

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2026-0017 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 5, 2026**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2026-0017** to Planned Unit Development.

***Location:*** 10060 Skinner Lake Drive; North of J. Turner Butler Blvd & West of Gate Pkwy

***Real Estate Numbers:*** 167727-0880

***Current Zoning Districts:*** Planned Unit Development (PUD) 1997-0446

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southeast, District 3

***Council District:*** District-3

***Applicant/Agent:*** Paige Johnston, Esq.  
Rogers Towers, PA  
1300 Riverplace Blvd, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Nareshkumar Patel  
Sierra Leaf Propco LLC  
600 Grand Panama Blvd, Suite 304  
Panama City Beach, FL 32407

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **Ord. 2026-0017** seeks to rezone approximately 7.30± acres from Planned Unit Development (PUD) Ord. 1997-0446 to a new Planned Unit Development (PUD). The rezoning is requested to allow for the use of medical office and clinics in addition to existing uses. The current PUD, 1997-0446, allowed for the development of the existing corporate headquarters for a bank which contained offices and a restaurant. The PUD allowed for the

maximum development of 85,000 square feet (5 floors) and 6 drive through lanes. This PUD permits the existing bank and ancillary uses, including the restaurant, and adds the medical offices and ancillary uses to allow for a diversity of office uses. This PUD also modifies the existing signage requirements in the original PUD to allow for additional wall signage and overall signage consistent with the allowances for commercial zoning.

**PUD Ord. 1997-0446 was approved with the following conditions:**

- (a.) That the subject property shall be developed in accordance with the minimum lot requirements (width and area), maximum lot coverage by all buildings, minimum yard requirements and maximum height of structures of the CO district of the Zoning Code;
- (b.) That the driveway design/intersection design including the radii of the curbs shall be subject to approval of the Planning and Development Department and Department of Public Works, Traffic Engineer, prior to approval of final engineering plans for required improvements; and
- (c.) That a master sidewalk/pedestrian circulation plan be submitted to the Planning and Development Department for review and approval prior to verification of substantial compliance with the PUD pursuant to Section 656.341 Procedures of the Zoning Code.
- (d.) That, in addition to the signage specified in the written description dated April 18, 1997, the following wall signs shall be permitted: one (1) sign not exceeding 50 square feet on the north side of the building; one (1) sign not exceeding 100 square feet on the east side of the building; and one (1) sign not exceeding 350 square feet on the south side of the building. The total amount of wall signage shall not exceed 500 square feet.

**The Planning Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

- For conditions (a) through (c) the property has been developed according to these standards and therefore the department does not recommend forwarding these conditions onto the new PUD.
- In regards to condition (d) related to signage the new PUD proposed signage regulations similar to Part 13 of the Zoning Code and matches signage regulations for the immediate area and therefore for the department does not recommend forwarding these conditions onto the new PUD.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 7.30-acre subject property is located at 10060 Skinner Lake Drive at the northwest intersection of Gate Parkway North and J Turner Butler Boulevard West. According to the City's Functional Highways Classification Map, Skinner Lake Drive is a local roadway, Gate Parkway

North is a minor arterial roadway, and J Turner Butler Boulevard West is an FDOT Expressway. The property is located within the Community / General Commercial (CGC) land use category, the Urban Development Area, Council District 3, and Planning District 3 (Southeast). The applicant seeks to rezone the site from Planned Unit Development (PUD) to PUD to allow for medical offices and clinics in addition to the existing uses, and to update the signage regulations.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential use is encouraged to provide support for commercial and other uses.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density unless otherwise stated in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. However, residential uses are not included as a permitted or permissible use in the PUD written description. A Binding Letter submitted with the PUD rezoning application indicates that the site will be served by central water and sewer services.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Development Area:

Urban Area (UA): The UA is the second tier Development Area and generally corresponds the densely developed portions of the City that have been in residential or with employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use plan category.

**Objective 1.1**

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourage

proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

### **Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

### **Policy 1.2.8**

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

### ***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

#### ***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) & (B) above.

#### ***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

#### ***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for offices and medical clinic

type uses. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

#### ***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of the proposal Planned Unit Development shall be based on the following factors:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

**The use of existing and proposed landscaping:** Landscaping and buffering shall be provided in accordance with Part 12 of the Zoning Code.

