ITEM # VI - C

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: MYRTLE STREET SPECIAL AREA STUDY

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West MW **CONTACT:** Tony Walter TW **EXT.** 7375

Agenda Date 10-2-02 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. To accept the Study, and
2. Recommend pursuing a Large Scale Future Land Use Amendment to Vision 2020 to the Board of County Commissioners by:
   - Selecting one or more of the three land use options; or,
   - Modify one or more of the three land use options; or,
   - Provide an alternative option.
3. Recommend the land use in the study area remain Suburban Estates (1 du/acre).
4. Recommend the Board of County Commissioners direct County Staff to develop one or more of the conditions stated in the Staff Recommendation to accompany any recommendation for increased residential density in the area.

District 5 – Commissioner McLain

BACKGROUND:

The Seminole County Board of County Commissioners (BCC) received two applications in the general area of Myrtle Street, one in the Fall of 2001 and the other in the Spring of 2002, to change the land use from Suburban Estates to Low Density Residential. The requested changes comprise more than 160 acres of the 1,628 acres with-in the study area.

The BCC directed County Staff to conduct a Special Area Planning Study to evaluate the existing land use patterns and provision of urban services within the study area, and also to make a

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____

File No.

determination if the area should continue to develop at a maximum density of one dwelling unit per acre under the Suburban Estates Land Use Category or whether the area could sustain the establishment of a higher density single family land use with a corresponding density of no greater than 4.0 dwelling units per acre.

In June 2002 the County secured the services of Wilbur Smith Associates to assist County Staff to conduct the Special Area Planning Study in the general area of Myrtle Street. The consultant was tasked to address the development potential and growth impacts based on three development patterns:

1. 1.0 dwelling unit / acre (Suburban Estates)
2. 2.5 dwelling units / acre (Low Density Residential)
3. 4.0 dwelling units / acre (Low Density Residential)

Provided in the attached report, in both narrative and spreadsheet form, is a summary of the following information:

- Development potential (ie., buildable acreage/number of potential buildable parcels) of each build-out scenario;
- Costs of urban services and facilities to support each build-out scenario;
- Environmental conditions restricting the ability of one or more of the build-out scenarios to occur; and

Residential livability impacts (if any) associated with the expansion of the Orlando Sanford International Airport and the City of Sanford.

Two public meetings were held with the residents, property owners, and other interested parties to discuss the potential future land use and growth in the area. The first community meeting held July 15, 2002 focused on the purpose for the study, the study process and provided for public input. Approximately one hundred people attended the meeting and more than 70 gave verbal or written comments.

The second community meeting held September 16, 2002 focused on the draft results of the study and again provided for public input. Approximately 90 persons attended the meeting and more than 50 gave verbal or written comments. Attached are highlights of the public comments from both meetings, copies of the minutes, and the written comments received by the Planning Division.

ANALYSIS AND LAND USE OPTIONS: The study area is approximately 1,628 acres in size and is located in eastern Seminole County just south of the City of Sanford and 2.8 miles from the Orlando Sanford International Airport. SR 427 provides access to the study area on the north. The CSX Railroad forms the northern boundary. SR 417 (Greenway) and county-owned public lands are located on the eastern boundary. Lake Jesup is located on the south and Midway Commerce Industrial Center and County-owned lands form the western boundary of the study area.

There are a total of 498 parcels in the study area. Approximately 930 acres (242 parcels) of the area are undeveloped and 620 acres (256 parcels) are partially developed (with a structure or dwelling unit located on the parcel). Roadways within the study area account for approximately 78 acres. The existing land use character is a mix of suburban estates (87%), industrial (4%), and low-density residential (9%). Agricultural activity (primarily hay) is minimal and sporadic throughout the study area.

The following issues were addressed in the study:

- Flooding - Flooding is a major concern of the residents living in the study area. Approximately 366 acres are located in the 100-year flood zone. There are three significant "flood problem areas" (41 acres) located in the study area as referenced in the "Lake Jesup Basin Engineering Study and Drainage Inventory Report" completed in December 2001.
- Wetlands - Approximately 534 acres of the study area are in wetlands, as defined by the National Wetland Inventory Maps, provided by St. John's River Water Management District.
- Traffic and Transportation - Sanford Avenue, Nolan Road, and Hester Avenue provide north-south access into the study area. Myrtle Street provides east-west traffic circulation within the area. The four-laning of CR 427 is the only roadway improvement occurring in the vicinity.
- Annexation/Airport Expansion - According to Sanford city officials, there are no current or future plans to annex any portion of the study area into the City. Orlando Sanford International Airport expansions are not expected to impact the land use of the study area.

The study area is divided into three sub-areas for ease of analysis and to provide for multiple recommendations. The following criteria were used:

- Common Ownership Patterns
- Impacts of Wetland and Flooding Zones
- Density, Distribution and Existing Land Use Conditions
- Development Patterns
- Roadway Circulation and Roadway Conditions

The gross developable land was then determined by deducting wetlands, floodplain and Flood Problem Areas from the total acres in each Sub-Area. Acreage was then deducted for each existing dwelling based on each scenario, 1-acre for 1 du/ac, 0.4 for 2.5 du/ac and 0.25 for 4.0 du/ac. The remaining acreage was then used to determine the theoretical number of **new dwellings** that could be built taking into consideration estimates for storm water, roads, and minimum lot size.

Based on consultant analysis using Standard Zoning-Actual Calculations the following land use options are presented.

LAND USE OPTIONS:

1. Retain the existing land uses of Low Density Residential, Suburban Estates, and Industrial. The potential build out for this scenario at 1 du/ac is 524 new dwelling units. (780 total dwelling units)
2. Process an administrative land use amendment to change the Suburban Estates to Low Density Residential with a cap of 2.5 du/ac. The potential build out for this scenario is 1,305 new dwelling units. (1,561 total dwelling units)
3. Process an administrative land use amendment to change the Suburban Estates land use to Low Density Residential with a cap of 4.0 du/ac. The potential build out for this scenario is 2,152 new dwelling units. (2,408 total dwelling units)

DEVELOPMENT IMPACTS:

Based on the sub-area analysis, a maximum total 524 to 2,152 units can be built in the study area.

- Roads -

	Existing Condition		1.0 du/acre		2.5 du/acre		4.0 du/acre	
	Daily Traffic	LOS	Daily Traffic	LOS	Daily Traffic	LOS	Daily Traffic	LOS
Myrtle St.	1,400	A	3,300	B	6,000	C	8,800	C
Hester Ave.	1,700	A	4,000	B	7,300	C	10,700	D

- Although the Level of Service (LOS) are adequate, the roads in the study area are substandard in pavement width, right-of-way width, and drainage facilities. The roads were built historically for agricultural endeavors.
- Estimated Road Improvement Costs - All road improvements are needed to meet County Standards regardless of the build-out scenario.

		Partial Replacement		Total Replacement
Sanford Avenue	2.13 miles	$2,566,000	to	$5,346,000
Myrtle Street	1.52 miles	$1,824,000	to	$3,800,000
Nolan Road	1.40 miles	$1,680,000	to	$3,500,000
Hester Avenue	0.50 miles	$ 600,000	to	$1,250,000

The new trips generated from any potential development will necessitate the need for traffic signals on SR 427 at Nolan Road and Hester Avenue at an estimated cost of $115,000.

Estimated number of new students is as follows:

School	1.o du/acre (524)	2.5 du/acre (1,306)	4.0 du/acre (2,152)
Elementary	130	325	530
Middle	60	149	240
High School	60	162	260

Currently there are no primary drainage facilities in the area. Costs to implement the stormwater drainage improvements are expected to reach $14.0 million and will address 70 acres of water detention pond installation, stormwater park equipment, natural channel, raised road elevation and culvert replacement.

There are no urban water or sewer costs associated with the suburban estates build-out scenario due to wells and septic tanks. For 2.5 du/acre and 4.0 du/acre low-density residential scenarios, costs are as follows:

	6 Inch (ft)	8 Inch (ft)	12 Inch (ft)	Total Cost
Water Line		8,100	19,700	$1,686,400
Sewer Lines	8,100	19,700		$1,298,100

The consultant also looked at 2 additional options for development of each scenario:

1. Standard Zoning using the 80% Rule which factors roadway improvements into development by reducing the minimum lot size to approximately 80% of the size that the corresponding density would require, and
2. Planned Unit Development which can result in achieving maximum density due to no minimum lot size requirement.

Using these two options total new dwelling units in the entire study area could be 1,696 at 2.5 du/ac and 2,825 at 4.0 du/ac.

A copy of the draft report is attached which details the entire study.

STAFF RECOMMENDATION:

The majority of the people that participated in the public meetings voiced their desire to maintain the suburban estates land use (1 du/care) citing the following primary reasons:

- The desire to maintain the rural-like character of the area,
- The existing flooding and drainage problems,
- Condition of the roadways,
- The potential of negative impacts on the environment, wildlife and wetlands, and
- School crowding.

There were also several people that were in favor of higher residential densities citing increased property values, property rights and the logical progression of higher density development occurring within 5-minutes of the area. Everyone agreed that quality of life should be the paramount factor in any consideration of change in the area.

It is evident from the study that the two scenarios greater that 1 du/acre will change the character of the area. It should be noted that to maintain acceptable safety and levels of service standards on the roadways Sanford Avenue, Myrtle Street, Nolan Road, Hester Avenue and two signals added to SR 427 are needed to build out any of the three scenarios at an estimated cost of $6.8 million.

To support the 2.5 du/ acre and 4.0 du/acre an estimated $3.0 million is needed for water and sewer lines. The study assumed at 1.0 du/acre, wells and septic systems would be adequate.

A significant financial impact that needs to be addressed regardless of which development scenario may occur is the $14.0 million stormwater improvement costs identified in the "Lake Jesup Basin Engineering Study and Drainage Inventory Report" completed in December 2001.

There is no pressure from the City of Sanford or an existing interlocal agreement to increase the density in this area. Annexation by the City of Sanford and the runway expansion at the Orlando Sanford International Airport do not appear to affect this area at this time.

The study excluded all wetlands from the developable calculations. This assumes that no wetland will be filled or disturbed. It is the County's experience that urban wetlands are of the nature that in actuality 3 to 5 percent of the wetland is lost when development occurs. This most likely will be the case in sub-area 2 because of the fragmented nature of most of the wetlands. In sub-areas 1 & 3 the wetlands are much more concentrated and pristine in nature facilitating a greater opportunity for preservation in total. Similar statements can be made regarding impacts on wildlife in the study area because of their relationship to the wooded wetland area.

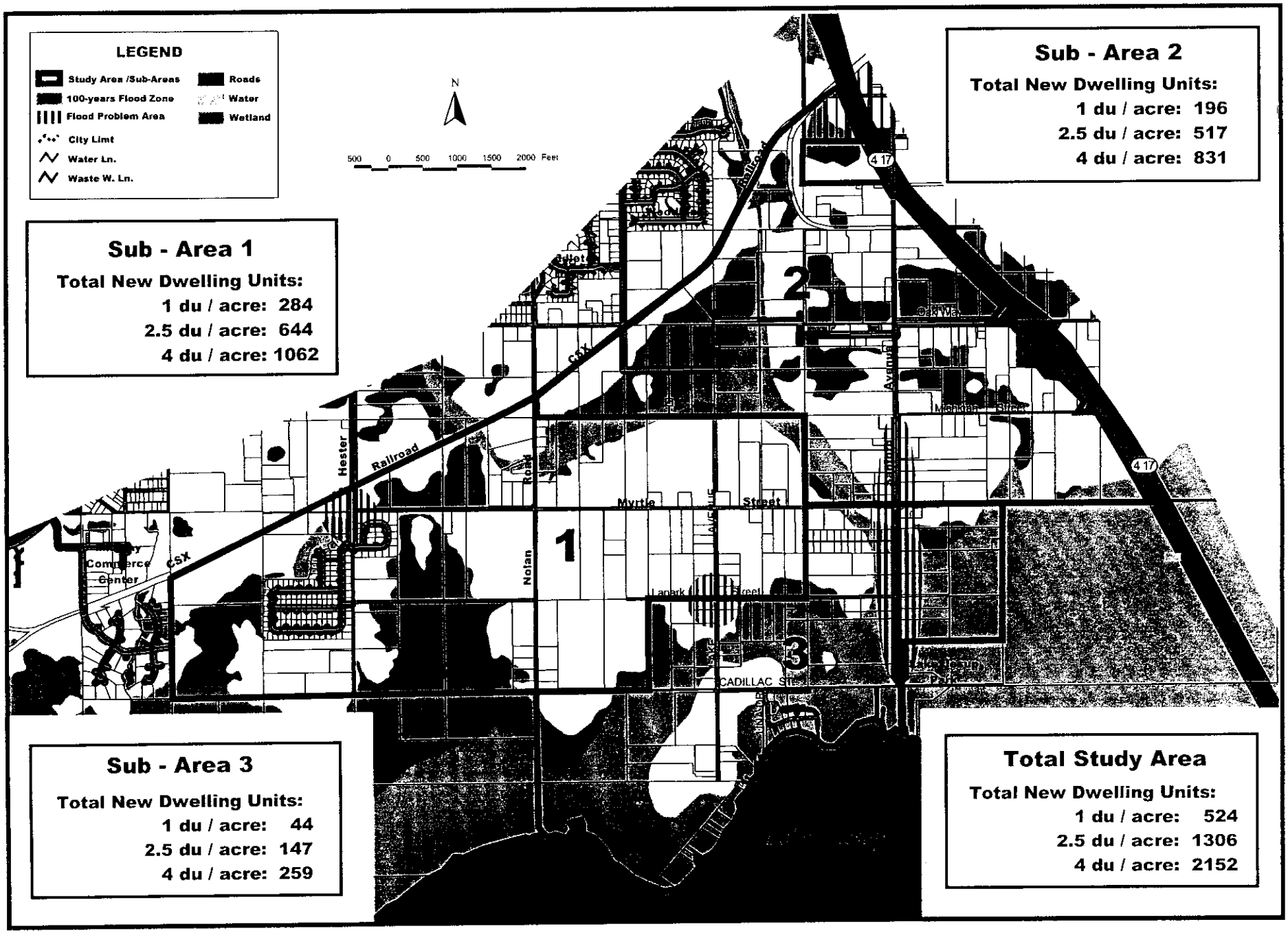
Staff recognizes that for build out at the existing densities the character of the area will become more urban-like and there are infrastructure improvements needed that could exceed $20.0 million.

Large areas of agricultural land primarily in Sub-Area 1 are currently unused or underutilized and are conducive to development at a density greater than 1 du/acre. Staff recognizes that there is a greater potential for higher residential densities in this portion of the study area than in Sub-Areas 2 and 3 and that a transition from Low Density Residential abutting the study area to the west may be warranted.

Therefore staff is recommending acceptance of the study and that if the desire is to increase residential densities in the study area that further study be conducted subject to the following:

1. That access between Sub-Area 1 and Sub-Areas 2 and 3 be restricted to limit any negative impacts to the lower density areas and that access provisions, public rights-of-way and rights-of-way widths, private access easements, and traffic patterns be identified and documented,
2. That any recommendation to pursue a Large Scale Future Land Use Amendment to Vision 2020 include a financially feasible plan to support the infrastructure needs of that area,
3. That a new land use category be created to accommodate 2.5 du/acre, that further analysis of impacts on environmental considerations such as wetlands, creeks, and wildlife corridors be factored into the goals, objectives, and policies of the new category, and that said category would stress environmental, design and sensitivity issues,
4. That development patterns typically associated with Planned Unit Development be considered to minimize impacts to the area, and,
5. That the density allowed in Sub-Areas 2 and 3 remain at 1 du/acre and that the density allowed in Sub-Area 1 be increased to 2.5 du/acre.

Attachments:


LEGEND
Study Area /Sub-Areas
100-years Flood Zone
Flood Problem Area
City Limt
Water Ln.
Waste W. Ln.
Roads
Water
Wetland
N
500 0 500 1000 1500 2000 Feet
Sub - Area 1
Total New Dwelling Units:
1 du / acre: 284
2.5 du / acre: 644
4 du / acre: 1062
Sub - Area 2
Total New Dwelling Units:
1 du / acre: 196
2.5 du / acre: 517
4 du / acre: 831
Sub - Area 3
Total New Dwelling Units:
1 du / acre: 44
2.5 du / acre: 147
4 du / acre: 259
Total Study Area
Total New Dwelling Units:
1 du / acre: 524
2.5 du / acre: 1306
4 du / acre: 2152
Railroad
CSX
Hester
Nolan
Road
Myrtle
Street
Lapark
Street
CADILLAC ST
Commerce
Center
Oak Way
Mohican
Street
4 17
1
2
3

MYRTLE STREET SPECIAL AREA STUDY
PUBLIC MEETINGS
COMMENT HIGHLIGHTS

Setting The Limits For Urban Development: (Approximately 60% of the comments touched on this issue)

- No multi-family or tract homes
- One 2000 sq.ft. house per 5-acres
- Ok with 1 house per acre (Approximately 77% of the specific du/ac comments)
- Ok with 2 units per acre (Approximately13% of the specific du/ac comments)
- Ok with 2.5 or greater units per acre (Approximately 10% of the specific du/ac comments)
- There are other places to build
- Should take advantage of increase property values from developments like Autumn Chase
- No one is talking about property rights
- Loss of property rights. Does mob rule?

The Rural Community Character: (Approximately 40% of comments touched on this issue)

- More homes will ruin our privacy
- Wants to keep the rural scenery
- Moved to the area because of rural life style
- Autumn Chase was an oversight/ mistake

Drainage Issues: (Approximately 60% of comments touched on this issue)

- More development, more water
- Already a problem with drainage
- Had to build a bridge to get to property

Protection of Natural And Historical Resources (Approximately 30% of comments touched on this issue)

- Water containing fertilizer and pollutants running into Lake Jesup will increase damaging the lake
- More development will take wildlife habitat away
- Concerned about habitat of grey fox, osprey and owls
- Concerned about increased development damaging wetlands
- Don't build in wetlands

The Availability of Urban Services to the Area: (Approximately 60% of comments touched on this issue)

- The roads are to narrow, school buses have to pull off the road
- Roads are already congested getting out of the area
- Where will the drinking water come from
- My well water is better then City water
- Sewer treatment is needed
- More development more crime
- Already over crowding in schools (Approximately 25% of comments touched on this issue)

Note: Speakers typically commented on more then one topic.

Minutes of Public Forum
Monday, July 15, 2002
Myrtle Street

(Matt West speaking) With the advent of Autumn Chase, which is a subdivision on the very west end (and let me see if I can get my little pointer here). That's Autumn Chase right there. When that subdivision developed in the last couple of years, of course, it changed the character somewhat of that area. Also to the west of Autumn Chase in this area, these two big pieces of property here, they're actually from historical reasons, probably for 30-40 years, been industrial zoning. So you've got industrial, and then you've got Autumn Chase here which is kind of a low density development. And when I say low density, in the County, low density means four units per acre or less. Most of this are is one unit per acre, which equates to a one-acre lot typically. But most of this area in the study area, and I think, most of this is one unit per acre right now. Of course the roads out there were designed to support agriculture which had been out there for years. A lot of this area was farmed either with livestock or for crops or what have you.

With the advent of the widening of 427, the advent of the construction of the subdivision, we've received applications and inquiries from property owners about increasing the densities out here. Particularly just to the east of Autumn Chase is a project called Lake Jesup Woods which is about 80 acres. The property owner there applied to go to low density residential, applied to the County Commission last year (last fall), that application was continued to this year, with the understanding that we would look at some of the environmental issues that might affect this property; as well as there was another application in the hopper at the time for some more acreage just east of that. One portion is on the north side of Myrtle Street that another property owner came in and applied for LDR.

Well, the Commission felt like if we're getting these kinds of requests, we ought to look at this area comprehensively and get the input from the residents, property owners, and whoever may be interested about what the future of this area should be. So what we did is we hired a consultant and our consultant is from Wilbur Smith. We've got Bob Hahn who is the lead and Hong Ji; they are here tonight and they're going to do a lot of number crunching for us and we're going to have some follow-up hearings on this issue. This isn't going to be the only hearing or the only community meeting. Where's all my staff? We're all wearing the blue shirts. We've got Amanda Smith, Dick Boyer… where's the rest of you? J.B. Torrgrossa… where's Alice? Alice Gilmartin is hiding back here. We've got Betsy in the back here and I guess we've got a couple of ladies still out at the table… we have Kathy and Cathleen. We're all from the Planning Division and we're all here to take your input. Now J.B. is our environmental expert; he has many years experience dealing with wetlands and other environmental issues. We have people in our planning division with all different aspects of expertise. But what we're looking forward to tonight is to take your comments and briefly I want to tell you what the study is going to encompass, and this was directed by the County Commission, not only to have public meetings, but also to look at the infrastructure issues of potential development in this area. What would be needed to support any future development in this area.

The specific set of objectives includes:

Setting limits for urban development and appropriate transitions – as of right now, it's almost all one unit per acre. So what we decided to do was look at three development scenarios. If all this property develops at one unit per acre, what would the infrastructure need to be? What would

need to be done to the roads, drainage, and what have you? Because of right now, that could all build at one unit per acre. They may be 5-acre lots right now but it could develop at one unit per acre. You could have more units out there than you have now.

Then we're looking at a development scenario where about 2 ½ homes per acre would be permitted and what the impact of that would be on the roads, and the water and sewer, drainage, and what have you, and environmental issues.

And then we're looking at this area to determine what happens as these two applications (Lake Jesup Woods and this Esterson application which when they first came in they requested low density residential and the maximum and low density residentials foregoing in its [redacted]. So we want to look at what would that generate.

Now typically when somebody hits low density residential land use designation, when they develop their land, they never quite get to four units per acre. They may build it three units per acre or what have you. Because you have to take out wetlands, flood plain, roads, retention ponds take up land for the drainage… so you never seem to quite get to a full four units per acre. But we're going to look at it as if every piece of developable land could develop at four units per acre and what the impact would be.

We're going to look at community character. We're going to examine the drainage issues; we're getting with our public works department to determine what they're doing in this area. The Seminole County Public Works Department has done drainage basin studies for almost all of Seminole County including this basin.

