

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-672**

5 AN ORDINANCE REZONING APPROXIMATELY 7.67± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 ALTA DRIVE,  
7 BETWEEN INTERSTATE-295 EXPRESSWAY AND FAYE ROAD  
8 (R.E. NO. 108675-0000), AS DESCRIBED HEREIN,  
9 OWNED BY ALTA PARTNERS, LLC, FROM PLANNED UNIT  
10 DEVELOPMENT (PUD) DISTRICT (2000-1144-E) TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE ALTA  
14 DRIVE PUD; PROVIDING A DISCLAIMER THAT THE  
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Alta Partners, LLC, the owner of approximately 7.67±  
20 acres located in Council District 2 at 0 Alta Drive, between  
21 Interstate-295 Expressway and Faye Road (R.E. No. 108675-0000), as  
22 more particularly described in **Exhibit 1**, dated June 3, 2022, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of that property from Planned Unit Development (PUD)  
26 District (2000-1144-E) to Planned Unit Development (PUD) District,  
27 as described in Section 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application  
29 and has rendered an advisory opinion; and

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

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

5           **WHEREAS**, the Council finds the proposed rezoning does not  
6 adversely affect the orderly development of the City as embodied in  
7 the Zoning Code; will not adversely affect the health and safety of  
8 residents in the area; will not be detrimental to the natural  
9 environment or to the use or development of the adjacent properties  
10 in the general neighborhood; and will accomplish the objectives and  
11 meet the standards of Section 656.340 (Planned Unit Development) of  
12 the Zoning Code; now, therefore

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

14           **Section 1.           Property Rezoned.**       The Subject Property is  
15 hereby rezoned and reclassified from Planned Unit Development (PUD)  
16 District (2000-1144-E) to Planned Unit Development (PUD) District.  
17 This new PUD district shall generally permit commercial uses and is  
18 described, shown and subject to the following documents, attached  
19 hereto:

20           **Exhibit 1** - Legal Description dated June 3, 2022.

21           **Exhibit 2** - Subject Property per P&DD.

22           **Exhibit 3** - Written Description dated August 31, 2022.

23           **Exhibit 4** - Site Plan dated May 11, 2022.

24           **Section 2.           Owner and Description.**       The Subject Property  
25 is owned by Alta Partners, LLC and is legally described in **Exhibit**  
26 **1**, attached hereto.    The applicant is Cyndy Trimmer, Esq., 1  
27 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
28 807-0185.

29           **Section 3.           Disclaimer.**       The rezoning granted herein  
30 shall not be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

