

Clements, Jeff

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From: Mary Ann Porter <mannporter@gmail.com>  
Sent: Tuesday, August 11, 2020 11:23 AM  
To: CCMEETING08112020  
Subject: 2020-288

**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 Sirs,

I am writing to request you deny the conversion of property at Ivy Lena/Girvin to MDR. We already have traffic congestion in our area and this would add a serious traffic increase to Joandy and Girvin. Joandy is already backed up at Atlantic at all peak traffic times, compounded by the Chick-fil-A congestion. The streets depending upon access via Joandy already have some hazardous traffic to navigate to access Joandy. Further, this will place more stress on Staffordshire and other streets crossing or accessing Girvin.

We moved to the Girvin area because we did not want to live in the density of communities closer to the ocean or closer to major shopping areas. Please do not take away our quiet residential neighborhood by introducing high density multi family residences. It is already difficult to turn left from the side streets accessing Girvin and we already deal with people speeding through our neighborhood as a shortcut! Higher density not only brings more traffic congestion, but also more crime.

Respectfully,

Mary Ann Porter  
462 Prindle Drive E  
Jacksonville, FL 32225

Sent from [Mail](#) for Windows 10

Clements, Jeff

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From: Valerie Britt <valeriebritt76@yahoo.com>  
Sent: Tuesday, August 11, 2020 10:58 AM  
To: CCMEETING08112020  
Cc: Valerie Britt; Brown, Cheryl; Matthews, Jessica  
Subject: publiccomment08112020.pdf  
Attachments: publiccomment08112020.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.

RE: For Council's Noticed Public Hearing of MDR FLUM Ord [2020-288](#) (*Companion 289*)

Dear Council Members:

By reference and attachment, the Daily Record's June 19 notice of the hearing schedule for the Girvin MDR-FLUM Ordinance [2020-288](#) is included here.

The August 11th Council Meeting is the final of the Noticed Public Hearings which began with the June 29th Citizens Information Meeting to which opposition to MDR appeared. I appeared at all noticed hearings by timely submitting written comments, objections and recommendations in opposition to the MDR FLUM with its companion rezoning at Girvin, pursuant to COVID19 procedures.

The owner's request on Girvin Road for developing the multi-family MDR FLUM category and its companion rezoning represented by agent Curtis Hart come before you on 8/11 with a strong record of opposition to the MDR category's density and to the multifamily use of the MDR category due to a variety of community concerns.

Although just one homestead was identified on the subject property by property tax exemption for 2019, the current RR-Acre district in an LDR FLUM could potentially allow for developing 7 rural estate lots by proper subdivision regulations without even a rezoning.

The MDR category for parcels [162206-0000](#) and [162208-0000](#) is not a match for this rural location of multi-acreage homesteads, a well established landscape nursery, rural lifestyles and area single family subdivisions or with orderly growth. The Council has policy setting responsibilities in Comprehensive Planning. Therefore, it appears Council has the ability to heavily weight the community vision, lifestyle choices, existing character and the health, safety & welfare of its citizens against MDR in making legislative FLUM policy decisions for LDR vs MDR that may differ from developer's private financial interests.

Because of that FLUM recommendation against MDR, I concurrently recommend denial of various rezonings inconsistent with LDR that the MDR category could enable including denying the multiple alternatives suggested in the companion rezoning documents of [2020-289](#). Whether for 20units/acre, the 100 unit pod PUD plan or conventional RMD-D zoning district of the written description, I recommend denial of [2020-289](#).

If the re-zoning applications were intended to only include the 2 West family parcels identified in them, there may be an error in the bill title listing any part existing as zoning district RMD-A; however, even RMD-A has lower impacts than the RMD-D in the PUD ([2020-289](#)) proposed.

Although I am not a member of the City's Planning District 2 CPAC, the public record reflects its recommendation of preference of LDR over MDR FLUM and for denial of Rezoning Ord [2020-289](#); and I refer you to its list of reasons for its denial recommendation by attaching its letter from the public record.

I also recommend LDR over MDR here on the City's future land use map. In the low density residential land use map category (FLUM), the *existing* RR-Acre zoning is allowed to continue as well as would be future transitioning by rezoning for large lot single family. e.g., An RLD-100 zoned single-family subdivision in LDR FLUM could potentially be PUD-conditioned to provide adequate provisions for rural neighbors while preserving on-site wetlands & protecting some trees of the wooded site.

While Wyman Duggan, Esq filed the applications in December 2019 and is listed in the bills, the Planning Department record contains a letter of authorization for Curtis Hart to replace Rogers Towers PA as agent. The more recent record contains Mr. Hart's July 31st request for withdrawal of both bills. Your Council LUZ Committee unanimously recommended withdrawal of both on 8/4/2020.

Should the Council on 8/11/2020 not accept both of the withdrawal recommendations of its committee of reference, I will present more specific objections to MDR at the Girvin location of the City's FLUM and more detailed policy information objecting to the PUD's provisions for 20 units/acre and RMD-D at future hearings when re-noticed.

