

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.: 2020-392**

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**

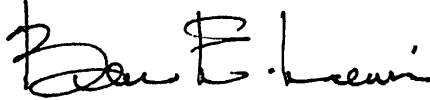
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

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 2020-0392

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 2020-0392.

Location: 845 Jackson Road
Between Carriage Circle S. and Geni Hill Circle S.

Real Estate Numbers: 162850-0020; 162850-0030

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Billy Gause
BGRP Engineering Group
920 West River Road
Palatka, Florida 32177

Owners: Derek Wiggins
Jax Home Pro LLC
11271 Kingsley Manor Way
Jacksonville, Florida. 32225

Brian Kolke
Elite Property of North Florida, LLC
0 Jackson Road
Jacksonville, Florida. 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2020-0392 seeks to rezone 2.47± acres from Residential Low Density-60 (RLD-60) to Residential Low Density-40 (RLD-40) for the purpose of developing the

properties with single family dwellings. Jackson Road is developed with single family dwellings in which the majority of lots have minimum lot widths of 40 feet.

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 subject site is located on the east side of Jackson Road between Carriage Circle S and Geni Hill Circle S. According to the City's Highway Classification Map Jackson Road is a local roadway. The property is also within the Suburban Development Area, Planning District 2 and Council District 2. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide low density residential development. Principal uses include, but are not limited to single family and multi-family dwellings. The LDR category allows for a maximum gross density of 7 units per acre, which would result in a maximum of 17 units for the 2.47 acre subject site. The applicant proposes to subdivide the property into eleven (11) 40 X 222 foot lots. Therefore, the proposed development meets the maximum density threshold for the LDR land use category. According to the JEA letter of availability submitted with the zoning application, city water services are available at the site. However, the closest sanitary sewer main is located 90 feet north within the Jackson Road right-of-way.

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-40 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.

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 proposed development will help protect and preserve the residential fabric and character of the Jackson Road area.

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 as recommended by the Staff of the Planning & Development Department, the subject property will be rezoned from RLD-60 to RLD-40 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 east side of Jackson Road south of Lone Star Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	PUD-1987-853	Single Family Dwelling
East	LDR	RLD-60	Single Family Dwellings
South	LDR	RLD-60	Single Family Dwelling
West	LDR	RLD-60	Single Family Dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 10, 2020 the required Notice of Public Hearing signs were posted.



Aerial View

Source: Planning and Development Department

Date: August 12, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0392 be **APPROVED**.



