

**PART TWO - PROPERTY INFORMATION:**

Property Control Number: 12-43-46-04-00-000-7101, 12-43-46-04-00-000-7090, 12-43-46-04-00-000-7290  
12-43-46-04-00-000-7400

Legal Description (attach separate sheet if necessary): \_\_\_\_\_

See attached Parcels 1 thru 5 legal descriptions

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Existing Zoning District: R-1-AA

Proposed Zoning District: R-1-AB

Existing Future Land Use Map Designation: LD - LOW DENSITY 0-5 DU / ACRE

Proposed Future Land Use Map Designation: LD - LOW DENSITY 0-5 DU / ACRE

Area of Property: 225,835 sq.ft. 5.1844 acres

Briefly Describe the Present Use of the Subject Property: Single family residential

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Briefly Describe the Proposed Use of the Subject Property: \_\_\_\_\_

20 custom home lots

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### **Project Narrative**

The EVERTON community will provide single family residential custom home sites, designed for larger and growing families. The community will consist of a total of 20 custom home sites serviced from a central private roadway. The home sites will be sold fee simple, which will promote stability to the area. Custom home will provide diversity to the home types and styles which will result in a creating unique neighborhood. The Everton community is within an easy walk to the Seacrest Scrub Natural Area, and to adjacent schools, churches, and retail areas which will provide a variety of leisure options for the residents of the Everton community.

### PART THREE - STATEMENT OF REASONS FOR REZONING

Land Development Regulations (LDR'S) Section 2.4.5(D)(2), requires a statement justifying the rezoning. The valid reasons stated in the code for approving a change in zoning include:

- A. That the zoning had previously been changed, or was originally established, in error;
- B. That there has been a change in circumstances which makes the current zoning inappropriate; and,
- C. That the requested zoning is of similar intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.

Identify the reason which applies and state specifically how your request fits within one or more of these reasons (if additional space is needed, please use separate sheet): \_\_\_\_\_

See attached

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Has any previous application been filed within the last year in connection with the subject property? (Yes) (No). If yes, briefly describe the nature of the application.

No

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**Everton**  
**Rezoning Application**  
**Part Three – Statement of Reasons for Rezoning**

Pursuant to LDR Section 2.4.5(D)(2), the reason for the proposed rezoning is item “C”, *“That the requested zoning is of similar intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.”*

This application to rezone the subject property from R-1-AA (Single-Family Residential) to R-1-AB (Single-Family Residential). Redevelopment has been occurring in and around the downtown area, North Federal Highway, and the Congress Avenue corridor, but additional growth can be accommodated in other areas of the city as well. The site is located in a predominantly single-family neighborhood, but nonresidential land uses are located both east and west of the site, with the Church of the Palms and Unity church/school to the west, and the Seacrest Training Center with a large parking lot to the east. This rezoning request has taken the proximity of the nonresidential adjacent uses into consideration in requesting a zoning category that will permit smaller lot frontages and smaller lot minimum square footages than are currently permitted by the current R-1-AA zoning designation. At over 5 acres in size, the property consists of 3 parcels that are underdeveloped with only 3 homes, which makes site assembly and redevelopment more economically feasible.

The chart below shows the requirements of each zoning designation for the existing and proposed zoning. One can easily see there are two differences between the existing criteria and the proposed criteria which are the lot size and lot frontage. The lot size is reduced from 9,500 square feet to 7,500 square feet. However, the proposed lots in the R-1-AB plan have some lots at the minimum of 7,500 square feet with others as large as 13,199 square feet. The average lot size within the proposed project is approximately 8,700 square feet. Additionally, even though the minimum frontage is reduced by 15 feet from the current R-1-AA to the R-1-AB, the deeper proposed lots (approximately 125 feet minimum) more than compensate for the 15’ width reduction on a standard lot frontage.

Zoning Designation	Min. Lot Size	Lot Width	Lot Depth	Lot Frontage	Min. Floor Area
R-1-AA	9,500	75/95	100	75/95	1,500
R-1-AB	7,500	60/80	100	60/80	1,500

The proposed 20 custom home sites will help to fulfill the need for additional housing in the city and being custom home will add diversity to the product type; promote residential development outside the CBD; provide additional demand for goods and services to support area businesses; increase accessibility to affordable everyday services; and with a substantial property tax increase, will provide an economic benefit to the City.

The proposed R-1-AB rezoning proposal will contain 20 dwelling units on 5.18 acres resulting in a density of 3.86 dwelling units per acre which is constituent and well below the maximum of 5 dwelling units per acre permitted in the current land use designation of LD - Low Density (0-5 DU/Acre) for the subject site.

# Location Map

