

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2017-0444****AUGUST 3, 2017**

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 **2017-0444**.

Location: 9216 1st Avenue
between Soutel Drive and Belvedere Street

Real Estate Numbers: 036499 0000

Current Zoning District: Public Buildings and Facilities – 1 (PBF-1)

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Owner: City of Jacksonville
214 N Hogan Street, 10th floor
Jacksonville, FL 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0444** seeks to rezone .23 acres from Public Buildings and Facilities-1(PBF-1) to Residential Low Density-60 (RLD-60). The subject property is currently located within the Low Density Residential (LDR) land use category and the Urban Development Area and was previously used as a health clinic. The structure on the property is currently unoccupied and has been vacant for many years. The property is currently owned by the City of Jacksonville. The site is located in a residential neighborhood, surrounded on three sides by single family residences. The PBF-1 Zoning District is exclusively for governmental use only, and for property to be used or sold to a private individual, it must be rezoned to a district which allows for non-governmental uses.

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 the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR is a category intended to provide for low density residential development. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes, and multi-family dwellings may be permitted in appropriate locations.

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

Yes. The proposed amendment is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE) Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be serviced 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.

FLUE 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.

FLUE Policy 3.1.1

The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

FLUE Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The property is located within the Urban Development Area with access to full urban services. Therefore, the subject site has the potential to encourage additional infill development promoting the goal of Objective 3.1 and 6.3. With the existing land use of LDR and the proposed RLD-60 Zoning District will minimize the possibility of incompatible commercial uses abutting the existing residential properties.

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

No. The proposed rezoning to RLD-60 would not be in conflict with any portion of the City's land use regulations. The subject property will be rezoned from PBF-1 to RLD-60 zoning district as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

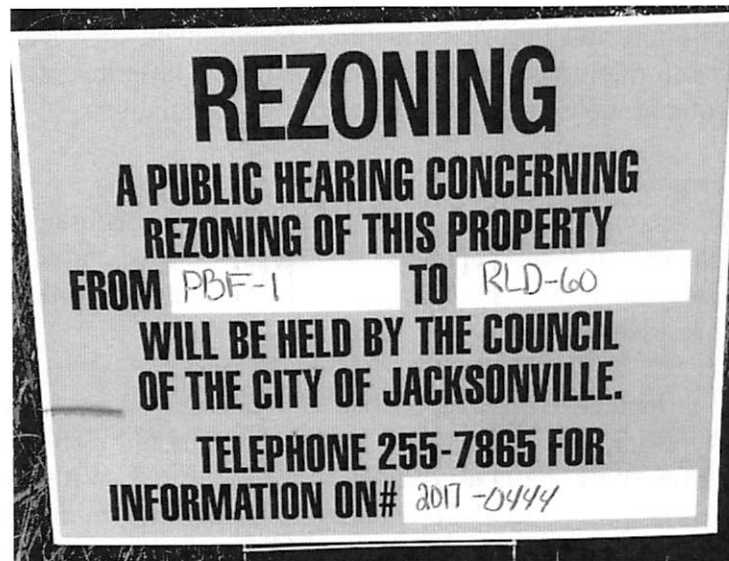
The subject property abuts both 1st Avenue and 2nd Avenue and is located between Soutel Dive and Belvedere Street. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single Family
East	CGC	CCG-2	Manufacturing
South	LDR	RLD-60	Single Family
West	LDR	RLD-60	Single Family

The property is currently owned by the City of Jacksonville. It is located adjacent to primarily single-family homes and vacant residential lots. However, the lots to the east, across 1st Avenue are zoned CCG-2 as those fronts also front Lem Turner Road. The proposed rezoning would move the property into a zoning district that is compatible with the surrounding area and would support and enhance the neighborhood.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 5, 2017, 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 2017-0444 be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department

