



**Southeast Citizens Planning Advisory Committee**  
Chair: Carol D'Onofrio Vice Chair: Jon Malmind

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June 25, 2019

To: Nicole Padgett, Chair, Planning Commission  
Danny Becton, Chair LUZ  
Re: Opposition to 2019-424/2019-425 (Land Use Amendment)

The SE CPAC reviewed application 2019-0425 and companion application 2019-0424 at the SE CPAC meeting on June 24, 2019. The SE CPAC voted to oppose applications 2019-424 and 2019-425. The CPAC made the following observations:

- The applications fail to meet select goals, objectives and policies documented in the 2030 Comprehensive Plan; especially in the areas of Land Use Element and Transportation. The 2030 Comp Plan was carefully developed to prevent urban sprawl, protect agricultural land, conserve natural open space and to minimize the cost of public facilities and services. The size of this proposed development would have a large impact to this area which has already experienced explosive growth and will continue to grow based on other developments previously approved. This land is designated as "Rural" and is designated to remain "Agricultural" in the 2030 Plan and follow certain restrictions noted in Policy 3.1.22.
- Due to the number of wetlands in this area, there will be a detrimental impact to the creeks and rivers where we already have algae bloom. In turn that would have a detrimental impact on our wildlife. According to the Conservation Element Policy 4.1.5, if land has Category II wetlands then the density shall not exceed 1 dwelling per 5 acres. An LDR land use allows 5 houses per acre however we know this is not the intended long-term land use. In addition, the water requirements for land of this size could have a huge impact on available water during times of low rainfall. Our Floridan Aquifer depends on rainwater to recharge it.
- Due to the landowner's future plans, we feel there is a lack of access roads for egress and ingress and does not meet the city requirements for road access. A proposed development of this size would put thousands of additional vehicles on existing over capacity neighborhood roads in the Southeast quadrant and E-Town. Additionally, there is no right of way land available for road width expansion on R. G. Skinner and Baymeadows Rd E.
- Preference would be to designate this land as conservation or only allow minimal development under Rural/AGR guidelines.

The CPAC recommends DENIAL of the requests.

Sincerely,

Carol D'Onofrio, Chairman *by RW*  
Southeast Citizens Planning Advisory Committee

Cc: The Honorable Lenny Curry, Mayor  
William Killingsworth, Director of Planning and Development  
Folks Huxford, Chief of Current Planning Division  
Kristen Reed, Chief of Community Planning  
Armus Wells, City Planner I  
Krista Fogarty, City Planner II  
Paige Hobbes Johnston, Attorney III  
Patricia Sales, Clerical Support Aide  
Rosemary Wesolowski, Human Services Planner