

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

November 3, 2022

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.: 2022-830**

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**

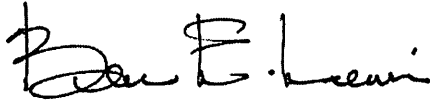
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
David Hacker	Absent

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**APPLICATION FOR REZONING ORDINANCE 2022-0830****DECEMBER 8, 2022**

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 2022-0830.

Location: 9712 Noroad

Real Estate Numbers: 012984-0500

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

Proposed Zoning District: Residential Low Density-40 (RLD-40)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: Christian A. Allen
CL Breeze, LLC
1819 Goodwin Street
Jacksonville, Florida 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2022-0830 seeks to rezone approximately 4.80± acres of property from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) in order to develop 40 foot wide residential lots. The subject property currently contains two single-family dwellings and 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.

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 4.80-acre subject site is located at 9712 Noroad, a private roadway. The subject site is in the LDR land use category and within the Suburban Development Area. LDR in the Suburban Development Area is intended to provide for low density residential development. Principal uses in the LDR land use category in the Suburban Development Area include single family and multi-family dwellings.

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density: except as provided herein: The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of the centralized potable water or wastewater services are not available. Residential development is permitted within the LDR land use category.

The proposed rezoning is consistent with the LDR land use category and with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Residential Low Density-40 (RLD-40) is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

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 development of 40 foot wide single-family residential lots will achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses and complies with Goal 3.

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The development of 40 foot wide single-family residential lots will be consistent with Policy 1.1.22.

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-40 allowing for the development of single-family homes which are a permitted use within this zoning district.

SURROUNDING LAND USE AND ZONING

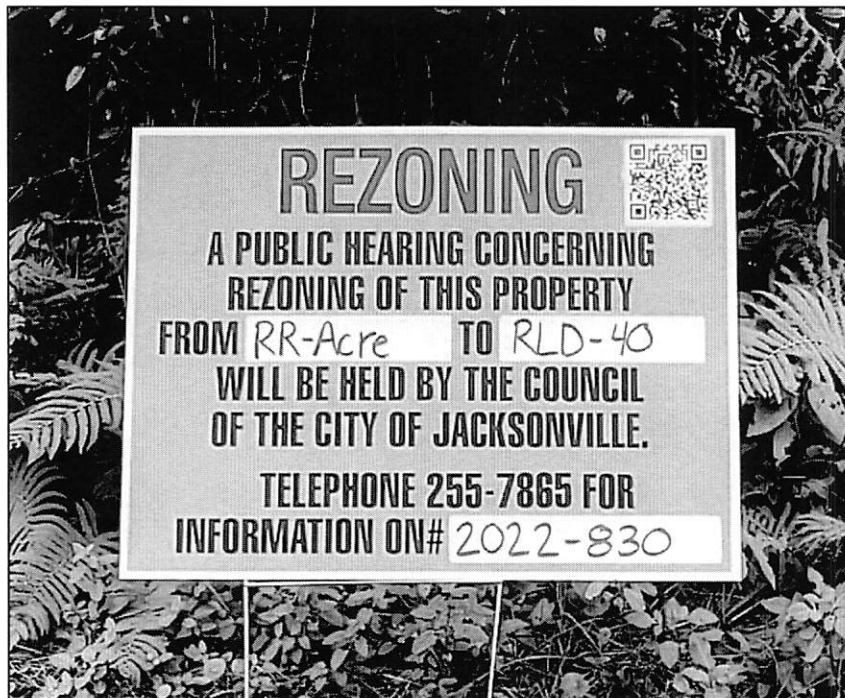
The subject site is located south of Noroad and west of Monroe Smith Road. The surrounding area is zoned for residential living and includes 50 foot wide lots, 60 foot wide lots, and those within the Residential Rural-Acre zoning district. This request for rezoning to RLD-40 would not create lots out of character for the surrounding area. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwelling
South	MDR	RMD-B	Church, Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR	RLD-50	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-40 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 30, 2022** 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 **2022-0830** be **APPROVED**.