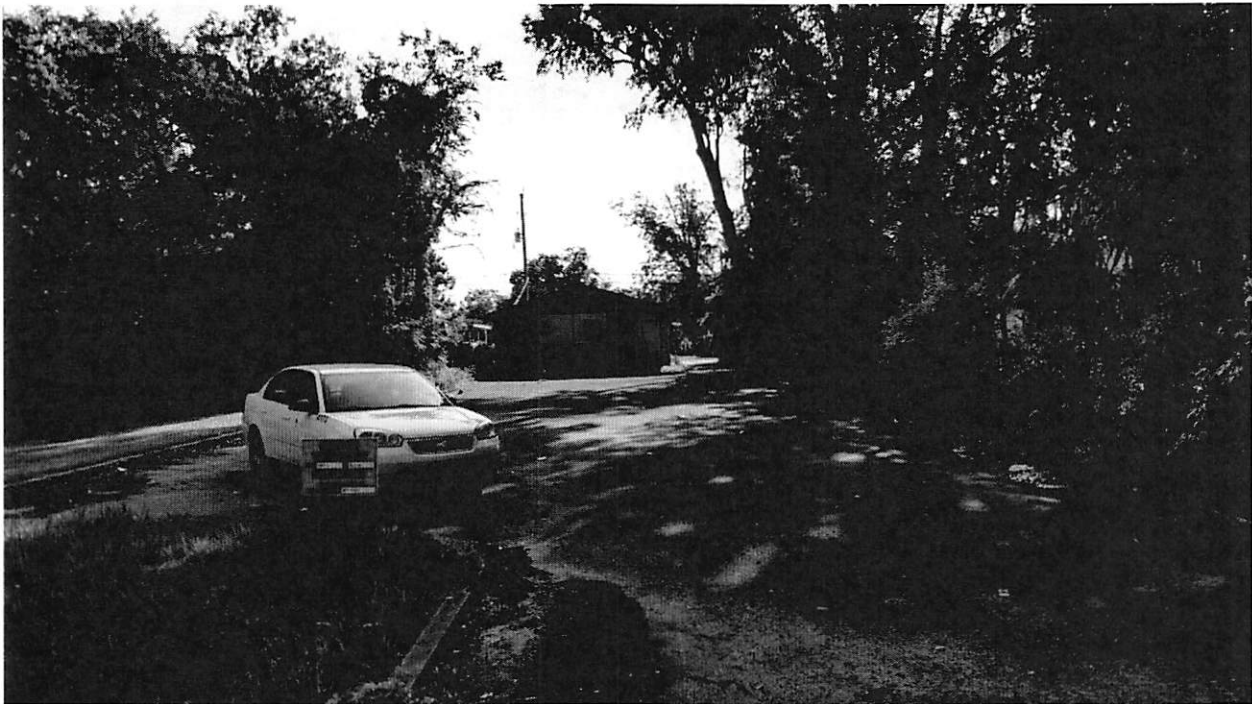
Date: 07.17.2017



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.2017



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.2017



Adjoining properties

Source: Staff, Planning and Development Department

Date: 07.05.2017



Adjoining properties

Source: Staff, Planning and Development Department

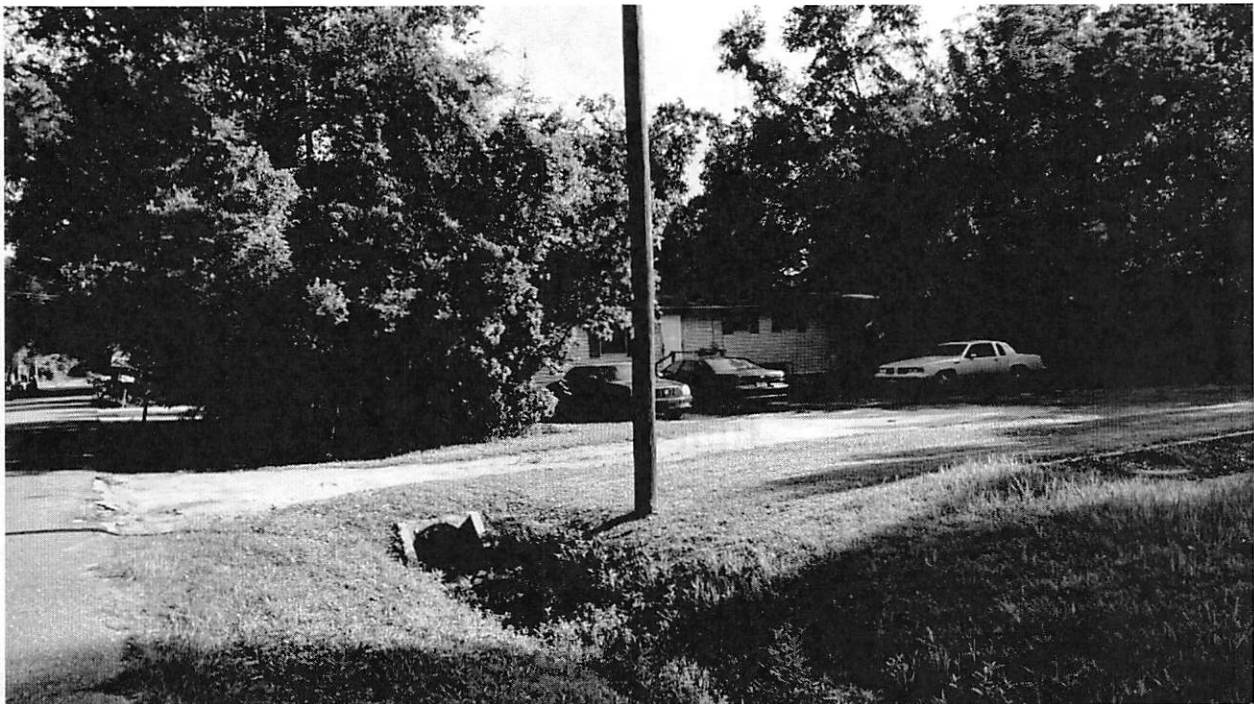
Date: 07.05.2017



Adjoining properties

Source: Staff, Planning and Development Department

Date: 07.05.2017



Adjoining properties

Source: Staff, Planning and Development Department

Date: 07.05.2017



Adjoining properties

Source: Staff, Planning and Development Department

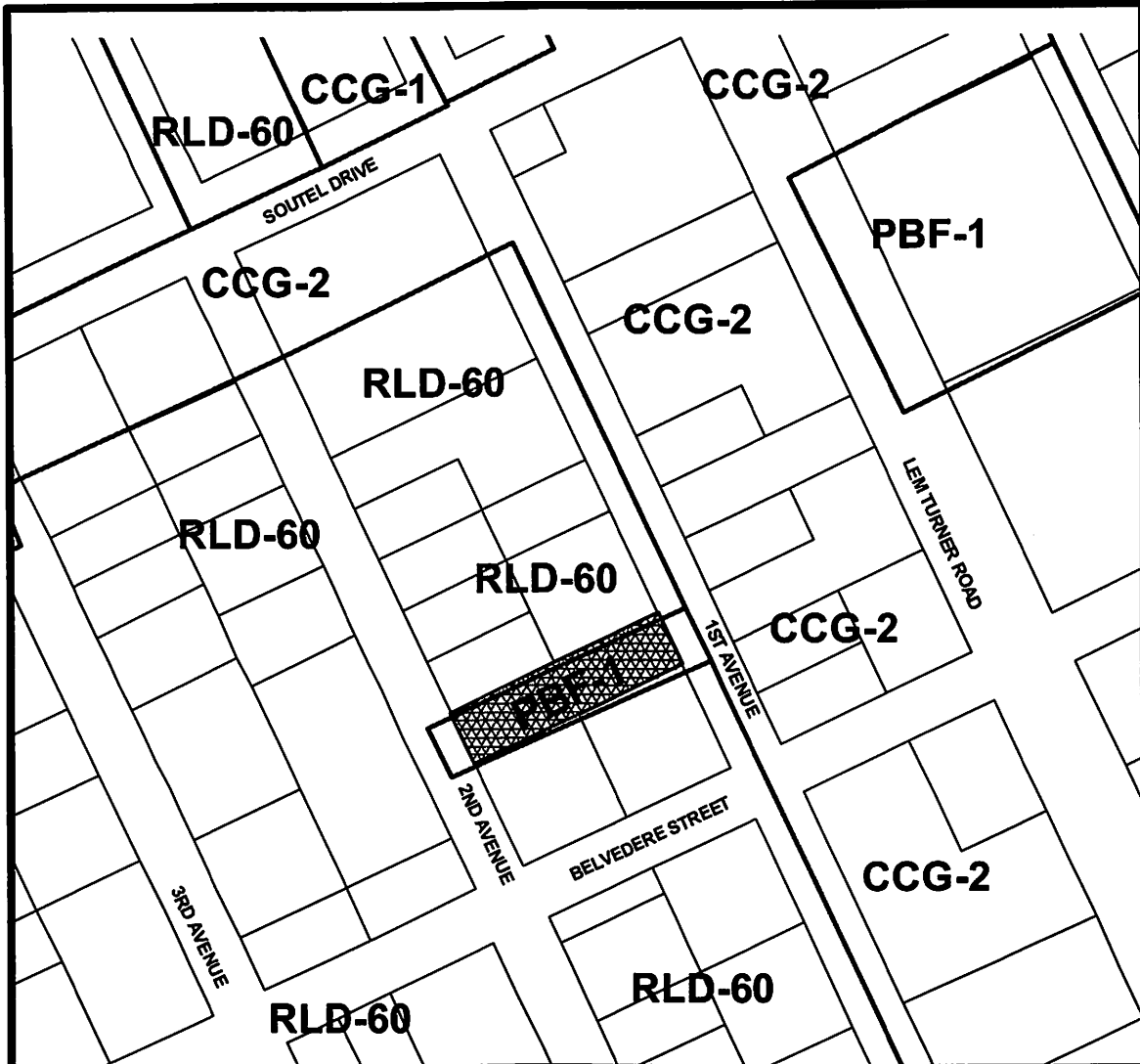