Aerial

Source: JaxGIS

Date: August 6, 2020



View of the existing structure on the subject site

*Source: Planning and Development Department
Date: August 12, 2020*



View of the Subject Site from Jackson Road

*Source: Planning and Development Department
Date: August 12, 2020*



View of the Neighboring houses in the PUD North of the Subject Property

Source: Planning and Development Department

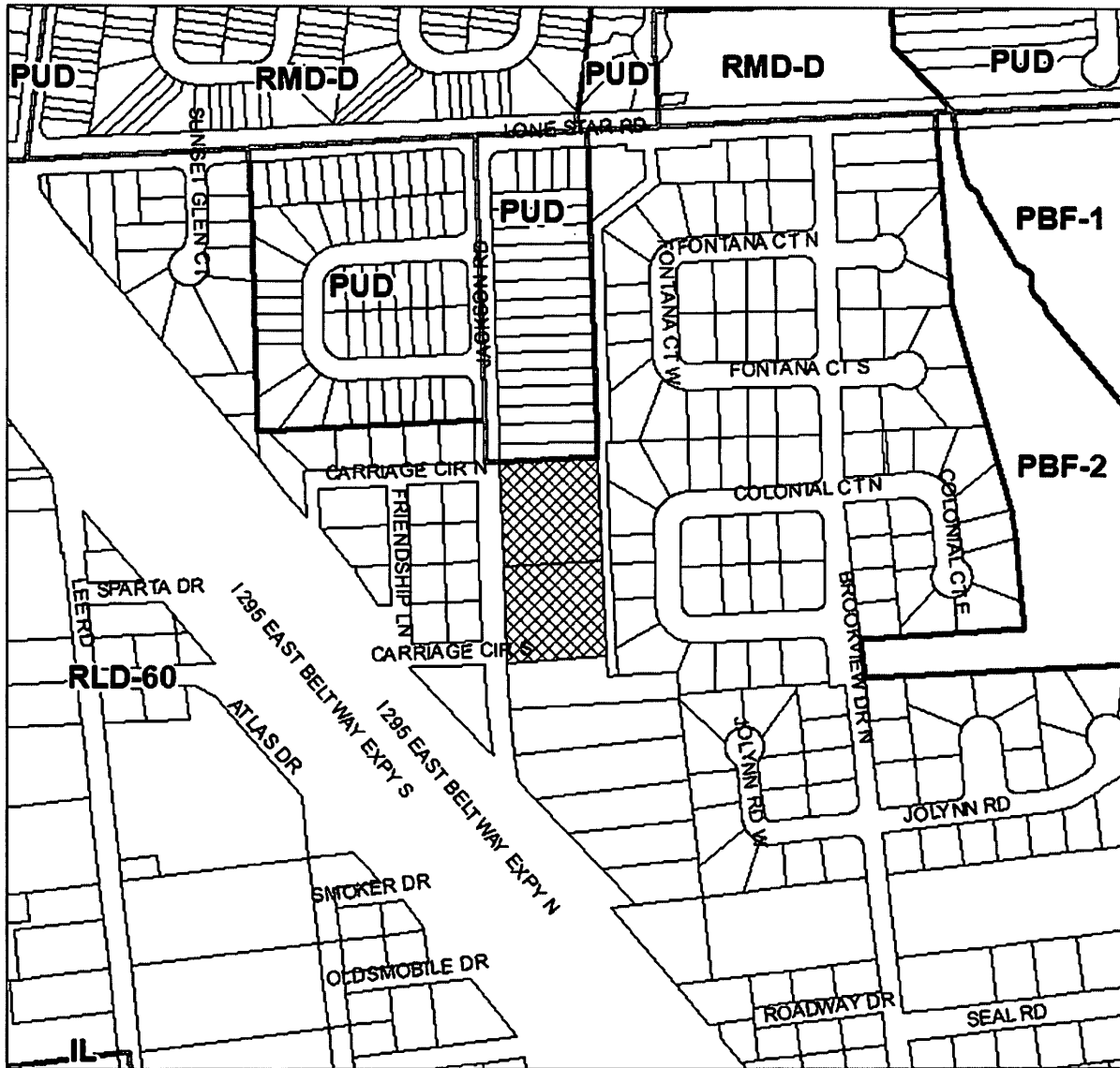
Date: August 12, 2020



View of the neighborhood to the West

Source: Planning and Development Department

Date: August 12, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RLD-40</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0392</p>	<p>TRACKING NUMBER</p> <p>T-2020-2898</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS
Date: August 6, 2020

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0392 **Staff Sign-Off/Date** CMC / 06/30/2020
Filing Date 07/27/2020 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 08/25/2020 **Planning Commission** 08/20/2020
Land Use & Zoning 09/01/2020 **2nd City Council** N/A
Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL; COMMUNITIES OF EAST ARLINGTON
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2898 **Application Status** FILED COMPLETE
Date Started 05/19/2020 **Date Submitted** 05/19/2020

General Information On Applicant

Last Name GAUSE **First Name** BILLY **Middle Name**
Company Name
 BGRP ENGINEERING GROUP
Mailing Address
 920 WEST RIVER RD
City PALATKA **State** FL **Zip Code** 32177
Phone 9043686969 **Fax** **Email** BILLYG@BGRPEENGINEERING.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WIGGINS **First Name** DEREK **Middle Name**
Company/Trust Name
 JAX HOME PRO LLC
Mailing Address
 11271 KINGSLEY MANOR WAY
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone 9043496669 **Fax** **Email** REODEREK@COMCAST.NET

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 162850 0020	2	2	RLD-60	RLD-40
Map 162850 0030	2	2	RLD-60	RLD-40

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) 2.47

Justification For Rezoning Application

ALL DEVELOPMENT NORTH AND CONTIGUOUS OF THESE PARCELS ON JACKSON RD ARE 40 X 222. THESE (2) PARCELS FRONTAGE JACKSON RD AND WILL BE SPLIT INTO (11) 42X222 SNGL FAM RES LOTS. LOTS WILL BE SERVED BY JEA WATER/SEWER, AND ARE CONSISTENT WITH THE AREA DEVELOPMENT AND DENSITY. ALL LOTS AS PROPOSED WILL FRONTAGE AND HAVE DIRECT DRIVEWAY ACCESS TO JACKSON RD. THERE ARE NO ENVIRONMENTAL IMPACTS AND A DRAINAGE EASEMENT/DITCH ABUTS THE REAR OF THE PROPOSED LOTS FOR STORMWATER DISCHARGE.

