

Agenda

Stand Up for Your Neighborhoods

August 13, 2014

10 a.m.

Don Davis Room

Committee: E Denise Lee, Chair; Council Member Jim Love; Council Member Bill Gulliford; Council Member John Crescimbeni, Council Member Bill Bishop, Council Member Greg Anderson, and Council Member Warren Jones.

Call to order

Approve minutes from July 25 meeting

Old Business:

- Potential legal problems with 2014-247 as written – Jason Teal, OGC
 - Definitions
 - Conflict with historic Mothballing ordinance
 - Conflict with state statutes concerning property rights
 - Possible solutions to avoid legal challenges
- Update on criminal surveillance cameras by the JSO – Pat Ivey
- Report on policy regarding structures that are 50 years or older – CM Warren Jones
- Subcommittee on business permitting and licensing (Certificate of Use) – Chair CM Warren Jones
 - Discuss progress on drafting legislation to cut off JEA services to illegally operating businesses – Cherry Shaw, OGC
- Status report on 13th and Moncrief – Robert Prado
- Report on the number of neighborhoods that have been organized over the last 3 years – Kenny Logsdon
- 45th Street Amoco Station PUD – Cherry Shaw
 - Status of proposed legislation to draft rezoning ordinance to another category.

New Business

Public Comment

30 minutes will be allotted at end of meeting.

Adjourn



OFFICE OF THE CITY COUNCIL

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117 WEST DUVAL STREET, SUITE 425
4TH FLOOR, CITY HALL
JACKSONVILLE, FLORIDA 32202

STAND UP FOR YOUR NEIGHBORHOODS SUBCOMMITTEE MEETING MINUTES

July 25, 2014
9:00 a.m.

City Hall
117 W. Duval St., 1st Floor
Don Davis Room

Attendance: Council Members Denise Lee (Chair), Greg Anderson, John Crescimbeni (arr. 9:44), Warren Jones, Jim Love

Excused: Council Members Bill Bishop and Bill Gulliford

Also: Council Member Lori Boyer; Council Member Reggie Brown; Karen Bowling – Mayor's Office; Janice Billy – Council Auditor's Office; Paige Johnston – General Counsel Office; Dan Macdonald and Kevin Kuzel – ECAs; Yvonne P. Mitchell – Council Research Division

See attached sign-in sheet for additional attendees.

Council Member Lee called the meeting to order at 9:12 a.m. by engaging the audience in an enthusiastic verbal chant regarding everyone participating in cleaning up Jacksonville. The meeting began with introductions from the committee and attendees.

Minutes

Motion/2nd to approve June 27, 2014 minutes Anderson/Love (4-0)

Surveillance cameras by JSO – Chief Pat Ivey

Chief Ivey reported from the law enforcement perspective, the utilization of surveillance cameras with Public Works could not come into play. JSO cannot allow PW to review video recordings that may have narcotic or other criminal transactions due to legal restraints. Chief Ivey commented that he provided additional information to Mr. Jim Robinson to better assist PW with obtaining the best system for surveillance. He suggested a system that includes video although it is more expensive. The location of the cameras for JSO are target specific for high crime areas. Chief Ivey will be providing his recommendation to the Sheriff on 7/25/14 at 1:30p.m. The expectation is to begin utilization of the cameras within 60 days pending the approval from the Sheriff and installation of equipment. The cameras will be funded from the Criminal Investigative Funds Account. CM Anderson inquired about prevention in relation to advertising a neighborhood being a safe zone because of the cameras. Chief Ivey referenced that cameras will initially be

used as a covert operation. He commented it is better to publicize a safe zone once the neighborhood dynamics have changed from the apprehension of violators and successful prosecution.

It should be noted that any illegal dumping activity captured on the JSO cameras will be reported to the designated officer with PW. **CM Lee requested a written update on cameras for the next meeting.** CM Crescimbeni reported that QStar has a discount available for purchase of multiple cameras. Additionally, he shared that a concern from a state official regarding privacy issues with cameras. Chief Ivey stated there are challenges to utilizing surveillance cameras; and sensitive issues of privacy are being addressed.

2014-427 Overview - Cherry Shaw

Ms. Shaw clarified the proposed legislation does exempt historic properties although a definition of historic properties will be added. This legislation adds a new subsection listing non-historic structures that are boarded up and have no active water or electric service exceeding 24 months as unsafe building or structure. There was some discussion about the mothball process and extending it citywide versus just historic structures. Ms. Shaw commented that changes would be made to allow acceptance of mothball procedures citywide. She explained the City currently has a lengthy process involving demolition. Therefore, this legislation will begin the abatement process for demolition of unsafe structures after 24 months of inactive water or electric service. She noted that the determination can be appealed prior to demolition which could take up to two years.

Although a building is eligible to be considered historic at 50 years or older, it may not have the designation. The City Council designates property to be historic landmark on the recommendation of the Historic Preservation at the request of the City or property owner. **CM Lee requested CM Jones schedule at meeting with Ms. Shaw and Mr. McEachin to discuss policy regarding structures that are 50 years or older.** A report should be provided at next meeting. CM Boyer suggested the subcommittee review the inventory list from the Historic Preservation to assist with discussion. CM Boyer and CM Brown agreed to work on subcommittee. This meeting will be noticed.

Restoration vs. Demolition Presentation – Kay Ehas

Ms. Ehas stated she is a current board member of Riverside Avondale Preservation and an employee with Property Appraiser's Office; however, she was presenting as a citizen and advocate for Jacksonville neighborhoods. She prepared a power point presentation which manual copies were provided. The main points of the presentation covered location and effects of demolitions within the City; density of urban neighborhoods; importance of housing developed; accomplishments of a non-profit organization; and alternatives to demolition. The presentation highlighted Council Districts 7, 8, and 9. Ms. Ehas is opposed demolition and requested the committee to reconsider 2014-427. It was suggested that investment in restoration and revitalization as a solution for urban neighborhood problems. There was extensive committee discussion after the presentation. Several points highlighted were:

- necessity of neighborhood organizations by owners/investors
- options to address criminal activity
- research funding through Project Rebuild
- Tampa revitalization presentation to committee
- coordinating policies and services already in place within the City

New Business

The committee agreed to table new business to allot time for discussion on presentation and public comment.

Public Comment

Mr. Lloyd Washington represents COPOCA (Coalition of Presidents of Community Associations) which currently has 18 community presidents. He provided a brief overview of COPOCA's purpose. Mr. Washington supports 2014-427.

Terrence Allen

Mr. Allen has concern that Prisoners for Christ is continuously turning homes into shelters. He would like action to stop or restrict ex-offenders from being in neighborhoods because it isn't safe. CM Brown

commented that this is a state issue but research is being done to gathering possible solutions from the City aspect. **CM Crescimbeni requested that Mr. Allen remain after meeting so that he could provide him copy of Florida Statute.**

Janice Hightower

Ms. Hightower supports 2014-427. She commented that some of the problem is investors buying up property, making minimal repairs and allowing anyone to rent the property. Many of the renters are conducting criminal activity out of the homes and neighborhoods are being negatively affected. She would rather see vacant lots than to deal with criminal activity and infestation of rodents coming from these properties.

Ramonda Fields

Ms. Fields commented that there were two separate issues: 1) housing; and 2) criminal activity. She doesn't believe that demolishing houses would resolve the criminal activity in the neighborhood. Her suggestion is to consider other alternatives.

Hosea Small

Mr. Small supports 2014-427. He mentioned that many of the issues regarding these homes are due to the lack of commitment from the investors. He would like to see murder and blight decrease in the neighborhoods.

Doretha Tompkins

Ms. Tompkins represents Riverview Neighborhood Association. She voiced concerns about the growing number of vacant homes within the neighborhood that aren't being maintained (overgrown weeds and rodents) and used as dump sites for furniture/beds. Ms. Tompkins reported concern about the garbage bin collection. The bin sizes aren't adequate enough. Additionally, the garbage collector halfway dumps contents of bin inside truck which leaves trash in street. Ms. Tompkins reported on one occasion she stopped the driver and requested he re-dump the bin provided she collected the trash dropped in the street. She supports 2014-427.

Celia Miller

Ms. Miller stated there is a need for demolition; however, 2014-427 needed to be more specific about historic properties without designation before she could support the legislation. Ms. Miller will be submitting a report to the committee regarding the history and issues within her neighborhood.

Paul Tutwiler

Mr. Tutwiler explained revitalization of areas such as Springfield and Riverside Avondale involved more than the restoration of homes. The status of the neighborhood economics changed due to increase of more affluent home owners. Additionally, he commented that some homes should not be preserved solely on bases of age of 50 years or older. Mr. Tutwiler supports 2014-427.

Kim Pryor

Ms. Pryor shared statistics from the National Association of Home Builders website regarding the cost to build a new versus restoring/renovating a house. She commented that criminal activity in neighborhoods is not caused by the houses; and tearing down sound and potential historic structures is not the answer. Ms. Pryor provided a brief overview of Preservation SOS (Save Our Springfield) and listed recent projects. This is a 501c3 private organization.

There was discussion about investors' lack of responsibility in taking care of properties in other neighborhoods that significantly contribute to the blight issues and some of criminal activity. **CM Lee requested documentation regarding citations of Ms. Pryor's personal properties be admitted into record.**

Evie McCoy

Ms. McCoy commented her property has been falsely cited various times by Code Enforcement. She has spoken with Mr. Prado to resolve issue with no success. Her concern is that according to Statute 163.340, a

greater number of violations negatively impacts the tax roll and affecting the sale of her property. Ms. McCoy stated the zoning of her property has been changed from CCG1 to CCG2 without her knowledge. She reported difficulty with receiving requested information from Code Enforcement and made allegation that documents received have been altered.

CM Lee commented she understood Ms. McCoy's frustration; however, she noted that it is against the law for City employees to alter public documents. Mr. Prado reported Code Enforcement has not altered any documents. All citations regarding Ms. McCoy's are valid and she is currently in violation. There have been some changes to the property; however, enforcement continues because of complaints from the neighborhood. Mr. Prado gave update on complaint from Ms. McCoy regarding a neighbor last month. The property was cited. There was an inspection on July 24, 2014. The violation is about 80% clear. Mr. Prado reported speaking with the property owner. If tenant doesn't have violation cleared within next fifteen days, the property owner has assured Mr. Prado to clear it himself. **CM Lee requested Mr. Prado to meet with Ms. McCoy after the meeting to write down all her concerns for the record; and requested a packet regarding Ms. McCoy's property for the committee.**

Terry Whistler

Mr. Whistler is opposed to 2014-427. He encouraged the committee to consider other alternatives to demolish. His concerns regarding the demolition legislation involves the days allotted for mothballing, elimination of certain processes, and protection of historic properties.

Alison Good

Ms. Good commented HUD has sent \$38 million dollars to Jacksonville over past several years for the Neighborhood Stabilization Program. According to her research, after City of Jacksonville administered the funds less than 200 houses derived from \$38 million. She distributed a formal letter from the Historic Preservation Commission opposing the legislation. Ms. Good opposes 2014-427.

Lane Manis

Ms. Manis shared that her property has been targeted previously by Code Enforcement for flowers. An appeal was filed and citation was overturned. Ms. Manis commented that the City cannot tear down its way out of crime. She is opposed to 2014-427.

Jim Markusic

Mr. Markusic commented the last thing he wants to see in his neighborhood is vacant lots. It is people that make neighborhoods vibrant. He suggested more citizen input and organization with working with the Sheriff's Office to address concerns other than demolishing houses. Mr. Markusic opposes 2014-427.

Notice & Agendas

There was extensive discussion about notices and agendas for subcommittees. **Ms. Paige Johnston reported she would get with Mr. Dan Macdonald and make sure that a list of the subcommittees is posted on website. CM Jones stated the subcommittee meetings will be posted and will utilize the sign in sheets to inform citizens until posting concerns are settled.**

CM Lee requested a report from Mr. Prada on 13th and Myrtle Avenue at the next meeting.

CM Crescimbeni offered to get Mr. Whistler an opinion from General Counsel regarding the revision of the public comment statute and provide him a copy of the statute.

CM Lee reported that public comment will be the last thirty minutes of each meeting.

The next Stand Up for Your Neighborhood Blight meeting is scheduled for August 14, 2014 at 10:00a.m., in the Lynwood Roberts Room. There being no further business, the meeting was adjourned at 12:28 p.m.

Yvonne P. Mitchell, Council Research Division (904) 630-1679
Posted 08.04.14 3:00p.m

From Section 163.340, Florida Statutes

- (8) **“Blighted area”** means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:
- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
 - (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
 - (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - (d) **Unsanitary or unsafe conditions;**
 - (e) **Deterioration of site or other improvements;**
 - (f) Inadequate and outdated building density patterns;
 - (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
 - (h) Tax or special assessment delinquency exceeding the fair value of the land;
 - (i) **Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;**
 - (j) **Incidence of crime in the area higher than in the remainder of the county or municipality;**
 - (k) **Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;**
 - (l) **A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;**
 - (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
 - (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

1 Introduced by Council Members Crescimbeni, Lee and Jones &
2 Co-sponsored by Council Member Redman:
3

4 **ORDINANCE 2014-427**

5 AN ORDINANCE RELATING TO PUBLIC SAFETY AND
6 NUISANCE ABATEMENT; AMENDING SECTION 518.111
7 (DEFINITIONS) TO ADD A NEW SUBSECTION "(M)" TO
8 ADD AS AN UNSAFE STRUCTURE THOSE NON-HISTORIC
9 BUILDINGS THAT HAVE BEEN BOARDED UP, AND HAVE
10 NO ACTIVE WATER OR ELECTRIC SERVICE FOR A TIME
11 PERIOD THAT EXCEEDS 24 MONTHS; AMENDING
12 SECTION 518.205 (BOARDING OF VACANT BUILDINGS
13 OR DWELLINGS) TO REQUIRE THAT BUILDINGS THAT
14 HAVE BEEN BOARDED UP AND HAVE NO ACTIVE WATER
15 OR ELECTRIC SERVICE FOR A TIME PERIOD THAT
16 EXCEEDS 24 MONTHS SHALL BE ABATED BY THE CITY
17 IN ACCORDANCE WITH THE DEMOLITION PROCEDURES
18 SET FORTH IN PART 3 OF CHAPTER 518; PROVIDING
19 AN EFFECTIVE DATE.
20

21 **WHEREAS**, a non-historic building that has been boarded up for
22 more than 24 months contributes to blight conditions in
23 Jacksonville neighborhoods; and

24 **WHEREAS**, the Stand Up for Your Neighborhoods Ad Hoc Committee
25 on Blight seeks to eliminate such blight conditions, and during its
26 duly noticed meeting on June 13, 2014, approved this Ordinance for
27 introduction to the Jacksonville City Council [A copy of the
28 minutes of the June 13, 2014 Committee meeting is attached hereto
29 as **Exhibit 1**]; now therefore

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

1 **Section 1. Section 518.111 (Definitions.), Ordinance**
2 **Code, amended.** Chapter 518 (Jacksonville Property Safety and
3 Maintenance Code), Part 1 (General Provisions), Subpart B
4 (Definitions) is hereby amended to read as follows:

5 * * *

6 *Unsafe building or unsafe structure* includes the following
7 buildings and structures:

- 8 (a) Those whose walls or other structural members sag, list,
9 or buckle to such an extent that they are in danger of
10 collapse.
- 11 (b) Those with structural members which are overloaded, or
12 which have insufficient strength to be safe for the
13 purpose used.
- 14 (c) Those damaged by fire, wind, deterioration, or other
15 causes to such an extent that they are dangerous to the
16 general health or safety of the occupants or the public.
- 17 (d) Those not having exits or fire protection required by the
18 building code or the fire prevention code.
- 19 (e) Those having any piece, part or attachment which is so
20 insecurely fixed as to be in danger of falling or being
21 dislodged by the elements so that it may injure any
22 person or property.
- 23 (f) Those which are in violation of the minimum housing code,
24 building codes, electrical code or plumbing code of the
25 city.
- 26 (g) Unfinished construction for which the building permit has
27 expired.
- 28 (h) Those which constitute a fire or windstorm hazard.
- 29 (i) Those which have become or are so dilapidated, decayed,
30 unsafe or unsanitary or which so utterly fail to provide
31 the amenities essential to decent living that they are

1 unfit for human habitation or are likely to cause
2 sickness or disease, so as to work injury to the health,
3 morals, safety or general welfare of those persons living
4 therein.

5 (j) The remains, debris, walls, chimney or floors of or left
6 from a building or structure which has partially or
7 completely collapsed, fallen or been torn down.

8 (k) Any abandoned swimming pool, excavation or any septic
9 tank which threatens or endangers the health, safety or
10 welfare of the public.

11 (l) Those which have been used in whole or in part for the
12 unauthorized manufacture, processing, refinement or
13 creation of any illicit drug wherein hazardous chemicals
14 are used in such process. This shall include, but is not
15 limited to, single-family residences, individual units of
16 multi-family structures, hotels, motels, or other public
17 lodgings, storage units, trailers intended to be pulled
18 behind a motor vehicle, motorized vehicles, manufactured
19 housing, or any shop, booth, structure or garden.

20 (m) Those non-historic structures that have been boarded up
21 and have no active water or electric service for a time
22 period that exceeds 24 months.

23 * * *

24
25 Section 2. Section 518.205 (Boarding of vacant buildings
26 or dwellings.), Ordinance Code, amended. Chapter 518 (Jacksonville
27 Property Safety and Maintenance Code), Part 2 (Improved or
28 Unimproved Lots and Exterior Conditions of Residential and
29 Commercial Properties), is hereby amended to read as follows:

30 Sec. 518.205. Boarding of vacant buildings or dwellings.

(a) It is declared unlawful and a public nuisance for any owner of any property in the city to maintain such property or permit such property to be maintained in such manner that any one or more of the conditions described in the following subsections are found to exist:

(1) Any vacant and unoccupied buildings of which doors, windows, or other openings are broken or missing, so as to allow access to the interior, or boarded and which is not secured in compliance with Section 518.205(c)(1), (2) or (3).

(2) Any vacant and unoccupied building of which doors, windows, or other openings are secured by boarding for a time period exceeding six months with the exception of historic buildings that have an approved and active mothball certificate of appropriateness (COA) or building permit status.

(b) Any vacant, unoccupied and non-historic building that has been boarded up, and has no active water or electric service for a time period that exceeds 24 months, shall be abated by the City in accordance with the demolition requirements set forth and described in Part 3 of this Chapter. Additional time period extensions beyond the initial six month boarding of a building may be approved by the Special Magistrate or Municipal Code Enforcement Board.

(c) When a building or structure is unoccupied and is unsafe because it is vacant, unguarded and open at doors or windows, or otherwise provides access to the interior, the Chief may approve the temporary securing of the building or structure. Materials or methods for securing the building or structure shall be as follows:

- 1 (1) Windows and doors shall be repaired or replaced, closed
2 and locked to prevent unauthorized entry. Other openings
3 shall be sealed with solid sheathing, consisting of one-
4 inch boards or minimum 1/2-inch exterior grade plywood or
5 equivalent, securely nailed in place with 8d nails and
6 painted a similar color as the main structure; or
7 (2) Windows, doors and other openings shall be secured by
8 covering same with solid sheathing consisting of one-inch
9 boards or minimum 1/2-inch exterior grade plywood or
10 equivalent, securely nailed in place with minimum 8d
11 nails and painted a similar color as the main structure.
12 Where there is no frame or where the frame is loose or
13 defective, a subframe of two by four-inch lumber shall be
14 provided to secure the sheathing.
15 (3) The Chief may approve alternatives to the above methods,
16 providing the alternatives are equivalent to the above in
17 strength.
18 (d) When a structure is subject to a mothballing COA pursuant to
19 chapter 307, the structure's owner shall secure the structure
20 using the methods prescribed by rules adopted pursuant to
21 section 307.305.
22 (e) Boarding may be for a period of three years if approved for a
23 mothballing certificate of appropriateness, with any
24 extensions that may be granted through a subsequent
25 certificate of appropriateness and the process outlined under
26 Chapter 307, Part 3. Property owners of non-emergency
27 condemned properties that are locally designated or listed on
28 the National Register of Historic Places shall be notified of
29 the option to mothball their building and be given 60 days to
30 respond. The city will hold in abeyance enforcement or
31 corrective measures until that 60 days time period expires.

* * *

Section 3. Effective Date. This ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Cherry A. Shaw

Office of General Counsel

Legislation Prepared By: Cherry A. Shaw

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1 Introduced by Council Member Lee:
2
3

4 **ORDINANCE 2014-**

5 AN ORDINANCE REZONING APPROXIMATELY .23± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 5430 AVENUE
7 B, BETWEEN 45TH STREET WEST AND 44TH STREET WEST
8 (R.E NO. 027836-0000), AS DESCRIBED HEREIN,
9 OWNED BY KBR PROPERTIES, INC., FROM
10 COMMERCIAL/COMMUNITY GENERAL (CCG-1) DISTRICT
11 TO COMMERCIAL OFFICE (CO) DISTRICT, AS DEFINED
12 AND CLASSIFIED UNDER THE ZONING CODE;
13 PROVIDING AN EFFECTIVE DATE.
14

15 **WHEREAS,** an application to rezone and reclassify from
16 Commercial/ Community General-1 (CCG-1) District to Commercial
17 Office (CO) District was filed by City of Jacksonville on behalf of
18 KBR Properties, Inc., the owner of approximately .23± acres
19 located in Council District 10 at 5430 Avenue B, between 45th Street
20 West and 44th Street West (R.E. No. 027836-0000), as more
21 particularly described in **Exhibit 1, attached hereto** (Subject
22 Property); and

23 **WHEREAS,** the Planning Commission has considered the
24 application and has rendered an advisory opinion; and

25 **WHEREAS,** the Land Use and Zoning Committee, after due notice
26 and public hearing, has made its recommendation to the Council; and

27 **WHEREAS,** the Council finds that such rezoning is: (1)
28 consistent with the 2030 Comprehensive Plan; (2) furthers the
29 goals, objectives and policies of the 2030 Comprehensive Plan; and
30 (3) is not in conflict with any portion of the City's land use
31 regulations; and

1 **WHEREAS,** the Council finds the proposed rezoning does not
2 adversely affect the orderly development of the City as embodied in
3 the Zoning Code; will not adversely affect the health and safety of
4 residents in the area; will not be detrimental to the natural
5 environment or to the use or development of the adjacent properties
6 in the general neighborhood; and will accomplish the objectives and
7 meet the standards of the Zoning Code; now therefore

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

9 **Section 1. Property Rezoned.** The Subject Property is
10 approximately .23 acres of land (R.E. No. 027836-0000) and is
11 located in Council District 10 at 5430 Avenue B, between 45th Street
12 West and 44th Street West, as more particularly described in **Exhibit**
13 **1** and graphically depicted in **Exhibit 2**, both of which are attached
14 hereto and incorporated herein by this reference. The Subject
15 Property hereby rezoned and reclassified from Planned Unit
16 Development (PUD) District to Commercial Office (CO) District.

17 **Section 2. Owner and Description.** The Subject Property
18 is owned by KBR Properties, Inc. The applicant is City of
19 Jacksonville, 214 N. Hogan Street, Jacksonville, Florida 32218
20 (904) 255-7800.

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

1 approve, promote or condone any practice or act that is prohibited
2 or restricted by any federal, state or local laws.

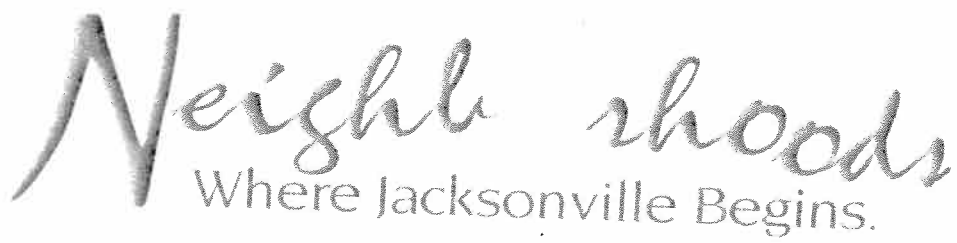
3 **Section 4. Effective Date.** The adoption of this
4 ordinance shall be deemed to constitute a quasi-judicial action of
5 the City Council and shall become effective upon signature by the
6 Council President and the Council Secretary.

7
8 Form Approved:
9
10

11 _____
12 Office of General Counsel

13 Legislation Prepared By: Paige Hobbs Johnston

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Report on the number of neighborhoods that have
been organized over the last 3 years

– Kenny Logsdon

August 13, 2014

Total number of neighborhood organizations registered with the
Housing and Community Development Division:

Year		<u>Estimated</u> Number of Neighborhood Organizations	
1997	187	2006	517
1998	285	2007	539
1999	351	2008	597
2000	364	2009	591
2001	360	2010	602
2002	370	2011	596
2003	406	2012	601
2004	419	2013	641
2005	454	2014	599

