

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-562**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING
6 VARIANCE V-26-16, FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 12 AT 11192, 11150, 11140 AND
8 11112 NORMANDY BOULEVARD, BETWEEN CHAFFEE ROAD
9 SOUTH AND STRATTON ROAD (R.E. NO(S). 012853-
10 0010, 012848-0000, 012848-0020 AND 012848-
11 0010), AS DESCRIBED HEREIN, OWNED BY CHAFFEE
12 SQUARE LAND TRUST, REQUESTING (1) THE REDUCTION
13 OF LANDSCAPING REQUIREMENTS OF SECTION
14 656.607(L), ORDINANCE CODE, PARKING LOT
15 LANDSCAPING MATRIX, AND (2) INCREASE THE MAXIMUM
16 PERMITTED DRIVEWAY WIDTH TO ADJOINING LOTS FROM
17 TWENTY-FOUR (24) FEET TO FORTY (40) FEET, IN THE
18 ZONING DISTRICT PLANNED UNIT DEVELOPMENT (PUD)
19 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
20 ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND
21 CONCLUSIONS OF THE LAND USE AND ZONING
22 COMMITTEE; PROVIDING FOR DISTRIBUTION;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** an application for a zoning variance, **On File** with
26 the City Council Legislative Services Division, was filed by Blair
27 Knighting, on behalf of Chaffee Square Land Trust, the owner of
28 property located in Council District 12 at 11140, 11150, 11192 and
29 11112 Normandy Boulevard, between Chaffee Road South and Stratton
30 Road (R.E. No(s). 012853-0010, 012848-0000, 012848-0020, 012848-0010)
31 (the "Subject Property"), requesting (1) the reduction of landscaping

1 requirements of Section 656.607(1), *Ordinance Code*, Parking Lot
2 Landscaping Matrix, and (2) increase the maximum permitted driveway
3 width to adjoining lots from twenty-four (24) feet to forty (40)
4 feet, in the Planned Unit Development (PUD) District; and

5 **WHEREAS**, the Planning and Development Department has
6 considered the application and all attachments thereto and has
7 rendered an advisory recommendation; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
9 notice, held a public hearing, and having duly considered both the
10 testimonial and documentary evidence presented at the public hearing,
11 has made its recommendation to the Council; now therefore

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

13 **Section 1. Adoption of Findings and Conclusions.** The
14 Council has considered the recommendation of the Land Use and Zoning
15 Committee and reviewed the Staff Report of the Planning and
16 Development Department concerning application for zoning variance V-
17 26-16. Based upon the competent, substantial evidence contained in
18 the record, the Council hereby determines that the requested zoning
19 variance meets each of the following criteria required to grant the
20 request pursuant to Section 656.132(c), *Ordinance Code*, as
21 specifically identified in the Staff Report of the Planning and
22 Development Department:

23 (1) The proposed request is consistent with the definition of a
24 variance;

25 (2) There are practical or economic difficulties in carrying out
26 the strict letter of the regulation;

27 (3) The request is not based exclusively upon a desire to reduce
28 the cost of developing the site, but would accomplish some result
29 which is in the public interest, such as, for example, furthering the
30 preservation of natural resources by saving a tree or trees;

31 (4) The proposed variance will not substantially diminish

1 property values in, nor alter the essential character of, the area
2 surrounding the sites and will not substantially interfere with or
3 injure the rights of others whose property would be affected by
4 approval of the variance;

5 (5) The proposed variance will not be detrimental to the public
6 health, safety or welfare, result in additional public expense, the
7 creation of nuisances, or conflict with any other applicable law; and

8 (6) The effect of the proposed variance is in harmony with the
9 spirit and intent of the Zoning Code.

10 Therefore, zoning variance application V-26-16 is hereby
11 **approved.**

12 **Section 2. Owner and Description.** The Subject Property is
13 owned by Chaffee Square Land Trust, and is described in **Exhibit 1**,
14 dated December 29, 2025, and graphically depicted in **Exhibit 2**, both
15 attached hereto. The applicant is Blair Knighting, 12740 Grand Bay
16 Parkway West, Suite 2350, Jacksonville, Florida, 32258; (904) 828-
17 3917; blair.knighting@kimley-horn.com.

18 **Section 3. Distribution by Legislative Services.**
19 Legislative Services is hereby directed to mail a copy of this
20 legislation, as enacted, to the applicant and any other parties to
21 this matter who testified before the Land Use and Zoning Committee
22 or otherwise filed a qualifying written statement as defined in
23 Section 656.140(c), *Ordinance Code*.

24 **Section 4. Effective Date.** The enactment of this Ordinance
25 shall be deemed to constitute a quasi-judicial action of the City
26 Council and shall become effective upon signature by the Council
27 President and Council Secretary. Failure to exercise the zoning
28 variance, if herein granted, by the commencement of the use or action
29 herein approved within one (1) year of the effective date of this
30 legislation shall render this zoning variance invalid and all rights
31 arising therefrom shall terminate.

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Kareena Mehta

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