

Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Monday, December 7, 2020 12:55 PM
To: CCMEETING12082020
Cc: Cyndy K. Trimmer
Subject: Speaker for December 8 City Council Meeting - 2020-0330 and 2020-0331 (SNJ/0 Sunbeam Rd)

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

Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will be available for questions only on behalf of the applicant for 2020-0330 and 2020-0331 at tomorrow's City Council meeting.

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

Sincerely,

Krista Burby
Paralegal



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

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Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Monday, December 7, 2020 12:55 PM
To: CCMEETING12082020
Cc: Cyndy K. Trimmer
Subject: Speaker for December 8 City Council Meeting - 2020-0687 and 2020-0688 (Soderlund/2026 Ashland Street)

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

Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will be available for questions only on behalf of the applicant for 2020-0687 and 2020-0688 at tomorrow's City Council meeting. Staff reports have not yet been issued for these applications.

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.
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Jacksonville, Florida 32202
Direct: (904) 807-8213
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Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Monday, December 7, 2020 12:53 PM
To: CCMEETING12082020
Cc: Steve Diebenow; Cyndy K. Trimmer
Subject: Speaker for December 8 City Council Meeting - 2020-0728 (Vystar/Regions Landmark)

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Good afternoon,

Please allow this email to serve as notice that Steve Diebenow will be available for questions only on behalf of the applicant for 2020-0728 at tomorrow's City Council meeting.

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

Sincerely,

Krista Burby
Paralegal



Driver, McAfee, Hawthorne & Diebenow, P.L.
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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: Monday, December 7, 2020 12:52 PM
To: CCMEETING12082020
Cc: Cyndy K. Trimmer; Steve Diebenow
Subject: Speaker for December 8 City Council Meeting - 2020-0707 (Augustine/OIL RDA)

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Good afternoon,

Please allow this email to serve as notice that Steve Diebenow will be available for questions only on behalf of the applicant for 2020-0707 at tomorrow's City Council meeting.

For the record his address is One Independent Dr., Ste 1200, Jacksonville, FL 32202 (904) 301-1269. He 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: Monday, December 7, 2020 12:51 PM
To: CCMEETING12082020
Cc: Cyndy K. Trimmer; Steve Diebenow
Subject: Speaker for December 8 City Council Meeting - 2020-0681 and 2020-0682 (Atlee/4250 Matador)

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

Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer or Steve Diebenow will speak on behalf of the applicant for 2020-0681 and 2020-0682 at tomorrow's City Council meeting. Could you please also update the agenda to reflect that they now represent the applicant instead of Charlie Mann?

For the record their address is One Independent Dr., Ste 1200, Jacksonville, FL 32202 (904) 301-1269. They are 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: Knighting, Blair <Blair.Knighting@kimley-horn.com>
Sent: Monday, December 7, 2020 7:11 AM
To: CCMEETING12082020
Cc: Knighting, Blair
Subject: Item 2020-0599

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

Hello,

I am Blair Knighting the representative for the Owner for Application 2020-0599 (agenda #45). I will be available in the Zoom call for any questions and I am in full support of this application.

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

Please let me know if you need additional information.

Blair Knighting, AICP

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

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

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

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

Clements, Jeff

From: Susan <susaninflorida@gmail.com>
Sent: Saturday, December 5, 2020 11:52 AM
To: CCMEETING12082020
Subject: Regarding 2020-733

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.

2020-733 is on the agenda for the December 8th city council meeting.
Will you read this or will I be able to read it via the Zoom meeting?

I'm in favor of helping people, saving the taxpayers money, and doing what we can to keep people out of jail. Bill 2020-0733 seems to do all those things.

MHOP would serve as a misdemeanor pre-trial diversion program, helping people who would otherwise serve time in the Duval County jail. They would instead receive benefits like mental health services, help with housing, and opportunities for job training. In essence, it will provide all of the wraparound mental health services that the person actually needs, and will get that person stabilized, back on their feet and into the economy. Plus jail is probably more expensive than this effort to help them be productive members of our community.

Thanks,
Susan Aertker
10178 Foxcroft Road West
32257

Clements, Jeff

From: Brown, Cheryl
Sent: Friday, December 4, 2020 8:14 AM
To: bfouraker58@icloud.com; Hazouri, Thomas; SEC; Clements, Jeff
Cc: Lehman, Amber
Subject: RE: Public Comment on Lot J

Please print and add the following comments to the permanent bill file folder for 2020-648 additionally add as speakers comments to the Committee of the Whole Lot J.... 12.3.2020.

-----Original Message-----

From: Bruce Fouraker [<mailto:bfouraker58@icloud.com>]
Sent: Thursday, December 3, 2020 5:47 PM
To: Hazouri, Thomas; Brown, Cheryl
Cc: Lehman, Amber
Subject: Re: Public Comment on Lot J

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.

Ms. Brown,

Could you please add my comments below regarding Lot-J to today's meeting minutes.

I had to leave today before the public comment portion.

