

11 THE CHAIRMAN: So this body and LUZ quite
12 often hear applicants come through, and they
13 are taking Residential Rural or Agriculture
14 land and putting a single-family home
15 development on it. And we typically hear
16 opposition from the surrounding neighbors who
17 have larger lots and they think it's disrupting
18 the character of the area.

19 And all of that is part of the plan for
20 Jacksonville, is to continue to grow, start in
21 the Urban Core and you kind of continue out,
22 and that's natural.

23 I think this is a unique scenario, you
24 know, given the access -- the limited access to
25 get out to this island. The amount of wetlands

39

1 and marsh and preserve areas that are out
2 there, I think this is probably one of the
3 most -- the most acreage of preserved lands in
4 Jacksonville in such a concentrated area.

5 And so I'm not comfortable -- looking down
6 the road, if all that were to get developed and
7 you got acres of preserved lands here and
8 apartments here and acres of preserved land
9 there, I think what you lose -- and,
10 Mr. Ingram, what you failed to touch on was you
11 lose the character of that area. And I think
12 that's what this overlay does.

13 And so I'm in support of it. I do
14 understand Commissioner Blanchard's reluctance
15 with some of the smaller lot sizes that would
16 now be part of the overlay. And I think that
17 has some validity, but I'm in support of this
18 overlay. I think this will protect the nature
19 of -- the character of this area, which is
20 worth protecting.

21 Thank you.

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2021-534:

- (1) On page 3, line 12, strike "Existing lots" and insert "Lots legally created and existing as of July 1, 2021";
- (2) On page 4, line 11, strike "ORDINANCE 2021-XXX-E," and insert "ORDINANCE 2021-534-E,";
- (3) On page 4, line 16, after "Area" insert "in Context";
- (4) On page 4, line 17, insert "Figure 2: Cedar Point - Sawpit Zoning Overlay Detail";
- (5) On page 4, line 23, after "size" insert "to less than one net acre of land";
- (6) On page 5, line 17, delete "this" and insert "the"; and
- (7) On page 1, line 1, amend the introductory sentence to add that the bill was amended as reflected herein.

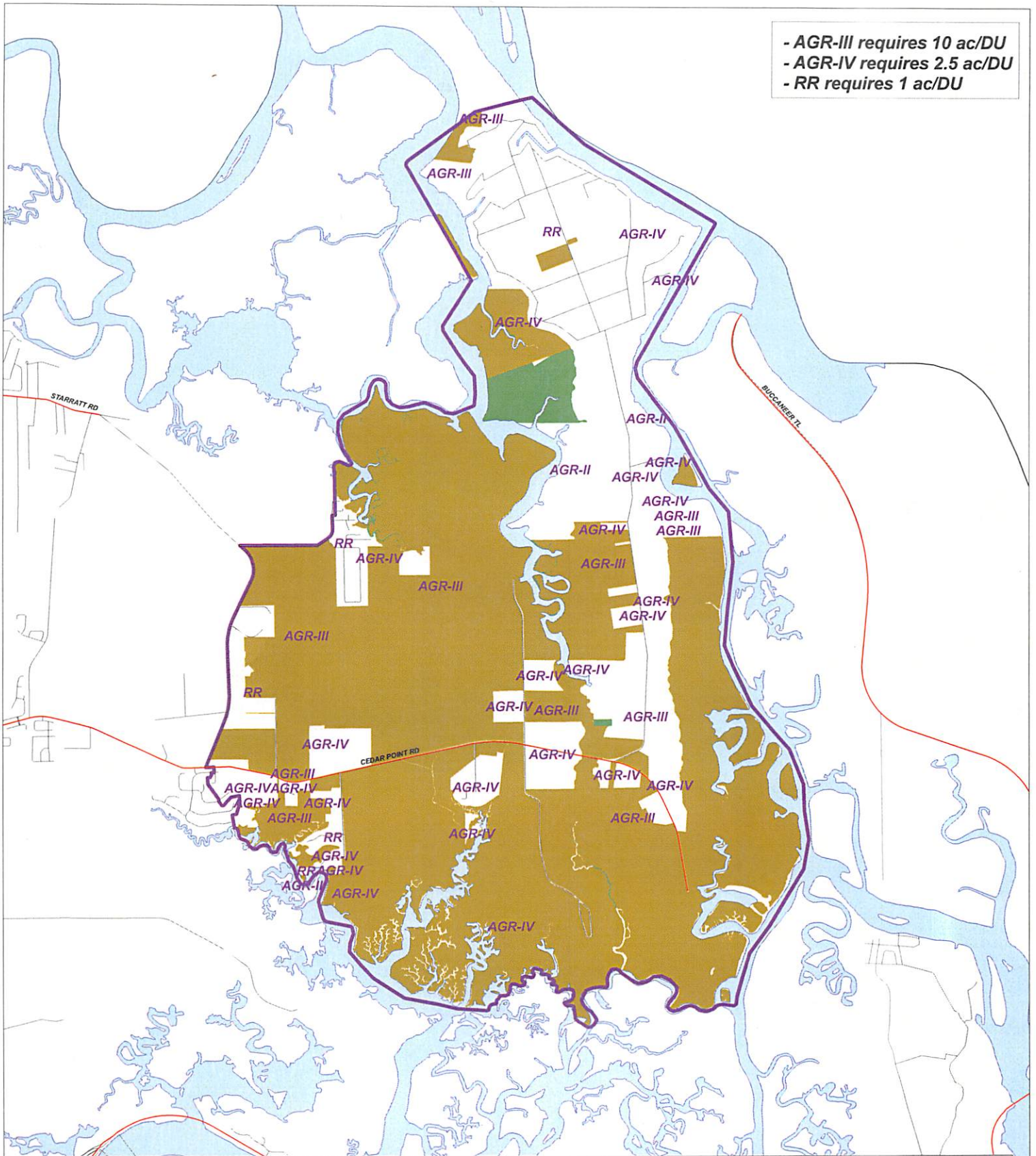
Form Approved:

