

Baymeadows Community Council
9/21/04 Meeting Agenda

Call to Order: Frank Morgan, President

Roll Call: Jeanne Moricle, Secretary

Minutes: Jeanne Moricle, Secretary

Address by John Frus, President of Better Baymeadows, Inc.

Committee Meetings

Committee Reports: R&D, Plan Coordination & Media

Environmental Outreach & Traffic Impact

Membership Outreach & Petition

Old Business: Contributions for Incorporation Expenses –
Frank Morgan

“Fighting for your Neighborhood” – Rick Butler

Town Council Meeting for Elder Affairs – Betty
Gurney

CPAC 9/27 Meeting – Cliff Johnson

Art Graham’s 10/27 Town Meeting – Cliff
Johnson

New Business:

Adjournment

Baymeadows Community Council
Minutes of the 9/21/04 meeting

The meeting was held at the Los Lagos clubhouse and began at 7:10 pm. Those present were:

Lakeside -	Margie Oakes
Las Casas -	Yvonne Giberson Linda Fleming
Linkside -	Rick Butler Jack Hale
Los Lagos -	Betty Gurney Frank Morgan
Los Prados -	Dave Rodgers Raj Mehta
Village Green I -	Jeanne Moricle
Village Green II -	Don Renninger Lester Toppal
Putters Cove -	N/A
Businesses -	Danny Becton

Meeting was called to order at 7:15 AM.

Motion to accept meeting minutes was made and the minutes were distributed from 9-14-04.

Guest Speakers: John Frus, President from BBI
Brian Walker, Board Member of BBI; Genesis Group

1. John spoke about the objectives"
 - a. BBI and they are not working against our goals but are assisting in improving the traffic issues on Baymeadows road. They are a community group working with the FDOT on the mobility problems on Baymeadows. The board consists of 9 board members.
 - b. BBI will share all information gathered with BCC.
 - c. Valerie Evans is the Executive Director of BBI.
 - d. They are putting together a master plan for zoning to change the zoning in the immediate area which will place a hurdle for the DR Horton project. This new zoning will help restrict the effort to redevelop the Baymeadows Golf Course.

- e. Brian is an Urban Developer and he is designing the master re-zoning overlay plan. BBI's main focus is to get this plan to the city for adoption before DR Horton resubmits their concurrency plan. The plan will contain plans for community parks and green space.
- f. DR Horton would then have to meet the overlay zoning specs – they would have to meet all the new standards and would have to meet in front of BCC to show us their site plan.
- g. BBI is currently working with City Planning and getting the action in plan. They have funds leveraged towards this overlay and have obtained verbal commitments for the approval of the overlay.
- h. BBI will be announcing these plans shortly.
- i. Need to review the site plans and the legal rights on the lakes and the water issues with the changes in the bulkheads that exist and the changes to them so it doesn't flood. Need to view the relationships with the lakes and this be diminished.
- j. There are no zoning issues – the area has been zoned for years for Multi-family. Need to be zoned as AOS.
- k. BBI and BCC need to combine forces.
- l. Master plan will be tied to all the properties on Baymeadows Road – 1000 feet each side. SS areas. All private roads should be considered.
- m. DR Horton should have to pay something back to the associations for the usage of the privately owned roads for maintenance.

Brian made suggestions on how BCC could/can fight this:

1. All the surrounding properties should assess themselves to purchase the development rights of the property. Then approach the Golf Course Owners with a counter offer. The sale is on contract and this could offset DR Horton's purchase.
2. 9th hour – City could cut a deal with DR Horton to develop. Could have DR Horton to develop some of the property and keep some for parks and green space.
3. Hire a land use attorney. Get a comprehensive plan from the city to review. By this being a multi-family – we are not protected. Suzanne Grandin is a Land Use Attorney. She is involved with the Trust of Local Lands. She can handle the legal issues and has the funds available to purchase urban lands, golf and open parks.
4. Get a temporary moratorium to stop development for a year. Conduct more intense studies on how this will affect the area and how to improve the traffic issues. Adopt the master overlay plan and then it will supercede the old zoning. City Council can get this started.
5. Impact study had to be conducted. DOT for driveway permits. Has to re-evaluated – safety issues.

Concerns:

1. BBI has a board member who has a direct conflict with this development plan. Victoria – DR Horton’s Public Relations. John assured us that she would not be voting on anything that is directly related to this project. Suggested that someone from BCC join BBI.
2. Make sure that our charter for the corporation defines all areas in which we would want to file suit against this development. I.e.: maintenance of private roads, land, traffic, road access

Committee Meeting updates:

R&D, Plan Coordination & Media: Rick Butler and Danny Becton

1. Traffic issued discussed
2. Important conversations with city reps to start to get involved
3. Site plans were distributed
4. How to save your neighborhood steps were distributed
5. List of contact personnel was given to Margie Oakes. Margie will have copies made for the Outreach Group.

Environmental Outreach & Traffic Impact: Betty Gurney

1. Spoke with the Fire House on Western Way. Will need to speak with the Fire Chief. They have high concerns about the congestion and traffic issues. Good contact - good support
2. Traffic issues –
 - a) State will have to have permits.
 - b) Get with Federal Govt on issues concerning the Interstate and entrance. Andre Crenshaw a good place to start.

Membership Outreach and Petition: Margie Oakes

1. Important to get information out to the all the communities.
2. Flyers to be distributed door to door – Jeanne working on.
3. Cliff is drafting a petition
4. Dave going to city to get the proper procedures and documentation for the petitions.
5. Will recruit volunteers to assist with distribution of petitions. Once everything is ready to go, we will hold a meeting to get started.
6. Contact all surrounding communities
 - a) Baymeadows Apts
 - b) The Lakes – will assist with petitions
 - c) Hillwood Condos
 - d) Belle Rive Condos

Old Business:

Contributions for Incorporation Expenses – Frank Morgan

- Please make sure this is presented to your boards.
 - Approval from Los Prados, Linkside and VG1 received.

Fighting for your Neighborhood – Rick Butler

- Flyers distributed

Town Council Meeting for Elder Affairs – Betty Gurney

- Update from Elderly Meeting.
 - Attendance was low.
 - Art Shad spoke in circles and never did address the issue at hand directly.
 - Susan Jenkins arrived at the last minute
 - Fred Atwell signed the concurrency letter stated that not much could be done to stop it

CPAC Meeting – Frank Morgan

- September 27th at 6:30 PM – Mandarin Library
- Frank to speak to the group - Jack Hale to assist with this endeavor
 - Need to attend – bring issues to them
 - Very political
 - Good exposure
- Group is very influential
 - Great resource
 - Could assist BCC

Art Graham's Town Meeting – Frank Morgan

- October 27th at 7:00 PM – Twin Lakes
- Very important to have a high attendance
 - Outreach group will distribute flyers to all
- Start sending letters to Susan and Art

New Business:

Rick gave an update on Paul Hardin – Land Use Attorney. He had a conflict of interest. Referred to Owen McCuller – stated retainer was \$5000 and charge was \$225/hour. Rick to contact Suzanne Grandin.

The meeting was adjourned at 8:47 pm.

Next meeting is scheduled for Tuesday, September 28, 2004 at the Las Prados Clubhouse.

Minutes submitted by Jeanne Moricle