

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

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 PUD SUBJECT TO CONDITIONS; PROVIDING A
25 DISCLAIMER THAT THE REZONING GRANTED HEREIN
26 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
27 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
28 DATE.

29
30 **WHEREAS**, Johnnie B. Thompson and Jefferson B. Thompson, Jr., as
31 trustees, or their successor trustee, of the Johnnie B. Thompson

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

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

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

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

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

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

30 **Section 1. Property Rezoned.** The Subject Property is
31 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)

1 District to Planned Unit Development (PUD) District. This new PUD
2 district shall generally permit up to a maximum of 98 townhomes with
3 associated recreational uses, and is described, shown and subject to
4 the following documents, **attached hereto**:

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

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

7 **Revised Exhibit 3** - Revised Written Description dated July 8, 2022.

8 **Revised Exhibit 4** - Revised Site Plan dated May 5, 2022.

9 **Section 2. Rezoning Approved Subject to Conditions.** This
10 rezoning is approved subject to the following conditions. Such
11 conditions control over the Written Description and the Site Plan and
12 may only be amended through a rezoning:

13 (1) A traffic study shall be provided at Civil Site Plan Review
14 unless the Chief of the Traffic Engineering Division determines
15 otherwise. Prior to commencement of the traffic study, if applicable,
16 the traffic professional shall conduct a methodology meeting to
17 determine the limits of the study. The methodology meeting shall
18 include the Chief of the Traffic Engineering Division, the Chief of
19 the Transportation Division and the traffic reviewer from Development
20 Services.

21 (2) The proposed street typical cross section shall match that
22 found in the City of Jacksonville Standard Details, Residential Local
23 Subdivision Street Classification, Plate P-127 Roadway Drawing.

24 (3) There shall be no parking stalls in the City right-of-way.

25 **Section 3. Owner and Description.** The Subject Property
26 is owned by Johnnie B. Thompson and Jefferson B. Thompson, Jr., as
27 trustees, or their successor trustee, of the Johnnie B. Thompson
28 Trust dated June 12, 1991, and Jefferson B. Thompson, III, Guy P.
29 Thompson, Sharon G. Devereaux, Bruce D. Thompson and Beth L. Taman
30 (a/k/a Beth Thompson Taman), as successor co-trustees of the Johnnie
31 B. Thompson Trust dated June 12, 1991 and is legally described in

1 **Exhibit 1**, attached hereto. The applicant is Thomas Ingram, Esq.,
2 233 East Bay Street, Suite 1113, Jacksonville, Florida 32202; (904)
3 612-9179.

4 **Section 4. Disclaimer.** The rezoning granted herein
5 shall not be construed as an exemption from any other applicable
6 local, state, or federal laws, regulations, requirements, permits or
7 approvals. All other applicable local, state or federal permits or
8 approvals shall be obtained before commencement of the development
9 or use and issuance of this rezoning is based upon acknowledgement,
10 representation and confirmation made by the applicant(s), owner(s),
11 developer(s) and/or any authorized agent(s) or designee(s) that the
12 subject business, development and/or use will be operated in strict
13 compliance with all laws. Issuance of this rezoning does not approve,
14 promote or condone any practice or act that is prohibited or
15 restricted by any federal, state or local laws.

16 **Section 5. Effective Date.** The enactment of this Ordinance
17 shall be deemed to constitute a quasi-judicial action of the City
18 Council and shall become effective upon signature by the Council
19 President and the Council Secretary.

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21 Form Approved:

22
23 /s/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

26 GC-#1522422-v1-2022-437-E