

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

June 23, 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.: 2022-398**

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 was one speaker in opposition whose concerns were flooding and wetlands. The Commissioners felt the application was appropriate.

Planning Commission Vote: 8-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

Ian Brown, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard Aye

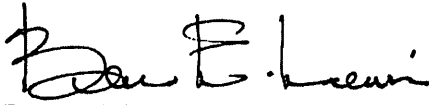
Jordan Elsbury Aye

Joshua Garrison 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 FO**APPLICATION FOR REZONING ORDINANCE 2022-0398****JUNE 23, 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 2022-0398.

Location: 2767 and 2741 Parental Home Road

Real Estate Number: 152654-0000, 152654-0050

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Scott Sailer
3736 Southern Hills Drive
Jacksonville, FL 32225

Owner: Michael Crump
2741 Parental Home Road
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2022-0398 seeks to rezone approximately 1.89± acres of property from Rural Residential-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is located in the Low Density Residential (LDR) land use category within the Urban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request to rezone the property is to allow the property owner to subdivide the property in order to build single-family dwellings.

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 Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. LDR land use in the Urban Development Area is intended to provide for low-density residential development. Principal uses in the LDR land use category in the Urban Development Area include single-family and multi-family dwellings.

Therefore, the proposed rezoning is consistent 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. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), Low Density Residential in the Urban Area allows for single-family residential development with a maximum density of seven units/acre when both centralized potable water and wastewater are available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be one quarter of an acre if either one of centralized potable water or wastewater services are not available. The maximum gross density shall be two units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The subject property is surrounded by Single Family Dwelling dwellings and if approved, the subdivided property would allow for the construction of additional new single-family dwellings. The proposed construction of new single-family dwellings with a RLD-60 standard will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.

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 of new single-family homes subdivided into lots a minimum of 60 feet in width and 6,000 square feet in area.

SURROUNDING LAND USE AND ZONING

The subject site is located on the east side of Parental Home Road, a collector roadway, between Dean Road and Annette Circle. This corridor of Parental Home Road is primarily zoned for residential development with properties closer to Beach Boulevard, over a mile to the north being zoned commercial. To the northwest of the subject property is a subdivision of RLD-60 zoned properties. This rezoning request would not be creating lots out of character for the area due to surrounding subdivisions having lots of a similar in size to those that would be created from this rezoning. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre/RLD-60	Single Family Dwelling
South	LDR	RR-Acre	Single Family Dwelling
East	LDR	RR-Acre	Single Family Dwelling
West	LDR	RLD-60	Single Family Dwellings

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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 13, 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 **2022-0398** be **APPROVED**.



