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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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6	
7	ORDINANCE 2020-391
8	AN ORDINANCE REZONING APPROXIMATELY $0.99\pm$ 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 <u>NOT</u> 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 \pm 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 WHEREAS, the Planning Commission has considered the application 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 the Zoning Code; will not adversely affect the health and safety of 11 residents in the area; will not be detrimental to the natural 12 environment or to the use or development of the adjacent properties 13 in the general neighborhood; and will accomplish the objectives and 14 meet the standards of Section 656.340 (Planned Unit Development) of 15 the Zoning Code; now, therefore 16

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Commercial Office (CO) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit office and commercial uses, and is described, 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.

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

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

Section 2. Owner and Description. The Subject Property
is owned by Twin Cam Automotive, Inc., and is described in Exhibit
1, attached hereto. The agent is Paul E. Espinoza, Twin Cam
Automotive, Inc., 8421 Atlantic Boulevard, Jacksonville, Florida
32211; (904) 726-8001.

Section 3. Disclaimer. The rezoning granted herein 1 2 shall **not** be construed as an exemption from any other applicable 3 local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or 4 approvals shall be obtained before commencement of the development 5 or use and issuance of this rezoning is based upon acknowledgement, 6 7 representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the 8 9 subject business, development and/or use will be operated in strict 10 compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or 11 restricted by any federal, state or local laws. 12

13 Section 4. Effective Date. The enactment of this 14 Ordinance shall be deemed to constitute a quasi-judicial action of 15 the City Council and shall become effective upon signature by the 16 Council President and the Council Secretary.

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18 Form Approved:

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20 /s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

23 GC-#1426030-v1-2020-391 LUZ Sub