

## Clements, Jeff

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**From:** Larry Davis <lld4574@gmail.com>  
**Sent:** Tuesday, October 20, 2020 11:40 AM  
**To:** CCMEETING10272020  
**Subject:** ORD 2019-317

**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 would like this email and my comments and concerns read at the October 20, 2020 LUZ meeting:**

My name is Larry Davis and I have lived in Riverbrook at Glen Kernan for 25 years. When I purchased my home I knew about the zoning for the property at Hodges and Glen Kernan Parkway. Originally a Lowe's store was planned but that did not happen, so for 25 years or more that property has remained undeveloped. While I am not opposed to developing that property, I do oppose and have concerns with some things that I have learned about that can be developed and the missing zoning signs.

I understand that multi-family and student housing have been removed. However, I also understand structures up to 60 and 75 feet or higher are permitted. This is a real concern to privacy and safety with structures of that height because surrounding properties in the Glen Kernan Community are one and two story structures that include single family and office buildings. Therefore, structures over 2 stories would not meet the external compatibility requirements of the 2030 Comprehensive Plan and Future Land Use Element of that Plan.

According to the 2019 COJ Traffic Study, Hodges Blvd was already over 100% capacity so adding additional traffic from occupants in structures 60 and 75 feet or more will compromise a major roadway that is already over capacity.

The site plan indicates a total of 3 access points on Hodges Blvd from Glen Kernan Parkway to JTB, which is approximately 1/4 mile in length. It is preposterous that the City would consider having 3 access points on a 1/4 mile stretch of roadway. Already traffic is dangerous trying to turn into or come out of the Publix shopping center at the median cut on Hodges Blvd. This dangerous situation already occurs without additional access points or traffic from the planned development. The site plan indicates one access is to have limited access with only a right turn in and out to Hodges, and the other two will have two full access directly onto Hodges. I also understand that the attorney advised at the October 8th Planning Commission meeting that a second median cut on Hodges Blvd may be requested. I cannot imagine what the 3 access points and an additional median cut on Hodges will do to safety and traffic on that 1/4 mile of Hodges, let

alone the entire 3 mile corridor from Beach to Hodges with commuters trying to get to and from JTB.

Additionally, having two additional access roads onto Glen Kernan Parkway (which is a curbed one lane ingress and egress) will cause an already overburdened roadway to become more congested with more safety issues because the 2nd planned access road is located across from Villini subdivision. Already Villini residents have difficulty getting onto Glen Kernan Parkway because of traffic from the other subdivisions that must use Glen Kernan Parkway as their only access to Hodges.

I hope that after hearing my concerns, as well as other residents in and around the Glen Kernan community, that you will not allow any structures over 2 stories. Also consider the avoidable and undue safety and traffic concerns with additional traffic on Hodges and Glen Kernan Parkway should this rezoning be approved as submitted in the 2nd Revised Written Description.

Thank you for your time and attention to my concerns.

Sincerely,

Larry Davis  
Riverbrook at Glen Kernan

## Clements, Jeff

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**From:** Davis, Sharonda  
**Sent:** Tuesday, October 20, 2020 8:48 AM  
**To:** MITCHELL GRANAT  
**Cc:** Shemwell, Crystal; Eller, Shannon; Matthews, Jessica; CCMEETING10272020; Boylan, Michael; Gaffney, Reginald; Freeman, Terrance; Bowman, Aaron; Diamond, Rory; Ferraro, Albert; White, Randy; Smith, Jessica  
**Subject:** RE: Confusion With Presentation Submittal For Ordinance 2019-317  
**Attachments:** FINAL MAG LUZ 10.19.2020.docx

Good morning Mr. Granat,

Please accept this email response as confirmation that we have received your email and the attached comments. We look forward to hearing from you in person. If you are unable to provide your comments in person, your comments will be read into the record.

Thank you,  
Sharonda Davis

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From: MITCHELL GRANAT [<mailto:mag50@comcast.net>]  
Sent: Tuesday, October 20, 2020 8:21 AM  
To: Davis, Sharonda  
Cc: Shemwell, Crystal; Eller, Shannon; Matthews, Jessica; CCMEETING10272020  
Subject: Confusion With Presentation Submittal For Ordinance 2019-317

**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 Ms. Davis,

My name is Mitchell Granat. Yesterday I tried transmitted two different documents to [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net). My first document was transmitted at 1:42 with a subject: "Ordinance 2019-317 – Facts & Concerns For The Record & Distribution To LUZ Members". This transmittal provided supporting information related to my planned presentation at the October 20 LUZ meeting. I was hoping that this information could be provided to LUZ members prior to the meeting for reference purposes. I received a confirmation back stating that it was received and will be made part of the public record and shared with City Council Members.

My second document was transmitted at 2:07 and provided a back-up copy of my planned 3-minute presentation at the October 20, 2020 meeting just in case any technical issues or problems impacted my ability to provide this presentation in person during the Zoom hearing. I did not receive any confirmation on that transmittal.

At 3:22 PM, I sent Chairman Boylan an email regarding my concern of not receiving any confirmation on my transmittal. At 4:05 PM, I received a response back from Chair Boylan recommending that I re-

transmit my presentation. I re-sent the presentation to [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net) at 4:34 PM. I still have not received back any confirmation regarding receipt of my back-up presentation.

I still am planning on making this presentation in person during the Zoom Hearing on Ordinance 2019-317, but just want to be sure that a back-up has been received, just in case of any technical issues occur. I have also now shortened this presentation, to stay within my allotted 3-minute timespan. It is also attached to this email. I am still planning on personally presenting this live in today's Zoom meeting during Ordinance's 2019-317 Public Hearing.

I would greatly appreciate you looking into this matter and acknowledging receipt of my presentation and being allowed to present it as planned. Thank you for your attention to this matter.

Mitch Granat  
Riverbrook  
12928 Deep River Way  
Jacksonville FL 32224  
[maq50@comcast.net](mailto:maq50@comcast.net)  
904-742-5520 (C)  
904-443-6082 (H)  
Txt or Email Preferred

## Clements, Jeff

---

**From:** MITCHELL GRANAT <mag50@comcast.net>  
**Sent:** Tuesday, October 20, 2020 8:21 AM  
**To:** Davis, Sharonda  
**Cc:** Shemwell, Crystal; Eller, Shannon; Matthews, Jessica; CCMEETING10272020  
**Subject:** Confusion With Presentation Submittal For Ordinance 2019-317  
**Attachments:** FINAL MAG LUZ 10.19.2020.docx

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I would greatly appreciate you looking into this matter and acknowledging receipt of my presentation and being allowed to present it as planned. Thank you for your attention to this matter.

Mitch Granat  
Riverbrook  
12928 Deep River Way  
Jacksonville FL 32224

[maq50@comcast.net](mailto:maq50@comcast.net)  
904-742-5520 (C)  
904-443-6082 (H)  
Txt or Email Preferred

## Clements, Jeff

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**From:** Crystal DiLeva <crys357@icloud.com>  
**Sent:** Monday, October 19, 2020 9:20 PM  
**To:** CCMEETING10272020; Davis, Sharonda  
**Cc:** Beth Meckley; crys357@att.net  
**Subject:** Ord. 2019-317-Please read at LUZ meeting  
**Attachments:** Delivery report; Undelivered Message

**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.

Unfortunately, my previous email with attached letter bounced back (see below). I was given a bad address. Can you please include my comments in the meeting on October 20, 2020? Thanking you in advance.

Crystal Di Leva

Sent from my iPad

Begin forwarded message:

**From:** Mail Delivery System <[postmaster@icloud.com](mailto:postmaster@icloud.com)>  
**Date:** October 19, 2020 at 8:57:10 AM EDT  
**To:** [crys357@icloud.com](mailto:crys357@icloud.com)  
**Subject:** Undelivered Mail Returned to Sender

This is a system-generated message to inform you that your email could not be delivered to one or more recipients. Details of the email and the error are as follows:

<[cc10202020@coj.net](mailto:cc10202020@coj.net)>: host coj-net.mail.protection.outlook.com[104.47.64.110] said: 550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [BLOGCC02FT003.eop-gcc02.prod.protection.outlook.com] (in reply to RCPT TO command)

## Clements, Jeff

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**From:** Anne Davis <ad4574@gmail.com>  
**Sent:** Monday, October 19, 2020 5:39 PM  
**To:** CCMEETING10272020  
**Subject:** Fwd: ORDINANCE 2019-317  
**Attachments:** Davis for LUZ 102020 re ORD 2019-317.docx

**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.

Resubmitting and hoping this one goes through. Thank you,

Begin forwarded message:

**From:** Anne Davis <[ad4574@gmail.com](mailto:ad4574@gmail.com)>  
**Subject:** Fwd: **ORDINANCE 2019-317**  
**Date:** October 19, 2020 at 3:51:02 PM EDT  
**To:** "[CShemwell@coj.net](mailto:CShemwell@coj.net)" <[CShemwell@coj.net](mailto:CShemwell@coj.net)>, "[STDavis@coj.net](mailto:STDavis@coj.net)" <[STDavis@coj.net](mailto:STDavis@coj.net)>

Good afternoon. I got your names from the LUZ web page and hope you can assist me.

My name is Anne Davis and on October 18 I sent comments to be read at the October 20th LUZ meeting but have not received the automatic reply confirming receipts. I have attached a copy of my email and comments and would appreciate your confirming receipt. Today I also sent a separate email to Chair Boylan advising of the missing confirmation email.

Thank you,  
Anne Davis

Begin forwarded message:

**From:** Anne Davis <[ad4574@gmail.com](mailto:ad4574@gmail.com)>  
**Subject:** Fwd: **ORDINANCE 2019-317**  
**Date:** October 19, 2020 at 12:21:17 PM EDT  
**To:** [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net)

Good afternoon. I do not recall receiving an email confirming receipt of this to be read at the Oct 20, 2020 LUZ meeting. Could you please confirm? Thank you, Anne Davis

Begin forwarded message:



**From:** Anne Davis <[ad4574@gmail.com](mailto:ad4574@gmail.com)>

**Subject:** ORDINANCE 2019-317

**Date:** October 18, 2020 at 4:08:25 PM EDT

**To:** [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net)

Please read my attached comments into the record for the October 20, 2020 LUZ meeting.

Thank you,

Anne Davis - Riverbrook at Glen Kernan

4574 Deep River Place

Jacksonville, FL 32224

## Clements, Jeff

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**From:** MITCHELL GRANAT <mag50@comcast.net>  
**Sent:** Monday, October 19, 2020 4:34 PM  
**To:** CCMEETING10272020  
**Subject:** Re: 2019-317 MAG LUZ Presentation at 10202020 Zoom Meeting  
**Attachments:** 10202020 LUZ MAG PRES.docx

**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 note this is my 2nd attempt at transmitting this back-up copy of my planned ORD 2019-317 LUZ presentation that I plan to personally read into the record at tomorrow's LUZ Zoom meeting. I am providing it in hard copy, just in case of technical issues preventing me from making this presentation personally. I have not receive a receipt confirmation of my original 2:07 transmittal of this presentation, so I am resending it at the recommendation of Chairman Boylan. I did receive a receipt confirmation to an earlier 1:42 pm transmittal of supporting information regarding Facts and Concerns that I requested be added to ORD 2019-317 official record, but not to be read into the record at the LUZ hearing.

Thank you for your attention to this matter

Mitch Granat  
Riverbrook  
12928 Deep River Way  
Jacksonville FL 32224  
[mag50@comcast.net](mailto:mag50@comcast.net)  
904-742-5520 (C)  
904-443-6082 (H)  
Txt or Email Preferred

On 10/19/2020 2:07 PM MITCHELL GRANAT <[mag50@comcast.net](mailto:mag50@comcast.net)> wrote:

I am planning to make this a formal 3-minute presentation at tomorrow's (October 20, 2020) LUZ Committee meeting during the Public Hearing for Ordinance 2019-317. The attached provides a back-up copy of this presentation just in case there are any technical issues or problems that may impact my ability to provide this presentation in person during the Zoom hearing.

Thank you for your consideration in this regard. I just want to ensure that my concerns will be heard and included in the Public Record should any technical issues prevent me from being heard.

Sincerely,

Mitch Granat  
Riverbrook  
12928 Deep River Way  
Jacksonville FL 32224  
[mag50@comcast.net](mailto:mag50@comcast.net)  
904-742-5520 (C)  
904-443-6082 (H)  
Txt or Email Preferred

## Clements, Jeff

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**From:** Davis, Sharonda  
**Sent:** Monday, October 19, 2020 4:12 PM  
**To:** Anne Davis; Shemwell, Crystal  
**Cc:** Eller, Shannon; Matthews, Jessica; CCMEETING10272020  
**Subject:** RE: ORDINANCE 2019-317

Good afternoon Ms. Davis,

Please accept this email as confirmation that we have received your email.

Thanks,  
Sharonda

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From: Anne Davis [<mailto:ad4574@gmail.com>]  
Sent: Monday, October 19, 2020 3:51 PM  
To: Shemwell, Crystal; Davis, Sharonda  
Subject: Fwd: ORDINANCE 2019-317

**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. I got your names from the LUZ web page and hope you can assist me.

My name is Anne Davis and on October 18 I sent comments to be read at the October 20th LUZ meeting but have not received the automatic reply confirming receipts. I have attached a copy of my email and comments and would appreciate your confirming receipt. Today I also sent a separate email to Chair Boylan advising of the missing confirmation email.

Thank you,  
Anne Davis

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**Subject:** Fwd: **ORDINANCE 2019-317**  
**Date:** October 19, 2020 at 12:21:17 PM EDT  
**To:** [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net)

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Begin forwarded message:

**From:** Anne Davis <[ad4574@gmail.com](mailto:ad4574@gmail.com)>

**Subject:** ORDINANCE 2019-317

**Date:** October 18, 2020 at 4:08:25 PM EDT

**To:** [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net)

Please read my attached comments into the record for the October 20, 2020 LUZ meeting.

Thank you,  
Anne Davis - Riverbrook at Glen Kernan  
4574 Deep River Place  
Jacksonville, FL 32224

## Clements, Jeff

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**From:** alan stratton <alanjstratton@gmail.com>  
**Sent:** Monday, October 19, 2020 2:10 PM  
**To:** CCMEETING10272020  
**Cc:** Protect32224Community@mail.com  
**Subject:** Concerned Citizen Comments RE: Ord #2019-317  
**Attachments:** LUZ Meeting Comments.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.

Please read my letter into the record.

Dear LUZ Committee Members,

My name is Alan Stratton. I have been a resident of Cape House and Johns Creek communities along Hodges Blvd since 2013. I am writing to voice my concerns regarding the proposed ORD 2019-317.

I am concerned about the broad scope the rezoning requests. As, at this time there is no specific plan for the properties beyond a proposed Gate Station, a carte blanche rezoning for the entire site seems inappropriate. Perhaps it would be better to pursue waivers and variances as specific development proposals are put forth?

As I understand it, under the existing zoning, the primary uses requested are already permitted, suggesting no variances are required. Attorney Harden repeatedly states, and will repeat today:

“The uses he is seeking are already approved”. Then why are we here? If true, then no changes should be needed.

“The commercial designation existed before the Riverbrook communities”. Point conceded; the communities are not against the existing zoning, it is the requested changes they protest.

You will hear many times about multifamily and/or temporary permanent occupant residency, unmitigated traffic impacts on Hodges and Glen Kernan Parkway. I agree with all those concerns. However, I would like to focus on the height restriction waivers.

I confess, I have not walked down Hodges measuring buildings. However, **I am aware of no buildings along Hodges Blvd from Atlantic Blvd to JTB exceeding 3 stories with the exceptions of Chets Creek Church and Providence Church. Anything exceeding or even approaching these heights have buffers or setbacks of at least 150’ in any direction from roadways or single-family neighborhoods**, and all have primarily access via Hodges Blvd, vice single lane, residential side streets.

When the local residents did their due diligence, big box retail and/or strip retail were what they were presented as the likely future uses.

**The request for 60'-75' tall structures should be denied outright. Simply because something is "allowed" does not mean it must be done. Permitting 60'-75+' buildings adjoining existing single story, single family homes with 0' (Zero foot) buffers conflicts with any concurrency along the Hodges Blvd corridor and is absurd for the proposed location. I approve of single-family homes.**

I ask you, committee members, by show of hands, **"Who of you would approve a 75' structure on your back fence?"**

My guess is no one was in the affirmative

I wish to close by saying, while I will grieve the loss of the greenspace, I understand the property will be developed. I simply wish to ensure the remaining development compliments, rather than detracts, from the surrounding neighborhoods that have existed for 20 years. **I believe development should be planned with balancing and mitigating its' impact on existing local communities.** Thank you for your time and consideration. Feel free to contact me if you would like to discuss my concerns in more detail.

Respectfully,

//Signed//

Alan J Stratton

13104 Chets Creek Dr S  
Jacksonville, FL 32224

**Clements, Jeff**

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**From:** MITCHELL GRANAT <mag50@comcast.net>  
**Sent:** Monday, October 19, 2020 2:08 PM  
**To:** CCMEETING10272020  
**Subject:** 2019-317 MAG LUZ Presentation at 10202020 Zoom Meeting  
**Attachments:** 10202020 LUZ MAG PRES.docx

**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.

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Thank you for your consideration in this regard. I just want to ensure that my concerns will be heard and included in the Public Record should any technical issues prevent me from being heard.

Sincerely,

Mitch Granat  
Riverbrook  
12928 Deep River Way  
Jacksonville FL 32224  
[mag50@comcast.net](mailto:mag50@comcast.net)  
904-742-5520 (C)  
904-443-6082 (H)  
Txt or Email Preferred



## Clements, Jeff

---

**From:** MITCHELL GRANAT <mag50@comcast.net>  
**Sent:** Monday, October 19, 2020 1:42 PM  
**To:** CCMEETING10272020  
**Subject:** Ordinance 2019-317 - Facts & Concerns For The Record & Distribution To LUZ Members  
**Attachments:** Some Bullet Points For Letter Writing (Sep 29, 2020).docx

**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 planning on making a 3-minute presentation at tomorrow's (October 20, 2020) LUZ Committee meeting during the hearing for Ordinance 2019-317. The attached provides supporting information regarding Facts and Concerns associated with this Ordinance. I would greatly appreciate adding the attached to the official record for this Ordinance and, if possible, providing this information to the LUZ members in advance of tomorrow's meeting.

Please acknowledge receipt of this email and let me know if the attached will be included in the official record and if it will be transmitted to each of the LUZ members. If not transmitted is there some other way to accomplish this transmittal, perhaps by individual emails to each member?

Sincerely,

Mitch Granat  
Riverbrook  
12928 Deep River Way  
Jacksonville FL 32224  
[mag50@comcast.net](mailto:mag50@comcast.net)  
904-742-5520 (C)  
904-443-6082 (H)  
Txt or Email Preferred

**Clements, Jeff**

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**From:** Anne Davis <ad4574@gmail.com>  
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**Date:** October 18, 2020 at 4:08:25 PM EDT  
**To:** [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net)

Please read my attached comments into the record for the October 20, 2020 LUZ meeting.

