

COUNCIL MEMBER, COUNCIL MEMBER

What do you see?



...a schematic the Developer denied having

...another Pulte development - where every tree has been cleared!

...lots far smaller than surrounding neighborhoods, even their own

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What do you see?

- **TIMBER CREEK IS INCONSISTENT WITH THE NEIGHBORHOOD:** Timber Cove lots of 50-60' are at least half as small as existing lots in The Cape and Hidden Creek, and often only a small fractions of the size (see Google Maps reverse). Rear yards in Hidden Creek average 91', rear yards in Timber Cove average 40' (Pulte, pg. 12)
- **NEARBY PULTE DEVELOPMENTS HAVE LARGER LOTS:** For the 2018 Pulte Development, Cascade Point, COJ required 70' exterior lots from originally proposed 60-70' with a 50' buffer (COJ Staff Report, 2/8/18). There are no 50' lots in nearby neighborhoods.
- **PULTE DOES NOT HONOR THEIR OWN DESIGN ELEMENTS:** There are portions of Starratt Road in which Pulte did not provide a wooded buffer as required (Photo from roadway, 8/15/20, no buffer & no fence to pond as described in PUD 2018-0016)
- **PULTE CUTS DOWN EVERY TREE IN DISREGARD OF RURAL/WOODED NATURE OF THE AREA:** With the exception of one small triangular corner, Pulte cut down every tree at Cascade Point (see Google Maps image, verse)
- **PULTE USES SCARE TACTICS ON NEIGHBORS:** Representatives of Pulte have told neighbors if this is not approved, that apartments will be built in place of this subdivision. (See attached email which reads, "Apartments can also be constructed within the current zoning." Current zoning is RLD-90 and CGC
(definition <https://images1.loopnet.com/d2/ApkC2EZt6zhfUeUNenLCsCn9tD9HVTvnbLDULKEstG0/document.pdf>)
- **LESS THAN HALF THE PROPERTY IS EVEN BEING USED :** After deducting rec areas, landscaping, ponds, wetlands and wetland impact on 13.62 (45%) of the property is usable. Onto this 13.62 acres Pulte wishes to build 72 dwellings or 5 homes per acre. (Pulte's math is wrong, pg. 10 slide)



Hello Mr. Horton,

Thank you for taking the time to contact us and share your concerns. What we are proposing is actually a down zoning of the property, or reduction of impact. The current zoning for a majority of the property allows for nearly 300,000sqft of commercial retail that would be associated with 9,500+ vehicle trips daily. Apartments can also be constructed within the current zoning, or townhomes by a PUD. However, we have pursued a Land Use change to Single-Family that would reduce the intensity of use for the property. The city's staff report did calculate a density of 98 single-family homes for the property, however we have further reduced it to 72 such that the final density will be just under 2.4 homes per acre. Additionally, we have utilized 54% of the property as open space, landscape, buffers, wetlands, and ponds such that the property perimeters can act as treatment zones for the fertilization runoff and the ponds are oversized for the treatment and attenuation of stormwater as well. All of these proposed improvements should lead to a project that is more in line with addressing your concerns than the current usage rights of the property.

I can buy a Pulte home on a 50' lot anywhere in Jacksonville. I can not find rural, expansive living elsewhere. Let's keep Oceanway special.