To re-introduce myself, I am homesteaded in Duval County, I own property in Planning District 2 of the City's Comprehensive Plan, I am a neighborhood volunteer, I am involved in the Pablo Point Community Wildlife Habitat Project, and I have been a member of the American Planning Association for around 20 years, with APA Chapter memberships in NC, VA and Florida.

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

Attachment: Copy Britt Comment to 8/6/2020 Planning Commission

Attachment: Copy Britt Comment to LUZ Noticed Public Hearing 8/4/2020

Attachment: Copy 7/23 Britt Comment Planning Commission Noticed Public Hearing

Attachment: From public record, copy of Planning District 2 CPAC letter recommending DENIAL

Attachment: Copy of Britt Comment to 6/29 CIM Meeting

Attachment: Copy of one of published notices (Daily Record) Of Public Hearings

*Without knowing or suggesting whether or not it applies, I note a section of City Council RULE 3.106 WITHDRAWAL OF BILLS states in part “...Thereafter, ...a bill may be withdrawn only upon recommendation of a committee of reference, and with the agreement of a majority of the Council Members present.”*

Clements, Jeff

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From: Mike Craft <mjcraft@comcast.net>  
Sent: Tuesday, August 11, 2020 10:57 AM  
To: CCMEETING08112020  
Subject: 2020-288 + 2020-289

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 both  
2020-288 and 2020-289

Michael Craft  
13865 Pleasantview drive north  
Jacksonville fl 32225

Sent from my iPhone

Clements, Jeff

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From: TROY SIM <bskay@comcast.net>  
Sent: Tuesday, August 11, 2020 9:44 AM  
To: CCMEETING08112020  
Subject: 2020-288, 2020-289

**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 council members.

This email is to let you all know how strongly we oppose the rezoning above. This does not adhere to the character of this area whatsoever. The property is beautiful with large trees, a live creek and home to many wildlife. We have drone video on Nextdoor that shows the large lush canopy of the natural landscape.

We think leaving this area rural is the only way to preserve this area to it's natural state. Most everyone out in this area has been here for many years and that is the reason that we live here.

My husband and I have been in our house for over 30 years. We also own a 2nd generation business here. We have a well established business and this type of development would definitely bring crime to this area.

Please hear the citizens and taxpayers of this area as we oppose more concrete in our area.

Thank you for your time and consideration.

Troy and Bonnie Sim  
12680 Meadowsweet Lane  
Jacksonville FL 32225  
904-237-3229

Sim's Hickory Creek Nursery, Inc.  
12615 Ivylena Road  
Jacksonville FL 32225

12640 Ivylena Road  
Jacksonville FL 32225

Clements, Jeff

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From: T.R. Hainline <THainline@rtlaw.com>  
Sent: Tuesday, August 11, 2020 8:59 AM  
To: CCMEETING08112020  
Subject: Card to speak on Ord.'s 2020-168 and 2020-169 at 8/11 City Council meeting

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

As the agent for the items in Ord.'s 2020-168 and 2020-169, I will be participating in the City Council Zoom meeting on Tuesday 8/11.

I will be available for questions.

If anyone else speaks, I will raise my hand and will ask to speak in response. Thank you.

**T.R. Hainline** | Shareholder



Rogers Towers, P.A. | 1301 Riverplace Blvd., Suite 1500 | Jacksonville, Florida 32207  
Direct 904.346.5531 | Internal 5531 | Cell 904.673.1630 | Fax 904.396.0663  
[THainline@rtlaw.com](mailto:THainline@rtlaw.com) | [www.rtlaw.com](http://www.rtlaw.com)

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Clements, Jeff

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From: Brown, Cheryl  
Sent: Tuesday, August 11, 2020 12:06 AM  
To: Roberta Thomas; Curry, Lenny; Matthews, Jessica; Hazouri, Thomas; Newby, Samuel; Danford, Joyce; Ron Salem; DeFoor, Randle; White, Randy; Pittman, JuCoby; Jackson, Brenda; Ferraro, Albert; Bowman, Aaron; Freeman, Terrance; Cumber, LeAnna; Carlucci, Matthew; Becton, Daniel; Diamond, Rory; Dennis, Garrett; CITYC; Clements, Jeff; CCMEETING08112020  
Subject: RE: Metro Park Bill 2019-0555. Pls withdraw.

Added to Public Comments 08.11.202

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

From: Roberta Thomas <[robertajaxfl@gmail.com](mailto:robertajaxfl@gmail.com)>  
Date: 8/10/20 9:58 PM (GMT-05:00)  
To: "Curry, Lenny" <[LCurry@coj.net](mailto:LCurry@coj.net)>, "Matthews, Jessica" <[JMatthews@coj.net](mailto:JMatthews@coj.net)>, "Brown, Cheryl" <[CLBROWN@coj.net](mailto:CLBROWN@coj.net)>, "Hazouri, Thomas" <[THazouri@coj.net](mailto:THazouri@coj.net)>, "Newby, Samuel" <[SNewby@coj.net](mailto:SNewby@coj.net)>, "Danford, Joyce" <[JoyceMorgan@coj.net](mailto:JoyceMorgan@coj.net)>, "Newby, Samuel" <[SNewby@coj.net](mailto:SNewby@coj.net)>, Ron Salem <[ron.salem@pharmerica.com](mailto:ron.salem@pharmerica.com)>, "DeFoor, Randle" <[RDefoor@coj.net](mailto:RDefoor@coj.net)>, "White, Randy" <[RandyWhite@coj.net](mailto:RandyWhite@coj.net)>, "Pittman, JuCoby" <[JPittman@coj.net](mailto:JPittman@coj.net)>, "Jackson, Brenda" <[BPJackson@coj.net](mailto:BPJackson@coj.net)>, "Ferraro, Albert" <[Ferraro@coj.net](mailto:Ferraro@coj.net)>, "Bowman, Aaron" <[ABowman@coj.net](mailto:ABowman@coj.net)>, "Freeman, Terrance" <[TFreeman@coj.net](mailto:TFreeman@coj.net)>, "Cumber, LeAnna" <[LCumber@coj.net](mailto:LCumber@coj.net)>, "Carlucci, Matthew" <[MCarlucci@coj.net](mailto:MCarlucci@coj.net)>, "Becton, Daniel" <[DBecton@coj.net](mailto:DBecton@coj.net)>, "Diamond, Rory" <[RDiamond@coj.net](mailto:RDiamond@coj.net)>, "Dennis, Garrett" <[GarrettD@coj.net](mailto:GarrettD@coj.net)>  
Subject: Metro Park Bill 2019-0555. Pls withdraw.

**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, Council Members--Please vote to withdraw this bill that would pay back one of the original grants received to establish Metropolitan Park. This decision should be made with public involvement. Please call for a special meeting of the City Council to fully vet what is being proposed.

Thank you,

Roberta Thomas

member of Greater Arlington Civic Council

president of Fort Caroline Club Estates South Civic Assoc, Inc.



Clements, Jeff

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From: Brown, Cheryl  
Sent: Tuesday, August 11, 2020 12:06 AM  
To: Roberta Thomas; Curry, Lenny; Matthews, Jessica; Hazouri, Thomas; Newby, Samuel; Danford, Joyce; Ron Salem; DeFoor, Randle; White, Randy; Pittman, JuCoby; Jackson, Brenda; Ferraro, Albert; Bowman, Aaron; Freeman, Terrance; Cumber, LeAnna; Carlucci, Matthew; Becton, Daniel; Diamond, Rory; Dennis, Garrett; CITYC; Clements, Jeff; CCMEETING08112020  
Subject: RE: Metro Park Bill 2019-0555. Pls withdraw.

Added to Public Comments 08.11.202

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

From: Roberta Thomas <[robertajaxfl@gmail.com](mailto:robertajaxfl@gmail.com)>  
Date: 8/10/20 9:58 PM (GMT-05:00)  
To: "Curry, Lenny" <[LCurry@coj.net](mailto:LCurry@coj.net)>, "Matthews, Jessica" <[JMatthews@coj.net](mailto:JMatthews@coj.net)>, "Brown, Cheryl" <[CLBROWN@coj.net](mailto:CLBROWN@coj.net)>, "Hazouri, Thomas" <[THazouri@coj.net](mailto:THazouri@coj.net)>, "Newby, Samuel" <[SNewby@coj.net](mailto:SNewby@coj.net)>, "Danford, Joyce" <[JoyceMorgan@coj.net](mailto:JoyceMorgan@coj.net)>, "Newby, Samuel" <[SNewby@coj.net](mailto:SNewby@coj.net)>, Ron Salem <[ron.salem@pharmerica.com](mailto:ron.salem@pharmerica.com)>, "DeFoor, Randle" <[RDefoor@coj.net](mailto:RDefoor@coj.net)>, "White, Randy" <[RandyWhite@coj.net](mailto:RandyWhite@coj.net)>, "Pittman, JuCoby" <[JPittman@coj.net](mailto:JPittman@coj.net)>, "Jackson, Brenda" <[BPJackson@coj.net](mailto:BPJackson@coj.net)>, "Ferraro, Albert" <[Ferraro@coj.net](mailto:Ferraro@coj.net)>, "Bowman, Aaron" <[ABowman@coj.net](mailto:ABowman@coj.net)>, "Freeman, Terrance" <[TFreeman@coj.net](mailto:TFreeman@coj.net)>, "Cumber, LeAnna" <[LCumber@coj.net](mailto:LCumber@coj.net)>, "Carlucci, Matthew" <[MCarlucci@coj.net](mailto:MCarlucci@coj.net)>, "Becton, Daniel" <[DBecton@coj.net](mailto:DBecton@coj.net)>, "Diamond, Rory" <[RDiamond@coj.net](mailto:RDiamond@coj.net)>, "Dennis, Garrett" <[GarrettD@coj.net](mailto:GarrettD@coj.net)>  
Subject: Metro Park Bill 2019-0555. Pls withdraw.

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Hello, Council Members--Please vote to withdraw this bill that would pay back one of the original grants received to establish Metropolitan Park. This decision should be made with public involvement. Please call for a special meeting of the City Council to fully vet what is being proposed.

Thank you,  
Roberta Thomas  
member of Greater Arlington Civic Council

president of Fort Caroline Club Estates South Civic Assoc, Inc.

Clements, Jeff

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From: Darla Bradley <darlabradley@comcast.net>  
Sent: Monday, August 10, 2020 8:42 PM  
To: CCMEETING08112020  
Subject: 2020-288 and 2020-289

**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.

We are adamantly **OPPOSED** to the rezoning regarding 2020-288 & 2020-289. Ord 2020-288 is an application for a proposed multifamily “MDR” category in the Comprehensive Plan, which can allow a variety of apartment complex zoning districts. This area cannot and does not want this rezoning. There is a **REASON** it was originally zoned as it is. Just because someone inherits land and wants to sell is **NO** reason to change this. It would change the complexity of Girvin Road and the neighborhoods surrounding it.

Thank you,  
Darla Bradley & Steve Wheeler  
285 Southern Rose Drive  
Jacksonville, FL 32225



Virus-free. [www.avg.com](http://www.avg.com)

From: Nell DeCoursey <highlander51@gmail.com>  
Sent: Monday, August 10, 2020 3:20 PM  
To: CCMEETING08112020  
Subject: 2020-288 & 2020-289

**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 Honorable Members of the City Council,

My name is Nell McLeod DeCoursey and I reside at 279 Otterwood Court, Jacksonville, FL 32225. I currently am the VP of Hickory Creek HOA and on the Arlington/Beaches CPAC Committee.

I purchased my home in Hickory Creek in 1989, for the last 30 years I have witnessed this area of District 2 becoming more and more congested with businesses, restaurants, bars, liquor stores, gyms, schools and high rise apartments. We purchase our home due to the rural feel and the LACK of congestion. I would ask that Councilman Aaron Bowman hold a Town Hall meeting to address this subject.

The urban sprawl is getting out of hand in my opinion and others as well. We do not want this change in the Comprehensive Plan ([2020-288](#)) nor do we want the rezoning [2020-288](#) from LDR to MDR on Girvin Road. The communities that live near Girvin were happy that the City widened Girvin Road as it needed to be done, but then we see MDR residential communities are building now (K&B Homes). Which makes us think more communities will also be built along this corridor.

I understand the First application for [2020-289](#) was withdrawn, but the FLUM, [2020-288](#) remains, to my knowledge, not officially withdrawn and can still be changed when another developer comes along, which may be already in the queue.

I am including Mike Anania's report that at the July CPAC LUZ Committee, the Bill 2020-288 was unanimously denied. See below.

Deny Rezoning RR-Acre/RMD-A to PUD & companion Land Use Amendment from LDR to MDR. Ord. 2020-0289 at 336 & 334 Girvin Road and made the following observations:

- The request has provisions for a single ingress/egress that may create excessive Girvin Rd. traffic
- The proposed development would have a higher density than the surrounding area thereby
  - o Adversely impacting Girvin Rd. area business access and property values.
  - o Compromising adjacent landowner access.
  - o Exacerbating the nearby Girvin/Atlantic Blvd intersection traffic congestion.
- The request is inconsistent with the Greater Arlington Vision Plan Ord. o Guiding Principal 1 Community Character
  - ♣ 1.1: Identify, preserve, protect, promote, and enhance the neighborhood assets and character of Greater Arlington/Beaches communities.
  - ♣ Sub-Principle 1.2: Identify, preserve, protect, promote, and enhance the natural assets and character of Greater Arlington/Beaches communities.
  - o Guiding Principal 2 Land use, Growth & Development
    - ♣ Sub-Principle 2.2: Revitalize and redevelop, while safeguarding and advancing neighborhood character.

- The request has been reviewed by the CPAC and with community input finds that it is counter-productive to the concerns and investments of those residents in the long-established RR-Acre/RMD-A community surrounding the site. The CPAC recommends denial of the request. The motion passed unanimously.

Thank you for your service,

Nell McLeod DeCoursey

[highlander51@gmail.com](mailto:highlander51@gmail.com)

Mobile: 904-614-9303

Hold Fast

Clements, Jeff

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From: carnell oliver <carnellooliver1985@gmail.com>  
Sent: Thursday, August 06, 2020 6:33 AM  
To: CCMEETING08112020  
Subject: Transit regional sales tax

**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 was involved in discussion of regional transportation. When the Regional Transportation Commission was around. I made my point that a regional transportation sale's tax was something that everyone could benefit from. The work has already been done it just need the backing of our local elected officials.

So that the Florida legislator can give their rubber stamp of approval. Our region is running out of right away to build more roads or to widening lanes. It would be more cost effective to encourage more access to public transit. It is about time we as a region started making the connection throughout our area.

Thank You,  
C.Oliver

Clements, Jeff

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From: Boylan, Michael  
Sent: Wednesday, August 05, 2020 3:20 PM  
To: CCMEETING08112020  
Subject: FW: Bill 2020-135 Barkoskie  
Attachments: Bill 2020-135 Barkoskie

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From: [Victoria Minks](#)  
Sent: Wednesday, August 5, 2020 2:42 PM  
To: [Gaffney, Reginald](#); [Freeman, Terrance](#); [Bowman, Aaron](#); [Diamond, Rory](#); [Ferraro, Amanda](#); [White, Randy](#); [Boylan, Michael](#)  
Cc: [James Minks](#)  
Subject: Bill 2020-135 Barkoskie

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Clements, Jeff

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From: Krista E. Burby <KBurby@drivermcafee.com>  
Sent: Wednesday, August 05, 2020 12:26 PM  
To: CCMEETING08112020  
Cc: Cyndy K. Trimmer  
Subject: Speaker for August 11 City Council Meeting (2020-0045)

**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 that Cyndy Trimmer will speak on behalf of the applicant for 2020-0045 at the August 11, 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](mailto:kburby@drivermcafee.com)

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Clements, Jeff

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From: Krista E. Burby <KBurby@drivermcafee.com>  
Sent: Wednesday, August 05, 2020 12:25 PM  
To: CCMEETING08112020  
Subject: Speaker for August 11 City Council Meeting (2020-0290 and 2020-0291)

**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 that Cyndy Trimmer will speak on behalf of the applicant for 2020-0290 and 2020-0291 at the August 11, 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](mailto:kburby@drivermcafee.com)

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Clements, Jeff

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From: Krista E. Burby <KBurby@drivermcafee.com>  
Sent: Wednesday, August 05, 2020 12:18 PM  
To: CCMEETING08112020  
Cc: Cyndy K. Trimmer  
Subject: Speaker for August 11 City Council Meeting (2020-0021)

**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 that Cyndy Trimmer or Steve Diebenow will speak on behalf of the applicant for 2020-0021 at the August 11, 2020 City Council meeting.

For the record their address is One Independent Dr., Ste 1200, Jacksonville, FL 32202 (904) 301-1269. They 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](mailto:kburby@drivermcafee.com)

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Clements, Jeff

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From: Krista E. Burby <KBurby@drivermcafee.com>  
Sent: Wednesday, August 05, 2020 12:17 PM  
To: CCMEETING08112020  
Cc: Cyndy K. Trimmer  
Subject: Speaker for August 11 City Council Meeting (2020-0279)

**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 that Cyndy Trimmer will speak on behalf of the applicant for 2020-0279 at the August 11, 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](mailto:kburby@drivermcafee.com)

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Clements, Jeff

---

From: Brown, Cheryl  
Sent: Wednesday, August 05, 2020 6:43 AM  
To: ccmeeting8112020@coj.net; Clements, Jeff; SEC; Eller, Shannon  
Subject: FW: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)  
Attachments: OTHER.pdf; L-5425-19C-Web-Notice.pdf

Please file with LUZ Bill -2020 288...

LSD: Print and place in lermanent bill file;

Jeff: Forwarding to be included as part of CCMeeting8112020@coj.net documents for. (Public Hearing, Public Participation or Public Comment)..see which applies and assign for documentation in accordance with 2020-200-E

Thank you

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

From: Valerie Britt <valeriebritt76@yahoo.com>  
Date: 8/4/20 11:05 AM (GMT-05:00)  
To: "Brown, Cheryl" <CLBROWN@coj.net>  
Subject: Fwd: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

**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 City Council File 2020-288 with Attachments

Begin forwarded message:

**From:** Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
**Date:** August 4, 2020 at 8:44:35 AM EDT  
**To:** [CCMeeting08112020@coj.net](mailto:CCMeeting08112020@coj.net)  
**Cc:** [MBoylan@coj.net](mailto:MBoylan@coj.net), [STDavis@coj.net](mailto:STDavis@coj.net), [CShemwell@coj.net](mailto:CShemwell@coj.net), [RGaffney@coj.net](mailto:RGaffney@coj.net), [ABowman@coj.net](mailto:ABowman@coj.net), [RDiamond@coj.net](mailto:RDiamond@coj.net), [Ferraro@coj.net](mailto:Ferraro@coj.net), [TFreeman@coj.net](mailto:TFreeman@coj.net), [RandyWhite@coj.net](mailto:RandyWhite@coj.net), [billk@coj.net](mailto:billk@coj.net), Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
**Subject: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)**

Tuesday, Aug 4, 2020

To LUZ COMMITTEE OF COUNCIL  
For Public Hearing Noticed For 8/4/2020  
RE: Recommendation to DENY MDR-Small Scale FLUM Adoption Ord 2020-288

The City Council is charged with policy decisions in land use planning to provide for orderly, consistent growth that is built on and respects the community vision.

These 2 heavily wooded, rural parcels joined together with road frontage only at 336 Girvin Road had a 2019 homestead exemption addressed at 342 Girvin Road for a single residence on the acreage.

Allowing significantly higher than existing rural density for new multifamily MDR development in this rural and single family location of Girvin Road would create incompatibilities, without achieving consistency with a compact development policy in that the density increase would be an isolated, car dependent use.

Because the initial and current agent had their discussions of procedure privately with the district Council Member without the benefit of community meetings, the status of FLUM adoption Ord 2020-288 remains unclear to me. However, it is noted there is a brief informal e-mail from the new agent addressed to legal staff asking to withdraw 2020-288. Perhaps absent a vote to recommend withdrawal by LUZ and a vote by Council on 8/11 to do so, Ordinance 2020-288 remains pending at least through the noticed public hearing process?

After the Girvin application was submitted in December 2019, worked up with data and analysis by professional staff, public hearings noticed and already in progress, it appears the Public Hearing process and timeline were interrupted by the district Council Member's request that the staff report not be released for the Planning Commission Meeting noticed for 7/23/2020.

If there is to be a vote of LUZ on the 8/4 date of noticed public hearing on this item, it would appear not even special procedures of the Pandemic could deny a noticed public hearing at the meeting of that vote.

In that it has been established that addressing the FLUM is a *legislative* process for Council, citizen petitions and recommendations, comments and objections from the neighbors & the public, the character of the area, and public health, safety & welfare of the community should be included in your process of determining the best category in this currently rural area—especially if the staff may determine more than one category could be Plan-consistent in an applicant-initiated process.

A Duval County resident, I own property in the area the City identifies as the “Girvin Neighborhood” in Planning District 2 of the City’s Comprehensive Plan, participated in workshops during the City’s process of developing the Arlington- Beaches Vision Plan for Planning District 2, serve as a neighborhood volunteer, and have been a Member of the American Planning Association (APA) for around 20 years, currently holding membership in the VA, NC & FL Chapters of APA.

I do not support MDR for this area of the FLUM.

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

Attachments: (1) E-Mails Related to Agent’s Request  
(2) Copies of previous Britt correspondences

Begin forwarded message:

**From:** Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
**Date:** July 28, 2020 at 5:57:33 AM EDT

To: [ccmeeting07282020@coj.net](mailto:ccmeeting07282020@coj.net)

Cc: Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>, Jessica Matthews <[JMatthews@coj.net](mailto:JMatthews@coj.net)>, [CLBROWN@coj.net](mailto:CLBROWN@coj.net)

Subject: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

To: All Jacksonville City Council Members For 7/28/20 Public Hearing

From: Valerie Britt

RE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

**I RECOMMEND DENIAL OF GIRVIN RD FLUM ADOPTION ORDINANCE 2020-288**

Ordinance 2020-288 presents a legislative policy decision for the Council as to whether to change the map category of the City's Comprehensive Land Use Plan in Planning District 2 over community objections and in contrast with community character & vision, for the benefit of private financial interests.

While the FLUM of the area proposed for MDR is currently low density single family LDR, the acreage currently exists as a heavily wooded **rural** area with wetlands and with only 1 previously declared single family homestead per multiple acres.

By the ITE code, approving MDR at this rural 2-parcel site would have a development potential of 116 apartments and generate 849 daily trips for a car dependent development. (Because the City allows up to 20 apartment units per gross acre in MDR instead of ITE's 15, the unit & trip numbers could actually be higher if the City legislatively changes its policy to allow a new MDR FLUM category here.)

It appears the original applicant may no longer be a party and that the companion rezoning for 100 multifamily units may eventually present as a different project. That uncertainty of a companion rezoning presents more, not less, reason to recommend denial of this small scale FLUM. Approving the MDR map category of 2020-288 would pave the way at this site for an incompatible variety of multifamily and apartment complex zoning options for up to 20 apartment units per gross acre.

I am a property owner in Planning District 2, a neighborhood volunteer, a Duval County resident and have been a member of the American Planning Association for around 20 years; I am currently a member of the North Carolina, Virginia, and Florida Chapters of APA.

I submitted comments & objections regarding the proposed FLUM amendment to both the Planning Department's Citizens Information Meeting on 6/29 & to the 7/23 Planning Commission Meeting where action was deferred; I incorporate those here by reference and as submitted to the City Council File Of 2020-288. I intend to address more specific concerns with the proposed comprehensive plan change at meetings where action is anticipated.

Respectfully Submitted,  
Valerie Britt  
P.O. Box 49209  
Jacksonville Beach, FL 32240

cc FILES FLUM Adoption Ordinance 2020-288  
Attachments: Notices for FLUM

Begin forwarded message:

**From:** Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
**Date:** July 23, 2020 at 8:45:33 AM EDT  
**To:** [pmacer@coj.net](mailto:pmacer@coj.net)  
**Cc:** [fhuxford@coj.net](mailto:fhuxford@coj.net), [kreed@coj.net](mailto:kreed@coj.net), [blewis@coj.net](mailto:blewis@coj.net), [pJohnston@coj.net](mailto:pJohnston@coj.net),  
[ABowman@coj.net](mailto:ABowman@coj.net), [ksusan@coj.net](mailto:ksusan@coj.net), Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
**Subject:** Girvin Small Scale FLUM Adoption Ord 2020-288

July 23, 2020 (For Zoom Meeting)

To Jacksonville Planning Commission & Local Planning Agency  
RE: ORD 2020-288 (Legislative Item)

**RECOMMENDATION OF DENIAL OF LDR to MDR FLUM APPLICATION L-5425-19C, PROPOSED TO BE ADOPTED BY PENDING ORDINANCE 2020-288 FOR GIRVIN ROAD PROPERTIES, WHICH 7.7 ACRE PROPERTIES ARE SHOWN TO BE UNDER THE RECORD OWNERSHIP OF THE RICHARD WEST FAMILY**

Upon receipt of a mailed notice, I made a public records request to receive the staff, agency and division memos related to this proposed small scale amendment of the Comprehensive Plan. Initially, only a letter from JTA to Mr. Daniel Blanchard for “Girvin Villas” was posted. Some of those requested records have only later been posted this month. Furthermore, it appears the initial agent of record is no longer the applicant listed in the bill.

