



OFFICE OF THE CITY COUNCIL

BRENDA A. PRIESTLY JACKSON
COUNCIL MEMBER DISTRICT 10
OFFICE (904) 255-5210
FAX (904) 255-5230
E-MAIL: bpjackson@coj.net

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
January 10, 2022
6:00 P.M.

Location: Webb Wesconnett Regional Library, 6887 103rd Street, Jacksonville, FL 32210

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

Meeting Convened: 6:01 P.M.

Council Member Priestly Jackson welcomed the neighbors and hoped they enjoyed their holiday.

Chris LeDew, Chief of Traffic Engineering, reviewed the traffic study and met with the Ferber company. He shared the high points from the meeting. He mentioned the capacity and the current problems before the development has been established. Mr. LeDew advised the development will not cause any major capacity problems. They were able to limit one way traffic for the residents going in the development. No left turns will be allowed out. A median barrier will also be included. A stub out (interconnection of commercial property) will be included with a future connection into Gate and Walmart. This connection will prevent the congestion at the light at Collins and Rampart. Mr. LeDew advised that the volume of traffic the developed is adding to the road, will not provide any significant change and that it would not get better or worse.

Tom Mundy, provided a recap of the project and list of concessions which were previously highlighted. There are additional concessions on behalf of the developer.

- Will reduce the number of apartment units from 400 to 315 units
- Outside of the 3 story / 35 foot height zone, they will agree to restrict the height of the apartment from 60 feet to 45 feet tall, measured from the finished floor elevation to the bottom of the roof eaves.
- The apartments will be gated so that Collins Road gate is ingress only (Entrance only). Ingress and Egress will be allowed to Rampart Road.
- Will agree to build an 8 foot vinyl fence along the western boundary line to further buffer Long Horn Estates neighborhood.



OFFICE OF THE CITY COUNCIL

BRENDA A. PRIESTLY JACKSON
COUNCIL MEMBER DISTRICT 10
OFFICE (904) 255-5210
FAX (904) 255-5230
E-MAIL: bpjackson@coj.net

117 WEST DUVAL STREET, SUITE 425
4TH FLOOR, CITY HALL
JACKSONVILLE, FLORIDA 32202

CM Priestly Jackson provided insight to what will transpire next, at the Land Use and Zoning meeting, since the recommendations from the Planning Commission and the Planning Department have been approved. Based on the concessions on behalf of the Ferber company, it is projected that the legislation will be approved by the Land Use and Zoning committee. The first piece of legislation which changed the zoning in the area was in 2008, the next piece of legislation which was approved in 2013 was for Walmart. This legislation will be the third modification that has been made.

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

Meeting Adjourned: 7:27 P.M.

Minutes: Prepared by Kristen Hodges, Executive Council Assistant - District 10, 904-255-5146,
klhodges@coj.net

ADA Accommodation Notice

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last-minute requests will be accepted but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

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.