



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
214 N. Hogan St., Suite 300  
Jacksonville, FL 32202  
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Jacksonville.gov

April 18, 2024

The Honorable Ronald B. Salem, Pharm. D., President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2024-232**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve with**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Absent
Ali Marar	Absent

Jack Meeks

Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0232**

**APRIL 18, 2024**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0232**.

***Location:*** 0 J. Turner Butler Boulevard; between Gate Parkway North and Centurion Parkway North

***Real Estate Number:*** 167742 0200

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Commercial Community/ General-1 (CCG-1)

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

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

***Council District:*** District 11

***Applicant/ Agent:*** Eric Hires  
Stone Climbing  
115 Strongway Court  
St. Augustine, FL 32086

***Owner:*** Arthur C. Skinner  
Arthur Chester Skinner, III, Revocable Living Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

David G. Skinner  
David Godfrey Skinner Revocable Living Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Katherine Skinner Newton  
Katherine Skinner Newton Living Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Patricia Skinner Campbell  
Patricia Skinner Campbell Revocable Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Randall Thomas Skinner  
Jan Malcolm Jones Jr. Non-Exempt Marital Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Leslie J. Jones  
Jan Malcolm Jones Jr. Non-Exempt Marital Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Jan Malcolm Jones  
Jan Malcolm Jones Jr. Non-Exempt Martial Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Edward Skinner Jones  
Edward Skinner Jones Revocable Living Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Virginia J. Charest  
Virginia Skinner Jones Living Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

Christopher F. Skinner  
Christopher Forrest Skinner Revocable Living Trust  
2963 Dupont Avenue  
Jacksonville, FL 32217

***Staff Recommendation:***

**APPROVE**

### **GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0232** seeks to rezone approximately 1.38± acres of a property from Commercial Office (CO) to Commercial Community/ General-1 (CCG-1) in order to permit a fitness facility. The subject property is a currently vacant lot located along Deerwood Park Boulevard, southwest of the intersection of Gate Parkway and J Turner Butler Boulevard.

The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. 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 uses is encouraged to provide support for commercial and other uses.

Principal uses in the CGC land use category include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices, business and professional offices.

The CCG-1 zoning district is a primary zoning district in the CGC land use category. The proposed rezoning from CO to CCG-1 is consistent with the CGC land use category in the Urban Development Area.

***2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

**Future Land Use Element**

**Policy 1.1.22** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

*The proposed rezoning will facilitate commercial development within an existing commercial corridor and is appropriate for commercial infill, and is therefore compatible with the above policy.*

**Goal 3** To achieve a well-balanced and organized combination of residential, nonresidential, 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.

*The proposed rezoning will enhance the viability of an existing commercial area without negatively affecting the fabric and character of the City's neighborhoods, and is therefore compatible with the above goal.*

**3. Does the proposed rezoning conflict with any portion of the City's land use regulations?**

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned to CCG-1 to allow for a fitness facility.

**SURROUNDING LAND USE AND ZONING**

The subject site is located along Deerwood Park Boulevard, southwest of the intersection of Gate Parkway and J Turner Butler Boulevard. Deerwood Park Boulevard is classified as a collector roadway. The subject property is currently vacant. Surrounding uses include a mix of commercial uses ranging from offices to commercial retail. It is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

The adjacent land use categories and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	CGC	PUD 1996-0657	Hotel
<b>South</b>	BP	PUD 2003-0117	Business Office Park
<b>East</b>	CGC	PBF-1	Jacksonville Public Library Southeast Branch

West	CGC	PUD 1996-0657 / CCG-1	Self-Storage Facility
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**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **April 4, 2024** by the Planning and Development Department, the required Notice of Public Hearing signs were posted.

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0232** be **APPROVED**.