We're going to look at the potential impacts from the airport expansion which is to the northeast, I guess for lack of better direction. We're also going to look at current annexation efforts by the City of Sanford, because obviously, especially on this side of the GreeneWay, Sanford has annexed property in this area and will probably continue to annex property in that area. And obviously, there's nothing to prevent them from jumping over on this side of the GreeneWay if they wanted to. The County Commission currently has a policy that if someone was to voluntarily annex in the City, we will not oppose it provided it's a logical progression for annexation. They can't just skip way over here and annex something that's not contiguous with the existing City limits. So there is potential for some of these properties within the study area and just outside the study area to be annexed into the City of Sanford.

And then we're going to look at, in this study, the availability of urban services to this area based on those three development scenarios. And what we're asking you all to do tonight – and I think when you went by our table at the entrance – Kathy, Kathleen handed out public speaker forms if you wanted to get up and speak. If you didn't want to get up and speak, you could write your comments on there. What I really ask is that you leave your name and address, and e-mail address if you have one, so that for future meetings we can communicate back to you about when they are and where they are. Can we have the slide about future meetings up there? There we go. This is the first meeting we're having with you; the next one we're planning to have is September 16th, back here in the same place. I apologize we can't control the air conditioning here…. it's all computer controlled and I can't hack into the system right now. So if it gets a little warm, you'll just have to bear with us.

Then we plan to take the results of the first two community meetings as well as our consultant (Wilbur Smith) doing their part of the impact study of the impact on the infrastructure on the surrounding area. We're going to take those comments and those findings to have a third public

meeting which will be with the Seminole County Planning and Zoning Commission, in the County Services Building, right there on First Street in downtown Sanford. And then finally, after we've taken the input from the Planning & Zoning Commission, the community at three separate meetings, the input from our Consultant... we'll be presenting the report to the Board of County Commissioners on October 22nd and we'll be sending out notices to everybody, reposting and what have you, to be sure we keep you all in the loop.

Tonight, because we have a lot of people – this is great! I think we sent out over 300 notices to the properties in the study area. And it looks like we've got at least a third (about 100 people that turned out) which is a great response. The other thing I wanted to let people know that we did post the roadways such as Hester, roadways that allow access through to the study area that may not be in the study area because obviously, part of any impact that we're going to look at is how it affects the adjacent communities from an access and traffic standpoint and not just look at what we need to do right inside this study area. Because obviously, the traffic would either have to take Sanford Avenue or Hester or whatever to get to 427 and that has an affect on the adjacent properties.

What I would ask you to do at this time... who's got all the speaker forms?

If anybody has any more, can we go around and if anyone has any more... at this time, what we're going to do is we're going to give everybody – the School Board says if we're not out of here by 10:00 we'll be stuck here till the morning... the doors automatically lock... another computer controlled thing. But what I'm hoping to do, because we have so many people, is when people get up here, I'd like to keep the comments to about 3-4 minutes and we're going to take notes up on the computer on the screen here about what everybody's comments are. And if you have comments and you're following other people that have said what you've already said, please just add new information so that if everything up there is what you agree with, just say "I agree with everything that's been said before, but here's some additional things I'd like to point out. Additional concerns." And I can tell you right now, just talking to a few people before we started, I'm learning more about this area than... the first 20 minutes before we started, I learned a lot more about this than the couple of weeks I spent just putting these maps together 'cause the people who live in this area know more about it than we do. We don't live there. We don't know all the ins and outs and that's why we're having these meetings and I appreciate you all coming.

So what we're going to do... I'm going to call two people's names so that every times when someone is speaking there will be someone "on deck" waiting to speak, so we're not waiting for people to get up and come up here. So I'm going to try to get one person waiting while another is speaking.

First of all, these are the people that would like to make oral comments. The first person is Kathryn Times and the second would be Lois Sesserian, okay, so you'll be next.

If any of you all do decide that you do want to make a public comment, please make sure that when you come up here that you state your name and your address fairly clearly, so we can get where you are and we can send you stuff.

My name is Kathryn Times and I live at 1260 Myrtle Street. When I bought my property four years ago, we were in the middle of a drought. Well, we had some real good rains just before, 'cause I moved in right after the tornado. I never in my life considered having 90 houses built next to me... that would be 4 per acre on the property right next door to me. I look at the lack of drainage I have now and I don't see how I could possibly handle that 15 acres that sits next door

to me drain onto my property. I have a drainage ditch that runs up my property. I asked the County a year ago to please do something healthy with it, because I take drainage from across the road, under the road there's a concrete drainage pipe. When it is dry, I still breed mosquitoes. So if anyone needs mosquitoes, please come and see me, 'cause I've got a lot of them. Right now I have water standing on my property which isn't any good. The back part of my property is a hammock area; I can't do anything with my back 5 acres except leave it. There's no way I can fence it. If you put extra people down in our neck of the woods, there's no way I can keep kids out of my back. If I have kids in that area and someone breaks an ankle, I'm sued. If someone moves in next to me and they don't like my horses, the smell of my property; I'm the one that's being sued. My lifestyle is being made to change. This is not something I'm looking forward to.

Historically, when they put subdivisions where there are already free existing farmlands, it's the people in the farmlands that are caused to change. You get rid of your animals; you redo your fencing to make your neighbors happy; you rebuild your barn because that makes your neighbors happy. The article in the paper about 3 months ago about the 80-some year old woman, it cost her over $50,000, which means basically she lost her property to the County to make the changes that the subdivisions around her wanted. I don't want to live in a pig sty but I did move out to the country where I have eagles and hawks and all kinds of animals that I'd never seen anywhere before. I'm in my 50s and this is the first time I've actually seen tadpoles grow and play. You saw pictures in science class but I had them on my back porch the other day for my grandchildren to see and I was impressed. And I really like my lifestyle out there and I don't want it to change. Thank you.

(Matt West speaking?) There's one thing I forgot to mention and I want to announce it before we get too much further and that is, the property I referred to as Lake Jesup Woods, I'll point it out... it is just east of Autumn Woods... it's the 80 acres east of Autumn Woods. We had advertised, and I think staff had advertised earlier than usual... we had advertised that to be in front of the Planning & Zoning Board on August 7th and in actuality, we're still working out the details with the Engineer and the representative (the applicant) and we're going to continue that item to September (that's September 4th) and we're working out issues on the drainage, the access and the wetland's delineation and I think we're getting closer to getting answers on those so September is a more appropriate date to discuss those issues. And after Lois Deserian, we have BJ Simmons.

My name is Lois Deserian, and I live in Autumn Chase which is the new development that everyone is talking about. We've lived in this area about 4-5 years and obviously, in Autumn Chase, only about 2 years. It's been enough time to really observe this area closely. I do homeschool my children so I am home quite a bit of the time and do observe many things that people who work a lot don't get to observe. Among them being, the big flock of hooded mergansers that come down from Canada and have used our retention pond for the past two years running, except that they don't know what to do with Florida alligators, so they disappear.

My concerns are numerous. They have to do a lot with wetland issues which still haven't been addressed and I know everyone is still wondering about that. We have a tremendous, huge layer of clay underneath all of where we area, and I know that what we have to do to get anything to work in our garden is to really go down and remove a lot of clay and broken pipe and different things that are down there to try to get anything to drain. I live right on the bordering part of ... I can show you on the map. I am right here and I welcome anybody who would like to visit and learn anything about that area... if you want to observe what goes on with the woods behind us.

We have had to take measures of digging our own private ditch to keep the water from coming up to our area, our lawn. We're really, really wet. We're totally under water. My dauschound has a life jacket when I walk her in the back yard. So we are really wet and we just really feel after looking at everything, that this entire area needs to remain at one dwelling unit per acre. We've got a lot of problems in Autumn Chase already... we won't get into all of it... but the most recent one seems to be that there's been some problems with the developer/builder having to reclaim some land from the homeowners because of wetland issues. It's just not been very well designed and it's not been very well carried out... I can say that with complete confidence; I don't have documentation right now but it's the truth. Everyone's had problems with swimming pools popping up and things tracking and sink holes happening... small sinkholes around the retention pond that's already – the ditch back there has already had to be totally redone. We're less than two years old; we're not even built out yet. I have super huge questions about who is it that even looks to see what direct impact to Lake Jesup happens even from our little development. How is our runoff looking; how's our storm event stuff looking? We're all fertilizing like crazy, 'cause we all have St. Augustine grass. So those are huge issues and if we put any more developments and even if it's 2.5 units per acre going in, it could be just as bad an impact. Schools and roads are still a huge issue. Just saying that someone will improve the road, to me is just not enough. We've got such substandard roads that school buses actually run off the road when they pass one another. I've observed that several times with buses full of children going off the road... we have the tracks in the mud to prove it. It's real tough back there... it's a dangerous corner between Hester and Myrtle.

I have issues about putting so much money into cleaning up Lake Jesup and then having these properties being part of the direct drainage basin. We are very low... if you just start up 427 and start coming... you're coming downhill all the way to Autumn Chase and we're low. And all those properties there are low and they're all clay-type properties and everyone says they haven't drained for years and years. And so it just doesn't take a rocket scientist to figure out that if you take out the one remaining huge piece of wood, that (A) is not using any water and (B) is helping to retain and do all its wetland function, then you've got more problems. Wildlife habitat is huge. We've seen Swallowtail Kites, many times, Bald Eagles almost on a daily basis; bobcats I can't photograph 'cause they're too fast; I do have pictures of gopher tortoises that come up into our back yard and many others... the whole gamut of bird species that nest in the woods in back of us. I think that is a very significant wildlife habitat. Thank you very much.

And then "on deck" will be Bruce Cheney.

Right now we have BJ Simmons...

My name is BJ Simmons; I live directly across the street from the proposed Lake Jesup Woods. I have 12 acres out there and the front of my property is.... uh, I hate to keep touching on the same thing but I can't stress enough how much this water runoff is affecting me as well as everybody else. But, before Autumn Chase went in, we had a little water standing out there and since Autumn Chase has come in, we've just had a tremendous amount, much more water standing and standing longer. These past three weeks have just proved, because we had a lot of dry weather before that, but I'm sure everybody in the area has noticed the water standing... it's just all around. And you know, there was talk one time before by the people's lawyer that was trying to get this through about underground filtration.... well, when the underground is saturated already, there's nowhere for it to go. So that's not going to work. Mosquito breeding is health concern. I have three kids and they like to play outside and whenever the water's standing, mosquito's breed and now we've got this West Nile virus, you know, that's just making real bad for everybody that likes to enjoy the outdoors in an area where there's water standing.

Another concern is the traffic, I know that it was mentioned before but the roads out there... what are you going to do with them... you widen them... is that gonna impact the people, making them pay for the road? Whose property abuts the roads? I don't see what you can do with those roads. The schools – my wife's a teacher so I know firsthand about the overcrowding of the schools. The buses are overcrowded. I don't know that anybody has any plans to build any more schools or have any more underway to take care of this before it balloons up.

There was a mention about drinking water – that we don't have good drinking water. I'd like to clear that up right now. My water's not only – I won't call it good drinking water – but comparable with city water – it's excellent. I've lived in Sanford, Apopka, and all these areas where they have city water and I had to buy bottled water each and every time. I don't treat my water at all right now where I'm at and like I said, I'm right directly across the street from Lake Jesup Woods on 12 acres there. My water's preferable over any drinking water and I don't want to have to run city water... I'm 450 feet back off the road. I can't run water lines and sewer lines through wetlands, according to St. Johns Water Management which is what I have on the front of my property back to my house and besides that, that creates an expense that I'm not willing to accept or that I can afford.

I know we have to... I believe that every person that owns land should have a right to do something... they should be able to get a reasonable price out of their property. And I think that if somehow we can work out where everybody's happy... I mean, if you're trying to sell a piece of property, you're trying to get the most value out of it that you can; according to the figures that I was given on the sale of Autumn Chase, it was something like $560,000 for that 60 acres. If you were to take that same piece of property and cut it into 5-acre tracts, you would be paying less than $48,000 per 5-acre tract. Now anybody that knows anything about land values out there where we live in Seminole County, you know that's almost half of what that land is valued at out there. 2 ½-acre tracts would be the same thing. There's a big desire for 5-acre and 2 ½-acre tracts. Why can't the people who own these larger tracts, cut them up into 2 ½-acres or 5-acre tracts and get just as much, and I think they would get more, rather than selling as 1-acre lots to a developer where he has to go in and do a lot of development. It just doesn't make any sense to me.... and that's all I've got to say.

After Mr. Bruce Cheney will be John Chimber.

Mr. Cheney – I live at 4560 Bedford Road which basically, one of these developments is right in my back yard. I moved up here 10 years ago from south Florida where I lived in a zero-property line house where you could fly a paper airplane into the wall of the house next to me. We moved up here for the privacy and then you're talking about putting 4 houses per acre right in my back yard, or 2 ½, and that wipes out our privacy. I agree with everything they've said up here – as far as the animals go – same thing... I've had grey foxes, I've had osprey sitting on my power lines, I have owls – it's just amazing. My biggest concern is about the wildlife in the area. We are taking land away from the wildlife at a very rapid rate. All the other houses in my development are all 5-acre lots. We like it that way. Now you're talking about putting all these houses right behind us which is going to totally ruin our privacy and our style of living. These developers are going to line their pockets with money and leave... they don't care... we're the ones that stay and get stuck with the problems that are created by the developments. So we really appreciate whatever anybody can do to keep the developments out. I know when I moved there, I followed the rules. I had to build my house in a corner of the lot because of the wetlands. I think they should stay with the rules. One house per acre... that's the present zoning. Why should they get ... you know, just because they have a lot of money to hire lawyers... why should they get a

better situation than all of us poor folk? I don't have the money to hire a lawyer to fight it. The developers talk about how they're going to improve roads and sewage and stuff into their area but they don't consider Nolan Road where all these people are going to be running to get to 427. Right through a community of kids and things like that. (He apparently went to the map.) This is Nolan Road, okay, and you can see there are kids that live there... there's a bus stop here... If you put a development here, here and here. A lot of them are just going to run right up here to 427 and you're going to drive right through our neighborhoods – all this increased traffic. That's pretty much my major concerns... I just want my privacy back... I don't want to lose it. Thank you.

Mr. John Chimber, then Amy Lafil.

Good evening, my name is John Chimber, I live on North [redacted] Run... I'm kinda new to the community. I came from a big city and I know what big city life is like. It's very congested and here they want to do the same thing up here. I moved to a small community to get away from congestion. I live on 5 acres... it's beautiful, fully wooded, all kinds of wildlife and now I'm hearing about turning it back into a big city? I recommend one house of 2,000+ square feet per five acres. Five acres! Thank you. Let's keep Sanford small. It's a beautiful community when it's small. There's no advantage whatsoever to increase the population.. there's more crime, more traffic congestion, more traffic lights, more schools will be needed, more government, more taxes, more pollution, more noise, more road and sewer construction, more housing congestion... less nature, more concrete.... we don't need any of that. You know, Sanford now, if you look around, is becoming an apartment complex... I don't know how many apartment buildings are going up everywhere! Why? I know why.... so the County can collect more property taxes, that's why. They want bigger budgets. I don't know about the bigger paychecks, but... anyway, that's basically it. Let's keep Sanford unique... what makes it unique is the fact that you have a small community... just a few houses per acre, per five acres... and that makes it very unique and valuable so your property values will go up. People like to live in small communities. If you want a big city... go to Orange County. Thank you.

Amy Lafil – Okay, I'm probably gonna get a bunch a paper thrown at me but this is 2002, not 1950, so let's get real here. There's property out here that someone or several people may own... something's got to be done with it, right? That's why we're all here... whether it's one unit per acre, or 2 ½ or 5... but I think we all need to start thinking about positive things instead of negative things. I understand all the people in Autumn Chase are having problems... Me, personally, I don't have any more standing water now than I did 8 years ago. But there are some issues and I'm sure they've looked into it and will continue looking into it. What happened with Autumn Chase, I think, was a mishap on the County's part, maybe St. Johns.... but what can we do? We're not on those boards, we're just taxpayers. But I personally think.... let's get real.. and let's start thinking about what's gonna happen. How many people in Autumn Chase... how many families? 80? Okay... so say we go 5 units per acre – okay how many more people are going to be in there? If you look on Myrtle Street... how many kids are on roller blades, how many on skateboards, riding their bicycles...you see family... at night, I'm outside, I see it. Okay, let's get some sidewalks, let's start talking about positive things... traffic signalization, something at the railroad tracks... we've said all the negatives... so let's all get together and come up with something... we've got to meet in the middle. They're not going to leave it the way it is... they're going to do something... so just think about that for a minute and let's move forward. Thank you.

(Matt talking again I think.) Now I'm gonna give people an opportunity -- we have a whole bunch of public comment forms where either the box about whether you want to speak or not wasn't checked or someone said, "not at this time"... well it's a new time and I don't know if someone's gonna change their mind. But there's a couple of things I want to point out about this property... I heard a gentleman say, "let's go to 5-acre lots and keep it at that"... well, the important thing (can you flip the County map up there Amanda?) to think of here is that the County is divided... you can kind of see where the green is over here on the east site of Lake Jesup and going down along where the white areas are City limit...essentially the County's divided into two character groups. The east part of the County is set at densities of 1 unit per 3 acres, 1 unit per 5 acres, and 1 unit for 10 acres and that's considered the rural area -- where central water and sewer will not be provided, where there's no plans to widen any of these roads, there's no capital improvement plans to any kind of urban improvement.... The area we're talking about, and this isn't the only area the County's studied recently of course... we've got the area north of the airport on Celery Avenue, kind of east of downtown Sanford in this area we've studied. We've looked at the Golden Lake/Silver Lake area south of the Orlando-Sanford International Airport, and we've looked at the Hillview Community down in the southwest part of the County, over by Altamonte, closer to the 434/Maitland Blvd. interchange area, we did a study a couple of years ago on that.

The thing that I want to point out is that this is in the urban area so that the density can be as much as one unit per acre right now on this property. The county is not going to roll back to one unit per five acres... so the only way it's going to stay one unit per five acres is by the people that own the land now. And I think what you're all going to run into sooner or later is – some of the people here I've heard are opposed to going to higher densities but eventually, and that's what we're having now, either people that have owned this land and want to sell it, eventually change their minds or the heirs of people that own this land end up wanting to sell it and move on. Because obviously it's not viable in their minds to use it as agriculture, as 40-acre tracts to grow things on or maintain livestock. So it's either down to being used, and I think most people use at this point, to have privacy, but it's probably turning more into a residential use as opposed to agricultural uses. You have some horses and chickens and things like that but nobody's doing full-blown, commercial agriculture uses, like hog farms and egg farms, and you know, citrus groves and things like that. It's more or less, single-family being supplemented with some rural or agricultural uses. And with that being said, I just want to go through the stack... we had a lot of people submit things but didn't check whether they wanted to speak or not, so I wanted to give everyone that opportunity.

Marion C. Thorn? You don't want to speak, ok.
K. Vugr... okay... did you want to speak? (she's coming down)

My name is Kathy Vugrinsik and I empathize with all of you people and what you want to do and it's nice to see that you're having a meeting prior to getting something shoved down your face because we fought against the City of Sanford for three years and we have now Baker's Crossing and Magnolia something-or-other just north of us and we're flooded. I bought my property 10 years ago... 10 acres... and in the 1800s there was (and most of you probably have this too), artesian water with irrigation type pipes underneath... and if I had standing water after 10 inches of rain maybe for 3 days, I was lucky. I have been under water now for 6 weeks. I've called St. Johns Water Management, I've called Seminole County, and without belaboring the point, they're looking into the issues. And also the City of Sanford has already come back and said well it's not because of Baker's Crossing. Baker's Crossing has a retention pond but the retention pond doesn't retain... what it does is come down out of the retention pond on the east side and down Mellonville into the ditches and across Palm Way and then our newly paved road

is washing out and the ditches are coming underneath the road which is … it's a nightmare. Well anyway, we said all these same things… wanted not to have the high density… we were concerned about the wildlife; we were concerned about the schools; we were concerned about just everything… the education… I can't think of everything else that's up there… but ditto on what everyone else has said so far. The flooding is an issue for this area… It is a very impactful, sensitive area…. They demolished 15 acres of wetlands in Baker's Crossing and their idea of fixing it was a small retention pond that's not doing its job. Good luck with Seminole County is all I can say.

Chad & Tisha Lane? (coming down to speak)

Chad – I own the property at 5500 S. Sanford… just bought it in November for the same reasons… go out to the country and enjoy it. Got permission from the County to start a little tree farm… nothing major, just grow some trees… so it is an agricultural property and I intend to keep it that way for many years. One of my requirements was to change out my bridge which was close to a minimal $25,000 expense by the time we got done with it. I'm glad the County made me meet the requirements that I did because the little canal that runs right there next to South Sanford can push serious water. I wasn't aware of that but I am now so I am glad. However, if you've every thrown a bucket of dirt in a mud puddle, you know that the water just squishes out the sides and has to run some where. When you start dumping these neighborhoods in our area, that's what's gonna happen to the water. I'm gonna get washed out; South Sanford's gonna get washed out and I'm sorry for the people who own in Autumn Chase but it's built in a swamp… I see it all the time… I'm a landscaper… the water's gonna percolate out of the ground and out of the asphalt forever. That's just the way it is. You aren't gonna get rid of it… I've got a pond on my property that's 20 feet deep; I've been to the bottom of it and the clay strands all the way through that pond are thick… so you can dig, and dig, and dig but you aren't gonna get to the bottom of your clay problem. Lake Jesup is a beautiful lake in its own right, however, years ago, the Army Corps of Engineers cut off the flow of the St. Johns to Lake Jesup and if our properties in that area are ever going to be worth anything, the Corp of Engineers needs to fix the flow of the St. Johns into Lake Jesup. We need flow through Lake Jesup. It's just a stagnant lake… you think you've got mosquitoes now? Lake Jesup … the water just doesn't move through there… fortunately the little creek that runs in front of my property pushes water into it but that creek's only gonna get worse. I was just told by the County that if I didn't meet all these requirements that I'd be responsible for replacing South Sanford because my bridge caused the washout of South Sanford… That's fine.. I met those requirements… but they're only get worse the more houses and development we get in there… My little bridge isn't gonna handle the water flow. Is the County gonna replace my bridge? I already spent all my money… I'm broke now. I expected to have a tree farm up and running this year, but now I've got a beautiful bridge.