Bruce A Fouraker
Mobile: 904-521-8026
Email:
brucea_fouraker@bellsouth.net

> On Dec 3, 2020, at 5:28 PM, Hazouri, Thomas <THazouri@coj.net> wrote:

>

> Thanks, Bruce. You have to contact Dr. Cheryl Brown, council uncial secretary and make that request.

>

> Sent from my iPhone

>

>> On Dec 3, 2020, at 3:17 PM, Bruce Fouraker <bfouraker58@icloud.com> wrote:

>>

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>>

>>

>>

>> Tommy,

>>

>> I apologize but I had to leave before the public comment section.
>>
>> Yvonne and Steve,
>>
>> Would you please add the written comments below to the public comment record for today's meeting.
>>
>> Everyone here are my comments:
>>
>> Overall I favor Ordinance 2020-648. The suggestions I make do not need to be made right now; however, I suggest making all but one of the revisions sometime in 2021.
>>
>> The revision I would make now before voting on the Ordinance is to change Section 2 on Page 9 to read as follows:
>>
>> Strike: The appropriation authorizes the borrowing of \$208,300,000 from the City's Commercial Paper Facility and/or the of fixed rate debt..... This wording would be replaced with: The appropriation authorizes the borrowing of \$208,300,000 through the issuance of Special Revenue Anticipation Notes.....
>>
>> This type of note is generally for one year, so sometime in 2021 there needs to be a ordinances that do the following:
>>
>> 1) Allows for a countywide special flat rate room-night tax of \$2.00. Using the number of room-nights that occurred in 2017 (which is less than the numbers 2018 and / as reasonable post COVID-19 number; the estimated revenue would be \$14.2 million from 7.1 million room-nights.
>>
>> 2) Allocate the funds from the added room-nights for the issuance of
>> (based on 28 year fixed rate term AA bonds at 1.85%) in the amount of \$292,421,746. The funds will be allocated as follows:
>>
>> -\$208,000,000 for Lot J improvements
>> -\$8,772,652 Discount Fee - Closing costs, Underwriting costs and Sales costs.
>> -\$41,000,0000 transferred to CIP fund for Public Works Projects in
>> Northwest Jacksonville
>> -\$10,000,000 to JTA to add extra U2C vehicles to the Bay Street Innovative Corridor.
>> -\$10,000,000 to MOSH toeads new Northbank Museum.
>> -\$5,000,000 to JHNSA/JNM for Northbank Military Park and Floating Naval Warship Museum.
>> -\$9,349,094 to convert 65% of the land at the former Landing Site.
>>
>> 3) Authorize John Pappas and other Engineers whom he may designate from the Public Works Department to negotiate a plan to use alternative stormwater mitigation to replace the Lot J Detention Pond.
>>
>> These are my comments regarding Ordinance 2020-648. Please add them to the record accordingly.
>>
>> Thank you for your attention to this request.
>>
>> Bruce
>> Bruce A Fouraker
>> 4441 Genna Trace Court
>> Jacksonville, FL 32257-8080
>> Mobile: 904-521-8026
>> Email:
>> brucea_fouraker@bellsouth.net
>>

Clements, Jeff

From: Walter Brice <brice.walter@gmail.com>
Sent: Thursday, December 3, 2020 1:44 PM
To: CCMEETING12082020
Subject: Lot J Proposal

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 Walter Brice and I reside at 8517 Majestic Oaks Drive South Jacksonville, FL 32277. I am a registered voter and I vote in every election.

I am writing to provide input to the Council's decision on the Lot J Proposal. I have been monitoring today's meeting via Zoom. In brief, I am IN FAVOR of the project BUT I believe the 50/50 split between the City and the Developer is not fair to the taxpayers, especially considering that the revenue/profits go to the Developer.

So, as proposed, I am OPPOSED to the proposal.

Another consideration is that the Jaguars & Mr Kahn will be coming back to the City for significant additional monies in the relatively near future. Local media reports that Mr. Kahn will want \$100M for the Four Seasons Hotel and an estimated \$400M-\$500M total costs for stadium improvements.

My input, therefore, is that the percentage of the project funding provided by the City should be significantly reduced.

Thank you for your consideration.

Walter Brice

Clements, Jeff

From: bruderly@gmail.com
Sent: Thursday, December 3, 2020 1:32 PM
To: CCMEETING12082020
Cc: nmonroe@jacksonville.com
Subject: 2020-648 LOT J Bruderly Comment on Development Agreement ROI and Sustainability Metrics

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 opposed to approval of this proposed development agreement for the following reasons:

1. The development agreement does NOT provide sufficient assurance that the project will generate an adequate economic return on taxpayer investment over the projected lifetime of the agreement; the Times-Union documents that the DIA report estimates a return of \$0.40 on the dollar over 20-years or \$0.74 on the dollar over 35-years. Neither projection provides me any assurance that this agreement is good deal for taxpayers.
2. The DIA estimates are much lower than the Mayor's estimate of \$1.69 on the dollar. To my knowledge the reasons for this wide discrepancy have NOT been reported in the news media. The verbal explanation for the differences given to Ms. Morgan during Council meeting needs to be documented, evaluated and reported by the news media.
3. The project should, at a minimum, generate a positive rate of return on taxpayer investments. To justify taxpayer subsidies, due diligence requires that the Developer and the City of Jacksonville document HOW this project will satisfy this fundamental fiduciary requirement before voting to approve any deal.
4. It is my understanding that the Developer has NOT provided any market studies that justify revenue projections nor has the Developer agreed to operate in accordance with a design performance standards that would guarantee financial performance under projections of future site conditions. In particular, I am skeptical of the ability of the LOT J project to generate projected revenues under future flooding scenarios.
5. Mean sea level is projected to rise significantly over the life of this project. While it is impossible to accurately predict both the frequency and magnitude of the increase, it is reasonable to assume that the LOT J property will be impacted by more frequent and more severe flood events. The City should include performance standards that assure taxpayers that the proposed developments will be designed to be successful under future flooding scenarios.
6. The reason for including this performance standard is that more frequent and more severe flood events will impact projected revenues and costs. As currently proposed, the DIA analysis indicates that the project does NOT generate an inadequate return on taxpayer investment. It is my opinion, without consideration of future flooding scenarios, the development revenues will be reduced.
7. In addition, the project development agreement does NOT provide any assurance that the project will generate projected revenues under flooding scenarios that will occur over the 35-year life of the project.
8. In my judgment, failure to address the impacts of sea level rise on project costs and revenue projections is a FATAL FLAW in the development agreement.
9. Renderings released by the Developer indicate that the project will be designed on the assumption that the land will be high and dry and that projected revenues are dependent on this assumption. While it is difficult to precisely predict the increase and severity of future flooding events, the Laws of Physics inform us that the project site will experience flooding events much more frequently than currently experienced or anticipated under existing building codes and development criteria.
10. Estimates of the future increase in mean sea level over the next 35-years range from 1-foot to 6-feet, depending on assumptions made by the estimator. More frequent flooding along the East Coast of Florida due to higher

King Tides, including the City of St Augustine in neighboring St Johns County, is happening today and is well documented. Public sector and private sector planning professionals in South Florida are evaluating how to react to this fact. Unfortunately, planning professionals in Northeast Florida are just beginning to evaluate impacts on our communities. Planning for this development appear to have completely ignored future flooding scenarios and impacts on future revenues.

11. Increased flooding on this site will impact the migration of existing pollution under the pavement of LOT J. Have the cost estimates for Environmental Remediation of LOT J accounted for future flooding scenarios?
12. In my opinion, due to the magnitude of public investment, environmental risks and public visibility, the development of LOT J should be a showcase for the use of Sustainable Economic Development metrics. At this time, Sustainability Metrics for the project have NOT been released to the public. The use of Sustainability Metrics would facilitate public acceptance of the proposed project. For example, given the vulnerability of LOT J to flooding, the proposed development does NOT address, let alone satisfy, Sustainability Metrics associated with water and pollution.
13. Given the anemic 20-year and 35-year revenue projections for this project, it is irresponsible that neither the Developer nor the City of Jacksonville have developed an adequate response to the reality of increased risk due to flooding. Mere compliance with existing building codes or development standards does NOT provide sufficient assurance that the project will perform as currently projected.
14. At a minimum, the proposed development should be designed to a performance standard that will allow it to operate and earn revenue under flood scenarios, both frequency and magnitude, that are projected through the year 2055. If the project is not designed to operate and earn revenue under flood scenarios it will NOT generate adequate revenue to make this project a financial success.

Clements, Jeff

From: Krista E. Burby <KBurby@drivermcafee.com>
Sent: Tuesday, December 1, 2020 12:02 PM
To: CCMEETING12082020
Cc: Cyndy K. Trimmer
Subject: Speaker for 12/1/20 LUZ Meeting - 2020-0330/0331 (SNJ - 0 Sunbeam Rd)

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

Good afternoon,

Please allow this email to serve as notice the Cyndy Trimmer will speak on behalf of the applicant for 2020-0330 and 2020-0331 at tonight's LUZ Committee meeting.

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

Sincerely,

Krista Burby
Paralegal



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

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Clements, Jeff

From: Jewel <jewels322@yahoo.com>
Sent: Tuesday, December 1, 2020 11:26 AM
To: CCMEETING12082020
Subject: Fw: Melcon Farm Rezoning 2020-0307

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

I want to let you know I agree with our neighbors opposing the Melcon Farm Rezoning. I was told to contact you to make sure our voice is heard concerning the rezoning.

