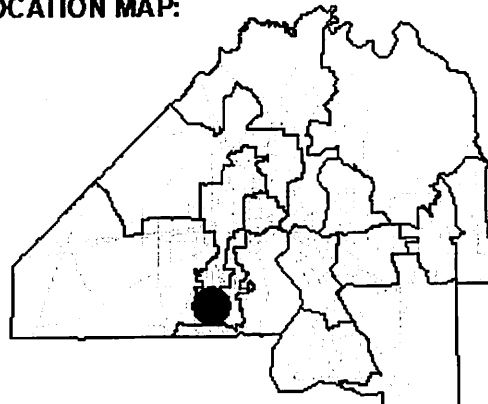


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2020-3255

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Joe Holton

9/14/2020

N FAI

6685 Bowie Rd

Jacksonville, Florida 32219

Project Name: Morse

Availability #: 2020-3005

Attn: Joe Holton

Thank you for your inquiry regarding the availability of Electric, 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/

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3005

Request Received On: 9/11/2020

Availability Response: 9/14/2020

Prepared by: Corey Cooper

Expiration Date: 09/14/2022

Project Information

Name: Morse

Address: 6152 MORSE AVE, JACKSONVILLE, FL 32244

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 350

Parcel Number: 098224 0000

Location: morse near blanding

Description: new home

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1:

Connection Point #2:

Water Special Conditions: The requested parcel is landlocked. For JEA to provide service, property must abut right of way. To discuss options for JEA provided water service to this property, request development meeting through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: The requested parcel is landlocked. For JEA to provide service, property must abut right of way. To discuss options for JEA provided water service to this property, request development meeting through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Connection Point #2:

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions:

General Conditions: