

1 Introduced and amended by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-672-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.67±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 ALTA  
7 DRIVE, BETWEEN INTERSTATE-295 EXPRESSWAY AND  
8 FAYE ROAD (R.E. NO. 108675-0000), AS DESCRIBED  
9 HEREIN, OWNED BY ALTA PARTNERS, LLC, FROM  
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2000-  
11 1144-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
14 DESCRIBED IN THE ALTA DRIVE PUD; PUD SUBJECT  
15 TO CONDITION; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE  
18 LAWS; PROVIDING AN EFFECTIVE DATE.  
19

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

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

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

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

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

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

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

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

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

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

26       **Section 2. Rezoning Approved Subject to Condition.** This  
27 rezoning is approved subject to the following condition. Such  
28 condition controls over the Written Description and the Site Plan  
29 and may only be amended through a rezoning:

30       (1) An evergreen tree or shrub planting consisting of Holly  
31 species, southern magnolia, Oleander, or similar species shall be

1 planted along Pleasant Oak Road North, subject to the review and  
2 approval of the Planning and Development Department.

3       **Section 3.       Owner and Description.**       The Subject Property  
4 is owned by Alta Partners, LLC and is legally described in **Exhibit**  
5 **1**, attached hereto.       The applicant is Cyndy Trimmer, Esq., 1  
6 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
7 807-0185.

8       **Section 4.       Disclaimer.**       The rezoning granted herein  
9 shall **not** be construed as an exemption from any other applicable  
10 local, state, or federal laws, regulations, requirements, permits  
11 or approvals. All other applicable local, state or federal permits  
12 or approvals shall be obtained before commencement of the  
13 development or use and issuance of this rezoning is based upon  
14 acknowledgement, representation and confirmation made by the  
15 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
16 or designee(s) that the subject business, development and/or use  
17 will be operated in strict compliance with all laws. Issuance of  
18 this rezoning does **not** approve, promote or condone any practice or  
19 act that is prohibited or restricted by any federal, state or local  
20 laws.

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

25  
26 Form Approved:

27  
28 \_\_\_\_\_  
      /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Bruce Lewis