

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

September 9, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-527**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

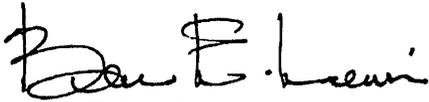
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Joshua Garrison, Chair	Absent
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
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 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 2021-0527**

**SEPTEMBER 9, 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 2021-0527.

***Location:*** 723 James Street; Between Rosselle Street and Gilmore Street

***Real Estate Number:*** 063810-0000

***Current Zoning District:*** Industrial Light (IL)

***Proposed Zoning District:*** Residential Medium Density-A (RMD-B)

***Current Land Use Category:*** Light Industrial (LI)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** District 5—Northwest

***Applicant/Agent:*** Taylor Mejia  
The Southern Group, Inc.  
208 Laura Street North, Suite 710  
Jacksonville, Florida 32202

***Owner:*** Ashraf Affan, LLC  
5380 Colonial Avenue  
Jacksonville, Florida 32205

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2021-0527 seeks to rezone 0.17± acres of land from Industrial Light (IL) to Residential Medium Density-B (RMD-B). The request is being sought to allow for the development of one (1) single-family dwelling. Staff also notes a companion Small Scale Land Use Amendment L-5564-21C (Ordinance 2021-0526) that seeks to amend the land use from Light Industrial (LI) to Medium Density Residential (MDR).

## **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 that with the approval of companion Small Scale Land Use Amendment L-5564-21C (**Ordinance 2021-0526**), the subject property will be located in the Medium Density Residential (MDR) 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. 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 Category Description of the FLUE, the Medium Density Residential (MDR) land use category is a category intended to provide compact medium to high-density residential development and transitional uses between low-density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category.

The amendment site is located in the Urban Development Area and the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities.

**To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:**

**Future Land Use Element (FLUE):**

**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.

In reference to the attached JEA Availability Letter, **2021-2188**, the proposed development shall connect to City water and sewer with an estimated flow of 350 gpd.

**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.

The proposed rezoning at the subject site would directly address projected growth demands, encourage redevelopment in blighted areas, and provide for a greater variety of housing product for Jacksonville residents.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

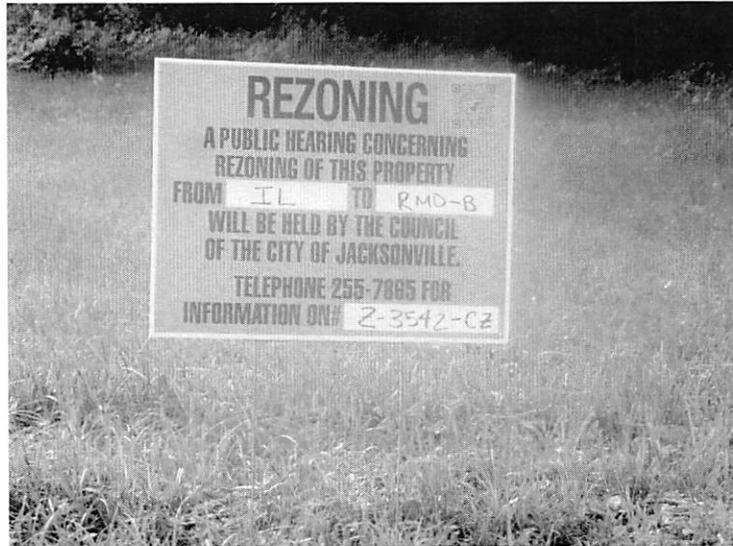
No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from IL to RMD-B in order to permit for the development of a single-family dwelling.

**SURROUNDING LAND USE AND ZONING**

The subject property is located between Rosselle Street and Gilmore Street. This corridor segment contains a mixture of medium density residential and industrial lots. The proposed rezoning to RMD-B would render the lots to have a minimum lot size of 6,000 square feet for the first two units—which, in terms of density, would complement the abutting residential lots to the west and south of the subject property. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LI	IL	Warehouse/Storage
East	LI	IL	Single-Family Dwellings
South	LI	IL	Single-Family Dwellings
West	MDR	RMD-A	Single-Family Dwellings

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



#### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 2, 2021** 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 **2021-0527** be **APPROVED**

Figure A:



Source: Planning & Development Dept, 05/14/21

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 09/02/21

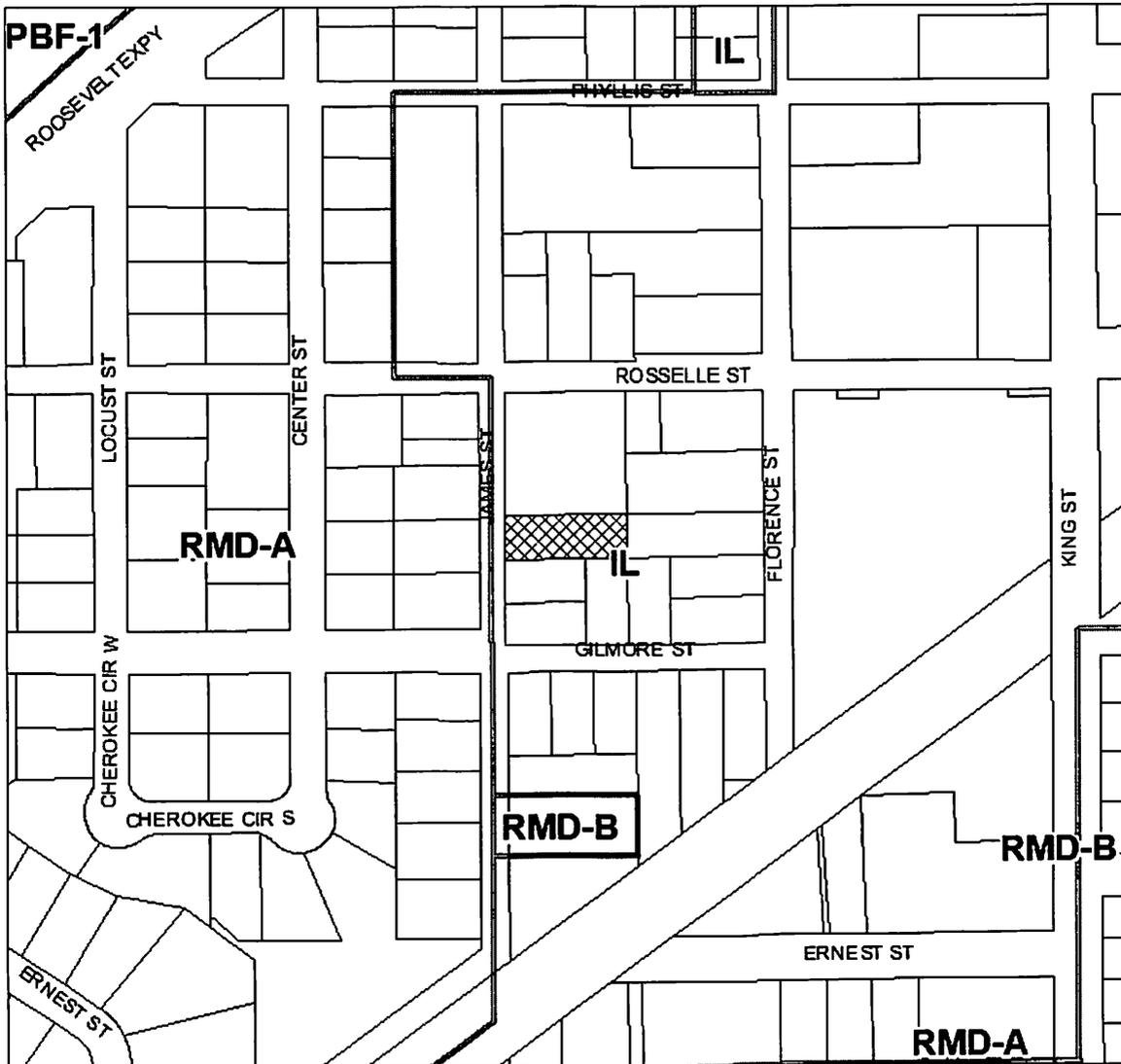
View of James Street and the subject parcel, facing east.