Date: 07.05.2017



Adjoining properties

Source: Staff, Planning and Development Department

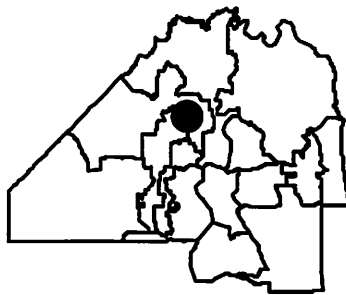
Date: 07.05.2017



REQUEST SOUGHT:

FROM: PBF-1

TO: RLD-60



0 100 Feet



COUNCIL DISTRICT:

08

TRACKING NUMBER:

T-2017-1455

Page 1 of 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0444 **Staff Sign-Off/Date** / N/A
Filing Date 06/27/2017 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 08/08/2017 **Planning Commission** 08/03/2017
Land Use & Zoning 08/15/2017 **2nd City Council** N/A
Neighborhood Association RIVERVIEW NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1455	Application Status FILED COMPLETE
Date Started 05/05/2017	Date Submitted 05/05/2017

General Information On Applicant

Last Name	First Name	Middle Name
JACKSONVILLE	CITY OF	
Company Name		
CITY OF JACKSONVILLE		
Mailing Address		
214 NORTH HOGAN STREET, SUITE 300		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9042557800	9042557882	COMMUNITYPLANNING@COJ.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
PAPPAS	JOHN	
Company/Trust Name		
CITY OF JACKSONVILLE		
Mailing Address		
214 NORTH HOGAN STREET, 10TH FLOOR		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9042558700		NAMEY@COJ.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 036499 0000	8	5	PBF-1	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) 0.23

