

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-736**

5 AN ORDINANCE REZONING APPROXIMATELY 27.82± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 RAMPART ROAD,
7 7729 RAMPART ROAD, 7733 RAMPART ROAD, 7745
8 RAMPART ROAD, 7773 RAMPART ROAD, 7761 RAMPART
9 ROAD, 7143 COLLINS ROAD, 7155 COLLINS ROAD, 7167
10 COLLINS ROAD, 7169 COLLINS ROAD, 7171 COLLINS
11 ROAD, AND 7187 COLLINS ROAD, BETWEEN RAMPART ROAD
12 AND COLLINS ROAD, OWNED BY THE GENEVA MAE ADAIR
13 REVOCABLE TRUST (GENEVA MAE ADAIR, GLORIA MAE
14 PEACOCK, PAMA L. CUMMINGS, AND PATRICIA L.
15 KEENE, AS TRUSTEES), WILLIAM TYRONE TERRELL,
16 LESLIE W. TERRELL, FAYE TERRELL, FREDERICK G.
17 BUERMAN, JR., TRUSTEE UNDER THE FREDERICK G.
18 BUERMAN, JR. LIVING TRUST DATED AUGUST 11,
19 2020, KENNETH DAVID WILLIAMSON, KELLY ANN
20 CACERES AND THE RAY VOELKEL, JR. LIFE ESTATE,
21 AS DESCRIBED HEREIN, FROM AGRICULTURE (AGR)
22 DISTRICT, RESIDENTIAL LOW DENSITY-60 (RLD-60)
23 DISTRICT, AND RESIDENTIAL RURAL-ACRE (RR-ACRE)
24 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
25 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
26 ZONING CODE, TO PERMIT MIXED USES, AS DESCRIBED
27 IN THE RAMPART AND COLLINS MIXED USE PUD,
28 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
29 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5606-
30 21C; PROVIDING A DISCLAIMER THAT THE REZONING

1 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
2 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
3 PROVIDING AN EFFECTIVE DATE.
4

5 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
6 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
7 portions of the Future Land Use Map series (FLUMs) in order to ensure
8 the accuracy and internal consistency of the plan, pursuant to the
9 companion land use application L-5606-21C; and

10 **WHEREAS**, in order to ensure consistency of zoning district with
11 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
12 Amendment L-5606-21C, an application to rezone and reclassify from
13 Agriculture (AGR) District, Residential Low Density-60 (RLD-60)
14 District, and Residential Rural-Acre (RR-Acre) District to Planned
15 Unit Development (PUD) District was filed by T.R. Hainline, Esq., on
16 behalf of the owners of approximately 27.82± acres of certain real
17 property in Council District 10, as more particularly described in
18 Section 1; and

19 **WHEREAS**, the Planning and Development Department, in order to
20 ensure consistency of this zoning district with the *2030 Comprehensive*
21 *Plan*, has considered the rezoning and has rendered an advisory
22 opinion; and

23 **WHEREAS**, the Planning Commission has considered the application
24 and has rendered an advisory opinion; and

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

28 **WHEREAS**, the City Council, after due notice, held a public
29 hearing, and taking into consideration the above recommendations as
30 well as all oral and written comments received during the public
31 hearings, the Council finds that such rezoning is consistent with the

1 2030 Comprehensive Plan adopted under the comprehensive planning
2 ordinance for future development of the City of Jacksonville; and

3 **WHEREAS**, the Council finds that the proposed PUD does not affect
4 adversely the orderly development of the City as embodied in the
5 *Zoning Code*; will not affect adversely 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 the proposed PUD will accomplish the
9 objectives and meet the standards of Section 656.340 (Planned Unit
10 Development) of the *Zoning Code* of the City of Jacksonville; now,
11 therefore

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

13 **Section 1. Subject Property Location and Description.** The
14 approximately 27.82± acres are located in Council District 10, at 0
15 Rampart Road, 7729 Rampart Road, 7733 Rampart Road, 7745 Rampart
16 Road, 7773 Rampart Road, 7761 Rampart Road, 7143 Collins Road, 7155
17 Collins Road, 7167 Collins Road, 7169 Collins Road, 7171 Collins
18 Road, and 7187 Collins Road, between Rampart Road and Collins Road,
19 as more particularly described in **Exhibit 1**, dated July 7, 2021, and
20 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
21 and incorporated herein by this reference (the "Subject Property").

22 **Section 2. Owner and Applicant Description.** The Subject
23 Property is owned by the Geneva Mae Adair Revocable Trust (Geneva
24 Mae Adair, Gloria Mae Peacock, Pama L. Cummings, and Patricia L.
25 Keene, as Trustees), William Tyrone Terrell, Leslie W. Terrell,
26 Faye Terrell, Frederick G. Buerman, Jr., Trustee under the
27 Frederick G. Buerman, Jr. Living Trust dated August 11, 2020,
28 Kenneth David Williamson, Kelly Ann Caceres and the Ray Voelkel,
29 Jr. Life Estate. The applicant is T.R. Hainline, Esq., 1301
30 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
31 346-5531.

1 **Section 3. Property Rezoned.** The Subject Property,
2 pursuant to adopted companion Small-Scale Amendment L-5606-21C, is
3 hereby rezoned and reclassified from Agriculture (AGR) District,
4 Residential Low Density-60 (RLD-60) District, and Residential Rural-
5 Acre (RR-Acre) District to Planned Unit Development (PUD) District.
6 This new PUD district shall generally permit mixed uses, and is
7 described, shown and subject to the following documents, **attached**
8 **hereto:**

9 **Exhibit 1** - Legal Description dated July 7, 2021.

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

11 **Exhibit 3** - Written Description dated September 23, 2021.

12 **Exhibit 4** - Site Plan dated August 9, 2021.

13 **Section 4. Contingency.** This rezoning shall not become
14 effective until 31 days after adoption of the companion Small-Scale
15 Amendment unless challenged by the state land planning agency; and
16 further provided that if the companion Small-Scale Amendment is
17 challenged by the state land planning agency, this rezoning shall not
18 become effective until the state land planning agency or the
19 Administration Commission issues a final order determining the
20 companion Small-Scale Amendment is in compliance with Chapter 163,
21 *Florida Statutes*.

22 **Section 5. Disclaimer.** The rezoning granted herein
23 shall not be construed as an exemption from any other applicable
24 local, state, or federal laws, regulations, requirements, permits or
25 approvals. All other applicable local, state or federal permits or
26 approvals shall be obtained before commencement of the development
27 or use and issuance of this rezoning is based upon acknowledgement,
28 representation and confirmation made by the applicant(s), owner(s),
29 developer(s) and/or any authorized agent(s) or designee(s) that the
30 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this rezoning does not approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

4 **Section 6. Effective Date.** The enactment of this Ordinance
5 shall be deemed to constitute a quasi-judicial action of the City
6 Council and shall become effective upon signature by the Council
7 President and the Council Secretary.

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9 Form Approved:

10
11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Kaysie Cox

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