

# **Baymeadows Community Council**

Board of Directors Agenda

Dec 19, 2018

Call to Order and Determination of Quorum – Mary Land-Hughes

Review and Approval of Previous Meeting Minutes – Christie Dizzia

Information from the meeting with the FDOT, Danny Becton, Bob Porter, and John Joyce - Patrick Hale and Andy Land

Report from Terry Hull

Proposal from Rizzetta and Company

# Baymeadows Community Council

## Exhibit A – Email from Danny to BCC

Today, I had a meeting with FDOT regarding the Baymeadows Road Improvement Project. In that discussion, I was surprised to discover a fact that has gone misconstrued with confirmation of the facts thru the City's property records for which I will explain.

This issue involves the ownership of property on Baymeadows Circle West between Golfside Drive and Baymeadows Road. Years ago, the BCC bought property in this area. As a result, it was thought that the BCC owned both the "inbound" and "outbound" travel lanes of that roadway. This was due, I believe from the illustration below whereby the green lines are on both sides of the roadway highlighted in Yellow.

Unfortunately, this illustration is false and misleading! The truth to the matter is that the BCC purchase only includes the "inbound" lane of BCW as Bank of America per the image below owns the "outbound" lane of BCW..... in addition, both entities actually own half of the median as shown on the illustration too. This is all shown when you turn on the Visual Aerial, as the complete roadway image shows up. This information is important in that FDOT is trying to design their traffic light system for this intersection. They are trying to determine where the mast poles can be implemented which will likely encroach into private adjacent properties.

Unfortunately, there is not much Right-of-Way in which to work within, therefore, eminent domain will likely be necessary. Also, FDOT will require permits from DR Horton and Baymeadows Park for their new accesses onto BCW which could affect the number of travel lanes required. Possibly needing two outbound east turn lanes. Among many other things, there is the sign issue within that median.

How will this new information affect implementation of that idea? With these issues and more, we immediately determined that a follow up meeting with all stakeholders should be called. To that end, we have scheduled a meeting for Dec 12, 2018 at 9am at the FDOT offices on Stockton to readdress these issues and the solutions that possibly can impact one or more parties. Scheduled to be at this meeting will include: FDOT, Prosser Hallock (FDOT Engineers), City of Jacksonville & Traffic Engineer (including Mike Sands), DR Horton, Joyce Development Group and the BCC. Therefore, this is an invitation for a representative or two from BCC to attend in order to report back to the BCC Board of the information to be covered.

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### **Exhibit B – Email from Mary Land-Hughes to BCC**

I have shared a couple of emails with Brenda on this new development. We are sure the FDOT has done a title search and most likely these findings are true. Regarding the signage, we need to stick to our agreement that we are NOT going to make any decisions or sign any legal paperwork until we have a taxing district. We should have plenty of time, eminent domain takes at least a year from the time served ! I do think we should be represented at this meeting to get information, but, we would advise the other parties, we will need to consult with our attorney before we agree to anything.

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### **Exhibit C – Email from Bob Porter to The Lofts**

Horton intends to build entry signs into our individual neighborhoods in accordance with the attached design. At the intersection of Baymeadows Circle West and Baymeadows Road we hope to build the larger marquee style sign which is also shown in the attachment. Our intent would be to identify both Meadow Walk (my single-family project) and the Lofts, and we would hope that you will share in the construction cost with us. We would also add identification for the other residential areas or businesses at the request of the BCC. There are a couple concerns that will keep us from building the Marquee sign now.

First, we are designing improvements to Baymeadows Circle West which will probably include modification of the median where we hope to build the sign. Since the work will need approval of both the City and FDOT the permitting will take some time. We would not want to build the sign until the work is complete or at least close to completion. Secondly the right of way belongs partly to B of A and partly to the BCC. My plan is to build within the BCC section so that we do not need to try to work with the bank on the signage. At this point the BCC does not have liability insurance to protect the organization in case of any damages and does not have a funding source for the ongoing maintenance, electric for any lighting, irrigation and landscape maintenance, etc. Hopefully there will be a special taxing district in the near future which will cure that problem and maintain all of Baymeadows Circle East and West.

In the interim, we will both need signage to get traffic to our sites. We would like to work with you on temporary signage to go in the median. I am thinking of either a simple two sided painted plywood sign that we share or perhaps one each. In exchange for the BCC agreeing to allow the signs we would agree to take care of installation and maintenance and would hold the BCC harmless from and loss or damages that result from having the sign or signs in place. If that solution works for the lofts, please confirm and we will get in touch.