

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-557**

5 AN ORDINANCE REZONING APPROXIMATELY 0.16± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 1427 EAVERSON
7 STREET, BETWEEN HART STREET AND EAVERSON STREET
8 (R.E. NO. 053875-0000), AS DESCRIBED HEREIN,
9 OWNED BY JAMES ADEBANJI ADEGOKE, FROM RESIDENTIAL
10 MEDIUM DENSITY-A (RMD-A) DISTRICT TO RESIDENTIAL
11 MEDIUM DENSITY-B (RMD-B) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
14 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, James Adebajji Adegoke, the owner of approximately
18 0.16± acres located in Council District 8 at 1427 Eaverson Street,
19 between Hart Street and Eaverson Street (R.E. No. 053875-0000), as
20 more particularly described in **Exhibit 1**, dated June 17, 2022, and
21 graphically depicted in **Exhibit 2**, both of which are attached hereto
22 (the "Subject Property"), has applied for a rezoning and
23 reclassification of the Subject Property from Residential Medium
24 Density-A (RMD-A) District to Residential Medium Density-B (RMD-B)
25 District; and

26 **WHEREAS**, the Planning and Development Department has considered
27 the application and has rendered an advisory recommendation; and

28 **WHEREAS**, the Planning Commission, acting as the local planning
29 agency, has reviewed the application and made an advisory
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; and

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now, therefore

10 **BE IT ORDAINED** by the Council of the City of Jacksonville:

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Residential Medium Density-A
13 (RMD-A) District to Residential Medium Density-B (RMD-B) District,
14 as defined and classified under the Zoning Code, City of Jacksonville,
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by James Adebajji Adegoke, and is described in **Exhibit 1**,
18 attached hereto. The applicant is James Adebajji Adegoke, 12552
19 Point Park Drive, Jacksonville, Florida 32225; (904) 888-3123.

20 **Section 3. Disclaimer.** The rezoning granted herein shall
21 **not** be construed as an exemption from any other applicable local,
22 state, or federal laws, regulations, requirements, permits or
23 approvals. All other applicable local, state or federal permits or
24 approvals shall be obtained before commencement of the development
25 or use and issuance of this rezoning is based upon acknowledgement,
26 representation and confirmation made by the applicant(s), owners(s),
27 developer(s) and/or any authorized agent(s) or designee(s) that the
28 subject business, development and/or use will be operated in strict
29 compliance with all laws. Issuance of this rezoning does **not** approve,
30 promote or condone any practice or act that is prohibited or
31 restricted by any federal, state or local laws.

1 **Section 4. Effective Date.** The enactment of this Ordinance
2 shall be deemed to constitute a quasi-judicial action of the City
3 Council and shall become effective upon signature by the Council
4 President and Council Secretary.

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6 Form Approved:

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8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared By: Erin Abney

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