**The treatment of pedestrian ways:** Required sidewalks shall be provided in accordance with the Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Skinner Lake Drive. Application was reviewed by the Traffic Reviewer in Development Services and the Transportation Division who had no concerns about the proposed development.

The subject site is approximately 7.30 acres and is located on Skinner Lake Drive, a local roadway, west of Gate Parkway North, a minor arterial roadway. Gate Parkway between Town Center Parkway and JT Butler Boulevard is currently operating at 74% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 54,100 (vpd) and average daily traffic of 39,940 vpd.

The applicant is requesting a maximum 158,994 SF medical office (ITE Code 720) which could produce 5,411 daily trips.

**The use and variety of building setback lines, separations, and buffering:** The existing structure on the site was developed with a maximum square footage of 85,000 and 5 floors with existing setbacks that far exceed the normal zoning code. Any future development of the site could not exceed 158,994 square feet and 60 feet in height. Setbacks will be similar to CCG-1 zoning district.

#### ***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject property is located on the west side of Gate Parkway just north of JTB. The surrounding area is developed primarily with existing office complexes, supporting commercial, and multi-family residential. Surrounding uses are located within Planned Unit Developments.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD 1999-0890	Restaurant; Retail
East	CGC	PUD 2011-0013	Restaurant; Costco
South	CGC	CO	JTB
West	CGC	PUD 1996-0008	Multi-Family Apartments

#### **(6) Intensity of Development**

The proposed development would be consistent with the Community General Commercial (CGC) functional land use category for office and medical uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

**The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:** The PUD is proposing to keep the permitted and permissible uses currently existing within the PUD but add medical type uses. The proposed uses are compatible with the existing uses in the surrounding area.

#### **The availability and location of utility services and public facilities and services:**

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

#### ***(7) Usable open spaces plazas, recreation areas.***

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

#### ***(8) Impact on wetlands***

Any development that occurs within wetland areas, if any, are required to be permitted in accordance with local, state, and federal requirements.

#### ***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

#### ***(10) Off-street parking including loading and unloading areas.***

Parking shall be provided pursuant to Part 6.

*(11) Sidewalks, trails, and bikeways*

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **January 13, 2026** that the Public Notice Signs had been posted on the property.