Justification For Rezoning Application

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
9216	1ST AVE	32208

Between Streets
 BELEVDERE ST and SOUTEL DR

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
0.23 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
51 Notifications @ \$7.00 /each: \$357.00
- 4) Total Rezoning Application Cost: \$2,367.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT B

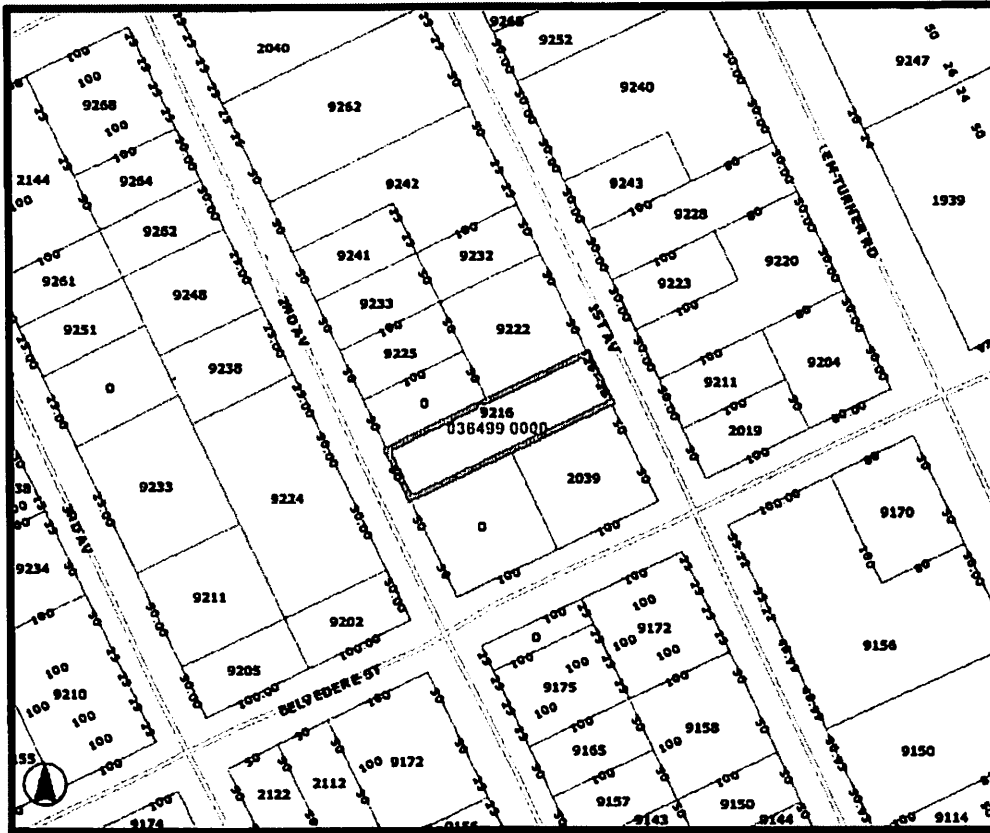
Agent Authorization

The Agent Authorization form is not required.

EXHIBIT A

Property Ownership Affidavit

The Property Ownership Affidavit is not required since this is a COJ sponsored application.