Office of General Counsel

Legislation Prepared By: Susan C. Grandin

GC-#1482975-v1-2021-534_LUZ_Amend

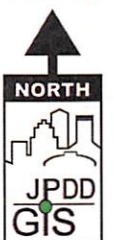
- AGR-III requires 10 ac/DU
- AGR-IV requires 2.5 ac/DU
- RR requires 1 ac/DU



Cedar Point - Sawpit Zoning Overlay with Preserved Lands

- Cedar Point Overlay - 14272 Acres
- Cedar Point Public Owned Lands - 8580 Acres
- Private Owned with CSV Land Use - 365 Acres

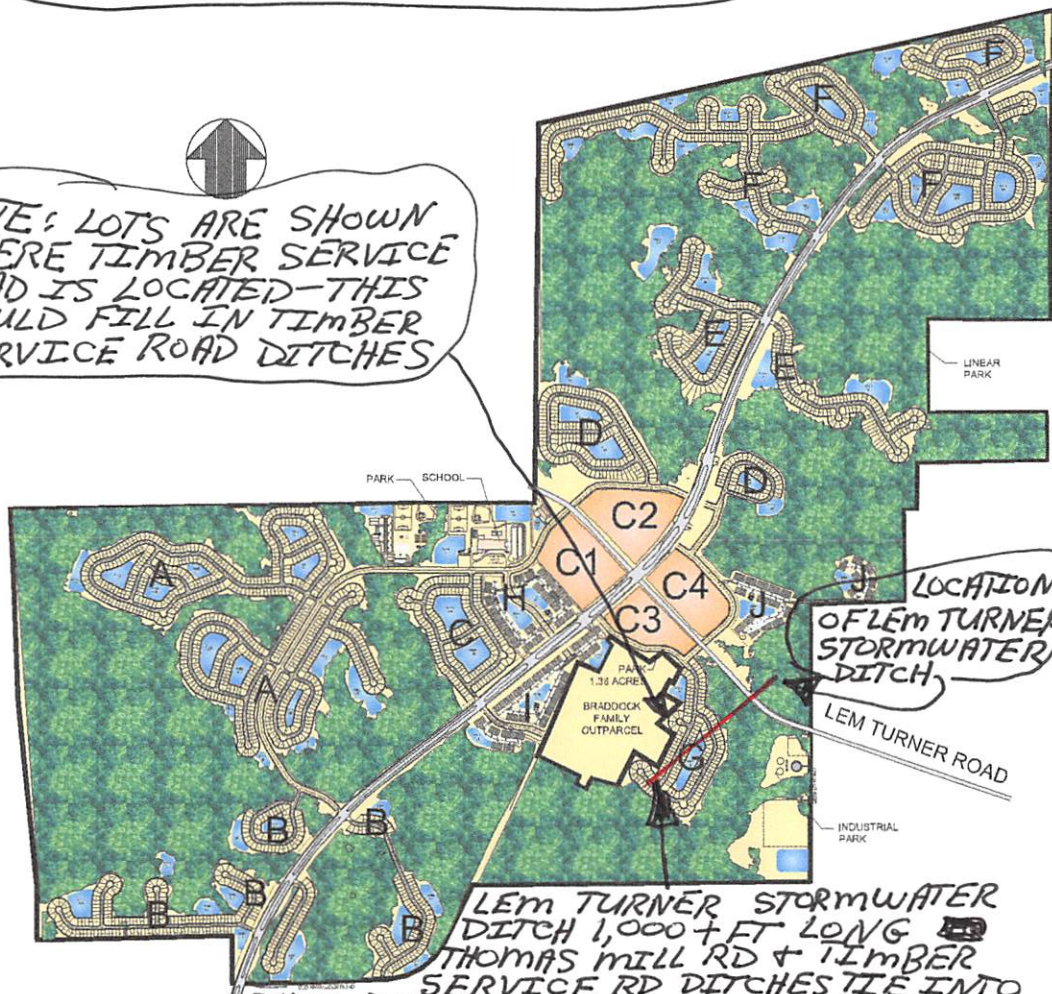
0 2,500 5,000 10,000 15,000 20,000 Feet



LEM TURNER STORMWATER DITCH PROVIDES DRAINAGE FOR BRADDOCK FAMILY OUTPARCEL NEIGHBORHOOD.

POD 'G' SHOWS LOTS ON TOP OF LEM TURNER STORMWATER DITCH.

NOTE: LOTS ARE SHOWN WHERE TIMBER SERVICE ROAD IS LOCATED—THIS WOULD FILL IN TIMBER SERVICE ROAD DITCHES



LEM TURNER STORMWATER DITCH 1,000+ FT LONG
THOMAS MILL RD + TIMBER SERVICE RD DITCHES TIE INTO THIS DITCH + 2 DITCHES BETWEEN HOMES ALSO TIE INTO STORMWATER DITCH.

DEVELOPMENT SUMMARY

POD 'A'
 UPLAND AREA.....149.55± ACRES
 LOTS.....656 (50x110)
 WETLAND IMPACTS.....31.02± ACRES
 POND.....21.39 (12%)
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'B'
 UPLAND AREA.....91.00± ACRES
 LOTS.....362 (50x110)
 WETLAND IMPACTS.....19.84± ACRES
 POND.....18.23 (16%)
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'C'
