

**2025-0596 (AD-25-45)**

**LOCATION:** 0 Philips Hwy, Jacksonville, FL 32256  
Between I-95 and Mussells Acres Rd

**REAL ESTATE NUMBER:** 155549-0505

**DEVIATION SOUGHT:**

1. Reduce rear setback from 10 feet to 0 feet
2. Reduce minimum number of off-street parking spaces from 17 to 4
3. Reduce the number of terminal islands trees from 1 required to 0 terminal islands.
4. Reduce perimeter landscape buffer area between vehicle use area and abutting property from 5 feet along minimum width required along North, East and South boundary to 0 feet
5. Increase maximum width of driveway access from Keskin Ave from 25 feet required to 44 feet

**PRESENT ZONING:** CCG-1

**CURRENT LAND USE:** CGC

**PLANNING DISTRICT:** 3

**COUNCIL DISTRICT:** 5

**SIGNS POSTED:** 2

**OWNER:**

Mariluz Lee  
Bodies by Lulu, Inc.  
10501 San Jose Blvd, Suite 1  
Jacksonville, FL 32257

**APPLICANT:**

Kyle Davis  
Baker Design Build  
219 N. Newnan Street 2<sup>nd</sup> Floor  
Jacksonville, FL 32202

**STANDARDS, CRITERIA AND FINDINGS**

<b>1. Is this situation unique or similar to other properties in the neighborhood?</b>	<p><b><u>Recommendation:</u></b> Unique. The subject property is a 0.12 acre parcel which is an undeveloped outparcel within a small commercial center, created in 1991. Due to the small size of the lot along with a lack of road frontage, the site has never been able to be developed. The applicant seeks to construct a commercial use on the property, similar to adjacent uses. Due to the small size of the property, this deviation is necessary to relax some of the regulations which are required by CCG-1.</p> <p>Keskin Ave is an unapproved private road. There is a companion Waiver of Road frontage application <b>2025-0595</b> (WRF-25-09) which seeks to reduce the required road frontage from 35 feet to 0 feet. While Keskin Ave does not meet the requirements for road frontage, it will be adequate access for the property.</p>
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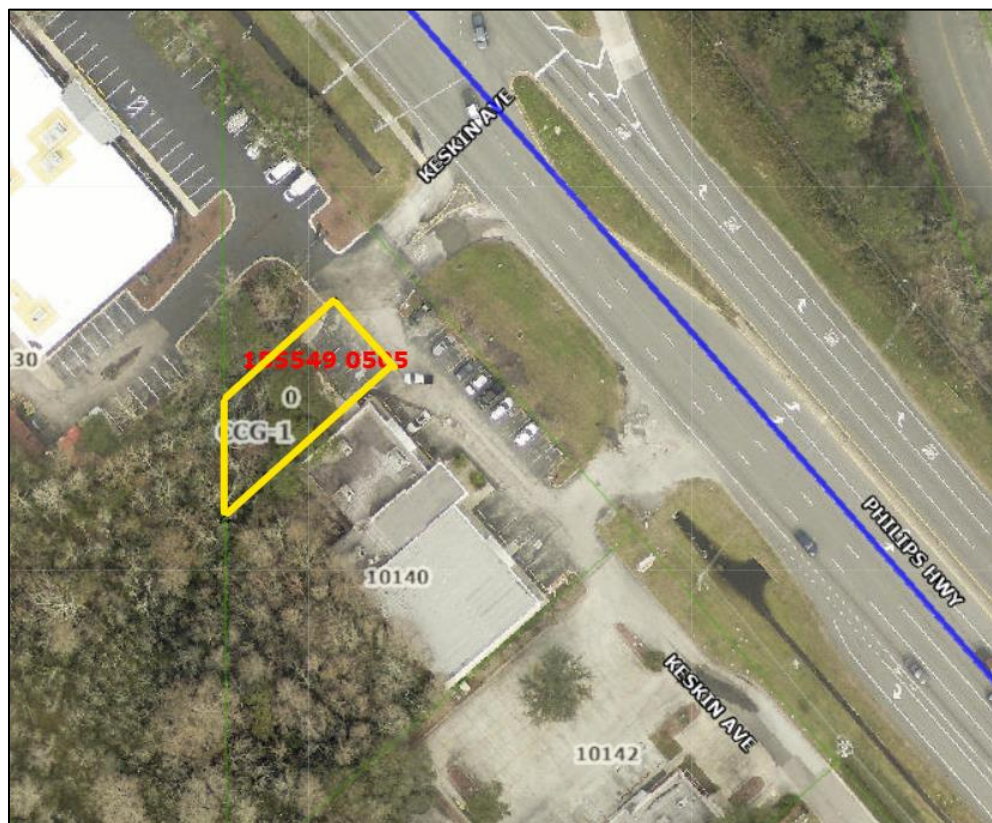
2. There are practical or economic difficulties in carrying out the strict letter of the regulation in that...	<b><u>Recommendation:</u></b> Yes. It is impractical to impose a strict letter of regulation, due to the size and location of the property. The parcel is currently underutilized and can not be developed in a way which is consistent with the regulation. The deviations sought do not seek to alter the character of the area, but rather allow the practical use and enjoyment of the parcel.
3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.	<b><u>Recommendation:</u></b> Yes. The request is not based upon a desire to reduce the cost of developing the site. Rather, Staff finds the request to wave regulation requirements in order to develop the parcel justified to improve the property and enhance the surrounding area.
4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...	<b><u>Recommendation:</u></b> Yes. The proposed deviation is unlikely to diminish property values in the surrounding area or alter the essential character of the area as much of the surrounding area is commercial. Rather, staff finds the request appropriate considering the property is legal non-conforming and the applicant seeks the deviation and companion waiver to be able to develop the property as a use consistent with the area.
5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...	<b><u>Recommendation:</u></b> Yes. The proposed deviation is unlikely to have a detrimental effect on public health, safety or welfare, nor create a public expense or potential nuisance. The property is legally-nonconforming and seeks to develop in a way which will enhance the property overall.
6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.	<b><u>Recommendation:</u></b> Yes. The proposed deviation is in harmony with the spirit and intent of the Zoning Code, which seeks to encourage the integration of old and new properties, promote the health, safety and general welfare of the public as outlined in the 2045 Comprehensive Plan.
7. The City landscape architect has/has not recommended the proposed deviation.	<b><u>Recommendation:</u></b> N/A
8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.	N/A

**STAFF RECOMMENDATION: APPROVE**

**DATE OF REPORT:** September 16, 2025



Upon visual inspection of the property on August 7<sup>th</sup>, 2025, the Notice of Public Hearing signs were posted.



**Aerial View of subject property**

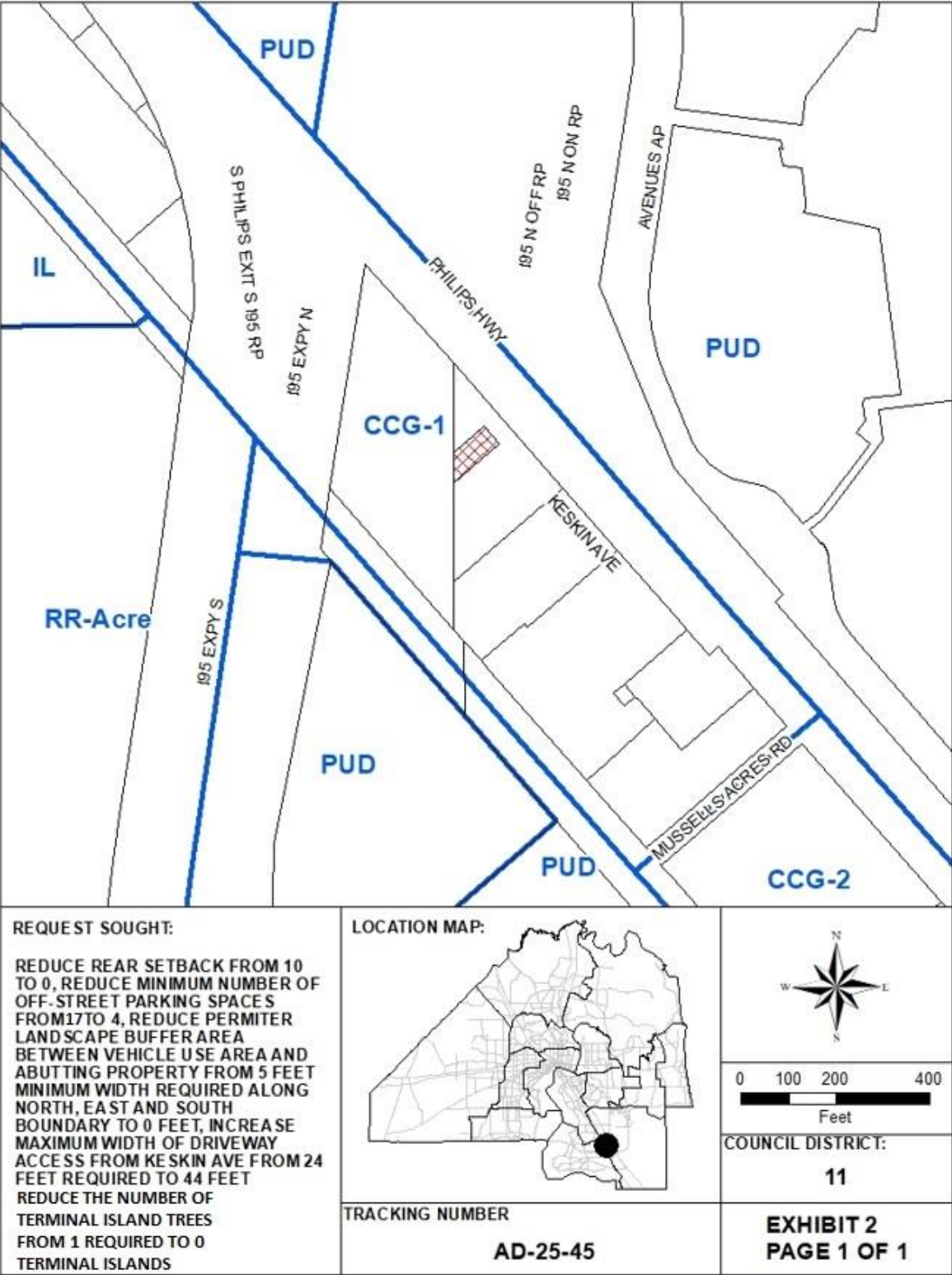
Source: JaxGIS maps



**View of property from Keskin Ave**

*Source: Google Streetview*





Legal Map