

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-371**

5 AN ORDINANCE REZONING APPROXIMATELY 21.10±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 NORMANDY BOULEVARD, 11054 NORMANDY BOULEVARD,
8 11112 NORMANDY BOULEVARD, 11140 NORMANDY
9 BOULEVARD, 11150 NORMANDY BOULEVARD, 11192
10 NORMANDY BOULEVARD AND 3641 CHAFFEE ROAD
11 SOUTH, BETWEEN CHAFFEE ROAD SOUTH AND NORMANDY
12 BOULEVARD (R.E. NOS. 012843-0000, 012843-0010,
13 012848-0000, 012848-0010, 012848-0020, 012852-
14 0000 AND 012853-0010), AS DESCRIBED HEREIN,
15 OWNED BY JACKSONVILLE HEIGHTS LAND TRUST,
16 PROPERTY MANAGEMENT SUPPORT, INC., ET AL., AND
17 CHAFFEE SQUARE LAND TRUST, FROM COMMERCIAL
18 OFFICE (CO), COMMERCIAL COMMUNITY/GENERAL-2
19 (CCG-2) AND PLANNED UNIT DEVELOPMENT (PUD)
20 (ORDINANCE 2005-694-E) DISTRICTS TO PLANNED
21 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED
22 AND CLASSIFIED UNDER THE ZONING CODE, TO
23 PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN
24 THE CHAFFEE SQUARE RESIDENTIAL PUD; PROVIDING
25 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
26 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
27 ANY OTHER APPLICABLE LAWS; PROVIDING AN
28 EFFECTIVE DATE.

29
30 **WHEREAS**, Jacksonville Heights Land Trust, Property Management
31 Support, Inc., et al., and Chaffee Square Land Trust, the owners of

1 approximately 21.10± acres, located in Council District 12 at 0
2 Normandy Boulevard, 11054 Normandy Boulevard, 11112 Normandy
3 Boulevard, 11140 Normandy Boulevard, 11150 Normandy Boulevard,
4 11192 Normandy Boulevard and 3641 Chaffee Road South, between
5 Chaffee Road South and Normandy Boulevard (R.E. Nos. 012843-0000,
6 012843-0010, 012848-0000, 012848-0010, 012848-0020, 012852-0000 and
7 012853-0010), as more particularly described in **Exhibit 1**, dated
8 February 12, 2019, and graphically depicted in **Exhibit 2**, both of
9 which are **attached hereto** and incorporated herein by this reference
10 (Subject Property), have applied for a rezoning and
11 reclassification of that property from Commercial Office (CO),
12 Commercial Community/General-2 (CCG-2) and Planned Unit Development
13 (PUD) (Ordinance 2005-694-E) Districts to Planned Unit Development
14 (PUD) District, as described in Section 1 below; and

15 **WHEREAS**, the Planning Commission has considered the
16 application and has rendered an advisory opinion; and

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

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

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

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

2 **Section 1. Property Rezoned.** The Subject Property is
3 hereby rezoned and reclassified from Commercial Office (CO),
4 Commercial Community/General-2 (CCG-2) and Planned Unit Development
5 (PUD) (Ordinance 2005-694-E) Districts to Planned Unit Development
6 (PUD) District. This new PUD district shall generally permit mixed
7 use development, and is described, shown and subject to the
8 following attached documents:

9 **Exhibit 1** - Legal Description dated February 12, 2019.

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

11 **Exhibit 3** - Written Description dated March 3, 2019.

12 **Exhibit 4** - Site Plan dated March 3, 2019.

13 **Section 2. Owner and Description.** The Subject Property
14 is owned by Jacksonville Heights Land Trust, Property Management
15 Support, Inc., et al., and Chaffee Square Land Trust, and is
16 legally described in **Exhibit 1, attached hereto.** The agent is
17 Michael Herzberg, 12483 Aladdin Road, Jacksonville, Florida 32223;
18 (904) 731-8806.

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

1 **Section 4. Effective Date.** The enactment of this
2 Ordinance shall be deemed to constitute a quasi-judicial action of
3 the City Council and shall become effective upon signature by the
4 Council President and the Council Secretary.

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6 Form Approved:

7
8 /s/ Shannon K. Eller

9 Office of General Counsel

10 Legislation Prepared By: Bruce Lewis

11 GC-#1283721-v1-Chaffee_Square_PUD_Z-2231