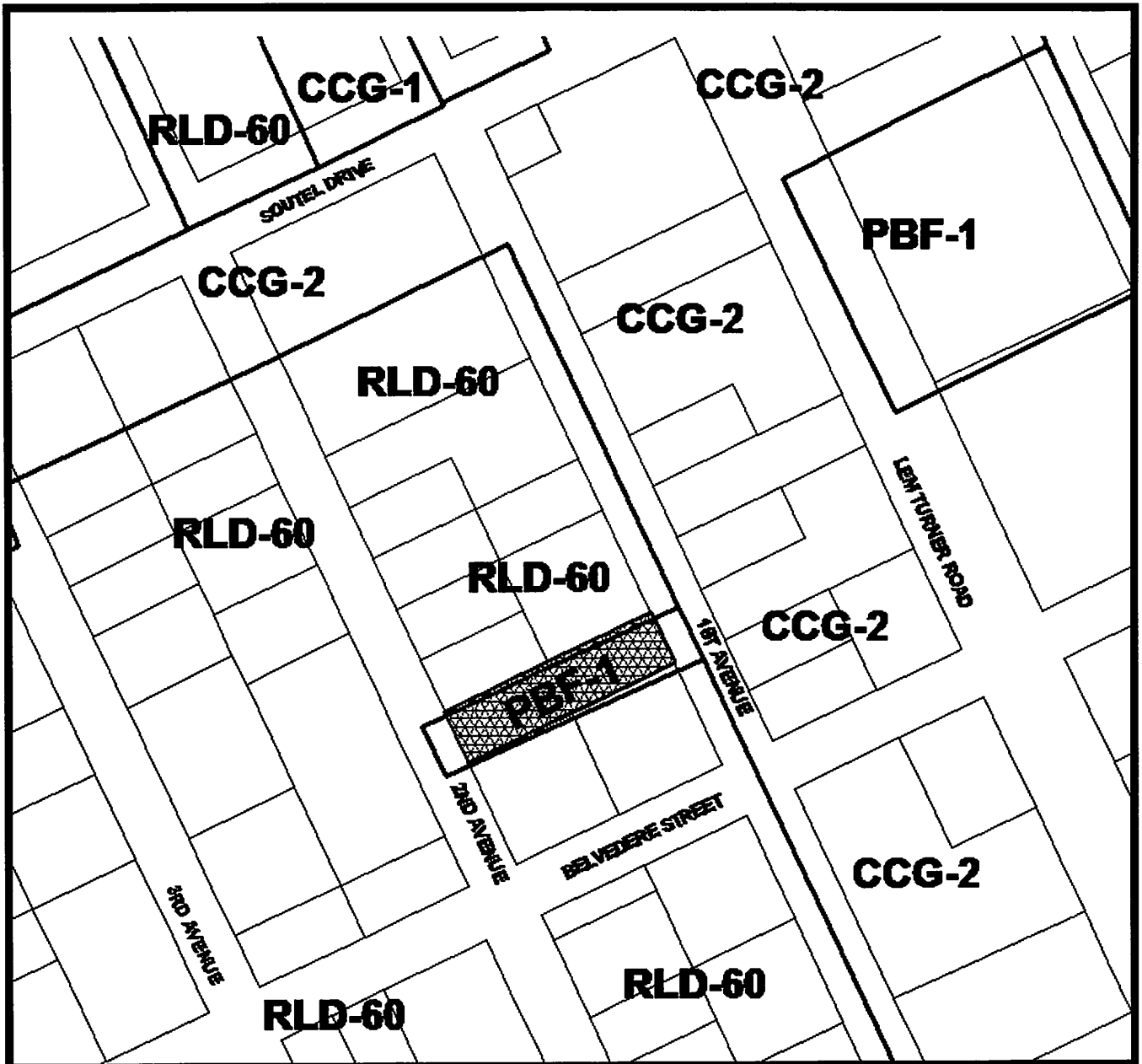
LOCATION MAP

*The City of Jacksonville provides no warranties, expressed or implied, concerning the accuracy, completeness or reliability or suitability of this location map for any particular use.

RE#: 036499-0000 Lots 19 and 20, Block 52, of Rio Vista, a subdivision as recorded in Plat Book 10, Page 25, together with Lot 15, Block 52, of Riverview, a subdivision as recorded in Plat Book 4, Page 38, all recorded in the Current Public Records of Duval County, Florida.

