

1 Introduced and amended by the Land Use and Zoning Committee:

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3  
4 **ORDINANCE 2024-98-E**

5 AN ORDINANCE REZONING APPROXIMATELY 45.02± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 BEAVER  
7 STREET, 152 CHAFFEE ROAD SOUTH, 258 CHAFFEE ROAD  
8 SOUTH, 0 GURTLER ROAD, 11230 GURTLER ROAD, 11240  
9 GURTLER ROAD, 11270 GURTLER ROAD, 11271 GURTLER  
10 ROAD, AND 11272 GURTLER ROAD, BETWEEN BEAVER  
11 STREET WEST AND INTERSTATE-10 (R.E. NOS.  
12 001829-0010, 001832-0005, 001846-0020,  
13 001846-0040, 001847-0000, 001850-0000,  
14 001851-0000, 001852-0000 AND 001855-0010), AS  
15 DESCRIBED HEREIN, OWNED BY LUGAS, LLC AND CHAFFEE  
16 PALMS, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
17 DISTRICT (2008-562-E) AND INDUSTRIAL LIGHT (IL)  
18 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
19 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
20 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
21 DESCRIBED IN THE CHAFFEE ROAD PUD; PUD SUBJECT  
22 TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE  
23 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
24 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
25 PROVIDING AN EFFECTIVE DATE.

26  
27 **WHEREAS,** Lugas, LLC and Chaffee Palms, LLC, the owners of  
28 approximately 45.02± acres located in Council District 12 at 0 Beaver  
29 Street, 152 Chaffee Road South, 258 Chaffee Road South, 0 Gurtler  
30 Road, 11230 Gurtler Road, 11240 Gurtler Road, 11270 Gurtler Road,  
31 11271 Gurtler Road, and 11272 Gurtler Road, between Beaver Street

1 West and Interstate-10 (R.E. Nos. 001829-0010, 001832-0005,  
2 001846-0020, 001846-0040, 001847-0000, 001850-0000, 001851-0000,  
3 001852-0000 and 001855-0010), as more particularly described in  
4 **Exhibit 1**, dated December 22, 2023, and graphically depicted in  
5 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
6 have applied for a rezoning and reclassification of the Subject  
7 Property from Planned Unit Development (PUD) District (2008-562-E)  
8 and Industrial Light (IL) District to Planned Unit Development (PUD)  
9 District, as described in Section 1 below; and

10 **WHEREAS**, the Planning Commission, acting as the local planning  
11 agency, has reviewed the application and made an advisory  
12 recommendation to the Council; and

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

15 **WHEREAS**, the Council finds that such rezoning is: (1)  
16 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
17 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
18 not in conflict with any portion of the City's land use regulations;  
19 and

20 **WHEREAS**, the Council finds the proposed rezoning does not  
21 adversely affect the orderly development of the City as embodied in  
22 the Zoning Code; will not adversely affect the health and safety of  
23 residents in the area; will not be detrimental to the natural  
24 environment or to the use or development of the adjacent properties  
25 in the general neighborhood; and will accomplish the objectives and  
26 meet the standards of Section 656.340 (Planned Unit Development) of  
27 the Zoning Code; now therefore

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

29 **Section 1. Property Rezoned.** The Subject Property is  
30 hereby rezoned and reclassified from Planned Unit Development (PUD)  
31 District (2008-562-E) and Industrial Light (IL) District to Planned

1 Unit Development (PUD) District. This new PUD district shall generally  
2 permit commercial uses, and is described, shown and subject to the  
3 following documents, attached hereto:

4 **Exhibit 1** - Legal Description dated December 22, 2023.

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

6 **Exhibit 3** - Written Description dated January 17, 2024.

7 **Revised Exhibit 4** - Revised Site Plan dated April 17, 2024.

8 **Section 2. Rezoning Approved Subject to Conditions.** This  
9 rezoning is approved subject to the following conditions. Such  
10 conditions control over the Written Description and the Site Plan and  
11 may only be amended through a rezoning:

12 (1) At the time of Verification of Substantial Compliance of  
13 the PUD, the developer shall submit the following to the Planning and  
14 Development Department for review and approval:

15 a. An Airport Notice Zone Acknowledgement pursuant to Section  
16 656.1016, *Ordinance Code*.

17 b. An exterior lighting design plan, including a photometrics  
18 plan, pole and fixtures schedules pursuant to Section  
19 656.1005.2, Subsection B (d)(6), *Ordinance Code*, shall be  
20 submitted at the time of Verification of Substantial  
21 Compliance for review and approval by the Planning and  
22 Development Department and the U.S. Navy.

23 c. All sag lenses, drop lenses and convex lenses shall be  
24 prohibited. Illumination levels at all property lines shall  
25 not exceed one-half (.5) foot candles. All lighting lamp  
26 sources within parking and pedestrian areas shall be metal  
27 halide, compact fluorescent or LED.

28 (2) All commercial dumpsters shall be set back at least 200  
29 feet from any residential use or from residentially zoned property.

30 (3) A traffic study shall be provided for review and approval  
31 by the Traffic Engineering Division prior to submittal of the Civil

1 Site Plans. The traffic study shall comply with Section 1.1.11 of the  
2 Land Development Procedures Manual (January 2024 edition).

3 **Section 3. Owner and Description.** The Subject Property is  
4 owned by Lugas, LLC and Chaffee Palms, LLC, and is legally described  
5 in **Exhibit 1**, attached hereto. The applicant is Blair Knighting,  
6 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258;  
7 (904) 828-3917.

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

20 **Section 5. Effective Date.** The enactment of this Ordinance  
21 shall be deemed to constitute a quasi-judicial action of the City  
22 Council and shall become effective upon signature by the Council  
23 President and Council Secretary.

24  
25 Form Approved:

26  
27           /s/ Mary E. Staffopoulos          

28 Office of General Counsel

29 Legislation Prepared By: Bruce Lewis

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