

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

December 3, 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.: 2020-664**

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**

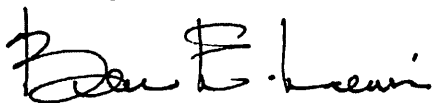
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

| | |
|-------------------------|--------|
| Joshua Garrison, Chair | Aye |
| Dawn Motes, Vice Chair | Absent |
| David Hacker, Secretary | Aye |
| Marshall Adkison | Aye |
| 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" 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 2020-664

NOVEMBER 19, 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 2020-664.

Location: 6550 Alvin Road between Sandler Road and Alvin Court

Real Estate Number: 015436-0010

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: District 4—Southwest

Applicant/Agent: Michelle Solarek
6550 Alvin Road
Jacksonville, Florida 32222

Owners: Michelle Solarek
6550 Alvin Road
Jacksonville, Florida 32222

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2020-664 seeks to rezone 0.97 acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The request is being sought in order to increase the allowed density and subdivide the property at a later date.

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. According to the Category Description within the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. Single-family dwelling units are the predominant use in this category. The density shall be 7 units /acre when full urban services are available. The maximum gross density shall be 2 units/acre and minimum lot size shall be ½ acres when both water and wastewater are not available.

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

JEA water and sewer will be provided to the site in over to allow for the minimum lot requirements for the RLD-60 zoning district.

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.

RLD-60 allows for smaller lot sizes than the RR-Acre Zoning District. This zoning district, if connected to JEA water and sewer, would allow lots to a minimum 6,000 square feet. The proposed lot size is consistent with the surrounding PUDs in the area and will bring a sense of continuity and balance of residential lot sizes in the area.

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.

By incorporating these lots into the RLD-60 zoning district, it will make these lands sandwiched between PUDs, consistent with those PUDs. The surrounding properties are part of a large subdivision, Longleaf Pines/Plantation Oaks.

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-60 in order to permit the development a single-family subdivision—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property has access from Alvin Road. Properties in the immediate area range in size from 9 acres to 0.28 acres. There are 12 lots directly across Alvin Road from the subject property that area zoned RLD-60. These lots range in size from 0.14 to 0.28 acres, which is larger than the RLD-60 zoning district allows. It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

The adjacent land uses and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use(s) |
|--------------------------|--------------------------|------------------------|-------------------------|
| North | LDR | RR-Acre | Single Family dwelling |
| East | LDR | RLD-60 | Single Family dwellings |
| South | LDR | RR-Acre | Single family dwelling |
| West | LDR | RR-Acre | Undeveloped |

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 2, 2020 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 2020-664 be **APPROVED**.