Sincerely,

Kelly Rowles

12140 Blackfoot Trail

Jacksonville, FL 32223

To the honorable members of the Jacksonville Florida LUZ Committee: I wish to register my disagreement once again with the rezoning of Melcon Farm, (Ordinance 2020—307). The longer this matter has dragged on the more questions become apparent regarding the reliability of the information in the application and the effect of this development on the environment and safety and lifestyle of neighbors. The following are my objections and comments. Although I have others I am listing the ones that I consider most important and/or pertinent due to the limit in comment time. 1. Wetlands According to research and evidence already submitted to the committee by Wilderness resident Mike Hethington there are inconsistencies in wetland measurements between the Danhour application and the records of the U.S. Fish and Game National Wetland site and the Duval County property appraiser's office. The latter two entities show the amount of wetlands to be approximately 6.9 acres, while the Danhour application shows the amount to be 1.39 acres. This development should not be allowed until this discrepancy is resolved. 2. Traffic The traffic study ordered by Mr. Danhour reports that "COVID 19 has affected what is considered normal traffic patterns and the expected number of vehicles on the road." Yet the report does not address how the lack of the presence of the virus, which may be achieved in the not too distant future, would be likely to affect the traffic pattern. Mr. Danhour claims to have gone to "extensive efforts to acquire an additional, secondary access to LinJohn Road", although he has not provided any evidence of this. His property would apparently also include Hagan Grant Road, plus access to it, but he claims alternately that it is not suitable or too expensive. Again he has provided no evidence of this and apparently has the money to buy O'Connor Road and upgrade it to whatever the city requires. Since Cormorant Landing has sidewalks the former choice would be safer. 3. Sale of O'Connor Road The fact that Cormorant Landing is a gated neighborhood is even more reason that the city residents of The Wilderness, who do not have the legal and

financial resources of an HOA and rely solely on the City Council to protect them, should not bear the negative impact of this development with no positive gains caused by Cormorant Landing's financial gain. Correction of Claims Made by Michael Danhour In an October letter to Michael Boylan from Michael Danhour's agent Fred Atwill, Jr., Mr. Danhour states that "During The Wilderness community meeting, the residents rejected these concessions and stated only 5-10 total homes total (sic) would be an acceptable density to them." As an attendee at the meeting, I do not recall even one person making this statement, much less the whole group taking a vote or agreeing in some way, and as stated before, we do not have an HOA. Of course this is not the first time that Mr. Danhour has shown some confusion and memory regarding community meetings. There is also a claim of a "33 lot reduction" in the letter. Thank you for your time and attention.

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

From: Johnson, Sonia <soniaj@coj.net>
To: Jewel <jewels322@yahoo.com>
Cc: CCMEETING12082020 <ccmeeting12082020@coj.net>
Sent: Tuesday, December 1, 2020, 10:53:48 AM EST
Subject: RE: Melcon Farm Rezoning 2020-0307

Good morning,

I am in receipt of your email, and the best thing to do is to please forward all emails to the CC above to be read into council records.

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT

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

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



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

From: Jewel [mailto:jewels322@yahoo.com]
Sent: Monday, November 30, 2020 5:50 PM
To: Johnson, Sonia
Subject: Melcon Farm Rezoning 2020-0307

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

I want to let you know I agree with our neighbors opposing the Melcon Farm Rezoning. I was told to contact you to make sure our voice is heard concerning the rezoning.

Sincerely,

Kelly Rowles

12140 Blackfoot Trail

Jacksonville, FL 32223

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Danhour has shown some confusion and memory regarding community meetings. There is also a claim of a “33 lot reduction” in the letter. Thank you for your time and attention.

Clements, Jeff

From: Johnson, Sonia
Sent: Tuesday, December 1, 2020 10:58 AM
To: Belinda Kirkland
Cc: CCMEETING12082020
Subject: RE: Melcon Farm Development

Please send all of your email directly to the CC email above. I have sent yours by copy of this email.

Thank you,

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

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



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From: Belinda Kirkland [mailto:belindakirkland@hotmail.com]
Sent: Tuesday, December 01, 2020 10:13 AM
To: Johnson, Sonia
Subject: Melcon Farm Development

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To the honorable members of the Jacksonville Florida LUZ Committee: I wish to register my disagreement once again with the rezoning of Melcon Farm, (Ordinance 2020—307). The longer this matter has dragged on the more questions become apparent regarding the reliability of the information in the application and the effect

of this development on the environment and safety and lifestyle of neighbors. The following are my objections and comments. I am listing the issues that I consider most important and/or pertinent due to the limit in comment time.

1. Wetlands -According to research and evidence already submitted to the committee by Wilderness resident Mike Hethington there are inconsistencies in wetland measurements between the Danhour application and the records of the U.S. Fish and Game National Wetland site and the Duval County property appraiser's office. The latter two entities show the amount of wetlands to be approximately 6.9 acres, while the Danhour application shows the amount to be 1.39 acres. This development should not be allowed until this discrepancy is resolved.

2. Traffic -The traffic study ordered by Mr. Danhour reports that "COVID 19 has affected what is considered normal traffic patterns and the expected number of vehicles on the road." Yet the report does not address how the lack of the presence of the virus, which may be achieved in the not too distant future, would be likely to affect the traffic pattern. Mr. Danhour claims to have gone to "extensive efforts to acquire an additional, secondary access to LinJohn Road", although he has not provided any evidence of this. His property would apparently also include Hagan Grant Road, plus access to it, but he claims alternately that it is not suitable or too expensive. He has provided no evidence of this and apparently has the money to buy O'Connor Road and upgrade it to whatever the city requires. Since Cormorant Landing has sidewalks the former choice would be safer. Having multiple access points allows the neighborhood of the Wilderness not to carry the entire burden of extra traffic. it should be noted that the Wilderness does not have sidewalks.