Location Of Property

General Location

FORT CAROLINE

House #	Street Name, Type and Direction	Zip Code
845	JACKSON RD	

Between Streets

CARRIAGE CIRCLE S and GENI HILL CIRCLE S

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 Newman 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
2.47 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost:

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

PARCEL A:

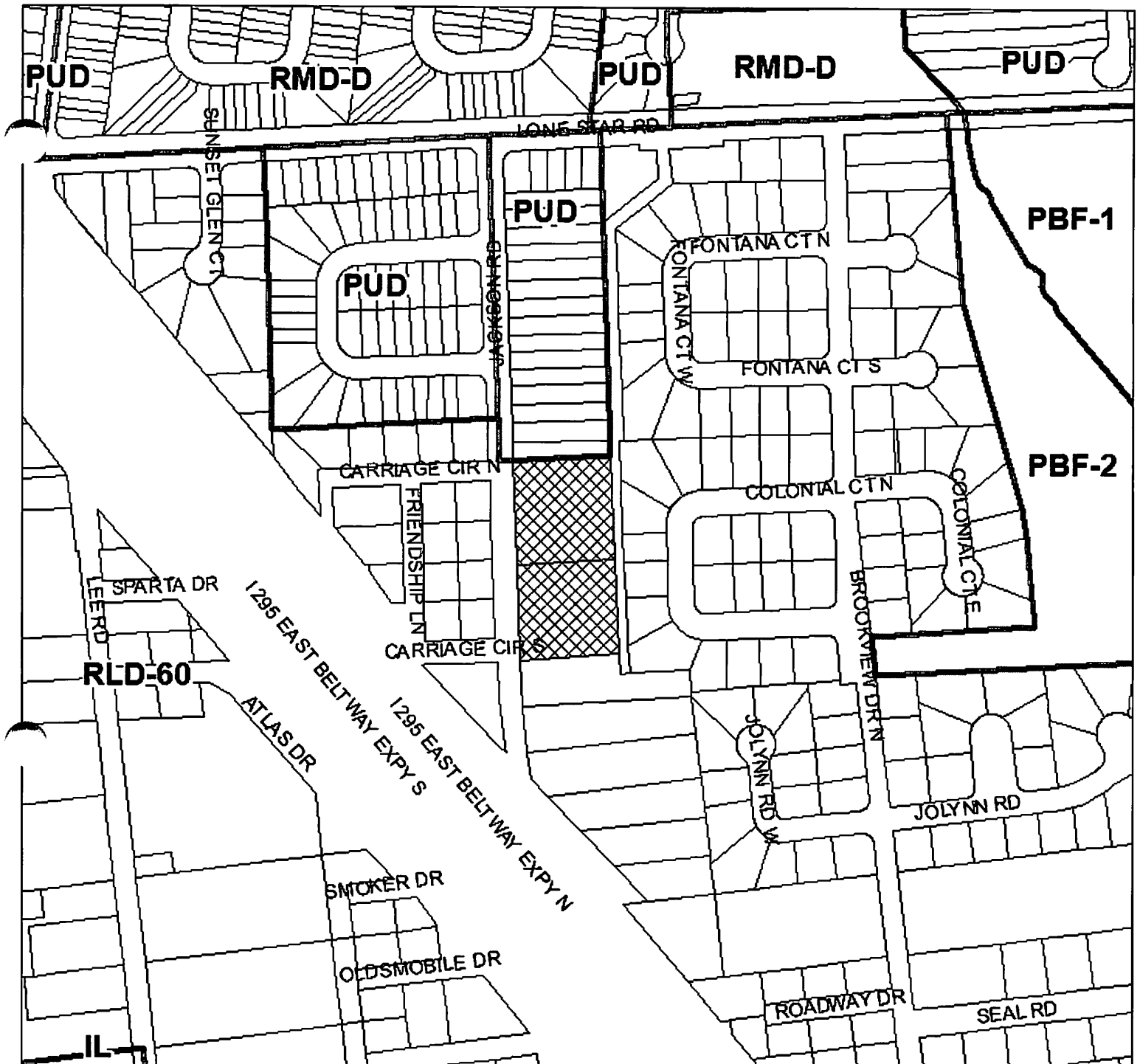
A PART OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LONE STAR ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD AS DESCRIBED AND RECORDED IN DEED BOOK 1715, PAGE 422, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°04'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD, A DISTANCE OF 726.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°04'00" EAST, 223.70 FEET; THENCE NORTH 85°53'14" EAST, 222.54 FEET TO THE WESTERLY LINE OF QUEEN AKERS UNIT 8, AS RECORDED IN PLAT BOOK 33, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03°01'08" WEST, ALONG SAID WESTERLY LINE, 223.80 FEET; THENCE SOUTH 86°02'53" WEST, 222.53 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 49778.57 SQUARE FEET OR 1.1 ACRE MORE OR LESS.