My name is Lisa Harris, I'm 16 and I just want to talk about the schools. I go to Seminole High School and it's pretty crowded already. And just with like Autumn Chase coming in and my bus… it was like 3-to-a-seat.. like at the beginning of the year… it gone down as the year went by. But the schools, like have 30 some people in my class, and the teachers get like aggravated some kids don't want to be quiet… I don't know… I just don't like how the school board is like gonna cut some of our programs and stuff because of money issues or whatever. But like I said, with all the communities coming in and all the kids coming into the schools, it's just gonna be overcrowded. I speak for a lot of people. A lot of people agree with me. That's just what I wanted to say.

Jeff Litsten and then John & Jean McCann…

My name's Jeff Litsten and I live in the swamp that you mentioned… in Autumn Chase. And I'm damn happy about it. I live on the conservation area so my lot backs up… my lots right here (pointing to map). It is really nice… I have to tell you I love living on the conservation area even with the mosquitoes and standing water…. ya know, the swamp. There's a couple of things though as most of you who live in Autumn Chase already know and those of you who don't, we had a major problem… we HAVE a major problem with the St. Johns Water Conservation District already in that when they developed the property… the 10-foot easement that they were supposed to have wax myrtles on and cord grass when they had a switch in building supervisors, they mowed that down thinking it was weeds! So now, the 10 feet of my property that I thought was grass and sprinkler, I find out now has to be changed now to 30-foot wax myrtles and cord grass. So I've lost that portion of the property that I thought I owned. And actually, it's not my problem yet, it's Ryland's problem right now, because they're being fined by St. Johns Water Conservation District. However, as soon as they are done fining Ryland, then they'll come to me and tell me that I have to do it anyway. So I'll be buying some trees and plant some was myrtles… we'll talk business. Anyway, that's one issue. So you can image that if they've screwed that up, and if I'm reading that map right, where they're showing the new development to go in is all wetlands. It's the same kind of conservation area… it's all that hydric hammock or whatever… I don't understand it… if Ryland, who's a pretty respectable builder overall… I mean nationwide they're pretty respected… if they couldn't do it right… how are we to assume that anyone else is going to do it right. They're not… they're going to screw it up and it's just going to make things worse. The other thing is… I don't know how many of you drive like Lake Mary, 434, Wekiva, even Markham Woods any more… all those places… Winter Park… all these places were Sanford… I mean, and I haven't lived here all that long, I mean by any stretch… and most of you have probably lived here longer and know a lot more than I do… but those places were Sanford, Florida…. 10, 20, 30, 40 years ago and they are not any more. They are a nightmare. And if you drive around you can see it! It is hell! And you know what? All these people say we'll give you roads, and sidewalks, and rails for trails and blah, blah, blah… and that's all crap… and we know it is. That's not gonna happen. It's not gonna happen at near the speed that we need to support…. you're never gonna get the infrastructure to support the building. You'll always get the building and MAYBE the infrastructure 10 years after you needed it. And the final thing is, that my wife has worked for the School Board… she currently works for herself… alternative education which does the expelled school for Seminole County, Orange County, West Palm, etc., etc. And the schools… in Seminole County we are so lucky because of how good the schools are… and that's sad! We are one of the luckiest counties in the state of Florida and that should make us all very sad because they are overcrowded and I worked in facilities management as a consultant to the school board and we're not building any more…. We just got done building how many middle schools and grade schools… like 5 in the last 3-4 years? Lake Brantley just got HUGE! And Seminole's the next on the list to get torn down and built back up. Millenium just got done. That's it… There's not a long-range plan to build three more high schools and 4 more middle schools and 5 more elementary…. That's not gonna happen… so I don't know where these people are planning on going to school, unless our homeschool mom is maybe gonna open up her house…. But I mean that's IT! So anyway, that's my concerns… it is what it is now… it's only gonna get worse and like I said, I live in Autumn Chase so it's easy for me to sit here and say well I got mine… the heck with you guys… but that's now what I'm trying to say. What I'm trying to say… not it is… and I shouldn't… I feel almost bad saying that… but okay… so we made a mistake… we make a mistake but you know what… let's not exacerbate an already bad situation by making another one.

John & Jean McCann?

I have probably seen a lot of you people… I'm just gonna give you a little background on this area here. I have lived here virtually all my life in this whole area… I know the area better than most people have ever even beginned to understand… I've been there 40 some years down near Lake Jesup… in front of the guy with the tree farm… and I'm gonna tell you something… I've seen it… I've seen it when it was wet… I've seen Hurricane Donna in 1960 when I was just a little boy… I know what it's like to be wet! And guess what people… this is Central Florida… It gets wet… You've got to have some sort of percolation of water and guess what…. there's the big one issue that nobody has even touched on…. I have a water treatment license… my brother has a water treatment license… my son has a waste water treatment license…. where is our drinking water going to come from? If you continue … the experts right now are saying within 5 years people – 5 years – there will not be enough drinking water to pump to anybody. So what are you going to do? Just go ahead and develop everything? This original development here… the one off Nolan there… they were originally trying to put 6 houses per acre! Now that's ridiculous! That is insane! Come on! What's gonna happen? Guess what! Me and the guy with the tree farm, we're gonna get flooded out! That creek that he's talking about, that runs by Sanford Avenue there, guess what… when I was a little boy, it was Seven Mile Creek… then it went to Six Mile Creek… then to Five Mile Creek… and I guess now it's about Four Miles! Where's all that runoff gonna go? It's just gonna go into other people's yards and then they're gonna bitch! That's blunt… but to the point! So you've got to put a halt to this sometime… and I understand that we're a rural area and we're gonna grow… I understand that. But me and my family… I've lived there virtually all my life… my mother, my brother, my son, my wife… we've all lived there virtually all our lives.. my son has lived there all his life. Now you just gonna kick us on out?! Because what it's coming to people is they're gonna want to build all these developments and they're gonna want to take from Myrtle Street down to the lake and say we've got to have all this… we're gonna take it by eminent domain…. which is the legal term for them just coming in and taking your property for the public good and give you fair market value per acre. Now that's horse manure! I don't care… but that is! And you're not gonna throw people out that have been there all their lives without a fight. I will fight you… make certain of that… and I may be a hick but I'm an educated hick so just bear that in mind.
(Applause – got more than anyone else it sounded.)

One more thing I'd forgotten about… that, down there near Lake Jesup, years and years ago, was made into a bird sanctuary… there's bald eagles… there's everything… I've looked at birds all my life… 'cause I've had them in my yard… I had bald eagles' nests right out there in the end of his 10 acres where he's gonna plant his tree farm.. they were nesting right at my back door…I could go out there and look. The other day… rather 2-3 weeks ago, I saw a paragon falcon… that's the first time I've seen one! Now that's amazing… but it was a bird sanctuary… what? that just all went out the window, I guess… and it's all zoned agricultural… well we gotta do what the guy with the tree farm's doin… we gotta go back to that… I'm gonna start my hog farm next week!

MaryAnn Baker?

MaryAnn Baker – Well when all this mess first started I was scared to death to speak in public… needless to say I'm getting a little braver. I could complain about the roads, the schooling.. but they'll come up with we'll build better roads and better schools 'cause look at all the taxes we're gonna get. But there's a few issues that they can't, I don't think, satisfactorily come up with an answer to…. the water situation is one… the more houses you put on.. the more people are going to use the water and the more waste water they're gonna put out. Not only that, but the

subdivisions usually require sprinkler systems and St. Augustine grass. St. Augustine grass requires constant care to keep a very nice yards which most subdivisions require you to do, you have to fertilize, put pesticide down, you have to manicure your yards. And anybody that drives down South Sanford or Myrtle Street knows that there's a very eclectic mix of housing... we've got mobile homes, we've got log cabins, you name it... we've got it. And the range of yard care is about the same... some if it's mowed once a year, whether it needs it or not, that's great! And then you've got some that are well maintained... look like they're trimmed everyday with a pair of scissors... but they're beautiful. The ones that are nasty are still beautiful because they've got all the land around them. You drive through Winter Springs, down the road, and all you see are brick walls with rooftops visible over them. And you may see an occasional wax myrtle or an occasional crepe myrtle tree kind of blossoming up but you don't get the big oaks, the huge pines, and I mean... just the wonderful mix and it's so peaceful to drive home because you get the greenery and you're not looking at brick walls. Back to the other part... where's all the fertilizer gonna go? Where's all the pesticides gonna go? That area in the blue over here... this is already state land that are saved... conservation land... whatever... If we put even 2.5 houses per acre on this green section that we're studying and they put subdivisions in there and they're gonna request them to keep them up and maintain them... all that fertilizer and all that pesticide... all that poison is going to go into Lake Jesup. Into the area of the St. Johns River Management District.... and there isn't going to be anything anybody can do about it. And then promising to bring sewage and city water... well they can keep it! I don't want to pay their bills... I've got 700 feet of frontage! Can you image what that's gonna run us? And we just built a new house and like the tree farm guy... I'm broke. I gotta pay that off before I do anything else.

And now our water... God bless our well... it comes up... it's an ink well... but we paid big bucks to have a system put on it and I can turn the tap and I can drink water right out of it. And I've already paid my water bill... I don't need to pay another one. I don't need to pay the storage and I sure don't need to pay the amount of taxes that are gonna go up when they bring in all this subdivisions and everything... property values are going to go up... great.. but I'm not planning on selling! So what's that mean? I gotta pay more taxes and I may be, eventually, forced to sell because I can't meet the taxes! So, I know it's gonna develop, but if it develops at one house per acre, most people will not put an irrigation system on a whole acre .. they might do a little bit around the house. They most likely will not put St. Augustine grass on a whole acre... they'll let it grow.. whatever comes up.... Florida turf... you knows.. weeds... whatever happens... and most of them will probably let the wooded areas that they have stay wooded except for around where they need which is what we did. We have 5.5 acres, I live at 651 Myrtle Street which is this little chunk right there. And if the development comes down to awful close... I'm like him... I'm gonna get a few pigs, a few chickens.. and anything else that stinks so bad that nobody wants to live next to me. That's all there is to it! But I'm gonna make sure that my pigs don't drain into my property somehow or other... if I have to put diapers on them. That's about all I have to say, thank you.

Next we have Robert Jasmine...a couple more that didn't check whether they wanted to speak or not...that was Max Thorn.... ok... is that Mary or Barry Hillerman... you'd be after Mr. Jasmine.

Good evening, I'm Robert Jasmine. I live at 1153 Myrtle Street. I'm directly across the street from the proposed Esterson property that they're wanting to do right here and they're also wanting to do this one here. And then Hugh Harland wants to do this large section... well actually Hugh Harland from the last time we were at a VCC meeting, he's handling all three properties. I don't know, you'd have to talk to Mr. or Mrs. Esterson about that. A lot of things

have been brought up about the water... I'm gonna make a real quick comment on the water... I don't know if you all got back the DCA report... If you all sent letters to the Department of Community Affairs... the DCA sent back their report to the County. Let me read you just one little paragraph about the water:

"The entire County is located in the District's Priority Resource Caution Area and based on the information for the District's permitting and compliance status, the County has used one and a half times the water allotted for the consumptive use permit (the CUP permit) for each of the years '98, '99, and 2000, and 2001."

Guess what guys? We're already in big trouble! We've already overused our water supply. But you know what the County says? And the developers say? They say "Oh no, we'll find it. It'll be okay."

St. Johns Water Management doesn't come down hard enough. They ought to come down and restrict growth ... put a mandatory moratorium on any future growth until we comply with the state's rules and regulations. Everybody else has to live with it.... why not us?

Now, that's all I'm gonna say about the water... just something that maybe y'all haven't realized.... that we've been in violation for a long time and we're gonna continue to be and it's gonna get worse and worse.

Back in September of 2001, there's an interesting article... and this is the main point I want to bring up tonight and it has to do with greed. This article was called Pulling Strings and written by Jeff C. Billman... it came out of the Orlando Weekly and it talked about the people who really run Seminole County... and that's the DAB.... for those of you who don't know who they are... they're the Development Advisory Board. Except our County doesn't sanction these guys... they're their own entity! Guess who's on the Board? Autumn Chase... the original gentleman that wanted to put in Autumn Chase his name is Bill Miller with Suda... guess who's on the Board? Lake Jesup Woods want to go in... 81 acres ... for a year and a half they turned them down but the last Board of County Commissioners gave them the go-ahead even without his delineation report which he still hasn't gotten. Guess what his name is? It's Hugh Harland and guess who's on the Board? The airport expansion that we're all worrying about... all those folks on Marquette that have their properties up for sale.. who runs that airport? Larry Dale... guess who's on the Board? You get the picture?

Now in Orange County... they have ecologists and they have home owners' association reps and they have developers and they have real estate people. Our Board is two realtors, developers, and Larry Dale... when they want something... they get it. You know we can talk about all the other issues til we're blue in the face and nobody cares. Let's talk about what's really important. We don't have a say-so in Seminole County... [redacted] boys do... Of course, Mike Hattaway on the Development Advisory Board, his wife's on the Planning & Zoning Board, imagine that. Don't you just love the way Seminole County's run? We need to put a stop to it... we need to put a moratorium on uncontrolled growth. We need to take care of our own backyards and we need to call out the rich and the powerful for the rich and the powerful sake and that's all I got to say about it. Thank you.

I just want to say one thing that hasn't been said. My name is Mack Thorn, I live at 1416 Myrtle Street which will be directly across the street from the development that Ms. Esterson and Mr. Shumacher's proposing. And the one thing that I am ... I've been living in this area for 18 years and I've got 3 children, same as Mr. Simmons (who's my neighbor), and most of those that have

been out there for a long time... we all know one another and that's one good thing about living in a rural area... is that everybody knows everybody and if anybody has a problem, they're able to go to that neighbor and talk about it and solve it. I like the fact that we're in a rural area so that my children can get out and play and do whatever they want to and I haven't a worry about something happening to them, because my neighbors watch out for them the same as I do. I would also agree with Mr. Simmons... the comment was made about our water and how bad it was. I was raised out on Beardall Avenue which was all farmland and it was all sulfur water... And sulfur water never bothered me... it might have stunted my growth a little bit... but other than that... I've been fine... so for them to say how bad this water is for us... I don't see it. But the one thing that hasn't been said that I wanted to say is we own a business.... and we have a land clearing and trucking business.... and our employees go to work at 6:00 in the morning. Now if they put a development directly across the street from our place where we live and my trucks are pulling in and out of our place of business at 6:00 in the morning... who's to say that these neighbors can't go to complaining about us leaving at 6:00 in the morning and going to work and then I have to change up my lifestyle or change up my way of living for these people and have to go rent something someplace else because these people across the street don't like the time that I go to work. I think the bottom line.... everything that's been said is right on. I don't know... those of you that's been out there for a while... you may remember about 10 years ago when we had real bad rains and they actually had to bring in the National Guard to bring in some of the people off South Sanford Avenue because of them bridges that the tree man was talking about had collapsed. So it shows that the area can't handle the amount of water that comes in. I think bottom line is this... more people equals more problems. And that's all I have to say.

Russell Moncrief....

I own a small piece of property... let me use this little light thing... hope it doesn't blow up on me... Let's see... it doesn't work well... If you'll notice... the green... I was asking a gentleman earlier... he was talking about if they develop property... if it's in these green areas, they have to buy some other property somewhere else and donate it to the State 'cause they don't like to have this developed. I happen to be fortunate enough to own a little piece of property here in the white area... that means that's good property right? That's supposed to be good property. I'm not on that property right now... I bought 5 acres a few years back. I live in the Highlands in Winter Springs and I like that area... it is high developed, I guess. Not as bad as probably about 3 units per acre... we've got some neighborhood trails, but y'all think that 3 houses per acre is bad... and the other gentleman thought that 6 houses per acre was really awful... I have 12 acres next to me and they came in, some builders wanted to put in 12 units per acre! Building and growth is inevitable... it's going to happen...we're not going to be able to stop it... Sanford is a small community.. we like being a small community... I've lived here in Central Florida since I was 7 years old... I don't like to say how many years that is but it's been a few of them! I've lived in Orlando through my teenage years and I've lived in Seminole County and in the Highlands for over 20 years. I bought this property... I may decide to build on it some day and move to it myself... I may decide to sell it... it doesn't matter.... growth is inevitable... it's going to happen. What's not going to happen... is about 14 inches below that good soil that I'm on... is a water table... one of things that I learned in Science is water doesn't compress... if it pushes down ... it pops up somewhere else. You've got a water table 12 inches down below my property which is supposed to be the good property... all these developments that they are suggesting to go into is probably already under water right now. If you build it up and you develop it up it's going to go somewhere else... back on your property or somebody else's property. There is other property around. If you got up in an airplane and you flew over Florida and you flew over Central Florida... you would find property in orange groves.. people like to

build on orange groves because it's not a water problem... it perks into the ground well; it's a good area for developing property and builder do it. Builders are going to want to buy property that is close in and they want to get as many units per acre as they can... If you would let them get 12 units per acre... they would put 12 units per acre right there in the green spot that's as heavily watered as you could possibly get it to be. I'm very glad that there's about 300 people were noticed and a third of you came to this meeting or more. A great deal of you came out. And that represented the owners. Currently we have zoning that allows one unit per acre, is that correct? For the most part. I noticed on the flier that came out that this is an area that were talking about geographically that constitutes 1,619 acres... 300 of them is what was covered by us... without any other changing in density... you could go to 1,619 residents. Already, what's that... 5 times what we already have without doing anything different. I don't think that we as a community and I believe that our voice would be heard... I'm sure that Mr. Dale and many of the people.... I'm Republican... and I support the Republican party and I support a lot of these guys that are running and I know Larry Dale... we go to church together and I find him to be a fine man... but he's a businessman like anybody else... if they can find a place to build... these other guys that I don't know..... I'm sure that they're gonna want to build but there are other pieces of property around that don't have a water table 14 inches below the surface in the good area and that is not going to have a negative impact on the environment... the birds, the ecology, the water tables, the traffic patterns.... all of these things are negatively impacted... but one of the things that won't change... politics might change... people in office who are running... all the people that are in public office may change... what's not gonna change is the phsyics of the water in that area! And it's already a saturated area. It was a high water table when it was dry a few months back! The guy in front of my property, cleared off his land... dug a deep ole pond and I mean that thing is right at the surface level of the ground. The County will respond to this many people who are speaking out against more dense growth.... and as y'all make yourselves known as you have done, I believe the County will have a very difficult time approving a building construction that we as a group are united. 'Cause I haven't heard a whole lot of people speaking out in favor of let's have 3 or 4 more subdivisions in an area that under water, and unless your name is Little Miss Mermaid, I don't think you're gonna want to buy in that area. I think I hit the point that I wanted to hit... thank you for your time.

(Question from someone in the audience... not audible for transcription.)

Answer from the podium...

That's the purpose of our being here tonight is so we can take your public comments and take that into consideration when we're developing our study. These comments will follow along with us during the study, so every time we have a community meeting... it's vital for you to come out and give your input... even if it's a repeat of a comment from the first meeting and you're not liking what we're saying... we still want to listen to you 'cause eventually, the Board of County Commissioners will have the ultimate decision in what we come out with in our study. So we do want your input, it's vital and very critical to the study area meeting process.

(Another inaudible question from audience.)

From the podium... I'm gonna turn it back to comments rather than questions 'cause we still have people who want to speak.

Good evening, Robert King, 2211 Black Hammock... I don't live in your neighborhood... I don't even live on this side of the lake... I live exactly opposite you all on the other side of the lake. We are dealing with exactly what's going on here... We had our small area study years ago... we are probably one of the best (if there is such a thing) protected areas in the County because, just like you all did.... you came to meetings, put in your two cents worth, stick with it... you stick with it all the way through the end of this thing and when this thing gets done it's gonna be included in the comprehensive plan and become part of the long-term plan for the County.

The last fella that got up and spoke said that he believes that the County Commissioners will listen... they will... but only if you all stick with it... If you all dwindle down to five people and you turn out to appear to be just a couple of whiners... it ain't gonna go. Now, there been a bunch of stuff brought up tonight and it was all right. But the one thing that I'd like to share with y'all... this young lady in the front... hit it on the head... is that this is 2002 and we need to get real. Something's gonna happen... you need a vision for your neighborhood... you need to plan what you want it to be and how you want it to be and then you go about achieving that goal... you can't fight things... you can't stop them from happening... you have to get behind something positive and you have to make it happen. The issue... of all the things I could talk to you about... I think they've all been covered tonight... I've seen them go up on the record so that's why I'm gonna leave it alone... but the one thing I didn't hear anybody talk about was our rights.... You're gonna hear, before this over with, about property rights. Now property rights are something that we all have... everyone of us has property rights.... The Comprehensive Plan says that you have property rights that you bought or inherited with your property that has one dwelling per buildable acre...those are your rights! And you have a right to live that way and you have a right to exercise that lifestyle if you so choose. Now what you're gonna hear and you might even hear it from your County Commissioner which is the sad part... but you're gonna hear the developer come in and start talking about property rights. Property rights are a fixed thing... it's a given... if you can imagine a box with something in it... and quite frankly, what's going to happen... you're going to have people ask to have their property rights increased. If you stay the same... if you all stay the same... and demand that your area... your community stay the same... you have taken nothing away from anyone. But your County Commission has this big unlimited box behind the [redacted] up there that they can open up and hand stuff out just like candy to little kids... they can even hang the candy out the window and say if you get on board with us, we'll give you candy. And that's what it boils down to. So these hearings... when you hear about a Comprehensive Land Use Amendment hearing and you're gonna hear about these for the rest of your life... or as long as growth management exists... they're gonna come up over and over again... They come up every six months! And basically somebody came in and said, "Can I have some candy, please?" and if the County Commissioners open the box and hand it to them, they got that candy from somewhere. And I'm gonna tell you, God himself created rights and he's the only one on earth who can create things from nothing. And when your County Commissioners reach in that box and get that candy... that raw material had to come from somewhere... it came from each and every one of you! And when they give it to somebody else... they take it from you. That's how it works... and nobody can defend what you have except for yourself. Luckily, in our neighborhood... we've got the City of Winter Springs breathing down our neck just exactly the way you've got the City of Sanford breathing down yours and the County is actually suing the City of Winter Springs for annexing into the area that they designated not to have water and sewer... that they designated to be a rural area and when Winter Springs annexed into that area and started doing these change of land uses... Seminole County is suing Winter Springs! And you know... to say that you can't defend yourself against Sanford... together with your County Commissioners... you can defend yourself against Sanford. But it all started here tonight and I'll tell you --- everyone of these staff people – they're

on your side! And if you can get your commissioner on your side.. the sky's the limit... Like I said, I don't live in your neighborhood but I would share with you that there's a lot of other people fighting the same fight and some of them are winning.. .... I'm with this other fella... I think you can get them to listen. That's all I have...

