

Clements, Jeff

From: Edwards Family <edwardskv@gmail.com>
Sent: Tuesday, October 06, 2020 1:34 PM
To: CCMEETING10132020
Subject: Ordinance 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

We live in the Wilderness Subdivision and are opposed to ordinance 2020-0327.

The Wilderness Subdivision will be required to handle all of the additional traffic as the developer has decided not to include a back entrance / exit. This will significantly increase the traffic due to 60+ additional cars, additional bus stops, additional deliveries, etc. In addition to overall traffic impacting the neighborhood itself, O'Connor Road is too small to handle this amount of additional traffic and the morning and evening traffic on this very small road will cause gridlock.

Thank you,
Charles & Vickie Edwards

Clements, Jeff

From: Martha McKie <martha.mckie@gmail.com>
Sent: Tuesday, October 06, 2020 12:50 PM
To: CCMEETING10132020; Boylan, Michael; Ferraro, Albert; Diamond, Rory; Gaffney, Reginald; White, Randy; Freeman, Terrance; Bowman, Aaron; Laurie Prescott; Mike Hethington; Pamela Hall; Robert Blade
Subject: Fwd: Ordinance 2020-0307 (correction of Ordinance number)

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Clements, Jeff

From: gildarn@comcast.net
Sent: Tuesday, October 06, 2020 12:14 PM
To: CCMEETING10132020
Subject: Fwd: Ordinance 2020-0307 aka Melcon Farms Oconnor Road Access

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Councilman Michael Boylan: My name is Gilda Sanchez and I'm writing this email because my family objects to the Oconnor Road access of the proposed development coming through the wonderful and peaceful subdivision named The Wilderness. I want you to know that I am not a writer but I will somehow communicate my concern to you. So that you are aware, my house is the last house on the right next to the Melcon Farms entrance. Forgive my bluntness but the bottom line is our concern that the developer wants to use the Oconnor Road entrance when he can use Hagan Grant Lane as the new development entrance...it's a matter of choosing the lesser of two evils and it's also a matter of money over everything for him. I also want to take this opportunity and thank Pam Hall, Mike Hethington, Sheila O'Connor, Cheryl Hubbs among a group of others that are fighting to keep our little subdivision intact. They have already poured out their hearts and time writing letters to you and to Mr. Danhour and making our point with the hope that someone takes into consideration our requests. I cannot add anything else to their thorough lists and statements.

My house will have my driveway cut off as well as some of my yard all along it due to the proposed entrance to this new development to make the street wider. But the impact of using this street will not only affect my house and family, but the whole neighborhood of this great subdivision. We have school buses 6 times a day coming into the subdivision to pick up/drop off the kids, people walking their dogs or just walking around different times of day, kids and adults riding bikes. The added traffic coming from the new houses will be a nightmare for our subdivision not to mention the extra vehicles like Prime, Comcast, UPS, etc. The traffic situation is basically the beginning of negative issues that this new development and rezoning will bring to us and our neighbors at Cormorant Landing subdivision including issues with drainage basins, etc.

In order for the developer to satisfy the new tenants he will be taking away a way of life that we picked when we bought our house in this neighborhood. The impact will be felt for generations, not only by us. I wish the city council would have taken the time to come to our subdivision to have a better understanding of all the damage that will be done.

Sincerely,

The Sanchez family

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, October 06, 2020 12:11 PM
To: BYRAN BEINKAMPEN
Cc: CCMEETING10132020; Eller, Shannon
Subject: RE: MELCON FARM #2020-0307

Good afternoon,
We are in receipt of your email and it might not be read into records, as it was received after 12 noon.

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT
Councilman Michael Boylan - [District 6](#)
117 W. Duval Street | Jacksonville FL 32202
Phone 904.255.5158 | Fax 904.255.5230
soniaj@coj.net | www.coj.net

Email me if you'd like to receive District 6 NEWSLETTER



Please note that under Florida's very broad public records law, email communications to and from city officials are subject to public disclosures.

From: BYRAN BEINKAMPEN [<mailto:bbeinkampen@yahoo.com>]
Sent: Tuesday, October 06, 2020 11:59 AM
To: Boylan, Michael
Subject: MELCON FARM #2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Mr. Boylan,

I am writing to express my opposition to Melcon Farm #2020-307 development within the Wilderness subdivision. Having lived in the Wilderness for almost 20 years I feel my opposition is worthy of consideration. First, drainage has always been a problem within the subdivision as well as along Marbon Road. The issue has only intensified as property surrounding the Wilderness has been developed. Second, the additional traffic created would produce great congestion for the Wilderness. This concern, however, could be circumvented if the developer were to provide entrance/exit onto Aladdin Road rather than through the Wilderness.

I hope you will share my concerns and vote to prevent this development and its negative impact on the residents of the Wilderness.

Sincerely,

Byran A. Beinkampen
12435 Mesa Verde Trail
Jax, FL 32223
904-509-3254

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, October 06, 2020 11:49 AM
To: CCMEETING10132020
Subject: FW: Melcon Farm 2020-0307

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT
Councilman Michael Boylan - [District 6](#)
117 W. Duval Street | Jacksonville FL 32202
Phone 904.255.5158 | Fax 904.255.5230
soniaj@coj.net | www.coj.net

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From: cheryl hubbs [mailto:hubbs_seaward@yahoo.com]
Sent: Tuesday, October 06, 2020 11:19 AM
To: Boylan, Michael
Cc: shashe219@aol.com; belovedheirs@gmail.com; burtbr2@gmail.com; csloan@remax.net; debbiemackie1@gmail.com; gildarn@comcast.net; greenschemes@att.net; jaimejax@hotmail.com; jonathan.hall728@gmail.com; markoconnor@bellsouth.net; rmary32223@hotmail.com; rypikke@att.net
Subject: Re: Melcon Farm 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Councilman Boylan,

Thank you for letting us know that the Weinhacht's attorney's letter will be read again.

We are not opposing that the Weinhacht's be able to sell their property. It is how it is bring chopped up, that is the concern. The lot frontage of 80' is not consistent with every lot that touches Melcon Farms. All lots that touch Melcon Farms have 100' frontage or are zoned RR with multiple acres. The Weinhacht's boxed themselves in, selling off multiple parcels that are on the Southside of Melcon Farms. He wanted the trees, wildlife, natural flowing streams, etc. We all lived and loved his dream!

When we purchased our home 20+ years ago, we did our due diligence and we're ecstatic that the home we were buying backed up to wetland and no one would ever be able to build there, fast forward and now a builder is allowed to mitigate wetlands and build over them.

We are simply asking that some of Mr. Weinhacht's dreams of trees and wildlife be left intact. We are rapidly running out of the areas that once resemble true Mandarin. People want to move to Mandarin because of the true beauty! Chopping this property up into 80' frontage lots defeats that! Please help us to limit the front footage to 100' and preserve trees and wildlife.

I also need to add that some safety for The Wilderness needs to be addressed, because they have NO SIDEWALKS. Please address this concern with the LUZ.

Can I ask that this letter be read as a rebuttal to the Weinhachts attorney's letter?

Thank you
Cheryl Hubbs
Cormorant Landing

Sent from my iPhone

On Oct 6, 2020, at 10:03 AM, Boylan, Michael <MBoylan@coj.net> wrote:

Mrs. O'Connor (and all) – Thank you for your email.

In my effort to be as transparent as possible with respect to the exchanges my colleagues and me have been receiving...for and against the rezoning request, attached please find a letter from Mr. Rothstein who represents the owners of the property, Conrad and Melissa Weihnacht that I received this morning. It will be read this evening along with all the other emails and letters that have been forwarded to ccmeeting10132020@coj.net but I thought you and others should have a chance to review it in advance of this afternoon's meeting. – Michael

Michael Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: shashe219@aol.com [mailto:shashe219@aol.com]
Sent: Tuesday, October 06, 2020 9:48 AM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy
Cc: belovedheirs@gmail.com; burtbr2@gmail.com; csloan@remax.net; debbiemackie1@gmail.com; gildarn@comcast.net; greenschemes@att.net; hubbs_seaward@yahoo.com; jaimejax@hotmail.com; jonathan.hall728@gmail.com; markoconnor@bellsouth.net; rmary32223@hotmail.com; ryspikke@att.net
Subject: Melcon Farm 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any

City Council and Land Use & Zoning Committee members,

After reviewing the Melcon Farm 2020-0307 PUD plan, meeting with neighbors and the developer I am requesting you decline this rezoning plan.

The impact to the Wilderness neighborhood infrastructure, the pedestrians and the environment are too great under the current PUD plan.

Infrastructure: 40 year old roads and culverts in disrepair and in great need of maintenance. Sink holds left unrepaired and storm sewers clogged flooding roads with every rain. Wilderness roads and Marbon flood often. When raining cars on Marbon cars must stop to allow one to pass at a time. Low hanging trees will lose limbs to heavy equipment and sections of road already weak will collapse. Every few years a sinkhole on Marbon is filled in only to reappear. The City puts a barrier up on the sidewalk until it is repaired. This happens annually and takes many months to repair. People must step into the road to cross this bridge. City council please be on notice of this **safety hazard**.

Pedestrians: 100's of pedestrians a week walk the neighborhood with no sidewalk. Additional cars will put them at risk. The volume and speed of cars is already risky. Leaving the Wilderness onto Marbon by car, bike or on foot is very challenging. Family's that walk on Marbon will have additional risks. Adding 380 cars daily (10 trips a day per home) will not help Jacksonville become a safer city for pedestrians. The east and west ends of Marbon get backed-up during peak traffic times. Running on Marbon requires stepping off the sidewalk as parts are closed due to damage. The City has left Marbon sidewalks unrepaired for years. Turing from Marbon onto Aladdin is tricky at best and at least once a week there is an accident at the Marbon / San Jose intersection.

Environment: The PUD is the site of the head-waters of Cormorant creek. This clear running, sandy-bottom creek will be eliminated and replaced with pipes, ditches and a brown-mucky retention pond. A retention pond may be legal but it cannot be good for the wildlife or the health of our creeks and rivers. Clear-cutting will take the homes and lives of barn owls, fox, deer (a family of deer inhabit the land currently). I mentioned these critters last but they are not least. I watched a 6-point buck graze in my yard last week. (My land is adjacent to the PUD site.)

Late last year the LUZ approved a large clear-cutting project on Marbon at San Jose. To build another Daily's and townhomes, dozens of majestic oak were leveled and all the woods eliminated. I regret missing my opportunity to speak against it. Today on this site i watched a Florida Wood Stork (Federally-designated Threatened species) standing in a field of dirt where a pond once supplied nourishment. It was heartbreaking.

Land Use and Zoning Committee please help us save some of the last beautiful spaces in Mandarin.

I do have hope after reading the Jacksonville LUZ website. The site states the LUZ 'shall consider land use and zoning matters, including zoning; **preservation; conservation;** building codes; urban renewal; real estate; **land use; land, water,** and **wetlands preservation;** water supply issues; comprehensive planning..'

Thank you for the careful consideration of my concerns,

Sheila O'Connor
Travertine Trail
Jacksonville, FL 32223

<Rothstein Letter of Support Melcon Farm PUD 09 02 2020.docx>

Clements, Jeff

From: Martha McKie <martha.mckie@gmail.com>
Sent: Tuesday, October 06, 2020 11:14 AM
To: CCMEETING10132020; Boylan, Michael; Ferraro, Albert; Diamond, Rory; Gaffney, Reginald; White, Randy; Freeman, Terrance; Bowman, Aaron; Laurie Prescott; Mike Hethington; Pamela Hall
Subject: Ordinance 2020-0307 (correction of Ordinance number)

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Council Members and Wilderness Neighbors

The greatest problem that is concerning me about the MelCon development is the use of O'Connor Road. Among the options in the surrounding areas, selecting O'Connor Road as the entrance way from Marbon Road into The Wilderness is the most reasonable choice. The best possible entry must be outside of The Wilderness development where there is sufficient space to accommodate the traffic throughput required for 38 cars traveling daily.

There is much better space along Aladdin Road to Linjohn for the 38 cars to enter daily. The O'Connor Road Option is a poor choice given the much better routes on Linjohn Road.

My address is 12446 Mesa Verde Trail, Jacksonville FL 32223

I have lived in this house for 15 years.

Martha McKie



Virus-free. www.avast.com

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, October 06, 2020 11:10 AM
To: CCMEETING10132020
Subject: FW: LUZ Comments - Ordinance No. 2020-307
Attachments: 2020-10-6 Letter to LUZ re Ord. No. 2020-307.pdf

Please read into the public hearing.

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT
Councilman Michael Boylan - [District 6](#)
117 W. Duval Street | Jacksonville FL 32202
Phone 904.255.5158 | Fax 904.255.5230
soniaj@coj.net | www.coj.net

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From: Colby Keefe [mailto:ckeefe@flcalegal.com]
Sent: Tuesday, October 06, 2020 9:17 AM
To: Boylan, Michael; Huxford, Folks
Cc: Sales, Patricia
Subject: LUZ Comments - Ordinance No. 2020-307

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Good morning Commissioner Boylan and Mr. Huxford:

Please include and read the enclosed correspondence into the minutes at the LUZ meeting this afternoon, October 6, 2020.

Thank you,

Colby Keefe, Esq.
Associate Attorney

McCabe | Ronsman
110 Solana Road, Suite 102
Ponte Vedra Beach, Florida 32082
Phone: 904-396-0090
Email: ckeefe@flcalegal.com



Clements, Jeff

From: Martha McKie <martha.mckie@gmail.com>
Sent: Tuesday, October 06, 2020 10:57 AM
To: CCMEETING10132020; Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy
Subject: Ordinance 2020-0327

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Council Members and Wilderness Neighbors

The greatest problem that is concerning me about the MelCon development is the use of O'Connor Road. Among the choices existing in the surrounding areas, selecting O'Connor Road as the entrance way from Marbon Road into The Wilderness is the least reasonable choice. The best possible entry must be outside of The Wilderness development where there is sufficient available space to accommodate the traffic throughput required for 38 cars traveling daily.

There is much better space along Aladdin Road to Linjohn for the 38 cars to enter daily. The O'Connor Road Option is a very bad choice given the much better routes on Linjohn Road.

My address is 12446 Mesa Verde Trail, Jacksonville FL 32223

I have lived in this house for 15 years.

Martha McKie



Virus-free. www.avast.com

Clements, Jeff

From: Don Seaward <don.seaward@jbwarranties.com>
Sent: Tuesday, October 06, 2020 10:02 AM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; White, Randy; ccmeeeting10062020@coj.net; CCMEETING10132020
Subject: ORD 2020-0307 LUZ EETING 10/06/2020 Melcon Farms

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PLEASE READ INTO THE MINUTES FOR ORD 2020-0307 FOR THE LUZ MEETING 10/06/2020.

Councilman,

My name is Donald Seaward and I reside in Cormorant Landing at 3740 Cattail Drive, S. Jacksonville, FL 32223

I do not oppose the Melcon Farms proposed subdivision, however, I do oppose the number of lots in the proposed subdivision. I believe the lot widths should be no less than the surrounding area, which is 100' in width. All lots surrounding this project have 100' frontage lots, or they have RR zoning with multiple acres.

Please consider approving this subdivision with 100' frontage lots.

Thank you,
Don Seaward

--



Don Seaward
Regional Sales Manager
904-334-9602
JB Warranties
855-742-5522
2221 Justin Road
Suite 119 PMB-151
Flower Mound, TX 75028
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Clements, Jeff

From: Tanya Hughes <hughestanya69@gmail.com>
Sent: Tuesday, October 06, 2020 9:54 AM
To: Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy; CCMEETING10132020; Boylan, Michael
Subject: ORD 2020-0307 LUZ 10/06/2020 - Natural floodway wetland woodlands between Oldfield Creek and Cormorant Branch

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please read into the meeting minutes for ORD 2020-307 for LUZ meeting Oct 6, 2020 if I am unable to attend.

Tanya Hughes

12468 Shady Creek Dr. 32223

Dear Council Members and Staff,

I hope this email finds all of you and your families safe and well. Thank you for your willingness to do the jobs you have selected to do, not everyone could deal with the pressure and from what I seen over the last several months you do your jobs with grace.

As we (the city) search for a Chief Resilience Officer to help us drive a comprehensive strategy to withstand climate-related-shocks, I would like for us to think about the things we can do now by using our current tools to make the right decisions.

I am sure most of you already know about the flooding in the area and adding another small subdivision is only going to make it worse (even with the retention ponds).

The remaining corridor between Cormorant Branch and Oldfield Creek supports a natural floodway forest canopy ecosystem that is why we love this area.

If we infill the remaining properties with higher density housing, we will not have the trees, wildlife and light trafficked neighborhoods everyone currently enjoys.

Current rural zoning would allow development that incorporates both wetland and woodland spaces that Mandarin residents treasure and would love to share with future generations.

Please consider preservation of the remaining corridor between the creeks for future residents, by setting expectations of wetland and woodland preservation with lot sizes between one and half an acre.

Thank you,

Tanya Hughes

12468 Shady Creek Drive

Jacksonville, FL 32223

Clements, Jeff

From: cheryl hubbs <hubbs_seaward@yahoo.com>
Sent: Tuesday, October 06, 2020 9:53 AM
To: ccmeeting10062020@coj.net; Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy; CCMEETING10132020
Subject: ORD 2020-0307 LUZ 10/06/2020

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

PLEASE READ INTO MEETING MINUTES FOR ORD 2020-0307 FOR LUZ MEETING ON 10/06/20, IF I AM UNABLE TO ATTEND.

My name is Cheryl Hubbs, I reside at: 3740 Cattail Drive, S., Jacksonville, FL 32223.

I reside in the neighborhood just north of Melcon Farms, known as Cormorant Landing. I want to make it abundantly clear that I do not oppose the new development of Melcon Farms, what I do oppose is the lot sizes of Melcon Farms. All of the northerly lots of Melcon Farms (17 lots) that back up to Cormorant Landing are 80' in width. All of Cormorant Landing lots are 100' in width. All of the surrounding lots (3 lots) in the Wilderness are 100' in width. All other surrounding lots to Melcon Farms are RR zoned and are of multiple acreage. The developer originally platted the site with 90' width lots, and now has decreased them to 80'. This change allows for two houses behind my home and in one case, my neighbor will have THREE lots behind their home. The loss of privacy is over whelming to an already thirty year old neighborhood. I am asking that the developer keep the minimum lot size of 100' as to be compatible to the area.

The developer asserts that he is giving us a buffer (conservation easement) of 20' in depth, this is not a bonus, as this is what is required in an in-fill subdivision. It was stated at the planning commission meeting that he was being very generous, folks, that is not generous, that is the law having a minimum of 20' buffer.

If this development is approved, I ask that some provisions be made for The Wilderness subdivision. The Wilderness has NO SIDEWALKS, this is huge safety issue for the children and families that must walk in the streets. Surely, our City would want children and families to be able to walk in their own neighborhood. The bus stops alone cause these children to be in harms way, with the addition of 37 new homes being added to their community.

Lastly, the developer does not own the access to Melcon Farms. That entrance road is known as O'Connor Road and is privately owned by Cormorant Landing. We have neighbors that will be adversely affected by noise and light pollution from being at the entrance of Melcon Farms. I propose the developer find an alternative way into his development.

Please reconsider approving this PUD as currently planned.

Thank you,
Cheryl Hubbs

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, October 06, 2020 9:33 AM
To: CCMEETING10132020
Subject: 2020-0307 Letter of Support
Attachments: Rothstein Letter of Support Melcon Farm PUD 09 02 2020.docx

To be read at this evening's meeting. (Forwarded at the request of the applicant.) – M

Michael Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, October 06, 2020 9:24 AM
To: CCMEETING10132020
Subject: FW: Re-sending Due To Lack of Receipt Confirmation
Attachments: Melcon Farm LUZ.docx; Screenshot (3).png

From: Laurie Prescott [<mailto:greenschemes@att.net>]
Sent: Tuesday, October 06, 2020 8:37 AM
To: Boylan, Michael; CCMEETING10132020
Subject: Re-sending Due To Lack of Receipt Confirmation

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----- Forwarded Message -----

From: Laurie Prescott <greenschemes@att.net>
To: CCMEETING10132020@COJ.COM <ccmeeting10132020@coj.com>
Cc: Michael Boylan <mboylan@coj.net>
Sent: Monday, October 5, 2020, 02:44:07 PM EDT
Subject: Ordinance 2020-307

I would like to read the Melcon Farms document at the LUZ meeting tomorrow. I will be attending via Zoom.

Thank you.

Laurie Prescott
12155 Mesa Verde Trail

Clements, Jeff

From: Barbara Langley <langleyb301@comcast.net>
Sent: Tuesday, October 06, 2020 8:52 AM
To: CCMEETING10132020
Subject: Subject: ORD 2020-0307 LUZ 10/06/2020 - Natural floodway wetland woodlands between Oldfield Creek and Cormorant Branch

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please allow Mandarin to remain a diamond in the Jacksonville community. We have long been known for our large trees that cannot be duplicated by simply planting 5 trees in its place. Please remember, this is why people move to Mandarin. To get away from the cookie cutter, small lots being developed all over the city. And also remember the wildlife. We have all sorts of animals that make Mandarin their home; turkeys, hawks, eagles, turtles, fox, raccoons and others. It's called Nature folks!!

Barbara Langley, Richard A. Langley
4097 Shady Creek Lane
Jax 32223

Sent from my iPad

Barbara

Sent from my iPad

Clements, Jeff

From: Susan Boles <belovedheirs@gmail.com>
Sent: Tuesday, October 06, 2020 7:39 AM
To: CCMEETING10132020
Subject: Ordinance 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

I live on Travertine Trail and am opposed to Ordinance 2020-0307 because it will cause traffic problems in my subdivision.

Clements, Jeff

From: Katrinka Spiro <gka2000@hotmail.com>
Sent: Tuesday, October 06, 2020 7:37 AM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy; CCMEETING10132020
Subject: Correction

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Correction to my previous letter
My letter is in regards to ORD 2020 0307

Thank you
Have a nice day.
Katrinka Spiro

Sent from [Mail](#) for Windows 10

Clements, Jeff

From: Katrinka Spiro <gka2000@hotmail.com>
Sent: Tuesday, October 06, 2020 7:27 AM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy; CCMEETING10132020
Subject: Ordinance 2020-327

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear LUZ Council,

I'm requesting my letter be read at the city council LUZ meeting on Oct 6th 2020

I'm writing because I am against re-zoning of The Malcom Farms parcel for the following reasons.

The charm of Mandarin. Have you ever been to The Walter Jones Historical Park? When you visit this park You walk through a beautiful landscape which includes huge sprawling oak trees draped with moss, gardens, historical buildings, winding walk ways, beautiful views of the water.

The description of the park is very similar to Melcom Farms, they could be sister properties. This is typical Mandarin. This is the charm of Mandarin. This is what makes Mandarin unique. If you want to know the best history in Jacksonville, you check out Mandarin. This why people come and visit mandarin. This is why people want to live in Mandarin. People want to live in rural residential area. That being said, when you take a look at the satellite image of this property, it CLEARLY shows lush green density of the natural resources. This property clearly needs to stay rural residential. The Cormorant Landing which is to the north, are 100 ft lots. To the south and east are single family homes with at least one acre to each lot.

The protection of the wildlife. Though there was an assessment preformed by ,Terra Worx Land group, and no protected wildlife species were found, all wild life will be impacted by development. The wetlands is a very delicate eco system. The wildlife will be pushed out into the other neighborhoods or be eradicated though loss of habitat. This developer will tell you "they will preserve as much as they can" The reality is the current regulations the developers have to comply with don't allow preservation... the land is completely cleared, retention ponds and lawns, are put in, which don't support wild life.

Traffic. This development will increase the traffic and congestion in this area. The entrance of the proposed development is narrow and will cause problems especially during commuting time frames.

Quality of life. Low density of people, traffic, and homes is a better quality of life.....because there is less stress on the people, wildlife, and environment.

Thank you for your time,

Katrinka Spiro
5325 Julington Ridge Drive S
Jacksonville

I'm requesting my letter be read to the council during LUZ meeting Oct 6th 2020

Sent from [Mail](#) for Windows 10

Clements, Jeff

From: cassandra@thecomputer.com
Sent: Tuesday, October 06, 2020 1:09 AM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy; CCMEETING10132020
Subject: ORD 2020-0307 LUZ 10/06/2020 - Natural floodway wetland woodlands between Oldfield Creek and Cormorant Branch
Attachments: Mandarin - what is consistent.jpg

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please read into meeting minutes for ORD 2020-307 for LUZ meeting Oct 6, 2020 if I am unable to attend.

Cassandra Goodwin
12460 Shady Creek Dr. 32223

Honorable Council Members,

I am concerned about the threat of traffic to the safety and welfare of an established dense neighborhood that does not have sidewalks, rather than using an adjacent route with sidewalks, or an available less dense route.

FLUE Goal 1: To insure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances,... and degradation.

Jacksonville is a vibrant city with many distinctive neighborhoods like Riverside, San Marco, and Mandarin. References to Mandarin's wetland woodlands abound as it's distinctive characteristic.

Compare the impact of the deforestation and wetland loss in Mandarin to replacing craft beer eateries in Murray Hill with fast food found at highway exits.

This proposal will degrade the remaining corridor between Cormorant Branch and Oldfield Creek, that currently supports a unique floodway forest canopy ecosystem that is a main draw to current residents.

It is expected that infill will occur at a higher density, and I welcome new residents to enjoy the lifestyle I enjoy in a lightly trafficked neighborhood with trees and wildlife living in the wetlands on my over half an acre home site.

But if new development is allowed to continue to degrade wetland woodlands with grass bordered retention ponds, the changes will result in the collapse of the surrounding ecosystem's ability to support wildlife that relies on the tree canopied wetlands, resulting in significant loss of enjoyment for current residents. The proposal even puts 2 lots backing up to one lot for most of the northern border.

However, current rural zoning would allow development that incorporates both wetland and woodland spaces that Mandarin residents treasure and would love to share with future generations.

The current asking price of the land is aligned with more upland areas, resulting in a proposed development at an intensity inconsistent with the remaining corridor of large lots in the floodway between the creeks. Recent small lot developments should not be applied as consistency to allow further degradation.

Maximum return on investment is expected for landowners, but City Planning should not allow "asking prices" to drive development to an intensity that results in destruction of the ecosystem, unsafe neighborhood traffic, and reduction of overall enjoyment of home life for existing residents.

Please consider preservation of the remaining corridor between the creeks for future residents, by setting expectations of wetland and woodland preservation with lot sizes between one and half an acre.

Thank you,
Cassandra Goodwin
12460 Shady Creek Dr
Jacksonville, FL 32223

Clements, Jeff

From: LEWIS FISCHER <lfischer16@bellsouth.net>
Sent: Monday, October 05, 2020 7:34 PM
To: CCMEETING10132020
Subject: re: Melcon Farm (#2020-0307) rezoning

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

I am a resident of the Wilderness and I have objections to the Melcon Farm development proposal. All the traffic from Melcon Farm will exit onto O'Conner Rd. into the middle of our development, which has been in existence for over 40 years. We have no sidewalks and narrow streets. The development as proposed will negatively impact our quality of life, our safety and our property values.

I strongly request that the number of homes be reduced or that an additional exit road at the back of the development onto Hagan Grant Rd. and Linjon Rd. be required

Thank you for your consideration.
Loretta Fischer

Clements, Jeff

From: Bill F <flyerbill@yahoo.com>
Sent: Monday, October 05, 2020 5:40 PM
To: Boylan, Michael; Diamond, Rory; White, Randy; Ferraro, Albert; Freeman, Terrance; Gaffney, Reginald; Bowman, Aaron; CCMEETING10132020
Subject: Melcon Farm #2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please read into meeting minutes for 10/13/2020 for ORD 2020-307.

My name is Bill Farrell. I live at 12218 Mesa Verde Trail. I am writing to you to voice my opposition to the current plans for Melcon Farm Ord 2020-0307.

While there are multiple reasons that this plans give me pause from the density of houses to increased traffic, the single most important reason to me for objecting is drainage.

Our family bought this house five years so for the birds and wildlife and the small creek that ran behind it. In the five years that we have lived here, that small creek has increased in width multiple times. Drainage with the existing houses that we have now is an issue. Water that used to drain easily now sits stagnant for days/weeks at a time. Trees that used to sit on dry land are now in the creek and having their rootballs eroded away (please see attached pictures). We have already lost multiple trees either to erosion or decay from this increased water level. The creek has not flowed normally since Hurricanes Matthew and especially Irma.

Looking at the site plans, the current planned runoff is to feed into this creek. If you look at the southwest corner of the drainage report, the creek and the chart end at Mesa Verde Trail. I am literally across the street. I am also the boundary for Evacuation Zone A. So this plan calls for draining into an evacuation zone that already has drainage issues. This will not only affect myself but untold other homes further downstream toward Julington Creek.

If nothing else, I humbly request that further study be done to the impact of existing homes in this evacuation Zone. I would invite engineers to come and visit the creek as it currently exists (not on a map Pre-Irma). I would be more than willing to let them walk my backyard and see the current situation.

Thanks,

Bill Farrell
The
Wilderness





Clements, Jeff

From: Alana Hall <alanamadisonjax@gmail.com>
Sent: Monday, October 05, 2020 3:56 PM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy; CCMEETING10132020
Subject: Melcon Farm proposed development #2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear LUZ members,

I live on the corner of Travertine Trail and O'Connor Road, and I am highly concerned about the potential increase in traffic.

I am in college now, but I waited on the corner of Cheyenne and Blackfoot for 13 years in the morning darkness for the schoolbus. These corners are still the drop off and pickup for children aged 6 to 18 years old. We do not have sidewalks, so pedestrians must walk with their children and pets on the street. In the dark.

I do not believe it would be ethical nor safe to increase the traffic volume, and increase the number of families using these bus stops and walking on these roads.

Many people here in The Wilderness are concerned it will no longer be a pleasant or safe neighborhood to live in, so I am strongly opposed to the proposed change in population of our small neighborhood.

Sincerely,
Alana Hall
12165 Travertine Trail, Jacksonville, FL 32223

Clements, Jeff

From: Boylan, Michael
Sent: Monday, October 05, 2020 3:37 PM
To: Pamela Hall
Cc: CCMEETING10132020; Davis, Sharonda; Matthews, Jessica; Smith, Jessica
Subject: RE: Melcon Farm #2020-0307

Good afternoon,

Our office is in receipt of your email and is being added to council records.

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT
Councilman Michael Boylan - [District 6](#)
117 W. Duval Street | Jacksonville FL 32202
Phone 904.255.5158 | Fax 904.255.5230
soniaj@coj.net | www.coj.net

Email me if you'd like to receive District 6 NEWSLETTER



Please note that under Florida's very broad public records law, email communications to and from city officials are subject to public disclosures.

From: Pamela Hall [mailto:revpamelahall@gmail.com]
Sent: Monday, October 05, 2020 3:19 PM
To: Boylan, Michael
Subject: Melcon Farm #2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Mr. Boylan,

Please accept this letter as my formal objection to the pending rezoning of Melcon Farm, as currently proposed by 2020-0307.

Our long established and peaceful community does not need to have The Wilderness neighborhood feeling these negative effects;

1. Negative traffic Impact on Wilderness

- easier & less impactful entrance could be accomplished if Melcon Farm entered via Hagin Grant Lane instead of the Wilderness
- lack of pedestrian/cyclist right of way & lack of sidewalks would increase danger to children, adults, seniors, and pets
- low hanging trees damaged along both Blackfoot and Cheyenne
- cars currently parked existing narrow streets
- congestion during peak commute & school buses times
 - § large numbers of children in streets and numerous parents parked on edge of streets during 3 pick-ups & 3 dropoffs daily
 - § already challenging for pedestrians/cyclists
- 45 year old infrastructure will bear impact of heavy equipment
 - § i.e., earth moving equipment
 - § tree removal equipment/vehicles
 - § concrete trucks
 - § building materials delivery trucks
 - § large volume of contractors/workers

1.Reduce density

- reduce number of lots (est. by at least 20%)
 - § This will reduce traffic (from COJ Traffic department from 370 to 296 daily)
 - § proposed frontage of lots are not comparable with ANY of the surrounding three neighborhoods (Wilderness, Cormorant Creek, and Linjohn Road)
 - § cost per square foot estimates are not commensurate with homes
 - § this lower square foot cost and increased traffic congestion will impact Wilderness home values on resale
- increase Natural Conservation Area towards entrance
 - § this will reduce impact to homes with the smallest proposed lots in Melcon Farm and to established Wilderness homes
 - § this will also reduce the drainage impact from all the hard surfaces in Melcon Farm
 - § add more green space - (example eliminate lots #34,35,36, & 37 to realign/center entrance from O'Connor)
- Reduce impact to wildlife/wetlands/forest
 - do not destroy existing clear, sandy-bottom creek that forms the headwaters of Cormorant Creek. Build around it

- TerraWorx report (paid for by the developer) is inconsistent with neighbors' numerous observations of wildlife over a period of 3 decades
- reduce impact to wildlife
 - § barn owls*, red tailed fox, red headed woodpeckers, red tail hawks, deer families*, tortoises, swallow tail kites, wild hogs* (*observed this very week)
- eliminate or reduce clear cutting of existing canopy of large trees

Our neighborhood, which so many of us have lived in for decades, is going to be severely impacted if there is not immediate action to amend what Danhour is trying to do to our very peaceful neighborhood.

We understand that the Weignacht's have every right to sell their land, and to make a significant profit. And that Mr. Danhour has the right to develop the land and make a significant profit. But I object to it happening at the expense of so many neighbors.

As our elected leader, we beg you to hear each of our voices as we express concern and objections. Please, do not let up on trying to do good for those of us who live here.

*Peace,
Rev. Dr. Pamela Hall*

*12165 Travertine Trail
Jacksonville, FL 32223
904.655.7915*

From: Pamela Hall <revpamelahall@gmail.com>
Sent: Monday, October 05, 2020 3:33 PM
To: CCMEETING10132020
Subject: Melcon Farm PUD #2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please read this at the October 6, 2020 LUZ Committee meeting;

Please accept this letter as my formal objection to the pending rezoning of Melcon Farm, as currently proposed by 2020-0307.

Our long established and peaceful community does not need to have The Wilderness neighborhood feeling these negative effects;

1. Negative traffic Impact on Wilderness

- easier & less impactful entrance could be accomplished if Melcon Farm entered via Hagin Grant Lane instead of the Wilderness
- lack of pedestrian/cyclist right of way & lack of sidewalks would increase danger to children, adults, seniors, and pets
- low hanging trees damaged along both Blackfoot and Cheyenne
- cars currently parked existing narrow streets
- congestion during peak commute & school buses times
 - large numbers of children in streets and numerous parents parked on edge of streets during 3 pick-ups & 3 dropoffs daily
 - already challenging for pedestrians/cyclists
- 45 year old infrastructure will bear impact of heavy equipment
 - i.e., earth moving equipment
 - tree removal equipment/vehicles
 - concrete trucks
 - building materials delivery trucks
 - large volume of contractors/workers

1.Reduce density

- reduce number of lots
 - § This will reduce traffic (from COJ Traffic department of 10 cars per house daily)
 - § proposed frontage of lots are not comparable with ANY of the surrounding three neighborhoods (Wilderness, Cormorant Creek, and Linjohn Road)
 - § this will also reduce the drainage impact from all the hard surfaces in Melcon Farm
- Reduce impact to wildlife/wetlands/forest
 - do not destroy existing clear, sandy-bottom creek that forms the headwaters of Cormorant Creek. Build around it
 - TerraWorx report (paid for by the developer) is inconsistent with neighbors' numerous observations of wildlife over a period of 3 decades
 - reduce impact to wildlife
 - § barn owls*, red tailed fox, red headed woodpeckers, red tail hawks, deer families*, tortoises, swallow tail kites, wild hogs* (*observed this very week)
 - eliminate or reduce clear cutting of existing canopy of large trees

Our neighborhood, which so many of us have lived in for decades, is going to be severely impacted if there is not immediate action to amend what is currently proposed to our very peaceful neighborhood.

There is an alternative!

Use the private road - also owned by the Weihnachts - Hagan Grant Lane (COJ Property Appraiser values at \$1,800) - as the exclusive entrance to the new neighborhood, thus eliminating the major impact to The Wilderness and all our safety concerns.

We understand that the Weihnacht's have every right to sell their land, and to make a significant profit. And that Mr. Danhour has the right to develop the land and make a significant profit. But I object to it happening at the expense of so many neighbors. Certainly both the Weihnachts and Mr. Danhour can come to an agreement about such a small amount of money and stop the uproad from The Wilderness.

As our elected leader, we beg you to hear each of our voices as we express concern and objections. Please, do not let up on trying to do good for those of us who live here.

*Peace,
Rev. Dr. Pamela Hall*

*12165 Travertine Trail
Jacksonville, FL 32223
904.655.7915*

Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Monday, October 05, 2020 1:19 PM
To: CCMEETING10132020
Cc: Cyndy K. Trimmer
Subject: Speaker for October 6 LUZ Meeting (2020-0513 and 2020-0514 - Ram Partners/1750 Boulder Street)

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will speak on behalf of the applicant for 2020-0513 and 2020-0514 at tomorrow's LUZ Committee meeting.

For the record her address is One Independent Dr., Ste 1200, Jacksonville, FL 32202 (904) 301-1269. She is in support of these applications.

Sincerely,

Krista Burby
Paralegal



Driver, McAfee, Hawthorne & Diebenow, P.L.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
Direct: (904) 807-8213
Fax: (904) 301-1279
E-Mail: kburby@drivermcafee.com

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Clements, Jeff

From: Darby Powell <dpowell@gmail.com>
Sent: Monday, October 05, 2020 11:12 AM
To: CCMEETING10132020
Subject: 2020-307 *** | VOTE NO! ****

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

I am APPOSED to 2020-0327 because it will cause traffic problems, endanger our children at school bus stops, choke the streets, and cause terrible congestion for a neighborhood that was never designed to handle the amount of traffic that will result.

Darby Powell
Wilderness resident

From: Jim Mackie <jdmackie@comcast.net>
Sent: Monday, October 05, 2020 11:10 AM
To: CCMEETING10132020
Subject: I am opposed to #2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Opposition to Proposed Melcon Farm development #2020-0307

I am writing as a concerned citizen, long time resident of Jacksonville and resident of Mandarins Wilderness Subdivision.

1. I live at 12133 Cheyenne Trail which will take the bulk of this proposed development traffic flow. No sidewalks and there are lost of walkers, seniors and children which creates an increased high risk of injury.
2. There is no plan for secondary entrance or egress which would significantly reduce traffic.
3. Zoning is currently for one acre plots and should remain as that if any development is to occur.
4. O'Conner Rd. access insufficient for proposed traffic. Currently just like a big driveway.
5. Water run-off will significantly impact lower properties just outside the proposed development.
6. Developer appears less than cooperative and honest in his communication with residents and is more interested in a profit rather than addressing genuine community needs.
7. Further reasons listed below:
 - Negative traffic Impact on Wilderness
 - Easier & less impactful entrance could be accomplished if Melcon Farm entered via Hagin Grant Lane instead of the Wilderness
 - Lack of pedestrian/cyclist right of way & lack of sidewalks would increase danger to children, adults, seniors, and pets
 - Low hanging trees damaged along both Blackfoot and Cheyenne
 - Cars currently parked existing narrow streets
 - Congestion during peak commute & school buses times
 - § Large numbers of children in streets and numerous parents parked on edge of streets during 3 pick-ups & 3 drop offs daily
 - § Already challenging for pedestrians/cyclists (see WJCT Report - <https://news.wjct.org/post/report-jacksonville-6th-deadliest-city-pedestrians-florida-deadliest-state>)
 - § 45 year old infrastructure will bear impact of heavy equipment i.e., earth moving equipment
 - § Tree removal equipment/vehicles
 - § Concrete trucks
 - § Building materials delivery trucks
 - § Large volume of contractors/workers
 - Reduce density
 - reduce number of lots by at least 20%
 - § This will reduce traffic from COJ Traffic department from 370 to 296 daily
 - § proposed frontage of lots are not comparable with ANY of the surrounding three neighborhoods (Wilderness, Cormorant Creek, and Linjohn Road)
 - § cost per square foot estimates are not commensurate with homes

- § this lower square foot cost and increased traffic congestion will impact Wilderness home values on resale
- increase Natural Conservation Area towards entrance
 - § This will reduce impact to homes with the smallest proposed lots in Melcon Farm and to established Wilderness homes
 - § This will also reduce the drainage impact from all the hard surfaces in Melcon Farm
 - § Add more green space - example eliminate lots #34,35,36, & 37 to realign/center entrance from O'Connor
- Reduce impact to wildlife/wetlands/forest
 - Do not destroy existing clear, sandy-bottom creek that forms the headwaters of Cormorant Creek. Build around it
 - TerraWorx report (paid for by the developer) is inconsistent with neighbors' numerous observations of wildlife over a period of 3 decades
 - Reduce impact to wildlife
 - § barn owls*, red tailed fox, red headed woodpeckers, red tail hawks, deer families*, tortoises, rabbits, swallow tail kites, snakes, wild hogs* (*observed this very week)
 - Eliminate or reduce clear cutting of existing canopy of large trees

Better served as a family farm or park to preserve natural surroundings and enhance community.

Our peaceful neighborhood is going to be severely impacted. As our elected leaders we respectfully request you hear our voices, concerns and objections to this proposed development.

Sincerely,

Jim & Debbie Mackie
12133 Cheyenne Trail
Jacksonville, FL 32223

Jim Mackie, M.Ed., LAT, ATC
Owner / Operator Athletic Training & Sports Medicine Services, LLC
Chapter Director - HOPE worldwide Jacksonville, FL; Member National Leadership Council
Administrative Consultant - Jacksonville Sports Medicine Program (O) 904.202.5320
AHA CPR AED Instructor
Published Author: "Just Another Smelly Foot"
jdmackie@comcast.net
12133 Cheyenne Trail, Jacksonville, FL 32223
(M) 904.477.9291

Clements, Jeff

From: Brad Tracy <bradwtracy@gmail.com>
Sent: Monday, October 05, 2020 10:54 AM
To: CCMEETING10132020
Subject: ORDINANCE 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Land Use and Zoning Committee,

I am opposed to 2020-0307 due to poorly thought out traffic and runoff considerations.

Note the included picture that details how this egress is not suitable for the size of the build out being considered for this space with all traffic being funneled into the existing Wilderness streets.



Thanks you for your consideration,

Brad and Dawn Tracy
12235 Valpariso Trail
Jacksonville, FL. 32223

Clements, Jeff

From: William J. Byers, P.E. <williamjbyers@gmail.com>
Sent: Monday, October 05, 2020 9:34 AM
To: Bowman, Aaron; Ferraro, Albert; Boylan, Michael; White, Randy; Gaffney, Reginald; Diamond, Rory; Freeman, Terrance; CCMEETING10132020; Hazouri, Thomas; Huxford, Folks
Subject: Ord. 2020-0307 at 3320 O'Connor Road
Attachments: Letter to LUZ by wjb 10-5-2020.pdf

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Honorable Council Member Boylan, Chairman, and LUZ Members:

Please accept my letter in support of the subject re-zoning, for the following reasons:

As stated in the Planning Department Report, dated September 17, 2020, recommending approval, the project meets the following criteria:

- ***Is Consistent*** with the 2030 Comprehensive Plan.
- ***Does not conflict*** with any portion of the COJ Land Use Regulations.
- ***Will comply*** with the requirements of Concurrency and Mobility Management
- ***Does not exceed the allocation*** of residential land uses
- ***Is compatible*** with internal and external factors and surrounding land uses
- ***The Intensity (i.e. Density) is consistent*** with the LDR functional land use category
- ***School capacity is not deficient***

Sincerely,

William J. Byers, P.E.

Clements, Jeff

From: Brad Tracy <bradwtracy@gmail.com>
Sent: Sunday, October 04, 2020 9:18 PM
To: CCMEETING10132020
Subject: ORDINANCE 2020-0327

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Land Use and Zoning Committee,

I am opposed to 2020-0327 due to poorly thought out traffic and runoff considerations.

Note the included picture that details how this egress is not suitable for the size of the build out being considered for this space.



Thanks you for your consideration,

Brad and Dawn Tracy
12235 Valpariso Trail
Jacksonville, FL. 32223

Clements, Jeff

From: scottstudebaker46 <scottstudebaker46@yahoo.com>
Sent: Sunday, October 04, 2020 8:38 PM
To: CCMEETING10132020
Subject: Ordinance 2020-0327

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

We are opposed to Ordinance 2020-0327
due to the additional traffic, flooding issues, the need to save the tree canopy and the need for parks.
Mr & Mrs. G. Studebaker

Sent from my Samsung Galaxy , an AT&T LTE smartphone

Clements, Jeff

From: grammywit@comcast.net
Sent: Sunday, October 04, 2020 6:49 PM
To: CCMEETING10132020

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

I have been a Wilderness homeowner for 39 years. I am strongly opposed to 2020-0327 as I believe it will undoubtedly cause many traffic issues for my neighbors and myself. Please block this development.

Blessings,
Sue Witwer

Clements, Jeff

From: Boylan, Michael
Sent: Sunday, October 04, 2020 12:20 PM
To: Adam Parise
Cc: CCMEETING10132020
Subject: RE: Melcon Farm rezoning & development

Mr. & Mrs. Page – Thank you for your email. I have copied Legislative Services here so as to assure your email message will be read into the record when we take up the matter. – Michael

Michael T. Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: [Adam Parise](#)
Sent: Sunday, October 4, 2020 11:39 AM
To: [Boylan, Michael](#)
Subject: Melcon Farm rezoning & development

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Sir,

I would like my email read out loud at your meeting where you will vote on the Melcon Farm development. I live in Cormorant Landing. I am very concerned about the negative impact on the sandy-bottom creek, all wildlife, such as the red headed woodpeckers, red tailed fox, swallow tail kites and our beautiful barn owls. Please eliminate the clear cutting of the existing canopy of large trees and eliminate lots #34, 35, 36, 37. Financially, the small lots will reduce the value of my home. Look at the lot sizes in this area and build accordingly with respect to the environment and surrounding area established 30 years ago.

Thank you,
Adam & Christin Parise
12219 REEDPOND DR WEST
Cormorant Landing

Clements, Jeff

From: Trina Steffan <trinasteffan@gmail.com>
Sent: Sunday, October 04, 2020 11:17 AM
To: Gaffney, Reginald
Cc: CCMEETING10132020
Subject: Melcon Farm development 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Sir,
I would like my email read out loud at your meeting where you will vote on the Melcon Farm development. I live in Cormorant Landing and my property borders the proposed development where the creek and forest are. They will be in my "backyard". I am very concerned about the negative impact on the sandy-bottom creek, all wildlife, such as the red headed woodpeckers, red tailed fox, swallow tail kites and our beautiful barn owls. Please eliminate the clear cutting of the existing canopy of large trees and eliminate lots #34, 35, 36, 37. Financially, the small lots will reduce the value of my home. Look at the lot sizes in this area and build accordingly with respect to the environment and surrounding area established 30 years ago.

Thank you,
Trina Steffan
3638 Cattail Drive S
Cormorant Landing

Clements, Jeff

From: Trina Steffan <trinasteffan@gmail.com>
Sent: Friday, October 02, 2020 8:27 PM
To: Boylan, Michael
Cc: CCMEETING10132020
Subject: Melcon Farm development 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Sir,
I would like my email read out loud at your meeting where you will vote on the Melcon Farm development. I live in Cormorant Landing and my property borders the proposed development where the creek and forest are. They will be in my "backyard". I am very concerned about the negative impact on the sandy-bottom creek, all wildlife, such as the red headed woodpeckers, red tailed fox, swallow tail kites and our beautiful barn owls. Please eliminate the clear cutting of the existing canopy of large trees and eliminate lots #34, 35, 36, 37. Financially, the small lots will reduce the value of my home. Look at the lot sizes in this area and build accordingly with respect to the environment and surrounding area established 30 years ago.

Thank you,
Trina Steffan
3638 Cattail Drive S
Cormorant Landing

Clements, Jeff

From: Jon Hall <jonathan.hall728@outlook.com>
Sent: Friday, October 02, 2020 8:04 PM
To: CCMEETING10132020
Cc: Jon Hall
Subject: Melcom Farms (2020-0307) PLEASE READ ALOUD AT MEETING

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please read this message below aloud and in it's entirety at the meeting.

Dear Council and Committee Members,

I would like to start by thanking you for your service to the City of Jacksonville. I can imagine that your work and dedication often go unnoticed. Jacksonville is a unique city because it is comprised of many unique boroughs that each have their own character and charm. Like all of Jacksonville's boroughs, Mandarin deserves responsible and respectful development. Mandarin is part of a wonderful collection of unique neighborhoods that comprise the great City of Jacksonville. Mandarin is differentiated from other Jacksonville areas by its historic and somewhat rural charm. Other communities constituting the great City of Jacksonville are differentiated by having world class shopping and restaurants, or high walkability to museums and nightlife, and others by access to the numerous beautiful waterways. I chose to buy a house and establish my life in the Wilderness neighborhood of Mandarin due to my appreciation of Mandarin's unique characteristics.

While I am not opposed to development, I ask this development be done in a way that respects these characteristics and the current residents. The current Melcom Farm development (2020-0307) does not respect the character of the area or the current residents. Adding several hundred extra cars to the streets of my 1970's designed neighborhood is dangerous. The streets of the Wilderness are narrow, there are no sidewalks, and lighting is sparse. I have had several close calls with almost being run over on my evening walks. This issue gets especially dangerous during the winter months when the sun sets earlier. The Melcom Farms development will make my neighborhood streets more dangerous for pedestrians as hundreds of additional cars will flood the sleepy neighborhood streets. Please consider accessing this development off Hagan Grant Lane as this street has far fewer homes and easier access to Aladdin Road.

This new development does not respect the established composition of the 40+ year old Wilderness neighborhood. My 1,600 square foot home was built in 1979 and is situated on just over .5 acres of land with over 40 mature oaks, pine, and other varieties of trees. My neighbors have similar properties. The Melcom Farm Development is comprised of properties that will have much larger homes situated on much smaller parcels of land. If this development tears through the 1970's neighborhood, the developer should at least respect the established character of larger lots with homes set back to allow mature tree growth and the required tree maintenance access. Please do not approve the 37 lots. Reducing the number of lots and increasing the lot size is the only way to respect the established charm of 40+ year old Wilderness community.

Furthermore, the first half of the Wilderness neighborhood is still on septic tanks. Sewer has never been made available to these homes built over 40 years ago. However, the Melcom Farms (2020-0307) is getting sewer availability immediately while the current residents get passed up for such basic services.

In conclusion, I request that the Melcom Farms rezoning (2020-0307) be denied or modified to provide primary ingress and egress off Hagan Grant Lane, reduce the number of homes to 20 or less, and provide sewer access to the residents who currently do not have this basic public service.

Please do not approved the currently submitted Melcom Farms rezoning application (2020-0307).

Respectfully submitted,

Jon Hall
3371 Blackfoot Trail S.
Jacksonville, FL 32223

Clements, Jeff

From: Robert Sallas <sallasr600@gmail.com>
Sent: Friday, October 02, 2020 2:33 PM
To: CCMEETING10132020
Subject: NCSphs10/5

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

My name is Alice Hemming Sallas. Charles C. Hemming was my great great Uncle. Our family has lived in Jacksonville since prior to the civil war. We support Calvin Harts plan for relocating the Hemming Park State Memorial for Confederate Veterans to Camp Mooney Cemetery. We feel this would be for the best all around.

Thank you, Alice Hemming Sallas

From: Boylan, Michael
Sent: Friday, October 02, 2020 11:56 AM
To: CCMEETING10132020
Subject: FW: Melcon Farm Rezoning & Development Proposal (2020-0307)

Michael Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: Sharon Andrews [mailto:sharcarr46@gmail.com]
Sent: Friday, October 02, 2020 9:54 AM
To: Boylan, Michael
Subject: Fwd: Melcon Farm Rezoning & Development Proposal (2020-0307)

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Chairman Boylan, I have revised my previous email sent this morning to include my address and phone number.

Chairman Boylan, my husband (Elmer Schroer) and I are homeowners and residents of the Wilderness and have been for the past 30 years. We moved to this neighborhood because of the beautiful trees and the quietness of this special neighborhood to raise our family and have continued to stay here for the unique atmosphere that is depicted in its name. We are greatly distressed to learn of a 37 or 38-unit single family development that is proposed to be built adjacent to the Wilderness and to use the streets of the Wilderness to enter and exit from the O'Connor Road proposed entrance. This would involve 350-400 additional vehicles entering and exiting our neighborhood every day which will cause our neighborhood to be forever negatively changed. Please consider our concerns and suggestions below before voting to approve rezoning of the Melcon Farm development.

- Negative traffic Impact on Wilderness
 - *easier & less impactful entrance* could be accomplished if Melcon Farm entered via Hagin Grant Lane instead of the Wilderness
 - lack of pedestrian/cyclist right of way & lack of sidewalks would increase danger to children, adults, seniors, and pets
 - low hanging trees damaged along both Blackfoot and Cheyenne
 - cars currently parked existing narrow streets
 - congestion during peak commute & school buses times
 - § large numbers of children in streets and numerous parents parked on edge of streets during 3 pick-ups & 3 dropoffs daily

- § already challenging for pedestrians/cyclists (see WJCT Report - <https://news.wjct.org/post/report-jacksonville-6th-deadliest-city-pedestrians-florida-deadliest-state>)
- 45 year old infrastructure will bear impact of heavy equipment
 - § i.e., earth moving equipment
 - § tree removal equipment/vehicles
 - § concrete trucks
 - § building materials delivery trucks
 - § large volume of contractors/workers
- Reduce density
 - reduce number of lots by at least 20%
 - § This will reduce traffic from COJ Traffic department from 370 to 296 daily
 - § proposed frontage of lots are not comparable with ANY of the surrounding three neighborhoods (Wilderness, Cormorant Creek, and Linjohn Road)
 - § cost per square foot estimates are not commensurate with homes
 - § this lower square foot cost and increased traffic congestion will impact Wilderness home values on resale
 - increase Natural Conservation Area towards entrance
 - § this will reduce impact to homes with the smallest proposed lots in Melcon Farm and to established Wilderness homes
 - § this will also reduce the drainage impact from all the hard surfaces in Melcon Farm
 - § add more green space - example eliminate lots #34,35,36, & 37 to realign/center entrance from O'Connor
- Reduce impact to wildlife/wetlands/forest
 - do not destroy existing clear, sandy-bottom creek that forms the headwaters of Cormorant Creek. Build around it
 - TerraWorx report (paid for by the developer) is inconsistent with neighbors' numerous observations of wildlife over a period of 3 decades
 - reduce impact to wildlife
 - § barn owls*, red tailed fox, red headed woodpeckers, red tail hawks, deer families*, tortoises, swallow tail kites, wild hogs* (*observed this very week)
 - eliminate or reduce clear cutting of existing canopy of large

Thank you for your serious consideration of our requests to rethink this rezoning proposal.

Sincerely,
 Sharon Andrews
 Elmer Schroer
 12429 Valpariso Trail
 Jacksonville, Florida 32223
 Cell: 904-233-0326

Clements, Jeff

From: ITD Notifications
Sent: Thursday, October 01, 2020 5:45 PM
To: ITD Notifications
Subject: Planned Maintenance for COJ Websites and Applications on Saturday, October 10th at 6:00 PM to October 11th at 4:00 AM

Importance: High



ITD would like to inform you of the upcoming planned maintenance:

Service(s): External access to all COJ Websites and Applications

Date/Time: Saturday, October 10th at 6:00 PM to Sunday, October 11th at 4:00 AM

Service Availability: Intermittent external access to COJ Websites and Applications

Details: ITD will be performing system maintenance to infrastructure hardware.

During this maintenance period, users may have intermittent external access to all COJ Websites and Applications.

Questions? ITD is here to help. Please contact the ITD Service Desk at 255-1818.

Clements, Jeff

From: Boylan, Michael
Sent: Thursday, October 01, 2020 12:28 PM
To: CCMEETING10132020
Subject: FW: Melcon Farm proposal 2020-0307
Attachments: COJ letter Boylan 20201001.pdf

Michael T. Boylan
Council Member – District 6
City of Jacksonville
mboylan@coj.net
(904) 255-5206

From: [Jim Mackie](#)
Sent: Wednesday, September 30, 2020 1:46 PM
To: [Boylan, Michael](#)
Subject: Melcon Farm proposal 2020-0307

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

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