**Figure D:**



Source: Planning & Development Dept, 09/02/21

View of the the neighboring single-family dwelling, facing west along James Street.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> IL</p> <p><b>TO:</b> RMD-B</p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p>9</p>
<p><b>ORDINANCE NUMBER</b></p> <p>ORD-2021-0527</p>	<p><b>TRACKING NUMBER</b></p> <p>T-2021-3542</p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

### Application For Rezoning To Conventional Zoning District

**Planning and Development Department Info**

**Ordinance #** 2021-0527 **Staff Sign-Off/Date** ATW / 05/14/2021  
**Filing Date** 08/04/2021 **Number of Signs to Post** 1

**Hearing Dates:**  
**1st City Council** 09/14/2021 **Planning Comission** 09/09/2021  
**Land Use & Zoning** 09/21/2021 **2nd City Council** 09/28/2021

**Neighborhood Association** MURRAY HILL  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 3542 **Application Status** FILED COMPLETE  
**Date Started** 05/11/2021 **Date Submitted** 05/11/2021

**General Information On Applicant**

**Last Name** MEJIA **First Name** TAYLOR **Middle Name**

**Company Name**  
 THE SOUTHERN GROUP

**Mailing Address**  
 208 N LAURA ST SUITE 710

**City** JACKSONVILLE **State** FL **Zip Code** 32202

**Phone** 9043495954 **Fax** 904 **Email** MEJIA@THESOUTHERNGROUP.COM

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

**Last Name** AFFAN **First Name** ASHRAF **Middle Name**

**Company/Trust Name**  
 ASHRAF AFFAN LLC

**Mailing Address**  
 4160 BOULEVARD CENTER DRIVE

**City** JACKSONVILLE **State** FL **Zip Code** 32207

**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 063810 0000	9	5	IL	RMD-B

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

**Existing Land Use Category**

LI

**Land Use Category Proposed?**

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.17

**Justification For Rezoning Application**

REZONING TO ALLOW FOR A RESIDENTIAL USE.

**Location Of Property****General Location**

723 JAMES ST

House #	Street Name, Type and Direction	Zip Code
723	JAMES ST	32205

**Between Streets**

ROSSELLE ST and GILMORE ST

**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  
0.17 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
54 Notifications @ \$7.00 /each: \$378.00
- 4) Total Rezoning Application Cost: \$2,388.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**EXHIBIT 1**

**Legal Description**

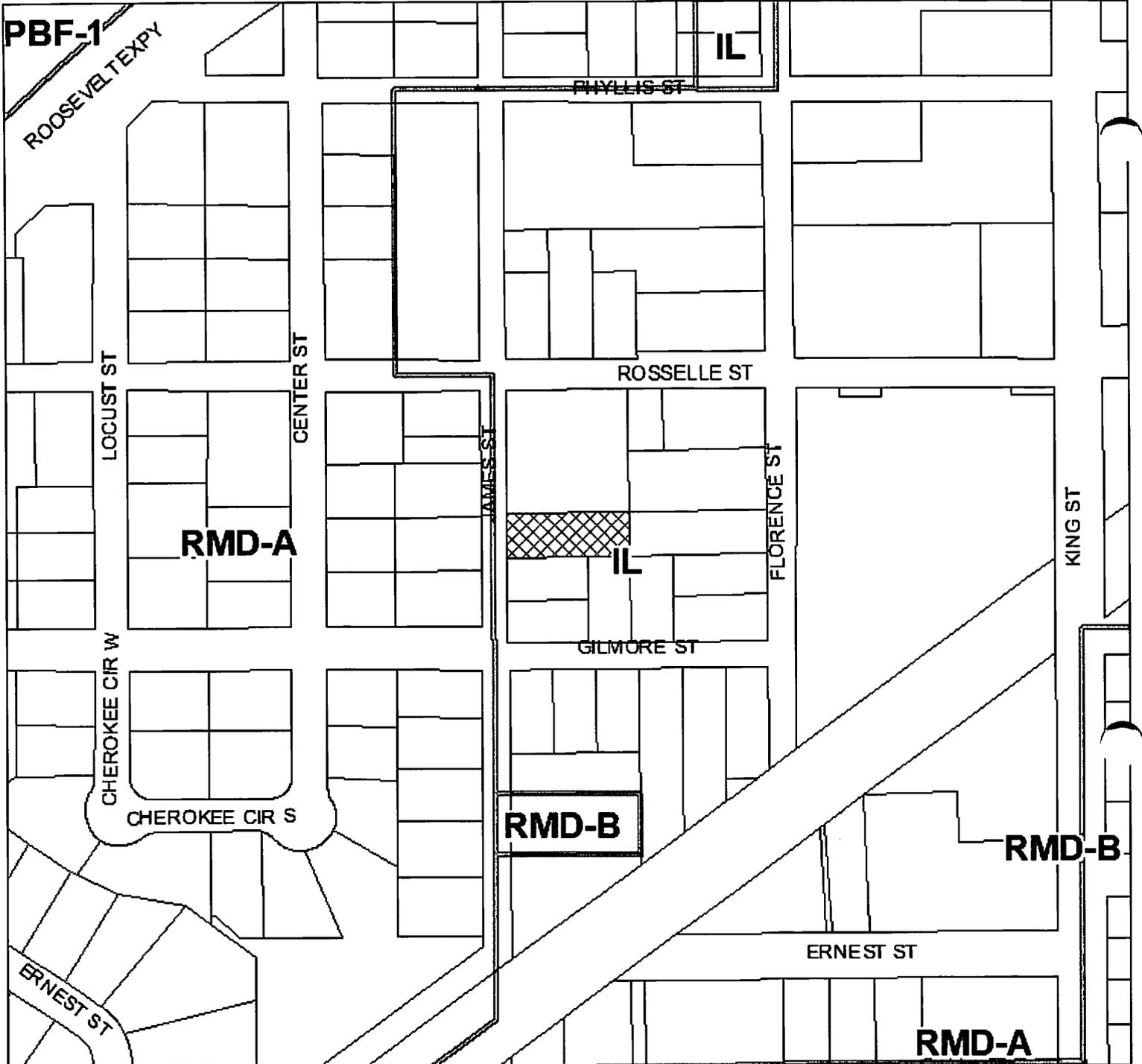
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**PARCEL ID NUMBER: 063810-0000**