3. Sale of O'Connor Road -The fact that Cormorant Landing is a gated neighborhood is even more reason that the city residents of The Wilderness, who do not have the legal and financial resources of an HOA and rely solely on the City Council to protect them, should not bear the negative impact of this development with no positive gains caused by Cormorant Landing's financial gain. Correction of Claims Made by Michael Danhour In an October letter to Michael Boylan from Michael Danhour's agent Fred Atwill, Jr., Mr. Danhour states that "During The Wilderness community meeting, the residents rejected these concessions and stated only 5-10 total homes total (sic) would be an acceptable density to them." As an attendee at the meeting, I do not recall even one person making this statement, much less the whole group taking a vote or agreeing in some way, and as stated before, we do not have an HOA. Of course this is not the first time that Mr. Danhour has shown some confusion and memory regarding community meetings. There is also a claim of a "33 lot reduction" in the letter.

Thank you for your time and attention.

Sincerely,
Belinda Kirkland
Wilderness Neighborhood resident

Clements, Jeff

From: Johnson, Sonia
Sent: Tuesday, December 1, 2020 10:57 AM
To: Patricia Clayton
Cc: CCMEETING12082020
Subject: RE: Melcon Farm Development

Please voice your email to the CC email above directly.

Thank you,
Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT Councilman Michael Boylan - District 6
117 W. Duval Street | Jacksonville FL 32202 Phone 904.255.5158 | Fax 904.255.5230 soniaj@coj.net | www.coj.net
Email me if you'd like to receive District 6 NEWSLETTER

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

-----Original Message-----

From: Patricia Clayton [mailto:paskaclayton@me.com]
Sent: Tuesday, December 01, 2020 7:43 AM
To: Johnson, Sonia
Subject: Melcon Farm Development

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

Could you advise me as to how I could get my concerns to the reasoning development to the proper person so as to have my voice heard via email.

Thank you,
Patricia Clayton

Sent from my iPad

Clements, Jeff

From: Johnson, Sonia
Sent: Tuesday, December 1, 2020 10:54 AM
To: Jewel
Cc: CCMEETING12082020
Subject: RE: Melcon Farm Rezoning 2020-0307

Good morning,
I am in receipt of your email, and the best thing to do is to please forward all emails to the CC above to be read into council records.

Thank you,

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

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From: Jewel [mailto:jewels322@yahoo.com]
Sent: Monday, November 30, 2020 5:50 PM
To: Johnson, Sonia
Subject: Melcon Farm Rezoning 2020-0307

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

I want to let you know I agree with our neighbors opposing the Melcon Farm Rezoning. I was told to contact you to make sure our voice is heard concerning the rezoning.

Sincerely,
Kelly Rowles
12140 Blackfoot Trail
Jacksonville, FL 32223

To the honorable members of the Jacksonville Florida LUZ Committee: I wish to register my disagreement once again with the rezoning of Melcon Farm, (Ordinance 2020—307). The longer this matter has dragged on the more questions become apparent regarding the reliability of the information in the application and the effect of this development on the environment and safety and lifestyle of neighbors. The following are my objections and comments. Although I have others I am listing the ones that I consider most important and/or pertinent due to the limit in comment time.

1. Wetlands According to research and evidence already submitted to the committee by Wilderness resident Mike Hethington there are inconsistencies in wetland measurements between the Danhour application and the records of the U.S. Fish and Game National Wetland site and the Duval County property appraiser's office. The latter two entities show the amount of wetlands to be approximately 6.9 acres, while the Danhour application shows the amount to be 1.39 acres. This development should not be allowed until this discrepancy is resolved.
2. Traffic The traffic study ordered by Mr. Danhour reports that "COVID 19 has affected what is considered normal traffic patterns and the expected number of vehicles on the road." Yet the report does not address how the lack of the presence of the virus, which may be achieved in the not too distant future, would be likely to affect the traffic pattern. Mr. Danhour claims to have gone to "extensive efforts to acquire an additional, secondary access to LinJohn Road", although he has not provided any evidence of this. His property would apparently also include Hagan Grant Road, plus access to it, but he claims alternately that it is not suitable or too expensive. Again he has provided no evidence of this and apparently has the money to buy O'Connor Road and upgrade it to whatever the city requires. Since Cormorant Landing has sidewalks the former choice would be safer.
3. Sale of O'Connor Road The fact that Cormorant Landing is a gated neighborhood is even more reason that the city residents of The Wilderness, who do not have the legal and financial resources of an HOA and rely solely on the City Council to protect them, should not bear the negative impact of this development with no positive gains caused by Cormorant Landing's financial gain.

Correction of Claims Made by Michael Danhour In an October letter to Michael Boylan from Michael Danhour's agent Fred Atwill, Jr., Mr. Danhour states that "During The Wilderness community meeting, the residents rejected these concessions and stated only 5-10 total homes total (sic) would be an acceptable density to them." As an attendee at the meeting, I do not recall even one person making this statement, much less the whole group taking a vote or agreeing in some way, and as stated before, we do not have an HOA. Of course this is not the first time that Mr. Danhour has shown some confusion and memory regarding community meetings. There is also a claim of a "33 lot reduction" in the letter. Thank you for your time and attention.

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, December 1, 2020 10:43 AM
To: CCMEETING12082020
Subject: FW: Melcon farm

Thank you,

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

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From: Amy Coffman [mailto:alcoff1984@yahoo.com]
Sent: Tuesday, December 01, 2020 9:47 AM
To: Boylan, Michael
Subject: Melcon farm

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.

November 30, 2020 To the honorable members of the Jacksonville Florida LUZ Committee: I wish to register my disagreement once again with the rezoning of Melcon Farm, (Ordinance 2020—307). The longer this matter has dragged on the more questions become apparent regarding the reliability of the information in the application and the effect of this development on the environment and safety and lifestyle of neighbors. The following are my objections and comments. Although I have others I am listing the ones that I consider most important and/or pertinent due to the limit in comment time

1. Wetlands According to research and evidence already submitted to the committee by Wilderness resident Mike Hethington there are inconsistencies in wetland measurements between the Danhour application and the records of the U.S. Fish and Game National Wetland site and the Duval County property appraiser's office. The latter two entities show the amount of wetlands to be approximately 6.9 acres, while the Danhour application shows the amount to be 1.39 acres. This development should not be allowed until this discrepancy is resolved.
2. Traffic The traffic study ordered by Mr. Danhour reports that "COVID 19 has affected what is considered normal traffic patterns and the expected number of vehicles on the road." Yet the report does not address how the lack of the presence of the virus, which may be achieved in the not too distant future, would be likely to affect the traffic pattern. Mr. Danhour claims to have gone to "extensive efforts to acquire an additional, secondary access to LinJoh Road", although he has not provided any evidence of this. His property would apparently also include Hagan Grant Road, plus access to it, but he claims alternately that it is not suitable or too expensive. Again he has provided no evidence of this and apparently has the money to buy O'Connor Road and upgrade it to whatever the city requires. Since Cormorant Landing has sidewalks the former choice would be safer.
3. Sale of O'Connor Road The fact that Cormorant Landing is a gated neighborhood is even more reason that the city residents of The Wilderness, who do not have the legal and financial resources of an HOA and rely solely on the City Council to protect them, should not bear the negative impact of this development with no positive gains caused by Cormorant Landing's financial gain.

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[Sent from Yahoo Mail on Android](#)

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, December 1, 2020 10:43 AM
To: CCMEETING12082020
Subject: FW: Melcon Farm

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT

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

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From: Rosemary Reese [mailto:Rmary32223@hotmail.com]
Sent: Tuesday, December 01, 2020 9:40 AM
To: Boylan, Michael
Subject: Melcon Farm

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 Rosemary Reese and I live at 12176 Mesa Verde Trail, Jacksonville, FL 32223.
I am requesting you read my letter at the LUZ meeting on December 1, 2020.

I am writing today in opposition to the Melcon Farm rezoning, 2020-0307.
This proposed development is on 17 acres surrounded by 4 existing subdivisions...The Wilderness, Cormorant Landing, Linjohn Rd and Julington Oaks. It's proposed entrance is through the Wilderness, a 40 year old established

neighborhood. The residents of the Wilderness, will be subjected to construction traffic, noise, dirt, the destruction of a natural foliage and an uprooting of wildlife while this subdivision is being built. After it's completion, we will have more traffic and drainage issues on our streets. These are the streets that see children waiting for school buses and people walking and bicycling. The Melcon Farm subdivision will disrupt hundreds of citizens to satisfy the monetary gain of a few. I hope you will protect our rights as residents of The Wilderness, Comorant Landing, Linjohn Rd and Julington Oaks by denying this rezoning request.

Thank you,
Rosemary Reese

Sent from [Mail](#) for Windows 10

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, December 1, 2020 10:42 AM
To: CCMEETING12082020
Subject: FW: Melcon Farm Rezoning & Development Proposal (2020-0307)

Thank you,

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

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From: Sharon Andrews [mailto:sharcarr46@gmail.com]
Sent: Tuesday, December 01, 2020 9:18 AM
To: Boylan, Michael
Subject: Fwd: Melcon Farm Rezoning & Development Proposal (2020-0307)

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Sent from my iPhone

Begin forwarded message:

From: Sharon Andrews <sharcarr46@gmail.com>

Date: December 1, 2020 at 9:14:11 AM EST

To: RandyWhite@coj.net, TFreeman@coj.net, Ferraro@coj.net, RDiamond@coj.net, ABowman@coj.net, RGaffney@coj.net

Subject: Fwd: Melcon Farm Rezoning & Development Proposal (20200307)

Chairman Boylan and LUZ Committee Members:

My husband (Elmer Schroer) and I are homeowners and residents of the Wilderness and have been for the past 30 years. We moved to this neighborhood because of the beautiful trees and the peacefulness of this special neighborhood to raise our family and have continued to stay here for the unique atmosphere that is depicted in its name, The Wilderness. We are very distressed to learn of a 33 -35 single-family development that is proposed to be built adjacent to The Wilderness and to use the streets of The Wilderness to enter and exit from the O'Connor Road proposed entrance. This would involve over 300 additional vehicles entering and exiting our neighborhood every day which will cause our neighborhood to be forever negatively changed. Please consider our concerns and suggestions below before voting to approve re-zoning of the Melcon Farm development.