EXHIBIT "A"

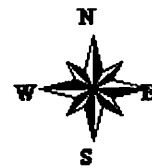
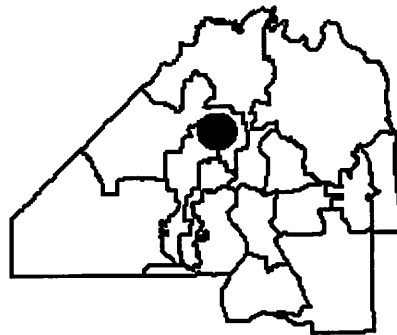
APPROVED
 DESCRIPTION AGREES
 WITH MAP
 CITY ENGINEERS OFFICE
 TO O/SURV. DIVISION
 by *[Signature]* 5/5/17



REQUEST SOUGHT:

FROM: PBF-1

TO: RLD-60



0 100 Feet



COUNCIL DISTRICT:

08

TRACKING NUMBER:

T-2017-1455

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THE FINANCIAL NEWS COMP. - 120

STATUTORY WARRANTY DEED

OFFICIAL RECORDS Warranty Deed

THIS INDENTURE, Made this 14th day of December, A.D. 19 70 BETWEEN
YALE O. PARKS and IONE PARKS, his wife,
of the County of Duval, State of Florida, parties of the first part, and
CITY OF JACKSONVILLE, a municipal corporation,

of the County of Duval, State of Florida, part Y of the second part.
WITNESSETH: That the said part 1es of the first part, for and in consideration of the sum of
One Thousand and no/100 (\$1000.00) Dollars,
to them in hand paid by the said part Y of the second part, the receipt whereof is hereby acknow-
ledged, have granted, bargained and sold to the said part Y of the second part, its
successors heirs and assigns forever, the following described land, situate, lying and being in the
County of Duval, State of Florida, to wit:

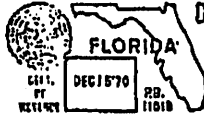
Lot 15, Block 52, ARMSTRONG SUBDIVISION OF
RIVERVIEW, according to the plat thereof as
recorded in Plat Book 4, page 38 of the current
public records of Duval County, Florida.

LEGAL DIVISION, CITY OF JACKSONVILLE
407 CITY HALL, JACKSONVILLE, FLORIDA

F. J. SIMPSON

THIS INSTRUMENT WAS PREPARED BY

DUVAL COUNTY
015477



DOCUMENTARY
SUR TAX
001.10

DUVAL COUNTY
011810

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
03.00
RD. DEC 15 1970

And the said part 1es of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part 1es of the first part ha ve hereunto set their hand s and
seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Bread J. Davis _____ Yale O. Parks (SEAL)
Edward Simpson _____ Ione Parks (SEAL)

_____ (SEAL)

THIS AND 1970
NOTARY PUBLIC
COMMISSION EXPIRES
DEC 15 1970

Lot 15

STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared Yale O. Parks
and Ione Parks, his wife, to me well known
and known to me to be the individual s described in and who executed the foregoing instrument, and
acknowledged to and before me that they executed the same for the purposes therein expressed.
WITNESS my hand and official seal this 14th day of December
19 70 at Jacksonville, County and State aforesaid.