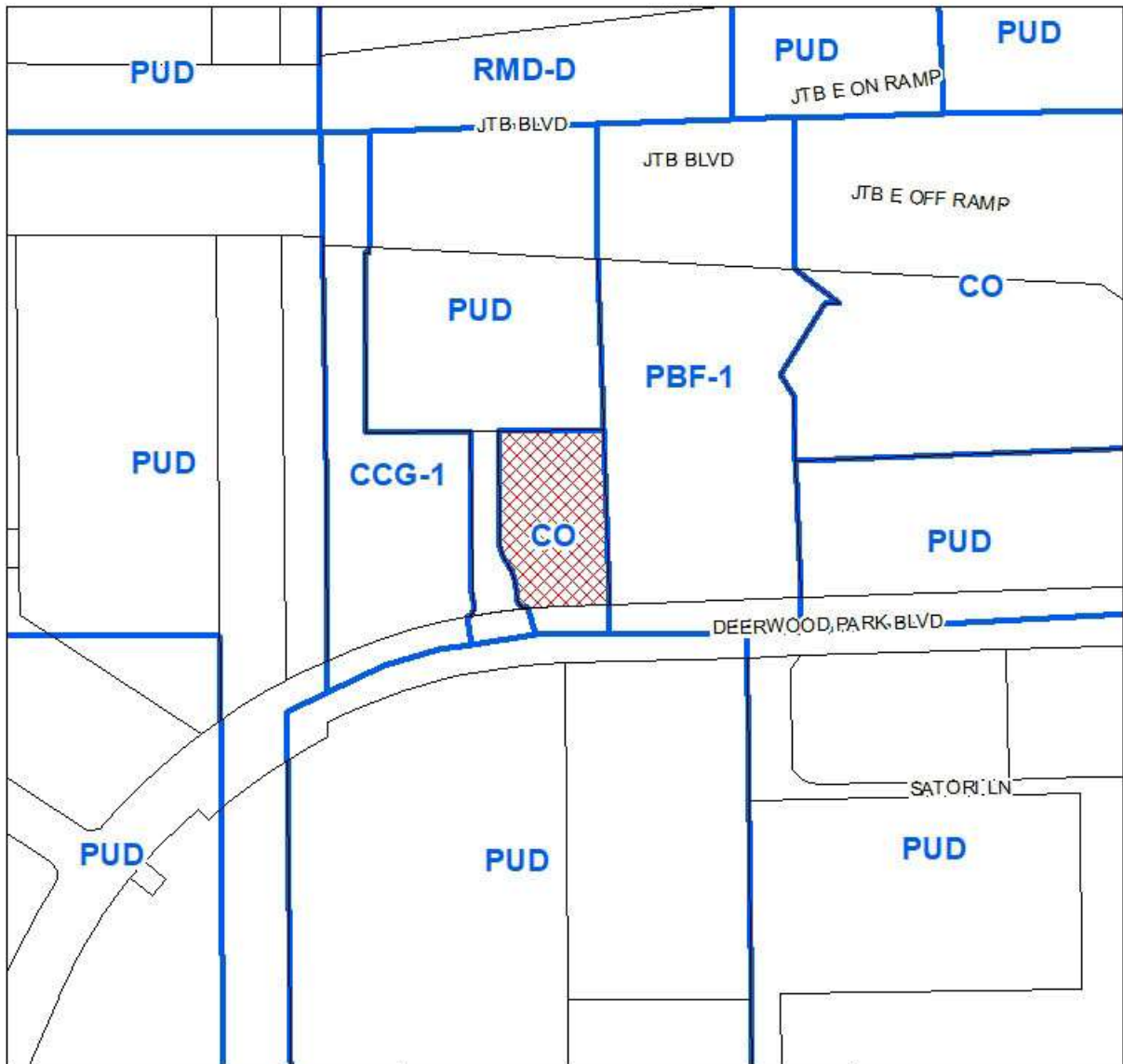


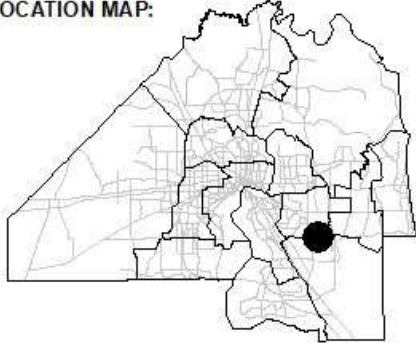
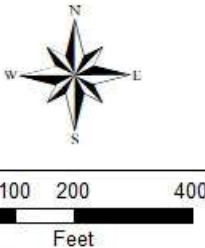
**Aerial view of the subject property, facing north.**



**View of the subject property from Deerwood Park Boulevard.**





<p>REQUEST SOUGHT:</p> <p><b>FROM: CO</b></p> <p><b>TO: CCG-1</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT: <b>11</b></p>
<p>ORDINANCE NUMBER <b>ORD-2024-0232</b></p>	<p>TRACKING NUMBER <b>T-2023-5328</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>