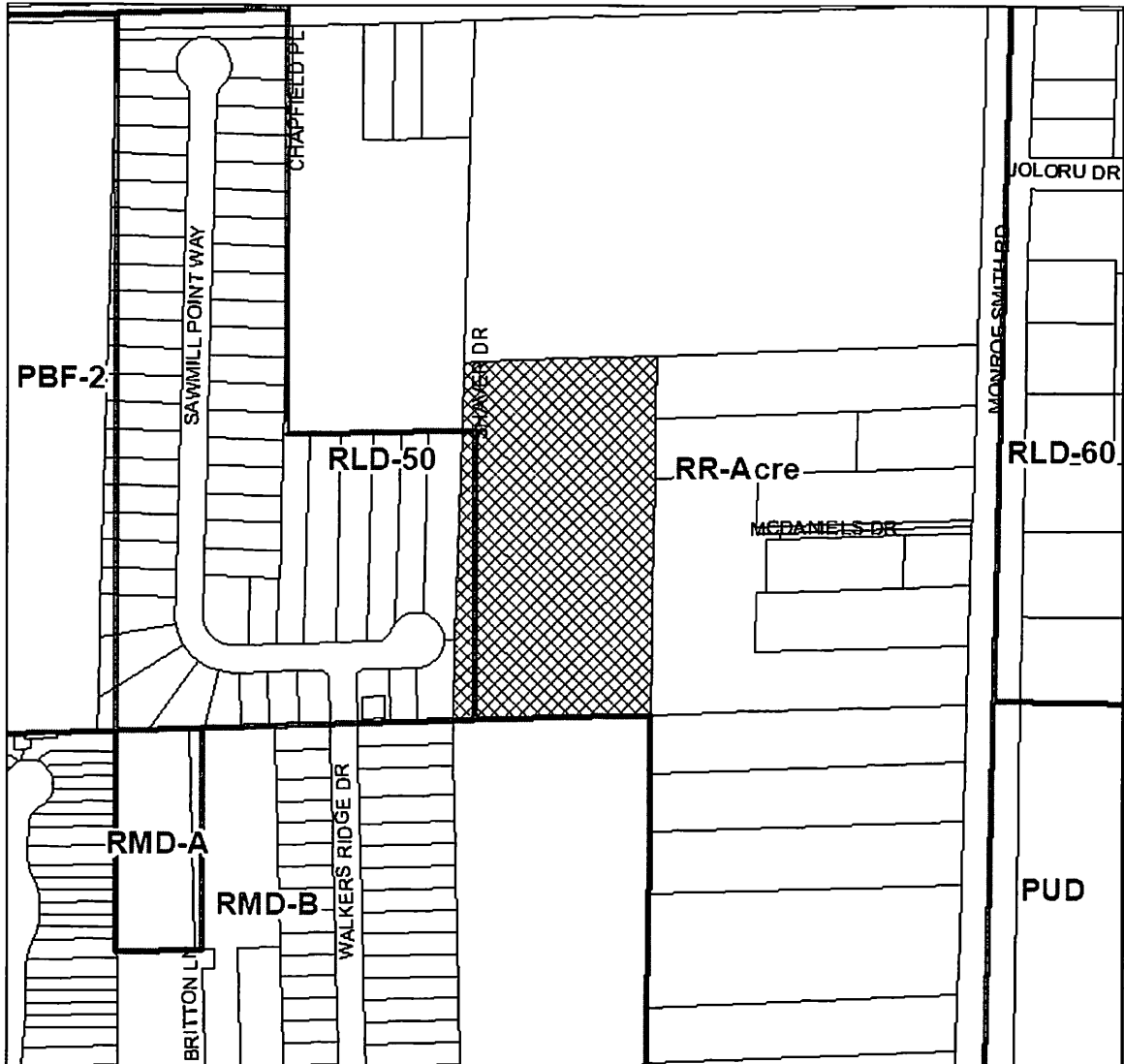
Aerial View

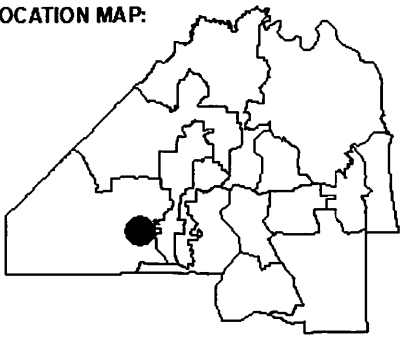
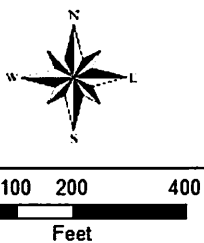
Source: JaxGIS Map



Source: Planning & Development Department 11/30/2022

Closed entrance to Shaver Drive leading to subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-40</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>TRACKING NUMBER</p> <p>T-2022-4497</p>		<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0830 **Staff Sign-Off/Date** BMF / 10/10/2022
Filing Date 10/10/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 12/13/2022 **Planning Comission** 12/08/2022
Land Use & Zoning 01/04/2023 **2nd City Council** 01/10/2023
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4497 **Application Status** PAID
Date Started 08/30/2022 **Date Submitted** 08/30/2022

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ALLEN **First Name** CHRISTIAN **Middle Name** A
Company/Trust Name
 CL BREEZE, LLC
Mailing Address
 1819 GOODWIN ST
City JACKSONVILLE **State** FL **Zip Code** 32204
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	012984 0500	12	4	RR-ACRE	RLD-40

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

Existing Land Use Category

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

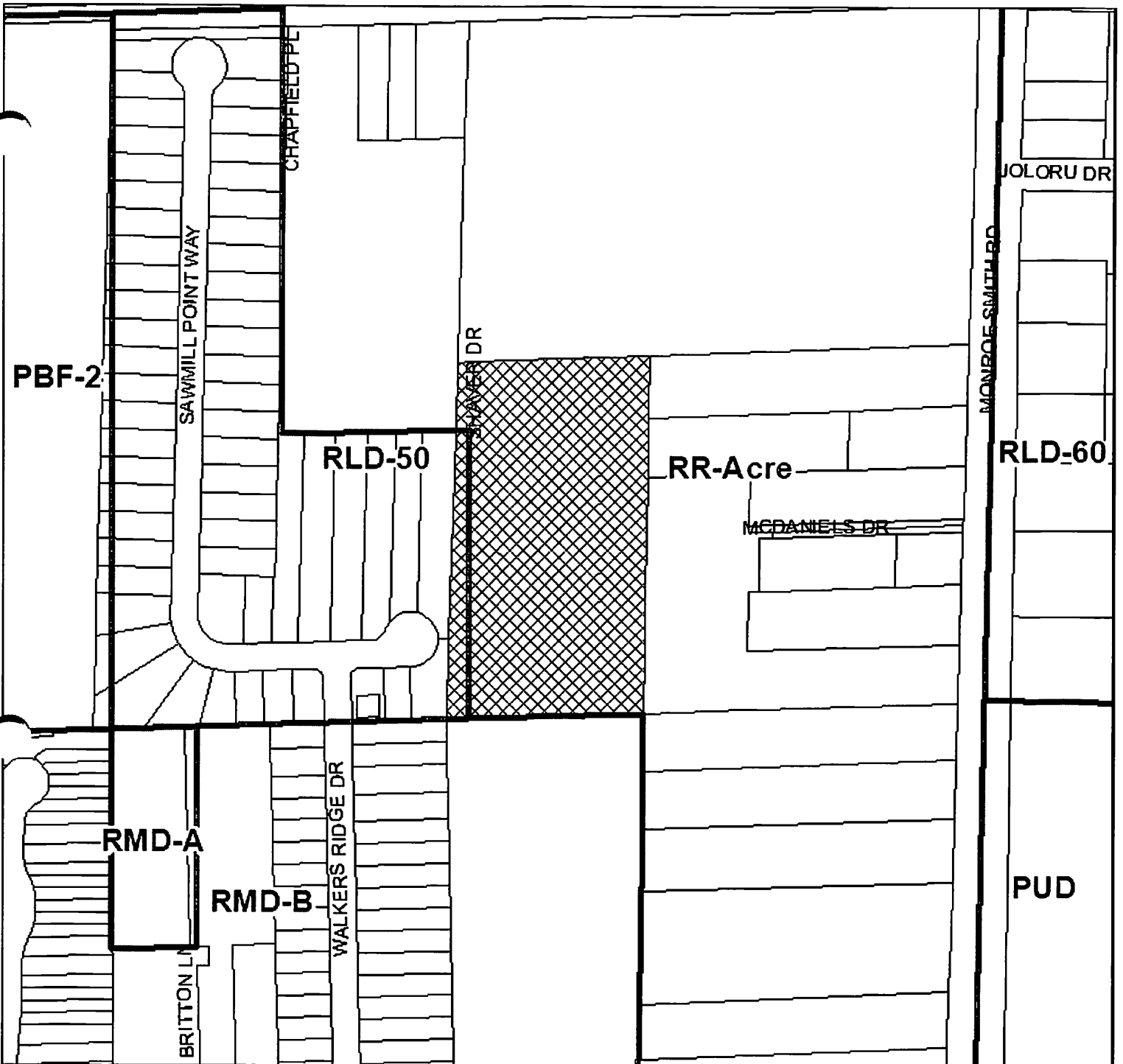
4.80 Acres @ \$10.00 /acre: \$50.00

3) Plus Notification Costs Per Addressee

34 Notifications @ \$7.00 /each: \$238.00

4) Total Rezoning Application Cost: \$2,288.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

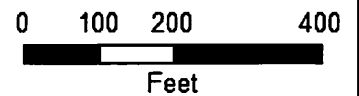
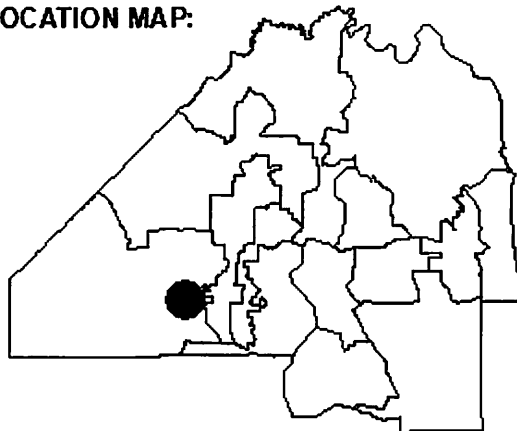


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-40

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4497

**EXHIBIT 2
PAGE 1 OF 1**

ORDINANCE

August 30, 2022

Legal Description

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14486, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING THE SOUTH 1/2 OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF SAID CURRENT PUBLIC RECORDS, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF TRACT 3, BLOCK 4, OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 88°23'20" EAST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF TRACT 4, BLOCK 4, A DISTANCE OF 323.59 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 3, BLOCK 4; THENCE SOUTH 1°49'33" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18935, PAGE 