



## OFFICE OF THE CITY COUNCIL

**BRENDA A. PRIESTLY JACKSON**  
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117 WEST DUVAL STREET, SUITE 425  
4TH FLOOR, CITY HALL  
JACKSONVILLE, FLORIDA 32202

**District 10 Community Meeting**  
**Hosted by Council Member Brenda Priestly Jackson**  
**RE 2021-0735 and 2021-0736 Rezoning between Collins Road and Rampart Road**  
December 1, 2021  
6:00 P.M.

**Location:** Leroy D. Clemons Senior Center, 55 Jackson Avenue North, Jacksonville, FL 32220

**Attendees:** CM Priestly Jackson, Chris LeDew, Folks Huxford, T.R. Hainline, Tom Mundy, Stuart Ferber, Michael Fraley, Thomas Hatcher (additional attendees listed on sign-in sheet)

**Meeting Convened:** 6:03 P.M.

Council Member Priestly Jackson opened with greetings and thanked everyone for attending the second meeting to have the opportunity to talk about the proposed development. CM Priestly Jackson stated the format of the meeting and advised that T.R. Hainline will be sharing information about the concessions the developer, The Ferber Company has made.

T.R. Hainline, the attorney for the developer, provided a recap from the previous meeting. Mr. Hainline reviewed a visual of the current plans, existing and proposed and explained the land usage. The Ferber Company has made the following concessions, they have removed the combination of Medium Density Residential (MDR) and High Density Residential (HDR) to MDR only with 20 units to the acre. Mr. Hainline reiterated that a PUD is a way to put conditions on the zoning and consist of a written description, site plan and any conditions the City Council places on the applicant at the time of the City Council vote.

CM Priestly Jackson emphasized her goal for the neighbors is to feel comfortable with the changes the developer has made. The Ferber Company made the following concessions:

- HDR land use will be removed from the application. Only MDR and CGE land uses
- Pool club house hours open no later than 11:00 PM Friday & Saturday. 10:00 PM Sunday-Thursday
- No amplified music on the pool deck
- Club house will be single story, 20' tall from finished floor to bottom of roof eaves
- Will build a 6' vinyl fence with the 10' uncomplimentary use buffer and agree to enhanced landscaping along the north/south boundary line along Longhorn Estates neighborhood



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- Landscape inside of the fences of the Longhorn Estate homes along our western boundary line if the residents will allow, or pay the cash equivalent of \$1000.00
- No building sign will be allowed on the western building façade of the commercial building closes to Longhorn Estates
- No deliveries on the commercial outparcels past 10:00 PM

Chris LeDew advised about his department, Traffic Engineering, involvement during the process and has been working with Thomas Hatcher, Transportation Engineer with England-Thims & Miller, Inc. (ETM). Mr. LeDew mentioned that Mr. Hatcher is aware of the current traffic issues and concerns. Mr. Hatcher stated that after the zoning process is done, a traffic study will be performed to address capacity issues. Mr. LeDew made it clear that he received the draft traffic study from Mr. Hatcher prior to the meeting and he and his staff had not had the opportunity to review it. He will meet with Mr. Hatcher at a later date to discuss and doesn't have a current decision on the findings.

CM Priestly Jackson opened the meeting for questions from the neighbors to share additional concerns.

CM Priestly Jackson advised a follow-up meeting will be held on after the holiday recess on Monday, January 10, 2022.

**Meeting Adjourned:** 7:43 P.M.

**Minutes:** Prepared by Kristen Hodges, Executive Council Assistant - District 10, 904-255-5146, [klhodges@coj.net](mailto:klhodges@coj.net)

### **ADA Accommodation Notice**

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***The written minutes for this meeting are only an overview of what was discussed. For verbatim comments from this meeting, please listen to audio recording posted on COJ's website at City Council Meetings Online.***