

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-651**

5 AN ORDINANCE REZONING APPROXIMATELY 29.35±
6 ACRES, LOCATED IN COUNCIL DISTRICT 5 AT 6765 ST.
7 AUGUSTINE ROAD AND 6803 OLD KINGS ROAD SOUTH,
8 BETWEEN DUPONT AVENUE AND GALICIA ROAD (R.E.
9 NOS. 154066-0005 AND 154068-0020), AS DESCRIBED
10 HEREIN, OWNED BY PAPA’S LEGACY, LLC, ET AL. AND
11 A. CHESTER SKINNER, III, AS TRUSTEE OF THE
12 ARTHUR CHESTER SKINNER, III, REVOCABLE LIVING
13 TRUST DATED FEBRUARY 10, 1984, ET AL., FROM
14 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT SINGLE FAMILY AND MULTI-FAMILY
18 RESIDENTIAL USES, AS DESCRIBED IN THE HOMESTEAD
19 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
20 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
21 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, A. Chester Skinner III, as Trustee of the A. Chester
25 Skinner, III Revocable Living Trust dated February 10, 1984, et al.
26 and Papa’s Legacy, LLC, et al., the owners of approximately 29.35±
27 acres, located in Council District 5 at 6765 St. Augustine Road and
28 6803 Old Kings Road South, as more particularly described in **Exhibit**
29 **1**, dated April 20, 2021, and graphically depicted in **Exhibit 2**, both
30 of which are **attached hereto** (the “Subject Property”), have applied
31 for a rezoning and reclassification of that property from Residential

1 Medium Density-A (RMD-A) District to Planned Unit Development (PUD)
2 District, as described in Section 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application
4 and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the goals, objectives
9 and policies of the *2030 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 Residential Medium Density-A
22 (RMD-A) District to Planned Unit Development (PUD) District. This new
23 PUD district shall generally permit single family and multi-family
24 residential uses, and is described, shown and subject to the following
25 documents, **attached hereto**:

26 **Exhibit 1** - Legal Description dated April 20, 2021.

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

28 **Exhibit 3** - Written Description dated July 19, 2021.

29 **Exhibit 4** - Site Plan dated June 24, 2021.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by A. Chester Skinner III, as Trustee of the A. Chester

1 Skinner, III Revocable Living Trust dated February 10, 1984, et al.
2 and Papa's Legacy, LLC, et al., and is legally described in **Exhibit**
3 **1, attached hereto.** The applicant is Cyndy Trimmer, Esq., 1
4 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
5 807-0185.

6 **Section 3. Disclaimer.** The rezoning granted herein
7 shall not be construed as an exemption from any other applicable
8 local, 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), owner(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 the Council Secretary.

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23 Form Approved:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

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