714, OFFICIAL RECORDS BOOK 1716, PAGE 345 AND OFFICIAL RECORDS BOOK 13150, PAGE 1115, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 647.67 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16968, PAGE 2187 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°19'11" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16968, PAGE 2187 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 322.65 FEET TO THE SOUTHEAST CORNER OF LOT 86 AS SHOWN ON THE PLAT OF WALKERS RIDGE, AS RECORDED IN PLAT BOOK 76, PAGES 49 THROUGH 54 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 1°40'06" EAST, ALONG THE EAST LINE OF SAID WALKERS RIDGE, A DISTANCE OF 529.39 FEET TO THE NORTHEAST CORNER OF LOT 85 OF SAID WALKERS RIDGE; THENCE NORTH 2°03'48" EAST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12839, PAGE 588 OF SAID CURRENT RECORDS, A DISTANCE OF 118.62 FEET TO THE **POINT OF BEGINNING**.

LANDS DESCRIBED CONTAINING 4.80 ACRES MORE OR LESS.



Availability Letter

Mike Blevins

7/19/2022

Corner Lot Development Group

1819 Goodwin Street

Jacksonville, Florida 32204

Project Name: Walkers Ridge - Phase 2

Availability #: 2022-2746

Attn: Mike Blevins

Thank you for your inquiry regarding the availability of 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.

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

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-2746

Request Received On: 7/13/2022

Availability Response: 7/19/2022

Prepared by: Susan West

Expiration Date: 07/18/2024

Project Information

Name: Walkers Ridge - Phase 2

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 8000

Parcel Number: 012984 0500

Location:

Description: Phase 2 of our Walkers Ridge development that will tie into our existing constructed Phase 1 development.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8 inch water main on Sawmill Point Way

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: Southwest

Connection Point #1: Existing 8 inch gravity sewer main on Sawmill Point Way

Connection Point #2:

Sewer Special Conditions:

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.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.