Aerial View



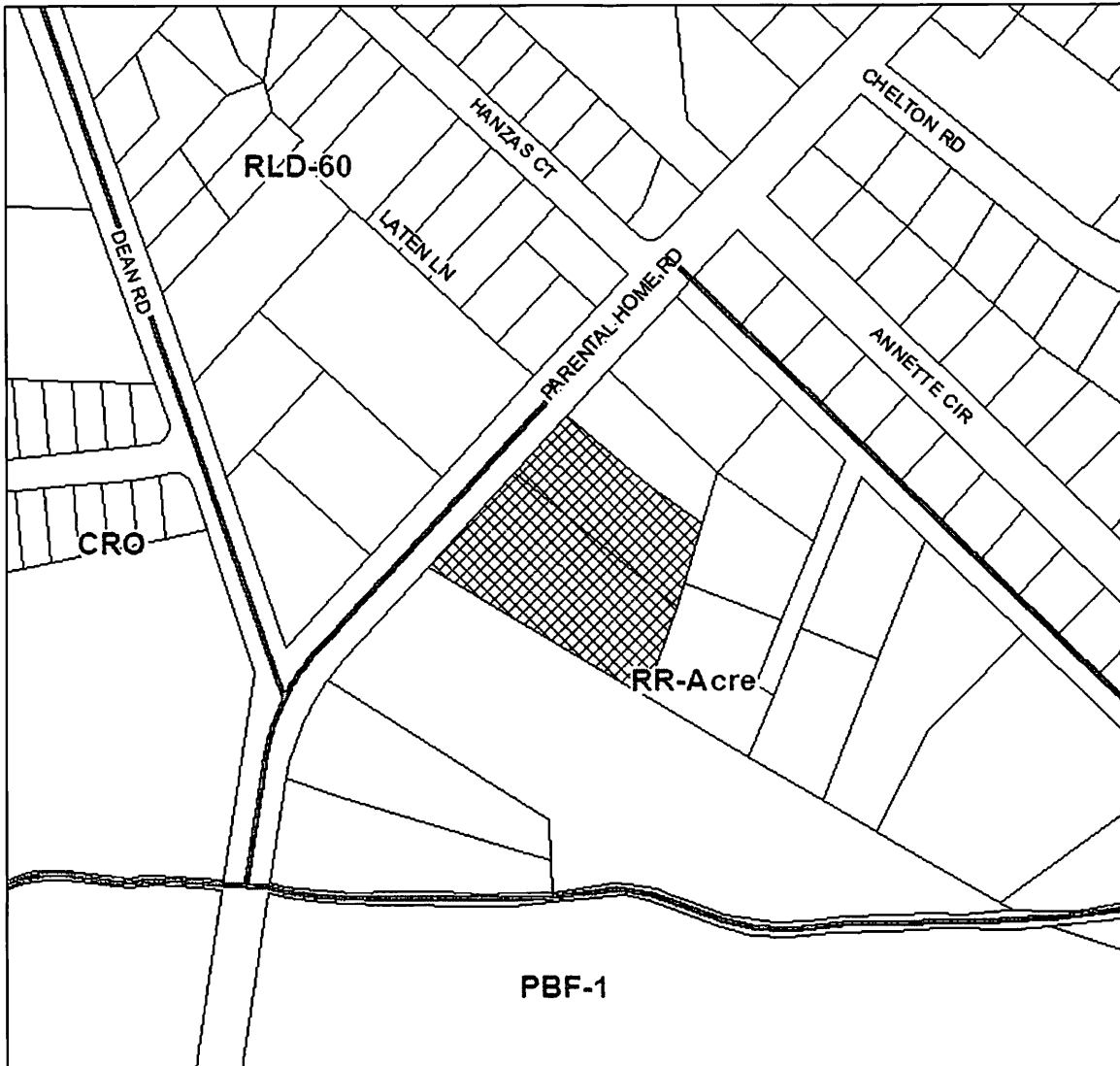
View of the Subject Property facing east from Parental Home Rd.



View of the Subject Property facing east from Parental Home Rd.



The subject site on the left facing south along Parental Home Rd.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0398</p>	<p>TRACKING NUMBER</p> <p>T-2022-4177</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0398 **Staff Sign-Off/Date** AH / 04/15/2022

Filing Date 04/07/2022 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 06/28/2022 **Planning Commission** 06/23/2022

Land Use & Zoning 07/19/2022 **2nd City Council** N/A

Neighborhood Association GREATER HOGAN NEIGHBORHOOD ASSOCIATION; GREATER SAN SOUCI NEIGHBORHOOD

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4177

Application Status PENDING

Date Started 03/23/2022

Date Submitted 04/04/2022

General Information On Applicant

Last Name	First Name	Middle Name
SAILER	SCOTT	

Company Name

Mailing Address

3736 SOUTHERN HILLS DRIVE

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
9045214077	904	SAILER210@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
CRUMP	MICHAEL	L.

Company/Trust Name

Mailing Address

2741 PARENTAL HOME ROAD

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9045214077		SAILER210@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 152654 0050	4	3	RR-ACRE	RLD-60
Map 152654 0000	4	3	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) 1.89****Justification For Rezoning Application**

APPLICANT SEEKS TO REZONE THE PROPERTY TO RLD-60, THE PREDOMINANT ZONING CATEGORY IN THE SURROUNDING AREA.

Location Of Property**General Location**

EAST SIDE OF PARENTAL HOME ROAD BETWEEN DEAN ROAD AND LATEN LANE.

