

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

August 18, 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.: 2022-557**

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**

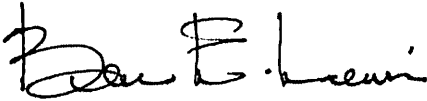
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Clason 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 fluid and cursive, with the first name "Bruce" being the most prominent.

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 2022-0557

AUGUST 18, 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 **2022-0557**.

Location: 1427 Eaverson Street

Real Estate Number: 053875-0000

Current Zoning District: Residential Medium Density-A (RMD-A)

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

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Urban Core, District 1

Applicant/Owner: James Adegoke
12552 Point Park Drive
Jacksonville, FL 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0557** seeks to rezone approximately 0.16± acres of a property from Residential Medium Density-A (RMD-A) to Residential Medium Density-B (RMD-B) in order to convert the existing single family dwelling into a duplex. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) 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.

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 Medium Density Residential (MDR) 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. According to the Category Descriptions of the Future Land Use Element (FLUE), MDR in the Urban Priority Area is intended to provide compact medium to high-density mixed-use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family residential is permitted at up to 20 dwelling units per acre. The duplex dwelling is permitted within the MDR land use category.

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. A description of the category is noted below.

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

This proposed rezoning is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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 proposed rezoning of RMD-B will allow the applicant to continue current uses of the surrounding area, which include both single-family dwellings and multi-family dwellings. If approved the proposed residential development would allow for the redevelopment of a single-family dwelling into a two family dwelling. The redevelopment of the property will protect and preserve the character of the

surrounding neighborhood by creating lots in character with other lots within the area.

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.

The subject properties is located in the Urban Priority Development Area and According to the JEA Availability letter dated July 1, 2022, submitted with the application, the site has access to water and sewer service. The proposed use will be in compliance with Policy 1.2.9.

Policy 3.1.6

The City shall provide for the development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Brownfield Area

The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request the property be designated as a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. **The property owner may qualify for tax credits.**

Airport Environment Zone

The site is located within the 500-foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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 to RMD-B to covert the existing single family dwelling into a duplex.

SURROUNDING LAND USE AND ZONING

The subject site is located at the southeast corner of Hart Street and Eaverson Street, both local roadways. This parcel and surrounding neighborhood are located within the Barnett's Subdivision established in 1907 and is developed with a mixture of single family dwellings and two family dwellings. While many of the properties are developed several lots surround the subject property are vacant undeveloped lots including properties to the north and south. 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. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Vacant
South	MDR	RMD-A	Vacant
East	MDR	RMD-A	Multi-Family Dwelling
West	MDR	RMD-A	Single Family Dwelling

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 11, 2022** by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

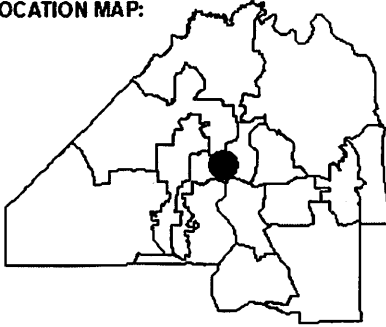





View of Subject Property

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: RMD-B</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>TRACKING NUMBER T-2022-4350</p>		<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map
 Source: JaxGIS Map



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ONE CITY. ONE
JACKSONVILLE.

TRANSPORTATION REVIEW

DATE: August 1, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0558

Background Information:

The subject site is approximately 0.16 of an acre and is accessible from Eaverson St, an unclassified facility. The subject site is located to the East of Myrtle Ave N and is currently operating at 42.0% of capacity. This segment of Myrtle Ave N has a maximum daily capacity of 14,742 vehicles per day (vpd) and average daily traffic of 6,193 vpd.

The applicant requests 2 units of single family attached dwellings (ITE Code 215), which could produce 14 daily trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division **CONDITIONS** the following:

No conditions.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0557 **Staff Sign-Off/Date** ELA / 07/07/2022

Filing Date 07/26/2022 **Number of Signs to Post** 2

Meeting Dates:

1st City Council 08/24/2022 **Planning Commission** 08/18/2022

Land Use & Zoning 09/07/2022 **2nd City Council** 09/13/2022

Neighborhood Association GOOD NEIGHBOR M.A.N.I.A.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4350

Application Status FILED COMPLETE

Date Started 06/17/2022

Date Submitted 06/17/2022

General Information On Applicant

Last Name	First Name	Middle Name
ADEGOKE	JAMES	ADEBANJI

Company Name

Mailing Address

12552 POINT PARK DRIVE

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
9048883123	904	MAKANJOLA@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ADEGOKE	JAMES	ADEBANJI

Company/Trust Name

Mailing Address

12552 POINT PARK DRIVE

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
9048883123	904	MAKANJOLA@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 053875 0000	8	1	RMD-A	RMD-B

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.16

Justification For Rezoning Application

TO CONVERT EXISTING SINGLE-FAMILY DWELLING INTO DUPLEX

Location Of Property

General Location

CORNER OF HART STREET AND EASVERSON STREET

House #	Street Name, Type and Direction	Zip Code
1427	EASVERSON ST	32209

Between Streets

HART and EASVERSON

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

0.16 Acres @ \$10.00 /acre: \$10.00

3) Plus Notification Costs Per Addressee

69 Notifications @ \$7.00 /each: \$483.00

Total Rezoning Application Cost: \$2,493.00

NOTE: Advertising Costs To Be Billed to Owner/Agent