Thank you,  
Anne Davis - Riverbrook at Glen Kernan  
4574 Deep River Place  
Jacksonville, FL 32224

## Clements, Jeff

---

**From:** Joyce, Brett <brett.joyce@performancehealth.com>  
**Sent:** Monday, October 19, 2020 11:19 AM  
**To:** CCMEETING10272020  
**Cc:** djoyce@prov.org  
**Subject:** Ordinance #2019-317 - Brett Joyce

**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 Council,

My name is Brett Joyce and I live at 4533 Deep River Way E in Jacksonville, FL. I am writing you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

My concerns are with:

- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet. In addition to allowing for Property Storage Facilities, on-site and off-site sale of alcoholic beverages, Bars, and Clubs.
- Institutional uses allowing for vertical integration of Residential and Institutional uses beyond 60 feet.
- Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have are already over capacity according to recent traffic studies. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons and the adjacent traffic.

The concerns listed above are not compatible and are relevant to the privacy, safety, preservation, protection and welfare of the surrounding communities. I am requesting you vote against the rezoning of this piece of land as submitted.

Thank you for your attention to this matter.

Respectfully,

Brett Joyce

### **Brett Joyce**

Territory Sales Consultant

**Customer Service:** 800.323.5547

**Direct:** 224.291.3052

**Fax:** 904.212.0043

**Email:** [brett.joyce@performancehealth.com](mailto:brett.joyce@performancehealth.com)

28100 Torch Parkway, Suite 800  
Warrenville, IL 60555-3938



## THE LOGICAL CHOICE for Rehabilitation and Recovery Providers and Patients



**ENABLING PATIENT  
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SO YOU CAN FOCUS  
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**TRUSTED  
PARTNER**

EMAIL CONFIDENTIALITY NOTICE: This email transmission and any attachments that accompany it may contain information that is confidential or otherwise exempt from disclosure under applicable law and is intended solely for the use of the individual(s) to whom it was intended to be addressed. If you have received this email by mistake, or you are not the intended recipient, any disclosure, dissemination, distribution, copying or other use or retention of this communication or its substance is prohibited. If you have received this communication in error, please immediately report to the author via email that you received this message by mistake and also permanently destroy printed copies and delete the original and all copies of this email and any attachments from your computer.

## Clements, Jeff

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**From:** Raina VanHorn <rainavanhorn@gmail.com>  
**Sent:** Monday, October 19, 2020 11:10 AM  
**To:** CCMEETING10272020  
**Subject:** Ordinance 2019-317

**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 Raina VanHorn and I live at 13715 Richmond Park Drive North, Jacksonville, FL 32224. I am writing to you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

I was standing on the side of the road at Hodges and Glen Kernan this beautiful Florida morning holding a "stop the re-zoning" sign. Behind me were three majestic oak trees framed by ornamental shrubs. Each tree was at least 50 years old according to the arborist who was tending them. Near the oaks, reflecting blue sky, pine trees and other natural plant life, was a retention pond surrounded by a green, beautifully manicured lawn. On the lawn a gaggle of geese busily scoured for breakfast as a few white egrets strolled along the bank of the pond.

This small oasis near JTB according to developers is to be rezoned and redeveloped for residential and institutional buildings that could stand over 4 stories high, hotel and office buildings, storage facilities, bars, clubs, and laundromats.

My question is WHY?

Across Glen Kernan from where I'm standing is a row of multiple story office buildings that are not even fully leased. On the opposite corner is one of many major apartment complexes, and across from these apartments is a Walgreens and large shopping center. This shopping center includes but to name a few: a veterinarian, a Publix, restaurants, a Green Envy spa, and a gas station. Next to the shopping center near JTB is a hotel and other businesses.

Is this rezoning designed to improve the quality of life for the current residents along Hodges and Glen Kernan? Or, will it merely increase the destruction of habitat for what little wildlife is left along this corridor? And, will it not increase the traffic, noise and air pollution from the already, over-congested roadway?

A local law enforcement expert on News for Jax the other night made an interesting comment following a shootout in a Kernan apartment complex. He said that – and I'm paraphrasing – this type of crime could no longer be solely identified with "other" parts of Jacksonville. Shootouts, a reported meth lab, breaking and entering cars, and stolen items from doorways are all becoming part of the "new normal" for this Kernan/Hodges/San Pablo area. If the current level of law enforcement is challenged with current populations, how can moving more people into the area help?

In only three minutes, I can't possibly list all of my concerns. But, of specific concern is the fact that little has been done to inform the residents along Hodges of the proposed rezoning. Stuck in a scrub, next to one of the oaks, is an 18" x 24" rezoning sign that sits about 100 feet off the road. There is one other sign that is approximately 5' x 7' sitting near the northbound entrance from Hodges onto JTB. Today a resident stopped his car and asked me "what is being rezoned?"

If this land is going to be developed, why not develop it to increase the quality of life? A park, bike trails, wildlife habitats, and small artisan restaurants. I fall asleep at night sometimes hearing lyrics from the old Joanie Mitchell song – “they paved Paradise, and put in a parking lot.”

Cc: Members of LUZ

## Clements, Jeff

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**From:** Robert Molle <rnmolle@yahoo.com>  
**Sent:** Monday, October 19, 2020 10:58 AM  
**To:** CCMEETING10272020  
**Subject:** ordinance no. 2019-317

**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 have this email read into the record at the Oct. 20, 2020 LUZ meeting.

Members of the LUZ committee:

My name is Robert Molle and I have resided at 12935 Forest Glen Court So., in the Riverbrook community, for over twenty years. I have thus witnessed the phenomenal growth of development, and traffic, along the Hodges Blvd.corridor between Beach Blvd. and JTB. It has been aptly pointed out that traffic, particularly on the southern segment between Glen Kernan Parkway and JTB, is already exceeding capacity during peak periods. Due to the heavy volume of traffic, and given that insufficient space exists between Glen Kernan Parkway and JTB for an additional controlled intersection, direct access to Hodges to and from the proposed development will likely be limited to right-in, right-out only.

This means that traffic heading northbound on Hodges wishing to enter the proposed development may do so only by making a u-turn at the Glen Kernan traffic light (placing a further strain on the intersection) or, worse yet, by utilizing Glen Kernan Parkway and one of the "full access" points. The "full access" points and Glen Kernan Parkway will be the only option available to traffic wishing to depart the proposed development and proceed northbound on Hodges.

The much touted "traffic study" and proposed improvements are largely limited to extending the dedicated turn lanes off Hodges Blvd. only. These improvements are welcomed, but actually needed to provide relief for the current condition and do not address Glen Kernan Parkway at all.

It has been stated several times for the record that Glen Kernan Parkway is a winding, single-lane residential roadway scarcely able to handle its current traffic load. It serves as the only means of access and egress for close to a thousand residences. Permitting "full access" to Glen Kernan will most assuredly contribute to periods of grid lock, placing the health and safety of thousands of residents in jeopardy.

It has also been stated many times that the proposed development is largely compatible with that which had been approved many years ago. And that the property owner has a right to develop his property. Well a great deal of adjacent development has taken place in those many years, and that reality needs to be taken into consideration. To do otherwise would be unconscionable.

At the very minimum, the proposed "full access" points off Glen Kernan Parkway must not be permitted.

Thank you for your consideration in this matter.

Respectfully,

Robert N. Molle

**Clements, Jeff**

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**From:** Jim Morton <jsmorton@hotmail.com>  
**Sent:** Monday, October 19, 2020 8:07 AM  
**To:** CCMEETING10272020  
**Subject:** Ordinance #2019-317 for discussion at 10/20/20 LUZ meeting  
**Attachments:** Image 1 - Glen Kernan Entrance.jpg; Image 2 - Gas Station Across Street.jpg

**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 whom it may concern:

I am not able to attend the 10/20 LUZ meeting, so I ask that my written statement, below, be read during the meeting. Would you please reply acknowledging receipt of this e-mail and letting me know if further information is required?

Sincerely,  
James S. Morton

\*\*\*\*\*

My name is James S. Morton, and I reside at 12984 Summerwind Lane. My address is in Heather Glen, one of the impacted neighborhoods on Glen Kernan Parkway. Due to work related commitments, I am unable to speak directly regarding Ordinance # 2019-317 in today's LUZ meeting, so I appreciate the opportunity for my voice to be heard.

First, thank you to the members of the LUZ Committee. I have previously e-mailed each of you on this topic. I know you are all committed to making the right decision regarding the proposed rezoning.

Similar to many of my neighbors, my primary objections with the rezoning are the following proposed uses:

- Institutional uses such as Dormitory and suite-style student housing and allowing for vertical integration of Residential and Institutional uses beyond 60 feet.
- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet. In addition to allowing for Property Storage Facilities, on-site and off-site sale of alcoholic beverages, Bars, and Clubs.
- Accessory uses and structures permitting Laundromats.
- Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have already over capacity according to recent traffic studies. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons and the adjacent traffic.
- Escalating and environmental impacts associated with increased stress and higher densities related to the overbuilding potential with all of the new construction already in progress on the JTB corridor.
- Drainage problems and what happens with the current retention ponds.

Lastly, I understand that there is a related proposal to situate a gas station on the corner of Glen Kernan and Hodges. Perhaps some of you have not had the opportunity to see the property, so I am attaching two images. One is a set of magnificent oak trees overlooking a pond, beautifully marking the entrance to the Glen Kernan communities. The other is the Daily's Dash gas station currently located on the opposite corner of Hodges Boulevard. From a land use perspective, I do believe there could be a more aesthetically pleasing and common-sense use of this corner than to locate a new gas station across the street from another one.

The concerns listed above are not compatible and are relevant to the privacy, safety, preservation, protection and welfare of the surrounding communities. I respectfully request you vote against the rezoning of this piece of land as submitted.

Thank you for listening to my concerns.



## Clements, Jeff

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**From:** William Serra <willserra0906@gmail.com>  
**Sent:** Sunday, October 18, 2020 10:56 PM  
**To:** CCMEETING10272020  
**Subject:** Opposition to Ordinance #2019-317

**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 Esteemed Counsel Members,

My name is William Serra and I live 4425 Crooked Brook Court. I am writing to you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

Only a few of my concerns are listed below :

- Institutional uses allowing for vertical integration of Residential and Institutional uses beyond 60 feet.
- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet. In addition to allowing for Property Storage Facilities, on-site and off-site sale of alcoholic beverages, Bars, and Clubs.
- Accessory uses and structures permitting Laundromats.
- Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have been completed and already show the area as over capacity. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons and the adjacent traffic.
- When considering Fire and Rescue statistics, the 2018 City-wide average rescue call was 4 minutes and 12 seconds. Despite our fire rescue station being only 4 miles away, due to traffic congestion in the Hodges/Glen Kernan area, our call time is about 7 minutes, almost 3 vital minutes longer than the city-wide average.
- Escalating and environmental impacts associated with increased stress and higher densities related to the overbuilding potential with all of the new construction already in progress on the JTB corridor.
- Drainage problems and what happens with the current retention ponds.

It has been mentioned repeatedly that the land here has been zoned for this for over 25 years. That is all well and good but it is not 25 years ago. I moved to this town in 2002 and at that time the intersection of Hodges and Beach Blvd only had the Kangaroo gas station on the corner. Just because the land was zoned for this usage does not mean it is for the betterment of Jacksonville or this area. What is the true demand for this? Who is it serving if it is developed now, 25 years later, when the proposed possible buildings are not needed? I can tell you it is not the communities in Glen Kernan.

The concerns listed above are not compatible and are relevant to the privacy, safety, preservation, protection and welfare of the surrounding communities. I am requesting you vote against the use of this piece of land as submitted.

I ask that each of the committee members put themselves in our shoes. Would you want this type of development outside of your neighborhoods? Ask yourselves, is this really necessary with all of the other development that is occurring all over our beautiful city? What possible benefit does this serve? There are over 500 families that have poured their blood, sweat and tears into their homes and this neighborhood. We don't want to see it destroyed. Progress for the sake of progress is not the best answer. Please use your vote to protect our neighborhood as if it were your own.

Thank you for your attention to this matter.

Respectfully,



## Clements, Jeff

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**From:** Cheryl Serra <cserra62013@gmail.com>  
**Sent:** Sunday, October 18, 2020 10:30 PM  
**To:** CCMEETING10272020  
**Subject:** Opposition to Ordinance #2019-317

**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 Distinguished Council/Committee Members:

My name is Cheryl Serra and I live at 4425 Crooked Brook Court. I am **writing to you** about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

My concerns are with:

- Institutional uses allowing for vertical integration of Residential and Institutional uses beyond 60 feet.
- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet. In addition to allowing for Property Storage Facilities, on-site and off-site sale of alcoholic beverages, Bars, and Clubs.
- Accessory uses and structures permitting Laundromats.
- Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have been completed and already show the area as over capacity. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons and the adjacent traffic.
- Escalating and environmental impacts associated with increased stress and higher densities related to the overbuilding potential with all of the new construction already in progress on the JTB corridor.

The concerns listed above are not compatible and are relevant to the privacy, safety, preservation, protection and welfare of the surrounding communities. I am requesting you vote against the rezoning of this piece of land as submitted or at the very least restrict what is allowed to be built.

I realize the area has been zoned the same for around 32 years, but Jacksonville has not remained the same. The volume of traffic is already difficult to handle at times and adding any type of housing would make it worse.

Thank you for your attention to this matter.

Respectfully,

Cheryl Serra

## Clements, Jeff

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**From:** Anne Davis <ad4574@gmail.com>  
**Sent:** Sunday, October 18, 2020 4:08 PM  
**To:** CCMEETING10272020  
**Subject:** ORDINANCE 2019-317  
**Attachments:** Davis for LUZ 102020 re ORD 2019-317.docx

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 my attached comments into the record for the October 20, 2020 LUZ meeting.

>

> Thank you,

> Anne Davis - Riverbrook at Glen Kernan

> 4574 Deep River Place

> Jacksonville, FL 32224

>

## Clements, Jeff

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**From:** Brown, Cheryl  
**Sent:** Sunday, October 18, 2020 3:31 AM  
**To:** CITYC; CAUDIT; CCMEETING10272020  
**Subject:** FW: BOND ISSUE FOR THE USE OF VISITOR DOLLARS FOR CITY TORUIST RELATED PROJECTS.docx Amendment to Ord. 2020-648  
**Attachments:** BOND ISSUE FOR THE USE OF VISITOR DOLLARS FOR CITY TORUIST RELATED PROJECTS.docx; ATT00001.htm

ONE-WAY COMMUNICATION....

Filed as correspondence received..Legislative Services...Public.Comment [ccmeeting10272020@coj.net](mailto:ccmeeting10272020@coj.net)

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

**From:** "Hodges, Lawsikia" <[LHodges@coj.net](mailto:LHodges@coj.net)>  
**Date:** 10/18/20 12:45 AM (GMT-05:00)  
**To:** "Brown, Cheryl" <[CLBROWN@coj.net](mailto:CLBROWN@coj.net)>  
**Cc:** "Sidman Martin, Margaret" <[PSidman@coj.net](mailto:PSidman@coj.net)>  
**Subject:** Fwd: BOND ISSUE FOR THE USE OF VISITOR DOLLARS FOR CITY TORUIST RELATED PROJECTS.docx Amendment to Ord. 2020-648

This communication was sent to the council, FYI.

Sent from my iPhone

Begin forwarded message:

**From:** Bruce Fouraker <[bfouraker58@icloud.com](mailto:bfouraker58@icloud.com)>  
**Date:** October 17, 2020 at 11:22:54 PM EDT  
**To:** "Gaffney, Reginald" <[RGaffney@coj.net](mailto:RGaffney@coj.net)>, "Dennis, Garrett" <[GarrettD@coj.net](mailto:GarrettD@coj.net)>, "DeFoor, Randle" <[RDefoor@coj.net](mailto:RDefoor@coj.net)>, "Hazouri, Thomas" <[THazouri@coj.net](mailto:THazouri@coj.net)>, "Carlucci, Matthew" <[MCarlucci@coj.net](mailto:MCarlucci@coj.net)>, "Salem, Ronald" <[RSalem@coj.net](mailto:RSalem@coj.net)>, "Newby, Samuel" <[SNewby@coj.net](mailto:SNewby@coj.net)>, "Pittman, JuCoby" <[JPittman@coj.net](mailto:JPittman@coj.net)>, "Danford, Joyce" <[JoyceMorgan@coj.net](mailto:JoyceMorgan@coj.net)>, "Becton, Daniel" <[DBecton@coj.net](mailto:DBecton@coj.net)>, "Freeman, Terrance" <[TFreeman@coj.net](mailto:TFreeman@coj.net)>, "Hodges, Lawsikia" <[LHodges@coj.net](mailto:LHodges@coj.net)>, "Boylan, Michael" <[MBoylan@coj.net](mailto:MBoylan@coj.net)>, "Taylor, Kim" <[KTAYLOR@coj.net](mailto:KTAYLOR@coj.net)>, "Pappas, John" <[PAPPAS@coj.net](mailto:PAPPAS@coj.net)>, Michael Corrigan <[mcorrigan@visitjacksonville.com](mailto:mcorrigan@visitjacksonville.com)>, "Boyer, Lori" <[BoyerL@coj.net](mailto:BoyerL@coj.net)>, "Mezini, Ina" <[RMezini@coj.net](mailto:RMezini@coj.net)>, "Crescimbeni, John" <[JRC@coj.net](mailto:JRC@coj.net)>, "Parola, Guy" <[GParola@coj.net](mailto:GParola@coj.net)>  
**Cc:** BRUCE A FOURAKER <[brucea\\_fouraker@bellsouth.net](mailto:brucea_fouraker@bellsouth.net)>  
**Subject:** BOND ISSUE FOR THE USE OF VISITOR DOLLARS FOR CITY TORUIST RELATED PROJECTS.docx Amendment to Ord. 2020-648

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.

Everyone,

This is a thought if the city wants to move forward with a series of projects in Downtown without creating major taxpayer objections.

This uses a fee added to Jacksonville's hotel and motel room charges. While the local Hospitality industry may object; our hotel and motel prices are generally the lowest of any major city in the state. The added flat fee should not drive away overnight stays.

This plan also takes some revenue from project related improvements such as Lot J parking garages, stadium parking garages, a convention center parking garage and a contribution of 30% of AGI from the convention complex's new hotel.

While the Jaguars would lose the Shipyards it allows a revenue source for Lot J that will not get the taxpayers up in arms.

While Jacobs Group does not get to finance the convention center and the city would own it outright; this plan would give Jacobs a 30 year management contract.

The Jaguars should be happy with stadium improvements that should keep the stadium up to date through 2050.

CM Dennis' planned ordinance to add \$41 million in CIP bonds for Northwest Jacksonville would be wrapped into the project list.

There would \$40 million for JTA as these projects would increase projected U2C ridership. There would be \$50 million in forgivable loans to bring new businesses into the Elbow District. A \$20 million grant for the new MOSH and a \$10 million grant for a new military park.

Finally, there would be just under \$10 million for reworking Market and Newnan Streets from the Riverwalk to Duval Street.

Note to City Officials; do not respond all to this email.