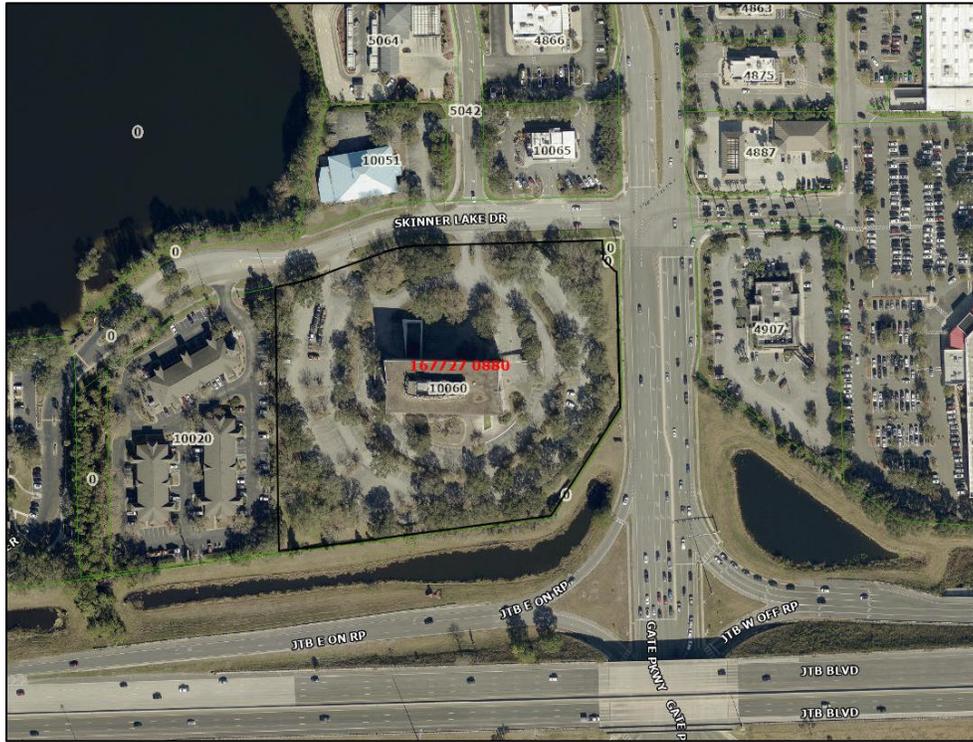


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning Ordinance 2026-0017 be **APPROVED** with the following exhibits:

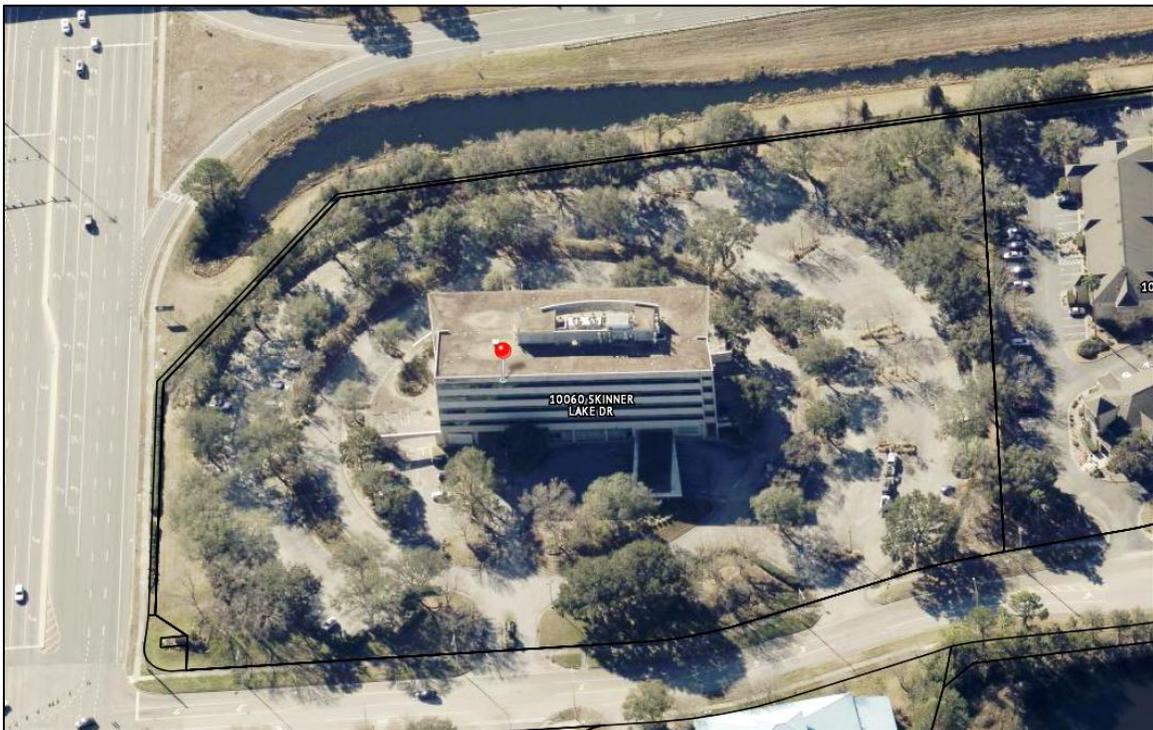
1. The Original Legal Description dated November 21, 2025.
2. The Original Written Description dated December 4, 2025.
3. The Original Site Plan dated November 20, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning 2026-0017 be **APPROVED**.



