Introduced by the Land Use and Zoning Committee:

ORDINANCE 2022-672

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

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WHEREAS, Alta Partners, LLC, the owner of approximately $7.67\pm$ 19 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 "Subject Property"), has applied for a (the 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 WHEREAS, the Council finds that such rezoning is: (1) consistent with the 2030 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2030 Comprehensive Plan; and (3) is not in conflict with any portion of the City's land use regulations; and

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

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.

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

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

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

Section 3. Disclaimer. The rezoning granted herein shall <u>not</u> be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or

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

Section 4. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

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15 Form Approved:

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17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Bruce Lewis

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