

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-98**

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

**WHEREAS,** Lugas, LLC and Chaffee Palms, LLC, the owners of  
approximately 45.02± acres located in Council District 12 at 0 Beaver  
Street, 152 Chaffee Road South, 258 Chaffee Road South, 0 Gurtler  
Road, 11230 Gurtler Road, 11240 Gurtler Road, 11270 Gurtler Road,  
11271 Gurtler Road, and 11272 Gurtler Road, between Beaver Street  
West and Interstate-10 (R.E. Nos. 001829-0010, 001832-0005,

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

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

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

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

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

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

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

1 permit commercial uses, and is described, shown and subject to the  
2 following documents, attached hereto:

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

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

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

6 **Exhibit 4** - Site Plan dated July 19, 2023.

7 **Section 2. Owner and Description.** The Subject Property is  
8 owned by Lugas, LLC and Chaffee Palms, LLC, and is legally described  
9 in **Exhibit 1**, attached hereto. The applicant is Blair Knighting,  
10 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258;  
11 (904) 828-3917.

12 **Section 3. Disclaimer.** The rezoning granted herein shall  
13 not be construed as an exemption from any other applicable local,  
14 state, or federal laws, regulations, requirements, permits or  
15 approvals. All other applicable local, state or federal permits or  
16 approvals shall be obtained before commencement of the development  
17 or use and issuance of this rezoning is based upon acknowledgement,  
18 representation and confirmation made by the applicant(s), owners(s),  
19 developer(s) and/or any authorized agent(s) or designee(s) that the  
20 subject business, development and/or use will be operated in strict  
21 compliance with all laws. Issuance of this rezoning does not approve,  
22 promote or condone any practice or act that is prohibited or  
23 restricted by any federal, state or local laws.

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.  
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29  
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31

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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