

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-745**

5 AN ORDINANCE REZONING APPROXIMATELY 19.35±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0  
7 CHAFFEE ROAD SOUTH AND 0 NORMANDY BOULEVARD,  
8 BETWEEN CHAFFEE ROAD SOUTH AND ADAMS LAKE  
9 BOULEVARD (R.E. NOS. 002064-0100, 002076-0000  
10 AND 002076-1000), AS DESCRIBED HEREIN, OWNED BY  
11 W.T. & L.L. INVESTMENTS AND W.T. HUNTLEY AND  
12 L.L. HUNTLEY, AS TRUSTEES OF THE HUNTLEY-JIFFY  
13 ASSET LIQUIDATION TRUST, DATED MAY 2, 1990, FROM  
14 COMMERCIAL OFFICE (CO) DISTRICT AND COMMERCIAL  
15 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO PLANNED  
16 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
17 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
18 COMMERCIAL USES, AS DESCRIBED IN THE NWC  
19 NORMANDY BOULEVARD AND CHAFFEE ROAD PUD;  
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

25 **WHEREAS,** W.T. & L.L. Investments and W.T. Huntley and L.L.  
26 Huntley, as Trustees of the Huntley-Jiffy Asset Liquidation Trust,  
27 Dated May 2, 1990, the owners of approximately 19.35± acres, located  
28 in Council District 12 at 0 Chaffee Road South and 0 Normandy  
29 Boulevard, between Chaffee Road South and Adams Lake Boulevard (R.E.  
30 Nos. 002064-0100, 002076-0000 and 002076-1000), as more particularly  
31 described in **Exhibit 1**, dated July 20, 2021, and graphically depicted

1 in **Exhibit 2**, both of which are **attached hereto** (the "Subject  
2 Property"), have applied for a rezoning and reclassification of that  
3 property from Commercial Office (CO) District and Commercial  
4 Community/General-2 (CCG-2) District to Planned Unit Development  
5 (PUD) District, as described in Section 1 below; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

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

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

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

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

23 **Section 1. Property Rezoned.** The Subject Property is  
24 hereby rezoned and reclassified from Commercial Office (CO) District  
25 and Commercial Community/General-2 (CCG-2) District to Planned Unit  
26 Development (PUD) District. This new PUD district shall generally  
27 permit commercial uses, and is described, shown and subject to the  
28 following documents, **attached hereto**:

29 **Exhibit 1** - Legal Description dated July 20, 2021.

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

31 **Exhibit 3** - Written Description dated September 15, 2021.

1 **Exhibit 4** - Site Plan dated July 8, 2021.

2           **Section 2.           Owner and Description.**       The Subject Property  
3 is owned by W.T. & L.L. Investments and W.T. Huntley and L.L. Huntley,  
4 as Trustees of the Huntley-Jiffy Asset Liquidation Trust, Dated May  
5 2, 1990, and is legally described in **Exhibit 1, attached hereto.** The  
6 applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
7 Jacksonville, Florida 32207; (904) 396-5731.

8           **Section 3.           Disclaimer.**       The rezoning granted herein  
9 shall **not** be construed as an exemption from any other applicable  
10 local, 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), owner(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 4.           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 the Council Secretary.

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25 Form Approved:

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27           /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Erin Abney

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