(Amanda) We appreciate your coming out tonight and your comments.

On this Thursday night there will be a community meeting sponsored by the Turnpike Authority discussing a potential link from the GreeneWay through 415 up to I-95... It will be on Thursday night at the Board of County Commissioners chambers at 6:30pm. I know that may interest y'all cause it is going to potentially impact your area so if you feel you need to go please show up for that... they'll want to hear your input as well. I'm turning it over to Matt West to finish up.

Matt – The other thing I wanted to point out -- there was some concern about some issues raised in the DCA report concerning water consumption and the amount of water being consumed. And Bob Adolphy and the Environmental Services Department that deals with water and sewer issues will be briefing the County Commission on this on July 23rd in the morning session of the County Commission. They start at 9:30; that's a Tuesday morning... if you have to go to work, you could always set your VCR to tape it 'cause they're on SGTV and they will be talking about that particular issue that Mr. Jasmine brought up and what the County can do to deal with that particular issue.

The next Community Meeting, I want to remind everybody before you leave, it's September 16th, back here again, 7:00pm. By then, we want to have more information about what the impacts are... we're going to do number crunching for you about traffic, water, sewer, a lot of things, schools... a lot of things that were brought up tonight. We're gonna come back here with information to try and address those concerns or tell you what the issues are and what the impacts would be. Again, I thank you all for coming out again.

Issue IGC 2 Integrate Schools into Community Planning

The Governor's Florida Growth Management Commission in February 2001 made recommendations to "integrate schools into community planning". To successfully accomplish this objective, the Commission recommended that "each local government adopt a financially feasible public schools element to reflect the integration of school board facilities work programs, and the future land use element and the capital improvement programs of the local government". In addition, one of the related recommendations is that "local governments ensure availability of adequate public school facilities when considering the approval of plan amendments and rezonings that increase residential densities". These recommendations did not result in legislative changes in the 2001 Legislative Session. Broward County to date is the first local government to approve a Public School Facilities Element in 1997. The objective of the Element is to effectively provide public school facilities to prevent over crowding and the element contained concurrency requirements. Various homebuilders' groups are currently challenging the requirements of the Public School Facilities Element in court and a ruling is expected in Fall of 2001. The County will monitor these legal proceedings for future reference.

The County will investigate the possibility of preparing a Public Schools Element. This effort can only be done with the support and assistance of the School Board. It is hoped that if Seminole County takes this step, that the cities will also participate to achieve a countywide consensus that school capacity must be available or planned for in a specific timeframe prior to the approval of residential building permits. The County in conjunction with the School Board will investigate the possibility of including the following components in a Public Schools Element: a five year capital improvements program, a level of service relating to school capacity and a concurrency requirement.

Minutes of Public Forum
Monday, September 16, 2002
Myrtle Street

(Matt West speaking) Good evening. Thank you for all of you coming out on a rainy night like this, we didn't plan the weather (but, ah, let me do this). Thank you all for coming out.

My name is Matt West, I am the planning manager at Seminole County and I think I recognize a lot of faces from the last meeting and I kind of want to give you a quick run down on what we are doing here and what has happened in the past and what we have to look forward to in the near future. First of all I want to speak on behalf of Commissioner Mclain, your District Commissioner. He couldn't be here tonight and he wanted me to convey that to you but he has the minutes from the last community meeting and he is going to take the minutes from this community meeting and obviously the future meetings we have and also he wanted me to let you know he was meeting with Congressman Mica and it is hard to get an appointment with Congressman Mica so that is where he is tonight – having a meeting with Congressman Mica and he wishes he could be here. So with that being said, (he is), like I said we do give him copies of the minutes, he obviously can get copies of the tapes and this will be coming forward to the County Commission as well. Your District Commissioner will get your input and obviously at one point in this process he will actually be with the rest of the commission listening to your input.

The second thing I wanted to point out to you is reason why we started this whole process, this community meeting and this Small Special Area Study. We used to call them Small Area Studies but we say "no area is small, every area is special" and in this case we started looking at this area because we have had some changes in the recent past and I think everybody knows that Autumn Chase is the development that has been constructed and is under construction at the intersection of Hester & Myrtle and we have also had two development applications in to increase the density in that area, kind of close to Autumn Chase, just east of Autumn Chase, one is called Lake Jessup Woods and the other one is the Esterson Schumacher Amendment where there has been a request (let's see if I can point it out over here, if I don't mess this up)...pointing "this is Autumn Chase and Lake Jessup Woods is about 80 acres just to the east, right in this area here that had a petition to increase their density to 1 unit per acre to 4 units per acre and then there was actually an amendment to that request to reduce the density to 2 ½ units per acre. Since the last time we met, that application has been postponed or continued to the Spring of next year. We can only amend our plan twice a year because this is a major amendment to our plan and this has been continued to the Spring of 2003. That's the next cycle that this would be addressed at. So probably the next time you would see this application or get notice of it, if you are in the immediate area, is probably January or February. Once again it is a long process, it involves the State's review, it involves several public hearings and in any event that particular request for that 80 acres, has been postponed to the next cycle. So the other outstanding application we do have is the

Esterson Schumacher Amendment which is kind of near Nolan and Myrtle and is about 60 acres and that is on the agenda for September 24th County Commission at 7:00 PM. What the Commission will be doing at that meeting, if they choose to act on it that night, is they could either vote to deny it, of course, or they could vote to transmit it to Tallahassee for the State's review. If they vote to transmit, the State will review, send us back comments and then on December 10th of this year, would be the opportunity for the Commission to have a second hearing and either vote to approve it or deny it. So that application for that 60 acres, this piece here (pointing) and I think there is a couple pieces right here, not exactly sure which ones because it is not marked on the map but that application is still active at this point. When these applications first came to the Commission this year the Commission started asking the general question, "well, what do we want to do with this area? Do we want to keep it at one unit per acre which is the predominate zoning out there?" As you can see from this map, it is pretty large acreage parcels, except for, of course, Autumn Chase here, which is more of a suburban density, the one single family subdivision. So the Commission directed staff to retain a consultant to do some investigation into what would happen if we changed the land use densities to either 2 ½ units per acre or 4 units per acre, or 4 homes per acre and also to look at what happens in the ultimate build out even if it stays one home per acre, what are the impacts out there.

A couple things here, I would like to introduce the staff here. Most of us have these blue shirts on so you can easily identify us, a shirt just like I have on. I have Tony Walter, with our division. Alice Gilmartin, Amanda Smith, J.V. Torregrosa. From Public Works we have Mark Flomerfelt, in the white shirt (he is still on our team though). (Who am I missing) I guess we have some people out in the hallway. We had Tony Matthews, (pointing) there's Tony right there, he is in the white shirt, he is on our team too (he is just trying to pretend not to be). We have Kathy Fall and Betsy Engle out in the hallway. Our consultant is Wilbur Smith Associates and from Wilbur Smith Associates we have Bob Hahn and Hong Ji who did a lot of number crunching and did a lot of analysis. We are going to do a PowerPoint presentation and walk you through what they have discovered. Now the first meeting we had, we just wanted to hear what you all had to say, what the property owners had to say. Like I said, we have reduced that to minutes, we have all your public comment forms. We have obviously utilized that to send out numerous mail outs and let you know about the next meetings. With that can we (okay, there we go) so we are at this stage (where are we at), we are at this stage right here (pointing) the second community meeting. The next time we are going to have a meeting is in front of our land planning agency which is an advisory board that advises the commission on land use and zoning changes and that will be held on October 2nd, 2002 at the County Services Building where the County Commission meets and that will be at 7:00 PM. Because we knew there was going to be a lot of input on this, we actually asked the planning and zoning (or, sorry) the land planning agency to have two meetings so they can devote extra time just to this topic. There is probably going to be one or two other items on this agenda so that the planning & zoning commission/land planning agency (they have two titles) can devote all their time to listening to your input and help the County Commission make any decision about the future of this area. Finally we are going to take the study to the County Commission on October 22nd at 7:00 PM. The

Commission can do several things, of course they can do nothing, they can tell us to do nothing, they can tell us to study it further, they can tell us that they might want to take some amendments to increase the density in the area forward and once again the soonest we can do that is the Spring of next year. We can't just do that at the drop of a hat because obviously any request they make, if they want to make any changes out here requires several public hearings and the State's review.

The scenarios we are looking at are: one dwelling per acre, which is what that property out there is zoned for now, even though most of these lots are much larger than one acre, most of these lots are 5, 10 and even larger than that. Although you do have some one acre lots most of them are larger than that, the zoning allows one home per acre so a lot of these properties could further subdivide.

Tony Walters is going to lead you into the discussion about the actual calculations and what the issues are out there. At the first hearing we heard concerns about, of course, drainage, and the condition of the roadways out there, the effects on the public schools, utility issues and environmental issues. Those are the main things we heard and we have taken all that down, like I said and if anybody needs a copy of those minutes, we will be happy to provide them to you for your record, just let us know after the presentation and we can make sure you get a copy of them. You can make sure if you got up and spoke last time we quoted you accurately. We want to make sure that your input is accurate and the Commission gets your input. With that in mind, do you want to take over, Tony? Tony Walter...

(Tony Walter speaking) Thank you. I am going to go over basically what we have done so far and this is really a fact finding or data gathering exercise. As you can see, the existing conditions out there right now, we are looking at about 1,628 acres of property that is in the study area. Of that, 930 are undeveloped land and this land that has a potential to have more dwelling units put on it. As Matt mentioned, even though they are 5 or 10 acre lots out there, they can be subdivided, so that is the undeveloped area. There is also 78 acres of roadways, which roadways take up a lot more room than you would anticipate. The primary land use out there is the suburban estates which allows for one dwelling unit per acre. We do have some industrial in the very western end and we also have some low density residential, which is the Autumn Chase property. As you can see from this some of this is a repeat of what was at the last meeting but we brought it for those that might not have been here or just to remind everybody. We have a lot of wetlands out there, 534 acres approximately and also we have about 350 acres of flood plains. Now when we get a little further on in the explanation of this it is important to know that those two overlap in some places. Flood plains and wetlands may be the same area. So when we are doing calculations for Buildable area we have to net that out so we have a good number. Also we have identified, and this was from the basin study, that Mr. Flomerfelt's group had done, that there is about 41 acres of flood problem areas and they are identified in those blue hashed areas that Matt highlighting right now. Those were areas that were identified as problem areas that need to be addressed.

To facilitate the study, what we decided to do was to break it into sub areas and the reason why we did that was we tried to group properties and the area together that had similar characteristics when we were doing an analysis. We looked at the ownership pattern, we looked at the impacts of the wetlands, the density and the condition of the current build out, we looked at development patterns and also we looked at the roadway conditions and the circulation conditions.

The first sub-area we have is in the western part of the study area, it is highlighted up there in red. The characteristics of it are basically 620 acres of land with 239 parcels and I do need to go back and remind you that of the 498 parcels that are in the entire area only 256 have development on them, so there are a lot of parcels out there that are not developed yet. Going back to this, this is the area that has the 63 acres of the industrial zoning, or the industrial property to the west. The development pattern, this is where Autumn Chase is and where the two properties that have made application that Matt mentioned are located. But the interesting characteristics here are their large buildable land areas that belong to the same owner so this is conducive to development and owner can put a property together to make an economic development. There are also wetlands and flooding zones but they tend to be concentrated in this area, they are not disbursed in small areas here and there. So again that is conducive to putting larger areas together. Urban services are provided, although not everybody has water and sewer, it is close or getting very close. There is good north, south, east and west access to this area as compared to the others. In sub-area 1, what we did and this is what we do for all of the sub-areas, is we took the total land and we took out the wetlands and we took out the flood plains and again if you remember the overlap we had to account that we didn't take it out twice. So the assumption was made that if there are wetlands out there, they are not developable whether it is filled or has to be replaced, whatever that might be but if there are wetlands out there they were taken out of the formula. We also looked at the roadways, we looked at the drainage problem areas, that was taken out, and what we came up with was a net developable area and then we applied the 3 scenarios that we had for that as far as what could be built. In sub-area one we were looking at anywhere from 284 to 1,062 dwelling units and we have a sheet that we would like to pass out now (passed out handouts), it shows all the sub-areas and it gives you an idea of how much is in each one. Obviously 284 dwelling units is at one dwelling unit per acre which it is zoned for now. These are new units, it isn't taking into consideration the properties that are already out there.

The next area we went to was sub-area two and this is in the northern & eastern part of the study area. This area, the characteristics on it, again, it is a pretty good sized area. You can see the acreages, 518 acres, 168 acres of wetlands and the number of parcels. It is located outside the City of Sanford city limits. If you look in detail at the map, you can see where the city limits come pretty close to that part of the study area, closer than it does in other areas. The buildable land is fragmented and what is meant by this is the parcels are a little bit smaller but also if you look at the wetlands they are scattered around it makes it much more difficult for someone to bring a bunch of pieces of property together, a number of acres of property together and develop them in a large development. Urban services are there. This area already has water lines but the access

to this is Sanford Avenue only without going back down to Myrtle Street and going back out on Hester. So the primary access is Sanford Avenue. In this area when we looked at the 3 scenarios, the one unit per acre, 2.5 units per acre and the 4 units per acre, the number of new dwelling units ranged from 196 to 831. Again this is a theoretical calculation that we are doing. We didn't go out and measure lots and look at where the roadways would go in great detail. We did take all that into consideration as far as what the zoning categories allow but we didn't do a site by site design on this.

Finally the 3rd sub-area is the southern area, it's down on the southern part of the study area. It is just north of the park down there. 409 acres, 106 parcels, there are 116 acres of wetlands and 186 acres in the 100 year flood zone. This is probably the area that has the most issues with wetlands and flood acres or flood zone as compared to the other two. The low elevation is subject to flooding, which I have heard several people comment on tonight. We did find that 77 % of the land is unbuildable so of all of that acreage 77% was unbuildable. It is also close to the public recreation area and there are no existing urban services provided in this area.

That is basically the three sub-areas we looked at. When we look at sub-area 3, the potential dwelling units in that range from 44 to 259. On the sheets that we passed out to you all of those details are there as far as the potential development and then there is a grand total for the project. The grand total on that is 524 to 2,152 potential new dwelling units in the study area. It is broken out by type. One dwelling unit per acre is 524 obviously, 2.5 you get up over 1,300 and at 4 dwelling units per acre you are over 2,100. We looked at, took a cursory look at the impacts on that as far as transportation, trips to the area and again there is a wide range in the number of units on how it may be developed. So, we have a range of transportation or daily trips. It ranges from 4,700 trips on the low end to 17,000, more than 17,000 trips. So that would be the anticipated impact on the roadways. Now those numbers come from ITE manual, which gives us a general number of trips per household as it is developed out. So there wasn't a traffic study done but again it is a good benchmark for what we are doing here. We also looked at the number of students and it's broken out there-elementary school students could range from 130 to 530 and so on. So I think we end up with somewhere around the area of a low end of about 250 new students for the system to over 1,000 new students. I know that was one of the things you had commented on.

Finally what we looked at are some cost estimates. Again these are cost estimates and what we used were standard costs for water and sewer based on the length of the lines that we would anticipate that would need to be put out there. Same way with the roadways, we looked at the length of the roadways. We know they are substandard, we have a formula from our engineering department and it is a formula that is used throughout the industry that gives us an idea of how much per linear foot or linear miles it would cost to upgrade from a rural section or a substandard section like we have out there to an urban section and you can see a total cost to improve the roadways is about $6.7 million or $6.6 and it is broken out by the streets, Sanford Avenue, Myrtle, Nolan, and Hester. Those were the roads that were looked at as far as improvements. On the water supply, again, some of the areas already have water supply, some don't. We took

the total number of feet of anticipated new water lines that would have to go out there; that would run about $1.7 million and similar calculation for sewer about $1.3 million. We also looked at the drainage improvement areas from the study that was done in the drainage basin and the problem areas we were talking about. We were looking at about $14.4 million to address those issues.

That is pretty much our slide presentation as far as the facts. We have a varied number of properties that can be developed out there at various levels. The impacts as you can see, vary widely and that's pretty much where we are at. I am going to turn it back to Matt, he wants to make a comment.

(Matt West speaking) Thank you Tony. A couple things I want to point out about these numbers because obviously they look very scary. First of all these numbers are based on someone's costs, not necessarily the public's because a lot of these issues development pays for. For example, if water needs to be run to a certain property where there is no water, central water, there is no water main, typically if a developer builds a subdivision he's going to run it or she's going to run it to the project. So some of these issues about running water and sewer are typically born by, the cost is born by the developer. Also on road issues typically, if there are roads that need to be brought up to code, the developer typically has to pave the road to county standards back to the nearest road that meets county standard. So some of these costs, and I am not saying all but, some of these costs would be born by a developer or development if they were to come in and build a subdivision. On the issue of drainage improvements, that is the only one that is a little tricky, because typically when a development comes in, a subdivision comes in, they typically have to provide stormwater facilities for their impact but don't necessarily have to go back and correct existing deficiencies. So that is an issue that we deal with quite often that development may go in and provide their own stormwater and provided they don't make things worse out there, they don't have to really go back and fix a lot of the existing drainage issues. That is an issue where maybe this money, or this cost estimate, isn't typically born by the developer (can we go back to the slide before, Tony). One the issue of the school, there are two things that are funding schools besides _____ taxes right now. One is, a ¼ of the new 2001 sales tax, we call it the 2001 sales tax, the one that just passed by referendum. A ¼ of every cent paid for in that sales tax, that additional one cent sales tax, goes towards school construction. A lot of it is renovating existing schools but some of it is to increase capacities of existing schools. Also I believe they are building a couple of new schools with that money, with that ¼ cent of the sales tax. The other thing that of course every development pays is the school impact fee. Years ago the County Commission adopted on behalf of the school board an impact fee so that every home that is built pays their estimated fair share of contribution towards building new schools. That is done so that each home is an estimated amount, I think a single family home typically pays almost $1,400.00 per new home towards new school construction, it can only go to new school construction, it cannot go to renovate an old school, it is only to add new capacity. So development would pay some of this either through the school impact fee, they would have to pay that but also one of the other funding sources that was recently passed, is the ¼ of the one cent sales tax goes to school construction as well as _____ taxes. So on the issue of just looking at the raw

numbers and that's really what these are. Assuming that everybody here that owned land out there subdivided their property into one acre lots and paid their fair share of their impact and what have you, in the whole study area you would have an additional 524 homes, that is over and above Autumn Chase and that's over and above the existing homes that are already out there. The likelihood of that probably isn't that great that you would get that many. If you do the raw numbers you would get about 524 homes and one of the things I would like to point out is one of the reasons the consultant broke it into 3 areas and I think that Tony touched on this is that the area has 3 different characteristics. There are 3 different areas that have their own characteristic. If you look at sub-area 1, it is really big, I mean really big tracts of land and then your conservation areas are really concentrated; your wetlands and your flood prone, so it allows the land if somebody was going to develop it, it is compact, they don't have to cross wetlands and they don't have to fill wetlands to put in a subdivision and that is why sub-area 1 kind of stood out as a little different. Not necessarily that it is right for higher density development but it's different than sub-area 2. If you look at sub-area 2, it's kind of a patchwork of wetlands all throughout it plus you have some flood plain and you have part of the creek that runs through there so this is kind of patchwork and the lots in comparison to sub-area 1 are much smaller. It would be more difficult for a developer to go out and aggregate to buy up enough lots to put in a subdivision and then deal with having to put accesses and roads and things across the different wetlands that divide up the properties. So that is why we broke that, that's kind of like the top of the triangle right there. That's one of the reasons we broke that off from sub-area 1. Then of course sub-area 3 you can see the light blue is flood plains. So a lot of this land is really low, it can't count towards density or development and it has a lot of wetlands as well. Plus a lot of these lots are already small, I mean small compared to the other areas. So it doesn't have a lot of development potential. So that is one of the reasons we broke it into 3 smaller areas, actually they have their own characteristics. In that regard it does several things of course. I think people here are thinking that the Commission is going to decide to change the whole area, well this gives them other options to think about rather than going if they wanted to change the whole area, it allows them to look at the areas individually and say do we want to make a change in just one area or maybe not or two of the areas. So it gives them some options and the public to decide is there anything that you would support other than one unit per acre or feel comfortable with allowing to go at a higher density. The only thing we didn't do, and I am going to lead into this, the only thing we haven't done at this point is, it's something that we are going to talk to the County Commission and the Land Planning agency about is, we didn't go into this study at the idea that we pretend we were developers and that we owned all 1,600 acres and what would we do if it was a blank slate and we owned all 1,600 acres. We didn't do a concept plan to say what would be the best uses and where would we put them and how would we deal with the drainage issues. We didn't do that because obviously not one person owns all that land and is doing that. But that is an idea to be kicked around if this was all owned by one person and they wanted to come in and develop it, what would they do to address the drainage issues, the wetland issues and how would they provide a smarter plan than putting in cookie cutter subdivisions down Myrtle? We haven't done that, that maybe something the Commission directs us to do as well because I think the idea here is without any plan if future County Commissions or whomever decides to start changing the density down

here, which you might end up with without any kind of plan in this area is cookie cutter subdivisions and that may not be the best development pattern for the area. Obviously one unit per acre development may not be the best development pattern for some of these areas, as well. It may not be the most efficient and best use of the land however; we didn't do that part of the analysis. We wanted to show the Commission what the impacts were from the standpoint of these different developments scenarios. The other thing I wanted to point out to you is a lot of these numbers up here (can we go to the last slide, page down) with any development scenario, a lot of these numbers don't go away. Because the drainage problems are still there, so whether it is one unit per acre or it's 4 units per acre that drainage number doesn't go away because that is identifying existing problems. Now the impact to the number of home owners changes with the different development scenarios but that number doesn't go away. The water supply issue doesn't go away if people's wells go bad or what have you. I mean there is going to be a need for some water supply in that area. And then of course the fact that the roads are substandard, I think Hester is 18 feet wide, Myrtle is 20 feet wide, it doesn't have adequate shoulder so you can safely pull off in some areas without baring your axel, baring your car up to your axel. There are some deficiencies out there from a cross section and base stand point that whether or not you put 2.5 homes out there 4 or 1, those problems are still out there. The railroad crossing is another one that probably should be upgraded at some point or another, where it crosses the railroad, all along here (pointing). So, we just want to point out that whether you stick with one unit per acre or any of these other development scenarios, these problems are still there. Even developing at one unit per acre, which there is potential, like I said, it may not get as high as 524 lots but there is potential to put some estate size subdivisions, estate ranchette type developments out here, which will increase the traffic and increase the number of homes out there, the problems will still be there. I just want to make you aware of that and I think at this point (do we have the public comment forms? Can we get them?) Just so you know none of these roads, since they are local roads, they are not artial roadways. None of these are on any kind of capital improvements plan, the County hasn't budgeted any money to upgrade these roads. Since they are local roads, your impact money can't pay for, the one cent sales tax can't pay for it because they are considered local roads. So if anybody is going to upgrade them, it's either the County will have to allocate special funds for it or assessment districts or something or development would have to come in and upgrade them. (excuse me...someone is speaking from the audience) This cost estimate is to bring them up to a County standard two-lane roadway 24 feet of pavement. So you have 12 feet going each way, 12 feet of lane going each way, putting in adequate drainage and shoulders, sidewalks. All that would do is make those 2 lane roads meet County code. (audience person asking question) No. That's the thing, those roads are rural roads, they were there to support the agricultural purposes out there not to support suburban or residential development.