PARCEL B:

A PART OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LONE STAR ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD AS DESCRIBED AND RECORDED IN DEED BOOK 1715, PAGE 422, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°04'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JACKSON ROAD, A DISTANCE OF 950.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°04'00" EAST, 223.70 FEET; THENCE NORTH 86°02'27" EAST, 222.16 FEET TO THE WESTERLY LINE OF QUEEN AKERS UNIT 8, AS RECORDED IN PLAT BOOK 33, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03°01'08" WEST, ALONG SAID WESTERLY LINE, 223.80 FEET; THENCE SOUTH 85°53'14" WEST, 222.54 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 49790.82 SQUARE FEET OR 1.1 ACRE MORE OR LESS

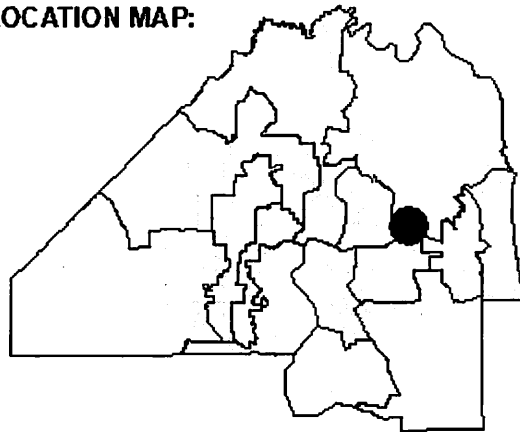


REQUEST SOUGHT:

FROM: RLD-60

TO: RLD-40

LOCATION MAP:



0 130 260 520



Feet

COUNCIL DISTRICT:

2

ORDINANCE NUMBER

ORD-2020-0392

TRACKING NUMBER

T-2020-2898

EXHIBIT 2

PAGE 1 OF 1



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Billy Gause
BGRP Engineering Group
920 West River Rd
PALATKA, FL, 32177

May 28, 2020

Project Name: 845 Jackson Rd (11 SFH's)
Availability#: 2020-1758

Attn: Billy Gause,

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#: 2020-1758
 Request Received On: 5/20/2020
 Availability Response: 5/28/2020
 Prepared by: Sigrid Duncan

Project Information

Name: 845 Jackson Rd (11 SFH's)
 Type: Single Family
 Requested Flow: 3,850 gpd
 Location: 845 Jackson Rd
 Parcel ID No.: 162850-0020, 162850-0030
 Description: Proposed (11) Sngl Fam Res Lots all with frontage on Jackson Rd

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 8-inch water main within Jackson Rd 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: ARLINGTON EAST
 Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole approx. 90 LF north of this property within Jackson Rd. ROW.
 Connection Point #2: NA

Special Conditions: Point of Connection location to be field verified by developer during project design. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection Committee is granted. Please email wsedevprojrequests@jea.com, attention ACC, for more information. If needed, send pre-design 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/. You will need to hire a civil engineer to design the line extension. They can provide you with a cost estimate for the work.

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.