

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-391**

5 AN ORDINANCE REZONING APPROXIMATELY 0.99± OF
6 AN ACRE LOCATED IN COUNCIL DISTRICT 1 AT 8113
7 ALTON AVENUE AND 8129 ALTON AVENUE, BETWEEN
8 ACME STREET AND BOWLAN STREET NORTH (R.E. NOS.
9 144788-0000 AND 144789-0000), AS DESCRIBED
10 HEREIN, OWNED BY NORTH FLORIDA LAND TRUST,
11 INC., FROM COMMERCIAL OFFICE (CO) DISTRICT TO
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
17 LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, North Florida Land Trust, Inc., the owner of
20 approximately 0.99± of an acre located in Council District 1 at
21 8113 Alton Avenue and 8129 Alton Avenue, between Acme Street and
22 Bowlan Street North (R.E. Nos. 144788-0000 and 144789-0000), as
23 more particularly described in **Exhibit 1**, dated June 22, 2020, and
24 graphically depicted in **Exhibit 2**, both of which are **attached**
25 **hereto** (Subject Property), has applied for a rezoning and
26 reclassification of the Subject Property from Commercial Office
27 (CO) District to Commercial Community/General-2 (CCG-2) District;
28 and

29 **WHEREAS**, the Planning and Development Department has
30 considered the application and has rendered an advisory
31 recommendation; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

6 **WHEREAS**, taking into consideration the above recommendations
7 and all other evidence entered into the record and testimony taken
8 at the public hearings, the Council finds that such rezoning: (1)
9 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
10 goals, objectives and policies of the *2030 Comprehensive Plan*; and
11 (3) is not in conflict with any portion of the City's land use
12 regulations; 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 Commercial Office (CO)
16 District to Commercial Community/General-2 (CCG-2) District, as
17 defined and classified under the Zoning Code, City of Jacksonville,
18 Florida.

19 **Section 2. Owner and Description.** The Subject Property
20 is owned by North Florida Land Trust, Inc., and is described in
21 **Exhibit 1, attached hereto.** The agent is Paul Espinoza, Twin Cam
22 Automotive, Inc., 8421 Atlantic Boulevard, Jacksonville, Florida
23 32211; (904) 726-8001.

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s),
31 owners(s), developer(s) and/or any authorized agent(s) or

1 designee(s) that the subject business, development and/or use will
2 be operated in strict compliance with all laws. Issuance of this
3 rezoning does **not** approve, promote or condone any practice or act
4 that is prohibited or restricted by any federal, state or local
5 laws.

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

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11 Form Approved:

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13 /s/ Shannon K. Eller

14 Office of General Counsel

15 Legislation Prepared By: Erin Abney

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