Thanks,

Bruce A Fouraker  
Mobile: 904-521-8026  
Email:

[brucea\\_fouraker@bellsouth.net](mailto:brucea_fouraker@bellsouth.net)

## Clements, Jeff

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**From:** Anne Davis <ad4574@gmail.com>  
**Sent:** Saturday, October 17, 2020 12:40 PM  
**To:** CCMEETING10272020  
**Subject:** Fwd: Ord #2019-317

**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 copied on this email and believe they needed to send to [cc10272020@coj.net](mailto:cc10272020@coj.net) as they are requesting it be read into the record of the October 20th LUZ meeting, so am forwarding for inclusion. Thank you, Anne Davis  
- Riverbrook at Glen Kernan

Begin forwarded message:

**From:** "Daniel John Kleinrock" <[djkrock4479@comcast.net](mailto:djkrock4479@comcast.net)>  
**Subject:** Re: Ord #2019-317  
**Date:** October 17, 2020 at 12:11:02 PM EDT  
**To:** "Len" <[len@lenministries.org](mailto:len@lenministries.org)>, "" <[caroladonofrio@gmail.com](mailto:caroladonofrio@gmail.com)>, "" <[rosemary@coj.net](mailto:rosemary@coj.net)>, "" <[airmusw@coj.net](mailto:airmusw@coj.net)>, "" <[parkergriffinj@gmail.com](mailto:parkergriffinj@gmail.com)>, "" <[mboylan@coj.net](mailto:mboylan@coj.net)>, "" <[ferraro@coj.net](mailto:ferraro@coj.net)>, "Bowman, Aaron" <[abowman@coj.net](mailto:abowman@coj.net)>, "" <[rgaffney@coj.net](mailto:rgaffney@coj.net)>, "" <[randywhite@coj.net](mailto:randywhite@coj.net)>, "" <[rdiamond@coj.net](mailto:rdiamond@coj.net)>, "" <[tfreeman@coj.net](mailto:tfreeman@coj.net)>, "" <[joycemorgan@coj.net](mailto:joycemorgan@coj.net)>, "" <[swilson@coj.net](mailto:swilson@coj.net)>, "" <[lcumber@coj.net](mailto:lcumber@coj.net)>, "" <[jpittman@coj.net](mailto:jpittman@coj.net)>, "" <[garrettd@coj.net](mailto:garrettd@coj.net)>, "" <[bpjackson@coj.net](mailto:bpjackson@coj.net)>, "Jax City Council - District 11 Community Outreach" <[dbecton@coj.net](mailto:dbecton@coj.net)>, "DeFoor, Randle" <[rdefoor@coj.net](mailto:rdefoor@coj.net)>, "" <[rsalem@coj.net](mailto:rsalem@coj.net)>, "" <[thazouri@coj.net](mailto:thazouri@coj.net)>, "Carlucci, Matthew" <[mcarlucci@coj.net](mailto:mcarlucci@coj.net)>, "" <[snewby@coj.net](mailto:snewby@coj.net)>, "" <[fhuxford@coj.net](mailto:fhuxford@coj.net)>, "Santana, Laurie" <[lsantana@coj.net](mailto:lsantana@coj.net)>, "" <[joshua@pcgarrison.com](mailto:joshua@pcgarrison.com)>, "" <[dawn@mariettasand.com](mailto:dawn@mariettasand.com)>, "David Hacker" <[dhacker@csnflc.com](mailto:dhacker@csnflc.com)>, "" <[ma@adkisontowing.com](mailto:ma@adkisontowing.com)>, "" <[daniel@southernimpression.dev](mailto:daniel@southernimpression.dev)>, "" <[agmoldovan0@gmail.com](mailto:agmoldovan0@gmail.com)>, "" <[planningdistrict5@gmail.com](mailto:planningdistrict5@gmail.com)>, "" <[plancomporter@gmail.com](mailto:plancomporter@gmail.com)>, "" <[pmacer@coj.net](mailto:pmacer@coj.net)>, "" <[matthew.schellhorn@navy.mil](mailto:matthew.schellhorn@navy.mil)>, "" <[gallupw@duvalschools.org](mailto:gallupw@duvalschools.org)>, "" <[rochelle.seiler@gmail.com](mailto:rochelle.seiler@gmail.com)>, "" <[melishapiro@yahoo.com](mailto:melishapiro@yahoo.com)>, "" <[esimon01@juno.com](mailto:esimon01@juno.com)>, "alan stratton" <[alanjstratton@gmail.com](mailto:alanjstratton@gmail.com)>, "" <[gailstuck@yahoo.com](mailto:gailstuck@yahoo.com)>, "" <[katherinehthames@gmail.com](mailto:katherinehthames@gmail.com)>, "" <[quackenbush1020@gmail.com](mailto:quackenbush1020@gmail.com)>, "" <[jlw650i@gmail.com](mailto:jlw650i@gmail.com)>, "" <[bquack@gmail.com](mailto:bquack@gmail.com)>, "" <[louwillett@outlook.com](mailto:louwillett@outlook.com)>, "" <[mwill10346@outlook.com](mailto:mwill10346@outlook.com)>, "" <[young.marlene7@gmail.com](mailto:young.marlene7@gmail.com)>  
**Cc:** "Anne Davis" <[ad4574@gmail.com](mailto:ad4574@gmail.com)>, "s\_ervin" <[s\\_ervin@bellsouth.net](mailto:s_ervin@bellsouth.net)>, "Marcie Turner" <[marcieturner2000@yahoo.com](mailto:marcieturner2000@yahoo.com)>, "Sherri Marks" <[samarks01@hotmail.com](mailto:samarks01@hotmail.com)>, "MITCHELL GRANAT" <[mag50@comcast.net](mailto:mag50@comcast.net)>, "maajoy66" <[maajoy66@bellsouth.net](mailto:maajoy66@bellsouth.net)>, "" <[anna202358@hotmail.com](mailto:anna202358@hotmail.com)>, "Ginger Ayer" <[ayer9829@bellsouth.net](mailto:ayer9829@bellsouth.net)>, "" <[bbavishi@hotmail.com](mailto:bbavishi@hotmail.com)>, "" <[park.beeler@yahoo.com](mailto:park.beeler@yahoo.com)>, "" <[riverbrookbod@gmail.com](mailto:riverbrookbod@gmail.com)>, "" <[cindybrannon2@gmail.com](mailto:cindybrannon2@gmail.com)>, "" <[tom@tcbrannon.com](mailto:tom@tcbrannon.com)>, "Kathy Burns" <[kathleen\\_burns@comcast.net](mailto:kathleen_burns@comcast.net)>, ""

<[jimbo19@bellsouth.net](mailto:jimbo19@bellsouth.net)>, "Larryou" <[lld4574@gmail.com](mailto:lld4574@gmail.com)>, "" <[mef1331@aol.com](mailto:mef1331@aol.com)>, "" <[harborone@bellsouth.net](mailto:harborone@bellsouth.net)>, "" <[drvangayton@gmail.com](mailto:drvangayton@gmail.com)>, "Suzanne Godwin" <[drsuzi@me.com](mailto:drsuzi@me.com)>, "Klaus" <[klah9@aol.com](mailto:klah9@aol.com)>, "" <[rkenneley@gmail.com](mailto:rkenneley@gmail.com)>, "" <[fhsmjk@gmail.com](mailto:fhsmjk@gmail.com)>, "" <[elahaise@yahoo.com](mailto:elahaise@yahoo.com)>, "" <[saranandylosch@yahoo.com](mailto:saranandylosch@yahoo.com)>, "Ronnie McCain" <[rmccain@rmccain.com](mailto:rmccain@rmccain.com)>, "" <[jeannemccormick13@gmail.com](mailto:jeannemccormick13@gmail.com)>, "" <[erniemedina@aol.com](mailto:erniemedina@aol.com)>, "" <[mich997@att.net](mailto:mich997@att.net)>, "Debby Morton" <[minnieone34@hotmail.com](mailto:minnieone34@hotmail.com)>, "Jim Morton" <[jmorton@hotmail.com](mailto:jmorton@hotmail.com)>, "" <[mdmullaney@aol.com](mailto:mdmullaney@aol.com)>, "Sue Mullaney" <[ssmullaney@comcast.net](mailto:ssmullaney@comcast.net)>, "Wenn" <[wennkids@aol.com](mailto:wennkids@aol.com)>, "" <[jonofry@bellsouth.net](mailto:jonofry@bellsouth.net)>, "" <[cdfrench0804@gmail.com](mailto:cdfrench0804@gmail.com)>, "" <[tomscaif07@comcast.net](mailto:tomscaif07@comcast.net)>, "" <[daseiler@gmail.com](mailto:daseiler@gmail.com)>

My name is Daniel John Kleinrock and I live at 13784 Alesbury Court, Jacksonville, FL 32224. I am writing you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

Traffic is already at a dangerous tipping point on Hodges Boulevard, especially in the immediate area of the JTB. More development means more congestion, more accidents and delays to essential emergency services. Traffic studies show that Hodges Boulevard is already well past 100% capacity, and thus dangerous to all life forms.

Hodges Boulevard at JTB is primarily a residential area. Additional housing, apartments, dormitories or hotels are redundant and unnecessary. There are already abundant apartment complexes in the area, up and down JTB literally begging people to come in and lease.

Allowing dormitory and suite-style student housing will compound the traffic issue further. As evidenced by recent man-made events, education is swiftly moving offsite to remote learning, thanks in no small part to Governor DeSantis' inability to comprehend the scientific method in the midst of a pandemic.

The language in this proposal is too broad, and allows for development that degrades the safety of the neighborhoods in the area. Increasing population density and commercial development in an area already at traffic and population capacity seems to correlate to an increase in dangerous criminal activity, as evidenced by the recent shootings and high speed chases on Kernan Boulevard.

Proponents of this proposal maintain that this area has been zoned commercial for years. That being the case, their ship has sailed, since residential development and traffic capacity has hit "TILT" in the ensuing years. What was once the case is no longer the case.

Maintaining that prospective homeowners in the Hodges neighborhoods, "should have checked on this before making their purchase," constitutes a legal and political arrogance typical of those in power serving their wealthy patrons. Did any politician or attorney think to protect potential buyers by having the developers selling homes in the Hodges neighborhoods inform these folks about that zoning? Of course not!

The ordinance is incompatible with the privacy, safety, preservation, protection and welfare of the people in the surrounding communities. I am requesting you vote against this ordinance as submitted.



Thank you for your attention to this matter.

Daniel and Kim Kleinrock

On 10/17/2020 11:32:20 AM, Len <[len@lenministries.org](mailto:len@lenministries.org)> wrote:

Dear Sir/Madam,

My name is Len Showalter and I live at 13856 Danforth Dr So, Jacksonville, FL 32224. I am writing you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

My concerns are with:

- Institutional uses allowing for vertical integration of *Residential and Institutional* uses beyond 60 feet.
- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet. In addition to allowing for Property Storage Facilities, on-site and off-site sale of alcoholic beverages, Bars, and Clubs.
- Accessory uses and structures permitting Laundromats.
- **Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have are already over capacity according to recent traffic studies. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons, and the adjacent traffic.**
- Escalating and environmental impacts associated with increased stress and higher densities related to the overbuilding potential with all of the new construction already in progress on the JTB corridor.
- Drainage problems and what happens with the current retention ponds.

The concerns listed above *are not* compatible and are relevant to the privacy, safety, preservation, protection and welfare of the surrounding communities. I am requesting you vote against the rezoning of this piece of land as submitted.

Thank you for your attention to this matter.



Respectfully,

Len Showalter

---



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[www.avast.com](http://www.avast.com)

*Len*

## Clements, Jeff

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**From:** Anne Davis <ad4574@gmail.com>  
**Sent:** Saturday, October 17, 2020 11:50 AM  
**To:** CCMEETING10272020  
**Subject:** Fwd: Ord #2019-317

**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 copied on this email and believe he needed to send to [cc10272020@coj.net](mailto:cc10272020@coj.net) as he is requesting it be read into the record of the October 20th LUZ meeting, so am forwarding for inclusion. Thank you, Anne Davis - Riverbrook at Glen Kernan

Begin forwarded message:

**From:** "Len" <[len@lenministries.org](mailto:len@lenministries.org)>

**Subject:** Ord #2019-317

**Date:** October 17, 2020 at 11:31:37 AM EDT

**To:** <[caroladonofrio@gmail.com](mailto:caroladonofrio@gmail.com)>, <[rosemary@coj.net](mailto:rosemary@coj.net)>, <[airmusw@coj.net](mailto:airmusw@coj.net)>, <[parkergriffinj@gmail.com](mailto:parkergriffinj@gmail.com)>, <[MBoylan@coj.net](mailto:MBoylan@coj.net)>, <[Ferraro@coj.net](mailto:Ferraro@coj.net)>, <[ABowman@coj.net](mailto:ABowman@coj.net)>, <[RGaffney@coj.net](mailto:RGaffney@coj.net)>, <[RandyWhite@coj.net](mailto:RandyWhite@coj.net)>, <[RDiamond@coj.net](mailto:RDiamond@coj.net)>, <[TFreeman@coj.net](mailto:TFreeman@coj.net)>, <[JoyceMorgan@coj.net](mailto:JoyceMorgan@coj.net)>, <[Ferraro@coj.net](mailto:Ferraro@coj.net)>, <[ABowman@coj.net](mailto:ABowman@coj.net)>, <[SWilson@coj.net](mailto:SWilson@coj.net)>, <[LCumber@coj.net](mailto:LCumber@coj.net)>, <[MBoylan@coj.net](mailto:MBoylan@coj.net)>, <[RGaffney@coj.net](mailto:RGaffney@coj.net)>, <[JPittman@coj.net](mailto:JPittman@coj.net)>, <[GarrettD@coj.net](mailto:GarrettD@coj.net)>, <[BPJackson@coj.net](mailto:BPJackson@coj.net)>, <[DBecton@coj.net](mailto:DBecton@coj.net)>, <[RandyWhite@coj.net](mailto:RandyWhite@coj.net)>, <[RDiamond@coj.net](mailto:RDiamond@coj.net)>, <[RDeFoor@coj.net](mailto:RDeFoor@coj.net)>, <[TFreeman@coj.net](mailto:TFreeman@coj.net)>, <[RSalem@coj.net](mailto:RSalem@coj.net)>, <[THazouri@coj.net](mailto:THazouri@coj.net)>, <[MCarlucci@coj.net](mailto:MCarlucci@coj.net)>, <[SNewby@coj.net](mailto:SNewby@coj.net)>, <[fuxford@coj.net](mailto:fuxford@coj.net)>, <[lsantana@coj.net](mailto:lsantana@coj.net)>, <[joshua@pcgarrison.com](mailto:joshua@pcgarrison.com)>, <[dawn@mariettasand.com](mailto:dawn@mariettasand.com)>, <[dhacker@csnfflc.com](mailto:dhacker@csnfflc.com)>, <[ma@adkisontowing.com](mailto:ma@adkisontowing.com)>, <[daniel@southernimpression.dev](mailto:daniel@southernimpression.dev)>, <[Agmoldovan0@gmail.com](mailto:Agmoldovan0@gmail.com)>, <[Planningdistrict5@gmail.com](mailto:Planningdistrict5@gmail.com)>, <[plancomporter@gmail.com](mailto:plancomporter@gmail.com)>, <[PMacer@coj.net](mailto:PMacer@coj.net)>, <[fuxford@coj.net](mailto:fuxford@coj.net)>, <[lsantana@coj.net](mailto:lsantana@coj.net)>, <[matthew.schellhorn@navy.mil](mailto:matthew.schellhorn@navy.mil)>, <[gallupw@duvalschools.org](mailto:gallupw@duvalschools.org)>, <[rochelle.seiler@gmail.com](mailto:rochelle.seiler@gmail.com)>, <[melishapiro@yahoo.com](mailto:melishapiro@yahoo.com)>, <[esimon01@juno.com](mailto:esimon01@juno.com)>, <[alanjstratton@gmail.com](mailto:alanjstratton@gmail.com)>, <[gailstuck@yahoo.com](mailto:gailstuck@yahoo.com)>, <[katherinehthames@gmail.com](mailto:katherinehthames@gmail.com)>, <[quackenbush1020@gmail.com](mailto:quackenbush1020@gmail.com)>, <[jlw650i@gmail.com](mailto:jlw650i@gmail.com)>, <[bquack@gmail.com](mailto:bquack@gmail.com)>, <[louwillett@outlook.com](mailto:louwillett@outlook.com)>, <[mwill10346@outlook.com](mailto:mwill10346@outlook.com)>, <[young.marlene7@gmail.com](mailto:young.marlene7@gmail.com)>

**Cc:** <[ad4574@gmail.com](mailto:ad4574@gmail.com)>, <[s\\_ervin@bellsouth.net](mailto:s_ervin@bellsouth.net)>, <[marcieturner2000@yahoo.com](mailto:marcieturner2000@yahoo.com)>, <[samarks01@hotmail.com](mailto:samarks01@hotmail.com)>, <[mag50@comcast.net](mailto:mag50@comcast.net)>, <[maajoy66@bellsouth.net](mailto:maajoy66@bellsouth.net)>, <[anna202358@hotmail.com](mailto:anna202358@hotmail.com)>, <[ayer9829@bellsouth.net](mailto:ayer9829@bellsouth.net)>, <[bbavishi@hotmail.com](mailto:bbavishi@hotmail.com)>, <[park.beeler@yahoo.com](mailto:park.beeler@yahoo.com)>, <[riverbrookbod@gmail.com](mailto:riverbrookbod@gmail.com)>, <[cindybrannon2@gmail.com](mailto:cindybrannon2@gmail.com)>, <[tom@tcbrannon.com](mailto:tom@tcbrannon.com)>, <[kathleen\\_burns@comcast.net](mailto:kathleen_burns@comcast.net)>, <[jimbo19@bellsouth.net](mailto:jimbo19@bellsouth.net)>, <[ad4574@gmail.com](mailto:ad4574@gmail.com)>, <[lld4574@gmail.com](mailto:lld4574@gmail.com)>, <[lld4574@gmail.com](mailto:lld4574@gmail.com)>, <[s\\_ervin@bellsouth.net](mailto:s_ervin@bellsouth.net)>, <[mef1331@aol.com](mailto:mef1331@aol.com)>, <[harborone@bellsouth.net](mailto:harborone@bellsouth.net)>, <[drvangayton@gmail.com](mailto:drvangayton@gmail.com)>, <[drsuzi@me.com](mailto:drsuzi@me.com)>, <[mag50@comcast.net](mailto:mag50@comcast.net)>, <[klah9@aol.com](mailto:klah9@aol.com)>, <[rkenneley@gmail.com](mailto:rkenneley@gmail.com)>, <[fhsmjk@gmail.com](mailto:fhsmjk@gmail.com)>, <[djkrock4479@comcast.net](mailto:djkrock4479@comcast.net)>, <[elahaise@yahoo.com](mailto:elahaise@yahoo.com)>, <[saranandylosch@yahoo.com](mailto:saranandylosch@yahoo.com)>, <[samarks01@hotmail.com](mailto:samarks01@hotmail.com)>, <[rmccain@rmccain.com](mailto:rmccain@rmccain.com)>, <[jeannemccormick13@gmail.com](mailto:jeannemccormick13@gmail.com)>

<[erniemedina@aol.com](mailto:erniemedina@aol.com)>, <[mich997@att.net](mailto:mich997@att.net)>, <[minnieone34@hotmail.com](mailto:minnieone34@hotmail.com)>, <[jsmorton@hotmail.com](mailto:jsmorton@hotmail.com)>, <[mdmullaney@aol.com](mailto:mdmullaney@aol.com)>, <[ssmullaney@comcast.net](mailto:ssmullaney@comcast.net)>, <[wennkids@aol.com](mailto:wennkids@aol.com)>, <[jonofry@bellsouth.net](mailto:jonofry@bellsouth.net)>, <[cdfrench0804@gmail.com](mailto:cdfrench0804@gmail.com)>, <[tomscaif07@comcast.net](mailto:tomscaif07@comcast.net)>, <[daseiler@gmail.com](mailto:daseiler@gmail.com)>

Dear Sir/Madam,

My name is Len Showalter and I live at 13856 Danforth Dr So, Jacksonville, FL 32224. I am writing you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

My concerns are with:

- Institutional uses allowing for vertical integration of Residential and Institutional uses beyond 60 feet.
- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet. In addition to allowing for Property Storage Facilities, on-site and off-site sale of alcoholic beverages, Bars, and Clubs.
- Accessory uses and structures permitting Laundromats.
- Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have are already over capacity according to recent traffic studies. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons, and the adjacent traffic.
- Escalating and environmental impacts associated with increased stress and higher densities related to the overbuilding potential with all of the new construction already in progress on the JTB corridor.
- Drainage problems and what happens with the current retention ponds.

The concerns listed above are not compatible and are relevant to the privacy, safety, preservation, protection and welfare of the surrounding communities. I am requesting you vote against the rezoning of this piece of land as submitted.

Thank you for your attention to this matter.



Respectfully,

Len Showalter

## Clements, Jeff

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**From:** Daniel John Kleinrock <djkrock4479@comcast.net>  
**Sent:** Saturday, October 17, 2020 10:28 AM  
**To:** CCMEETING10272020  
**Subject:** Opposition to Ordinance #2019-317

**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 Daniel John Kleinrock and I live at 13784 Alesbury Court, Jacksonville, FL 32224. I am writing you about Ordinance #2019-317 and request that this letter be read at the upcoming LUZ meeting on Oct 20, 2020 with my opposition on record.

Traffic is already at a dangerous tipping point on Hodges Boulevard, especially in the immediate area of the JTB. More development means more congestion, more accidents and delays to essential emergency services. Traffic studies show that Hodges Boulevard is already well past 100% capacity, and thus dangerous to all life forms.

Hodges Boulevard at JTB is primarily a residential area. Additional housing, apartments, dormitories or hotels are redundant and unnecessary. There are already abundant apartment complexes in the area, up and down JTB literally begging people to come in and lease.

Allowing dormitory and suite-style student housing will compound the traffic issue further. As evidenced by recent man-made events, education is swiftly moving offsite to remote learning, thanks in no small part to Governor DeSantis' inability to comprehend the scientific method in the midst of a pandemic.

The language in this proposal is too broad, and allows for development that degrades the safety of the neighborhoods in the area. Increasing population density and commercial development in an area already at traffic and population capacity seems to correlate to an increase in dangerous criminal activity, as evidenced by the recent shootings and high speed chases on Kernan Boulevard.

Proponents of this proposal maintain that this area has been zoned commercial for years. That being the case, their ship has sailed, since residential development and traffic capacity has hit "TILT" in the ensuing years. What was once the case is no longer the case.

Maintaining that prospective homeowners in the Hodges neighborhoods, "should have checked on this before making their purchase," constitutes a legal and political arrogance typical of those in power serving their wealthy patrons. Did any politician or attorney think to protect potential buyers by having the developers selling homes in the Hodges neighborhoods inform these folks about that zoning? Of course not!

The ordinance is incompatible with the privacy, safety, preservation, protection and welfare of the people in the surrounding communities. I am requesting you vote against this ordinance as submitted.

Thank you for your attention to this matter.



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[www.avast.com](http://www.avast.com)

**Clements, Jeff**

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**From:** Ryan Jowers <ryanjowers@aol.com>  
**Sent:** Friday, October 16, 2020 7:55 PM  
**To:** CCMEETING10272020  
**Subject:** Fwd: Hodges Blvd Ordinance  
**Attachments:** NOTSET[Untitled]NOTSET.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.

Good evening Council,

Please see, read, and listen to the following concerns we/homeowners have in accordance to this Ordinance. I emphatically decline this proposal and hope you hear our voices/emails, and concerns.

Ryan

**Clements, Jeff**

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**From:** Fred Rounsaville <capt.frounsaville@gmail.com>  
**Sent:** Friday, October 16, 2020 3:08 PM  
**To:** CCMEETING10272020  
**Subject:** Fwd: Rezoning application 2019-13  
**Attachments:** RLD 90 letter al ferraro.docx; JEA Gately.jpg; 12473 Gately Oaks Lane East.jpg

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

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

From: **Fred Rounsaville** <[capt.frounsaville@gmail.com](mailto:capt.frounsaville@gmail.com)>  
Date: Wed, Oct 14, 2020 at 8:26 PM  
Subject: Rezoning application 2019-13  
To: <[aferraro@coj.net](mailto:aferraro@coj.net)>

Please find attached my letter regarding rezoning application 2019-13.

--

Capt Fred Rounsaville  
904-377-8438  
[www.nfloutfitters.com](http://www.nfloutfitters.com)  
<https://www.facebook.com/NFIOutfitters/>  
[https://www.instagram.com/capt\\_fredrounsaville](https://www.instagram.com/capt_fredrounsaville)  
<https://twitter.com/redfishfred>  
<https://www.linkedin.com/in/fred-rounsaville>

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Capt Fred Rounsaville  
904-377-8438  
[www.nfloutfitters.com](http://www.nfloutfitters.com)  
<https://www.facebook.com/NFIOutfitters/>  
[https://www.instagram.com/capt\\_fredrounsaville](https://www.instagram.com/capt_fredrounsaville)  
<https://twitter.com/redfishfred>  
<https://www.linkedin.com/in/fred-rounsaville>



## Clements, Jeff

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**From:** Krista E. Burby <KBurby@drivermcafee.com>  
**Sent:** Friday, October 16, 2020 1:07 PM  
**To:** CCMEETING10272020  
**Cc:** Steve Diebenow  
**Subject:** Speaker for October 19 and 20 NCSPHS and Finance Committee Meetings - 2020-0587 (Phoenix Products)

**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 Steve Diebenow will be available for questions only on behalf of the applicant for 2020-0587 at Monday's NCSPHS and Tuesday's Finance Committee meetings.

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](mailto:kburby@drivermcafee.com)

This e-mail is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately by telephone and return the original e-mail to us at the listed e-mail address. Thank you.

## Clements, Jeff

---

**From:** Krista E. Burby <KBurby@drivermcafee.com>  
**Sent:** Friday, October 16, 2020 12:55 PM  
**To:** CCMEETING10272020  
**Cc:** Cyndy K. Trimmer  
**Subject:** Speaker for October 20, 2020 LUZ Meeting - 2020-0549 (Auth/12664 Flynn Road)

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

Good afternoon,

Please allow this email to serve as notice that Cyndy Trimmer will speak on behalf of the applicant for 2020-0549 at Tuesday'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 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:** Sherri Marks <samarks01@hotmail.com>  
**Sent:** Friday, October 16, 2020 7:19 AM  
**To:** CCMEETING10272020  
**Subject:** Ord 2019-0317

**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 HAVE THIS EMAIL READ INTO THE RECORD AT THE October 20, 2020 LUZ meeting.

My name is Sherri Marks and I live at 4678 Kernan Mill Lane E. I am writing to you about Ordinance #2019-317. I have lived in Jacksonville for 6 years. With my job I have had the unpleasant experience of driving on Hodges, Kernan, and Beach Boulevard during various times of the day. The congestion on these streets is unmanageable. With daily numbers of well over 100 moving into the Jacksonville area, we cannot afford any more missteps in further developing these over-developed areas in the Southside area. Please note I am not against development but there are certain elements that, while allowable under the proposed rezoning, would be detrimental to surrounding communities and would not serve a legitimate public purpose and would not be compatible with the surrounding neighborhoods off the Glen Kernan Parkway.

My concerns are with:

- Retail/Commercial uses allowing Hotels and Office Buildings up to 75 feet.
- Safety and Traffic increasing with commuters on Hodges Blvd, Glen Kernan Pkwy, and JTB. Traffic studies on Hodges Blvd have already over capacity according to recent traffic studies. Additionally, traffic impacts essential and emergency services having only one short lane for shared entry and egress for the four neighboring subdivisions and not including passage from and to the business parks, their patrons and the adjacent traffic.
- Escalating and environmental impacts associated with increased stress and higher densities related to the overbuilding potential with all the new construction already in progress on the JTB corridor.
- Drainage problems and what happens with the current retention ponds.
- Noise and impacts on quality of life
- Lack of information about the height of the berm shown on Page 2 of exhibit 4. And concerns about adequate buffer areas, as well as runoff into the wetlands and possible increased likelihood of flooding given the amount of pavement that will eventually be added

The concerns listed above *are not* compatible and are not relevant to the privacy, safety, preservation, protection, and welfare of the surrounding communities. I am requesting if the PUD is not denied, at least please consider adding restrictions so that the new development is an asset, rather than a liability to the neighborhood and the city.

Thank you for your attention to this matter.

Respectfully,



## Clements, Jeff

---

**From:** Jessica Hayden <hayden.jessica@gmail.com>  
**Sent:** Friday, October 16, 2020 7:18 AM  
**To:** CCMEETING10272020  
**Subject:** Fwd: Concerns for Hodges & JTB

**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 have this email read into the record at the Oct 20, 2020 LUZ meeting.

Dear Committee:

My name is Jessica Hayden and I live at Windsor Parke at 13703 Richmond Park Drive N #2906. I am writing to you about Ordinance #2019-317.

