

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

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 **Revised Exhibit 3** - Revised Written Description dated November 4,  
29 2021.

30 **Revised Exhibit 4** - Revised Site Plan dated November 16, 2021.

31 **Section 2. Owner and Description.** The Subject Property

1 is owned by A. Chester Skinner III, as Trustee of the A. Chester  
2 Skinner, III Revocable Living Trust dated February 10, 1984, et al.  
3 and Papa's Legacy, LLC, et al., and is legally described in **Exhibit**  
4 **1, attached hereto.** The applicant is Cyndy Trimmer, Esq., 1  
5 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
6 807-0185.

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

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24 Form Approved:

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26           /s/ Mary E. Staffopoulos          

27 Office of General Counsel

28 Legislation Prepared By: Connor Corrigan

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