In addition, and most significantly, no staff report was timely released to the Planning Commission to ready this item for action today. Therefore, deferral of the vote today with another opportunity to speak at the PC/LPA in August is anticipated. However, in an abundance of caution, I submit my summary position for today’s noticed meeting.

I can ***not*** support this proposed policy change in Planning District 2. A new MDR FLUM at this location would not only unwisely allow a substantial increase in the density allowances for up to 20 units per acre; but, it would also allow a change in use. The FLUM amendment would change these rurally-functioning, multi-acre parcels from low density single family to multi family and introduce for the area a variety of apartment complex project options.

Land use map category assignments in the Comprehensive Plan (1) must be based on community vision and (2) provide for orderly and compatible growth of the Planning District and the City overall. This proposal does neither.

In awaiting a staff report, I note Jacksonville’s Planning staff frequently use the “compact development” policy to justify nearly every density increasing application by developers; and, that has paved the way for what I consider to be excessive new MDR FLUMs with significant new development of car-dependent, single use apartment complexes throughout the City and for numerous rezonings of rural areas to develop as incompatible small lot subdivisions in an applicant driven approach here for private interests.

In contrast, I, myself, only agree with the use of that density-supporting policy when used as a smart growth principle to actually achieve well planned, compatible, larger, truly mixed use projects located as part of a comprehensive, long range planning process for compatibility, internal capture and coordinated well with transportation facilities, or used as part of a true Traditional Neighborhood Design. Pending small scale adoption Ord 2020-288 does not meet those criteria— it would merely drop in an MDR category in this rural area to allow potential for an isolated multifamily, car-dependent apartment development on Girvin Road.

I recognize a landowner’s right to *apply* for a change of the CITY’s Comprehensive Plan policy even though in conflict with the positions of the community. In addition, the staff on FLUM recommendations may find goals, objectives and policies that allow *either* an existing LDR FLUM *or* a proposed MDR FLUM, with the decision ultimately a legislative policy decision.

The Planning Commission acting as the Local Planning Agency has the option to recommend the LDR FLUM of the Comprehensive Plan.

I recommend denial of the MDR FLUM.

I am a property owner in Planning District 2 & a neighborhood association volunteer, a Duval County resident, a team member for the Pablo Point Community Wildlife Habitat Project, and have been a member of the American Planning Association (APA) for around 20 years in which I am currently a member of the Virginia, North Carolina and Florida Chapters of APA.

Respectfully Submitted,  
Valerie Britt  
P.O. Box 49209  
Jacksonville Beach, FL 32240  
[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)

cc Staff to Planning Commission  
cc CM Aaron Bowman, District Council Member Of Record for 2020-288

**cc FILES:** PD PC LPA LUZ CC FILES 2020-288





Clements, Jeff

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From: Loretta, Joseph P. <jloretta@Half.com>  
Sent: Tuesday, August 04, 2020 5:11 PM  
To: CCMEETING08112020  
Subject: LUZ Mtg

**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 day,

I just wanted to let you know that I will be available for questions this evening on my two cases.

020-0294 / 2020-0295

7820 Arlington.

Thanks,

**Joseph P. Loretta, PLA, LEED®AP-BD+C**  
Director of Landscape Architecture / Team Leader

**O:** (904) 441-8365  
**C:** (904) 476-5147

**Half Associates, Inc.**  
7807 Baymeadows Rd East, Suite 200  
Jacksonville, FL 32256



[Half.com](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

Clements, Jeff

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From: JOHN KINSTLE <kinstlej@bellsouth.net>  
Sent: Tuesday, August 04, 2020 1:36 PM  
To: CCMEETING08112020  
Subject: Re: 336 and 342 Girvin Road Rezoning and Land Use Change Request Rezoning 2020-289 and Land Use Change L-5425-19C (Land Use Category Change 2020-288)

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

The confirmation email I received on this was for Public Hearings and Public Participation mailbox for Committee Week of July 27 and Council Meeting on August 11, 2020. I sent the comments in for the LUZ meeting today at 5 PM. Is there another email I should have sent this to to be considered for today's LUZ meeting?

John Kinstle  
1123 Girvin Road, Jacksonville, FI 32225  
904-536-8074 Cell

On Saturday, August 1, 2020, 09:38:43 AM EDT, JOHN KINSTLE <kinstlej@bellsouth.net> wrote:

Please see my comments attached concerning subject proposed changes.

