

1 Introduced, substituted and amended by the Land Use and Zoning
2 Committee:

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4
5 **ORDINANCE 2020-391-E**

6 AN ORDINANCE REZONING APPROXIMATELY 0.99± OF AN
7 ACRE, LOCATED IN COUNCIL DISTRICT 1 AT 8113
8 ALTON AVENUE AND 8129 ALTON AVENUE, BETWEEN ACME
9 STREET AND BOWLAN STREET NORTH (R.E. NOS.
10 144788-0000 AND 144789-0000), AS DESCRIBED
11 HEREIN, OWNED BY TWIN CAM AUTOMOTIVE, INC., FROM
12 COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 OFFICE AND COMMERCIAL USES, AS DESCRIBED IN THE
16 ALTON AVENUE PUD; PUD SUBJECT TO CONDITIONS;
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.

21
22 **WHEREAS**, Twin Cam Automotive, Inc., the owner of approximately
23 0.99± of an acre, located in Council District 1 at 8113 Alton Avenue
24 and 8129 Alton Avenue, between Acme Street and Bowlan Street North
25 (R.E. Nos. 144788-0000 and 144789-0000), as more particularly
26 described in **Exhibit 1**, dated June 22, 2020, and graphically depicted
27 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),
28 has applied for a rezoning and reclassification of that property from
29 Commercial Office (CO) District to Planned Unit Development (PUD)
30 District, as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Office (CO) District
20 to Planned Unit Development (PUD) District. This new PUD district
21 shall generally permit office and commercial uses, and is described,
22 shown and subject to the following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated June 22, 2020.

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

25 **Exhibit 3** - Written Description dated October 9, 2020.

26 **Exhibit 4** - Site Plan dated October 9, 2020.

27 **Section 2. Rezoning Approved Subject to Conditions.** This
28 rezoning is approved subject to the following conditions. Such
29 conditions control over the Written Description and the Site Plan and
30 may only be amended through a rezoning.

31 (1) No customers or direct sales are permitted on site.

1 (2) There shall only be one access per road frontage.

2 (3) ADA compliant sidewalks shall be provided on Alton Avenue.

3 (4) The Acme Street driveway location shall be coordinated with
4 the Planning and Development Department to avoid conflict with the
5 existing JTA Bus Stop.

6 (5) The entire property shall be fenced with a minimum six (6)
7 foot high, eighty-five percent (85%) opaque fence. A minimum five
8 (5) foot landscape strip including, but not limited to, bushes and/or
9 hedges shall be maintained on the exterior side of such fence abutting
10 the right of way. An uncomplimentary use buffer as provided in
11 Section 656.1216, *Ordinance Code*, shall be provided along the property
12 boundaries abutting single-family residential use.

13 (6) Parking areas may remain in their natural state or be
14 graveled and do not have to be paved.

15 (7) All lighting shall be designed and installed to localize
16 illumination onto the property and to minimize unreasonable
17 interference or impact on adjacent residential property. Directional
18 lighting fixtures designed to case illumination downward and within
19 the site shall be used rather than broad area illumination.

20 (8) The on-site office may be developed in phases such that the
21 total office square footage is not required to be developed prior to
22 opening for business.

23 (9) Developer shall arrange for utilities to be provided on the
24 site before opening for business.

25 **Section 3. Owner and Description.** The Subject Property
26 is owned by Twin Cam Automotive, Inc., and is described in **Exhibit**
27 **1, attached hereto.** The agent is Paul E. Espinoza, Twin Cam
28 Automotive, Inc., 8421 Atlantic Boulevard, Jacksonville, Florida
29 32211; (904) 726-8001.

30 **Section 4. Disclaimer.** The rezoning granted herein
31 shall not be construed as an exemption from any other applicable

1 local, state, or federal laws, regulations, requirements, permits or
2 approvals. All other applicable local, state or federal permits or
3 approvals shall be obtained before commencement of the development
4 or use and issuance of this rezoning is based upon acknowledgement,
5 representation and confirmation made by the applicant(s), owner(s),
6 developer(s) and/or any authorized agent(s) or designee(s) that the
7 subject business, development and/or use will be operated in strict
8 compliance with all laws. Issuance of this rezoning does **not** approve,
9 promote or condone any practice or act that is prohibited or
10 restricted by any federal, state or local laws.

11 **Section 5. Effective Date.** The enactment of this
12 Ordinance shall be deemed to constitute a quasi-judicial action of
13 the City Council and shall become effective upon signature by the
14 Council President and the Council Secretary.

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16 Form Approved:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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