My concerns with this proposal are the zoning permitted for institutional uses such as dormitory and suite-style student housing. It is widely discussed (on the Next Door app) that there have been increased safety concerns all along Hodges Boulevard. There has been increased crime including cars being stolen and home robbery as well as suspicious activity, drug use and abundant panhandling at Beaches/Hodges intersection. Many speculate that this is also a reflection of the Kernan District suite-style housing, and tendency toward poor management in this kind of facility, that has brought increased crime and an alarming number of shootings over the last year. These are safety concerns from the north of our community and now with the possibility of this additional same type of suite-style housing will create an increasingly unsafe environment from the south end of Hodges Boulevard as well. I humbly ask that you please exclude this housing style from the permitted use for concern of safety and welfare of our surrounding communities. I also have additional concerns with regard to safety and traffic increasing with commuters. I am requesting you vote against the rezoning of this piece of land as it is submitted. Thank you for your time and consideration for my concern.

Sincerely,

Jessica Hayden  
Windsor Parke Resident @ Bishops Ct  
13703 Richmond Park Drive N, #2906  
Jacksonville, FL 32224

--

Jess Hayden  
917-994-1804  
@nycyathere

**Clements, Jeff**

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**From:** Kayli Williams <williamskayli23@gmail.com>  
**Sent:** Friday, October 16, 2020 6:03 AM  
**To:** CCMEETING10272020  
**Subject:** Recycling and garbage issue

**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.

So I am a 25 year old, paraplegic female. Who uses most of her time, literally in therapy. I wheelchair to therapy/ anywhere I can/ need to go. With that being said, I'm out on the side walks/ PUBLIC PARKS/AREAS And that's seriously so gross.. that's where your children go to play. Our society's youth. And not only are we currently trashing them OUR earth. Were not taking care of it for the future. Like right off the bat, the government should be doing this WITH THE TAXES WE PAID ALREADY. And I .think adding more recycling containers would honestly make a ton difference. I just feel like there is so much more that the city of Jacksonville, the city I was born and raised in, could be doing. And I would love to talk to whomever would like to assist me, and our future residents, with this aspiration.

## Clements, Jeff

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**From:** Diane Hess <kahlua87@gmail.com>  
**Sent:** Thursday, October 15, 2020 9:05 PM  
**To:** CCMEETING10272020  
**Subject:** Fwd: Ordinance 2019-317

**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 have lived in the Riverbrook Community for more than 25 years. The sales representative for the developer informed me as well as my initial neighbors at the time, prior to the purchase of our homes, that the area referred to in the ordinance that borders Hodges would be developed and that it would be for commercial use. I was informed that they expected a "big box store" would be built as well as other store units. We purchased with that understanding. There was never mention of further housing. As a person who works in the medical field I would not have chosen to buy in a development that would compound my travel and response time in emergency situations. Now that I have aged here, I am still part of that emergency response team and an individual who feels jeopardized in regard to my own health and well being due to the reckless disregard for what I was lead to believe in the original agreement.

Please have this email read into the record at the October 20,2020 LUZ meeting.

Respectfully,  
Diane Hess  
12913 Deep River Way, Jacksonville, FL 32224

**Clements, Jeff**

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**From:** Susan Aertker <susaninflorida@gmail.com>  
**Sent:** Thursday, October 15, 2020 3:56 PM  
**To:** CCMEETING10272020  
**Subject:** 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.

Please read my questions concerning the email I received from Ron Salem (screen shots below).

How are you going to guarantee this claim about minority employment? Why does the developer need our tax money if they plan to give part of it away to charities? Where will the projected \$100 million revenue for the city come from? Is it guaranteed? Exactly how much taxpayer money is being given to the developers? Are they getting any property tax exemptions? If yes, how will that hurt funding for the public schools?

Thanks,  
Susan Aertker  
32257

>  
> Ron Salem sent the below to me.  
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# LOT J DEVELOPMENT ECONOMIC & COMMUNITY BENEFITS

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## Clements, Jeff

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**From:** Susan Aertker <susaninflorida@gmail.com>  
**Sent:** Thursday, October 15, 2020 3:51 PM  
**To:** CCMEETING10272020  
**Subject:** Townhall meeting tonight

**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.

Shouldn't the city share in the profits along with the investors if we're taking a substantial risk? Is Kahn giving any personal guarantees for the loans?

Quotes from an article:

Khan, who successfully convinced the city to absorb the bulk of the development risk, will make money. And if this project is like its sister developments in other cities, it's unlikely to yield much of a direct return on investment for taxpayers

The City Council should perform a thorough examination of the proposal. The City Council Auditor's Office should evaluate the public-private partnerships of these other Cordish projects and compare them to the Jacksonville proposal. Unfortunately, Jacksonville has been disappointed too often on major Downtown projects. Members of City Council need to make sure that the taxpayers are protected in case problems arise. A wise axiom comes to mind: Hope for the best and prepare for the worst.

Thank you,  
Susan Aertker  
Zip: 32257

## Clements, Jeff

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**From:** gdukes40@comcast.net  
**Sent:** Thursday, October 15, 2020 1:55 PM  
**To:** CCMEETING10272020  
**Subject:** Rezoning application 2019-0013 Quinlan  
**Attachments:** 12473 Gately Oaks Lane East.jpg; JEA.jpg; Planning Commission Report.jpg; Proposed Road.jpg

**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 LUZ members,

This letter is to give you a broader picture of what is going on with **2019-0013** and why so many people are fighting for it to be denied and that it ***should be denied*** due to the lack of JEA water/sewage access. In fact, the Report of the Planning and Development Department, on page 3 paragraph 1, states “according to the legal description provided with the application it does not appear that the property has contiguous lands to make the connection (JEA) and therefore, the rezoning is not consistent with the LDR land use category (RLD-90)” (see attached and item #2 & #6 below).

1. The applicant purchased the subject property knowing it was virtually landlocked except for the private, single lane, dirt road which is Quinlan Rd E. In 2009, he was successful in obtaining City approval to construct a small subdivision of (13) 1 acre lots using Quinlan Road East as access. Those proposed 1 acre lots conformed to the Quinlan community adjoining the west and north sides, as their lots are zoned RR Acre and vary from ½ acre, 1 and 2+ acres. A couple of years ago, he went under contract with Ft Caroline Development Corp (FCDC) to purchase the subject property from him, provided that the Applicant succeeds in rezoning it to RLD-90. However, the only way rezoning is of value to FCDC is if an access point other than Quinlan Road E is found and obtained. This is where 12473 Gately Oaks Lane East comes into play.
2. 12473 Gately Oaks Lane East (see photo) was surreptitiously acquired by for FCDC, in 2018, with intent of using that property as an access point to the subject property. This scheme would be made possible by demolishing the existing 300k+ home and constructing a street and utilities in its place. However, that home is protected under Gately Oaks Unit 4 Covenant and Restrictions where it is very clear that any lot may ***only*** be used for a single-family residential home. Curbing, drainage, etc. may not be modified either. The applicant’s attorney, Mr. Harden, is claiming in court that FCDC has “Developer rights” in Gately Oaks Unit 4. However, this is absolutely not true. FCDC did develop Gately Oaks Unit 4 back in 2000. The neighborhood was built out and in 2001 the neighborhood and HOA was turned over to the residents. FCDC was not seen nor heard from again. In fact, they ceased to exist as a company between 2007 and Jan 2018 where they then reinstated themselves as a



business. That is approx. 10 years of non-existence. For all of these reasons, in no way, do they have “Developer rights” in Gately Oaks Unit 4.

3. Gately Oaks Unit 4, in all intents and purposes, is a cul-de-sac. We are small, wooded and quiet. This is what we bought. Homes on Gately Oaks Lane East, that border the subject property, were marketed to us back in 2000 as homes on a “wooded preserve”. This property was landlocked except for access via Quinan Road East. We were aware that it was zoned Rural Residential but were told that it could never be built on. This was acceptable to us, and we made home purchases accordingly. To the south and east of our neighborhood are waterways, to the west Gately 1-3 and to the north, our beloved “wooded preserve”. For these homes, on Gately Oaks Lane East, most of the windows are on the backside facing the preserve. We have been enjoying a measure of privacy for the past 20 years that will be completely lost with RLD-90 development of the subject property.
4. Even though many homes in the area are RLD-90, the proposed use of the rezoning is to make lots 90 x 110 which is smaller than the existing and abutting 90 x 120 lots in the Gately Oaks subdivision. With required setbacks, that would put most of the new homes literally 10 feet off their respective rear lot line. For all homeowners that live on Gately Oaks Lane East, this is a massive intrusion. Imagine a 2-story home, 10 ft off of your rear lot line! The enjoyment of your home and possibly the value would plummet.
5. The rezoning application put forth by Mr. Harden is being put forth as a **CONDITIONAL** request. This means for rezoning to be approved, certain conditions must be met. Obviously, the only condition is access. Currently, this access described above does not exist and should definitely not be allowed by the City because it is inappropriate, intrusive and contrived. It places an unforeseen burden on the Gately Oaks neighborhood, violates the Recorded Plat upon which the current homeowners relied when they purchased their homes and its legality is currently being deliberated in Court. Moreover, the existing homes on either side of this contrived access would become corner lots, a circumstance never even conceived of by those two respective homeowners, and a clear violation of their property rights. However, if LUZ approves this rezoning and conditions are **NOT** met, there is a bigger mess at hand and great harm to the Quinlan community. It would allow almost double the current number of buildable homes, as there is now, to utilize the single lane Quinlan Road East.
6. The JEA Availability letter is from 2018 and lists the address as 12457 Gately Oaks Lane East which is another home entirely and owned by another resident. The house in the attached photo is 12473 Gately Oaks Lane East.

I have noted that Mr. Harden often deflects key points and only provides hints of the real case in public hearings. I have also heard him tell the Planning Commission and LUZ how to do their job and what their job is, numerous times. I trust that LUZ already knows their job. What we are asking is to please deny the rezoning application, just as you did in 2007, because there is no other viable, legal access other than Quinlan Road East.

Thank you for your time and consideration.

Sincerely,  
Glenys Dukes  
12481 Gately Oaks Lane East