Alright I just wanted to give anybody an opportunity to speak, if you want to get up to say anything for the record, we are going to make minutes of this and provide it to each Commissioner and Land Planning agency member. I was going to read off the list. (did you hand one of these in?) (person in audience speaking) Okay, well why don't you

finish it while somebody else is speaking and we will take you when you get that filled out.

Teresa and Tommy Fryer, did you want to speak? Okay. Caroline Michael? No, okay. John Chimber, did you want to speak? Okay.

(John Chimber speaking) Good afternoon or evening. My name is John Chimber and I live on 525 North Carolina Run. I am not against development at all however; I am against high density development. I don't mind one house per 5 acres, that's not bad, but when you get to 4 houses per one acre that is pretty dense. Right now the gentlemen here was talking about a lot of problems that was going to exist whether it's one house or 4 houses, well the problem exist today without even having any houses there and yet people that live there don't find it a big problem, I don't anyway. Maybe you might, I don't think so. But anyway, I am against high density. That's basically it. Thank you.

Matthew Harris? Okay. Greg Hale? No, did I hear? Jack Brosheer? Okay. Kathy Harris? Okay. Point well made. G.B. Menafee? Okay. I got another one that is G. Menafee, 5575 Hester Avenue, not here? Marion Thorn? Did you want to...okay. Mack Thorn?

(Mack Thorn speaking) Good evening everybody. My comments would be about the same as I said last time. Is the reason that the most of us bought in this area is because of the rural area that it's in and that's the reason we wanted to live in this area because it was rural and we accept the problems that come living in a rural area and we can except that. But when you put the amount of houses that you are putting in here in this rural area, it takes away from our country way of life which is the reason why we bought out and wanted to be there. Most of us here know one another and that's one of the benefits of living in an area like this is that everyone knows everyone and everyone looks out for everybody. I have 3 children, I have one in elementary, one in middle school and I have one in high school. I know that the problems that exist with them and I know the problems with the roads out there and the drainage out there and we also have a business which will be directly across the street on the Myrtle Street, we live directly across from that and I am concerned with, what if the neighbors don't like me going to work at 5:30 or 6:00 in the morning and cranking my trucks up and leaving. If they decided they don't like that then where does that leave me with our business that we have had for 40 years. Not only does it have an impact on my way of life but it has an impact on my means of making a living. So that is my concerns.

B.J. Simmons? (can't hear him speaking from the audience)

(Matt West speaking) I apologize if I don't pronounce people's name correctly. Gerald Amburgee? (can't hear him, he is speaking from the audience). (Matt West responding) Well as I understand it from this point we don't have a plan. The County Utilities doesn't have any plan to run sewer down Sanford Avenue. Of course, Sanford itself has sewer all the way to, I believe that is Rose Hill, is that Rose Hill right here, the development on the other side of the Greenway. But at this point the County just has some plans to improve

the waterline that is already running through that area, improve the drinking water main out there. But typically the County is not going to run sewer out there unless a developer or development requests it and they pay for it to run out to their property. Thank you.

Rema? Okay. Alex Dickenson? Okay, I'll come back then. Steve & Antoinette Elkins? Okay. Nancy Jasmine? Okay. Okay, great. Tom & Linda Adams?

(Tom Adams speaking) I certainly don't want to bore any body. I have lived out there for 12 years and I used to build subdivisions. There is nothing wrong with making money, there is nothing wrong with giving somebody a home and a good quality of living and a place to live and raise your family. We chose to live out there, bought property, 10 acres and then sold 5 of it to my Uncle who has recently resold that. So we could raise our children in a rural atmosphere. These impact fees and all the infrastructure costs, I am going to tell you that Seminole County has had, I have lived there for 12 years, and they haven't done a damn thing for us out there. I think it is a scare tactic, $14 million dollars. Sanford Avenue hasn't drained for 12 years. Yeah, I have lived there 12 years, 15 alright and I am a developer right now. I have a couple friends right up there; we do business all the time. We have go-cart tracks, we have motorcycle tracks, we raise our children whether they go to private schools, or public schools, it doesn't matter. But the impact, the high impact, that's the problem. You start bringing a lot of density into the area, the runoff drainage, you are going to have it anyway and there are allotments for that. You have retention ponds. But it goes a little bit farther than that. Traffic, I don't want the roads improved unless you are going to make it a 4 lane and put stop lights every 20 feet so I can get in and out. I can't get in and out right now because of Rose Hill, Butler and Autumn Chase. I am lucky I drive a dump truck, I just pull out, and I will scare you into letting me out. Unless we allow for the roads and we allow for proper drainage all we are going to do is lessen what we have now. I think it is pretty good out there sure I have a lot of grass to cut, I have a lot of weeds and I don't always agree with what the County does but my quality of life is what I chose to make it. I surely don't want anyone coming out there without my say so or my portion of it and putting houses on ¼ acre lots. I did that for (how long, was it 20 years) and I made a lot of money doing it and made a lot of people happy because I built a lot of homes but, we all chose to move out there the way it is now. So it is your choice, stand up and tell them no.

Marilyn & John Thompson? Okay, (speaking from the audience, cannot hear her) (Matt West responding)-the only reason why I didn't mention September 24th is I was talking about dates of the study, the Esterson Schumacher Amendment, I did mention that previously, is on the 24th for the Commission to decide whether or not to transmit that for the State to review. (Marilyn speaking from audience) (Matt West responding)-that's your right and that's why I let you all know. The dates I gave up on the slide were the study but I also did point out that Amendment is in the study area and it is on the 24th. (Marilyn speaking from audience) (Matt West responding)-I am not aware of Randy owning any land in this. Okay. I don't think he is on the mailing list. Okay. Don't forget the chickens. Okay.

Gerald Brinton? Okay. Celeste Shepherd? And then is Alex back?

(Celeste Shepherd speaking) Basically what I wrote was I have 10 acres on section 2 and I have had it in the family forever and would like to build a house where my son and I can live and he can grow up without having to deal with some of these public school issues. I have him in private school for a reason and I would like to keep him away from things that I would never involve him in. He has his own space and horses and dirt bikes and then he might have a chance out there. I am concerned with the growth and change and I don't know, do I want to invest everything I have and building on my property or do I need to just forfeit it and walk away? That's my concern.

Mr. Dickenson.

(Alex Dickenson speaking) I don't want to be personally offensive but in the 1970s when the Planning Department of Seminole County was being formed I worked hard to try to get that Planning Department strong and I thought that would be good for Seminole County. I thought in watching this presentation that all we talked about is how many maximum houses we could have at any place. Is that what the Planning Department is supposed to do? I thought developers could do that. I thought you guys were supposed to talk about quality of life, about what is best for the area and I heard nothing about that. What's the purpose of the Planning Department anymore if it isn't the plan for the citizens of Seminole County to have the life they want to have. If all it is, is to determine what the developers could maximally put in, then what's the purpose of you? Why did I fight back there 20 or 30 years ago to have this department? I know it is political but surely you all could have enough gumption to take in quality of life, taking what the citizens want, to take in what the heck we are here for, I mean that's what we are here for. I am really disappointed. And the second thing is, that if you put in 2,500 homes, there is no way in heck that Hester Avenue can't be 4 lanes. And to put $600,000 there was ridiculous. Wherever your person was that said that you should be questioning, you should be saying what in the heck is happening here. $600,000 for Hester Avenue, it is so busy now they can't hardly stand it. I mean, what is going on here?

(Matt West speaking) Well first of all to respond to that, we have just started this process and we've only been at 2 meetings and we haven't come up with recommendations yet because we are seeking your input. Obviously sometimes your criticism but, the idea wasn't we come to you with an approved plan and then ask you what you want to do, it was to take your input in these first couple of meetings and then come back with recommendation. I apologize if you were under a misunderstanding that we were going to have a recommendation and a plan all laid out and then ask you your opinion. I am having this process work in a different direction to where we listen to you first, respond to your comments, we incorporate it into our reports and our recommendations to the County Commission. (audience members speaking) (Matt West responding)-I understand that, that is why we are taking your input. (audience member speaking) (Matt West responding)-Actually the very last meeting we recommended denial of Lake Jessup Woods. No, it didn't pass. Lake Jessup Woods did not pass, it was sent to the State.

Angus & Doris Black?

(Doris Black speaking) I am Doris Black this is my husband Angus Black we are kind of the nucleus on the block. We met some very nice people, some not so nice. But we can get over that. But my husband and I looked around, we lived in Lake Mary for years and want the rural subdivision. My husband is kind of country boy, he likes working outside. Where is I am not. I run from spiders, snakes and everything I see. My husband says I run from everything I see. But I can get over that also but we like the rural, we like the country. My neighbors next to me, I love them. We are really enjoying ourselves out here and we want to keep it that way. That is the reason we built out here. (asking her husband) Do you want to say anything or have I said enough? Yes, we want to keep it rural.

(Kathleen Clark speaking) Some of you might recognize me, I did the Bakers Crossing project. My concern is everybody has a right to do what they want to do with their land and obviously some of these people who own some of the big sections of land are looking to make a profit on their land. When the density comes in the way that they do with Baker's Crossing, the Autumn Chase development, even when you put in drainage. I live in the 100 year flood plain and it's a beautiful piece of property and it is very wet right now but when I bought it, it wasn't very wet. It has sand live oaks on it, all over, which are 100 and 200 year sand live oaks, which are all now dieing. But the problem with it is, when I flood, I don't flood from the lake side, I flood from the back. Because of all the developments that are coming in you put them into Six Mile Creek for drainage, which cuts across my property. I have horses, I have a horse stables. You also put in beautiful trails right across the street from my house to do horseback riding. I don't know who is going to be able to own horses with developments that are getting into planned unit developments and 4 homes per acre. You just can't do it. So why even set up a park like that, I am not sure. But now the flooding out there is happening a lot more. It was tolerable, just like everyone said when things weren't being built up so much, it wasn't happening all the time. Now it is happening and it is not happening from the lake side, which is where you expect the flood plain to come up. Mine can also be a business, I have 2 beautiful barns but I can't take anybody else's horses out there because right now from so much flooding from the backside of the property, I am under water for months. I wanted to build a nicer home out there than what I bought out there. But it's not even worth my while right now to develop that property into a nicer home or what Seminole County would love to see be put out there because of what is happening all around me. My concern for the people who own in those properties, as well as the ones who don't want to develop, is let's say you are looking at a 100 year flood plain, well once all of this development goes in and I look around and I say, it's time for me to look somewhere else, I am worried that what probably would have been a little bit more difficult property to sell, obviously is not up for development, is now going to be impossible, is not going to be livable. What am I going to do with that? So that's my concern for my property as well as others who may not have had that many problems. They are not addressing that when they are building these homes. The other thing is, is this is the future land use and it's going into Commission but with Baker's Crossing they annexed that city so once they got into this stage they annexed it which meant the development could go up even higher than a 4 units per acre. That's what a lot of people didn't realize. Once that was annexed into the city Mayor Dale came in and said look at all these beautiful tax dollars. We all

spoke, the news was there, everybody gave comments and there were a lot of people there. P & Z turned that Bakers Crossing down. You are supposed to have a year to reapply when something is turned down from P & Z, is my understanding at least at that point. Mayor Dale called a special meeting. Our meeting was on a Thursday when P & Z turned that down. Mayor Dale had a meeting on Monday and it passed with no changes. So all of the input that we put in and the taxpayers who pays for the general area since Mayor Dale and the City didn't pay for any improvements to the roads and to all the things that would effect us because it was _____ city, none of our concerns were taken into consideration. I think the people who were there are a little worried about that right now. So, we come to these forums and you just want to through your hands up. So I am a little nervous that not only are you going to make my property impossible to get rid of, or live on or do something with but you are just going make the area very difficult to live in and you are changing the whole entire use of that area for the people who are out there and want to stay. Thank you.

James W. did you want to speak? Okay. Like to see no change. Linda Short, like to see no change. Eric & Laura Macardy? Did you wish to speak? Paul & Nancy Jahelka from Moon Luster Drive, am I saying that correctly? Chuck Bailey? Okay, I will come back. Wally DeHaven? Okay-concerned with upcoming piece of land coming up for rezoning. Butts up to the 81 acres. Esterson Schumacher piece?

Catherine Times?

(Catherine Times speaking) My kids live over here on South Sanford Avenue. Every night when I go to work, I go up South Sanford Avenue twice in one month, there were cars in the ditch on South Sanford Avenue. I was not aware until last month that, that ditch is car wide and they tie up the road for about half an hour to an hour while they fish somebody else out of the ditch. My question is: are you talking about redoing South Sanford Avenue or are you going to widen it? (Can't hear her). Here's a concern of mine, the daily average trip, 4,700, was anybody home on Labor Day? I was home on Labor Day, 12 cars went down Myrtle Street.

Stewart Culpepper? Did he leave? Okay. Wanda Culpepper? Okay, I'm sorry.

(Stewart Culpepper speaking) I live on Hookleaves Court, that's at the corner of Sanford and Myrtle Street. I have a considerable trouble getting water off my lot. My lot is about 20 feet, 18 to 19 feet high, it is not in the 100 year flood plain. But I still have about 4 drains that I have to use to drain the water off that lot. So water could be a big problem in some of these areas.

Jean Michaels?

(Jean Michaels speaking) Well, I get sort of nervous about doing this and I do not fit into a lot of you. We have ¼ acre, we have a mobile home on Miller Road and Miller Road is a little, dinky, dead end street, with holes all over the place because Six Mile Creek crosses our road. We have been out there for 30 years, we had 4 children and we raised

the kids and we chose to live in a mobile home for 35 years because that's how long we have been married so we can have a certain life style, which meant, I would stay home and my husband would go to work. It is not normal to find somebody who lives in a mobile home for 30 years, why didn't you build a house? That's just how we chose it. We both, my husband and I, when we were growing up we used to ride all around that way, Pine Way, Silver Lake, around there. My husband is from Florida and I have been here since the Navy Base closed. So we new when I used to baby sit for a family on Miller Road so when we found this piece of property, it's called Eureka Hammock, which, ha. Because it is such a wetland, every tree that has popped up, naturally we have several oaks, we just let them grow because they absorb water. The County won't take our road over because it is a private road. I noticed on the map we don't really even count because it says undeveloped and undeveloped means no body is there...well, I must just be thinking I live there. If we had decided to build a house, the only type of house that we would have built would have been a stilt home because of the drainage. We put in a little fish pond (which is about up to here), and all the rain that we have had, the little fish pond has helped, a lot of the water goes to the fish pond, all the vegetation absorbs the water. But still there is like a certain area that still is low. A lot of my neighbors, don't know if they are here or not, I know Barbara lives on the corner up the road from us, they are very concerned, I know there was a rumor that the County, or St. John's Water Management wanted to buy all the property from Myrtle all the way down to Lake Jessup to make one big retention pond for all the new development that was coming in. I don't know if that is true or not but I know that we are grandfathered in so that's how Miller Road happened. There are probably 20 homeowners. Everybody has a mobile home. Lake Jessup Woods, if they were going to put a development in, we have 4 children, everybody needs a place to live. They are not going to put in mobile homes over near high cost homes. They just need to keep in mind that everybody need somewhere to live but make the home affordable, watch out for the land and don't make it so your neighbor down the street is going to be flooded out. Six Mile Creek, with all the rain we have had some of the retention ponds they put in have helped but when we get these rains, the water just pours down there. When they talk about (pointing to map) here, the drainage improvement, it gets me sort of concerned. Like the ditches that run along Sanford Avenue, how much wider are you going to make them, because there goes some more land over there. I don't know if you are going to cut Six Mile Creek, we have one bridge that goes across our property on Miller Road. Are you going to come in and fix our bridge? No body has offered to do that. The banks are always eroding, bless the County's heart they come out and put in the gravel. Here comes the rain and there goes the gravel. I don't see that improving. So I basically said that land needs to be managed for the benefit for everyone. If it is already zoned for homes with larger acre let it remain as such for the well being of the roads, environment and the people who already live in the area. Thank you.

Randall & Sarah Priest?

(Randall Priest, Jr. speaking) My name is Randall Priest, Jr. I have a couple questions since I have been listening and I have heard many of these comments before and we all have the same concerns, basically. We move to the rural area for simple reasons and it is

not unique to us, it's unique to almost every community has this exact same problem, it's them against us. I wonder how that's ever going to be played out? We don't ever seem to be able to find our place. One of my questions and I asked this prior to the meeting, to someone, I think the lady running the computer, I said, has anybody taken into account how much money is each one of these home sites going to generate to offset all of these dollars on the _____. That's just an economic question. But an even more important question, I think, is the question to these people who are making all these beautiful charts and taking into account all of this the one thing and someone mentioned it, the question is, have you taken into account the people, the people who live in these areas. You have talked about everything involved in it except the people.

(Matt West speaking) In that regard, that is why you are all here and that is why we are taking your comment so we are getting your input and we are taking that into account because that's why you all showed up. We sent out notices, we organized this, we set this up so it is (someone in audience speaking) like I said, if anybody wants a copy...these are just notes, we have minutes from....(audience person speaking) My response that is we are and we are all listening. Okay. Alright, type it. My point is (can't hear what the person is saying in the audience).

Ann Esterson is next, did you want to speak?

(Ann Esterson speaking) To begin with I live in the area too. We are proposing land use change to low density residential. Everybody, first of all is jumping on this band wagon about 4 per acre. We haven't requested that, as a matter of fact back in April when we were not allowed to speak at the DCC meeting, we had sent a letter to the board of County Commissioners asking for 2 per acre. First of all let me give the few of you who don't know the history, there might be a few of you who don't know the history of our family. We have been there probably as long as anyone in here, I think the other two families who have probably have been there as long or the Meyers family and the Priest family and maybe some others but we have been there for over 60 years, owned and farmed the land. Of course in the late 80s we couldn't continue to farm because you can't compete with foreign agriculture as you can see in the grocery stores. We cannot compete with the unregulated foreign agricultural production. So now we are asking for a land use change. My husband Eric and I and two or four of our former employees, the Taylors and the Crownovers still live on the property and we are not planning to move. We use the same roads the same facilities as who lives out there. We hear Thorns dump trucks crank up at 5:00 AM and we are quite far away but we don't complain because we have always gotten along with our neighbors and we want to continue to do so. But I would ask that you listen to the landowner's side. First of all, this future land use change we are asking for is in compliance now with the goals of the future land use plan of Seminole County and this has been on the books for years. If Seminole County continues to pursue quality industrial and commercial businesses, which adds to the Thorns business and the fence man's business and others, we also must address the need for quality housing for the employees of these businesses. As we all know, adequate desirable housing is prime consideration for many businesses when relocating or expanding. Our proposed land use change which would enhance the already favorable

economic conditions by providing adequate housing in a convenient location. That is one of the goals of the future land use plan of Seminole County. Now we are talking about rural and everybody said that they want to live in the country but all of us who live there do know that our property is located less than 5 minutes from the Seminole County Fire Station, the Seminole County Pubic Safety Complex, Publix Supermarket, the Greenway and the future Seminole County Courthouse. A Super Walmart shopping center is located about 8 minutes from the property and as we all know 427 is becoming a 4-lane roadway connecting 17-92 to the Greenway and to the Orlando/Sanford Airport. This is a fact and we are 5 minutes from this activity. Our property may be different from some of the others that have been considered because the majority of the property is cleared and has been farmed for 70 or 80 years. There won't be trees being cleared, there won't be an impact to the environment. Another goal of Seminole County's land use plan is to allow low density residential land, it says that it would be compatible with existing suburban estates, this is existing now. Low density residential is compatible with suburban estates, which are one acre. Please note that also now according to, the Thorns have mentioned they have a business, we also have the Equestrian Stable and riding school, which operates sometimes at night and those of us who live on Myrtle without woods between us can readily see the bright lights on the riding stable at night because they give night lessons. If you are coming down Myrtle Street you might think it's a used car lot until you get there. Nobody has complained, we haven't complained (you are shaking head but you live through the woods), my property is adjacent but I haven't complained because we get along with our neighbors. (audience member speaking) Okay we do support, as I have said previously, that low density residential development is compatible with suburban estates as stated in the Seminole County Future Land Use Development Code. Now some of our neighbors here tonight and some of the Autumn Chase residents may be opposed to more development but I believe that if they looked at themselves and how they would be impacted by another development for instance like Autumn Chase with larger lots, they would have to look deeply within themselves to say how would it detrimentally effect me, truly, truly when you think about it. I am asking you to apply not emotion but reason to this. Now there are a couple of families who have bought lots north of the railroad tracks which seems to be on the west side of this area, a magic delineation between low density residential and suburban estates. These people have spoken perhaps against development on Myrtle and yet they bought in an already existing low density residential area. I don't know whether some of you have toured the County, I am sure you have and you have seen developments like Alaqua Lakes or Aster Farms and you know that these are like half acre lots, I think Aster Farms is lower than ½ acre lots. These are being developed and houses are going on these that are probably in the range of Autumn Chase and perhaps higher value than that. So I am asking if people are concerned that it is going to bring down the neighborhood in some way, I don't think that would happen. I think my husband, Eric, is going to address some of the traffic, drainage and schools that were brought up last time. I would just say in closing that we strongly believe that say ½ acre lots to per acre would be very compatible with the existing homes that are in the area and the mobile homes that are in the area and we should all be able to coexist and have a nice place to live.

