

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-17-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.30± ACRES
6 LOCATED IN COUNCIL DISTRICT 3 AT 10060 SKINNER
7 LAKE DRIVE, NORTH OF J. TURNER BUTLER BOULEVARD
8 AND WEST OF GATE PARKWAY BETWEEN SKINNER LAKE
9 DRIVE AND J. TURNER BOULEVARD EAST ON-RAMP (R.E.
10 NO. 167727-0880), AS DESCRIBED HEREIN, OWNED BY
11 SIERRA LEAF PROPCO, LLC, FROM PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT (1997-446-E) TO
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 INCLUDE MEDICAL OFFICES AND ANCILLARY USES IN
16 ADDITION TO THE CURRENT USES AND MODIFICATION TO
17 THE SIGNAGE REQUIREMENTS AS DESCRIBED IN THE
18 CORPORATE BANK HEADQUARTERS PUD; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, Sierra Leaf Propco, LLC, the owner of approximately
24 7.30± acres located in Council District 3 at 10060 Skinner Lake Drive,
25 north of J. Turner Butler Boulevard and west of Gate Parkway between
26 Skinner Lake Drive and J. Turner Boulevard East on-ramp (R.E. No.
27 167727-0880), as more particularly described in **Exhibit 1**, dated
28 November 21, 2025, and graphically depicted in **Exhibit 2**, both of
29 which are attached hereto (the "Subject Property"), has applied for
30 a rezoning and reclassification of the Subject Property from Planned
31 Unit Development (PUD) District (1997-446-E) to Planned Unit

1 Development (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

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

11 **WHEREAS**, the Council finds the proposed rezoning does not
12 adversely affect the orderly development of the City as embodied in
13 the Zoning Code; will not adversely affect the health and safety of
14 residents in the area; will not be detrimental to the natural
15 environment or to the use or development of the adjacent properties
16 in the general neighborhood; and will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of
18 the Zoning Code; now, therefore

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Planned Unit Development (PUD)
22 District (1997-446-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally permit the inclusion of medical
24 offices and ancillary uses in addition to the current uses and
25 modification to the signage requirements as described in the Corporate
26 Bank Headquarters PUD, and is described, shown and subject to the
27 following documents, attached hereto:

28 **Exhibit 1** - Legal Description dated November 21, 2025.

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

30 **Exhibit 3** - Written Description dated December 4, 2025.

31 **Exhibit 4** - Site Plan dated November 20, 2025.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by Sierra Leaf Propco, LLC and is legally described in **Exhibit**
3 **1**, attached hereto. The applicant is Paige Hobbs Johnston, Esq.,
4 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207;
5 (904) 346-5505.

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

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

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23 Form Approved:

24
25 /s/Terrence Harvey

26 Office of General Counsel

27 Legislation Prepared By: Erin Abney

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