Wetlands: According to research and evidence already submitted to the committee by Wilderness resident Mike Hethington there are inconsistencies in wetland measurements between the Danhour application and the records of the U.S. Fish and Game National Wetland site and the Duval County Property Appraiser's Office. The latter two entities show the amount of wetlands to be 6.9 acres, while the Danhour application shows 1.39 acres. A physical walk around the Melcon Farm property would show to any observer that there is much more wetland acreage than what the Danhour application indicates.

Additionally:

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

- § already challenging for pedestrians/cyclists (see WJCT Report - <https://news.wjct.org/post/report-jacksonville-6th-deadliest-city-pedestrians-florida-deadliest-state>)
- 45 year old infrastructure will bear impact of heavy equipment
 - § i.e., earth moving equipment
 - § tree removal equipment/vehicles
 - § concrete trucks
 - § building materials delivery trucks
 - § large volume of contractors/workers
- Reduce impact to wildlife/wetlands/forest
 - do not destroy existing clear, sandy-bottom creek that forms the headwaters of Cormorant Creek. Build around it
 - TerraWorx report (paid for by the developer) is inconsistent with neighbors' numerous observations of wildlife over a period of 3 decades
 - reduce impact to wildlife
 - § barn owls*, red tailed fox, red headed woodpeckers, red tail hawks, deer families*, tortoises, swallow tail kites, wild hogs* (*observed this very week)
 - eliminate or reduce clear cutting of existing canopy of large tree cover.

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

Sincerely,
 Sharon Andrews
 Elmer Schroer
 12429 Valpariso Trail
 Jacksonville, Florida 32223

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, December 1, 2020 10:40 AM
To: CCMEETING12082020
Subject: FW: Malcom Farms Ordinance 2020-327

Thank you,

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

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From: Katrinka Spiro [mailto:gka2000@hotmail.com]
Sent: Monday, November 30, 2020 10:33 PM
To: Boylan, Michael
Subject: Malcom Farms Ordinance 2020-327

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

Dear Councilmen Boylan,
I'm writing to let you know I am against development of Malcom farms for many reasons.

1. Wetlands- According to research and evidence already submitted to the committee by Wilderness resident Mike Hethington there are inconsistencies in wetland measurements between the Danhour application and the records of the U.S. Fish and Game National Wetland site and the Duval County property appraiser's office. The

latter two entities show the amount of wetlands to be approximately 6.9 acres, while the Danhour application shows the amount to be 1.39 acres. This development should not be allowed until this discrepancy is resolved.

2. Traffic- The traffic study ordered by Mr. Danhour reports that “COVID 19 has affected what is considered normal traffic patterns and the expected number of vehicles on the road.” Yet the report does not address how the lack of the presence of the virus, which may be achieved in the not too distant future, would be likely to affect the traffic pattern. Mr. Danhour claims to have gone to “extensive efforts to acquire an additional, secondary access to LinJohn Road”, although he has not provided any evidence of this. His property would apparently also include Hagan Grant Road, plus access to it, but he claims alternately that it is not suitable or too expensive. Again he has provided no evidence of this and apparently has the money to buy O’Connor Road and upgrade it to whatever the city requires. Since Cormorant Landing has sidewalks the former choice would be safer.

3. Sale of O’Connor Road- The fact that Cormorant Landing is a gated neighborhood is even more reason that the city residents of The Wilderness, who do not have the legal and financial resources of an HOA and rely solely on the City Council to protect them, should not bear the negative impact of this development with no positive gains caused by Cormorant Landing’s financial gain. Correction of Claims Made by Michael Danhour In an October letter to Michael Boylan from Michael Danhour’s agent Fred Atwill, Jr., Mr. Danhour states that “During The Wilderness community meeting, the residents rejected these concessions and stated only 5-10 total homes total (sic) would be an acceptable density to them.” As an attendee at the meeting, I do not recall even one person making this statement, much less the whole group taking a vote or agreeing in some way, and as stated before, we do not have an HOA. Of course this is not the first time that Mr. Danhour has shown some confusion and memory regarding community meetings. There is also a claim of a “33 lot reduction” in the letter. Thank you for your time and attention.

