



**OFFICE OF THE CITY COUNCIL**

**WILL LAHNEN**  
**COUNCIL MEMBER DISTRICT 3**  
**OFFICE (904) 255-5203**  
**FAX (904) 255-5230**

SUITE 425, CITY HALL  
117 WEST DUVAL STREET  
JACKSONVILLE, FLORIDA 32202  
E-MAIL: wlahnen@COJ.NET

**Noticed Meeting Council Member Lahren**  
**RE: Proposed Development in the area of San Pablo and JTB**  
**April 10, 2024**  
**Minutes**

**Location:** Residence Inn by Marriott Jacksonville-Mayo Clinic Area, 4905 San Pablo Rd S, Jacksonville, Fl 32224, in the Multipurpose Room.

**Attendance:** Council Member Will Lahren, City Planner Supervisor Bruce Lewis, Steve Diebenow DMH&D, Executive Council Assistant Carol Register, Executive Council Assistant Jamey Crozier, Executive Council Assistant Amber Lehman, Development Team- Ellis Lancaster, Matt Gamache and Civil Egn Shawn Frost. A full accounting of the 155 in attendance can be found on the sign-in sheet.

**Meeting Convened:** 6:02 p.m.

Council Member Will Lahren opened the meeting and welcomed the public.

He gave an introduction of the reason for the Noticed meeting, which was Organized by DMH&D. CM Lahren gave a quick overview of the application/Luz process and introduced Steve Diebenow of DMH&D.

Steve introduced his team of Ellis, Matt and Shawn.

Steve gave an overview of the proposed development and presented a PowerPoint on the Overview and tried to answer some of the questions posed by a few individuals that did not fill out speaker cards regarding Traffic, Landscape and Concrete concerns from Pablo Creek Preserve Residents.

Matt Gamache, with the DMH&D team reviewed the Environmental aspect of the proposed development. Entrances, Traffic Study and Zoning were discussed.

THE FULL PRESENTATION IS AVAILABLE as an attachment.

We received 7 speaker cards that are attached:

- 1) Craig Ivey: Pablo Creek Reserve Board Rep, Spoke in Opposition of the proposed 268 Lots on the 400 acres.

- 2) Larry Kurz: PCR Board Member, Spoke in opposition to the size of the development , methodology of a Traffic Study, and Height Restrictions.
- 3) John Faiella: Spoke in opposition representing 80 homeowners.
- 4) Dawn Barlow: Spoke in opposition of any development of the Allstate Property, citing Traffic and Safety concerns, and Spot rezoning.
- 5) Suzie Godwin: Glenn Kernan resident, spoke in Opposition due to many concerns.
- 6) Nadine Rubin: Spoke in Opposition to the proposed development.
- 7) Alex Jimenez: PCR resident spoke in Opposition due to Entrances, Traffic Issues and Growth concerns.

Mr Diebenow tried to answer or address each concern.

This stage of the meeting was opened for additional Q&A (No Speaker Cards filed).

22 individuals spoke out in opposition (For the full recording, see attached WAV file).

Mr Diebenow in closing stated he would take the comments back and try to incorporate them in any future plans.

CM Lahnen thanked everyone for their very important input and looks forward to working with the residents to address any concerns.

**Meeting Adjourned:** 7:46 p.m.

Minutes prepared by James Crozier, Executive Council Assistant to Council Member Will Lahnen. The following items were submitted for public record and can be accessed by contacting the Legislative Services:

20240410 Noticed Meeting CM Lahnen RE San Pablo and JTB Area Dev  
Minutes

20240410 Noticed Meeting CM Lahnen RE San Pablo Rd and JTB Area  
Development

20240410 Noticed Meeting AGENDA CM Lahnen RE San Pablo Rd and  
JTB Area Development

20240410 Noticed Meeting CM Lahnen RE San Pablo Rd and JTB Area  
Development Sign in Sheet

20240410 Noticed Meeting CM Lahnen RE San Pablo Rd and JTB Area  
Development Speaker Cards

20240410 Noticed Meeting CM Lahnen RE San Pablo Rd and JTB Area  
Development Audio Recording

20240410 The Pondry \_ Community Mtg No 2 – 20240410 (PowerPoint)

cc: Council Members and Staff  
Margaret “Peggy” Sidman, Director/Council Secretary  
Merriane Lahmeur, Chief, Legislative Services Division  
Teresa Eichner, Chief, Public Information Division  
Yvonne Mitchell, Chief, Administrative Services Division  
Jeff Clements, Chief, Research Division  
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