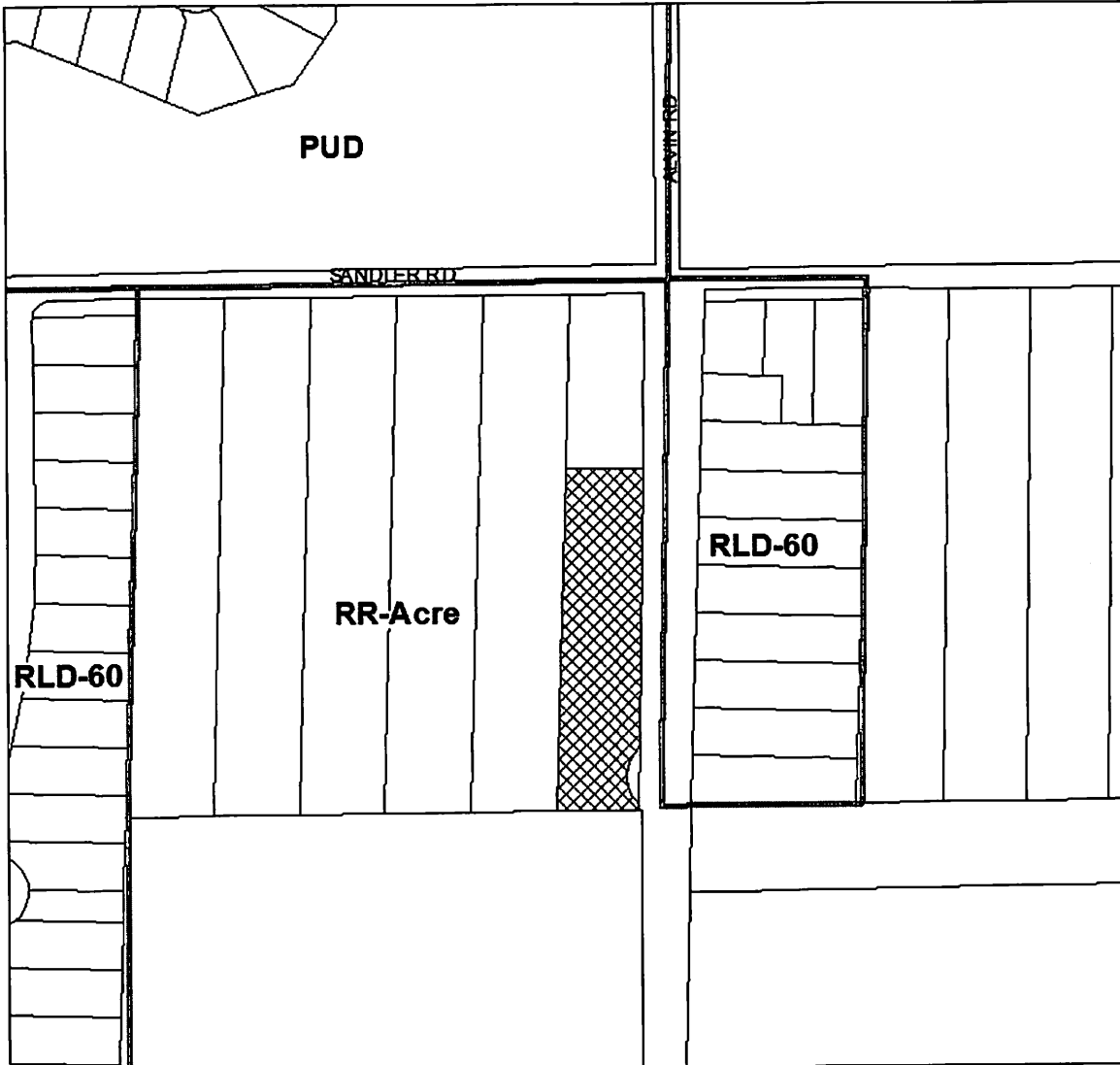
Aerial view of subject property.

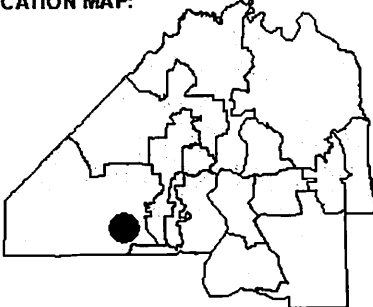

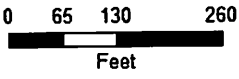


View of subject property.



RLD-60 parcel across Alvin Road and subject property being developed.



| | | |
|--|--|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p> | <p>LOCATION MAP:</p>  |   |
| <p>ORDINANCE NUMBER</p> <p>ORD-2020-0665</p> | <p>TRACKING NUMBER</p> <p>T-2020-3096</p> | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0664 **Staff Sign-Off/Date** BEL / 09/29/2020
Filing Date 10/21/2020 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 11/24/2020 **Planning Commission** 11/19/2020

Land Use & Zoning 12/01/2020 **2nd City Council** N/A

Neighborhood Association BENT CREEK HOA, ARGYLE AREA CIVIC COUNCIL

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3096 **Application Status** PENDING
Date Started 09/01/2020 **Date Submitted** 09/04/2020

General Information On Applicant

Last Name SOLAREK **First Name** MICHELLE **Middle Name**

Company Name

Mailing Address
6550 ALVIN RD

City JACKSONVILLE **State** FL **Zip Code** 32222

Phone 3617284566 **Fax** 904 **Email** HAMILTONFOODANDFUN@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SOLAREK **First Name** MICHELLE **Middle Name**

Company/Trust Name

Mailing Address
6550 ALVIN RD

City JACKSONVILLE **State** FL **Zip Code** 32222

Phone 3617284566 **Fax** **Email** HAMILTONFOODANDFUN@GMAIL.COM

Last Name SOLAREK **First Name** BRIAN **Middle Name** CARL

Company/Trust Name

Mailing Address
6550 ALVIN RD

| | | |
|--------------|--------------|-------------------------|
| City | State | Zip Code |
| JACKSONVILLE | FL | 32222 |
| Phone | Fax | Email |
| 3617790245 | | BRIAN.SOLAREK@YAHOO.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 | 015436 0010 | 12 | 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)

Justification For Rezoning Application

Location Of Property

General Location

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 6550 | ALVIN RD | 32222 |

Between Streets

and

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.