	Association	Date Registered	Planning District	Council District		Association	Date Registered	Planning District	Council District
1	Arden Neighborhood	12/11/2013	4	14	28	Jax Alumnae Chapter, Delta Sigma Theta Sorority	7/9/2014	5	8
2	Armstrong & Bosh Insurance Agency	1/10/2011	4	12	29	Julington Forest Civic Association	5/7/2013	3	6
3	Beachwood Civic Association	5/12/2014	2	4	30	Lake Mandarin Gardens Homes	1/23/2014	3	6
4	Bentwater Place HOA	7/11/2011	2	3	31	Lake Mandarin HOA	7/30/2014	3	6
5	Blue Lake Estate	6/10/2014	4	10	32	Lighthouse Pointe Community Ass	2/21/2014	3	13
6	Bluegrass/Norwood	4/16/2012	6	7	33	Monument Oaks HOA	1/31/2014	2	2
7	Casa Grande Apts.	8/15/2011	4	12	34	National Society of Colonial Dames of Florida	4/28/2014	4	14
8	Clara White Mission	4/28/2014	4	7	35	New Mill Cove East Owners Ass	10/30/2013	2	1
9	Crusselle Cove HOA	7/10/2014	3	6	36	Ortega River Place HOA	8/5/2014	4	14
10	Deer Cove Owners Assoc	7/10/2014	3	13	37	Putter Cove HOA	7/10/2014	3	13
11	Deer Ridge HOA	8/4/2014	2	2	38	Reed Island Estates HOA	7/28/2014	2	3
12	Deerwood Improvement Assoc	2/22/2013	3	13	39	River Cove Neighborhood Ass	2/6/2014	2	2
13	Deerwood Park Property Owners	7/28/2014	3	4	40	Shell Bay HOA	8/11/2014	6	11
14	East Trout River	4/4/2014	5	7	41	Sherwood Forest Community Network	5/30/2013	5	10
15	Edgewater at Sunbeam	10/30/2013	3	5	42	Sienna Forest	8/1/2014	3	6
16	Edwards Creek	1/29/2014	6	11	43	Spanish Point Civic Association	2/9/2014	2	1
17	Ellington Place	10/23/2013	2	1	44	St. John Lutheran	6/21/2014	1	7
18	Fishweir Neighborhood Watch	12/19/2013	4	14	45	Sustainable Springfield		1	7
19	Flynn Oaks HOA	7/10/2014	3	6	46	Sweetwater HOA	8/27/2013	3	13
20	Greenland Chase HOA	7/10/2014	3	5	47	The Chelsea at Riverside COA	10/13/2011	4	14
21	Hampton Glen at Deerwood	1/24/2014	3	13	48	The GAP (Green Arbor Place)	1/25/2014	2	1
22	Harbor Oaks of St. Nicholas	10/25/2013	2	4	49	The Lakewood Community	2/1/2014	3	5
23	Heavenside Neighborhood Ass	7/29/2014	3	6	50	The Plaza at Berkman		1	2
24	Hunter Mill HOA	7/30/2014	2	2	51	The Village Green Property Owners	3/25/2013	3	5
25	Hyde Grove Acres	7/27/2014	4	10	52	Timucuan Ecological and Historic Preserve	8/4/2014	6	11
26	Ibis Point	11/12/2012	2	3	53	Victoria Landing NW	7/9/2014	5	10
27	Indian Springs Community Assoc	4/8/2012	2	3	54	Villages of Bartram Springs Owners Ass	9/25/2013	3	6
					55	Westwood Manor Neighborhood Watch	8/10/2011	4	10



Municipal Code Compliance Division

Stand Up for Your Neighborhoods Blight Committee

(Status Update of the Moncrief Road & West 13th Street Properties)

**August 13, 2014 @ 10 AM
Don Davis Room – City Hall**

Presenter: Robert Prado, Division Chief

On Tuesday, July 22, 2014, a Hearing was held before Special Magistrate William Burkette in reference to the properties located at 2300 & 2306 Moncrief Road. This Hearing was held due to the non-compliance of Code violations that were cited on April 29, 2014 at the convenience store located at 2300 Moncrief Road and the ten (10) duplex apartments located at 2306 Moncrief Road. Property owner Mr. Fred Clark responded to the hearing to represent the properties but provided no evidence of repairs. Municipal Code Compliance Division representative presented a case that revealed the inaction of Mr. Clark who has conducted little or no repairs to the ten duplex apartment units and the Convenience store. MCCD recommended a 30 day Order to correct all violations on these structures. Special Magistrate William Burkette issued an Order to correct all violations within 30 days at 2300 Moncrief Road

(convenience store) and a 60 day Order to Correct for the ten apartment units at 2306 Moncrief Road. Special Magistrate Burkette noted that no further extension will be granted unless significant progress is made. Board Ordered inspections are scheduled for August 22, 2014 for the Convenience store and September 22, 2014 for the ten (10) apartment units. If the property owner fails to achieve compliance at the time of these scheduled inspections, the cases will be forwarded to the Special Magistrate to be placed on the next available agenda for a Fine hearing.

45th Street Amoco Station PUD

**Presented by:
Paige H. Johnston,
Office of General
Counsel**

