

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-438**

5 AN ORDINANCE REZONING APPROXIMATELY 23.31± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 BIRD ROAD AND  
7 116, 122, 138, 210, 222, 250, 262, 280, 292, 324,  
8 348, 410, AND 412 KIRK ROAD, EAST OF MAIN STREET  
9 NORTH BETWEEN PARK AVENUE AND BIRD ROAD (R.E.  
10 NO(S). 108319-0020, 108326-0000, 108325-0000,  
11 108327-0000, 108324 0050, 108324-0005, 108323-  
12 0005, 108323-0010, 108322-0010, 108322-0005,  
13 108322-0100, 108321-0010, 108321-0000, 108319-  
14 0010, AND 108319-0000), AS DESCRIBED HEREIN,  
15 OWNED BY ROBERT SUMMEY, CANDICE SUMMEY, CURTIS  
16 EASTER, TINA EASTER, LINDA JAEGER, ROBERT JAEGER,  
17 EARL ALLEN, APRIL COOPER, ERICA COOPER, SARAH  
18 YOUNG, BRAD YOUNG, AMANDA ERVIN, JESSE COMPTON,  
19 BRENDA COMPTON, JOHN RAWLINGS, MELISSA RAWLINGS,  
20 AND JOHN THOMAS RAWLINGS JR., FROM RESIDENTIAL  
21 LOW DENSITY-120 (RLD-120) DISTRICT TO PLANNED  
22 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
23 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
24 SINGLE-FAMILY HOUSING WITH A MIX OF FORTY (40)  
25 FOOT AND FIFTY (50) FOOT LOT WIDTHS, AS DESCRIBED  
26 IN THE KIRK ROAD PUD, PURSUANT TO APPLICATION  
27 NUMBER Z-7150; PROVIDING A DISCLAIMER THAT THE  
28 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
29 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
30 PROVIDING AN EFFECTIVE DATE.  
31

1           **WHEREAS**, Robert Summey, Candice Summey, Curtis Easter, Tina  
2 Easter, Linda Jaeger, Robert Jaeger, Earl Allen, April Cooper, Erica  
3 Cooper, Sarah Young, Brad Young, Amanda Ervin, Jesse Compton, Brenda  
4 Compton, John Rawlings, Melissa Rawlings, and John Thomas Rawlings  
5 Jr., the owners of approximately 23.31± acres located in Council  
6 District 8 at 0 Bird Road and 116, 122, 138, 210, 222, 250, 262, 280,  
7 292, 324, 348, 410, and 412 Kirk Road, east of North Main Street  
8 between Park Avenue and Bird Road (R.E. NO(s). 108319-0020, 108326-  
9 0000, 108325-0000, 108327-0000, 108324 0050, 108324-0005, 108323-  
10 0005, 108323-0010, 108322-0010, 108322-0005, 108322-0100, 108321-  
11 0010, 108321-0000, 108319-0010, and 108319-0000), as more  
12 particularly described in **Exhibit 1**, dated April 20, 2026, and  
13 graphically depicted in **Exhibit 2**, both of which are attached hereto  
14 (the "Subject Property"), has applied for a rezoning and  
15 reclassification of the Subject Property from Residential Low  
16 Density-120 (RLD-120) District to Planned Unit Development (PUD)  
17 District, pursuant to application number Z-7150, as described in  
18 Section 1 below; and

19           **WHEREAS**, the Planning and Development Department has considered  
20 the application and has rendered an advisory recommendation; and

21           **WHEREAS**, the Planning Commission, acting as the local planning  
22 agency, has reviewed the application and made an advisory  
23 recommendation to the Council; and

24           **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
25 notice, held a public hearing and made its recommendation to the  
26 Council; and

27           **WHEREAS**, taking into consideration the above recommendations and  
28 all other evidence entered into the record and testimony taken at the  
29 public hearings, the Council finds that such rezoning: (1) is  
30 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
31 objectives and policies of the *2045 Comprehensive Plan*; and (3) is

1 not in conflict with any portion of the City's land use regulations;  
2 and

3 **WHEREAS** the Council finds the proposed rezoning does not  
4 adversely affect the orderly development of the City as embodied in  
5 the Zoning Code; will not adversely affect the health and safety of  
6 residents in the area; will not be detrimental to the natural  
7 environment or to the use or development of the adjacent properties  
8 in the general neighborhood; and will accomplish the objectives and  
9 meet the standards of Section 656.340 (Planned Unit Development) of  
10 the Zoning Code; now therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Low Density-120  
14 (RLD-120) District to Planned Unit Development (PUD) District. This  
15 new PUD District shall generally to permit single-family housing with  
16 a mix of forty (40) foot and fifty (50) foot lot widths, and is  
17 described, shown and subject to the following documents, attached  
18 hereto:

19 **Exhibit 1** - Legal Description dated April 20, 2026.

20 **Exhibit 2** - Subject Property Map (prepared by P&DD).

21 **Exhibit 3** - Written Description dated May 7, 2026.

22 **Exhibit 4** - Site Plan dated April 7, 2026.

23 **Section 2. Owner and Description.** The Subject Property is  
24 owned by Robert Summey, Candice Summey, Curtis Easter, Tina Easter,  
25 Linda Jaeger, Robert Jaeger, Earl Allen, April Cooper, Erica Cooper,  
26 Sarah Young, Brad Young, Amanda Ervin, Jesse Compton, Brenda Compton,  
27 John Rawlings, Melissa Rawlings, and John Thomas Rawlings Jr., and  
28 is legally described in **Exhibit 1**, attached hereto. The applicant  
29 is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
30 Florida 32202; (904) 807-0185; ckt@drivermcafee.com.

31 **Section 3. Disclaimer.** The rezoning granted herein shall

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

12 **Section 4. Effective Date.** The enactment of this Ordinance  
13 shall be deemed to constitute a quasi-judicial action of the City  
14 Council and shall become effective upon signature by the Council  
15 President and Council Secretary.

16  
17 Form Approved:

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19           /s/ Terrence Harvey          

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

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