 UPLAND AREA.....39.23± ACRES
 LOTS.....157 (50x110)
 WETLAND IMPACTS.....1.44± ACRES
 POND.....6.50 (16%)
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'D'
 UPLAND AREA.....45.32± ACRES
 LOTS.....213 (50x110)
 WETLAND IMPACTS.....14.09± ACRES
 POND.....8.90 (15%)
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'E'
 UPLAND AREA.....76.76± ACRES
 LOTS.....296 (50x110)
 WETLAND IMPACTS.....7.63± ACRES
 POND.....13.67 (16%)
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'F'
 UPLAND AREA.....151.13± ACRES
 LOTS.....762 (50x110)
 WETLAND IMPACTS.....53.88± ACRES
 POND.....32.84 (18%)

POD 'G'
 UPLAND AREA.....26.56± ACRES
 LOTS.....147 (50x110)
 WETLAND IMPACTS.....5.64± ACRES
 POND.....3.68 (12%)
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'H'
 UPLAND AREA.....23.12± ACRES
 UNITS.....160 (TOWNS)
 WETLAND IMPACTS.....2.87± ACRES
 POND.....3.38 (13%)
 PARKING.....446 SPACES
 HANDICAP.....21 SPACES
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'I'
 TOTAL AREA.....25.26± ACRES
 WETLAND AREA.....1.27± ACRES
 UPLAND AREA.....23.99± ACRES
 UNITS.....200 (TOWNS)
 WETLAND IMPACTS.....2.12± ACRES
 POND.....3.72 (14%)
 PARKING.....638 SPACES
 HANDICAP.....26 SPACES
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

POD 'J'
 UPLAND AREA.....14.30± ACRES
 UNITS.....168 (TOWNS)
 WETLAND IMPACTS.....6.83± ACRES
 POND.....3.01 (14%)
 PARKING.....391 SPACES
 HANDICAP.....22 SPACES
 (POND PERCENTAGE IS BASED UPLAND AREA PLUS WETLAND IMPACTS)

COMMERCIAL

C1
 UPLAND AREA.....20.75± ACRES

C2
 UPLAND AREA.....20.37± ACRES

C3
 UPLAND AREA.....13.12± ACRES

C4
 UPLAND AREA.....15.60± ACRES

SINGLE FAMILY LOT SUMMARY

LOTS.....2,593 (50x110)

MULTI-FAMILY SUMMARY

UNITS.....528 (TOWNS)

King

6590 Burnside Road, Suite 240
 Jacksonville, FL 32216
 Phone 904-336-7555
 Fax 904-336-9533
 www.kingengineering.com
 Engineering License #2019

TIMUCUAN CONCEPTUAL MASTER PLAN BRADDOCK PARCEL

NOTES:
 1. THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO APPROVAL BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 2. THE PLAN IS BASED ON THE ASSUMPTIONS AND DATA PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA.
 3. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF KING ENGINEERING.

DECEMBER 11, 2007

22-2

SERVICE ROAD HAS A LARGE CONCRETE
CULVERT TO PERMIT LEM TURNER WATER
TO FLOW UNDER SERVICE ROAD
TO WET LAND

TIMBER SERVICE ROAD DITCHES ARE
PREVENTING THOMAS MILL RD DITCH
WATER FROM FLOWING INTO LEM
TURNER STORMWATER DITCH

LEM TURNER STORMWATER
DITCH FOLLOWS TREE LINE

60 FT RIGHT AWAY

GATE TO PRIVATE TIMBER
SERVICE ROAD

ELECTRIC
FENCE

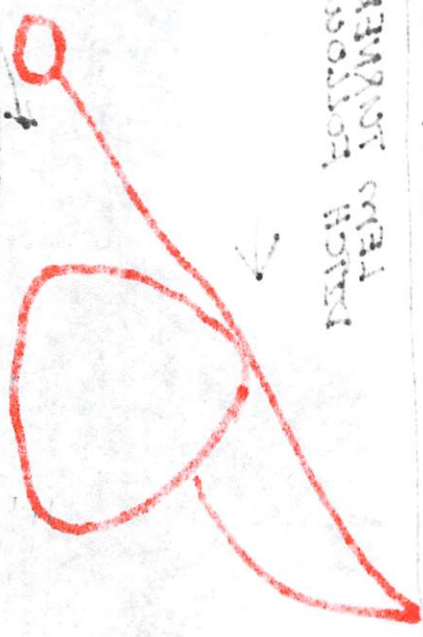
THOMAS MILL RD PART FOR
PUBLIC
APPROVED USE

06/12/2018 17:25

3222222 22222 2 222 2222 22222
 22222 222222 222 22222 2 222222
 2222 222222 22222 22222 2 2222 2222 2

222 222222 2222 222222 222222
 2222 2 222 222222 222222222
 222 2222 2222222 2222 22222
 22222 222222222 222222

2222222222 222222 222
 2222 2222 2222222 2222



222222 22222 2222
 22222 222222 2222 222222

222222
 222222

222222 222222
 222222 222222
 222222 222222



MEMPHIS HOOD WAS DEVELOPED
DITCH WAS FILLED IN WHEN
THEY TURNER STOCKWATER

THEY TURNER 30

MEMBER SERVICE
DITCH 1000 FT LONG
THEY TURNER STOCKWATER

5052-0002
8.282
PMT OF
30 TAP
F

STOCKWATER

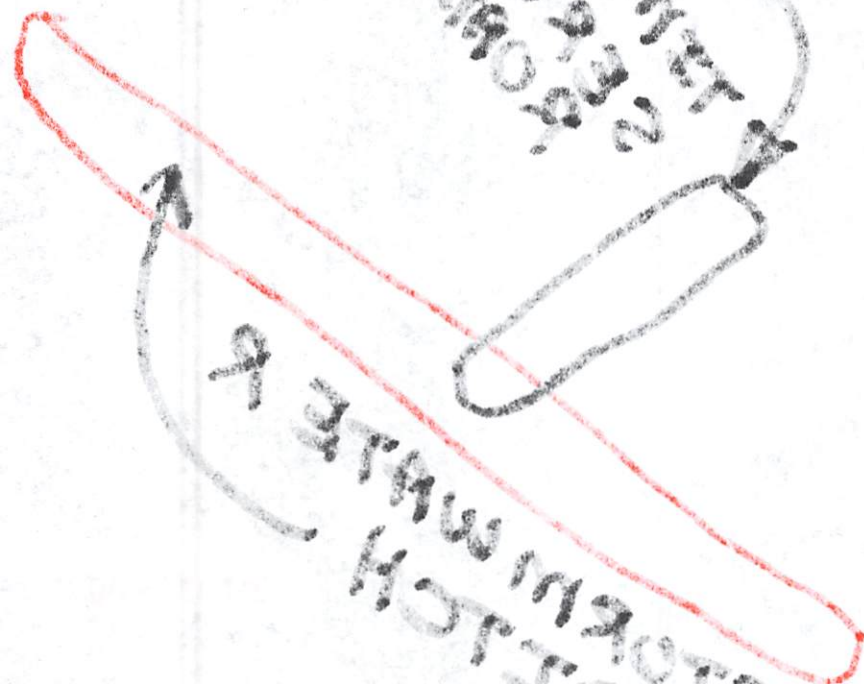


019355 0005

65-16000-12

THE INTER
LAWYERS
ASSOCIATION

STOCK MARKET
NOTED




WATER
FLOW

TIMBER SERVICE
ROAD CONCRETE CULVERT
FOR LEM TURNER
STORMWATER DITCH

AMH034 DEC/23/2019

FOR THE JAMES EARL RAY
FEDERAL BUREAU OF INVESTIGATION

30



THIS DITCH IS BETWEEN
2 NEIGHBORHOOD HOMES
NOW CARRIES MORE WATER
SINCE TIMBER SERVICE RD
DITCHES (BOTH SIDES) WERE PERMITTED
TO FILL IN WITH DIRT, BUSHES, + TREES.

THIS DITCH TIES INTO LEM TURNER
STORMWATER DITCH BY FLOWING ACROSS
PARCEL 019255-0005 (PART OF 2,235 ACRES)

TO FILE IN WITH THE BUREAU OF THE
TREASURY (BOTH SITES / COPIES FURNISHED)
SINCE JAMES BECKMAN JR
WOW CHARTER MORE LIMITED
P. WESLEY HOOD HOUSE
THIS MATCH IS BETWEEN

PARCEL 01025-0002 (PART 01025-0002)
STATIONARY WITH BY FURNISHING HOUSE
THIS MATCH THE TWO NEW TOWNERS

Thomas Mill Rd Extension Drainage

To Bill Braddock <billphyl@comcast.net> Copy Michelle Strickland <mstrickland@nfobgyn.com> •
Jimmy & Reba Rafuse <jdrafuse@comcast.net>

Mr. Braddock:

Here are the pictures I mentioned to your wife.

Pictures where taken 6-12-2018. The flooding has occurred more often, but I was either not home, or the weather was too bad, or it was too dark, to take pictures for more examples.

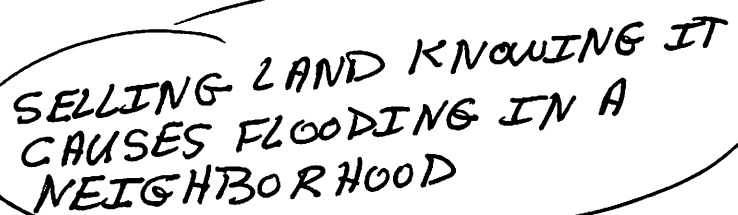
I explained to her the drainage from Thomas Mill Rd and Thomas Mill Rd East intersection back to the CC ditch has become blocked. The road past the metal gate was 60 ft wide like the Thomas Mill Rd Extension and the ditches to this part have either filled in or have become over grown. Causing the water to back up beside 2 houses. Please refer to the attached pictures. Water overflowing from the ditch also goes up into the Strickland's yard.

The original drainage (before lots were sold and leveled) ran through the neighborhood at an angle. The original ditch is still showed on City maps as if it still provides drainage, but it no longer exist. The network of neighborhood road ditches were to replace the original drainage ditch, but the ditches on both sides of the Thomas Mill Rd Extension now have no where to flow.

Would greatly appreciate it, if you would attend to this problem.

Sincerely,

Kent Wooldridge
rkwool01@comcast.net
Home (904) 768-3484
Cell (904) 868-7822



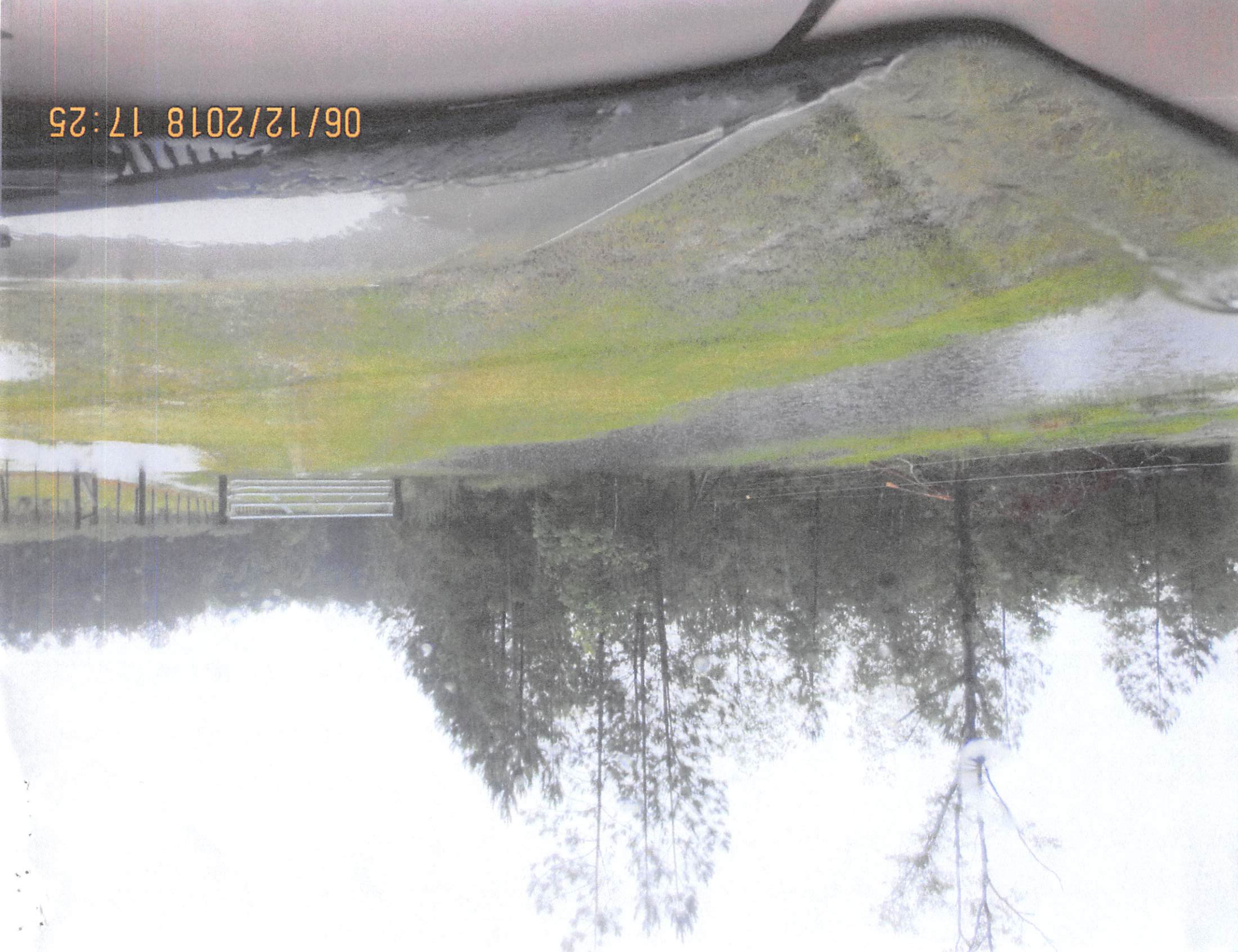
SELLING LAND KNOWING IT
CAUSES FLOODING IN A
NEIGHBORHOOD

- IMG_5751.JPG (4 MB)
- IMG_5754.JPG (4 MB)
- IMG_5755.JPG (4 MB)
- IMG_5756.JPG (4 MB)



06/12/2018 17:25

06/12/2018 17:25





06/12/2018 17:25



06/12/2018 17:23