House #	Street Name, Type and Direction	Zip Code
2741 & 2767	PARENTAL HOME RD	32216

Between Streets

DEAN ROAD and LATEN LANE

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**
 1.89 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
 36 Notifications @ \$7.00 /each: \$252.00
- 4) Total Rezoning Application Cost: \$2,272.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LEGAL DESCRIPTION

April 6, 2022

Parcel 1:

Part of the Richard Mill Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, being a part of lands described in Deed Book 932, page 180 and 181, and more particularly described as follows: Beginning at an iron on the southeasterly line of Parental Home Road, said iron being the most westerly corner of lands described in Deed Book 932, Pages 180 and 181; thence south 59°East, 225 feet to an iron; thence North 44°15' East, 48.44 feet to an iron; thence North 35°15' East, 19.9 feet to an iron: thence North 50°46'10" West, 216 feet to an iron in the line of said Parental Home Road; thence South 44°15' West along the line of said road, 100 feet to the place of beginning.

Parcel 2:

Part of the Richard Mill Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, described as follows: Commence at the most westerly corner of lands described in Deed Book 932, Pages 180 and 181 being an iron on the southeasterly line of Parental Home Road; thence North 44°15' East along the southeasterly line of said road 100.0 feet to the point of beginning; thence continue along said road, North 44°15' East 83.0 feet; thence South 48°58'10" East 302.1 feet; thence South 19°18'20" West, 78.0 feet; thence North 50°46'10" West, 336.1 feet to the point of beginning.

Parcel 3:

Part of the Richard Mill Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, described as follows: Commence at the most westerly corner of lands described in Deed Book 932, Pages 180 and 181 being an iron on the southeasterly line of Parental Home Road; thence North 44°15' East along the southeasterly line of said road 183.0 feet to the point of beginning; thence continue along said road North 44°15' East 111.0 feet; thence South 48°33'10" East 160.0 feet; thence South 53°28'20" East 89.3 feet; thence South 19°18'20" west 125.1 feet; thence North 48°58'10" west 302 feet to the point of beginning.

Parcel 4

Part of the Richard Mill Grant, Section 56, Township 3, South, Range 27 East, Duval County, Florida, described as follows:

Commence at the most Westerly corner of lands described in Deed Book 932, Pages 181 and 182, being an iron on the Southeasterly line of Parental Home Road; thence North 44°15' East along the Southeasterly line of said Road 100.0 feet; thence South 50° 46' 10" East 216.9 feet to the point of beginning; thence continue South 50° 46' 10" East 119.2 feet; thence South 19°18'20" West 51.4 feet; thence North 58°44' West 141.5 feet; thence North 42°05'50" East 68.0 feet to the point of beginning.



Infill Availability Letter

scott sailer

4/26/2021

Camp Allen LLC

3736 southern hills drive

Jacksonville, Florida 32225

Project Name: 2741 and 2767 Parental Home Road subdivision

Availability #: 2021-1761

Attn: scott sailer

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 customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** 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/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

- Main Depth 8+ feet deep Required work within FDOT, St Johns County and Nassau County ROW
- Pavement less than 5 years old Multiple services being installed
- Taps on water mains 20-inch and larger Water taps larger than 2-inches
- Sewer taps greater than 6-inches Low Pressure Sewer Service Connections
- Installation of Sewer Vac Pods Approved Commercial Development plans

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,

A Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-1761

Request Received On: 4/17/2021

Availability Response: 4/26/2021

Prepared by: Sigrid Duncan

Expiration Date: 04/26/2023

Project Information

Name: 2741 and 2767 Parental Home Road subdivision

Address: 2741 PARENTAL HOME RD, JACKSONVILLE, FL 32216

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 3500

Parcel Number: 152654 0050

Location: Northeast of Dean and Parental Home roads

Description: Propose eight to 10 single-family dwelling units.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 12-inch water main within Parental Home Rd ROW.

Connection Point #2:

An Infill Layout for all lots included in the availability letter is required prior to applying for new Water Special Conditions: service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole approx. 475 LF northeast of this property within Annette Cir ROW.

Connection Point #2:

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 team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests can be made within Step 2 of the project portal.

**Reclaimed Water
Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

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.

General Conditions: