

Clements, Jeff

From: Ron Burke <ronburke76@gmail.com>
Sent: Tuesday, September 08, 2020 11:17 AM
To: CCMEETING09082020
Subject: Fwd: ORD#2020-002

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.

----- Forwarded message -----

From: **Ron Burke** <ronburke76@gmail.com>
Date: Tue, Sep 8, 2020, 11:13 AM
Subject: Fwd: ORD#2020-002
To: <ccmeeting09082020@coj.net>

City Council Presidents Mark- Agenda All Members

----- Forwarded message -----

From: **Ron Burke** <ronburke76@gmail.com>
Date: Tue, Sep 1, 2020, 9:18 AM
Subject: ORD#2020-002
To: <ccmeeting09082020@coj.net>

LUZ & All Council Member's

We are Ron and Marion Burke 4704 Cedar Point road.

WE are in opposition of this request to change land use from AGR to RR.

The RE# 159855-0500 known as ORD#2020-002 Contains HSW/SWAMP - PRODUCTIVE as does some of the adjacent land parcels. (RE#159742-0010, RE#159875-0006 & RE#159869-0000 .) Total would come close to 160 acres. One could follow the other (president.)

STJRWM surrounds them with 1,847.26 acres & additional 16 acres across Cedar pt . Representative for this Ord. has clearly stated that they have no intention in development On RR , they intend to follow with a companion PUD.

A profitable PUD will not include 90' lots or larger. Tide Water has 90' lots only in phase two.

Any future development must be consistent with the area & offer harmony for the COJ 7 CREEKS 7 TRAILS NOT TO MENTION BOGGY CREEK AND PRESERVATION.

The foreseeable impact of this type of change & or PUD STANDS TO UNDERMINE THE GOAL, TIME AND INVESTMENT OF COJ , NUMEROUS DEPARTMENTS AND THE LAND OWNERS .

WE respectfully request for you to stand in opposition of ORD#2020-002.

THANK YOU,

RONALD & MARION BURKE

Clements, Jeff

From: Ron Burke <ronburke76@gmail.com>
Sent: Tuesday, September 08, 2020 11:14 AM
To: CCMEETING09082020
Subject: Fwd: ORD#2020-002

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City Council Presidents Mark- Agenda All Members

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WE respectfully request for you to stand in opposition of ORD#2020-002.

THANK YOU,
RONALD & MARION BURKE

Clements, Jeff

From: klee11750 <klee11750@gmail.com>
Sent: Tuesday, September 08, 2020 10:45 AM
To: CCMEETING09082020
Subject: ORD #2020-0002

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.

This email is in reference to the approval of a new development close to or within the Pumpkin Hill Preserve area.

I would like to request that you do not approve this ordinance without further investigation by an environmental agency or by the cities environmental department. FWC and the National Park Services should also be a part of that investigation.

The Pumpkin Hill Preserve is really one of the last vast areas of nature that we have left for the public to use and enjoy. There is no need for that development in that area.

I am the Coordinator for Audubon EagleWatch for Duval, Nassau and Clay Counties. I would like to attend the virtual call today but I may not be able to due to working. I also would like to point out that there was an active Bald Eagle nest in the middle of Pumpkin Hill Preserve. A year ago that nest collapsed and we have not relocated a new nest. Usually when a nest is destroyed or collapses for whatever reason the Eagles will rebuild within a mile of the previous nest tree. That pair of Eagles have nested in that preserve for many years. Eagles chose the nest locations for many reasons, one of them being less human contact. Pumpkin Hill Preserve provides that for them. Those Eagles are still seen but we have not been able to locate the new nesting tree. They could possibly be on the plot of land that is in question. A complete survey for that nest must be completed prior to the approval of that subdivision (in my opinion). There are also SO many endangered and protected species of animals, birds and reptiles on that property. That should be investigated as well prior to making this decision. Restrictions as to tree removal should be addressed (they usually strip the property of all trees for new subdivisions - such a shame).

I would hope that you do not just blindly approve this developers wishes and ruin that pristine area of nature. Please, you were all elected to act for the good of the public. The good in this situation is to decline the approval for that development.

Kaye M Lee
Audubon EagleWatch Coordinator, Duval, Nassau and Clay Counties
904-635-5384

Clements, Jeff

From: angy <angylynn@protonmail.com>
Sent: Tuesday, September 08, 2020 10:02 AM
To: CCMEETING09082020
Subject: 2020-0002

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.

Hello. My name is Jason Schuetz of 10403 Sawpit rd. I'm writing you today in regards to 6131 Cedar Point rd. We have attended several meetings with developers and asked for less homes and/or equestrian homesteads. We asked for anything else that would be less disturbing to the environment and keep with the land use surrounding it. We've been told unequivocally by both KB Homes and the current investors that it isn't possible for them to move forward on this project unless it stands the way it is now. I'd like to add that the current investors told us it was a possibility that they get this passed through and sell it back to KB Homes. I believe this IS the plan not just a possibility.

The proposed change is not in accordance with the land use around the area. Tidewater being the ONLY subdivision anywhere near it is still over a mile away and before the last outlet. There is one way on and one way off from Boney rd East to the ocean. This area is mostly preserves with farms scattered throughout. There aren't any homesteads with less than an acre anywhere East of Boney rd. As of now there is no precedence to lean on to support this change. However, if this proposal goes through it will set a precedence that will effectively destroy the millions of dollars spent already to protect one of the last remaining salt marshes in the county. The utilities will continue down the road until it's no longer a recognizable preserve.

This area floods. As in under water completely during any tropical storms. Any subdivisions at this location would result in additional flooding to the surrounding area. This also poses a significant ecological problem that waterways saw for themselves and voted down. As well as another problem for the current residents East of this location's ability to go into town.

The utilities that would need to be installed fail and fail often. During Hurricane Mathew every single lift station that was near water failed. Failed!!! This property has creeks that drain directly into the St. John's river. Clearly an ecological disaster waiting to happen.

We the community do not want this change. We stand in solidarity as one objecting to this change. We started a change.org petition less than a month ago that has already garnered over 540 signatures from this community objecting to this change. I believe you all have a copy of this petition in your emails. Please read it and see that this is not good for our community, our city, or even our state. We cannot continue to destroy preserves. We simply cannot.

Thank you,
Jason Schuetz

Sent from ProtonMail Mobile

Clements, Jeff

From: Wood, Casey P <Casey.Wood@bmcjax.com>
Sent: Tuesday, September 08, 2020 9:48 AM
To: CCMEETING09082020
Subject: 2020-0002

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.

Below is my read out for the council meeting tonight in regards to matter 2020-0002

Good evening. My name is Casey Wood. My address is a matter of record. I would like to take a moment to tell you about the community in which I grew up. When you think of a rural area, you do not necessarily think of community; however the Cedar Point and Black Hammock island areas have as much community as many subdivisions. We are a community of neighbors that watch out for each other, help each other when needed, and people that are more like family rather than neighbors. Through my years, I have seen people from all walks of life move into our community that were looking for this unique sense of rural community and a more simple lifestyle. I have seen these new comers welcomed, accepted, and loved into our community. While I know it can be easily perceived that the opposition to this new subdivision might have an "us four and no more" attitude, I can assure you that our motives are much more pure. We are simply trying to preserve a community and way of life in which we genuinely love. We welcome and accept anyone looking to move into our area and join a wonderful community. We are just pleading with you to please not allow this to come in the form of roughly 97 new homes on less than 26 acres of usable land as KB Homes had planned, as there is over 20 acres of wetlands on the property in question. I would like to make it a matter of record that at the last community meeting hosted by Al Ferraro on 8-29-20, the community tried to work with the developers to come up with ideas and compromises to meeting in the middle with the developers that would make everyone happy with the proposed changes. They made it

clear with every idea brought forward that they were not interested in them or they would not produce enough profit for them. They were not interested in making any compromise that would make the proposed change fit in with current lifestyles of the area. In fact, one of the developers was extremely belligerent towards the community and made it very clear he wasn't open to any suggestions we had. In later conversations he stated to multiple people of the community that he was the (expletive for a donkey) in the group. At the LUZ meeting, Mr. Ingram and Mr. Hissam were asked by the committee members if they would consider trying to work with the community in an attempt to come up with a plan that would be agreeable to all parties and they said NO. However, when it became very clear that the request wasn't going to be approved, they said if the request were delayed for 2 cycles they could definitely work with us. Councilman Ferraro took exception to this and made it very clear this would accomplish nothing good for our community.

Casey P. Wood, MHA, SSGB | [Internal Auditor, Audit Services | Baptist Health](#) | (904.202.5155 | (904.962.9510 | 📞 904.391.5068

Internal Audit is currently working a flexible schedule between our office and working remotely. Please feel free to utilize my cellular number listed in my signature.

NOTICE: This message is confidential, intended for the named recipient(s) and may contain information that is (i) proprietary to the sender, and/or,(ii) privileged, confidential and/or otherwise exempt from disclosure under applicable Florida and federal law, including, but not limited to, privacy standards imposed pursuant to the federal Health Insurance Portability and Accountability Act of 1996 ("HIPAA"). Receipt by anyone other than the named recipient(s) is not a waiver of any applicable privilege. Thank you in advance for your compliance with this notice.

Clements, Jeff

From: jwytzka@comcast.net
Sent: Tuesday, September 08, 2020 9:44 AM
To: CCMEETING09082020
Subject: ORD #2020-0002--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.

Dear City Council

I am opposed to allowing development near or in the Pumpkin Hill Preserve as proposed by ORD #2020-0002. There's no reason to approve destruction of preserve land in Duval county.

I live at the beach—preservation of valuable land is an issue for everyone in Jacksonville.

Thank you.

Jane Wytzka
352 2nd St.
Atlantic Beach, FL 32233
904 699 8617

Clements, Jeff

From: Dena Howard <dhoward@khapa.com>
Sent: Tuesday, September 08, 2020 9:38 AM
To: CCMEETING09082020
Subject: 6131 Cedar Point Rd

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.

In regards to the rezoning of the property at 6131 Cedar Point Rd, I would like to state I am opposed. Our local schools are at capacity, the two lane country roads are taking a beating, the wildlife is being displaced. I am opposed to the pollution that these subdivisions bring. Neighborhoods like the proposed one use massive amounts of fertilizer which in turn harms the wildlife, marshes, creeks and rivers. PLEASE NOTE, There have not been algae blooms in our area and we would like to keep it that way. This is a preserve area, please act responsibly and preserve it! The council needs to worry about hurricane evacuations in this area, many lives are counting on you to do the right thing. There is one direction to go and most everyone must evacuate due to the entire area being surrounded by low marshy swampy land. I am a lifelong resident of this area and the councils lack of concern for my home and surrounding areas are concerning. Please consider making correct choices for the majority of the population.

Regards,

Dena Howard
3915 Starratt Rd
Jax., FL 32226

Clements, Jeff

From: Stu Jones <the.stu.jones@gmail.com>
Sent: Tuesday, September 08, 2020 9:17 AM
To: CCMEETING09082020
Subject: 2020-002

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 respectfully request that you **vote AGAINST** the proposed large scale revision (2020-002) to FLUME of 2030 comprehensive plan along Cedar Point Road from AGR to RR. The plan is inconsistent with the area that is surrounded on 3 sides by Pumpkin Hill Creek Preserve State Park land. Change of this nature has great potential to harm this environment.

The city and state taxpayers have **invested tens of millions of dollars to protect this unspoiled area (Pumpkin Hill Creek Preserve State Park and Timucuan Ecological and Historic Preserve)**. This development has already been **rejected by the Waterways Commission** due to the detriment a neighborhood of this density promises to bring. Cramming 97 homes on 23 acres will not only impact the immediate surrounding area, but will have far reaching effects that extend well beyond one community. **This development was also rejected by LUZ with a 7-0 vote.**

At the meetings held by Councilman Ferraro, everyone except one person strongly opposed this type of change. **The only person in favor was an individual representing the investors who stand to make a great deal of profit with no regard to impact on the environment or neighborhood.**

Please do not allow this proposed development to spoil the beauty of one of the last untouched environments in our city. If this change is allowed it will set a precedent to allow more developments in and around the preserve that will threaten this fragile ecosystem. I am not opposed to development because I recognize change is inevitable, but please limit the builder to offering larger home sites that would be more harmonious to the landscape and local fauna.

Thank you,

Stu Jones

From: Suzanne Godwin <drsuzi@me.com>
Sent: Tuesday, September 08, 2020 9:14 AM
To: CCMEETING09082020
Subject: 2020-0002

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Though I do not live in the area(I live in 32224), I love the Cedar Point area preserves and was happy to have my tax dollars spent on much of the land. The development permitted by 2020-0002 will threaten these pristine areas and their watersheds. Please do not allow this. Thank you.

It's 2020 and I can see clearly what needs to be done. I am not intimidated or overwhelmed by the task at hand. Every day I take a step. Sometimes a dance step. Waffles and good fellowship sustain me. (Christopher Moore)

Clements, Jeff

From: Pete B <pete7759bis@gmail.com>
Sent: Tuesday, September 08, 2020 9:00 AM
To: CCMEETING09082020
Subject: Fwd: 2020-002
Attachments: Opposition to 2020-002.docx

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----- Forwarded message -----

From: **Bis, Peter** <PBis@coj.net>
Date: Tue, Sep 8, 2020, 08:57
Subject: 2020-002
To: Pete B <pete7759bis@gmail.com>

Clements, Jeff

From: Jimmy Wood <jimmyrwood@comcast.net>
Sent: Tuesday, September 08, 2020 8:16 AM
To: CCMEETING09082020
Subject: 2020-0002, 6131 Cedar Point Road

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 Jimmy Wood and my address is a matter of record.

Sue Spencer, an author and environmentalist, owned 75 acres on Clapboard and Bogey Creeks. Her wish was to preserve this property and not let it become a housing development. Spencer wanted to keep this land pristine and preserved for its natural beauty and that it would be open to the public. This was accomplished several months after her death. Bogey Creek Preserve is located on Cedar Point Road between Tidewater subdivision and the Andring property. The Federal, State and Jacksonville governments have invested millions of dollars to preserve land from Boney Road to Black Hammock Island. It is considered to be the last frontier of wild land remaining in Jacksonville. But it will not remain that way if you ladies and gentlemen let the rezoning pass.

I know the council has heard about fires in this area over the years. Two months ago a neighbor's house was burned. The Fire Department was called and arrived 20 minutes later. By the time they arrived, their house was totally engulfed. They lost everything. The Andring property is 2-1/2 miles further away from the fire station.

One other thing that should be taken into consideration is being able to evacuate due to a hurricane. In 1999 when Hurricane Floyd was approaching Jacksonville, we had a mandatory evacuation. My family and I left at 2:00 PM and drove 180 miles which took over 12 hours. Since then there have been more than 24 subdivisions built and at least 2 more are currently under construction. I can only imagine how long it would take to drive that 180 miles if we had to evacuate today. These subdivisions are on Alta, Yellow Bluff, Starratt and back to Boney Road all of which are the evacuation routes.

I was personal friends with Duane Andring, father of Jeffrey Andring. There were many occasions when people approached him about buying part of his acreage. He always refused any offers because he wanted to save the land for his children. This rezoning and ultimate sale of the property goes completely against what his plans were for the future.

I encourage the city council to help preserve this pristine land.

Thank you!

Sent from my iPad

From: Deborah Wood <debbarwood@comcast.net>
Sent: Tuesday, September 08, 2020 8:09 AM
To: CCMEETING09082020
Subject: 2020-0002, 6131 Cedar Point Road

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 Deborah Wood and my address is a matter of record.

The referenced land use change at 6131 Cedar Point Road has been discussed in more than 13 different meetings since January. When we initially heard about the proposed rezoning, we thought that would be a much better use of the land compared to the tiny lots which have been approved for the Bradley property and the second phase of Tidewater. However, we soon learned what was actually planned was that 97 homes would be put on approximately 26 acres not 2 per acre as we were led to believe. Since this application was filed in January, many things have changed. KB Homes is no longer involved and the new investors have not provided a site plan showing their exact intentions concerning the property. When the request was presented to the Waterways Committee on February 12, 2020, it failed by a vote of 9 to 1. It was finally heard by the Land Use and Zoning Committee this past Tuesday night (9-1-20) and it again failed by a vote of 7 against with no one voting for it. Please consider how important we feel it is that both these committees did not think this request would be in the best interests of Jacksonville especially with it being located in the middle of all our protected areas.

All of our concerns about infrastructure of the area, schools, poor road conditions and the no exit after Boney Road have all been discussed in detail over the past 9 months. The one way in and out for the area is a great concern in the case of evacuation for hurricanes, fires, etc.? Controlled burns that are common for the area because subject property is surrounded by preserves have been brought up in all the meetings we have attended. However, the attorney, Tom Ingram, and the financial backers have publicly said that it is not their responsibility if homes are destroyed even though they are aware of the dangers.

At the last community meeting hosted by Al Ferraro on 8-29-20, the community tried to work with the developers and told them items we could live with (equestrian) and we were shot down every time. They were not interested in making any compromise that would make the proposed change fit in with current lifestyles of the area. In fact, one of the developers was extremely belligerent towards the community and made it very clear he wasn't open to any suggestions we had. At the LUZ meeting, Mr. Ingram and Mr. Hissam were asked by the

committee members if they would consider trying to work with the community in an attempt to come up with a plan that would be agreeable to all parties and they said NO. However, when it became very clear that the request wasn't going to be approved, they said if the request were delayed for 2 cycles they could definitely work with us. Councilman Ferraro took exception to this and made it very clear this would accomplish nothing good for our community.

Thank you for again listening to my concerns.

Sent from my iPad

Clements, Jeff

From: Bruce Andrews <bruce.andrews@comcast.net>
Sent: Tuesday, September 08, 2020 8:05 AM
To: CCMEETING09082020
Subject: ORD 2020-0002

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 deny the high density re-zoning for a sub-division . This level of density is totally inappropriate for this part of Jacksonville.

Thank you,
Bruce Andrews
328 11th Street
Atlantic Beach, FL 32233

Sent from my iPhone

Clements, Jeff

From: Blythe Waters <blythewaters@gmail.com>
Sent: Tuesday, September 08, 2020 7:49 AM
To: CCMEETING09082020
Subject: 2020-0002 pumpkin hill 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 council members,

I am writing to express my opposition to development of Pumpkin Hill preserve. As Jacksonville continues to expand its footprint through further suburban development, wildlife has fewer and fewer corridors and natural habitats. And residents must drive further and further to access wild spaces. Pumpkin Hill has been a lovely access point for many kayakers and hikers. Please let it remain Undisturbed by residential development.

Sincerely,
Blythe Waters
Sent from my iPhone

Clements, Jeff

From: Sharlene Byrum <svbyrum@hotmail.com>
Sent: Tuesday, September 08, 2020 7:39 AM
To: CCMEETING09082020
Subject: ORD # 2020-0002

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 Sharlene Byrum. I live at 8509 Cedar Point Road and I am against this proposed development. The developers made it very plain in our community meeting on August 29th that they were unwilling to work with us to have this conform to the surrounding area. They made it very plain they would not warn potential buyers of the dangers of the prescribed burns in the preserve area that will cause ash to fall on their homes and smoke to be sucked up into their a/c systems. They treat us this way because they are used to getting their way with the city council.

This needs to stop. This area that was paid for with taxpayer dollars should not be treated in this fashion and this development should not even be considered.

Since the preserve surrounding this property was purchased by the taxpayers of Jacksonville, you – the city council - are in effect representing every single one of them with your vote tonight. Every single resident of Duval County.

Compared to that are the small number of residents that actually live in the area. We consider ourselves stewards of this beautiful pristine land with its winding creeks and marshy tidal streams and abundance of wildlife. We have been fighting this ON BEHALF OF THE TAXPAYERS OF JACKSONVILLE for months and months.

Countless members of the Black Hammock Island community have called and emailed every council member and at-large member numerous times. We have asked you to visit the area. We have made ourselves available to give you a tour, to answer any questions. For those of you that came out, you have our heartfelt thanks because you realized you needed to see for yourselves what YOUR constituents - the citizens of Jacksonville - have invested in. Only then can you truly appreciate what this city has done.

This is the one of the largest contiguous urban-core park systems in the US and that is something to be proud of. So before you vote, think about what the people you represent would want you to do. I sincerely doubt they would want this beautiful area ruined for the personal gain of a few.

Clements, Jeff

From: Trisha Fox <trishaafox@yahoo.com>
Sent: Tuesday, September 08, 2020 7:27 AM
To: CCMEETING09082020
Subject: Please vote to deny deferment on 2020-002 6131 Cedar Point Road

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.

To the City Council member of Jacksonville, FL

I am writing you to express my opposition to the rezoning of 6131 Cedar Point Road, Jacksonville, FL (2020-002). I propose that the city of Jacksonville maintain the current agricultural zoning of all parcels east of the Boney Cedar Point intersection. I am asking the city council to deny deferment to rezone 6131 Cedar Point Road by the BHK Capital LLC. This land was originally purchased over 40 years ago by Duane and Linda Andring (my parents). Since then, the city and state has acquired land all around us to create Pumpkin Hill Preserve (I own the adjacent property at 6161 Cedar Point Road). This land is completely surrounded by Pumpkin Hill Preserve.

This property was not publicly for sale; the park service was not aware of the opportunity to purchase this land to expand and increase continuity of the Pumpkin Hill Preserve. The city and park service need the opportunity to investigate the impact of this land rezoning.

I have attended community meetings held at New Berlin Elementary School in February 2020 and meetings held at Sheffield Park on August 15 and 29, 2020. City Councilmember Al Ferraro told us in attendance that we should ask the builders questions and express our concerns. At the meeting on August 29, we asked James (Jim) Hissam if the lots could be bigger than 50 foot lots; he said no. Mr. Hissam said it would not be profitable. I expressed that the closest neighborhood, Tidewater, has 90 foot lots and they are making a profit because they are entering phase 2 (to clarify, I live in Tidewater at 5291 Cattle Crossing Way Jacksonville, FL 32226 and own property at 6161 Cedar Point Road). BHK Capital emphasized that larger lot sizes were not negotiable. Another person, Stu Jones, who attended the community meeting on August 29, asked if the new development at 6131 Cedar Point Road could be an equestrian neighborhood since the adjacent property, Pumpkin Hill Preserve had horse trails. I thought that was a great idea since the closest horse stable at Bradley Pond was turned into a PUD housing development which forces residents in the area to board horses in Callahan and other places of significant distance. I mentioned this in the

meeting and representative from BHK Capital said they do not deal with equestrian developments. These are a few examples of features that we requested from BHK Capital that they refused to consider as of August 29, 2020. On September 1, 2020, the representatives from BHK Capital told the City Council/ LUZ members that they would reconsider only when faced with a complete denial of deferment. Representatives from BHK Capital were adamant that its plan could not be changed only 3 days before the LUZ meeting.

Furthermore, BHK Capital has not presented a proper plan to the community or to the city council. I don't understand why the city council would defer a rezoning that does not have a plan.

I am also concerned about statements made in the meeting on August 29, Mr. Ingram. He said the property at 6131 Cedar Point Road had two man-made ponds, which is incorrect. The property possibly being sold to BHK Capital only has one man-made pond. He counted my pond located at 6161 Cedar Point Road; my property and my pond should not be considered as part of the development's water management plan.

My emails to concil last week also mentioned my reasons against the rezoning of 6131 Cedar Point Road (please see below):

My primary concern is the property's proximity to the state preserve and the prescribed burns that occur on a regular basis. In April 2013, a prescribed burn got out of control and threaten the lives and property in the area. Please see the image below taken by Linda Andring residing at 6161 Cedar Point Road. Furthermore, the property is located east of Boney Road, on Cedar Point Road, which means there is no outlet. Cedar Point Road leads to Black Hammock Island and is vulnerable to the sustainability of a small bridge over Bogey Branch Creek on Cedar Point Road. This property is also in a flood zone.



My second concern is the rezoning of this land will thwart the city's conservation effort near Black Hammock Island. There is a significant difference between agricultural and PUD zoning. Rezoning this land will increase the amount of fertilizers that enter the tributaries at Pumpkin Hill, Clapboard Creek, and our other waterways. This land is important to Jacksonville' conservation efforts and should remain agricultural land.

Please vote no on the rezoning of 6131 Cedar Point Road (2020-002).

Thank you for your time and service for the people of Jacksonville.

Trisha Fox

5291 Cattle Crossing Way

Jacksonville, FL 32226

Clements, Jeff

From: Kim Reeves <kimnray90@gmail.com>
Sent: Tuesday, September 08, 2020 7:07 AM
To: CCMEETING09082020
Subject: 6131 Cedar Point

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 morning,

PLEASE see below and know that there are many of us that want to see these areas protected.

Please don't allow this zoning to be changed.

Thank you so very much,
Kim & Ray Reeves

6131 Cedar Point rd is surrounded by state preserves. The city has spend millions making sure these preserves were protected. Developers want to change the zoning to allow single family homes on 50' lots smack in the middle of preserves. There are zero subdivisions past boney rd. For good reason! These preserves belong to the residents and visitors. Anything not done for the betterment of the community as a whole should never be passed.

- 1- Preserves and untouched land surround this property and can be found up and down Cedar Point Rd. These preserves cannot stay pristine with development in the middle of them.
- 2- We have limited resources for emergency services. At the moment we have two police officers assigned to our "beat" (per shift) with hundreds of new homes already going up. In this area we simply cannot handle more.
- 3- There are controlled burns (that get out of control often) directly adjacent to this property. Clearly any subdivision of any sort would be at serious risk of fire.
- 4- While other subdivisions have been placed on dead end roads in the past this one differs in that it's coastal. We are in a mandatory evacuation zone and flooding happens with even a mild tropical storm. The flooding this subdivision would potentially cause (based on others that have gone in closer to town that caused roadway flooding) would literally strand everyone north of it. Everyone!

FLOODING/RESILIENCY: The roads and waterways already flood in this area. Any development of this magnitude in this area makes us more vulnerable to future storms and more severe flooding. The natural habitat allows for natural water retention and is imperative for resiliency. Changing LUZ would allow for stormwater drainage issues, increase flooding and grossly undermine the Resiliency Plan.

WATER QUALITY: At this juncture, this area can boast some of the cleanest water in Duval County. Changing the LUZ to allow a development of this magnitude will negatively impact every aspect of our water quality as well as impact the water flow of Terrapin Creek as it flows into Clapboard Creek and ultimately into the St John's River. There will be an inundation of pollution beginning with construction and following all the way through with homeowners using fertilizers, pesticides and other run off including trash that will run into these waterways. The development plans

to bring city water and sewage which must go under Terrapin creek, compromising water flow. Waterways has already heard this argument and denied the project for these reasons.

From: Danielle Damato <damato.danielle@yahoo.com>
Sent: Tuesday, September 08, 2020 5:53 AM
To: CCMEETING09082020
Subject: 2020-002

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 evening Council members, I have decided to write an electronic message voicing my objection to 2020-002. There are numerous aspects about the proposal that I believe City Council should take into consideration when discussing this matter.

City Council often has tough decisions to make, for the betterment of Jacksonville and the betterment of the community. Those tough decisions are often after a long public hearing with individuals speaking on either side of the matter. The **only** individual you will hear in favor of the proposed subdivision is the individual paid to obtain the land use change, Mr. Ingram. At all the previous public hearings, and public meetings everyone present was in opposition of the proposal. This should show city council that this is not a tough call. The call to make is against the potential land use change because it is what the community is telling you they want, and it will not help the community.

During these community meetings individuals have asked if there were options to change the potential plans to better meet the surrounding area. The following are items the community asked for and were denied by the developer and lawyer. A conservation easement, an equestrian style subdivision, 1 acre lots, no sewer and septic, larger lot sizes. My point to this is that the community has attempted to work with the representatives on this project and every time an idea was raised that the community could rally behind, the answer was no.

The City of Jacksonville initiated a Comprehensive plan with chapters or 'elements' that address Capital Improvements, Conservation, Coastal Management, Future Land Use, Historic Preservation, Housing, Infrastructure, Intergovernmental Coordination, Public School Facilities, Recreation and Open Space, and Transportation. The Current 2030 comp plan has the parcel in question and surrounding area as agriculture and preservation lands. A change in the comp plan to allow a PUD subdivision is not consistent with the surrounding area. On August 31st LUZ voted to deny the project. This is not a simple land use change; this is not an infill project were it's the last parcel remaining. This would change the entire landscape East of Boney Road. Requiring the City to install sewer and water across two waterways, potentially causing catastrophic disruption of the wetland environment. There is nothing like this potential subdivision after Boney Road. There are no lots East of Boney Road that do not fit in line with the 2030 comp plan of 1 house per 2.5 acres. The Subdivision that is quoted in the application as an example of adjacent consistency for development in the area is actually 1.2 miles West from its entrance to the corner of the subject property. Mr. Ingram likes to state a much smaller number however, last week he stated this number was "as the crow fly's". While that measurement might be accurate if I was flying it is not accurate to an individual in a vehicle.

On three sides of the parcel is preservation. This area has Federal, State, and City parks. A lot of thought, planning, and money was put into these parks to ensure that this area of Jacksonville remains preserve. This preservation area requires prescribed burns for several reasons. Prescribed fire is one of the most effective tools we have in preventing wildfires and managing the intensity and spread of wildfires. On occasion these burns have jumped the fence and affected areas not allocated to be burned, affecting local residents. It is not reasonable to ask individuals to live neighboring a preservation with prescribed burns that may get out of hand. It is also not reasonable to ask the preservation to stop these prescribed burns, if they

do the affect would be the land burring hotter and longer and becoming an uncontrollable fire after lightning hits the preserve because of the large accumulation of duff layer on the ground. After speaking with the U.S. Fish and Wildlife Service about concerns and objections they had with the construction of Tidewater, the agency shared that the developer and lawyer have not approached them or the local agencies about the proximity of the land and the potential that the development will cause on the prescribed burns. The U.S. Fish and Wildlife Service is strongly against this development for these reasons. Additionally, any potential homeowner will be at risk due to the lack of nearby fire stations, slow response times when fires break out will increase the homeowner's insurance as evidenced by properties in Tidewater.

On February 12th, 2020 the Waterways Commission voted No to approve the submittal to have the land use change. This site has Terrapin Creek on the project site, which flows directly to Clapboard Creek, and into the Saint Johns River. There will be an influx of pollution, the construction site will cause run off into the water. Additionally, homeowners using fertilizers, pesticides and other pollutants will generate contaminated runoff into these waterways. The lift station which will be required for this development will also be a source for concern, particularly during a hurricane or any other weather event with rain and wind as power along Cedar Point Road is prone to fail during any strong breeze.

The applicant has not requested or received permits from the Saint Johns River Water Management District, the Department of Environmental Protection, the Army Corps of Engineers, or the U.S. Fish and Wildlife Service. Permits will not be issued until a site plan is agreed upon and potential mitigation is approved. The applicant does not have a current site plan and does not know what they might do with the property since K.B. Homes has decided to no longer pursue the project that initiated the land use change on this site. I urge the city of Jacksonville and the City Council to deny the land use amendment or at the very least postpone the decision until a site plan can be presented.

The most logical path forward is for this parcel to become part of the surrounding preserve, and to deny the request for the land use change.

Thank you for your time regarding this matter.

Danielle D'Amato

Clements, Jeff

From: Tabitha Hootman <thootman@turtlesurvival.org>
Sent: Monday, September 07, 2020 10:07 PM
To: CCMEETING09082020
Subject: OPPOSITION 2020-0002 TO BE READ INTO MEETING RECORD

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.

September 7, 2020

Dear Council Members,

This letter is in opposition to 2020-0002: Land Use and Zoning change at 6131 Cedar Point Rd.

Driving east on Cedar Point Road, you'll see a "No Outlet" sign at the intersection with Boney Road. Past this point and onward to Black Hammock Island, there is one way in and one way out.

This area is incredibly unique. We are at the confluence of Federal, State and City park space, the only place in the nation where the three are interconnected to provide a beautiful, contiguous preserve that boasts a large array of outdoor recreational activities. Our park system is advertised on billboards in Atlanta. This is a selling point for Jacksonville. While recreation like this is often overlooked in the broader scheme of development in Jacksonville, the economic impact of our nature preserves needs to be considered. We also have several rarely seen birds, snakes, and turtles among so many other animals that people visit here to see.

Aside from the obvious disruption, if not extermination of some of the wildlife unique to here, there are many other reasons we oppose the land use zoning change for this area.

SAFETY: The proposed area for this large-scale, high-density development is approximately one mile beyond the Boney Road no outlet point. The roads are narrow and already compromised on what little shoulder exits, and the bridges that go over the creeks are narrow. If there is an emergency which would require evacuation, this development would compromise the lives of everyone beyond that area, including our lives here on secluded Black Hammock Island. Not only is there only one way on and one way off the island, the closest fire station is further east, where we live on Black Hammock Island. Last month, a house caught on fire on Black Hammock Island, much closer to the fire station than this development would be. The response time was 20 minutes. The house unfortunately burnt to the ground before the Fire Department was able to make it there. These houses in the proposed development will be burnt to the ground and most likely take several others with them before the Fire Department can be there. Further, we have a limited police presence here.

SMOKE SHED/PRESCRIBED FIRES: This property borders the preserve on three sides, and Cedar Point Road to the south. Each of the parks employ prescribed burns to help reduce the chance of forest fires. This practice is imperative. A large scale, high-density development has a high potential of interfering with the park's ability to continue prescribed burns. Ash will fall on houses and cars, smoke will fill the air and most likely fill the indoors and it is not unknown for a fire get out of hand as it did in 2013, the fires jumped and affected nearby landowners. People were trapped on the island with no way off. There is one way on the island and one way off: a narrow, 2 lane road that is already compromised from the heavy dump trucks that travel back and forth on it every day.

FLOODING/RESILIENCY: The roads and waterways already flood in this area. Any development of this magnitude in this area makes us more vulnerable to future storms and more severe flooding. The natural habitat allows for natural water retention and is imperative for resiliency. Passing this zoning change would allow for stormwater drainage issues, increase flooding and grossly undermine the Resiliency Plan. As the city looks to hire a Chief Resiliency Officer and bolster its defenses against hurricanes and storms that are ever-increasing in size and severity, we need to scrutinize developments of this nature that will greatly impact our wetlands.

WATER QUALITY: At this juncture, this area can boast some of the cleanest water in Duval County. Changing the LUZ to allow a development of this magnitude will negatively impact every aspect of our water quality as well as impact the water flow of Terrapin Creek as it flows into Clapboard Creek and ultimately into the St. John's River. There will be an inundation of pollution beginning with construction and following all the way through with homeowners using fertilizers, pesticides and other run off including trash that will run into these waterways. The development plans to run city water and sewage more than a mile from where it is now, meaning it must be run under Terrapin creek, compromising water flow. Waterways has already heard this argument and denied the project for these reasons (including flooding/resiliency).

SCHOOLS: I understand we are most certainly not the only schools over capacity. BUT our elementary school's students have to start LUNCH at 9:30 AM in order to allow for every student to have a lunch. Several homes are already slated for development in areas that are more appropriate for large subdivisions, adding 100 more homes on top of these is catastrophic for our community's children.

THERE IS NO NEED FOR THIS DEVELOPMENT: We already have large scale, high-density developments ranging from the low \$200s to over \$400,000 in close proximity: Bradley's Pond (phase I and II), Edwards Creek, and Tidewater Phase II for starters. There are also several new developments on Starrett, Alta, Yellowbluff, etc. Many of these newly developed homes are already standing vacant. There are many parcels of land available, some of which already have houses on them and others that can be built. It is also imperative to remember that this particular development is in the middle of a **food desert with no access to bus lines and no sidewalks.**

I beg you to please look at this area, this resource out here for EVERYTHING it is, not just a myopic vision of continued urban sprawl and financial opportunity for the developers. This land use zoning change threatens our safety first and foremost. It contradicts the 2030 Comprehensive Plan and thus the purpose of land planning. This proposed zoning change is not consistent with the surrounding area. Currently the Land Use and Zoning maps have the land that

abuts this property on all three sides listed as agricultural; however, this land is owned by the Parks systems and the immediately surrounding land IS conservation land. Please consider voting NO on this land use zoning change.

Thank you so much for you time,

Tabitha Hootman, M.Sc.

Ecologist, Herpetologist

Florida Lead Field Scientist Turtle Survival Alliance

Clements, Jeff

From: Darius Taylor <dariusvashaund99@gmail.com>
Sent: Monday, September 07, 2020 3:43 PM
To: CCMEETING09082020
Subject: **READ PLEASE

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 Darius Taylor and I live at Water's Edge Apartments on Broward Road. I used to live at my grandmother's house on Cedar Point. She told me about the subdivision they are trying to put in at [6131 Cedar Point Road](#).

I have ridden my horse on the trails directly behind that exact area for many years. When I ride the trails I enjoy the peace and quiet and looking at the nature around me. It's just me and my horse. The LAST thing I want to hear are cars and garbage trucks and weed eaters and lawn mowers. I do NOT want to smell the emissions from the cars. I do NOT want to hear a bunch of people. It is wrong to ruin this beautiful and quiet area just to build more houses. There are plenty of houses already being built within a few miles. They have already torn down the barn where I used to keep my horse to build houses. Please do not ruin this area too. It is the most peaceful place in the city. I am asking you to vote NO.

Darius Taylor

Clements, Jeff

From: Justin Taylor <jttaylor1978@gmail.com>
Sent: Monday, September 07, 2020 2:18 PM
To: CCMEETING09082020
Subject: ORD#2020-002
Attachments: Screenshot_20200907-141547_Gmail.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.

Clements, Jeff

From: K. Perera <perera6@hotmail.com>
Sent: Monday, September 07, 2020 12:22 PM
To: CCMEETING09082020
Subject: Work with the Community with 2020-00045

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.

Though our councilman is working on these issues, we would like the support of the council to defer Ordinance 2020-00045 until our community's concerns are satisfactorily addressed.

Our community is the Woodland Station/Fox Chase neighborhood, which abuts the property addressed in Ordinance 2020-0045.

Here are our concerns:

1. The wetlands and wildlife habitat shall be preserved.
2. An independent traffic study—which shall reflect projections of this development and not current conditions—shall be conducted. Serious consideration shall be given to installing a traffic signal at the intersection of Alumni Way and St Johns Bluff Road South and installing a designated right turn lane into the Woodland Station/Fox Chase subdivision. Serious consideration shall be given to alternatives to the single egress/ingress of the development.
3. There shall be a definite buffer zone between the development's southernmost boundary with the northernmost boundary of Woodland Station/Fox Chase subdivision. This zone shall provide auditory and visual buffers for maintenance of peace and preservation of privacy.
4. Proper and effective drainage from the new development shall not impinge upon the drainage capacity of the Woodland Station/Fox Chase subdivision. Our neighborhood has suffered flooding in the past and we don't want an additional strain to the neighborhood's draining capacity.
5. Building height shall be limited to ensure the access of Woodland Station/Fox Chase property owners to light and air. Also, building height shall be consistent with the mandates of Comp Plan 2030, which state that developments must be compatible with existing structures in the vicinity. The highest existing building in this vicinity is three-stories; therefore, the highest building in the proposed development shall be limited to three-stories.

Thank you for your consideration.

Kathleen Perera

3923 Station Court South 32246

Clements, Jeff

From: James <fiveacrespread@gmail.com>
Sent: Monday, September 07, 2020 11:18 AM
To: CCMEETING09082020
Subject: Opposition to rezoning density as submitted at 6163 Cedar Point Rd

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.

To whom it may concern,

I live downstream from the development being proposed. The watershed for 6163 Cedar Point Rd flows into the Boggy Creek, The Timucuan Preserve, our river, and eventually to our beaches. At this point, we are the only region in town not finding ecoli in our water as tested. We'd like to keep it that way. Trash, yard nitrogen, oil, and trash will be flowing down into pristine creek water.

I know there are plenty of arguments for density and lot sizes already being discussed, so I would like to remind you that the investment in our preserve is over a billion in value, and is currently one of JAX's greatest assets. Allowing high-density developments like this along and within the borders of our preservelands should be given serious consideration. Please follow the LUZ committees' choice to deny this rezoning, I'm asking that you also deny the proposed density changes here.

Thank you for your time,

James Hunter
11966 Sheffield Road
Jax, 32226

Clements, Jeff

From: Nell DeCoursey <highlander51@gmail.com>
Sent: Sunday, September 06, 2020 10:25 AM
To: CCMEETING09082020
Subject: ORD#2020-0002

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,

I would like to voice my opposition of the proposed building of nearly 100 homes within the Pumpkin Hill natural preserve. This property contains wetlands and is a home to an Eagle's nest, which is protected by our Federal Government. Building a subdivision In this beautiful preserve is so out of character. Urban sprawl strikes again. Leave this beautiful land alone. Deny this proposed Ordinance.

Nell McLeod DeCoursey
Hold Fast

Clements, Jeff

From: Susan Aertker <susaninflorida@gmail.com>
Sent: Saturday, September 05, 2020 3:42 PM
To: CCMEETING09082020
Subject: please make this part of the record for the September 8 city council 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 vote no on 2020-518. Renaming parks can be a way to fundraise for the maintenance of the parks.

Philanthropists are encouraged to give to the community when they somehow personally benefit. I hope you'll encourage philanthropists to commit to a yearly contribution to maintain a park in exchange for naming or renaming a park. There should also be a rule to automatically rename the park after the street it is on if the yearly contribution should end.

Also we need the renaming of Public Parks, Public Bldgs, Recreational Facilities, & Public Streets if they are named after anyone that participated in or promoted human trafficking.

Thank you,
Susan Aertker

>
> 2020-0518
> Ordinance
>
> Title:ORD Establishing a Moratorium of 2 Yrs on the Renaming of Public
> Parks, Public Bldgs, Recreational Facilities, & Public Streets;
> Providing that the Moratorium Remain in Effect from Enactment until
> 8/11/2022 or Until a Uniform Procedure or Policy for Renaming is
> Implemented by Council; Req Emerg Passage Upon Intro. (Johnston)
> (Introduced by CM Diamond) 8/25/20 CO Introduced: NCSPHS, R, SJCIC
> 8/31/20 NCSPHS Read 2nd & Rerefer Public Hearing Pursuant to Chapt
> 166, F.S. & CR 3.601 – 9/8/20
>
>
>>

Clements, Jeff

From: Traute Sprungmann <traute2407@me.com>
Sent: Friday, September 04, 2020 2:37 PM
To: CCMEETING09082020; 4ferraro@comcast.net; Ferraro, Albert; Gaffney, Reginald
Subject: Fwd: ORD#2020-0002

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.

Subject: Protect the Old Florida for our Children

Dear councilman and who it may concern!

I don't know how to best describe the situation. To make it understandable for all of you.

How many of you have taken the time and made a trip out to Black Hammock Island to get an idea of what we are talking about? And I really would like an answer to that in the meeting on Tuesday! How many of you have been driving down Cedar Point Road having the feeling being in the Old Florida? Something that needs to be preserved? How are you able to make a decision about something you haven't even seen? I am more than happy to take each one of you out and around to enjoy what we have out there.... it is special.

I am trying to find something comparable, that shows, how unfitting a development of this size in the middle of not only a rural area, but surrounded by a preserve from 3 sides, is.

Imaging building a Highriser on Ponte Vedra Blvd. That might come close. Or thinking about a city in the middle of Ocala National Forrest.

Making this piece of property available for 97 houses is plain wrong in so many ways we tried to explain to you, because WE LIVE HERE AND WE KNOW.

97 houses out on a dead end road, that is prone to wildfire, flooding, long periods without electricity, being stuck out there for a whole day because of an accident or a wildfire, wildlife like snakes, bears, raccoons.... with families, that unfamiliar and not prepared in any way for a nature emergency or self sustaining in any way, is putting them in danger.

JACKSONVILLE owns something Special with this area on Cedar Point Road that you don't find often anymore in big cities. Why would you let that go? It is worth to preserve. They will find somebody to buy this beautiful peace of land who uses it as it is supposed to. Or add it to the preserve and keep it a place, were people from high density developments can go back to nature. It is not fair to change the land use into something that doesn't belong there, just for a company to make money and then turn around and leave. It should go to somebody who continues to preserve it.... like the 3 sides around it.

Sincerely

Trudy Sprungmann

Sent from my iPad

Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, September 04, 2020 12:02 PM
To: CCMEETING09082020
Cc: Cyndy K. Trimmer
Subject: Speaker for September 8 City Council - 2020-0469 and 2020-0470 (RCBF/Fennell Road)

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 2020-0469 and 2020-0470 at Tuesday's City Council 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: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, September 04, 2020 11:58 AM
To: CCMEETING09082020
Cc: Cyndy K. Trimmer
Subject: Speaker for September 8 City Council - 2020-0467 (Prescott/Metro Square)

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Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will speak on behalf of the applicant for 2020-0467 at Tuesday's City Council meeting.

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

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: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, September 04, 2020 11:56 AM
To: CCMEETING09082020
Cc: Cyndy K. Trimmer
Subject: Speaker for September 8 City Council - 2020-0290 and 2020-0291 (Cali/0 Philips Highway)

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 be available for questions only on behalf of the applicant for 2020-0290 and 2020-0291 at Tuesday's City Council 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: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, September 04, 2020 11:52 AM
To: CCMEETING09082020
Cc: Cyndy K. Trimmer
Subject: Speaker for September City Council - 2020-0482 (Church of Eleven22/465 Starratt Road)

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Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will speak on behalf of the applicant for 2020-0482 at Tuesday's City Council meeting.

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

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: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, September 04, 2020 11:46 AM
To: CCMEETING09082020
Cc: Cyndy K. Trimmer
Subject: Speaker for 2020-0485 (Augustine Dev./404 N Julia)

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Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will be available for questions only on behalf of the applicant for 2020-0485 at Tuesday's City Council meeting.

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

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: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, September 04, 2020 11:42 AM
To: CCMEETING09082020
Cc: Cyndy K. Trimmer
Subject: Speaker for 2020-0390 (Hudmon/1521 Margaret 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 be available for questions only on behalf of the applicant for 2020-0390 at Tuesday's City Council meeting.

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

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

This e-mail is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately by telephone and return the original e-mail to us at the listed e-mail address. Thank you.

Clements, Jeff

From: Knighting, Blair <Blair.Knighting@kimley-horn.com>
Sent: Thursday, September 03, 2020 4:29 PM
To: CCMEETING09082020
Cc: Knighting, Blair
Subject: Speaker for 2020-0481 on 9-8-20 CC 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.

Hello,

I am Blair Knighting the representative for the Owner for Application 2020-0481. I will be available for any questions and I am in full support of this application.

For the record, my address is 12470 Gran Bay Parkway, Suite 2350 in Jacksonville, FL 32258.

Please let me know if you need additional information.

Blair Knighting, AICP

Kimley-Horn | 12470 Gran Bay Parkway West, Suite 2350 Jacksonville, FL 32258

Direct: 904 828 3917 | Mobile: 757 593 2805 | Main: 904 828 3900

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 12 years as one of FORTUNE's 100 Best Companies to Work For

Clements, Jeff

From: Jim Byrd <jimbyrd_61@yahoo.com>
Sent: Thursday, September 03, 2020 9:54 AM
To: CCMEETING09082020
Subject: CEDER POINT RD

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 MEN AND WOMEN.

I have lived in the Ceder Point / Black hammock area for 58 years I moved out of town to be near the country and the water. Raised my family and they live in same area with my grandchildren. It is for the most part safe for them and a good place to grow up.If you take that away from them it will be devastating. We like our preserves we have by the state and enjoy them. We don't need a bunch of housing developments to ruin our neighborhood. I know that someone is trying to make money or a living by development of this area I understand that. We would all prefer you take it somewhere else.

Thanks for your time.

Jim Byrd
15521 Shark Rd. West
904-588-8719

Clements, Jeff

From: cassandra@thecomputer.com
Sent: Tuesday, September 01, 2020 11:43 PM
To: Boylan, Michael; CCMEETING09082020; Gaffney, Reginald; Freeman, Terrance; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; White, Randy; Lewis, Bruce; Nate Day
Cc: willherron@att.net; caroladonofrio@gmail.com; Wesolowski, Rosemary; christinebenhamrealestate@gmail.com; anabelacu@gmail.com; langleyb301@comcast.net; leighannmluttrell@gmail.com; jomansell@comcast.net; edensutter.reynolds@gmail.com; hubbs_seaward@yahoo.com; ranaysemail@gmail.com; gka2000@hotmail.com; les@parkerandcompany.net; d.b.gager@gmail.com; egmorgan@earthlink.net; alcoff1984@yahoo.com; mherzberg@sleiman.com; rheintze@linux.com; hughestanya69@gmail.com; greg_mansell@comcast.net; gatorwebbs@bellsouth.net; koala7@comcast.net; racefan1@gmail.com; tscott0625@gmail.com; teresaakel@gmail.com; akintoker@aol.com; floridamargo@aol.com; kigelsrud@aol.com; mswrigley@hotmail.com; george_lytle@hotmail.com; lizwilde3@gmail.com; carynherzberg@yahoo.com; myrick308@att.net; timssoles@bellsouth.net; flyerbill@yahoo.com
Subject: ORD 2020-0098 and ORD 2020-0307 for LUZ meeting 9/1/2020 - after adjournment comments

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 wanted to respond to CM Boylan's stated disappointment that Nate was not more appreciated. It might have been garbled because I was having audio trouble, but one my first statements was in appreciation for Nate's willingness to work with us on some things. To reiterate: Thank you Nate!!!

I am very thankful to the Council that expressed the desire to increase lot size, and the fact that the Council could have simply approved a PUD, but heard us and sent the developer a stronger message to work with us to address the issues. Thank you Council!!!!

Truth be told, in as much as I would like to reach a win-win, we all have to accept it is highly unlikely everyone will get everything that we individually want.

But I want to say that as a newbie to this kind of City government interaction, although some aspects don't sit well with me, and sometimes I'm like "grrrr", I have to admit I am pleasantly surprised by the actions and reactions of the Nate's representation for the developer and the Council.

And I am thrilled that all the people in the effected group engage so passionately and stand up for themselves (again and again over weeks and weeks for hours way past our bedtimes). I know some of us are brought to anger and tears and gosh I wish I had a magic wand, and I really wish I had the money to buy all that land for myself and start a gopher tortoise sanctuary! - but alas, the real world is kinda harsh. But I know lots of people around the globe, and well, I'm thankful to be in America.

Queue the music: America, America... LOL

Thank you all!!!
And to all Good Night!!!
Cassandra Goodwin

On 2020-09-01 11:42, cassandra@thecomputer.com wrote:

Please read into the LUZ meeting minutes on 9/1/2020 regarding both ORD 2020-0098 and ORD 2020-307 if I am unable to attend.

(I tested it at just under 3 minutes at a normal cadence.)

Honorable Council Members,

To *paraphrase* statements by CM Boylan:

I promised my constituents to be sensitive to manage growth that is inevitable to invite more people into the popular Mandarin area.

I agree and invite others to enjoy the beauty of life in Mandarin, and hope City Planning does not allow it become like "anywhere and everywhere."

Growth can be achieved while preserving character - as it was done in Julington Landing where I live.

I moved here a year and a half ago, after saying no to Nocatee with it's sardine packed houses with bland grass lawns and no tree canopy.

Harriet Beecher Stowe, author of "Uncle Tom's Cabin" and previous resident, called Mandarin "a tropical paradise."

I keep hearing that PUDs are consistent with land use "in the area" and are similar to my neighborhood. But without preserving trees, closer together on small lots, and costing nearly twice as much, as mine. I'm given ratios, percentages, and black and white site plans as "evidence" of the consistency with my neighborhood.

If you allow what makes Mandarin unique succumb to a black and white numeric definition of consistency, what are we going to do when people don't want to come specifically here anymore because it's just like everywhere else?

On Zillow or Realtor.com there are hundreds of PUD homes in Jacksonville, and yet, Mandarin is in demand because it is not like "everywhere else."

Please understand the spirit that moved City officials to codify Municipal Ordinances Article 25 and Subpart N?

Paraphrased for time:

Section 25.01.....

The loss of... [mature trees from]... clearing... for development has an adverse effect on the environment.... The presence of trees... [provides a list of benefits for clean air and water, as well as]... food, [and] nesting sites... for wildlife, [etc.].....

SUBPART N. - MANDARIN OVERLAYS

The Council finds that... the Mandarin Road Overlay... [is mostly] developed at a density of one unit per acre or larger. Therefore,... additional criteria shall be considered... to protect the character of the... area....

I live on the *EAST* side of Oldfield Creek, with smaller lots but carefully crafted around mature trees. The *WEST* side of the creek is predominantly Rural Residential.

Both proposed PUDs are on the *west* side of Oldfield creek, in the last remnants of old Mandarin. ORD 2020-307 contains a registered historic landmark.

The map attached includes the Mandarin Overlay area for comparison.

Frighteningly I'm told that PUDs that fragment the remaining Rural area are justification for consistency to allow more PUDs. Seriously?

City officials get to choose how much *Mandarin* will be left for people to come to.

Or let cookie cutter PUDs go in until there's very little left of what people want to come to Mandarin for.

People selling their land and developers will still make plenty of money under Rural Residential zoning.

If you vote yes to the proposed PUDs, then you will DEPRIVE the people of the *Mandarin* they want to live in.

Thank you,
Cassandra Goodwin
Shady Creek Dr 32223

On 2020-09-01 01:00, cassandra@thecomputer.com wrote:

Honorable Council Members,

Something CM Boylan said at the meeting on 8/18/2020 summarized my thoughts on the matter of ORD 2020-0098 and ORD 2020-0307 pretty well.

It went something like this:

I promised my constituents to manage growth. Growth in our community is inevitable. We have to understand and appreciate that this is a growing community. Mandarin is a very popular area right now. Mandarin is not available to many people because there aren't many available homes in our community. There is an interest not only in this development [ORD 2020-0098] but also for three of four others in this area [including ORD 2020-0307]. I am sensitive to invite more people to live in the Mandarin area.

Yes, I agree, because I love it here.

I am sensitive to manage growth that preserves Mandarin for what it is, and not let it become just like "anywhere and everywhere."

Growth can be achieved while preserving character - as it was done for the neighborhood I currently live in - Julington Landing.

I chose to move to the Mandarin Julington Creek area a year and a half ago.

When the real estate person suggested Mandarin, I said, no it's either too congested or too expensive, because all I'd seen was San Jose and Mandarin Rd and houses worth half a million and up, which I and most people I know, can't afford.

She told me she knew of an affordable home with majestic oaks draped with spanish moss.

We headed down Loretto to Aladdin to Julington Creek to Shady Creek to a tabby coated mid-century modern house on over half an acre, that I live in today.

Some people told me I really needed to check out Nocatee because new houses are better, and the lifestyle there was fantastic. I took a drive and saw the sun baked cookie cutter houses with bland grass lawns. The houses were so close together, walking around the side you could see clearly into the next house. That is certainly some people cup of tea, but I very quickly left.

Every night at home now, I hear owls.

This past weekend, a pileated woodpecker was swaying back and forth while opening and closing its wings, apparently to distract a hawk sitting nearby.

A great heron landed in a tree and walked across a thick branch.

This past spring turkeys clomped across my roof before launching into the wetland in the back yard.... A few weeks later I heard their chicks growing up.

I am sensitive to invite more people to live in what Harriet Beecher Stowe, author of "Uncle Tom's Cabin" and previous resident, called "a tropical paradise."

I would love to invite more people to enjoy the beautiful experiences I have had in a neighborhood of unique homes that were carefully crafted around mature oaks.

I virtually walked the Council down my street to see the houses under the grand tree canopy on 8/18/2020.

Sometimes I like to drive down dead end roads to admire the mid-century modern designs.

So many of the new homes going in look like you could pick them up and be anywhere. How sad.

"Mandarin is a very popular area right now. Mandarin is not available to many people because there aren't many available homes in our community."

When I look on Zillow or Realtor.com there are over a hundred homes nearby, and yet, people would really like to be in Mandarin.

Mandarin is not like "everywhere else."

I keep hearing that the proposed PUDs are consistent with land use "in the area."

I'm given numbers, ratios, percentages, and black and white lot maps as "evidence" of the consistency.

I'm told that if I can't see a neighborhood from the main road, it doesn't matter what's back there.

I wonder if they've ever sat on their back porch listening to baby turkeys.

My brow furrows as I ponder - do they not understand the spirit that moved City officials to codify Municipal Ordinances Article 25 or Subpart N?

Section 25.01. - Findings, intent and purpose.

The loss of mature and maturing tree species during the clearing of land for development has an adverse effect on the environment.... The presence of trees aids in energy conservation by cooling the atmosphere, reduces air pollution by removing particulates such as dust and pollen, increases oxygen production, slows surface water runoff, reduces soil erosion, provides food, nesting sites and protection for wildlife, enhances scenic beauty, and provides other environmental benefits.

SUBPART N. - MANDARIN OVERLAYS

Sec. 656.399.10. - Mandarin Road Overlay.

The Council finds that the properties within the Mandarin Road Overlay, as visually depicted in the Mandarin Road Overlay map following this section, are predominantly developed at a density of one unit per acre or larger.

Therefore, the following additional criteria shall be considered... when evaluating any land use or zoning application within the Mandarin Road Overlay, to protect the character of the Overlay area and protect the health, safety, and welfare of the residents therein....

ORD 2020-0307 shows almost 2 lots for every one lot across the north border. I was told that PUD ORD 2020-0098 is very similar to my neighborhood - but without preserving the trees, and with houses twice as big, and much closer together, and costing nearly twice as much, as the one I live in.... How is that similar? A site plan is provided as "evidence," but it clearly shows lots smaller than any lot on the other side of the border, all the way around, with some big oddly shaped lots in the middle to bring up the average, so the numbers look good.

But I live on the *east* side of Oldfield Creek, which is the Julington Creek neighborhood - that's the smaller lots, running over to Saddle Ridge. But even those homes don't compare to the proposed PUDs because they were built around mature trees and are widely spaced.

The proposed PUD ORD 2020-0098 is going in off Aladdin, on the *west* side of the creek, a detached section of old Mandarin, where the last remnants of the Rural Residential houses are.

ORD 2020-0307, also westward, even contains a registered historic landmark.

Both proposed PUDs are in Rural Residential areas that are becoming increasingly fragmented as the City allows big houses on little lots to slowly chip away at the area.

Frighteningly I'm told that the PUDs that have encroached the area are justification for consistency to allow more PUDs. Seriously.

Attached is my map, with colors, that shows the Rural Residential areas that are currently endangered by accelerated growth, and for comparison, the area covered by the Mandarin Overlay (Subpart N).

Gosh, I wonder if that's similar to why Subpart N needed to be codified to protect the character of the old Mandarin coast.

ORD 2020-0098 and ORD 2020-0307 are in the last holdout for where we could invite people that want to live the Mandarin lifestyle of big oak tree filled lots with widely spaced homes.... or we could let cookie cutter houses go in until there's nothing left of what people want to come to Mandarin for.

Nocatee at least has recreation facilities. If we allow what makes Mandarin unique succumb to a black and white numeric definition of consistency, what are we going to do when people don't want to come specifically here anymore, because it's just like everywhere else?

If you are thinking about voting yes to approve a PUD that has a minimum lot size of 80x120 and that plans on cutting the mature trees and replacing them with 2 to 4 inch baby trees, please come stop by my house first. Please visit the people that live off Aladdin directly. Please visit anyone currently living in the Rural Residential area off Aladdin shown on my attached map first.

If you are seriously considering voting yes to either ORD 2020-0098 or ORD 2020-0307 then you will DEPRIVE

the people that want to come to Mandarin of the Mandarin they want to come to, and you're gonna give them "anywhere" instead, and then they won't want to stay once the houses get older, because there will be newer houses somewhere else.

If you preserve the Rural Residential zoning people selling their land will still make plenty of money, developers will still make money, you'll be inviting the people that have been searching for the unique woodland charm of Mandarin, and you'll be giving people homes they will want to live in even when the homes are older. Invite people that want to come to a home with a big yard and big trees, and they will stay because there won't be any where else like that to go to anymore anywhere pretty soon.

Please manage growth with sensitivity to why people want to come to Mandarin so that you can invite them to *Mandarin*, and not allow Mandarin to become somewhere like everywhere else.

Please deny rezoning for ORD 2020-98 and ORD 2020-307 and preserve the Rural Residential for development for the people that are right now desperately searching for a big lot with big trees in a city full of big houses on little lots with little trees.

Thank you,
Cassandra Goodwin
Shady Creek Dr 32223

Clements, Jeff

From: mgloc1964@gmail.com
Sent: Tuesday, September 01, 2020 7:24 PM
To: CCMEETING09082020
Subject: 2020-002 Cedar Point Rd

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 oppose the current prospect of a development being built at Cedar Point Rd. Please seriously take into consideration of the roads, schools, wildlife and preserves before making a decision.

Sent from my iPhone

Clements, Jeff

From: The Hootman <sir.hoot@gmail.com>
Sent: Tuesday, September 01, 2020 5:49 PM
To: CCMEETING09082020
Subject: 2020-0002

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.

Current residence, 15501 shellcracker Rd Jacksonville Florida 32226.

I opposed this development. With the current development in bradley's pond and the additional development in the back of tide water, I'm very concerned that no improvements to the roads, schools, police presence or even an additional fire station will be added to the additional increase in population. I live at the very back end of black Hammock island were I have one way to the island and with that, one way out. I don't believe that we can sustain additional 300 to 400 people living in that small area with the added proposed lots.

I am also concerned that this will be open door to further development in the future that will impact the Timucuan preserves which Jacksonville has come forth and built up over the years to be a beautiful area for residents to get away from city life.

I am in fear of my safety and my family safety in the event of a storm or fire with no improvements to this area. Please reconsider the impact that will be presented tonight and help preserve the preserves. Thank you

John Hootman

Clements, Jeff

From: Mike Hethington <myrick308@att.net>
Sent: Tuesday, September 01, 2020 4:44 PM
To: cassandra@thecomputer.com; Boylan, Michael; CCMEETING09082020; Gaffney, Reginald; Freeman, Terrance; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; White, Randy; Lewis, Bruce
Cc: willherron@att.net; caroladonofrio@gmail.com; Wesolowski, Rosemary; christinebenhamrealestate@gmail.com; anabelacu@gmail.com; langleyb301@comcast.net; leighannmluttrell@gmail.com; jomansell@comcast.net; edensutter.reynolds@gmail.com; hubbs_seaward@yahoo.com; ranaysemail@gmail.com; gka2000@hotmail.com; les@parkerandcompany.net; d.b.gager@gmail.com; egmorgan@earthlink.net; alcoff1984@yahoo.com; mherzberg@sleiman.com; rheintze@linux.com; hughestanya69@gmail.com; greg_mansell@comcast.net; gatorwebbs@bellsouth.net; koala7@comcast.net; racefan1@gmail.com; tscott0625@gmail.com; teresaakel@gmail.com; akintoker@aol.com; floridamargo@aol.com; kigelsrud@aol.com; mswrigley@hotmail.com; george_lytle@hotmail.com; lizwilde3@gmail.com; carynherzberg@yahoo.com; timssoles@bellsouth.net; flyerbill@yahoo.com
Subject: Re: ORD 2020-0098 and ORD 2020-0307 for LUZ meeting 9/1/2020

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.

My yard. (Guess why they named my Subdivision "The Wilderness")

In addition to Red Tail Hawks, still have Owls and Swallow Tail Kites (so far).

But you can come get the Raccoons if you like.





On 9/1/2020 11:42 AM, cassandra@thecomputer.com wrote:

Please read into the LUZ meeting minutes on 9/1/2020 regarding both ORD 2020-0098 and ORD 2020-307 if I am unable to attend.

(I tested it at just under 3 minutes at a normal cadence.)

Honorable Council Members,

To *paraphrase* statements by CM Boylan:

I promised my constituents to be sensitive to manage growth that is inevitable to invite more people into the popular Mandarin area.

I agree and invite others to enjoy the beauty of life in Mandarin, and hope City Planning does not allow it become like "anywhere and everywhere."

Growth can be achieved while preserving character - as it was done in Julington Landing where I live.

I moved here a year and a half ago, after saying no to Nocatee with it's sardine packed houses with bland grass lawns and no tree canopy.

Harriet Beecher Stowe, author of "Uncle Tom's Cabin" and previous resident, called Mandarin "a tropical paradise."

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Paraphrased for time:

Section 25.01.....

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SUBPART N. - MANDARIN OVERLAYS

The Council finds that... the Mandarin Road Overlay... [is mostly] developed at a density of one unit per acre or larger. Therefore,... additional criteria shall be considered... to protect the character of the... area....

I live on the *EAST* side of Oldfield Creek, with smaller lots but carefully crafted around mature trees. The *WEST* side of the creek is predominantly Rural Residential.

Both proposed PUDs are on the *west* side of Oldfield creek, in the last remnants of old Mandarin. ORD 2020-307 contains a registered historic landmark.

The map attached includes the Mandarin Overlay area for comparison.

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Or let cookie cutter PUDs go in until there's very little left of what people want to come to Mandarin for.

People selling their land and developers will still make plenty of money under Rural Residential zoning.

If you vote yes to the proposed PUDs, then you will DEPRIVE the people of the *Mandarin* they want to live in.

Thank you,
Cassandra Goodwin
Shady Creek Dr 32223

From: Susan Scanlon <dueykair3@gmail.com>
Sent: Tuesday, September 01, 2020 4:10 PM
To: CCMEETING09082020
Subject: Opposition to Rezoning 6131 Cedar Point 2020-002

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.

The good for One does NOT outweigh the good for Many. American society is actually the reverse.

The only One who benefits from rezoning 6131 Cedar Point is the landowner. He has the right to sell, but applying for a rezoning only benefits him, to make it easier and to command a higher price. His right to sell is not being prevented by your vote of no.

The Many who are negatively impacted by a rezoning to RR are all those you have heard about many times.

- 1) The city does not benefit. Whatever new tax revenue comes with residential cannot possibly fund the increased need for services - police, fire, schools, roadway maintenance.
- 2) The ecology does not benefit. The application failed to pass through Water Management because of the impact upon all the waterways. Land preservationists at the city, state, and national levels, as well as North Florida Land Trust are trying to preserve and conserve contiguous lands, and this rezoning would undermine their efforts.
- 3) Those who live in this part of 32226, including but not limited to, all properties located between the intersection of Boney and Cedar Point to Timucuan Preserve and Black Hammock Island, have concerns since there is no outlet - one way in and out.

The good for Many outweighs the good for One. Please vote no to rezoning 6161 Cedar Point Road.

Susan Scanlon
2917 Amelia Bluff Drive 32226

and
15528 Shark Road West 32226

Clements, Jeff

From: Susan <susaninflorida@gmail.com>
Sent: Tuesday, September 01, 2020 1:45 PM
To: CCMEETING09082020
Subject: please make this part of the record for the Rules Committee meeting on September 1

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.

Would you please answer these questions regarding 2020-517?

1. Is the land protected forever? What keeps a developer from getting a “better idea” and proposing a project on the land like what happened with the Metro Park?
2. Is there a best practice on how to deed the land that prevents this? Could that be made part of the bill?
3. How will other property owners in flood areas be affected?

<http://jaxcityc.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=2655>

Bill Summary for Ordinance 2020-0517 : The bill appropriates funds in the sum of \$5,450,501.00 with \$4,087,875.75 (75%) coming from FEMA through the Florida Division of Emergency Management and a City match of \$1,362,625.25 (25%) coming from the General Fund for acquisition and demolition of 22 flood-prone structures.

Background Information: This legislation is required for the City to accept a federally funded sub-award and enter into a grant agreement with Florida Division of Emergency Management. Participation in this grant project is voluntary and at the discretion of the current homeowners if ownership has changed following the original project application. Properties acquired in this project would be **returned to green space**, which would improve local flood storage and conveyance. Acquired properties would be deed-restricted so as not to allow for new structures to be built that would inevitably be damaged by future flooding. The properties targeted for this project are located within the 100-year floodplain. This area experienced storm surge of over three feet during Hurricane Irma severely impacting many of the structures. This project will reduce future public costs to the county, state, and federal agencies that provide evacuation and rescue, emergency shelter, and debris removal services. The project would further reduce the financial burden on taxpayers caused by having to repeatedly repair these properties that were built directly adjacent to the St. Johns River and located within the 100-year floodplain. Additionally, this project would remove current residents from the immediate dangers presented by flooding. Policy Impact Area: Resiliency; public health and safety

Thank you,
Susan Aertker

From: Trisha Fox <trishaafox@yahoo.com>
Sent: Tuesday, September 01, 2020 12:31 PM
To: CCMEETING09082020
Subject: Please vote no on 2020-002

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 City council members,

I am writing you to express my opposition to the rezoning of 6131 Cedar Point Road, Jacksonville, FL (2020-002). I propose that the city of Jacksonville maintain the current agricultural zoning of all parcels east of the Boney Cedar Point intersection. I am asking the city council to pause on the rezoning of this property; this will give all concerned parties an opportunity to understand the importance of this land in the city's effort to conserve land near and on Black Hammock Island. This land was originally purchased over 40 years ago. Since then, the city and state has acquired land all around us to create Pumpkin Hill Preserve (I own the adjacent property at 6161 Cedar Point Road). This land is completely surrounded by Pumpkin Hill Preserve. This property was not publicly for sale; the park service was not aware of the opportunity to purchase this land to expand and increase continuity of the Pumpkin Hill Preserve. The city and park service need more time to investigate the impact of this land rezoning.

My primary concern is the property's proximity to the state preserve and the prescribed burns that occur on a regular basis. In April 2013, a prescribed burn got out of control and threaten the lives and property in the area. Please see the image below taken by Linda Andring residing at 6161 Cedar Point Road. Furthermore, the property is located east of Boney Road, on Cedar Point Road, which means there is no outlet. Cedar Point Road leads to Black Hammock Island and is vulnerable to the sustainability of a small bridge over Bogey Branch Creek on Cedar Point Road. This property is also in a flood zone.



My second concern is the rezoning of this land will thwart the city's conservation effort near Black Hammock Island. There is a significant difference between agricultural and PUD zoning. Rezoning this land will increase the amount of fertilizers that enter the tributaries at Pumpkin Hill, Clapboard Creek, and our other waterways. This land is important to Jacksonville' conservation efforts and should remain agricultural land.

Please vote no on the rezoning of 6131 Cedar Point Road (2020-002).

Thank you for your time and service for the people of Jacksonville.

Trisha Fox

5291 Cattle Crossing Way

Jacksonville, FL 32226

904.635.7454



Clements, Jeff

From: Tabitha Hootman <celticat333@gmail.com>
Sent: Tuesday, September 01, 2020 12:19 PM
To: CCMEETING09082020
Subject: Opposition to 2020-0002

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August 31, 2020

Dear Councilman Ferraro,

This letter is in opposition to 2020-0002: Land Use and Zoning change at 6131 Cedar Point Rd.

Driving east on Cedar Point Road, you'll see a "No Outlet" sign at the intersection with Boney Road. Past this point and onward to Black Hammock Island, there is one way in and one way out.

This area is incredibly unique. We are at the confluence of Federal, State and City park space, the only place in the nation where the three are interconnected to provide a beautiful, contiguous preserve that boasts a large array of outdoor recreational activities. Our park system is advertised on billboards in Atlanta. This is a selling point for Jacksonville. While recreation like this is often overlooked in the broader scheme of development in Jacksonville, the economic impact of our nature preserves needs to be considered. We also have several rarely seen birds, snakes, and turtles among so many other animals that people visit here to see.

Aside from the obvious disruption, if not extermination of some of the wildlife unique to here, there are many other reasons we oppose the land use zoning change for this area.

SAFETY: The proposed area for this large-scale, high-density development is approximately one mile beyond the Boney Road no outlet point. The roads are narrow and already compromised on what little shoulder exits, and the bridges that go over the creeks are narrow. If there is an emergency which would require evacuation, this development would compromise the lives of everyone beyond that area, including our lives here on secluded Black Hammock Island. Not only is there only one way on and one way off the island, the closest fire station is further east, where we live on Black Hammock Island. Last month, a house caught on fire on Black Hammock Island, much closer to the fire station than this development would be. The response time was 20 minutes. The house unfortunately burnt to the ground before the Fire Department was able to make it there. These houses in the proposed development will be burnt to the ground and most likely take several others with them before the Fire Department can be there. Further, we have a limited police presence here.

SMOKE SHED/PREScribed FIRES: This property borders the preserve on three sides, and Cedar Point Road to the south. Each of the parks employ prescribed burns to help reduce the chance of forest fires. This practice is imperative. A large scale, high-density development has a high potential of interfering with the park's ability to continue prescribed burns. Ash will fall on houses and cars, smoke will fill the air and most likely fill the indoors and it is not unknown for a fire get out of hand as it did in 2013, the fires jumped and affected nearby landowners. People were trapped on the island with no way off. There is one way on the island and one way off: a narrow, 2 lane road that is already compromised from the heavy dump trucks that travel back and forth on it every day.

FLOODING/RESILIENCY: The roads and waterways already flood in this area. Any development of this magnitude in this area makes us more vulnerable to future storms and more severe flooding. The natural habitat allows for natural water retention and is imperative for resiliency. Passing this zoning change would allow for stormwater drainage issues, increase flooding and grossly undermine the Resiliency Plan. As the city looks to hire a Chief Resiliency Officer and bolster its defenses against

hurricanes and storms that are ever-increasing in size and severity, we need to scrutinize developments of this nature that will greatly impact our wetlands.

WATER QUALITY: At this juncture, this area can boast some of the cleanest water in Duval County. Changing the LUZ to allow a development of this magnitude will negatively impact every aspect of our water quality as well as impact the water flow of Terrapin Creek as it flows into Clapboard Creek and ultimately into the St. John's River. There will be an inundation of pollution beginning with construction and following all the way through with homeowners using fertilizers, pesticides and other run off including trash that will run into these waterways. The development plans to run city water and sewage more than a mile from where it is now, meaning it must be run under Terrapin creek, compromising water flow. Waterways has already heard this argument and denied the project for these reasons (including flooding/resiliency).

SCHOOLS: I understand we are most certainly not the only schools over capacity. BUT our elementary school's students have to start LUNCH at 9:30 AM in order to allow for every student to have a lunch. Several homes are already slated for development in areas that are more appropriate for large subdivisions, adding 100 more homes on top of these is catastrophic for our community's children.

THERE IS NO NEED FOR THIS DEVELOPMENT: We already have large scale, high-density developments ranging from the low \$200s to over \$400,000 in close proximity: Bradley's Pond (phase I and II), Edwards Creek, and Tidewater Phase II for starters. There are also several new developments on Starrett, Alta, Yellowbluff, etc. Many of these newly developed homes are already standing vacant. There are many parcels of land available, some of which already have houses on them and others that can be built. It is also imperative to remember that this particular development is in the middle of a food desert with no access to bus lines and no sidewalks.

I beg you to please look at this area, this resource out here for EVERYTHING it is, not just a myopic vision of continued urban sprawl and financial opportunity for the developers. This land use zoning change threatens our safety first and foremost. It contradicts the 2030 Comprehensive Plan and thus the purpose of land planning. This proposed zoning change is not consistent with the surrounding area. Currently the Land Use and Zoning maps have the land that abuts this property on all three sides listed as agricultural; however, this land is owned by the Parks systems and the immediately surrounding land IS conservation land. Please consider voting NO on this land use zoning change.

Thank you so much for your time,

Tabitha Hootman