

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-232**

AN ORDINANCE REZONING APPROXIMATELY 1.38± ACRES  
LOCATED IN COUNCIL DISTRICT 11 AT 0 J. TURNER  
BUTLER BOULEVARD, BETWEEN GATE PARKWAY AND  
CENTURION PARKWAY NORTH (R.E. NO. 167742-0200),  
AS DESCRIBED HEREIN, OWNED BY ARTHUR CHESTER  
SKINNNER, III, AS TRUSTEE OF THE ARTHUR CHESTER  
SKINNER, III, REVOCABLE LIVING TRUST DATED  
FEBRURAY 10, 1984, ET AL., FROM COMMERCIAL OFFICE  
(CO) DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1  
(CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Arthur Chester Skinner, III, as Trustee of the Arthur  
Chester Skinner, III, Revocable Living Trust dated February 10, 1984,  
et al., the owners of approximately 1.38± acres located in Council  
District 11 at 0 J. Turner Butler Boulevard, between Gate Parkway and  
Centurion Parkway North (R.E. No. 167742-0200), as more particularly  
described in **Exhibit 1**, dated December 6, 2023, and graphically  
depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
Property"), have applied for a rezoning and reclassification of the  
Subject Property from Commercial Office (CO) District to Commercial  
Community/General-1 (CCG-1) District; and

**WHEREAS,** the Planning and Development Department has  
considered the application and has rendered an advisory

1 recommendation; 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 (LUZ) Committee, after due  
6 notice, held a public hearing and made its recommendation to the  
7 Council; and

8       **WHEREAS,** taking into consideration the above recommendations  
9 and all other evidence entered into the record and testimony taken  
10 at the public hearings, the Council finds that such rezoning: (1) is  
11 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
12 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
13 not in conflict with any portion of the City's land use regulations;  
14 now therefore

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

16       **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Commercial Office (CO) District  
18 to Commercial Community/General-1 (CCG-1) District, as defined and  
19 classified under the Zoning Code, City of Jacksonville, Florida.

20       **Section 2. Owner and Description.** The Subject Property is  
21 owned by Arthur Chester Skinner, III, as Trustee of the Arthur Chester  
22 Skinner, III, Revocable Living Trust dated February 10, 1984, Patricia  
23 Skinner Campbell, as Trustee of the Patricia Skinner Campbell  
24 Revocable Trust Agreement dated October 24, 2002, Virginia Jones  
25 Charest (f/k/a Virginia Skinner Jones), as Trustee of the Virginia  
26 Skinner Jones Living Trust dated September 16, 1998, Edward Skinner  
27 Jones, as Trustee of the Edward Skinner Jones Revocable Living Trust  
28 dated January 31, 1989, Christopher Forrest Skinner, as Trustee of  
29 the Christopher Forrest Skinner Revocable Living Trust dated November  
30 28, 1989, Katherine Skinner Newton, as Trustee of the Katherine  
31 Skinner Newton Living Trust Agreement dated March 31, 1987, David

Godfrey Skinner, as Trustee of the David Godfrey Skinner Revocable Living Trust dated March 12, 1986, Leslie J. Jones and Jan Malcolm Jones, III, as Co-Trustees of the Jan Malcolm Jones, Jr. Nonexempt Marital Trust, and Randall Thomas Skinner, and is legally described in **Exhibit 1**, attached hereto. The applicant is Eric Hires, 115 Strongway Court, St. Augustine, Florida 32086; (904) 501-3339.

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

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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