**The North 50 feet of Lot 6, Block G, West Riverside, Plat Book 2, Page 42, of the current Public Records of Duval County, Florida.**

**May 14, 2021**

**Exhibit 1  
Page 1 of 1**

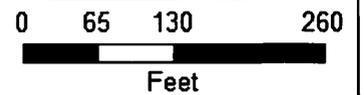
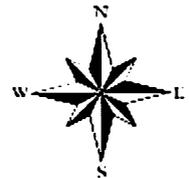
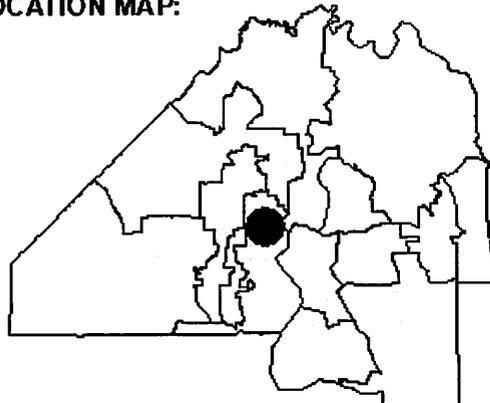


**REQUEST SOUGHT:**

**FROM: IL**

**TO: RMD-B**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**9**

**TRACKING NUMBER**

**T-2021-3542**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

TAYLOR MEJIA

5/20/2021

THE SOUTHERN GROUP - JAX

208 N LAURA STREET 710

JACKSONVILLE, Florida 32202

Project Name: James Street LU Amendment and Rezoning

Availability #: 2021-2188

Attn: TAYLOR MEJIA

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/](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,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-2188

Request Received On: 5/11/2021

Availability Response: 5/20/2021

Prepared by: Roderick Jackson

Expiration Date: 05/20/2023

### Project Information

Name: James Street LU Amendment and Rezoning

Address: 723 JAMES ST, JACKSONVILLE, FL 32205

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 350

Parcel Number: 063810 0000

Location: 723 James St between Rosselle St and Gilmore St

Description: James Street Land Use Amendment and Rezoning on a vacant parcel to allow for a residential use

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 6-inch water main within the James St ROW

Connection Point #2:

For the estimated cost of connecting to the JEA system request a special estimate through the Water Special Conditions: JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

### Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Ex 8-inch gravity sewer main within the James St ROW

Connection Point #2:

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

Sewer Special Conditions:

portal. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing the project portal. Alternative Connection team and Special Estimate 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: