

Clements, Jeff

From: Jason Marlow <jsnmrlw@gmail.com>
Sent: Tuesday, August 25, 2020 11:46 AM
To: CCMEETING08252020
Subject: Ordinance 2020-168 and 169 / Timber Cove

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 oppose Ordinance 2020-168 and 169. I support the land use remaining as it is currently zoned. The development currently proposed is not acceptable and, although I would prefer retail or commercial businesses to be allowed on the property under consideration, if any residential development is allowed, it should be required to have lots of 90' or larger. with no more than 20 homes allowed in the development. No 2 story homes should be allowed along the roadways, no 2 bedroom plans should be allowed, and setbacks between homes should be greater than 5'. Requirements should include, at the least, buffers between the development and the roadways and any other development of at least 60', to include fences and vegetation, and a deceleration and turn lane on Yellow Bluff Road.

Jason Marlow
15037 Anderson Estate Road
Jacksonville, FL 32226
(904) 480-5546

Clements, Jeff

From: Ron Burke <ronburke76@gmail.com>
Sent: Tuesday, August 25, 2020 11:35 AM
To: CCMEETING08252020
Subject: Ord#2020-168& 169 (please only use this email from us)

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Council & Committee Members

On August 8, 2019 First public meeting 1) we clearly stated NO 50' LOTS. We only support 60' & 70' lots.
2) Clearly stated concerns of longer drainage and flooding issues in Hidden Creek & along Yellowbluff & Starratt Roads.
3) Clearly stated PUD must have written conditions.

November 6, 2019 This was a SCHEDULED WALK with concerned residents to express & or address current & future flooding, drainage issues.

January 27, 2020 Application for Rezoning to PUD submitted (z-2737)

January 21, 2020 dated Written Discription Timber Cove PUD
EXHIBIT D (1) note * pg.2 & 3 Permitted Uses
60 & 50' lots max coverage is 60% NOT 65% *

March 10, 2020 and June 18, 2020 in all fairness was during mass covid19 dysfunction.

FACT : Cascade Point has no 50' lots and lack sidewalks.

Personally and Community will not support 50' lots. All of us have spent 5 long years eliminating future 50' lots and providing improved ingress and egress and buffers for future development. EXAMPLE: Bradley's Pond Units. Max lot coverage is 50%. Pulte also now owns Bradley's Pond .

Current LD - 90 Vickers Subdivision would allow 60' lots. Also this location is NOT complementary to adjacent (bufferd) CGC it would increase buffer.

CGC - 1) affords DIVERSITY 2) would improve traffic, turn lanes & drainage 3) CGC could offer more control of potential Noise Lighting Operational Hours & offer employment. (connector road)

Transportation: offers positive & negative issues for PUD & CGC

The Timber Cove northern should not be indicated as a 60' buffer to general public. Pulte will have a 10' buffer in their OWNERSHIP & SITE PLAN. JEA owns the 50' easement.

WE respectfully trust this community voice to be heard for the right reasons. We trust that you represent the spoken people.

Thank you,

Ronald & Marion Burke 4704 cedar pt rd

Clements, Jeff

From: Gloria Marlow <gloriamarlow@ymail.com>
Sent: Tuesday, August 25, 2020 11:32 AM
To: CCMEETING08252020
Subject: 2020-168 and 169 Yellow Bluff and Starratt 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.

Dear City Council:

I am contacting you today to voice my opposition to Ordinance 2020-168 and 169 and my support for the zoning to remain retail as it has been for many years. The current plan proposed for Timber Cove development introduces 50' lots, which are far too small for our area. The neighborhoods that are closest to this development have large lots of approximately half to one full acre. The currently proposed 50' lots are not true to the character or needs of our mainly rural residential community. Our community, schools, roads, and retail businesses are already overcrowded and ill-prepared to accommodate the additional influx of new homes, families, and cars that the current proposal would bring.

I have lived in this community my entire life, and for many years we have known the property at this intersection was zoned to accommodate retail businesses. When the General Dollar was built there, we looked forward to having other retail businesses join it. Commercial zoning allows us more protection via turn lanes, widening of the roads, storm water accountability, and uncompromised buffers between commercial real estate and neighborhoods and roads. Besides that protection, it would offer more opportunities for work and recreation for the residents of the existing neighborhoods in the area - opportunities that will broaden and enrich our neighborhoods and residents.

Should you choose to allow the developer to go forward with building a community of homes, the number of homes should be limited to 20, with no smaller than 90' lots, and should not include any two story homes along the roadways, or any 2 bedroom home plans at all. Any plans approved should include buffers larger than 60', from roadway, fences and vegetation between roadway and any development, setbacks greater than 5' between homes, and a deceleration and turn lane on Yellow Bluff Road. This would be the only way to successfully integrate a new residential development into our community in a safe and effective manner.

Please consider the opinions and desires of those of us who reside in this area and deny the proposed rezoning and current Timber Cove plan. Please leave the zoning as is and allow our community to evolve into a community that serves the many diverse residents who call it home, instead of adding to the problems that already exist due to rapid and ill-planned expansion.

Thank you for your time and consideration.

Sincerely,

Gloria Davidson Marlow
15037 Anderson Estate Road
Jacksonville, FL 32226
(904) 415-2447

Gloria Davidson Marlow
Romantic Suspense Author
www.gloriamarlow.weebly.com

Clements, Jeff

From: Marci McCosh <marcimccosh@gmail.com>
Sent: Tuesday, August 25, 2020 11:23 AM
To: CCMEETING08252020
Cc: Ferraro, Albert; Holt, Connie
Subject: Ordinance #2020-168 & 169
Attachments: TIMBER COVE VIDEO TRANSCRIPT - Google Docs.pdf; Map Overlay 2020-168 & 169.pdf

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Hello. I would like the attached video played in my absence today. Council has allowed this in chambers in the past so I hope it can be accommodated today. If not, I am attaching the transcript to be read into the record. The video is obviously my preference.

YouTube link: <https://youtu.be/hs4j5V4DefY>

Additionally, I am attaching an overlay which illustrates how small these lots are compared to the surrounding area. This was previously emailed to LUZ members, but I would like Council members to see it too if possible.

If you should have any questions or concerns, please let me know.

Best regards,
Marci McCosh

Clements, Jeff

From: Cassandra <cassandra@thecomputer.com>
Sent: Tuesday, August 25, 2020 10:55 AM
To: Boylan, Michael; Joyce, William; Long, Steve; efrye@sjrwmd.com; mdon555@aol.com; ajerline@comcast.net; Wesolowski, Rosemary; Wells, Arimus
Cc: christinebenhamrealestate@gmail.com; lizwilde3@gmail.com; CCMEETING08252020; Newstips@news4jax.com; rheintze@linux.com; anabelacu@gmail.com; Langleyb301@comcast.net; leighannluttrell@gmail.com; greg_mansell@comcast.net; jomansell@comcast.net; EdenSutter.reynolds@gmail.com; Hubbs_seaward@yahoo.com; ranaysemail@gmail.com; gka2000@hotmail.com; Les@parkerandcompany.net; hughestanya69@gmail.com; willherron@att.net; carynherzberg@yahoo.com; mherzberg@Sleiman.com; d.b.gager@gmail.com; egmorgan@earthlink.net; nday@hsmith-inc.com; Bowman, Aaron; Jackson, Brenda; Becton, Daniel; Ferraro, Albert; Dennis, Garrett; Danford, Joyce; Pittman, JuCoby; Cumber, LeAnna; Boylan, Michael; Carlucci, Matthew; White, Randy; DeFoor, Randle; Diamond, Rory; Gaffney, Reginald; Salem, Ronald; Newby, Samuel; Wilson, Scott; Freeman, Terrance; Hazouri, Thomas
Subject: Re: ORD 2020-98 please remain Rural Residential for future development

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Esteemed Council Members,

As Tuesday 9/1 nears, I find myself again stepping up to assist my neighbors in our hopes of convincing the Council and developer to "preserve the woodland charm of Mandarin" by developing under Rural Residential Zoning to be consistent with the majority of the surrounding homes and predominant woodland character of the area. The increasingly rare woodland character of the community is what caused the current residents to work hard to bring our families specifically to Mandarin, so we could have a home near city business while still enjoying the woodland charm we found in this area. But it's not just what we see from the roads, it's the ecosystem the existing tree canopy supports, which requires space between houses.

Not everyone understands why it's important for some people, who are the existing residents, to be able to look or walk outside, to see and hear, in the tree canopy, the owls, woodpeckers, hawks, and turkeys. Not everyone understands that taking out the tree canopy, to put in sardine can packed houses, even if "out of site of the roadway", decreases the carrying capacity of the land. Carrying capacity is basically about the balance of food and nesting places to the number of animals that can live there. So putting in houses that are 10 feet side by side that cover about 50% of the lot, means that even with a conservation strip of wetlands, the upland impact to the dry areas decreases the carrying capacity. We can preserve the woodland character and develop, but that requires big lots and a low % of house and paving coverage to allow for trees to grow to maturity and remain in place during death to provide nesting places for cavity dwelling owls and woodpeckers. Scientific studies in the Carolinas support that neighborhoods built with the mature tree canopy in mind successfully support both humans and wildlife.

So many people have communicated to me in tears of fear that the trees will be cut and the now untouched wildlife filled creek basin will become a playground for 56 families with no other recreation areas because the developer chose to pay the \$250 per lot to not provide a recreation area, in order to make more money for themselves, rather than provide an internal recreation area and actually protect the conservation strip. Even under conservation zoning, the HOA can transform the now private creek basin into their recreation and dog walk area, and most likely will, having nothing else within the community provided. On the other side of the creek, in Julington Landing, we own to the creek, and have private backyards.

We've seen the new PUDs going in nearby. So many have fought and failed to keep the character of our community from falling victim to the tiny-lot huge-house only-care-about-the-big-buck regardless of the future character virus that

has infected the area. We are exhausted, we are in fear if our beloved way of existence.

As Marshall Adkinson said regarding ORD 2020-98, when will the City stop selling the soul of Mandarin for the most money? Profit can still be made by new development that is actually consistent with the large wooded lots that already exist.

We wonder why can't the City understand that what we have is so wonderful to people like us that we want to share this lifestyle with others like us, by consistent development, rather than having someone else's lifestyle enforced on us by destruction of the ecosystem that makes our current homes so beloved?

People who want the sardine style big lawn PUDs have plenty to choose from nearby.

People who want the big wooded lot lifestyle have very few choices!

There is a shortage of big wooded lot homes, but no shortage of PUDs. Please keep the zoning and provide consistent woodland lot housing for new future residents.

We, the current residents, came to Mandarin because the prior developers created neighborhoods around existing trees and left plenty of space between houses for mature trees to complete their life cycle to support wildlife and humans.

We came because even "out of site, off the main road" existing development preserved the tree canopy and ecosystem.

Read any visitors guide or online information about Mandarin and the trees and mature forest canopy will consistently be the defining characteristic.

Look at a satellite map after looking at a map showing lot lines and existing houses. With the exception of existing PUDs that have encroached, the homes are mostly like Julington Landing, where homes were built *around* trees.

Look on Zillow or Realtor.com and see the number of PUD homes are plentiful, but houses with wooded lots of half an acre or more are in great shortage.

Please deny rezoning associated with ORD 2020-98 and keep development consistent with the current Rural Residential Zoning. By preserving the existing zoning, new development can still happen to provide new large wooded lots with homes that preserve the woodland character to be shared with new residents and for future generations.

Thank you,
Cassandra Goodwin
Shady Creek Dr
32223

On August 19, 2020 12:08:17 PM EDT, Nate Day <nday@hsmith-inc.com> wrote:

Thanks Cassandra. I'm in the process of trying to address all of this before the next LUZ in two weeks, and will respond soon.

Nate Day

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Jacksonville, FL 32257
(904) 268-9990 work
(904) 894-1865 mobile
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nday@hsmith-inc.com

<http://www.linkedin.com/in/nateday>

On Wed, Aug 19, 2020 at 11:49 AM Cassandra <cassandra@thecomputer.com> wrote:

This is not a secret conversation and will be distributed by email to all concerned parties. This text will be posted to social media as soon as I hit send. I'm just trying to minimize email glut and will include the full list of participants later in the conversation.

One of the key issues with the Preserve Mandarin group is the presence of the Barred Owl. Of course hawks, kites, etc. But the owl in particular causes concern since it needs old growth and dead trees to reproduce in tree cavities.

We are afraid we'll lose our beloved owls, even with the proposed CSV strip.

But in order to understand what I'm saying about the owls you have to understand what's happening to Oldfield Creek.

Something that is probably not captured well in City records is the fact that Oldfield Creek has been going through accelerated change in the last few years.

I personally have only lived here for 1.5 years but have several neighbors that have lived here for a very long time. Even in the short time that I've been here I can see what they're talking about in that erosion of the creek bed and banks is becoming a serious problem.

The width of the wetland area bordering the creek is increasing.

I am about to spend tens of thousands of dollars putting up a wall in my backyard to keep the house from sliding into the creek. Both of my immediate neighbors have done so already, and another neighbor is in process.

If you look on the available maps you will see that the expected flood water comes within a couple of feet of the back wall of the houses in Julington Landing bordering the creek.

I honestly do not know why City Planning allowed all these houses to be built so close to the creek in the first place.

Now you may believe by looking on paper that your lots are in the clear. But if you look closely at the current creek path you should be able to recognize where there's going to be problems in the future.

I worked for the Georgia Geologic Survey, I was a Certified Stormwater Inspector and Permit Writer, so I have a good understanding of what is happening along the creek bed.

So as the creek bed width expands the wetlands, creating more standing water more often, the mature trees that currently surround Oldfield Creek are dying. The slope going down to the creek bed is eroding, endangering the existing houses, toppling trees. New trees will not be long lived in the sliding wetland. Even with the conservation strip, the population of owls cannot survive without a significant number of mature and end of life cycle trees on high ground.

So I've established there's a serious issue with changes and rising water around Oldfield Creek and how that impacts oaks if you remove a significant number of trees from high ground outside the CSV.

One suggestion I have is in that middle section where you've got those large oddly-shaped lot sizes that you open up a circle in the middle and leave some trees there if there are any growing there now.

I personally would really appreciate the opportunity to take a look at the property and your site plan and make some suggestions a possible "mature tree preservation areas" because I do have environmental background, including being wildlife correspondent for an Audubon newsletter, and understand the needs of the barred owl, and I understand your business needs, and I believe that I could assist in mediating an acceptable solution. That is not a secret communication for appeasement, that's an offer to help - anything that I did would be completely in the open to everyone and posted on social media. I don't have time to do it but I'll make time to do anything I can to preserve the owl population I dearly love and enjoy every night.

Next is serious concerns about the use of the CSV under HOA ownership even with the City conservation easement as well as the existing DEP wetland regulations.

The Preserve Mandarin group would really appreciate if the CSV could be put under some serious protection

preventing the HOA from building trails on sensitive lands and to preserve privacy of existing homes.

Now you might say oh well it's going to be under conservation so it will be protected. I've worked for environmental protection government agencies long enough to know that just because it's protected under conservation does not provide adequate protection without additional land use restrictions. For example, the HOA could build walking trails, decks, docks, piers, bike trails, fishing areas, boat launches, etc. on "conservation protected" property which would negatively impact wildlife and present problems of backyard privacy for existing residents.

I know you took a picture from your side and said you couldn't see the houses on this side but I didn't see the picture and I suspect that you took the picture on the other side of the proposed CSV buffer. The property line goes to the middle of the creek. If 56 families get to use the creek to drop in kayaks and build trails, they will be able to see into our bedroom windows. I am seriously concerned about how 56 families are going to use the conservation area considering that they have no recreation areas built into their property because you'd rather pay the money to create the space for people to live well in their neighborhood.

You may respond to that you're going to be putting a fence in the backyard of the lots of the new development. But that will not solve the problem. One of the things that the existing residents of Julington Landing enjoy is the fact that we don't have back fences we only have side fences and our backyards are open to the creek. There needs to be an assurance that the conservation strip will not be able to be "improved" for human recreation purposes.

In summary, please respond to consideration of development design to address:

- Erosion and flooding problems and the widening wetland area around Oldfield Creek.
- Preserving mature trees and leaving room for trees to complete the life cycle of death and regrowth on the high ground to provide habitats for the barred owl.
- Protection for the existing residents and the new residents from lack of backyard privacy due to 56 families using the conservation area for recreation.

Thank you so much for your time and consideration to respond to these concerns!

Thank you,
Cassandra Goodwin

Clements, Jeff

From: Sharlene Byrum <svbyrum@hotmail.com>
Sent: Tuesday, August 25, 2020 10:34 AM
To: CCMEETING08252020
Subject: RE: ORD 2020-168 and 169 Please read into the 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.

To the City Council.

My name is Sharlene Byrum and I am in opposition to the rezoning of the property referenced in ORD 2020-168 and 2020-169. This developer is planning on 50-foot lots citing consistency with others that are 3 miles away and even further. It is definitely not consistent with the neighboring communities. He is lessening buffers and is refusing to put in deceleration and left-hand turn lanes. The traffic backs up considerably at Yellow Bluff and Starratt and having cars stopping to make turns will make it back up even more.

There is no need for these homes. Oceanway is already overrun with the development of homes on small lots and in this size and price range considered to be first-time homebuyers that have happened in the past ten years. There are nearly 3,000 homes in a little over a 5-mile area that are currently under construction or in the development stage. 130-plus homes for Bradley Pond is under development as is the 500-plus home mega community on Alta. There are numerous smaller communities being built.

The parcel zoned commercial should remain commercial due to the restrictions commercial development would be under. The outcome would be much better for the current residents with buffers and road improvements that would be required. If you do not consider that an option, then 90-foot lots should be required to be consistent with the area.

These developers come and cram in as many homes as they can possibly get away with. Then they are gone and leave us to deal with the mess they create. It needs to stop and this city council needs to think about what its actions cause and put its collective foot down for once.

Sharlene Byrum
8509 Cedar Point Road

Clements, Jeff

From: Amanda Cortez <amandajcortez@yahoo.com>
Sent: Monday, August 24, 2020 3:04 PM
To: CCMEETING08252020
Subject: Ordinance Number 2020-395

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Pictures are to be displayed when called to speak on ordinance 2020-395





[Sent from Yahoo Mail for iPhone](#)

Clements, Jeff

From: Shemwell, Crystal
Sent: Monday, August 24, 2020 10:18 AM
To: Clements, Jeff
Cc: Brown, Cheryl; Matthews, Jessica; Davis, Sharonda; Eller, Shannon; marcimccosh@gmail.com
Subject: FW: LUZ #2020-168 & 169

Good morning,

I just spoke to Ms. McCosh, and she does not want the email below read into the record at tomorrow's council meeting. Thank you.

From: marcimccosh [mailto:marcimccosh@gmail.com]
Sent: Saturday, August 22, 2020 9:15 AM
To: CCMEETING08252020
Cc: Shemwell, Crystal; Boylan, Michael; Ferraro, Albert; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Freeman, Terrance; White, Randy
Subject: RE: LUZ #2020-168 & 169

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Good morning.

Just a brief note as to my disappointment that 2029-168 and 169 was approved with 50' lots. I understand my email was read on the record and TR Hainline took that as an opportunity to slander me, stating I did not live in the area and therefore should not be heard. First, I do indeed hold the mortgage on 3050 Starratt Road just 1/4 mile from this property. Second, my parents live at 3101 Starratt Road, my disabled uncle at 3049, and other family members at 3051, 3052, 3053 and 3201, so I'd say I have vested interest in the overall safety and development of this intersection which is literally just around the curve from them.

I'd also like to point out who else does not live in the neighborhood and that is TR Hainline himself. Mr. Hainline cares only about development in Jacksonville in terms of money and how much of it he can earn. Time and again he has shown disdain for the lowly tax base of the areas he destroys, pandering instead to high ranking officials throughout Jacksonville. His involvement in this matter is dollar driven, whereas I actually care about the neighborhood I grew up in, own property in, and have beloved relatives living in. To whom should you be listening?

It's a disgrace, that Jacksonville continues to demonstrate a higher degree of commitment to developing homes for people yet to live here, than those that do.

Marci McCosh

Sent from my Sprint Samsung Galaxy S9.

----- Original message -----

From: Marci McCosh <marcimccosh@gmail.com>
Date: 8/18/20 12:51 PM (GMT-05:00)
To: ccmeeting08252020@coj.net

Cc: cshemwell@coj.net, "Boylan, Michael" <MBoylan@coj.net>, "Ferraro, Albert" <Ferraro@coj.net>, rgaffney <rgaffney@coj.net>, abowman <ABowman@coj.net>, RDiamond@coj.net, TFreeman@coj.net, RandyWhite@coj.net
Subject: LUZ #2020-168 & 169

Hello Honorable LUZ Members.

I have some concerns regarding the referenced matter which will be heard tonight, the first of which is the number of months that the developer met with community members alleging there was no "actual plan" for this property when in fact it was designed by England Thims & Miller in September 2019 (attached). I found the document filed with St. John's River Water Management in February, meaning it had existed for months and the community had been misled into thinking it did not. It was difficult for residents to speak intelligibly about this when we were being misled..

In fact, meeting at all has been difficult as a result of COVID-19. Meeting were cancelled last minute by the developer, there was extreme weather and other complications including technical difficulty for those trying to attend virtually. The list of meeting dates lauded by the developer were not well advertised or in many cases not known by the community all. One in particular was with a couple of neighbors in The Cape followed by an unannounced visit to the neighborhood Hidden Creek - that hardly counts as a "community meeting". And, as mentioned, most of these meetings occurred under the premise that there was no plan or schematic. That was not true.

I tried to tune in to a recorded meeting a couple of weeks ago, but the link was removed after having only watched part of it. There was a meeting on Saturday, August 15, arranged by Councilman Ferraro, but even knowing it was the last meeting, the representatives were unwilling to discuss any conditions. They have repeatedly said they are not open to changes. That is simply not okay. Why have the meetings if you are not going to listen to community concerns? If you are going to mislead community members? I suppose just so they can tell LUZ how accommodating they have been? And in terms of being misleading, I have an email from Pulte to a neighbor stating that if this is not approved apartments will be built instead. It was stated again at Saturday's meeting that building apartments or townhouses would be a "simple change". The process of Land Use amendments is anything but simple. Scare tactics should not be employed to gain community support for this PUD. Quite frankly, I find it unethical.

The primary community concerns involve lot size and the danger of the nearby intersection.. There are no 50' lots in the surrounding community at all that I am aware of. We have fought this tooth and nail for more than 5 years because this would set a terrible precedent. Developers have already whittled our LDR-90 requirements down to 60-70' against our will. Fifty feet is just too small sandwiched between PUD's with acre-sized lots. The strangest part of this is that Pulte just built Cascade Point across the street in 2018. At that time City Planning approved the design with a condition of 70' lots [#2018-0016, *The proposed lots on the perimeter of the property shall be a minimum of 70' in width and 7,200 square feet in area.*] Yet, here we are just across the street, between two even larger established sub-divisions and Planning made no such recommendations. It seems rather helter-skelter that on one side of the roadway where there already tract homes they would require larger lots, but not on the side of the road with acre-plus lots.

This really leads to my greatest concern which is why rural residential and LDR-90 has no meaning in the City of Jacksonville. Why this 30 acre plot, can be sliced up into 13 usable acres, and still 72 homes built? I understand that's the way it is, but why? We are rural. Have a look at the Comp Plan. Why can they not build 2 homes per gross acre like existing owners? We could live with that! But two homes per acre is never enough for the City of Jacksonville.

I can literally go ANYWHERE in Jacksonville and buy a Pulte home on a 50' lot. I can not go anywhere in Jacksonville and see rivers, streams, huge oaks, and natural waterways. Why must we make here be just like there? Where is the value in being unique? To offering variety? And why do developers get away with misleading the community time and time again? Why do they get to override the people who are left to live with their design? I realize owners have rights, but shouldn't there also be the expectation that their right needs to abide by the Comp Plan? What about all the rest of rights to decide where we want to live? That we have say in the future of our neighborhood? I do not feel this change is even necessary. This is a growing area and this is the largest intersection for some miles (it's the only traffic light in the area). I feel commercial property would do well here.

I understand that Councilman Ferraro submitted a list of conditions to Mr. Hainline yesterday. However, the developer has flatly refused to change the 50' lots and will not address roadway concerns until after a traffic study. A traffic study says nothing of future growth that we know is coming. I implore you not to allow those in this development as it is designed; there will be no turning back for us. Fifty-foot lots simply do not belong. There must be middle ground, The community is willing to negotiate, but as is usually the case, the developer is not.

I am attaching an overlay that illustrates how small these proposed lots are in relation to those nearby.

Yours truly,
Marci McCosh

Clements, Jeff

From: Brown, Cheryl
Sent: Monday, August 24, 2020 8:19 AM
To: Valerie Britt; CCMEETING08252020; SEC
Subject: RE: PUBLIC COMMENT- AUGUST 25 CITY COUNCIL MEETING

File...2020 342

----- Original message -----

From: Valerie Britt <valeriebritt76@yahoo.com>
Date: 8/23/20 11:31 PM (GMT-05:00)
To: CCMEETING08252020 <CCMEETING08252020@coj.net>
Cc: "Brown, Cheryl" <CLBROWN@coj.net>, Valerie Britt <valeriebritt76@yahoo.com>
Subject: PUBLIC COMMENT- AUGUST 25 CITY COUNCIL MEETING

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Public Comment

City Council: [Tuesday, August 25, 2020](#)

Public Hearing: [Tuesday, September 1, 2020](#)

RE: Rezoning Ordinance [2020-342](#) for George Court ([128192-0000](#))

I **agree** with the Planning Commission recommendation that the Georgian Villas development in MDR FLUM shall be limited to a maximum of 48 dwelling units which limitation may only be changed through a rezoning. I respectfully request that limitation be adopted as a recommendation of LUZ and adopted by City Council enactment as a condition of the Ordinance.

However, I do **not agree** to the wording of the June 4 Written Description. I recommend that provisions in that description which are incompatible and inconsistent with that unit limit recommendation and with the site plan be removed from the written description, and that verification of substantial compliance of the PUD be required.

The disputed language listed here is recommended for removal:

***Remove:** "Multifamily residential units: Up to 20 units per acre."

***Remove:** "The Property may be developed in accordance with the RMD-D development standards, in which event the PUD Site Plan will not apply and no verification of substantial compliance will be required...."

***Remove:** "with either the RMD-D development standards, or"

* **Change Section K to read** “Amendment to this PUD district may be accomplished by a rezoning.” (i.e., Delete by administrative and minor modification)

* **Remove:** “this PUD allows for building permits for up to six (6) buildings to be obtained prior to plat approval,” and, concurrently, remove “building permits for the construction of six (6) buildings within the PUD may be obtained prior to the recordation of the plat(s), if any”

For clarity, I am providing hard copies to Council with the wording highlighted on the relevant pages of the attached written description.

By attachment there, my report follows the highlighted written description in the packet being provided.

Thank You,
Valerie Britt
PO Box 49209
Jacksonville Beach, FL 32240

Clements, Jeff

From: Valerie Britt <valeriebritt76@yahoo.com>
Sent: Sunday, August 23, 2020 11:31 PM
To: CCMEETING08252020
Cc: Brown, Cheryl; Valerie Britt
Subject: PUBLIC COMMENT- AUGUST 25 CITY COUNCIL MEETING

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Public Comment

City Council: [Tuesday, August 25, 2020](#)

Public Hearing: [Tuesday, September 1, 2020](#)

RE: Rezoning Ordinance [2020-342](#) for George Court ([128192-0000](#))

I **agree** with the Planning Commission recommendation that the Georgian Villas development in MDR FLUM shall be limited to a maximum of 48 dwelling units which limitation may only be changed through a rezoning. I respectfully request that limitation be adopted as a recommendation of LUZ and adopted by City Council enactment as a condition of the Ordinance.

However, I do **not agree** to the wording of the June 4 Written Description. I recommend that provisions in that description which are incompatible and inconsistent with that unit limit recommendation and with the site plan be removed from the written description, and that verification of substantial compliance of the PUD be required.

The disputed language listed here is recommended for removal:

***Remove:** “Multifamily residential units: Up to 20 units per acre.”

***Remove:** “The Property may be developed in accordance with the RMD-D development standards, in which event the PUD Site Plan will not apply and no verification of substantial compliance will be required....”

***Remove:** “with either the RMD-D development standards, or”

* **Change Section K to read** “Amendment to this PUD district may be accomplished by a rezoning.” (i.e., Delete by administrative and minor modification)

* **Remove:** “this PUD allows for building permits for up to six (6) buildings to be obtained prior to plat approval,” and, concurrently, remove “building permits for the construction of six (6) buildings within the PUD may be obtained prior to the recordation of the plat(s), if any”

For clarity, I am providing hard copies to Council with the wording highlighted on the relevant pages of the attached written description.

By attachment there, my report follows the highlighted written description in the packet being provided.

Thank You,
Valerie Britt
PO Box 49209
Jacksonville Beach, FL 32240

Clements, Jeff

From: marcimccosh <marcimccosh@gmail.com>
Sent: Saturday, August 22, 2020 9:15 AM
To: CCMEETING08252020
Cc: Shemwell, Crystal; Boylan, Michael; Ferraro, Albert; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Freeman, Terrance; White, Randy
Subject: RE: LUZ #2020-168 & 169

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.

Just a brief note as to my disappointment that 2029-168 and 169 was approved with 50' lots. I understand my email was read on the record and TR Hainline took that as an opportunity to slander me, stating I did not live in the area and therefore should not be heard. First, I do indeed hold the mortgage on 3050 Starratt Road just 1/4 mile from this property. Second, my parents live at 3101 Starratt Road, my disabled uncle at 3049, and other family members at 3051, 3052, 3053 and 3201, so I'd say I have vested interest in the overall safety and development of this intersection which is literally just around the curve from them.

I'd also like to point out who else does not live in the neighborhood and that is TR Hainline himself. Mr. Hainline cares only about development in Jacksonville in terms of money and how much of it he can earn. Time and again he has shown disdain for the lowly tax base of the areas he destroys, pandering instead to high ranking officials throughout Jacksonville. His involvement in this matter is dollar driven, whereas I actually care about the neighborhood I grew up in, own property in, and have beloved relatives living in. To whom should you be listening?

It's a disgrace, that Jacksonville continues to demonstrate a higher degree of commitment to developing homes for people yet to live here, than those that do.

Marci McCosh

Sent from my Sprint Samsung Galaxy S9.

----- Original message -----

From: Marci McCosh <marcimccosh@gmail.com>
Date: 8/18/20 12:51 PM (GMT-05:00)
To: ccmeeting08252020@coj.net
Cc: cshemwell@coj.net, "Boylan, Michael" <MBoylan@coj.net>, "Ferraro, Albert" <Ferraro@coj.net>, rgaffney <rgaffney@coj.net>, abowman <ABowman@coj.net>, RDiamond@coj.net, TFreeman@coj.net, RandyWhite@coj.net
Subject: LUZ #2020-168 & 169

Hello Honorable LUZ Members.

I have some concerns regarding the referenced matter which will be heard tonight, the first of which is the number of months that the developer met with community members alleging there was no "actual plan" for this property when in fact it was designed by England Thims & Miller in September 2019 (attached). I found the document filed with St. John's River Water Management in February, meaning it had existed for months and the community had been misled into thinking it did not. It was difficult for residents to speak intelligibly about this when we were being misled..

In fact, meeting at all has been difficult as a result of COVID-19. Meeting were cancelled last minute by the developer, there was extreme weather and other complications including technical difficulty for those trying to attend virtually. The list of meeting dates lauded by the developer were not well advertised or in many cases not known by the community all. One in particular was with a couple of neighbors in The Cape followed by an unannounced visit to the neighborhood Hidden Creek - that hardly counts as a "community meeting". And, as mentioned, most of these meetings occurred under the premise that there was no plan or schematic. That was not true.

I tried to tune in to a recorded meeting a couple of weeks ago, but the link was removed after having only watched part of it. There was a meeting on Saturday, August 15, arranged by Councilman Ferraro, but even knowing it was the last meeting, the representatives were unwilling to discuss any conditions. They have repeatedly said they are not open to changes. That is simply not okay. Why have the meetings if you are not going to listen to community concerns? If you are going to mislead community members? I suppose just so they can tell LUZ how accommodating they have been? And in terms of being misleading, I have an email from Pulte to a neighbor stating that if this is not approved apartments will be built instead. It was stated again at Saturday's meeting that building apartments or townhouses would be a "simple change". The process of Land Use amendments is anything but simple. Scare tactics should not be employed to gain community support for this PUD. Quite frankly, I find it unethical.

The primary community concerns involve lot size and the danger of the nearby intersection.. There are no 50' lots in the surrounding community at all that I am aware of. We have fought this tooth and nail for more than 5 years because this would set a terrible precedent. Developers have already whittled our LDR-90 requirements down to 60-70' against our will. Fifty feet is just too small sandwiched between PUD's with acre-sized lots. The strangest part of this is that Pulte just built Cascade Point across the street in 2018. At that time City Planning approved the design with a condition of 70' lots [#2018-0016, *The proposed lots on the perimeter of the property shall be a minimum of 70' in width and 7,200 square feet in area.*] Yet, here we are just across the street, between two even larger established subdivisions and Planning made no such recommendations. It seems rather helter-skelter that on one side of the roadway where there already tract homes they would require larger lots, but not on the side of the road with acre-plus lots.

This really leads to my greatest concern which is why rural residential and LDR-90 has no meaning in the City of Jacksonville. Why this 30 acre plot, can be sliced up into 13 usable acres, and still 72 homes built? I understand that's the way it is, but why? We are rural. Have a look at the Comp Plan. Why can they not build 2 homes per gross acre like existing owners? We could live with that! But two homes per acre is never enough for the City of Jacksonville.

I can literally go ANYWHERE in Jacksonville and buy a Pulte home on a 50' lot. I can not go anywhere in Jacksonville and see rivers, streams, huge oaks, and natural waterways. Why must we make here be just like there? Where is the value in being unique? To offering variety? And why do developers get away with misleading the community time and time again? Why do they get to override the people who are left to live with their design? I realize owners have rights, but shouldn't there also be the expectation that their right needs to abide by the Comp Plan? What about all the rest of rights to decide where we want to live? That we have say in the future of our neighborhood? I do not feel this change is even necessary. This is a growing area and this is the largest intersection for some miles (it's the only traffic light in the area). I feel commercial property would do well here.

I understand that Councilman Ferraro submitted a list of conditions to Mr. Hainline yesterday. However, the developer has flatly refused to change the 50' lots and will not address roadway concerns until after a traffic study. A traffic study says nothing of future growth that we know is coming. I implore you not to allow those in this development as it s designed; there will be no turning back for us. Fifty-foot lots simply do not belong. There must be middle ground, The community is willing to negotiate, but as is usually the case, the developer is not.

I am attaching an overlay that illustrates how small these proposed lots are in relation to those nearby.

Yours truly,
Marci McCosh

Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Friday, August 21, 2020 1:30 PM
To: CCMEETING08252020
Cc: Cyndy K. Trimmer; Steve Diebenow
Subject: Speaker for August 25 City Council Meeting (2020-0279-Diamond Timber/Trails)

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Good afternoon,

Please allow this email to serve as notice that Steve Diebenow or Cyndy Trimmer will speak on behalf of the applicant for 2020-0279 at the August 25, 2020 City Council meeting.

For the record their address is One Independent Dr., Ste 1200, Jacksonville, FL 32202 (904) 301-1269. They are 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, August 21, 2020 1:28 PM
To: CCMEETING08252020
Cc: Cyndy K. Trimmer
Subject: Speaker for August 25 City Council Meeting (2020-0045-Klotz/Morocco)

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Good afternoon,

Please allow this email to serve as notice that Cyndy Trimmer will speak on behalf of the applicant for 2020-0045 at the August 25, 2020 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, August 21, 2020 1:28 PM
To: CCMEETING08252020
Cc: Cyndy K. Trimmer
Subject: Speaker for August 25 City Council Meeting (2020-0390-Hudmon/1521 Margaret Street)

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Good afternoon,

Please allow this email to serve as notice that Cyndy Trimmer will speak on behalf of the applicant for 2020-0390 at the August 25, 2020 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, August 21, 2020 1:27 PM
To: CCMEETING08252020
Cc: Cyndy K. Trimmer
Subject: Speaker for August 25 City Council Meeting (2020-0383 and 2020-0384-TSG/Hammond)

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Good afternoon,

Please allow this email to serve as notice that Cyndy Trimmer will speak on behalf of the applicant for 2020-0383 and 2020-0384 at the August 25, 2020 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, August 21, 2020 1:26 PM
To: CCMEETING08252020
Cc: Cyndy K. Trimmer
Subject: Speaker for August 25 City Council Meeting (2020-0290 and 2020-0291-Cali/0 Philips Hwy)

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Good afternoon,

Please allow this email to serve as notice that Cyndy Trimmer will be available for questions only on behalf of the applicant for 2020-0290 and 2020-0291 at the August 25, 2020 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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From: Valerie Britt <valeriebritt76@yahoo.com>
Sent: Thursday, August 20, 2020 12:28 PM
To: CCMEETING08252020
Cc: Brown, Cheryl; Eller, Shannon; Valerie Britt
Subject: To All City Council Members- ORD 2020-0027

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ORD 2020-0027: COMMENT ON LAND DEVELOPMENT REGULATION PROPOSED

The current zoning code language added in 2014 (Ord [2013-802](#)) was to give some relief for homeowners whose side yard was on a collector and technically a 2nd front yard. That 2014 LDR Amendment was enacted consistent with Comprehensive Plan policy FLUE 2.2.4 to protect residential neighborhoods from encroachment of incompatible uses and to protect from traffic.

From the report, expansion of language now via Ord 2020-0027 appears based on an unrealistic & superficial suggestion of matching up sight lines of private single family homes with new planned communities and is unrelated to the Plan policy the prior amendment was to implement. Besides RR-Acre already being a residential district, there is no guarantee private homeowners of single residences around the county would choose taller side fences or same placement line or same materials as a new, planned community; therefore, no reason has been given yet to justify expansion of the 2014 code amendment even on aesthetics.

Before implementing or amending land development regulations, the Council must answer what way a proposed change in the zoning code would *further* the goals, objectives or policies of the Comprehensive Plan, meanwhile being certain it does not create inconsistencies or conflicts.

The bill sponsor has not yet answered my questions, given specific examples as requested nor disclosed those specific problem sites or needs that actually initiated this proposed change in the zoning code. Is there an isolated case and will this bill even resolve it? Fence law changes are best workshopped— they have widespread impacts. Very careful consideration must be given not only to intended but to unintended consequences.

As to the categories referenced, it appears the RR-Acre zoning district is already a residential district with a 25' required front yard to which the supplemental fence regulations for collector-fronting side yards in residential districts (as amended in 2014) may already apply. However, because of the larger lots of RR-Acre, side yards on collectors are not generally the problem needing relief they can be for smaller lots closer to a busy collector.

The AGR the sponsor identified is not a residential zoning district. If farmers are actually farming their AGR farms where they also have their homesteads, they will fence as their farming operations require, they don't need to line up their own fencing with new subdivisions encroaching on established farming areas; and, additional regulations should not be placed on farmers. If, however, the AGR land is actually undeveloped wetlands or marshes (lands other jurisdictions would assign CSV/CVS), there aren't usually collector roadways involved to be protected from for the code to apply even if it were a residential district. The motivation to fence non residential vacant marsh or wetlands is

more likely to be a spite fence situation creating a nuisance or one that will inappropriately reduce view lines or cut off access to the waterways or interfere with wildlife corridors. Instead, the AGR marshes should have protective natural uplands buffers.

There are individually located single family homes everywhere throughout the county, not just spread around in still-rural areas; therefore, not only has a location of real need not been identified, but the aesthetic reasoning seems unrealistic if it's to try to retrofit the fencing of individually sited residences with fencing of new planned design subdivisions without the review process required of subdivisions. The revision passed in 2014 gave relief for fence heights in the secondary front yard on collectors where it was the yard homeowners considered their side yards. But, that allows—not required—height under those specific conditions. Again, homeowners individually located outside of planned subdivisions will have their own choices of materials and styles for their side yards (secondary front yards) that won't necessarily match up with new communities establishing their own style and should not have the height increases afforded otherwise only allowed with reviewed & approved community development plans.

Generally, it appears if FLUMs and zoning districts are properly designated and located, and environmentally sensitive lands are properly protected in Conservation instead of AGR, there's not a fence problem in need of code change.

As I am sure the City Council knows, in Community Planning, "Land development regulations" are ordinances enacted by governing bodies for the regulation of development specifically to *implement the Comprehensive Plan*. Look at the actual fence code as it exists now and compare it to what *exact* wording would be changed if this is approved. (The staff report with its strike through of AGR is a comparison of the bill sponsor's language with the staff's revision— not of existing code vs proposed new code)

This bill appears to have potential for confusing the existing application while serving no real purpose in implementing the Comprehensive Plan. As the City previously learned over decades, fence issues are often the source of neighbor disputes and frequently requested as conditions in rezonings. Therefore, Land development regulation (LDR) changes should not be taken lightly. Fencing often creates new problems rather than resolves old problems. Years ago, I remember attending public workshops and presentations of staff studies when these types of issues were subject of possible changes. Is it possible this time it is a reaction to a constituent's site specific problem out of context that may help one party but hurt others now and in the future in ways un-researched? I request more information and study as to SPECIFIC examples of how it would be applied and who or what lands it would benefit or burden.

The 2014 code change already addressed roadway locations. If the City insists on taking another look at fences in required front yards and secondary front yards on roadways or outside of Planning communities subject of a review process, then that historical review of how we got here needs at least as much attention via Ord. [91-59-148](#), § 1; Ord. [91-761-410](#), § 1; Ord. 2013-802-E, § 1 as when the controversial front yards issues, new community fencing issues, and corner lots issues were previously debated.

I own property in the jurisdiction of the Comprehensive Plan for which implementing land development regulations (LDRs) would be amended by this bill. I look forward to receiving more specifics on the sponsor's intent and the code revision's relationship to the Comprehensive Plan.

I ask that discussion of specific examples of changes proposed be specifically tied to furthering the goals, objectives and policies of the Comprehensive Plan as land development regulations are intended to be. Without photos and examples, this change as reviewed today seems unnecessary.

Thank You,
Valerie Britt
P.O. Box 49209
Jacksonville Beach, FL 32240

Attachments: Code and bill references

cc FILE 2020-0027
cc Shannon Eller, Esq., OGC, City's Land Use Counsel

.....
This underlining was the change made in 2014 which was intended to give relief to homeowners whose side yards on collectors was technically their 2nd front yard:

(b) Notwithstanding other provisions of the Zoning Code, fences, walls and hedges may be permitted in a required yard; provided, however, that no fence or wall in excess of eight feet in height shall be permitted in a residential district; and provided further, that no fence in excess of four feet in height shall be permitted in a required front yard in a residential district except that a fence up to eight feet in height may be allowed in one required front yard of a lot with more than one front yard if such fence is approved as part of the site plan or sketch plan approval pursuant to [Section 656.404](#) or [Chapter 654](#) (Subdivision Regulations). Notwithstanding, a fence up to six feet in height shall be allowed in one required front yard of a corner lot if such fence is along a street, road or roadway classified as a collector or higher, and provided that the principal structure is facing a street, road or roadway that is not classified as a collector or higher. Such fence shall not be located forward of the front plane of the principal structure as further illustrated below in Figure A. This provision shall not be construed to supersede the requirements of [Chapter 804](#) and, in the case of conflict, the more restrictive requirement shall apply. The height of a fence shall be measured from the existing grade to the top of the fence, excluding pilasters or other architectural features, on the property owner's side of the fence.

.....
Sec. 656.302. - General categorization of districts.

(a) Where the phrases *all residential districts*, *residential district*, *zoned residentially* or *residentially zoned* are used in this Zoning Code, these phrases shall be construed to include the following districts: RR-Acre, RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80, RLD-70, RLD-60, RLD-50, RLD-40, RLD-TND, RLD-TNH, RMD-A, RMD-B, RMD-C, RMD-D, RHD-A, RHD-B, RMD-S, RLD-M, RMD-MH Districts and no others.

Sec. 656.401. - Performance standards and development criteria.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

It is the intent of the City of Jacksonville that these supplementary regulation standards and criteria be **read in addition to**, rather than in lieu of, any other requirement in this Chapter. The following uses, whether permitted or permissible by exception, must meet the criteria listed under each use as a prerequisite for further consideration under this Zoning Code.

....

Sec. 656.402. - Residential districts.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

In addition to other provisions of the Zoning Code, the following supplementary regulations shall apply to **all residential districts**:

....

(b)

Notwithstanding other provisions of the Zoning Code, fences, walls and hedges may be permitted in a required yard; provided, however, that no fence or wall in excess of eight feet in height shall be permitted in a residential district; and provided further, that no fence in excess of four feet in height shall be permitted in a required front yard in a residential district except that a fence up to eight feet in height may be allowed in one required front yard of a lot **with more than one front yard if** such fence is approved **as part of** the site plan or sketch plan approval pursuant to [Section 656.404](#) or [Chapter 654](#)(Subdivision Regulations). Notwithstanding, a fence up to six feet in height shall be allowed in one required front yard of a corner lot **if** such fence **is** along a street, road or roadway classified as a **collector or higher**, and provided that the principal structure is facing a street, road or roadway that is **not** classified as a collector or higher. Such fence shall **not** be located forward of the front plane of the principal structure as further illustrated below in Figure A. This provision shall not be construed to supersede the requirements of [Chapter 804](#) and, in the **case of conflict, the more restrictive requirement shall apply.**

Figure A

Illustration 1

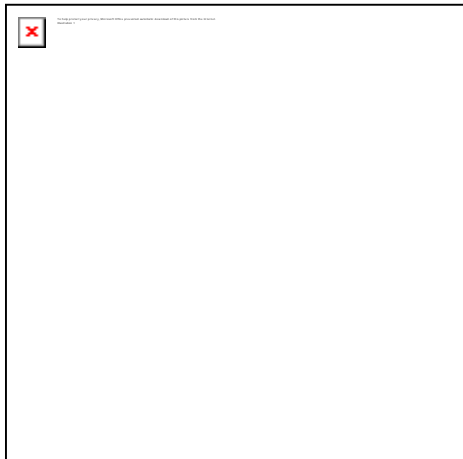


Illustration 2

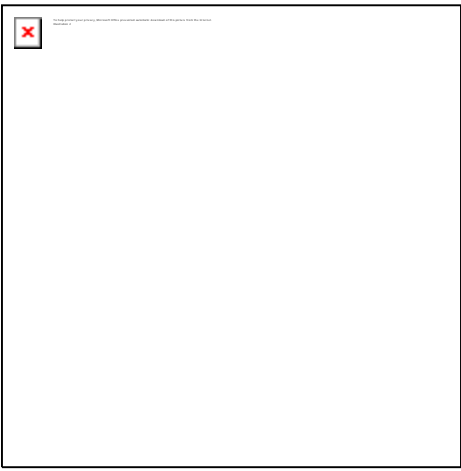
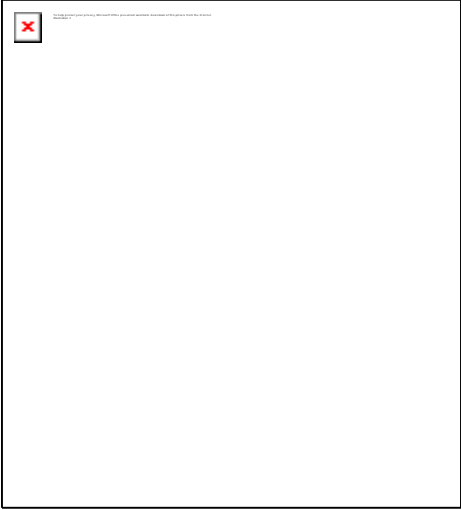


Illustration 3



Clements, Jeff

From: SBC Global <darrenmmoore@sbcglobal.net>
Sent: Thursday, August 20, 2020 12:12 AM
To: CCMEETING08252020
Cc: Boylan, Michael; Gaffney, Reginald; Freeman, Terrance; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; White, Randy; Lewis, Bruce
Subject: Re: Bill 2020-135 Barkoskie Road Rezoning PUD

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.

LUZ Committee Members-

I would like to thank Mr Boylan and Mr Ferraro for their vote against the zoning change.

I would like to inform the Board Member who emphasized the need to check the zoning before purchasing a home that I called the Community Planning Division before purchasing my home and was told that the lots along Barkoskie Road were "all zoned for light commercial only- like the offices next to the Gate gas station on Old St Augustine". I would have never purchased the home if the Community Planning Division had given me the correct information that cheap rentals could be built here so I'd strongly recommend training the Community Planning Division's employees so they know exactly what RPI zoning actually allows.

Ironically, after your vote in favor of reducing my property's value by at least \$10,000 and transferring it to the property owner and developer, I came home to find a \$5,142 property tax bill in my mailbox from the Duval County Appraiser's Office.

For the six Board Members who voted in favor of the zoning change, your decision is forcing me, and several of my neighbors, to sell our homes along Barkoskie Road to buy another home elsewhere to maintain our investment and our home's value before those cheap, rental, quadplexes get built. I can assure you that I will not be buying another home in Duval County again.

Nationally, look at all the homeowner's with families fleeing the big, blue, high tax cities in Los Angeles, San Francisco, Seattle, Chicago, New York, and Atlanta. They are all leaving those cities en masse because of high taxes, rising crime, gridlocked traffic, and poor schools. Your votes regarding zoning changes have a major impact on all of these factors. Your votes can improve or worsen the situation. Last night, your votes made things much worse for me and for all of my neighbors who live along Barkoskie Road. Homeowners with families have already fled from the north and west of Jacksonville to the south and east. In the five years I've lived here in Mandarin, homeowners with families are moving out and purchasing homes in St Johns County for the all same reasons. If you want to have a city worth living in, you need to start voting to improve the situation, not make it worse!

v/r

Darren Moore

> On Aug 18, 2020, at 5:31 PM, SBC Global <darrenmmoore@sbcglobal.net> wrote:

>

> LUZ Committee Members-

>

> The main reason the land owner and developer are requesting a zoning change is to increase the profit to the owner of the land- and to increase the profit to the developer selling the twelve fourplexes.

>

> Unfortunately, this "profit" is not really a profit at all- but rather a transference of wealth from each existing homeowner (approximately \$20,000 per home) because this fourplex project will lower the value of every existing home.

>

> The LUZ Committee Members would never vote for a fourplex project like this to be built in their neighborhoods- and I ask each of you to vote NO for this fourplex project to be built in our neighborhood.

>

> We are asking you to save our neighborhood and vote NO on the proposed zoning change!

>

> Thank you for your consideration.

>

> v/r

>

> Darren Moore

> Treasurer, Mandarin Oaks Reserve HOA Association

> 4431 Oak Valley Court

> Jacksonville, FL 32258

Clements, Jeff

From: Brown, Cheryl
Sent: Wednesday, August 19, 2020 3:21 PM
To: Valerie Britt (valeriebritt76@yahoo.com); CCMEETING08252020; Clements, Jeff
Subject: Response- Receipt and forwarding of correspondence 2020342
Attachments: RE: 20200818 Council Committees Email Public Comments; 20200818 Council Committees Email Public Comments; RE: 2020342.pdf FOR LUZ MEETING 8/18/2020; FW: 2020342.pdf FOR LUZ MEETING 8/18/2020; 2020342.pdf FOR LUZ MEETING 8/18/2020

In receipt of your correspondence on 2020 -342.....

Thank you..

Cheryl L Brown

Clements, Jeff

From: Brown, Cheryl
Sent: Wednesday, August 19, 2020 3:21 PM
To: Valerie Britt (valeriebritt76@yahoo.com); CCMEETING08252020; Clements, Jeff
Subject: Response- Receipt and forwarding of correspondence 2020342
Attachments: RE: 20200818 Council Committees Email Public Comments; 20200818 Council Committees Email Public Comments; RE: 2020342.pdf FOR LUZ MEETING 8/18/2020; FW: 2020342.pdf FOR LUZ MEETING 8/18/2020; 2020342.pdf FOR LUZ MEETING 8/18/2020

In receipt of your correspondence on 2020 -342.....

Thank you..

Cheryl L Brown

Clements, Jeff

From: deloris swain <delorisswain@comcast.net>
Sent: Wednesday, August 19, 2020 12:50 PM
To: CCMEETING08252020
Subject: The concerns for the cleanliness of the city

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 Honorable City Council:

I would like to express my concerns for the cleanliness of our city.

Deloris Swain

Clements, Jeff

From: Arren Mills <arrenmills@gmail.com>
Sent: Wednesday, August 19, 2020 8:56 AM
To: CCMEETING08252020
Subject: Public Comment

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 there

My name is Arren Mills and I'm a resident in 32205. I am speaking today to urge council to support a People's Budget instead of Mayor Curry's proposed budget. A People's Budget would help our community by redistributing funds from JSO's inflated share of the budget back into neighborhoods and city programs.

As it stands currently, JSO receives 40% of our budget. Cutting their budget in half frees up over 200 million tax dollars that could go towards public health and mental health initiatives, child care services, youth programs, public works and employment programs, our schools, our roads and more. The People's Budget also pushes for legislative changes such as—the decriminalization of marijuana so that officers can focus on the 70% unsolved homicide rate. It calls for the creation of an Urban Core Development Authority chosen by district representatives, not the mayor, to coordinate public and private resources addressing socioeconomic and other disparities. And the People's Budget also proposes that the City Council direct their lobbyists, as well as push the Duval State legislative delegation, to carve- out an amendment to Florida Statute 112.532, which would allow for the creation of an all civilian-elected police accountability council which would be tasked with investigating complaints and allegations of police misconduct.

For years we have poured so much more money into JSO, but have seen no significant decrease in crime. Crime has social roots, you cannot out-police crime. It's time to invest in crime prevention, instead.

Sent from my iPhone

Clements, Jeff

From: Dani Kahn <danikahn319@gmail.com>
Sent: Wednesday, August 19, 2020 8:38 AM
To: CCMEETING08252020
Subject: Public Comment for Aug 19th Finance Committee

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 Danielle Kahn and I'm a resident in 32208. I am speaking today to urge council to support a People's Budget instead of Mayor Curry's proposed budget. A People's Budget would help our community by redistributing funds from JSO's inflated share of the budget back into neighborhoods and city programs.

As it stands currently, JSO receives 40% of our budget. Cutting their budget in half frees up over 200 million tax dollars that could go towards public health and mental health initiatives, child care services, youth programs, public works and employment programs, our schools, our roads and more. The People's Budget also pushes for legislative changes such as—the decriminalization of marijuana so that officers can focus on the 70% unsolved homicide rate. It calls for the creation of an Urban Core Development Authority chosen by district representatives, not the mayor, to coordinate public and private resources addressing socioeconomic and other disparities. And the People's Budget also proposes that the City Council direct their lobbyists, as well as push the Duval State legislative delegation, to carve- out an amendment to Florida Statute 112.532, which would allow for the creation of an all civilian-elected police accountability council which would be tasked with investigating complaints and allegations of police misconduct.

For years we have poured more money into JSO, but have seen no significant decrease in crime. Crime has social roots, you cannot out-police crime. It's time to invest in crime prevention, instead.

Thank you,

Danielle Kahn

From: Janice Robinson <mandarinridgehoa@gmail.com>
Sent: Tuesday, August 18, 2020 6:40 PM
To: CCMEETING08252020
Subject: 2020-135

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 Janice Robinson. For twenty years my husband Michael and I have lived in the Mandarin Ridge neighborhood off of Barkoskie Road. It is a small, beautiful, peaceful neighborhood along with two other small neighborhoods off of Barkoskie. We have large houses on large lots among groves of beautiful old oak trees. These are hard worked for "forever" homes for most of us. The last remaining undeveloped land on Barkoskie Road has been requested to be re-zoned to PUD (Z-2692) and have 64 apartments built on it. This would not be in keeping with the existing properties, and the addition of another hundred or more vehicles onto an already over taxed road is inconceivable. Barkoskie is a very narrow road which barely allows two cars to pass each other. Over the years there have been multiple serious accidents of people trying to enter and exit Barkoskie onto Old St. Augustine Road. During both rush hours the traffic going north to get on I-295 backs up past our neighborhood to Greenland Road making it difficult to get in or out of our neighborhood. The addition of the numerous cars that would be coming out onto Barkoskie from an apartment complex with a hundred parking spaces will make it an even more difficult and dangerous intersection. All our neighbors have expressed their concerns that there may very well be an increase in crime with the addition of apartments. Statistically crime increases in areas where apartments are added. There already exists over one thousand apartments in a two mile radius of our neighborhoods. Additional apartments are not needed or necessary. All our neighborhoods are deed restricted to only have owners with vested interests living in their homes. Apartments will have a constant turnover of residents which is not consistent with the character of this area. All of our homes are brick or stucco. The proposed apartments are a wood type composite. This is not consistent with this area. Also, the addition of apartments on our small road will certainly decrease our property value and adversely affect the amount of taxes paid to the city. Each building will have a different owner. What happens in an economic downfall when an individual owner goes bankrupt? We'll have blighted, empty apartments as an entrance to our neighborhood. There is an elder care facility, River Gardens, next door to this property and many retirees in our neighborhoods. Please for the safety and peace of mind of these senior citizens, do not let this developer ruin what we have worked so hard to obtain.

Clements, Jeff

From: SBC Global <darrenmmoore@sbcglobal.net>
Sent: Tuesday, August 18, 2020 5:32 PM
To: CCMEETING08252020
Cc: Boylan, Michael; Gaffney, Reginald; Freeman, Terrance; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; White, Randy; Lewis, Bruce
Subject: Bill 2020-135 Barkoskie Road Rezoning PUD

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LUZ Committee Members-

The main reason the land owner and developer are requesting a zoning change is to increase the profit to the owner of the land- and to increase the profit to the developer selling the twelve fourplexes.

Unfortunately, this "profit" is not really a profit at all- but rather a transference of wealth from each existing homeowner (approximately \$20,000 per home) because this fourplex project will lower the value of every existing home.

The LUZ Committee Members would never vote for a fourplex project like this to be built in their neighborhoods- and I ask each of you to vote NO for this fourplex project to be built in our neighborhood.

We are asking you to save our neighborhood and vote NO on the proposed zoning change!

Thank you for your consideration.

v/r

Darren Moore
Treasurer, Mandarin Oaks Reserve HOA Association
4431 Oak Valley Court
Jacksonville, FL 32258

Clements, Jeff

From: Ron Burke <ronburke76@gmail.com>
Sent: Tuesday, August 18, 2020 4:59 PM
To: CCMEETING08252020
Subject: Fwd: Delivery Status Notification (Failure)
Attachments: icon.png; icon.png

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, Aug 18, 2020, 4:57 PM
Subject: Fwd: Delivery Status Notification (Failure)
To: Teresa Moore <teresa@irbowen.com>

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

From: **Ron Burke** <ronburke76@gmail.com>
Date: Tue, Aug 18, 2020, 4:56 PM
Subject: Fwd: Delivery Status Notification (Failure)
To: Holt, Connie <cholt@coj.net>, Ferraro, Albert <Ferraro@coj.net>

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

From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Tue, Aug 18, 2020, 4:55 PM
Subject: Delivery Status Notification (Failure)
To: <ronburke76@gmail.com>

Address not found

Your message wasn't delivered to ccmeeting08252020@coj.et because the domain coj.et couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 22488316 DNS type 'mx' lookup of coj.et responded with code NXDOMAIN Domain name not found: coj.et

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

From: Ron Burke <ronburke76@gmail.com>
To: ccmeeting08252020@coj.et
Cc:
Bcc:
Date: Tue, 18 Aug 2020 16:54:54 -0400
Subject: Timber Cove Bill # 2020-169 Agenda 08/18/2020
Coj LUZ members and Coj Council member's

WE are Ron & Marion Burke Cedar p rd

Four long years we worked with CPAC, City Council and numerous other departments, along with our community family to make major changes for current and future development in Planning District 6 and Council District 2.

WE are 100% supportive of conditions presented tonight.

To be fair Timber Cove will be far less than Bradley's Pond Units 1&2

Pulte homes now owns Bradley's Pond.

WE must support our community in the conditions.

Thank you for your time,

Ron and Marion Burke

Clements, Jeff

From: Mushtahi Ahmad <mushtahi@hotmail.com>
Sent: Tuesday, August 18, 2020 4:56 PM
To: CCMEETING08252020
Subject: Barkoskie Road Fourplex

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

Dear Councilman Boylan:

I am a proud homeowner in the Mandarin Oaks Reserve subdivision on Barkoskie Road. I am writing to you to express my vehement opposition to the proposed Fourplex on Barkoskie Road.

My family and I moved to our current residence from St. Johns county in 2015. We were the first homeowner in our subdivision. While most people I know would make the opposite move by going to St. Johns county, we were attracted to Mandarin in general and Barkoskie Road in particular, because it provided the ideal family lifestyle, serenity, convenience of location, and most importantly limited growth. I know that most if not all the homeowners in our area share those sentiments.

When the Gate carwash was built, we were not thrilled, but acquiesced for the greater good of the community. However, the fourplex that is being currently proposed by the builder stands to negatively impact every homeowner on this road and decimate our collective pride of homeownership in this area. It stands to take away the appeal of this road and punish us with much higher traffic, potential for crime, lower property value, and a demoralized community. If this proposed project moves forward, please know that a single builder from the outside will be allowed to trample over the wishes, dreams, and lives of a hundred families in this neighborhood.

I and the rest of our community urge you, our elected representative, to protect our interests and wishes over the cold calculations of a heartless builder whose only interest is his bottom line.

Most Respectfully,

Mush Ahmad

4419 Oak Valley Court

Jacksonville, FL 32258

Clements, Jeff

From: Beverly Wilhite <bbhw2591@comcast.net>
Sent: Tuesday, August 18, 2020 4:54 PM
To: CCMEETING08252020
Subject: Entrance and exit. 2020-168

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.

Concern we have is if the new neighborhood has a secondary entrance and exit in case one entrance is blocked and there's a neighborhood emergency medical or fire, etc.

There should always be a secondary exit & entrance for tragic, tragedy events such as an accident or fallen tree.

It should have a primary and secondary entrance and exit.

We lived in a neighborhood and only had one exit/entrance; a tragic event happened and the person died. They could not get any medical help.

Thank you for hearing my voice for the 2020-169 Starratt / Yellow Bluff Rd. home subdivision Beverly B. Hartley Wilhite

Clements, Jeff

From: Sharlene Byrum <svbyrum@hotmail.com>
Sent: Tuesday, August 18, 2020 4:46 PM
To: CCMEETING08252020
Subject: 2020-169

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

I am writing regarding the proposed Timber Creek subdivision by the intersection of Yellow Bluff and Starratt Roads.

These lots are way too small to be consistent with the surrounding subdivisions of The Cape and Hidden Creek. Pulte has stated it IS consistent simply due to the subdivision they are building across the street. This is the problem. Once you allow a SINGLE subdivision with such smalls lots, you then set a precedent that all following developers will fall back on. All it took was ONE. Just ONE. And because of this, Oceanway is becoming the small-lot, first-time-homebuyer capital of the city. Within an 8-mile radius of this area there are currently well over 2,000 homes and townhomes of similar size and price that are for sale, under construction or in the planning phase.

When asked why not larger lots, Pulte stated this was the best they could do in order to make a profit on the investment. That's not true. Combining some of the lots into larger lots would allow for a larger, more custom style home. We are being overrun with these smaller-lot subdivisions that do nothing for the area except increase traffic and put more children into our already over-crowded schools.

I would ask that you deny this as currently planned. Make them go back to the drawing board with larger lots, deeper buffers. And no matter what the size, they should be REQUIRED to put in deceleration and left-turn lanes in order to minimize the back up of traffic during rush hour.

Thank you.
Sharlene Byrum
8509 Cedar Point Road

Clements, Jeff

From: Marci McCosh <marcimccosh@gmail.com>
Sent: Tuesday, August 18, 2020 12:51 PM
To: CCMEETING08252020
Cc: Shemwell, Crystal; Boylan, Michael; Ferraro, Albert; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Freeman, Terrance; White, Randy
Subject: LUZ #2020-168 & 169
Attachments: Yellow Bluff and Starratt Road Timber Cove (1).pdf; 2020-168 & 169.pdf

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

Hello Honorable LUZ Members.

I have some concerns regarding the referenced matter which will be heard tonight, the first of which is the number of months that the developer met with community members alleging there was no "actual plan" for this property when in fact it was designed by England Thims & Miller in September 2019 (attached). I found the document filed with St. John's River Water Management in February, meaning it had existed for months and the community had been misled into thinking it did not. It was difficult for residents to speak intelligibly about this when we were being misled..

In fact, meeting at all has been difficult as a result of COVID-19. Meeting were cancelled last minute by the developer, there was extreme weather and other complications including technical difficulty for those trying to attend virtually. The list of meeting dates lauded by the developer were not well advertised or in many cases not known by the community all. One in particular was with a couple of neighbors in The Cape followed by an unannounced visit to the neighborhood Hidden Creek - that hardly counts as a "community meeting". And, as mentioned, most of these meetings occurred under the premise that there was no plan or schematic. That was not true.

I tried to tune in to a recorded meeting a couple of weeks ago, but the link was removed after having only watched part of it. There was a meeting on Saturday, August 15, arranged by Councilman Ferraro, but even knowing it was the last meeting, the representatives were unwilling to discuss any conditions. They have repeatedly said they are not open to changes. That is simply not okay. Why have the meetings if you are not going to listen to community concerns? If you are going to mislead community members? I suppose just so they can tell LUZ how accommodating they have been? And in terms of being misleading, I have an email from Pulte to a neighbor stating that if this is not approved apartments will be built instead. It was stated again at Saturday's meeting that building apartments or townhouses would be a "simple change". The process of Land Use amendments is anything but simple. Scare tactics should not be employed to gain community support for this PUD. Quite frankly, I find it unethical.

The primary community concerns involve lot size and the danger of the nearby intersection.. There are no 50' lots in the surrounding community at all that I am aware of. We have fought this tooth and nail for more than 5 years because this would set a terrible precedent. Developers have already whittled our LDR-90 requirements down to 60-70' against our will. Fifty feet is just too small sandwiched between PUD's with acre-sized lots. The strangest part of this is that Pulte just built Cascade Point across the street in 2018. At that time City Planning approved the design with a condition of 70' lots [#2018-0016, *The proposed lots on the perimeter of the property shall be a minimum of 70' in width and 7,200 square feet in area.*] Yet, here we are just across the street, between two even larger established subdivisions and Planning made no such recommendations. It seems rather helter-skelter that on one side of the roadway where there already tract homes they would require larger lots, but not on the side of the road with acre-plus lots.

This really leads to my greatest concern which is why rural residential and LDR-90 has no meaning in the City of Jacksonville. Why this 30 acre plot, can be sliced up into 13 usable acres, and still 72 homes built? I understand that's

the way it is, but why? We are rural. Have a look at the Comp Plan. Why can they not build 2 homes per gross acre like existing owners? We could live with that! But two homes per acre is never enough for the City of Jacksonville.

I can literally go ANYWHERE in Jacksonville and buy a Pulte home on a 50' lot. I can not go anywhere in Jacksonville and see rivers, streams, huge oaks, and natural waterways. Why must we make here be just like there? Where is the value in being unique? To offering variety? And why do developers get away with misleading the community time and time again? Why do they get to override the people who are left to live with their design? I realize owners have rights, but shouldn't there also be the expectation that their right needs to abide by the Comp Plan? What about all the rest of rights to decide where we want to live? That we have say in the future of our neighborhood? I do not feel this change is even necessary. This is a growing area and this is the largest intersection for some miles (it's the only traffic light in the area). I feel commercial property would do well here.

I understand that Councilman Ferraro submitted a list of conditions to Mr. Hainline yesterday. However, the developer has flatly refused to change the 50' lots and will not address roadway concerns until after a traffic study. A traffic study says nothing of future growth that we know is coming. I implore you not to allow those in this development as it is designed; there will be no turning back for us. Fifty-foot lots simply do not belong. There must be middle ground, The community is willing to negotiate, but as is usually the case, the developer is not.

I am attaching an overlay that illustrates how small these proposed lots are in relation to those nearby.

Yours truly,
Marci McCosh

Clements, Jeff

From: Valerie Britt <valeriebritt76@yahoo.com>
Sent: Tuesday, August 18, 2020 12:22 PM
To: Huxford, Folks
Cc: Ferraro, Albert; Eller, Shannon; Clements, Jeff
Subject: Re: Rationale for fence height bill? [2020-0027]

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.

Here we go again....guess didn't learn with the last let's-address-fences fiascos???

And, this one has sat so long since Notice, it will quietly slip in (intentional much?) with people only later realizing the mess to be created.

Nobody has yet given a specific example of where this is needed for existing residences in RR/RR-Acre as I requested of the sponsor. But, I can sure give you many where this is a really bad idea! I can also cite politically pulled examples where it's already in violation of the code where it will never be cited....

There is a very good reason why height is limited to those planned subdivision areas where it is **REVIEWED** as part of a **PLAN**.

Lined up closer to road without control of WHAT fence by each acre after acre is supposed to create a better look? Somebody has never lived in a rural area if you think so!!!!

And redlining needs to be done on actual existing code, not on unapproved drafted code?

On Aug 18, 2020, at 11:58 AM, Huxford, Folks <FHUXFORD@coj.net> wrote:

Valerie – We picked up on that in review. Please see the attached staff report.

From: Valerie Britt <valeriebritt76@yahoo.com>
Sent: Tuesday, August 18, 2020 9:38 AM
To: Ferraro, Albert <Ferraro@coj.net>
Cc: Huxford, Folks <FHUXFORD@coj.net>; Eller, Shannon <SEller@coj.net>; Clements, Jeff <JEFFC@coj.net>
Subject: Re: Rationale for fence height bill? [2020-0027]

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.

AGR isn't a residential district.

On Aug 16, 2020, at 8:51 PM, Valerie Britt <valeriebritt76@yahoo.com> wrote:

Council Member Ferraro:

I am seeking help understanding your pending Ord 2020-0027.

On first glance, I didn't think I would be supportive of your proposal if it is to change the

code to *newly* allow for 6' height in required front residential yards, if allowing an height increase there in both. On my second reading, I realized I have no clue the effect of passage or specifically what would *change*. What is it currently that causes a problem for the City— or specifically for someone —that triggers your determination this change is needed and how would this bill resolve that problem you have identified?

What does this mean: “**Thus**, the fence can be up to eight feet in height.” I don’t follow a whereas to “thus.” Is this increasing or reducing fence height and is that in certain circumstances or in certain but not other districts?

I respectfully request information of why this bill was introduced, including, but not limited to (1) a specific parcel number of example, (2) an example physical address, (3) current zoning district for which it was requested (4) the name of the agent /lobbyist/homeowner who triggered your interest in sponsoring this bill.

If your bill passes as written, specifically what would be different with passage from what the code currently does or does not do? What would be different in AGR? AGR isn’t considered to be a “residential” district, is it? What would be different with passage in “residential” districts? Would the effect of this bill be different in “AGR” vs residential districts?

Do you think there Is a reason why I as a single family residential property owner would want to support this bill? Would single family residential homeowners contiguous to AGR be likely to support or oppose this change?

Sincerely,

Valerie Britt

<2020-0027 Bill Summary.pdf>

<2020-0027 PC Book.pdf>

From: ann kelley <bettyannkelley@yahoo.com>
Sent: Tuesday, August 18, 2020 12:01 PM
To: CCMEETING08252020; DeFoor, Randle; ann kelley
Subject: Riverside Village PUD

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 Committee Members,

In reference to the Riverside Village PUD, please consider the potential burden to the surrounding residents when making a decision regarding developer variance requests. I am in agreement with the position of RAP that limits restaurant capacity. The issue that is most problematic is traffic, parking, and early morning deliveries on formerly quiet, residential streets. The traffic issue will involve restaurant patrons driving around the block several times to find an open space during busy periods, requiring them to enter Riverside Ave near a dangerous turn multiple times. This circling can be observed for patrons of 1661 Riverside and the surrounding restaurants such as Black Sheep, at the Shops of Avondale and of course, 5-points. Consider that the residents that use on-street parking on Lancaster will find themselves with no place to park on peak nights. Memorial Park guests already have very limited spaces to park. I imagine that a tow company will be making good money in the overflow street parking at the two towers. Further, the large delivery trucks serving these before-mentioned congested areas are both noisy as well as have no regard for the safety of other drivers when they block entire lanes for extended periods. Historic brick May St. is now a frequent parking lot for 18-wheel food delivery trucks which often block driveways, handicap spaces and cars parked on the street. Please consider that the comprehensive plan for the city and our community was created as a means to ensure prudent planning of growth that benefits neighborhoods and citizens, rather than place undue hardship on existing residents in favor of developers. Please reject this application as written.

Thank you.

