

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

4 **ORDINANCE 2020-391**

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

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

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

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

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

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

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

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

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

20 **Exhibit 1** - Legal Description dated June 22, 2020.

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

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

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

24       **Section 2. Owner and Description.** The Subject Property  
25 is owned by Twin Cam Automotive, Inc., and is described in **Exhibit**  
26 **1, attached hereto.** The agent is Paul E. Espinoza, Twin Cam  
27 Automotive, Inc., 8421 Atlantic Boulevard, Jacksonville, Florida  
28 32211; (904) 726-8001.

29       **Section 3. Disclaimer.** The rezoning granted herein  
30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