John Kinstle  
1123 Girvin Road, Jacksonville, FI 32225

Clements, Jeff

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From: Wilkes, Melanie  
Sent: Tuesday, August 04, 2020 12:09 PM  
To: CCMEETING08112020; Cassada, Steve; Grantham, Eric; Mitchell, Yvonne  
Cc: Clements, Jeff  
Subject: RE: Presentation for on screen LUZ Tonight: 2020-300

Good afternoon,  
This is ready to be shared.

Best Regards,

Melanie Wilkes, Information Systems Administrator  
Jacksonville City Council  
117 West Duval St, Ste. 425  
Jacksonville, FL 32202  
904.255.5182 / [MWilkes@coj.net](mailto:MWilkes@coj.net)

\*\*\*Please note that under Florida's very broad public records law, e-mail communications to and from city officials are subject to public disclosure.\*\*\*

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From: CCMEETING08112020  
Sent: Tuesday, August 4, 2020 12:07 PM  
To: Cassada, Steve; Wilkes, Melanie; Grantham, Eric; Mitchell, Yvonne  
Cc: Clements, Jeff  
Subject: Presentation for on screen LUZ Tonight: 2020-300

Please see attached received into the CCMEETING email for on screen sharing tonight at LUZ.

Shannon K. Eller, Esq.  
Chief, Land Use Division  
Regulatory & Constitutional Law Department  
117 West Duval Street, Suite 480  
Jacksonville, FL 32202  
(904) 255-5084 (Direct)  
(386) 747-6164 (Cell)  
<http://generalcounsel.coj.com>

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From: Wyman Duggan [mailto:WDuggan@rtlaw.com]  
Sent: Tuesday, August 4, 2020 7:31 AM  
To: CCMEETING08112020  
Cc: Eller, Shannon  
Subject: 2020-300

**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. I would like to submit the attached into the record and have available for display at this evening's hearing.  
Thank you.  
Wyman

Wyman R. Duggan | Shareholder



Rogers Towers, P.A. | 1301 Riverplace Blvd., Suite 1500 | Jacksonville, Florida 32207  
Direct 904.346.5502 | Fax 904.396.0663 | Internal 5502 | [WDuggan@rtlaw.com](mailto:WDuggan@rtlaw.com) | [View Attorney Bio](#) | [www.rtlaw.com](http://www.rtlaw.com)

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Clements, Jeff

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From: Valerie Britt <valeriebritt76@yahoo.com>  
Sent: Tuesday, August 04, 2020 12:05 PM  
To: Cassada, Steve  
Cc: Brown, Cheryl; Clements, Jeff; Eller, Shannon  
Subject: Re: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

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Am I the only one getting that? Trying to track me, Steve? 😊

On Aug 4, 2020, at 12:00 PM, Cassada, Steve <[SCASSADA@coj.net](mailto:SCASSADA@coj.net)> wrote:

My apologies, this was my error. I have submitted a request to correct this. Thank you for bringing this to my attention.

Steve

---

From: Cheryl Brown <[CLBROWN@coj.net](mailto:CLBROWN@coj.net)>  
Date: Tuesday, August 4, 2020 at 11:50 AM  
To: Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>, Steve Cassada <[SCASSADA@coj.net](mailto:SCASSADA@coj.net)>, "Clements, Jeff" <[JEFFC@coj.net](mailto:JEFFC@coj.net)>, "Eller, Shannon" <[SEller@coj.net](mailto:SEller@coj.net)>  
Subject: RE: Automatic reply: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

I will contact the City of Jacksonville ITD Department.... itnis in the right box and received...they did not update the script for return response.

I have included Steve Cassada on this communication ..directing that contact is made with ITD...

Also..communicating with Jeff Clements to track your response sent to Email box on date listed below

Thank you for the notification

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

From: Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
Date: 8/4/20 11:44 AM (GMT-05:00)  
To: "Brown, Cheryl" <[CLBROWN@coj.net](mailto:CLBROWN@coj.net)>  
Subject: Fwd: Automatic reply: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

**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.

Why does this confirmation say committee week July 27?

That was email address I was given for Aug 3 committee week. So, my email sent before noon today, before today's LUZ meeting, goes to today's 8/4 LUZ meeting, correct?

Valerie Britt

Begin forwarded message:

From: CCMEETING08112020 <[CCMEETING08112020@coj.net](mailto:CCMEETING08112020@coj.net)>  
Date: August 4, 2020 at 8:44:48 AM EDT  
To: Valerie Britt <[valeriebritt76@yahoo.com](mailto:valeriebritt76@yahoo.com)>  
Subject: Automatic reply: TO LUZ COMMITTEE: Ord 2020-288 (L-5425-19C) (LDR to MDR FLUM Amendment)

Your email to the Public Hearings and Public Participation mailbox for Committee Week of July 27 and Council Meeting on August 11, 2020 Council has been received by the Jacksonville City Council Legislative Services Division and will be made part of the public record and shared with the City Council Members. This message was generated automatically as an informational response. Please do not reply to this email. Thank you for your comments and participation.