70-60656
DEC 15 10 33 AM '70

FILED AND RELEASED BY PUBLIC
RECORDS OF DUVAL COUNTY, FLA.
J. Mays
CLERK OF COUNTY COURT

Edward Simpson
Notary Public in and for the County and State of Florida.
My commission expires:



WARRANTY DEED FROM CORPORATION

DREW'S FORM R. L. 33

Printed and for sale by The H. & W. B. Drew Company Jacksonville, Florida

926 452

This Indenture, Made this 9th day of March, A. D. 19 39,
 BETWEEN Armstrong Estates, Inc., a corporation
 existing under the laws of the State of Florida, having its principal place of
 business in the County of Duval and State of Florida,
 party of the first part, and The County of Duval
 whose permanent office at Jacksonville
 of the County of Duval and State of Florida

part Y of the second part, Witnesseth, That the said party of the first part, for and in consider-
 ation of the sum of -----Ten----- Dollars,
 to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened,
 remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, re-
 mise, release, convey and confirm unto the said part Y of the second part, and its
 heirs and assigns forever, all that certain parcel of land lying and being in the County of
Duval and State of Florida, more particularly

described as follows: Lots nineteen (19) and twenty (20) in Block Fifty-two (52),
 Pio Vista, being a re-subdivision of the Armstrong Subdivision of the Jonathan
 Watson Grant and a part of the Chas. F. Sibbald Grant, according to plat recorded
 in Plat Book 10, pages 22 to 25 inclusive of the public records of Duval County, Fla.

It is agreed and understood with the acceptance of this deed that this property
 shall be used for the purpose of establishing a Health Center Unit here in Riverview
 and that a building shall be erected thereon for this purpose, having an exterior
 pleasing and in keeping with the other houses in this community and that later, when
 possible, finished in keeping with restrictions recorded in Deed Book 801, page 265
 of Duval County; Fla. public records. It is also agreed and understood that this

property shall always be used for public benefits, and that title to any and all pi-
 lines, water mains, and connections thereof, now on, crossing and being on said land

and any that may hereafter be placed thereon, shall remain in the name of the seller
 forever and encumbrances thereto are granted with the acceptance of this deed.
 Together with all the tenements, hereditaments and appurtenances, with every privilege, right,
 title, interest and estate, reversion, remainder and easement thereto belonging or in anywise apper-
 taining: To have and to hold the same in fee simple forever.

And the said party of the first part doth covenant with the said part Y of the second part
 that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it
 has good right and lawful authority to sell the same; and the said party of the first part does
 hereby fully warrant the title to said land, and will defend the same against the lawful claims
 of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused
 these presents to be signed in its name by its President, and its
 corporate seal to be affixed, attested by its Secretary
 the day and year above written.

Attest: [Signature] Secretary

By Armstrong Estates, Inc.
Earl Owens Wong
 President

Signed, Sealed and Delivered in Our Presence:
M. Taylor
Agnes Zetser



The H. & W. B. Drew Company, Jacksonville, Florida, 21212

926-453

State of FLORIDA
County of DUVAL

I hereby certify, That on this 9th day of March, A. D. 1939,
before me personally appeared E. H. Armstrong
and L. G. Armstrong, respectively President and Secretary
of Armstrong Estates, Inc., a corporation under the laws
of the State of Florida, to me known to be the persons described in and who exe-
cuted the foregoing conveyance to Duval County, Florida
and severally acknowledged the execution thereof to be their free act and deed as such officers, for
the uses and purposes therein mentioned; and that they affixed thereto the official seal of said cor-
poration, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville
in the County of Duval and State of Florida
this day and year last aforesaid.

Anna Setrouer (Seal)
Notary Public, State of Florida
at College
My Commission Expires
February 19, 1946



NO. 445-757-A FILED NOV 1 1941
AT 11:01 O'CLOCK AM RECORDED IN THE PUBLIC RECORDS
OF DUVAL COUNTY, FLORIDA, IN THE BOOK AND PAGE NOTED ABOVE
ELLIOT W. BUTTS, Clerk Circuit Court



By: *[Signature]*
DEPUTY CLERK
Date March 9, 1939
DUVAL COUNTY, Fla.
ABSTRACT OF DESCRIPTION
Lots 19 & 20 in Block 52, Rio Vista

DREW'S FORM N. E. 33
Warranty Deed
FROM CORPORATION

City of Duval County

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