

1 The Land Use and Zoning Committee offers the following substitute to
2 File No. 2020-391:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2020-391**

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

22
23 **WHEREAS**, Twin Cam Automotive, Inc., the owner of approximately
24 0.99± of an acre, located in Council District 1 at 8113 Alton Avenue
25 and 8129 Alton Avenue, between Acme Street and Bowlan Street North
26 (R.E. Nos. 144788-0000 and 144789-0000), as more particularly
27 described in **Exhibit 1**, dated June 22, 2020, and graphically depicted
28 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),
29 has applied for a rezoning and reclassification of that property from
30 Commercial Office (CO) District to Planned Unit Development (PUD)
31 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. Owner and Description.** The Subject Property
28 is owned by Twin Cam Automotive, Inc., and is described in **Exhibit**
29 **1, attached hereto.** The agent is Paul E. Espinoza, Twin Cam
30 Automotive, Inc., 8421 Atlantic Boulevard, Jacksonville, Florida
31 32211; (904) 726-8001.