(Matt West responding to question in audience) That's Lake Jessup Woods which was continued to next _____. The Commission is not going to decide on that until next year, it was continued until next year. That's a different request from Mr. Esterson's property.

Cindy Miller? Eric Esterson?

(Eric Esterson speaking) How do you do? I would like to correct a few things that have been brought up here. At a Board of County Commission meeting it was brought up that in the morning from around 5:30 to 7:00 the traffic down on Hester or Myrtle is terrific. I have heard that the traffic backed up all the way from 427 all the way backed to Myrtle. I have never, I swear, never seen traffic like that since I have lived there. I have heard some of these statements and beginning to wonder do I even live in the same place. For 31 days from around 5:30 in the morning until around 8:15 I wrote down every single car that I saw in the morning as I traveled to and from work. I am not going to read every single one of them but I want to encapsulate this. On Myrtle Street you stand a 28% chance of seeing no cars in those hours of the morning, you stand a 44% chance of seeing 1 vehicle. On Hester zero cars 78%. At Hester and 427 the supposed jam up traffic jam, you stand a 94% chance of not seeing any vehicles. (responding to question in audience) It was around zero 5:45 to about 8:15. I travel that road every day and I knew this was going to come up...I know you do. Right here is my day book pages that's a legal document and I have included those to prove it. Notarized? I could notarize it. One other statement that was made was that Seminole County was not going to build any more schools, zip, after next year, what I have got here is the 10 year capital program for Seminole County expenditures for new schools, renovations and additions. The number amounts are staggering. Altamonte is 8 million for new schools in 2003, Eastbrook 8 million, English Estates, I don't even know where English Estates is, 2.8 million. If we get over here to Lake Mary high 12 million, there is 8 million going on in expansion right now. Lyman High 3.2 million. New elementary school in Winter Springs 10 million. New middle school in Heathrow 19 million, Oveido high school expansion 2 million, 8 million and 10 million from the year 2005 to 2008. Tuscawillow middle school 2 million in 2006 10 million. That's a lot of school ladies and gentlemen. (audience speaking) When I read this, this came straight from Seminole County Schools and it says new elementary school in Winter Springs. (audience speaking) New school in Oviedo, new middle school in Heathrow (audience speaking) Let me tell you who I am, I spent five years flying in a helicopter for the U.S. Marine Corp, I didn't want to be there, the reason I was there was to protect the right that you have to speak. I do not expect you to interrupt me.

(Chad Lane speaking) My name is Chad Lane and I have 10 acres of property on South Sanford Avenue, spoke at the last meeting, I was tired tonight when I got off work and didn't want to make it here today but managed to show up and I am glad I did. I think the County has done a decent job at putting together this meeting and listening to what we have to say. I don't necessarily want a bunch of homes in our neighborhood, much like the opinion of many of you all. I think if you want to do anything for yourself, you need to be at the next meeting, the next meeting after that and stand up here and voice your

opinion. You don't have to type it, I don't want any high density living because it has been said a thousand times but that's where I stand. See you at the next meeting.

Ralph Michaels?

(Ralph Michaels speaking) Right here on this drainage improvement you show this going to Six Mile Creek, Sanford Avenue and Six Mile Creek tributary, that's wonderful, I guess. However, I live on a lake and I have a ditch in front of my house, there is a ditch on both sides of the road but they don't go any where. They go down lake a couple hundred yards. I am going to give it triple hundred yards, max. The one on the far side of the road from me, crosses over Lake under where the culvert comes under into the ditch on that side, of course the ditch on that side don't go no where, what it does is it bleeds all through the swamp there and I guess eventually works its way around through other people's property to the lake. In fact, the young lady down from me come at my house the other day to use my phone to call her husband so he could get big high wheel truck up and get her and take her home because her car couldn't get in there on account of all the water. I don't know whether this really has any bearing on what you are after here but its drainage improvements, I don't know if that falls in with this development or that's just something the County needs to jump on and do. One other question I have about this development, I live right on the corner of a little street called Landark & Lake. Most people out there know who I am. But my question is this; in developing this property, this agricultural property, I don't know because I am not an environmentalist, Ms. Esterson said it had been farmed for 70 or 80 years, I am sure it has because I have been running around this area since I was tiny and I have lived out over there for 30 years. Is the agg chemicals that were put on this property over the years, is there any requirement for soil samples to determine these are not a bioharzard or something in a developmental situation? And that's my question. I don't know. I don't know if there is even a requirement, I don't know if there is anything ever put on there to create a problem. I am just saying that it's a concern I am wondering about and if it's developed there's a possibility that any of that stuff will migrate or move.

(Matt West responding) To try to answer the two questions, first one being about drainage. The basin study that this number comes from is really only talking about fixing the drainage problems under the way things are right now. Not how do we fix the drainage problem after we put 2,000 homes there. But that is a drainage study based on what is out there now and what needs to be fixed. You said Landark & Lake, that's one of the major drainage areas that they have targeted. If money were appropriated, if they had some of that money, they would fix some of those problems, our stormwater division. And so that $14 million is talking about some major drainage problems that already exist out there, not accommodating additional development. (audience member speaking). Yes, so it is trying to fix existing problems that estimate, not to anticipate 2,000 more homes out there. At this time there isn't funding allocated to do that. Yes, because technically (audience speaking). I pointed that out earlier that a developer only has to come in and not make things worse; they are not required to fix things that are already not working. Obviously that problem will still be there in the long run.

The second one about the chemical issue; typically if someone does develop out there, they typically do soils test and they have to do environmental, usually level 1 and level 2 type studies to determine if there is any kind of contamination out there. So they typically do that, especially the developer doesn't want to get sued later on down the road if they bought land that has the love canal under it. Essentially a lot, I mean that has become standard practice for most developments to go out and do soils testing.

Robert King? (speaking from audience, can't hear him)

Robert Meyers? Okay. Robert Jasmine?

(Robert Jasmine speaking-standing too far from microphone, can't hear him clearly) Most of you all know me, but for those who don't my name is Robert Jasmine I live at _____ Street. I have been fighting uncontrolled growth and development since I bought my property in 1989. So this is nothing new, this process is nothing new, at least not to me. I want to thank the County staff for putting this fantastic presentation, this is the first small area study that they have really broken it down. Unfortunately, if not by their fault, we are in a political quandary. You know, as well as I do, who runs Seminole County, the Development Advisory Board does. They tell the County Commissioners what to do and the County Commissioners do it. You know it is pretty easy to figure out and I don't want to go into all that. But the issue at hand and I want to thank Mrs. Esterson for getting up and speaking tonight, it took a lot of courage because there is no one in here that is with them on this project, that I can see. But the real issue at hand is quite some years ago, I had some maps and you have seen them but if you need to, I will show them to you again. Estersons and other land owners in the area were all gun hoe to go that one house per acre rule because they got to divide up their parcels, they knew they'd make a bunch of money eventually when they got through farming. Well now here we are but that's not good enough anymore. We all bought in that area and were told by our realtors, we were told by the County that this area would not be developed. We were told if we bought in here, it would never grow more than one house per acre. But we have been here dadgummit since 1992 fighting the same God damn thing. In 1996 the County Commission in their infinite wisdom _____ of County staff, who recommended denial for Autumn Chase turned around and not only gave them Autumn Chase, by the way the Estersons own that property too. Just to let you know these guys have made some money off their property, and God bless them for it, it's the American way. But what they did with Autumn Chase was an abomination. They _____ they did not take into consideration the 12 1/2 acres of road _____ they didn't take into consideration _____. They lumped it all together took that 64 acres and divided it by 148 homes, that gave you the 3 ½ houses per acre. But let me tell you something when you do the math, it is 7 houses per acre you all. This is high density. They forced it down our throats and then had the audacity to tell us that if we did not appeal, if we did not raise a stink that would be the last of it. I have the minutes of the meeting sitting here on my lap. I have brought it before the County Commission before and they said "oh well, that was the other board. Well sorry." Commissioner McLean, Commissioner Morrison and Commissioner _____ were all on that board in 19___ and they are still sitting on that board now. Enough is enough. We need to stand up,

tell our elected officials that we require, we demand that this area be kept in one house per Buildable acre. And I don't mean take 20 acres and put 20 houses, _____. But it's going to take everyone of you all. You are going to have to start making plans _____. The land owners want to make money. (cannot hear the ending)

Earl & Francis Lord?

(Earl Lord speaking) Mr. McLean was going to show up tonight, well, before Lake Jessup Woods went in and like Rob was talking, we have been fighting this thing for years and years and years and it's getting just where you don't know what to do because you know the outcome. We have been at all these meetings and it is always predetermined before we get there how the meeting is going to turn out. Before Lake Jessup Woods went in Francis and I stopped down there after about a 3 inch rain and we took a picture of the place. One solid lake is what it looked like. So when we got to the meeting, we carried it up to Mr. McLean and he said "we are not interested in flooding, that will have no bearing on our decision, whatsoever. Or how many children they will have in that subdivision, will have no bearing on our decision tonight". Came right out of his mouth. He already had his plan made up, we going to put big houses on the outside, we going to put little houses on the inside and made the deal with the developer, see. It is already cut and dry before you get there. I know a lot of you attend all these meetings, Robert you know. But it gets sickening to know the outcome is there before you get there. So this is the only way we got one chance, is to fight and let it be known that we know how they stand and we got to tell them so right to their face, it's just awful. I have had Randy Morris tell me to my face that I made a bad decision when I voted for Autumn Chase, I wish I hadn't a done it. I know it's a bad decision; I was with the people did under the ground work down there. At least two to three times a week, got to know them all real well because they tore up my yard. I ran an eight inch waterline from 427 up past my driveway where I could have County water, eight inch line. You know what the County did? They made Autumn Chase put in a 12 inch line, my eight inch line is still laying right on the ground right now. So they had to cut my driveway and put in a new line while I ran my eight inch line on the other side of the driveway where we wouldn't have to cut my driveway when they want to go on down the road with it. So I have been putting up with it and the people that did the underground work down there putting the sewer in, all the underground stuff, they worked mostly down in Kissimmee and they cut and they _____ do the work up here. The _____ said I have been working with this company for 20 years and said this is the worst subdivision I have ever had to put underground stuff in. When they put the pumping station in, it sunk 8 inches as they put it in and this was 4 years ago in the dry season. In all, I know some of you people live there but I fought like hell and Robert too, they did want to put 7 houses to the acre which you just about got, really if you get like Robert said. But they wanted low government subsidized houses to start with, where the government pays the down payment, helps pay the rent and all such as that but we fought and fought and at least we got decent sized homes down there. They look good. I watched them build them and that metal studs they put inside just about cigarette paper my brother and them used to roll Prince Albert can ____. I asked them, "are you all going to brace these up?" He said "no, the

drywaller will do that". We fought like hell to try to keep you all out down there but you are down there and good luck. I hope you got some good flood insurance, you wait until a 10 inch rain comes.

David & Julie Meyers?

(Julie Meyers speaking) Hi, I am Julie Meyers. I just wanted to say that I own horses out in this area, like a lot of other people do. Not everybody can afford a horse trailer to trailer them off somewhere to ride and you put all these homes in here and the traffic is already bad, it's already difficult for me to ride up and down the road. I have a big ditch on one side, don't want to go in that. The other side, there is an area to ride there but it's pretty dangerous now, you put in these homes, it's going to be even more dangerous for people to be riding. Dirt roads have been paved, can't ride those anymore.

Danny & Lois DeCerian?

(Danny DeCerian speaking) I'm Danny, this is Lois, in case you couldn't tell. We live in Autumn Chase, we are the fourth or fifth people to move in there. I am right on the corner of the retention pond and wetlands, which nobody can figure out where they are, but we know where they are because they are right back in my yard. I really want to commend Matt and his staff for all the hard work that they have done; the on going battle that they have fought in these things. The only real difference is going to made is you all coming to the meetings and being vocal about your opposition to this because if you are not vocal, in a legal way, it is not going to make any difference because the County Commissioners will do what they want. If we knew now what we knew before we built, probably wouldn't have built there but we are there and we don't want to see any mistakes happen. Thank you.

(Lois DeCerian speaking) Good evening everybody, I too appreciate the staff, I think they have really done a good job considering all the pressures that they are under and I know that they are under a lot of pressure from many different directions, so I really thank them. I wanted to remark about a couple things, one is I have seen a lot of people with white hair get up here. Traditionally with age comes wisdom, and that wisdom comes out in many different ways. Sometimes people may not be articulate, may not have a lot of emotion packed with it but the people who are talking tonight need to be listened to. They have been in this area a long time. It hasn't taken me a lot of time because I do spend a lot of time, myself, looking at it very carefully. I do a lot of observation of the area and that's one thing I can do is look and then go out and try to find answers and try to learn. So I am hearing a lot of older people saying what has happened, so I hope this is all going into the records. I have a couple questions, I haven't heard anything out of the study, and I would like to get it addressed, the environmental issues have not been talked about too much in the study so far. I know that in our comprehensive plan, I have read it, almost the whole thing, Vision 2020 and I happen to believe our comprehensive plan, I think people put a lot of work into it when it was written. There is a lot of good things in there. It addresses a lot of issues, it has many ways that wetlands, for example are supposed to be evaluated for how important they are

for the area. My question is specifically, about sub-area 1 on the Lake Jessup Woods track, I would like to know if that area has been properly evaluated by environmental people to give it a score for how important it is for this area. The higher scores are supposed to be dealt with differently than the lower scores as far as wetland functions. My personal belief is that, that is my best neighbor right there. I have a lot of excellent neighbors that are people, my very best neighbor is that woods that is right next to me because it is sucking up thousands and thousands and thousands of gallons of water within 24 hours of when it rains and it's keeping us from being totally under; we are only ankle deep in our side and our back yard, we are not chest deep. We have built our own ditch, we have had to do that. My husband and I have dug it ourselves. Thanks to the wetlands, which has a lot of biomass, every tree, as you all know, trees suck up a lot of water. I want to know what has been done exactly to say what would happen if a portion of those woods leaves, that all needs to come out. My other question is, on the drainage improvement area, I see Six Mile Creek, Sanford Avenue and Six Mile Creek Tributary, you will see one of those big circle areas is an area of concern, is right at the corner of Hester and Myrtle, that is a serious level of concern. I have pictures right here, you all won't be able to see them but I will give them to the staff. I have pictures of a failed attempt to redivert water across down Myrtle. Water that used to go down Hester Drive towards Lake Jessup directly, there is a gentleman here who wishes not to speak but his property has been directly effected by this. While I am on that subject for every one person who is on that _____ a 50th of the people who are out that who would really like to speak and who have these same concerns. Okay, so that area needs to be addressed and I don't see that in any drainage improvement. That has to be just addressed regardless of whether there is any development of not, right of the bat. The other thing...I just wanted to mention about the lands that used to be agricultural, we recently have had a fish kill in my drainage pond. Just Sunday morning, I had no less than 25 dead fish floating in the pond. I don't know, I haven't had it invested yet, I don't know why, don't know if it is because we have retained CO^2, we have a lot of gurgling and farting going out of the water, as you know with all the junk that is in there. I don't whether it is pesticides or what, none of them have any damage to them, they are just floating on top of the water. This is a concern for me, I live right there. I also want to know exactly what studies have been done on the water that is going down the ditch from our development at the last drainage pond junction, right there. I want to know what studies have been done to look at the quality of water, all of the stuff that you study in water, all of the dirty stuff, pesticides and all that kind of stuff. I would like to know if anybody does, after a development goes in, does somebody really look at these things and look to see what environmental impact, my answer is no, they are not out there, it has not been done and if it has, I will pay somebody $1,000 tonight because I don't think it has, I mean I just don't. Okay, so that' a concern. We also have already had an area, the bottom drainage pond, the retention pond, retention ponds don't do everything they are supposed to, they just don't. They hold water and when there is a storm event the water flows right off the top and you don't know what's really going down. We have a huge amount of water that runs out of the swamp that is on the (pointing to map), this area here is what Ryland calls conservation area, right here. We have all of this water that is sitting there and standing that has a tremendous drive to go through this area which is where the retention pond and it drives out of this little tiny drainage culvert underneath the

drainage. Okay we have already one sink hole there, small sink right over the top because it undermines the cement stuff that has been put there. The real drainage issues are way down underneath, I would like to know what hydrologist has been out there to study how water runs. This water runs this direction, this water runs this direction, I haven't seen a mountain in the middle. I know that there is small elevations and I understand that water runs down hill and I appreciate Mr. Esterson's comment, I understand that but we also have had a lot of landfill put in here. You underestimate the amount of landfill that has been put there, I have pictures of gullywashes that are six feet deep, I have measured them. That happened on this particular property back here (pointing at map), right there was a gullywash that was six feet deep because of the tremendous water that came out of this swamp into this retention pond that was tea colored, was a different colored water, and it pushes right through this property right here, I have a close eye on this lady who lives over there, it's Kelly, and she is aware of the problems and we are watching that area. I am just concerned what happens when developments really go in there and who watches what really has happened. Okay, I think that's all I have for tonight. Thanks.

(Matt West responding) As far as the environmental issues, we will address that in more detail when we finish the study. Obviously, we recognize at least currently in our comp plan, that the Lake Jessup basin is a special basin. It's been given special status because of its importance and actually even St. John's River Water Management District has recognized it as a special basin. We have actually got policies in our comp plan that say protect the wetlands around that Lake, in that basin and discourages any impact of filling of wetlands in that area. That's one of the issues that when we got into the development call Lake Jessup Woods that we are in an ongoing debate is, how much of that is wetlands and I think that the staff, of course, is of one opinion and there is a lot more of that property that is wetland than isn't and then the engineer for the project is arguing the opposite. That is one thing that still hasn't been resolved. I think staff is taking the position that there is a lot more wetlands out there than they are alleging. It is still a debate. (audience member speaking) Unfortunately that is in the City of Sanford. Yes. Public Works did the basin that they studied is much more than this study area, the Lake Jessup basin is much larger and that's why this number is so high. It's not just fixing the problems to accommodate the drainage just in this area; it's all the basin that drains in this area. (audience member speaking) The only way the County could, if they allocated the money is, to gain easements or gain the permission of those property owners to either maintain ditches that are on private property or put in drainage facilities that aren't there now to accommodate that drainage. That's why that number is so high because right now the County doesn't control a lot of the ditches and doesn't have land to put retention ponds on to accommodate existing deficiencies.

Marianne Baker?

(Marianne Baker speaking) My name is Marianne Baker, I live at 651 Myrtle Street. I am sure most of you have seen me before up here. When I first started, I was scared to death to speak in public but I felt so strongly about it and I am still scared to death but I am almost thinking about running for office. It's just one of those things because I see

most politicians when they run for office, they have a goal for themselves that they want to protect a piece of their area. I know this because a few of my friends that I deal with in our business have run for political office and I said is it worth it? They said, not really but we want to do this for our, you know, we want to keep this from happening in our section. I thought well, gee, maybe I should run and keep this from happening in my section but then I realized I wouldn't be any better than any of the other ones because they all got to give and take. If I protect my part, I got to give them another part. I am not saying that this is what is happening, I am just saying it just kind of looks that way. But what I really want to talk about tonight is, like all of you I have been watching the elections, the issues and everything and I know there is not a politician around that would have the intestinal fortitude to actually do what probably should be done and that would be to put a moratorium on all, now I am not saying all development, all new development, Seminole County or even better yet the whole State. Because all of the problems we have, the traffic, the schools, the crowding, I mean the whole bit is just because people are coming in faster than we can accommodate them. It will be great to see a special area study done of the whole Seminole County. I know it may be a point of be careful of what you wish for, you might get it. But I really think it should be reassessed and the whole thing just replanned. Any part that hasn't been specified and that's arguing over the areas, like our area, one house per acre really isn't asking a lot. They should be asking one house per 5 acres because of the environmental impact. Back when they did it in the 70s, they probably weren't thinking how fast we would actually grow and they probably weren't thinking the environmental issues as far ahead as they should have. I am sure they did a great job at the time but we have grown so much and have gotten so big so fast that everybody wants a nice quiet little area that they could, rural or suburban, that they can go to. Nobody wants the big city but they want the big city conveniences like the stores 5 or 8 minutes away, which is nice, it's nice to have the area. But if we do all the building and development, there is not going to be any more places to go to get away from the city because everything will be the city. It's just, I don't know, maybe if I say that and they do it they might come in and say well gee the whole place can get 10 houses per acre, we can handle it, it's great. So it might be a case of be careful what you wish but I really think there should be a moratorium on building in Seminole County at least on new development Now the subdivisions that are already in, fine. Let them finish building out as long as they are not creating problems. The places that have permission to build a new mall, or a new this or that, let them finish building it, that would take years to start with just to fill them up. But do a study on the whole County, see what we really need, see what the environment really needs, see what we can handle. I have heard back from, I have been talking around and I don't have facts, I don't' have figures, don't have the time to gather them, I am sorry to say but there are quite a few of us out here that do all of that for us. If we just really sit down and think about it. You asked us, Mrs.Esterson, you asked us what it would really do to us if we let two houses per acre, well maybe it might not do much to us but what would it do to the environment? Seminole County is already a water restriction type county where we are using more water than we are allotted at any rate, we add more people, we are using more water. Where is the water going to come from when we have polluted with all the poisons from the yards and the building and everything else, where we have taken away the wetlands, where it gets the chance to drain into the aquifers and give us the fresher

water. What are we actually looking at in the long run with all the development that we are doing? My husband and I took a vacation down to the Keys for the weekend and they have a moratorium on building down there. They only permit 7 houses a year to be built down in the Keys area and that is some of the highest property rates around. They do it because they know it is an environmentally sensitive area. But so are we, so is everywhere. Basically in the State of Florida, Florida is just a big sand bore. And if we don't take care of our sand bore, nobody else is going to. Basically that is about all I have to say this evening. The numbers that they have got, that doesn't amount to diddly squat if the County still doesn't allot us the money to do that. That's numbers that if they decide to allot us the money, that would be what it would be. And it wouldn't be what it would after development, that's just now. In spite of us paying all of our taxes, road taxes and all that other stuff that they add to it, in spite of all that, they still don't allot it to us. Look at downtown Sanford; every time it rains hard, they are flooded. The August meeting, I knew it was cancelled because Matt was so sweet to tell us, but I didn't trust him so I went down anyway, that was the night of the really heavy rains and I was practically swimming through the puddles in my car, I thought I would have to break out the ore but if they haven't taken care of that, why do they care about us, that's in their own area. That's where the main congestion of business is, the main congestion of people. It's like the leaky roof, it only leaks when it rains, when its sunny why fix it? The numbers don't scare me and like I said, I just hope, I know that they won't have the will or the intestinal fortitude to do the moratorium on the building because it will hit them in the pocket. And God forbid we bite their pocket.

