

COJ Ordinance #2020-168 & 129 [Timber Cove]

VIDEO TRANSCRIPT:

My name is Marci McCosh of 33277 Wiregrass Way. I grew up in this area.. My parents live at 3101 Starratt Road, my disabled uncle at 3049, other family at 3051, 3052, and 3202 and I hold the mortgage at 3050 Starratt Road. I am before you today because unlike the developer, I care about this neighborhood and the people in it. I am not here to make money and walk away.

The community has been against 50' lots for all of the months that this project has been in development. The developer now says the PUD is not viable without them. Then, this may not be the development for Pulte. Perhaps another developer could meet the desires of the neighbors. Perhaps, as the only intersection with a traffic light within 3 miles, this property should remain commercial and LDR-90.

The developer has provided a list of developments with 50' lots to try to convince you this is consistent with the area. The closest of those developments is 3 miles away, two are over 20 miles away. The developer has neglected to tell you that the very closest developments, The Cape, Hidden Creek, and Amelia View average over half acre lots. Pulte's own Cascade Point just across the street which has the exact same characteristics as this site - around 30 acres, flanked by Starratt and Yellow Bluff on 2 sides, natural buffer to the east, PUD on the remaining side, has no 50' lots. In fact, the City required that development to have 70' lots around the entire perimeter. Something they did not require just across the street at Timber a Cove - an anomaly no one within City Planning can explain to me.

The developer has claimed this site will raise property values, neglecting to tell you that it sits immediately behind a Dollar General and a Kangaroo.... It begs the question who will pay the premium they claim to view the rear of a discount retail store?

The developer has gone so far as to state that the tract homes they build sell for more than homes in The Cape, when the truth is it is one of the most coveted neighborhoods in the area and lots rarely go on the market. There are 5 currently for sale there with an average asking price of \$385,000. One sold 2 weeks ago for \$390,000. Hidden Creek is closer in price point, but, they too are rarely on the market. There is only 1 currently available. Only 3 in Amelia View..... Larger lots are desirable and sell well in the area.

The developer has mentioned variety being needed but there are 152 homes for sale in the 32226 zip code alone, and over 4000 in all of Jacksonville. If we actually wanted to diversify, we we would not be building more tract homes.

Mr. Hainline made an issue at LUZ that I do not even live in this neighborhood anymore, and he's right. I sold my home and moved to an equestrian community. In only a handful of years this community is virtually unrecognizable. The city was not listening -community input has no value. There is no plan or vision for the northside. The Com Plan means nothing. I am yet to see a Land Use Change denied in Oceanway. Developers run Jacksonville. It's like the tail is

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wagging the dog.... As one of the last rural neighborhoods in Jacksonville, I could not stand to sit by and watch Council turn northeast Jacksonville into another Arlington or Orange Park.

When people have roots in an area, they tend to care for it. We knew that we had something special here. The trees, nature and tranquility made it special. In the process of making it accessible to the masses, the city has destroyed what makes it extraordinary. We are predominantly zoned rural residential LDR-90 - part of this site is zoned LDR-90. 90' is already much smaller than homes in this area. Yet, Pulte wants to whittle that 90 down further, not to 80 or 70 or 60, but to 50 and act as if they are doing neighbors a favor by not allowing it to be built out as commercial. Of 13 usable acres they want 72 homes - 5 homes per acre. I know it's allowable by COJ standards, but it's not right. These 50' lots do not fit here, and I would argue neither do 60 or 70. We are zoned 90', and the COJ should honor it's own zoning. The community has compromised, if you can call being beaten into submission by the City Planners a compromise..... We have stopped fighting the PUDs as we know we can not win, but we will not sit idly by for 50' lots. If the Developer is unwilling to offer larger lots, then it is best the property in question be left as currently zoned - Commercial and LDR 90'.