

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-437**

5 AN ORDINANCE REZONING APPROXIMATELY 14.55±
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 0 OLD
7 KINGS ROAD AND 6351 OLD KINGS ROAD, BETWEEN
8 PRITCHARD ROAD AND GARDNER LANE (R.E. NOS.
9 083320-0000 AND 083389-0000), AS DESCRIBED
10 HEREIN, OWNED BY JOHNNIE B. THOMPSON AND
11 JEFFERSON B. THOMPSON, JR., AS TRUSTEES, OR
12 THEIR SUCCESSOR TRUSTEE, OF THE JOHNNIE B.
13 THOMPSON TRUST DATED JUNE 12, 1991, AND
14 JEFFERSON B. THOMPSON, III, GUY P. THOMPSON,
15 SHARON G. DEVEREAUX, BRUCE D. THOMPSON AND BETH
16 L. TAMAN (ALSO KNOWN AS BETH THOMPSON TAMAN), AS
17 SUCCESSOR CO-TRUSTEES OF THE JOHNNIE B. THOMPSON
18 TRUST DATED JUNE 12, 1991, FROM RESIDENTIAL
19 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
20 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
21 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP
22 TO 98 TOWNHOMES WITH ASSOCIATED RECREATIONAL
23 USES, AS DESCRIBED IN THE OLD KINGS TRAIL PUD;
24 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
25 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
26 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
27 EFFECTIVE DATE.
28

29 **WHEREAS**, Johnnie B. Thompson and Jefferson B. Thompson, Jr., as
30 trustees, or their successor trustee, of the Johnnie B. Thompson
31 Trust dated June 12, 1991, and Jefferson B. Thompson, III, Guy P.

1 Thompson, Sharon G. Devereaux, Bruce D. Thompson and Beth L. Taman
2 (a/k/a Beth Thompson Taman), as successor co-trustees of the Johnnie
3 B. Thompson Trust dated June 12, 1991, owners of approximately 14.55±
4 acres located in Council District 10 at 0 Old Kings Road and 6351 Old
5 Kings Road, between Pritchard Road and Gardner Lane (R.E. Nos. 083320-
6 0000 and 083389-0000), as more particularly described in **Exhibit 1**,
7 dated April 4, 2022, and graphically depicted in **Exhibit 2**, both of
8 which are attached hereto (the "Subject Property"), have applied for
9 a rezoning and reclassification of that property from Residential
10 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
11 District, as described in Section 1 below; and

12 **WHEREAS**, the Planning Commission has considered the application
13 and has rendered an advisory opinion; and

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

16 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
17 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
18 and policies of the *2030 Comprehensive Plan*; and (3) is not in
19 conflict with any portion of the City's land use regulations; and

20 **WHEREAS**, the Council finds the proposed rezoning does not
21 adversely affect the orderly development of the City as embodied in
22 the Zoning Code; will not adversely affect the health and safety of
23 residents in the area; will not be detrimental to the natural
24 environment or to the use or development of the adjacent properties
25 in the general neighborhood; and will accomplish the objectives and
26 meet the standards of Section 656.340 (Planned Unit Development) of
27 the Zoning Code; now, therefore

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

29 **Section 1. Property Rezoned.** The Subject Property is
30 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
31 District to Planned Unit Development (PUD) District. This new PUD

1 district shall generally permit up to a maximum of 98 townhomes with
2 associated recreational uses, and is described, shown and subject to
3 the following documents, **attached hereto**:

4 **Exhibit 1** - Legal Description dated April 4, 2022.

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

6 **Exhibit 3** - Written Description dated April 19, 2022.

7 **Exhibit 4** - Site Plan dated March 23, 2022.

8 **Section 2. Owner and Description.** The Subject Property
9 is owned by Johnnie B. Thompson and Jefferson B. Thompson, Jr., as
10 trustees, or their successor trustee, of the Johnnie B. Thompson
11 Trust dated June 12, 1991, and Jefferson B. Thompson, III, Guy P.
12 Thompson, Sharon G. Devereaux, Bruce D. Thompson and Beth L. Taman
13 (a/k/a Beth Thompson Taman), as successor co-trustees of the Johnnie
14 B. Thompson Trust dated June 12, 1991 and is legally described in
15 **Exhibit 1**, attached hereto. The applicant is Thomas Ingram, Esq.,
16 233 East Bay Street, Suite 1113, Jacksonville, Florida 32202; (904)
17 612-9179.

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

30 **Section 4. Effective Date.** The enactment of this Ordinance
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council
2 President and the Council Secretary.

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4 Form Approved:

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6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared By: Bruce Lewis

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