(Matt West speaking) Trust me, if I told you it was cancelled and it wasn't, I know you would come and find me.

Debra Rogers?

(Debra Rogers speaking) I live at 465 North Carolina Run. My first question, I know Mr. West knows what I am going to ask, it has to do with our access problem. When we initially purchased our property, we were told that in 1980 for Bedford Estates to be an approved development that since there were no road right of ways that you had to have easements to get to and from your property. (I am very nervous so give me a second) I was told by John Dwyer, who used to have the position that Mr. West has now, that for our development to be approved, that there had to be 2 points of access to our property. One of the points of access is, Sanford Avenue, Old Western Trail, Christian Place and then there was to be a road to be created between our track or property and a track of property north of ours. Well, that access has never been created. The other point of access is, Lake Avenue. Lake Avenue right now runs south, it's right here (pointing to map), this is Myrtle, Lake Avenue runs south, this road is created. The road from here to here has not yet been created but you can see that it is on this diagram. This right here is North Carolina Run, my property is this piece here and this piece here. The way that I get to and from my house is I nail it down the railroad tracks because of the road drainage problems. When I say nail it, I have to because if I do not drive quickly, I will get stuck. I drive a Tahoe that is not a 4-wheel drive, I prefer not to drive a 4-wheel drive, I would rather have a low sports car but I have the Tahoe because of the road problems. So that's

my first question. I don't know if you want to address that now or not Mr. West but I did ask you about the access and also when I was down at the County, I noticed that there is a memo in the file addressed by John Dwyer to Seminole County. It's indicating that anybody who wants to build out in Bedford Estates, must go to CSX Railroad to get some point of access to cross that railroad track. Well I have never done that, I have never had to do that because I was one of the lucky ones that got title insurance. My title insurance is definitely on the hook from my property. They said that they would affirmatively get me access and right now the law suit, I didn't want to sue these people that are north of us but that's the way they worded it in their stupid legal description and law suit. We were listed as the plaintiff and the Hunters were listed as the defendants. I don't see them here tonight, I am sure they are not concerned about the property since they don't have to live out there. The attorneys got us access and guess what, it's still not correct, none of it is. They are on the hook with lawyers title Gulf Atlantic to get us access to our property. Again, I am driving illegally across CSX Railroad which is very dangerous down the railroad tracks. So that's my first question, access what's happening, what are we going to do about it? The second one has to do with road drainage. I think everyone here has made every comment possible about it but and I agree with the young lady that was up here before saying a moratorium on building, I think before there is any developments that can be allowed in this area, that they need to address our drainage problem, and please address my access problem, do not spend any more of our money and waist these people's time preparing these beautiful charts, we need to deal with the problems we have now. Deal with one thing at a time, the road drainage is going to get worse and I am sorry as far as the individuals that got up here and they talked about the traffic and the cars on Myrtle, I don't know if you have seen me or not but I ride my bike everywhere, all the time. When I first moved in this area in 1989, I have twin girls, they are now 13. I would ride with them down Myrtle, I loved it. I would ride to Lake Jessup and we didn't have any problem, they'd have their little helmet, now you take a ride, you hold on to your bike, you get off your bike at certain times because people nail it down Myrtle Street. And oh, there is supposed to be one car, two cars, three cars, forget it. I see cars all the time and they are driving past me like maniacs ever since that Autumn Chase subdivision came into place. I used to ride the bikes down there just because it was beautiful to ride through. So that's an issue to me because that road is getting worse by the second. My concern is with the development coming in, of course our taxes are going to go up but are we going to have special assessments, are we going to have all of these things put on to the homeowners who are living there now? What about the older people who are on fixed incomes, have Social Security and nothing else, what are they going to do? This isn't fair. Again, my proposal, go back, stop everything, fix the drainage problems, fix my access issue, because that's ridiculous, the next person that our attorney will be dealing with is the County because John Dwyer told me something. When I went back to talk with him about it before your position, he told me a complete different story, I don't forget things, I am an accountant, I pay attention to details and I have all kinds of documents to back it up. The next thing, there is some discussion about the future land use. I was in Seminole County today, yes, we are zoned A-1, a lot of the tracks out there, future land use is Suburban Estates, that's one house per acre. With the wetlands, with the environment, I don't think that they should do anything less than 1 house per 2 acres and I think that would even be pushing it. We now own 13 acres out there, the 5 acre

track that I have a home on now and the 8 acre track south of me. My neighbors know that I am renting that, or getting ready to, we are moving but I am not selling and I am not wanting to sell and I am not wanting to develop this. My goal is when my girls hit college, they are going to come back, live in the house and go to UCF. The 8 acre track, I would like it to be divided into two 4 acres, period. My husband is a general contractor, you think, hmmm they will want to come in and develop and develop and do this and do that, no thank you. We like our one house on our five acres and perhaps one on each of the 4 if we can get that 8 acre subdivided. That's it, that's country living. We didn't move to this area to chop it down to have homes and sidewalks and people on top of people. When we developed our property, it was wooded. We came in and cleared it ourselves and we had to do what they call democking so that I would have a proper foundation, so that we are not building a house on sand or on muck so to speak, anyway, my husband didn't have to go too far down, there was water, I mean please, you are going to build a subdivision, you are going to have to do sewer. Well, how are you going to do sewer, or are you not thinking about doing that when we have such a high water table. Anyways, I could go on and on about that and I wish Mr. Jasmine was still here because I was going to tell him, he needs to run for office because I think he would hit the nail on the head every time. My question to Mr. & Mrs. Esterson Schumacher, I am not sure which is your last name or if both of them are, is you know perhaps what the developer is wanting to do with your piece of property, why not develop it in such a way like Seminole Woods, Lake Pickett, do something and also incorporate a park, you have beautiful piece of property and from what I have seen, south of 427, west of Sanford Avenue, what you guys do with your property is going to effect us. You can still get the same amount of money you are going to get by chopping it up or letting the developer chop it up, I don't know what he is planning to give you for the property but why not let it be let's say one house per 2 acres, with a park and an area for the kids to play because right now we don't have anything over here. You go down to Lake Jessup Park, it's a beautiful park, I rode my bike back there in the dunes, it is just great. But we need more parks for the kids and when you donate to the city, because we are going to be annexed into the city or let's say you donate to the County, you will get a great tax break, believe me. That's all I have to say but remember, put a hold on everything, deal with the problems we have now, deal with this access issue, please, I don't want to have to go digging money out of my pocket and have my attorney sue the County because of somebody's screw up at the County and now the man is gone, he is retired. Fix the roads and try to deal with the quality of life that we have already become accustom to, keep it rural, I am holding on to it for that exact purpose. That's all I have to say.

(Matt West responding) As far as the Bedford issue, I will set up a separate meeting with you to go over those issues, obviously because of time permitting here. But we will, I will get with you and probably our County attorney and/or Assistant County attorney and we will talk about that.

Jean McCann has a nice long memo, is there anything else you want to add?

(Jean McCann speaking) I live in sub-area 3, which is your 100 year flood. Anybody here rural knows that the area is wet. We adjust, we adapt because that is our home. It's

not that way all year around, it's just during the rainy season, we live with it because it's our home. We like the quality of life that we have. If we are having these land studies, everybody knows that if there is a land study, why is that? Because they know there is a problem, they know this should not be a high density area, we have wild life, we have environmental concerns. Just today I was walking my dog and what was there crossing the road, a family of otters, I didn't even know a family of otters lived in this area. Guess where they were swimming, in the 5 mile creek to Lake Jessup, it was a beautiful site. But you know what I walk my dog every single day and you know what, more and more and more, I am seeing the wild life as road kill and that is very sad, very sad. Now the one thing that concerns me the most is these developers, if they don't develop this area, they will just find another area to develop. People will still buy their homes, money will still be made. My concern is, because I am living in that area, I am living on Miller Road with our mobile homes and then I see this $14 million for drainage improvement? I don't know exactly what you are planning on doing but with $14 million dollars for drainage improvements but it concerns me that because our area is mobile homes that you are going to want to take our property to set up these retention ponds for these developments that you plan on allowing in there. I live there because I am low income, I am a government employee, just like you. My son lives right next door, we have 3 families on our property. His grandmother lives there and he is living in his great grandmother home. He is a County employee, he works for Seminole County. Needless to say, he is not in the planning and stuff so he is not very high income. He is low income too. We live there because we are low income, he has had a very good quality of life, even though we are low income and that is our home. What concerns me, none of you all are facing this because you have homes, is apparently coming in and forcing us off our land. Now what do you think they are going to give us for our land? They are not going to give us the property value because mobile homes are not permanent property. Now 3 of us are living in 3 homes on that property. Do you think what ever they are going to give us we can go out and buy 3 homes and have the same quality of life we have? No, we would all be homeless or be struggling because we live paycheck to paycheck. The place is paid for. My son is 22 years old, he has a roommate. You know how these kids struggle and have to get an apartment, have to put 3 or 4 just to pay the rent and then live with nothing, he lives comfortably. But he is living in that mobile home that is paid for, he has a good quality of life. This really concerns me because I have a feeling and it was in the paper before this land study thing came out about them buying up all the property. That goes for not just on Miller Road but there is other properties and down to the lake that do have mobile homes and it is a big concern and it is very upsetting because it will change our quality of life. Believe me if I wasn't low income and I was rich I would go buy me a 10 acre piece of land and build me a beautiful home but that is not the situation we are in. We are very hard working people, the people that live on our streets are retirees, you have senior citizens, you have disabled people, you have single mothers with children, where would they be living if they didn't have that place. You might look down your nose because they live in a mobile home and think they don't deserve better. They do, there are some good people that live on that road, am I right? Yes, very good people. And that's the big pisser. I have been out there since 74, there has always been some type of water problem, nothing that is not livable, nothing that we can't deal with. Lately in the news you see up in Sanford you see the people walking through the homes filled

with water, we don't have that problem. Of course we would like things to be a little bit better, we'd like some help with our road or something like that but nobody is going to help us, we will take care of it ourselves, that is our home. It makes a big difference to us and that is my main concern and I am speaking for half the people, or a majority of the people on my street. There may be a few people that choose to live there that could afford to live someplace else but the majority of the people on that street live there because that is their home and that is what they can afford to live in. Thank you.

Ada DeJesus? I just got one more and that is Chuck Bailey.

(Ada DeJesus speaking) The lady encouraged me to speak. I know everybody is tired and everything has been said but I live in the only little wetlands on the 2 section area there and the County when my family first bought it 30 years ago they said even if you had ditches on Michigan Street your wetlands you would receive water from everywhere and all this. So we had ditches put in on the last 5 acres and across the back and all our neighbors flood us and throughout the years things got a little bit better and I said this is pristine land, my family wanted to sell and I said you can't let this land go because it will be developed somehow, be filled in and I thought I was just talking out of my head at that time and when I saw what they did at Autumn Chase, I said my gracious, this is nothing compared to what they would do to our land. If God allows it, we are going to keep that property in the family and I am just sorry my family is out of town today because they sure would appreciate hearing everybody stand up for the environmental impact concerns. Look what happened to Deltona with all that water and in a drought time Florida has lost so much pristine land. We depend on water, we can't live without water. What in the heck is going to happen with, I just can't even speak when I think of, they don't put ditches on Michigan Street, I am out there, my neighbors see me out there all the time trying to get the water running through our property, the water that runs through there anyway has all kinds of chemicals, I don't know what else comes through there. Our street isn't even developed, we don't have but one person per 10 acres already. I am just grateful people are standing up for what they know is going to be their future quality of life. I don't want to take any more of your time but I speak also for my neighbor down on Sanford Avenue, she was sick and couldn't come. She has seen what has happened with her property and just a little bit of development on Sanford Avenue and my aunt further down on Sanford Avenue. We have just lived there for more than 30 years and we see what's coming and we are just glad that somebody is speaking up for what's really going to be our future.

(Matt West speaking) The last one is going to be Chuck Bailey. I don't know if he gave up or what. I want to thank everybody, especially those who stayed to the bitter end. (audience member speaking, can't hear them) (Matt West) On the 24th, which is next Tuesday, Esterson & Schumacher land use amendment is on the agenda at 7:00 PM at the County Commission Chambers at the County Services building. It is east of the downtown, it is where First Street and Melonville intersect. The old hospital where you get your auto tags. The issue here is Mrs. Esterson and Mr. Schumacher are the applicants, they decided not to withdraw or ask to continue, we can't make them and it is up to the Commission, they are going to vote on what to do with that application

Tuesday. Like I said the other applicant for Lake Jessup Woods decided to wait until next year. (audience member speaking, can't hear them) (Matt West) That's correct because until the traffic engineers say signal is warranted, one is not going to go in. They don't put them in before the engineers believe they are warranted. Obviously it could accommodate a traffic signal at some point but the County isn't putting one in right now. The next time we are going to talk about this is October 2nd, 7:00 PM at the County Services building where you get your auto tags, that will be at 7:00 PM and our land planning agency will be running the meeting, essentially and taking your input in the Commission Chambers.

9/16 mtg

Nancy Baillargeon
09/09/2002 02:57 PM

To: Kathy Fall/Seminole@Seminole, Tony Walter/Seminole@Seminole
cc:
Subject: myrtle street special area study

Nancy Baillargeon
Seminole County Planning Division
1101 East 1st Street, 2nd Floor
407-665-7371
nbaillar@co.seminole.fl.us
----- Forwarded by Nancy Baillargeon/Seminole on 09/09/2002 03:00 PM -----

Fryerauto@aol.com
09/08/2002 10:58 PM

To: plandesk@co.seminole.fl.us
cc:
Subject: myrtle street special area study

Lived in this zone 50 years . I got property from parents . They were from Sanford 50 years before that. All of the property in the shaded area on the map you sent me drains in Lake Jessup one way or another. Therefore because of drainage and polloution to the lake and the flooding that big development causes , when they raise their property levels much higher than the older homes here , I am against further development which would be more than one house per acre . That used to be the standard out here until greedy neighbors decided that by rezoning their property they could get rich at the expense and quality of life which we, as well as them, enjoyed all of our lives. A large majority of the property in this letter you sent me is owned or controlled by one family. Bet they don"t stay long after the development starts. I have watched the ditches south of Myrtle Ave. that have been, and are still full, as rain water tries to get into Lake Jessup. Between the greenway and the new development projects, that all raise their land and over flow their retention ponds into the small ditches and culverts , And with all the oil , gas ,pesticides runoff, it should finish off whats left of fish and wildlife in and around Lake Jessup.

Bruce Fryer

250 Fryer Lane

✓

Nancy Baillargeon

09/09/2002 02:56 PM

To: Kathy Fall/Seminole@Seminole, Tony Walter/Seminole@Seminole
cc:
Subject: myrtle st. study.

Nancy Baillargeon
Seminole County Planning Division
1101 East 1st Street, 2nd Floor
407-665-7371
nbaillar@co.seminole.fl.us
----- Forwarded by Nancy Baillargeon/Seminole on 09/09/2002 03:00 PM -----

Utrd01@aol.com

09/08/2002 08:45 AM

To: plandesk@co.seminole.fl.us
cc:
Subject: myrtle st. study.

<PRE>i live here for the country. which seems to be running out. i,d like to see
this area stay as it is. these wetlands house a lot of wildlife. where will they go??? afterall this is there home. dont treat them like we did the indians. take the land for our own profit. to much greed now a days. leave things as they are. thank you..from 265 myrtle st.

Nancy Baillargeon

09/09/2002 02:56 PM

To: Kathy Fall/Seminole@Seminole, Tony Walter/Seminole@Seminole
cc:
Subject: Myrtle St. special study area

Nancy Baillargeon
Seminole County Planning Division
1101 East 1st Street, 2nd Floor
407-665-7371
nbaillar@co.seminole.fl.us
----- Forwarded by Nancy Baillargeon/Seminole on 09/09/2002 02:59 PM -----

"Nancy Mankins" <nancy_mankins@ntm.org>

09/05/2002 03:31 PM

To: <plandesk@co.seminole.fl.us>
cc:
Subject: Myrtle St. special study area

I can't be at this next meeting, but I did think about one other issue that I didn't hear mentioned at the last meeting. Our electricity out here goes off quite often. This usually just affects resetting the clocks, stove, and microwave. It doesn't stay off long, but isn't very good for our appliances. With more growth in this area I really believe this problem will need to be addressed.

Thanks,
Nancy Mankins
405 Myrtle St.

RECEIVED

SEP 18 2002

Planning Division:

In regards to the Myrtle Street special area study.

I am 85 + my wife is 82. We have lived here at 4340 South Sanford Ave. for 63 years. We all know that the area in question, especially from Myrtle Street south to Lake Jessup is very flood prone.
Please consider the excessive traffic in our neighborhood as a result of this type of out of control developments. Also it is impossible for the aquifer to supply water fast enough to all of these developments that the County Commissioners are allowing to exist.

The County Commissioners haven't been fair to us citizens by accepting money from the Developers and allowing the Developers to proceed with their run away building of houses + Apartments. Please oppose this Thumacher Project.

Yours Truly
Randall D. Priest
4340 Sanford Avenue

Nancy Baillargeon

09/09/2002 02:53 PM

To: Tony Walter/Seminole@Seminole, Kathy Fall/Seminole@Seminole
cc:
Subject: Myrtle St. special study area

Nancy Baillargeon
Seminole County Planning Division
1101 East 1st Street, 2nd Floor
407-665-7371
nbaillar@co.seminole.fl.us
----- Forwarded by Nancy Baillargeon/Seminole on 09/09/2002 02:57 PM -----

"Nancy Mankins" <nancy_mankins@ntm .org>

09/05/2002 03:31 PM

To: <plandesk@co.seminole.fl.us>
cc:
Subject: Myrtle St. special study area

I can't be at this next meeting, but I did think about one other issue that I didn't hear mentioned at the last meeting. Our electricity out here goes off quite often. This usually just affects resetting the clocks, stove, and microwave. It doesn't stay off long, but isn't very good for our appliances. With more growth in this area I really believe this problem will need to be addressed.

Thanks,
Nancy Mankins
405 Myrtle St.

MYRTLE STREET
SPECIAL AREA STUDY
DRAFT REPORT

September 19, 2002

Submitted to

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Submitted by

ENGINEERS
PLANNERS
ECONOMISTS
Wilbur Smith Associates

TABLE OF CONTENTS

Section 1 ..... Introduction

Section 2 ..... Existing Land Use and Relating Planning Conditions

Section 3 ..... Sub-Area Analysis

Section 4 ..... Development Impacts

List of Figures and Exhibits

Figure 1 ..... Location Map
Figure 2 ..... Study Area

Exhibit 1 ..... Adopted Future Land Use of Vision 2020
Exhibit 2 ..... Current Zoning
Exhibit 3 ..... Contours
Exhibit 4 ..... Floodplain (FEMA)
Exhibit 5 ..... Wetlands
Exhibit 6 ..... Sub-Area Analysis Map
Exhibit 7 ..... Sub-Area 1
Exhibit 8 ..... Sub-Area 2
Exhibit 9 ..... Sub-Area 3
Exhibit 10 ..... Utility Lines and Upgraded Roads

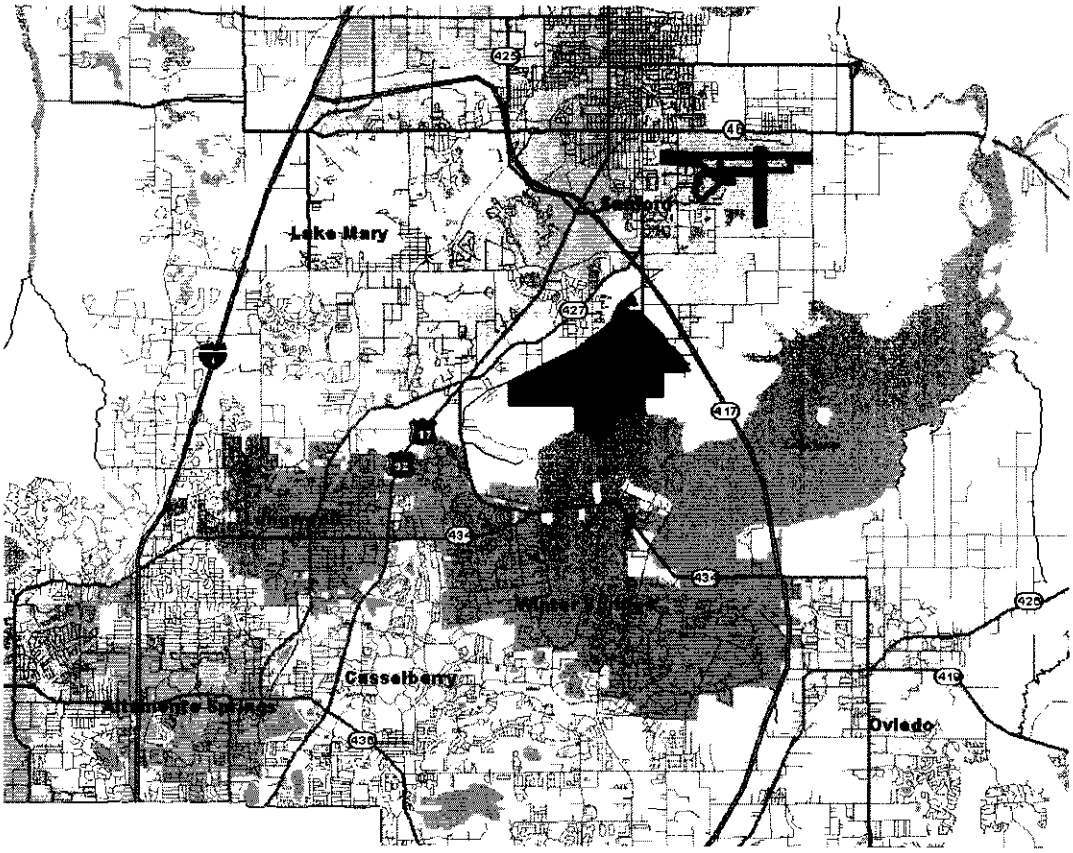
List of Tables

Table 1 ..... Sub-Area Existing Condition Analysis
Table 2 ..... Sub-Area 1 Total Buildable Land Area
Table 3 ..... Sub-Area 1 Development Alternatives
Table 4 ..... Sub-Area 2 Total Buildable Land Area
Table 5 ..... Sub-Area 2 Development Alternatives
Table 6 ..... Sub-Area 3 Total Buildable Land Area
Table 7 ..... Sub-Area 3 Development Alternatives

SECTION 1 INTRODUCTION

Background

The Seminole County Board of County Commissioners (BCC) received two land use amendment applications – one in the Fall of 2001 and the other in the Spring of 2002 – to change the land use of Suburban Estates from one dwelling unit per acre to Low Density Residential (four dwelling units per acre) for properties totaling approximately 140 acres located in the "Myrtle Street" area north of Lake Jesup. (See **Figure 1-Location Map**, below.)