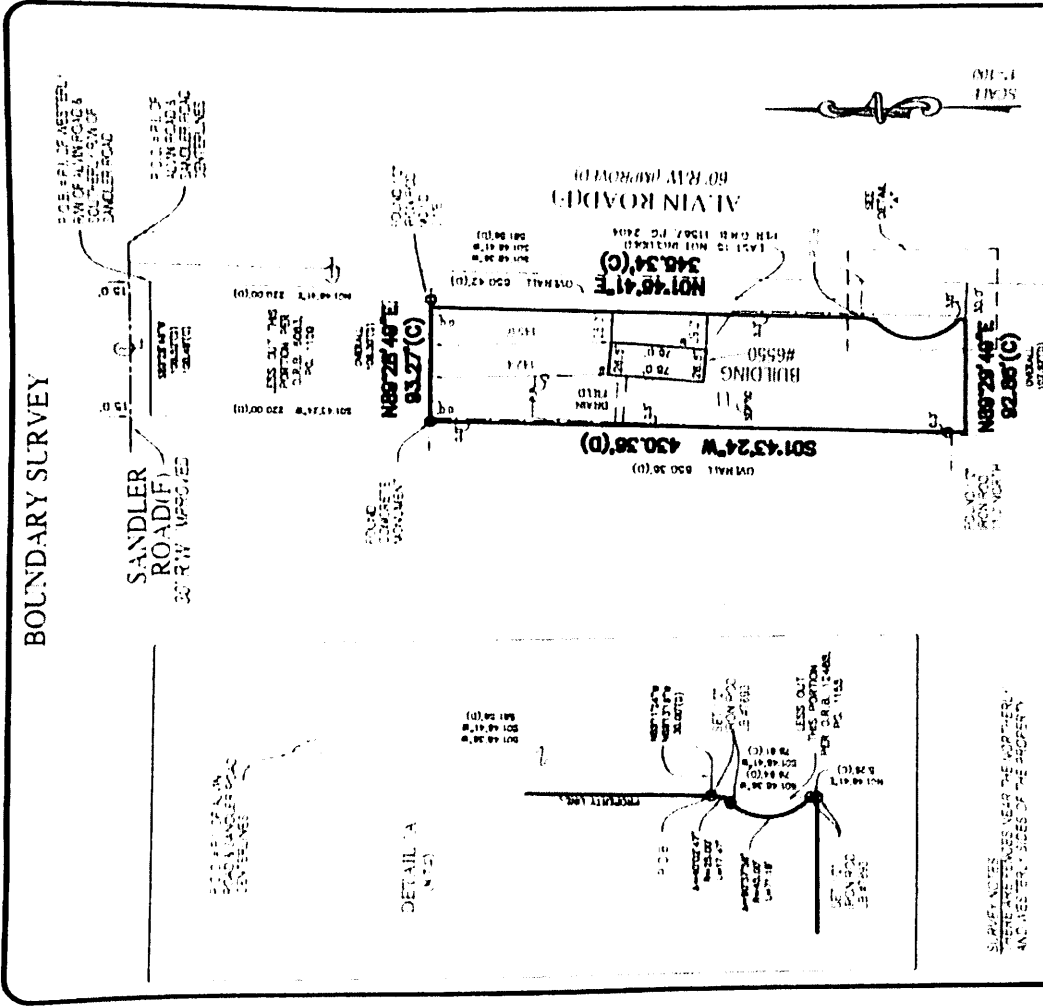
Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
0.97 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
13 Notifications @ \$7.00 /each: \$91.00
- 4) Total Rezoning Application Cost: \$2,101.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION



TARGET SURVEYING, LLC

SERVING FLORIDA

187795

Digitally signed by **Kenneth Osborne**
 Date: 2019.09.04 10:21:00
 Reason: I am the signer

