

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2024-232**

5 AN ORDINANCE REZONING APPROXIMATELY 1.38± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 J. TURNER  
7 BUTLER BOULEVARD, BETWEEN GATE PARKWAY AND  
8 CENTURION PARKWAY NORTH (R.E. NO. 167742-0200),  
9 AS DESCRIBED HEREIN, OWNED BY ARTHUR CHESTER  
10 SKINNNER, III, AS TRUSTEE OF THE ARTHUR CHESTER  
11 SKINNER, III, REVOCABLE LIVING TRUST DATED  
12 FEBRURAY 10, 1984, ET AL., FROM COMMERCIAL OFFICE  
13 (CO) DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1  
14 (CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
15 THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

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

30 **WHEREAS,** the Planning and Development Department has  
31 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

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

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

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

23  
24 Form Approved:

25  
26           /s/ Mary E. Staffopoulos          

27 Office of General Counsel

28 Legislation Prepared By: Kaysie Cox

29 GC-#1618700-v1-2024-232\_(Z-5328).docx