

February 6, 2023

Land Use & Zoning Committee
City of Jacksonville, FL
117 West Duval Street
Jacksonville, FL 32202

RE: Proposed Rezoning Ordinance No. 2022-0856

0 Reed Avenue
RE# 149153-005
6.87 acres zoned Rural Residential-Acre

Dear Committee Members,

On behalf of all neighbors in the three directly affected neighborhoods, I respectfully request you deny the subject rezoning request. The three immediately adjacent and affected neighborhoods are Sunbeam Woods, Natures Woods, and Reed Avenue. Numerous neighbors spoke in opposition to a zoning change before the Planning Commission, many neighbors have met with Councilman Boylan, the developer's representative, and in neighborhood meetings. Not one single resident of these three neighborhoods supports a rezoning of 0 Reed Avenue. The Planning Commission voted to deny the requested zoning change, and we ask the LUZ Committee to deny it as well. The purpose of zoning is to protect, but the requested zoning change will only harm our existing neighborhoods.

Uncharacteristic Density. The proposed zoning would allow uncharacteristic density of development adjacent to our neighborhood of Sunbeam Woods and the two immediately adjacent neighborhoods of Natures Woods and Reed Avenue. Sunbeam Woods and Natures Woods are mostly 1/4 acre properties. Reed Avenue is a rural residential neighborhood of multi-acre properties. The proposed rezoning would allow development of 0 Reed Avenue with approximately 20 homes on less than 7 acres. That density is not in keeping with our adjacent neighborhoods and will change the character of all three, because the land sits in Reed Avenue but its traffic would flow through Sunbeam Woods and connect to Natures Woods. Even visually that density of development would look out of place to the immediately adjacent neighborhoods. Exhibit A depicts the character of the existing neighborhoods. The subject property is shown by hash-marking, and you can see the land is surrounded by large, rural lots in Reed Avenue. The Reed Avenue neighborhood should be allowed to remain more rural. Approving a change in zoning on the subject property will pressure the remaining properties in Reed Avenue and drive people from the homes and neighborhood they currently enjoy.

Burdensome Traffic. The Sunbeam Woods development plat is attached as Exhibit B. As you can see from the plat, development of land off of Reed Avenue was not anticipated as part of the Sunbeam Woods neighborhood. The adjoining development of Natures Woods brought significant traffic through our neighborhood to Hood Road. The only outlet from Natures Woods is through Sunbeam Woods to Hood Road. The subject property, 0 Reed Avenue, is not

part of either Sunbeam Woods or Natures Woods. There is no existing connection between that property and our neighborhoods. We oppose routing traffic from that land through our existing neighborhood for many reasons, but safety is our paramount concern. We have many younger families and a lot of young children who play in the roads and very close to the roads. It's not unusual for drivers to have to brake for children playing basketball in the roads, riding their bikes, and chasing balls. Existing traffic in Sunbeam Woods is already heavy, as most homes have three or four family cars. We also have significant pedestrian traffic, with neighbors walking their dogs and pushing strollers, overflowing from the sidewalk into the street, as there are only sidewalks on one side of the street. Many people park along the streets as well, limiting visibility of children darting around and making it difficult for two cars to pass on the street. Adding traffic from dense development at 0 Reed Avenue will endanger our children, add air pollution, noise, speeding traffic, and people running stop signs. It's absolutely common for people driving through Sunbeam Woods to Natures Woods to run the two stop signs in Sunbeam Woods in their hurry. There have been several near misses and many accidents, one a couple weeks ago, due to a driver running a stop sign. We don't need or want cars from 20 more homes racing through our streets and endangering children and pedestrians. That is an unfair burden to put on our neighborhood, especially when our streets are only 22 feet wide, which is no longer up to code. Exhibit C shows the route that traffic from 0 Reed Avenue would travel through our neighborhood to get to Hood Road, instead of possibly traveling straight to Reed Avenue and then out to Hood Road.

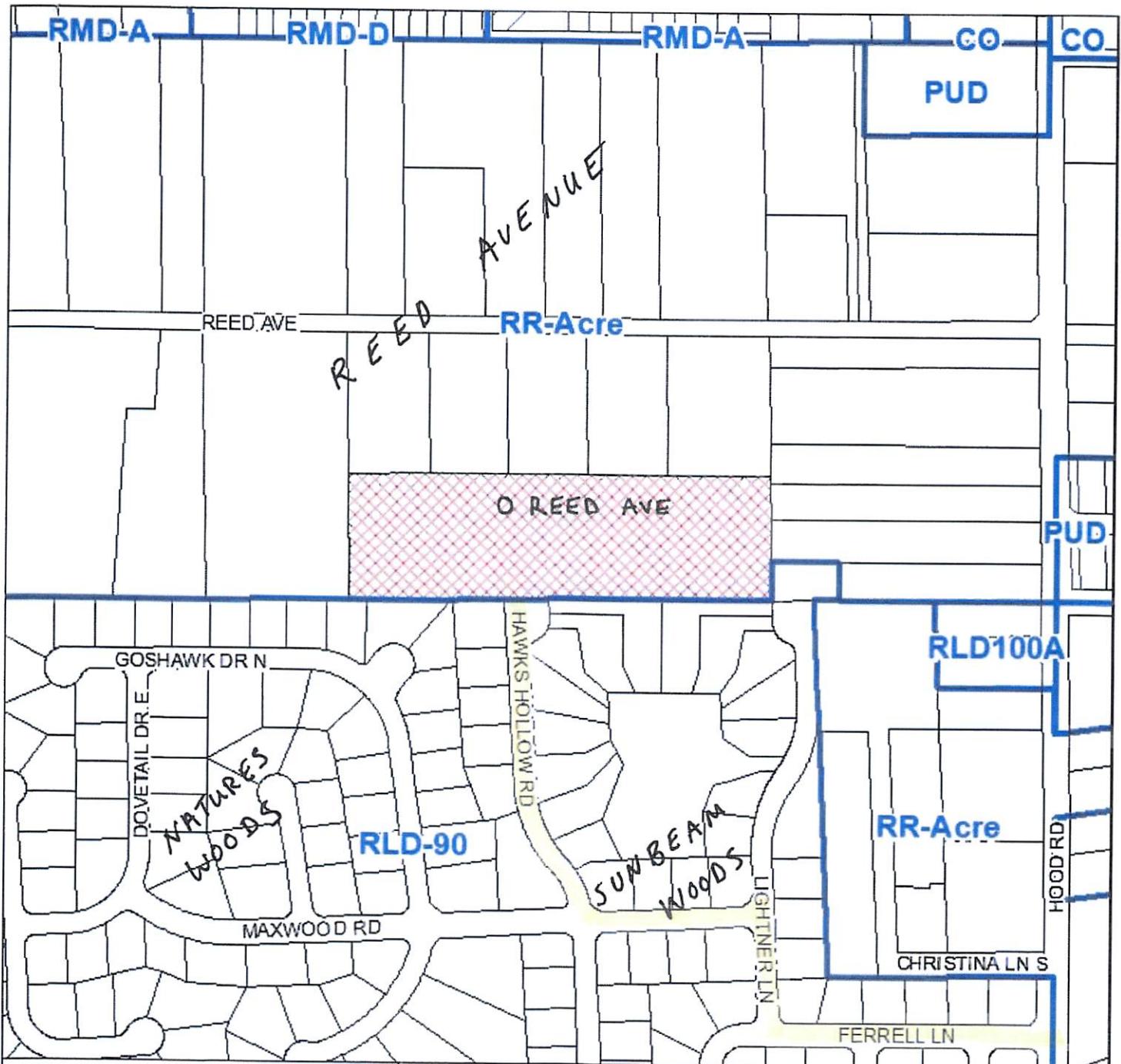
A Taking. The owners of 0 Reed Avenue purchased the land with Rural Residential zoning that allows them to develop up to two homes per acre, which is far more dense than surrounding properties in Reed Avenue. There is no legal right to a zoning change which burdens adjacent landowners with the uncharacteristic density being proposed. The current owners have development rights, and they lose nothing if the zoning remains unchanged, but all of us neighboring landowners/existing homeowners will lose significant quality of life if this density is allowed. We will lose the character of our established neighborhoods, a measure of our peace and quiet enjoyment in our properties, and the safety we need for our children's welfare.

We respectfully ask the LUZ Committee to act cohesively with the Planning Commission and deny the requested zoning change of 0 Reed Avenue.

Sincerely,



Kathleen Bazylewicz
9982 Lightner Ln
Jacksonville, FL 32257

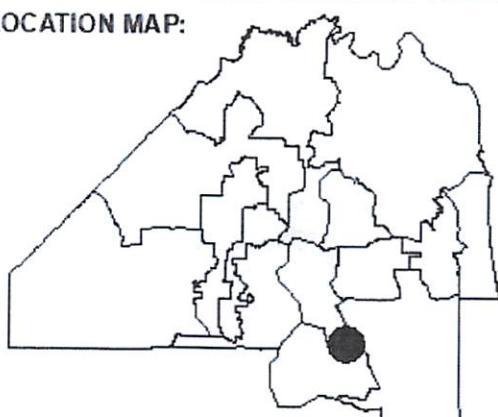


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-70

LOCATION MAP:



0 130 260 520

Feet

COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2022-4441

EXHIBIT A

Sundream Woods Unit 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 52, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

THAT A CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH PART OF LOTS 1 AND 2, SURVEY FARMS, AS RECORDED IN PLAT BOOK 52, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTARING AT THE SOUTHEAST CORNER OF SUNRISEWOODS, UNIT 1, AS RECORDED IN PLAT BOOK 59, PAGE 17 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT OF BEGINNING LYING ON THE WEST ALIGHT "OF WAY OF HOD ROAD, AND SO DUE RIGHT OF WAY AS NOW ESTABLISHED, THENCE S. 30°03'40" W., BY AND ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 311.02 FEET TO THE SOUTH BOUNDARY OF ABENENTED LOT 2, SURVEY FARMS; THENCE S. 084°41'40" W., BY AND ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 110.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, THENCE N. 084°41'40" W., BY AND ALONG THE WEST BOUNDARY OF SAID LOTS 1 AND 2, A DISTANCE OF 404.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, THENCE S. 89°19'00" W., BY AND ALONG THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THEREAFTER A DISTANCE OF 64.19 FEET TO THE WEST BOUNDARY OF SAID NORTHEAST QUARTER, THEREAFTER A DISTANCE OF 110.41 FEET TO THE SOUTHEAST QUARTER, THENCE N. 084°41'40" W., BY AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 110.42 FEET, THENCE S. 083°47'40" W., BY AND ALONG THE WEST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLCINE 9312, PAGE 164 AND OFFICIAL RECORDS VOLCINE 4660, RECORDS OF SAIS COUNTY, A DISTANCE OF 104.54 FEET TO THE NORTHEAST CORNER OF LOTS 6, BLOCK 2, STREAMWOODS, UNIT 11 (THE FOLLOWING SIX (6) COURSES BY AND ALONG THE BOUNDARY OF SAID SURVEYED FARMS, IN OFFICIAL RECORDS VOLCINE 9312, PAGE 164 AND OFFICIAL RECORDS VOLCINE 4660, RECORDS OF SAIS COUNTY, A DISTANCE OF 110.41 FEET, THENCE N. 89°19'00" W., A DISTANCE OF 114.60 FEET, THENCE S. 084°41'40" W., A DISTANCE OF 110.39 FEET, THENCE S. 083°47'40" W., A DISTANCE OF 60.00 FEET, THENCE S. 083°47'40" W., A DISTANCE OF 200.00 FEET, THENCE S. 48°50'20" E., A DISTANCE OF 55.00 FEET TO THE WEST RIGHT OF WAY OF ABENENTED HOD ROAD AND THE BOUNDARY OF SECTION 34, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N. 084°41'40" W., BY AND ALONG THE NORTH BOUNDARY OF SAID SURVEYED FARMS, A DISTANCE OF 104.54 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION OF

DEVELOPER'S STATEMENT:

THIS IS TO CERTIFY THAT THE REQUIRED IMPROVEMENTS IN PUBLIC SPACE, INCLUDING SIDEWALKS, WILL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THAT SAID SURVEY IS EQUIVALENT TO 100 PERCENT OF THE ESTIMATED TOTAL OF THE TRADEMARK AND CONSTRUCTION COST, INCLUDING SIGNALS AND COST OF PLACING PERMANENT CONTROL POINTS (P.C.P.'S), THIS 29th DAY OF JULY, 1984.

PRAIRIE PIONEER CORPORATION:

BY: *John H. Smith*
John H. Smith
President
PRAIRIE PIONEER CORPORATION
FORT LAUDERDALE, FLORIDA 33301
TAX ID # 55-0000000-1
REGISTRATION NO. 100-1000000-1
CITY OF JACKSONVILLE, FLORIDA
RECEIVED: 7/26/84
RECORDED: 7/26/84
APPROVED FOR RECORDING: 7/26/84
RECORDED: 7/26/84
RECORDED: 7/26/84

DIRECTOR OF DIRECT WORKS:

SECRETARIAL:

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 626-612-204 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY THE MAYOR, THIS 10th DAY OF AUGUST, 1984.

EX-REC'D:

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BOOK 39 PAGE 92
SHEET ONE OF THREE SHEETS
TAXES VERIFIED R.B.F.

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APPROVED
DATE: JUNE 1, 1984
BY: *John H. Smith*
John H. Smith
President
PRAIRIE PIONEER CORPORATION
FORT LAUDERDALE, FLORIDA 33301
TAX ID # 55-0000000-1
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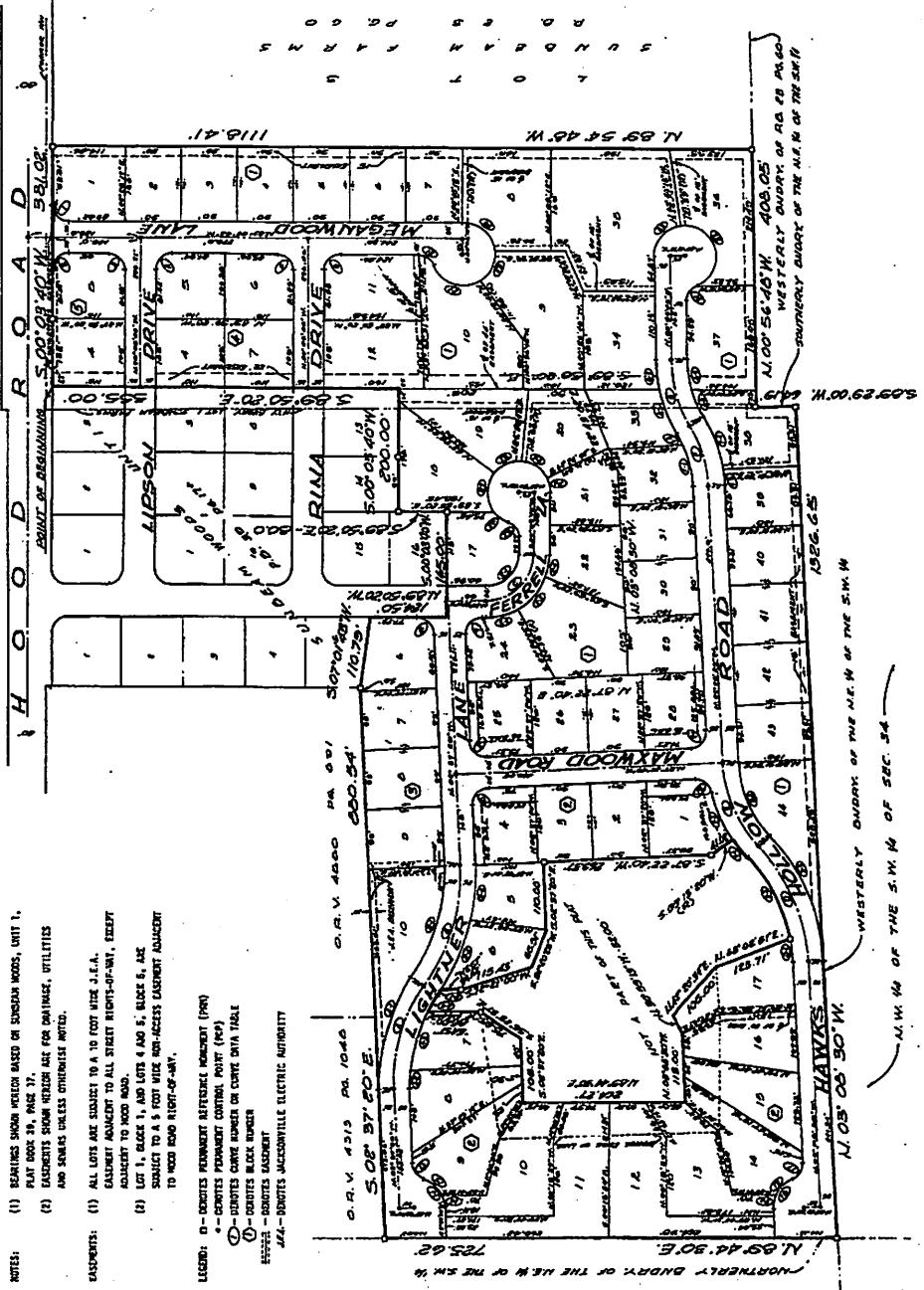
SUNBEAM WOODS UNIT 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 27 EAST, AND A REPART OF LOT 1 AND LOT 2, SUNBEAM FARMS, AS RECORDED IN PLAT BOOK 23, PAGE 50 OF THE COUNTY PUBLIC RECORDS OF THE CITY OF JUPITERVILLE, ST. LUCIE COUNTY, FLORIDA.

NOTES: (1) BEARINGS SHOWN ARE BASED ON SUNBEAM WOODS, UNIT 1.
PLAT BOOK 23, PAGE 50.
(2) EASEMENTS SHOWN WHICH ARE FOR MAINTENANCE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.

ELEMENTS: (1) ALL LOTS ARE SUBJECT TO A 10 TON SITE S.E.A. EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY, EXCEPT ADJACENT TO WOOD ROAD.
(2) LOT 1, BLOCK 1, AND LOTS 4 AND 5, BLOCK 6, ARE SUBJECT TO A 5 TON WIRE NON-ACCESS EASEMENT ADJACENT TO WOOD ROAD RIGHT-OF-WAY.

LEGEND: □ - DRIVES PERMANENT SURFACE EASEMENT (PSE)
○ - DRIVES PERMANENT CONTROL POINT (PCP)
◎ - DRIVES CORNER NUMBER OR CORNER DATA TABLE
□ - DRIVES BLOCK NUMBER
EASE - DRIVES EASEMENT
SEA - DRIVES JACKSONVILLE ELECTRIC AUTHORITY



SUNBEAM Woods Unit 2

A PART OF THE SOUHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 22 EAST,
AND A REPLAY OF LOT 1 AND LOT 2, SURVEYED PLANS, AS RECORDED IN PLAT BOOK #1, PAGE 60 OF THE CURRENT PUBLIC
RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

BOOK 39 PAGE 928

SAFETY TRACES OF THREE SHEETS

CURVE DATA TABULATION

Curve No.	Delta	Radius	ARC	Chord	Tan.	Chord Deviation	Curve No.	Delta	Radius	ARC	Chord	Tan.	Chord Deviation
1	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	1	3°30' 00" - 3°30' 00"	486.70'	178.80'	178.80'	0.000'	0.00000"
2	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	2	3°30' 00" - 3°30' 00"	486.70'	178.80'	178.80'	0.000'	0.00000"
3	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	3	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
4	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	4	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
5	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	5	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
6	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	6	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
7	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	7	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
8	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	8	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
9	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	9	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
10	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	10	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
11	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	11	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
12	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	12	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
13	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	13	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
14	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	14	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
15	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	15	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
16	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	16	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
17	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	17	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
18	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	18	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
19	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	19	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
20	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	20	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
21	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	21	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
22	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	22	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
23	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	23	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
24	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	24	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
25	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	25	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
26	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	26	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
27	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	27	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
28	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	28	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
29	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	29	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
30	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	30	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
31	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	31	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
32	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	32	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"
33	0°0' 00" - 0°0' 00"	825.00'	825.00'	825.00'	0.000'	0.00000"	33	0°0' 00" - 0°0' 00"	825.00'	270.70'	270.70'	0.000'	0.00000"

Exhibit C



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

Dear Council Member,

My name is Greg Turner, I am writing to you on behalf of my mother Latrelle Tuner who resides at 3625 Hemlock Street, Jacksonville, FL 32218 District 8. I am writing you today to state and explain our opposition to ORD 2022 890 and ORD 2022 891.

The neighborhood in which this proposed development would be built is currently RR. This ordinance seeks to change the zoning to MDR/PUD. We are not opposed to the land being developed, just the density they are proposing. We understand their property rights, but we should have rights as well. We feel like LDR would be a better fit for the area. The PUD seeks even greater density than MDR zoning allows, by reducing the side setback requirements to five foot instead of ten foot (seen in exhibit 3).

Exhibit 4 shows no buffer or privacy fence behind units 115 through 131, which abuts our property.

Based on numbers provided by the Planning Commission Advisory Report, there are to be 150 dwellings in the form of duplexes, which could produce 1,011 daily trips using Hemlock Street for ingress/egress. Using those numbers to calculate daily trips for the 1,400 home development, currently under construction at the western end of Hemlock Street would be 9,436 plus the 1,011 equals 10,447 daily trips on a residential street! Compare that to 11,000 vehicles per day on Lem Turner Road (Numbers also provided by the Planning Commission Advisory Report) an FDOT right of way classified as a minor arterial road.

We are also concerned about storm water run off. When these new developments are built, the land is built up, which can cause drainage issues for adjoining property owners.

We feel like our property rights are being trampled upon to line the pockets of big developers, who will have no stake in the neighborhood once the profits are made!

So in closing we ask you to vote no on these ordinances, or at the very least require some changes.

I would like to sit down and discuss my concerns in greater detail than this e-mail will allow.

Thank you for your consideration on this matter.

Sincerely, Greg and Latrelle Turner

E-mail GDKMT@Comcast.Net