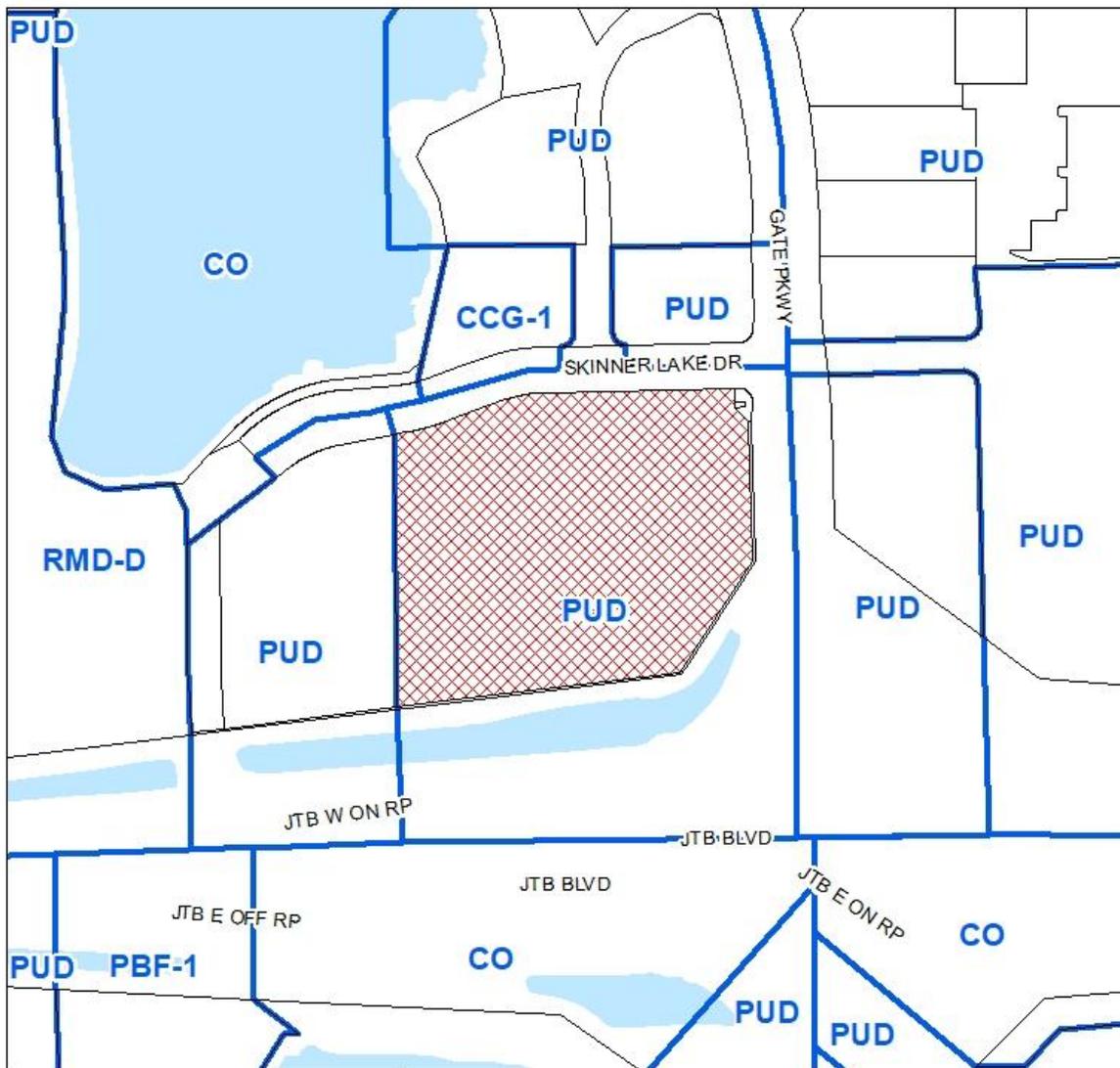
**Aerial View of Subject Property**

*Source: JaxGIS Maps*



**View of Subject Property**

*Source: JaxGIS Maps (January 2025)*

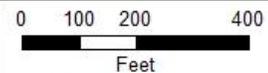
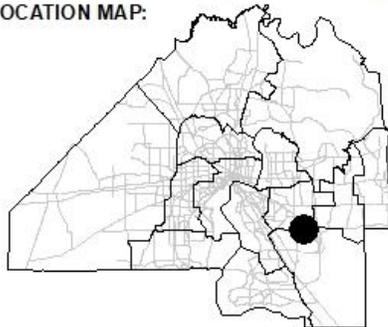


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2025-6699

EXHIBIT 2  
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