Kenneth Osborne
 Surveyor

STATE OF FLORIDA
 BOARD OF SURVEYING

187795

September 4, 2020

LEGAL DESCRIPTION

LEGAL DESCRIPTION AND CERTIFICATION

A CERTAIN PARCEL OF LAND SITuate IN THE COUNTY OF DADE AND STATE OF FLORIDA BEING A SUBDIVISION AS DESCRIBED IN A PLAT OF "TRACT B" BLOCK 11, SECTION 15, TOWNSHIP 18 SOUTH RANGE 46 EAST, JACKSONVILLE, FLORIDA ACCORDING TO PLAT RECORDS IN PLAT BOOK 1, PAGE 33 OF THE COUNTY PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE INTERSECTION OF THE WESTERLY 20.00 FOOT WIDE LINE OF MAIN ROAD, 4.00 FOOT WIDE AND THE SOUTHERLY 20.00 FOOT WIDE LINE OF DANLON ROAD, 4.00 FOOT WIDE. THE MEASURED DISTANCES ARE: WEST ALONG DANLON ROAD, 33.99 FEET TO THE CORNER OF DANLON ROAD, 4.00 FOOT WIDE. THE MEASURED DISTANCES ARE: WEST ALONG DANLON ROAD, 33.99 FEET TO THE CORNER OF DANLON ROAD, 4.00 FOOT WIDE. THE MEASURED DISTANCES ARE: WEST ALONG DANLON ROAD, 33.99 FEET TO THE CORNER OF DANLON ROAD, 4.00 FOOT WIDE. THE MEASURED DISTANCES ARE: WEST ALONG DANLON ROAD, 33.99 FEET TO THE CORNER OF DANLON ROAD, 4.00 FOOT WIDE.

County Number: 121779; Page: 266; Date: 11/04/2019; File: 180433; File: 180433

Owner: **BRIAN C SOLBEEK AND MOELLE SOLBEEK, STEWARSTITLE COMPANY, STEWARSTITLE COMPANY**

Physical Address: **1101 ALI MFCAS, JACKSONVILLE, FL 32222**

County Number: 181772

Case File Number: 411971

ABBREVIATION DESCRIPTION

A.E. ANCHOR EASEMENT
A.C. AIR CONDITIONER
B.M. BENCH MARK
C.A. CATCH BASIN
C.C. CENTRAL CONCRETE
C.H. CHOKO
C.D. CROWN DRAIN
C.L. CENTER LINE
C.M. CONCRETE MONUMENT
C.P. CENTER POINT
C.R. CROWN ROD
C.S. CURB STREET
C.T. CONCRETE TIE
C.V. CONCRETE VERTICAL
C.W. CURB WALL
C.X. CONCRETE EXPOSED
C.Y. CONCRETE YIELD

F.F. FINISH FLOOR ELEVATION
F.P. FOUNDATION
F.R. FOUNDATION ROD
F.S. FOUNDATION SURFACE
F.T. FOUNDATION TIE
F.V. FOUNDATION VERTICAL
F.W. FOUNDATION WALL
F.X. FOUNDATION EXPOSED
F.Y. FOUNDATION YIELD

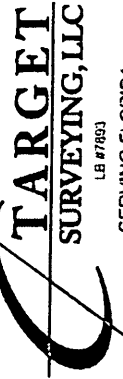
G.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.D. POINT OF BEGINNING
P.E. POINT OF ELEVATION
P.F. POINT OF FENCING
P.G. POINT OF GRADING
P.H. POINT OF HORIZONTAL CURVE
P.I. POINT OF INTERSECTION
P.J. POINT OF JUNCTION
P.K. POINT OF KINK
P.L. POINT OF LATCH
P.M. POINT OF MOUNTAIN
P.N. POINT OF NARRATION
P.O. POINT OF OPERATION
P.P. POINT OF PITCH
P.R. POINT OF RISE
P.S. POINT OF SINK
P.T. POINT OF TRENCH
P.U. POINT OF UTILITY
P.V. POINT OF VALLEY
P.W. POINT OF WATER
P.X. POINT OF EXCESSIVE
P.Y. POINT OF YIELD

S.W. S.W. CORNER
N.E. N.E. CORNER
S.E. S.E. CORNER
N.W. N.W. CORNER
M.S. MASONRY
M.T. METAL TIE
M.W. METAL WIRE
M.X. METAL EXPOSED
M.Y. METAL YIELD

P.S. PROPERTY SURVEY
P.D. PROPERTY DIMENSION
P.L. PROPERTY LINE
P.C. PROPERTY CORNER
P.F. PROPERTY FENCE
P.G. PROPERTY GROUND
P.H. PROPERTY HEIGHT
P.I. PROPERTY INTERSECTION
P.J. PROPERTY JUNCTION
P.K. PROPERTY KINK
P.L. PROPERTY LINE
P.M. PROPERTY MOUNTAIN
P.N. PROPERTY NARRATION
P.O. PROPERTY OPERATION
P.P. PROPERTY PITCH
P.R. PROPERTY RISE
P.S. PROPERTY SINK
P.T. PROPERTY TRENCH
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GENERAL NOTES:

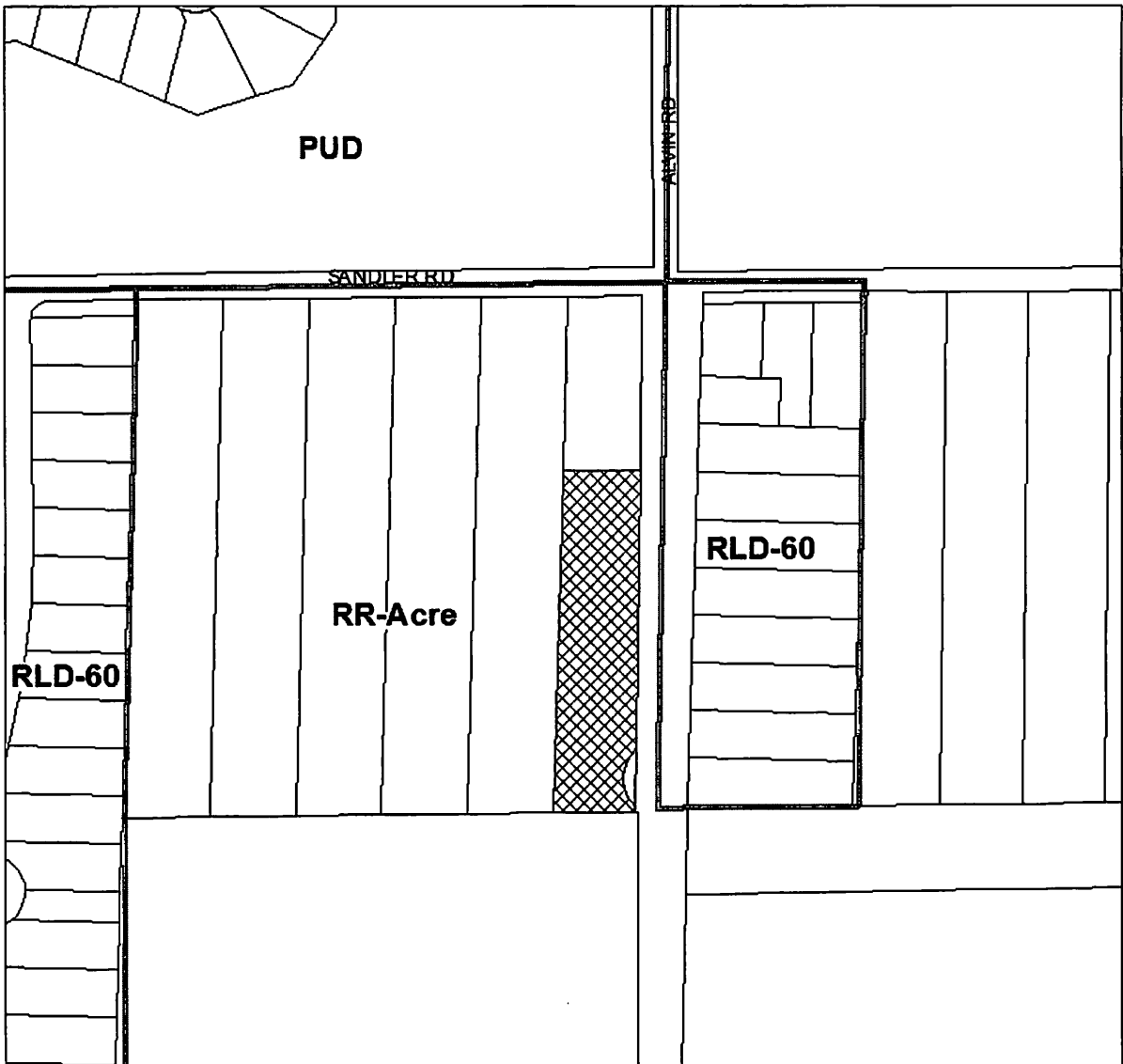
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LB #7893

SERVING FLORIDA
6028 N. MILITARY TRAIL, SUITE 103
WEST PALM BEACH, FL 33417
PHONE: (561) 960-4400
STATE MAIL: #8061 204-067
FAX: (561) 960-4401
WEBSITE: www.targetsurveying.com

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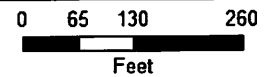
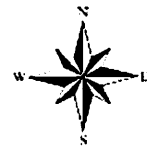
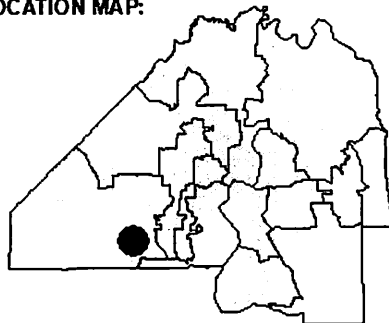


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2020-3096

**EXHIBIT 2
PAGE 1 OF 1**