Katrinka Spiro

Sent from [Mail](#) for Windows 10

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, December 1, 2020 10:38 AM
To: CCMEETING12082020
Subject: FW: Melcon Farm Development

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT

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

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From: Zachary Schoenheide [mailto:zrs1995@gmail.com]
Sent: Monday, November 30, 2020 8:31 PM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy
Subject: Fwd: Melcon Farm Development

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To Whom It May Concern:

This Melcon Farm development would bring considerable more traffic through The Wilderness where I and so many others live. Not only would the additional cars, trucks and SUVs be a permanent disruption but so would

the construction traffic. Extra traffic means more road noise and dirt for the families that live here. Not to mention the stormwater runoff is already abysmal in the area. Also, there are numerous safety concerns as there are no sidewalks in The Wilderness, a natural worry of mine as a parent. Please consider negotiating an alternative access to this development such as Hagan Grant Lane, owned by the same family that is selling the 17 acres to the developer. There would only be three homes affected by having an access there and would lessen the burden on the dozens of homeowners in The Wilderness.

Again, I strongly object to the Melcon Farm development proposed in my Mandarin neighborhood.

Thank you for your consideration in this matter,
Zachary Schoenheide
12047 Blackfoot Trail
Jacksonville Florida 32223

Clements, Jeff

From: Boylan, Michael
Sent: Tuesday, December 1, 2020 10:38 AM
To: CCMEETING12082020
Subject: FW: Melcon Farm Development

Thank you,

Sonia Johnson | EXECUTIVE COUNCIL ASSISTANT

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

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From: peggy schoenheide [mailto:pegscho@hotmail.com]
Sent: Monday, November 30, 2020 8:28 PM
To: Boylan, Michael; Gaffney, Reginald; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; Freeman, Terrance; White, Randy
Subject: Melcon Farm Development

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To Whom It May Concern:

This Melcon Farm development would bring considerable more traffic though The Wilderness where I and so many others live. Not only would the additional cars, trucks and SUVs be a permanent disruption but so would

the construction traffic. Extra traffic means more road noise and dirt for the families that live here. Not to mention the stormwater run off is already abysmal in the area. Also, there are numerous safety concerns as there are no sidewalks in The Wilderness, a natural worry of mine as a parent. Please consider negotiating an alternative access to this development such as Hagan Grant Lane, owned by the same family that is selling the 17 acres to the developer. There would only be three homes affected by having an access there and less on the burden on the dozens of homeowners in The Wilderness.

Again, I strongly object to the Melcon Farm development proposed in my Mandarin neighborhood.

Thank you for your consideration in this matter,

Peggy Schoenheide

[12047 Blackfoot Trl](#)

[Jacksonville Florida 32223](#)

Clements, Jeff

From: Cassandra <cassandra@thecomputer.com>
Sent: Tuesday, December 1, 2020 12:15 AM
To: CCMEETING12082020
Subject: LUZ meeting comment for ORD 2020-0307

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

Please read into meeting minutes for LUZ 12/1/2020.

Cassandra Goodwin
12460 Shady Creek Dr
32223

Honorable Council Members,

Thank you for your concern and support.

I do not oppose development that preserves the distinctive character of the wetland woodland floodway in the area surrounding Oldfield Creek and Cormorant Branch as was done in my beautiful neighborhood, Julington Landing, and what I've seen of The Wilderness.

I apologize for having recently lost electronic records that would have enabled inclusion of details that have been emailed by others that show 5 or 6 more acres, as I recall, of swamp and wetland than is identified by the developer's study.

The asking price of the land, with the cost of swamps and wetlands being considered as dry land, necessitates a "required intensity" resulting in significant attempts to reroute natural water flow.

The developer's study only deals with hypothetical water flow within proposal boundaries and does not take into account real issues being experienced by existing surrounding residents, including nearby neighborhoods constructed after similar reassuring studies that are nonetheless currently plagued by flooding and encroachment of water levels across the floodway as the natural flow patterns are altered by housing, roads, and ditches. Nearby neighbors can vouch that ditches are not a reliable solution. City staff says retention ponds are successful, yet also acknowledge an uptick in permits for bulkheads. As a result of efforts to tame water flow with fragmented ponds, ditches and diversions, creeks no longer wash out with periodic high flows in the same places they once did, and water finds new paths through roads and yards despite studies and plans that take into account relatively small chunks of acreage without considering the whole of the dynamic floodway system that characterizes the areas surrounding Cormorant Branch and Oldfield Creek.

But if the City is willing to ignore the success of neighborhoods like Julington Landing and The Wilderness, which were built preserving trees and natural waterways, where existing residents enjoy the wetland woodland wildlife, like owls, wood storks, and pileated woodpeckers that would be displaced by geese if a retention pond had been built instead, then at least consider routing the traffic through Cormorant Creek, not The Wilderness.

Unlike The Wilderness, Cormorant Landing supports the proposal, may financially gain from the development, has sidewalks, retention ponds, and an HOA with intrinsic access to legal council.

I read less traffic is expected based on the single variable that work from home is the new norm (forevermore??). There may temporarily be reduced work traffic, but ironically I now have separate deliveries from each store and online that tally at least twice as much traffic to my front door than I ever drove myself.

Thank you for your consideration.

Thank you,
Cassandra Goodwin