

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

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; PUD
20 SUBJECT TO CONDITION; PROVIDING A DISCLAIMER
21 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN 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 **Revised Exhibit 4** - Revised Site Plan dated July 8, 2021.

2 **Section 2. Rezoning Approved Subject to Condition.** This
3 rezoning is approved subject to the following condition. Such
4 condition controls over the Written Description and the Site Plan and
5 may only be amended through a rezoning.

6 (1) A Traffic Study shall be provided at the Civil Site Plan
7 Review. The Traffic Study shall determine the queue length needed
8 for the northbound left-turn lane shown in the Site Plan and include
9 a traffic impact analysis for the exiting Chaffee Road/Normandy
10 Boulevard signalized intersection.

11 **Section 3. Owner and Description.** The Subject Property
12 is owned by W.T. & L.L. Investments and W.T. Huntley and L.L. Huntley,
13 as Trustees of the Huntley-Jiffy Asset Liquidation Trust, Dated May
14 2, 1990, and is legally described in **Exhibit 1, attached hereto**. The
15 applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
16 Jacksonville, Florida 32207; (904) 396-5731.

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

29 **Section 5. Effective Date.** The enactment of this Ordinance
30 shall be deemed to constitute a quasi-judicial action of the City
31 Council and shall become effective upon signature by the Council

1 President and the Council Secretary.

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3 Form Approved:

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5 /s/ Mary E. Staffopoulos

6 Office of General Counsel

7 Legislation Prepared By: Erin Abney

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