Both applications were recommended for denial by staff on the basis that residential development at a density up to four dwelling units per acre would change the established rural-like character of the area and that low-density residential land represents an intrusion of a more intensive style of single-family development in the area.

Study Objective

The BCC directed County Staff to conduct a Special Area Study to evaluate the land use patterns and provision of urban services within the approximately 1,628-acre study area (See **Figure 2-Myrtle Street Study Area**.) known as the "Myrtle Street Special Area."

The Consultant assessed the development potential and the impacts of growth based on three development scenarios (i.e., build-out in the Suburban Estates Land Use Category of one dwelling unit per acre; build-out at 2.5 dwelling units per acre, and 4.0 dwelling units per acre in the Low-Density Residential Land Use Category).

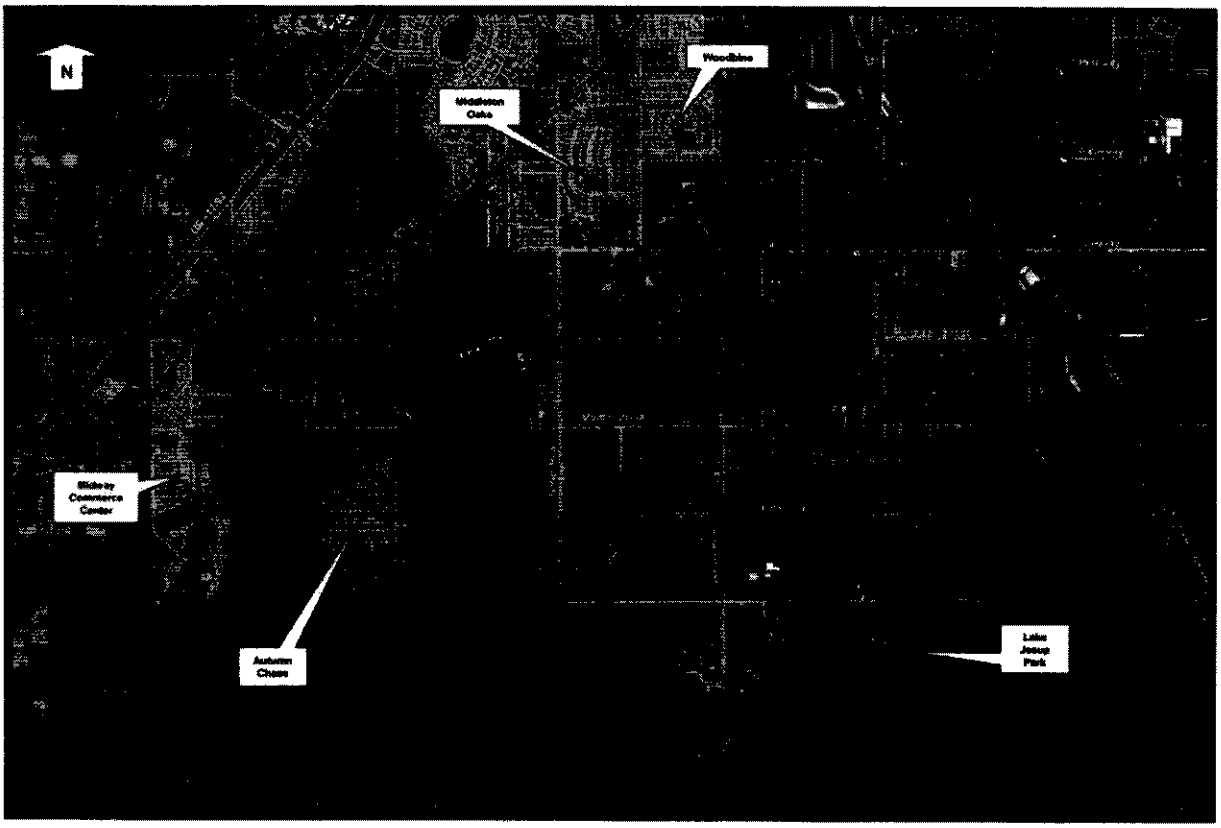


Figure 2 -- Myrtle Street Study Area

Provided in this final report, in both narrative and spreadsheet form, is a summary of the following information:

- Development potential (i.e., buildable acreage/number of potential buildable parcels) of each build-out scenario;
- Costs of urban services and facilities to support each build-out scenario;
- Environmental conditions restricting the ability of one or more of the build-out scenarios to occur; and
- Residential livability impacts (if any) associated with the expansion of the Orlando Sanford International Airport and the City of Sanford.

Land Use and Zoning

The study area is approximately 1,628 acres in size and is located in eastern Seminole County just south of the City of Sanford and 2.8 miles from the Orlando Sanford International Airport. Access to the study area is provided on the north by SR 427. The CSX Railroad forms the northern boundary. SR 417 (GreeneWay) and county-owned public lands are located on the eastern boundary. Lake Jesup is located on the south and Midway Commerce Industrial Center and county-owned lands form the western boundary of the study area.

There are a total of 498 parcels in the study area. Agricultural activity (primarily hay) is minimal and sporadic throughout the study area. Approximately 930 acres (242 parcels) of the study area are undeveloped and 620 acres (256 parcels) are partially developed (with a structure or dwelling unit located on the parcel). Roadways within the study area account for approximately 78 acres. The existing land use character is a mix of suburban estates (87%), industrial (4%), and low-density residential (9%). Industrial zoning corresponds to the property holdings of Midway Commerce Center. Low-density residential area primarily corresponds to the Autumn Chase residential development. (See **Exhibit 1 – Adopted Future Land Use of Vision 2020** and **Exhibit 2 – Current Zoning**.)

Flooding

Flooding is a major concern of the residents living in the study area. The majority of the study area falls within elevations of 10-15 feet above sea level. (See **Exhibit 3** – Contours.) Approximately 366 acres are located in the 100-year flood zone. (See **Exhibit 4 – Floodplain (FEMA**.)

There are three significant "flood problem areas" (41 acres) located in the study area. These areas are documented in the "Lake Jesup Basin Engineering Study and Drainage Inventory Report," December, 2001. These areas include Sanford Avenue where driveway culverts in the area are "blown out" after significant storm events and residents express concern with the blockage of the bridges in this area. Lanark Street and Lake Avenue is another low lying area where flooding has occurred. Stormwater conveyance in the south end of Hester Avenue is also poor.

Wetlands

Approximately 534 acres of the study area is in wetlands, as defined by the National Wetland Inventory Maps, provided by SJRWMD. (see **Exhibit 5 - Wetlands**) There are primarily two types of wetlands found in the study area. In the western section of the study area and north of Six Mile Creek, wetland areas tend to be large, contiguous to each other, and of a pristine quality. The wetlands in the central and eastern section of the study area are smaller in land area and more scattered in character. The underlying protection of these environmentally sensitive areas is taken into consideration in the analysis of the three development scenarios which assumes that none of the identified wetlands will be filled or mitigated.

Traffic and Transportation Improvements

Sanford Avenue, Nolan Road, and Hester Avenue provide north-south access into the study area. Myrtle Street provides east-west traffic circulation within the area. The County at present has no immediate plans for improving the condition and capacity of these internal roadways. The four-laning of CR 427 (currently under construction) is the only roadway improvement occurring in the vicinity of the study area.

Daily traffic counts along Hester Avenue (from CR 427 to Myrtle Street) are approximately 1,700 and along Myrtle Street (from Hester Avenue to Sanford Avenue) are approximately 1,600.

Florida's Turnpike Enterprise is undertaking a year long Volusia County Corridor Study to investigate the feasibility of a new toll road in Seminole and Volusia Counties. The proposed toll road would begin at SR 417 (GreeneWay) north of Lake Jesup and connect to Interstate 95 in Volusia County. The road's purpose would be two fold: (1) to perform as a future reliever to Interstate 4 in the 2030 planning horizon and (2) to help relieve SR 415 and other area roads currently strained by commuter traffic originating in Southwest Volusia County. If the project proves viable it is expected to have no direct impact in contributing to an increase in residential density in the study area.

Annexation/Airport Expansion

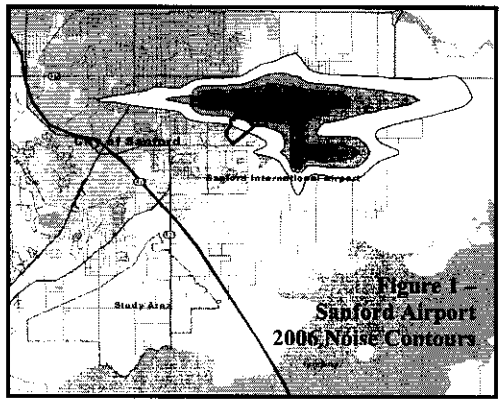


Figure 1 – Sanford Airport 2006 Noise Contours

The north boundary of the study area is located just outside the city limits of Sanford. According to the city officials, there are no current or future plans to annex any portion of the study area into the City. The study area is located approximately 2.8 miles away from Orlando Sanford International Airport. According to the "Orlando Sanford International Airport – FAR Part 150 Study," runway extensions primarily occur in the east and west sections of the airport. These airport expansions are not expected to impact the land use of the study area. As shown in the adjacent figure, aviation-related noise in the study area is not a big issue.

Boundary Criteria

The study area is divided into three sub-areas. (See **Exhibit 6** – Sub-Area Analysis Map.) The following criteria were used in determining the study area boundaries:

(1) Common Ownership Patterns

- Sub-area boundaries do not separate land parcels owned by same owner
- Multi-lots owned by same owner were used in determining boundaries
- Consecutive lots were used in boundary delineations
- Relationship of parcels separated by roads and wetlands were taken into consideration in the determination of sub-area boundaries

Multi-parcels under common ownership provide a potential for assembling tracts for new development. For example in Sub-Area 1, there are 10 parcels totaling 122 acres owned by the same owners.

(2) Impacts of Wetland and Flooding Zones

- Location of the wetlands and flooding zones
- Coverage of the wetland and flooding zones
- Overall distribution of wetland and flooding zones

For example, Sub-Area 3 has 268 undeveloped acres with wetlands covering 217 acres.

(3) Density, Distribution and Existing Land Use Conditions

- Relationship of the house to lot size
- Residential conditions and assessed values
- Distribution of occupied land
- Density of vacant land

(4) Development Patterns

- Impact of Autumn Chase on the surrounding area
- Two proposed land use amendment proposals
- Middleton Oaks and Woodbine development impacts on the area

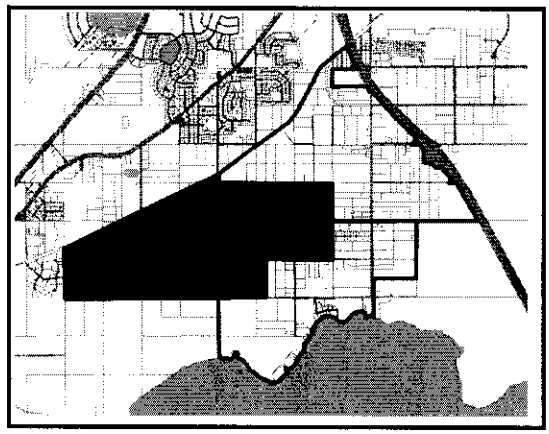
(5) Roadway Circulation and Roadway Conditions

- Impact of Myrtle Street or main east-west connection
- Potential improvements to Hester Avenue and Nolan Road
- Condition of Sanford Avenue

Existing Conditions Analysis

An overview analysis of the existing conditions for the three sub areas is presented in **Table 1—Sub Area Existing Conditions Analysis.**

Sub-Area 1 Development Potential



Sub-Area 1 is located on the east side of the study area and has approximately 620 acres. There are a total of 239 parcels, with 110 parcels (378.03 acres) vacant and 129 parcels (242.82 acres) with a house located on the lot. The average lot size is 5.6 acres. The largest buildable lot in Sub-Area 1 is 28 acres.

Nolan Street and Hester Avenue traverse the area in a north-south direction. Both of these two-lane roads connect directly to SR 427 and could be upgraded from rural to urban standards. Myrtle Street is the main east-west connector extending from Hester Avenue to Sanford Avenue. The layout (i.e., good north-south/east-west traffic circulation) of the existing roadways is conducive to future residential development of the study area.

The Autumn Chase community is an example of the type and density (4 du/acre) of development that is being introduced in this area. With the development of Autumn Chase, water supply and sewer lines have been brought into the area along Hester Avenue.

There is a general development pattern of new development activity occurring on the north and west end of the study area. In addition to Autumn Chase, the other two pending land use amendment proposals are indicative of the trend of new residential development that is occurring in the area. This sub area will continue to experience continued urban service pressures for greater increases in residential density. Given the availability of large land parcels for development, the County has a unique opportunity to take a leadership role in the creation of quality large-scale communities that are well master-planned. The stormwater conveyance limitations in the area will also need to be addressed in a master stormwater plan that adequately supports any future density increases for the area.

Sub-Area 1 has approximately 178 acres of wetlands and flooding zones. (See **Exhibit 7** – Sub-Area 1 Analysis Map.) Wetlands and flooding zones in this sub-area are concentrated in two locations, east of the industrially zoned property and in the middle section of the sub area to the east of Autumn Chase. These wetlands offer future community planning opportunities to enhance these areas as parks and recreation areas to serve the area's residents.

After excluding wetlands and flooding zones, there are 230-330 acres in the sub-area that are available for development. **Table 2 and 3** show the potential buildable acres and build-out units for the three different scenarios.

Table 1 - Sub-Area Existing Condition Analysis

	Total Acres [1]	Total Number of Parcels	Undeveloped Land [4]					Partially Developed Land [5]				
			Number of Parcels	Total Acres	Acres of Wetlands [2]	Acres of Floodplains [3]	Acres of Wetlands or Floodplains	Number of Parcels	Total Acres	Acres of Wetlands [2]	Acres of Floodplains [3]	Acres of Wetlands or Floodplains
Sub - Area 1	620.85	239	110	378.03	124.84	22.91	136.98	129	242.82	31.96	8.91	34.96
Sub - Area 2	518.02	153	74	282.98	105.98	29.16	122.92	79	235.04	77.04	24.29	83.9
Sub - Area 3	409.35	106	58	267.92	154.28	197.17	217.33	48	141.43	39.74	66.86	84.81
Total [1]	1548.22	498	242	928.93	385.1	249.24	477.23	256	619.29	148.74	100.06	203.67
Roadway	78.21											
Total Study Area	1626.43											

(1) Total Acres are exclusive of public right of way

(2) Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD. None of the wetlands to be filled and mitigated.

(3) Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA

(4) Vacant Land

(5) Already has a house on it

Table 2 - SUB-AREA 1
TOTAL BUILDABLE LAND AREA

	ACRES OF GROSS AREA [1]	ACRES OF WETLANDS [2]	ACRES OF FLOODPLAINS [2]	ACRES OF FLOOD PROBLEM AREA	ACRES OF LAND WITH EXISTING DWELLINGS [3]	ACRES OF BUILDABLE AREA
UNDEVELOPED LAND AREA						
1 unit per acre	293.20	89.51	17.52	5.58	n/a	180.59
2.5 units per acre	293.20	89.51	17.52	5.58	n/a	180.59
4 units per acre	293.20	89.51	17.52	5.58	n/a	180.59
PARTIALLY DEVELOPED LAND AREA						
1 unit per acre	221.30	29.01	5.96	7.05	49.00	130.29
2.5 units per acre	221.30	29.01	5.96	7.05	19.60	159.69
4 units per acre	221.30	29.01	5.96	7.05	12.25	167.04
TOTAL ACREAGE AVAILABLE FOR DEVELOPMENT						
1 unit per acre						310.88
2.5 units per acre						340.28
4 units per acre						347.63

NOTES:

[1] All gross areas are exclusive of Autumn Chase, which totals 43.4 acres(21.88 Dveloped, 21.52 Undeveloped). Gross area is also exclusive of all industrially zoned land (29.95 wetland inside of 63 acres of Idustrial zone) and public rights of way.

[2] Wetlands and floodplain acreage adjusted to account for overlap of 10.77 acres in undeveloped land area and 5.91 acres in partially developed land area.

[3] There are existing, exclusive of Autumn Chase, a total of 49 dwellings in the study area. Therefore, "Acres of Land with Existing Dwellings" accounts for these based on potential density of each of the three scenarios. For example, 49 units on one acre lots would equal 49 acres to be deducted from buildable land area; or, 19.6 acres to be deducted, which is the equivalent of 49 units built at a density of 2.5 units per acre; and, 12.25 acres to be deducted which, is the equivalent of 49 units built at a density of 4 units per acre. While actual minimum lot size required at densities greater than 1 unit per acre would not total a full acre (i.e 4 lots at the minimum size of 8,400 sq. ft. totals 33,600 sq. ft. rather than a full 43,560 sq. ft.), the overall density maximum of the comprehensive plan would still have to be maintained. As a result, this approach is an appropriate one.

Table 3 - SUB AREA 1
DEVELOPMENT ALTERNATIVES

SCENARIOS	GROSS ACRES OF BUILDABLE AREA	ACRES OF STORM WATER MANAGEMENT [2]	REQUIRED ACRES OF OPEN SPACE [3]	ACRES OF ROADWAYS [4]	TOTAL NET ACREAGE	TOTAL DWELLING UNITS [5]	EFFECTIVE DENSITY UNITS PER ACRE
I - STANDARD ZONING-80% RULE [1]							
1 du/ac	310.88	0.00	0.00	26.76	310.88	310.9	1.00
2.5 du/ac	340.28	85.07	0.00	n/a	255.21	638.0	1.88
4 du/ac	347.63	86.91	0.00	n/a	260.72	1,042.9	3.00
II - STANDARD ZONING-ACTUAL CALCULATION [1]							
1 du/ac	310.88	0.00	0.00	26.76	284.12	284.1	0.91
2.5 du/ac	340.28	85.07	0.00	48.82	206.39	644.5	1.89
4 du/ac	347.63	86.91	0.00	55.86	204.86	1,062.3	3.06
III - PUD ZONING [1]							
1 du/ac	310.88	77.72	77.72	n/a	155.44	155.4	0.50
2.5 du/ac	340.28	85.07	85.07	n/a	170.14	425.4	1.25
4 du/ac	347.63	86.91	86.91	n/a	173.82	695.3	2.00

NOTE: Efficient design in PUD zoning can result in achieving maximum denisty due to no minimum lot size requirement. In this instance, then, densities would be 851 dwellings at 2.5 units per acre, and 1,391 dwellings which equates to 4 units per acre.

NOTES:

[1] Three scenarios have been developed, each with three levels or options of possible development. The first is based upon the "80% Rule" that factors roadway improvements into development by reducing minimum lot size to approximately 80% of the size that the corresponding density would require. As a result, densities greater than 1 unit per acre in the first scenario have no roadway improvements deducted. The number of units is based on developable acreage multiplied by the allowable density. The second scenario calculates the actual roadway area for each lot and totals all the roadway area to be deducted from gross buildable area. The number of units is then calculated by converting total net acreage to square feet and dividing it by the minimum lot size of each corresponding zoning district. The third scenario assumes development under the County's PUD zoning. In this instance, acres of roadway are not deducted since lots can be of any size and roadways can, therefore, be accomodated.

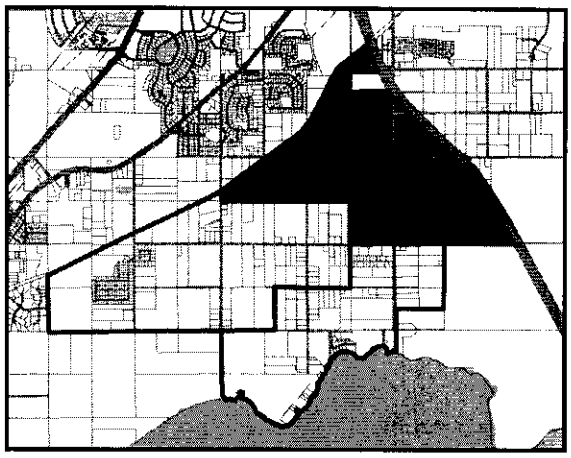
[2] Scenario I assumes that storm water management will be achieved through on-site detention on each 1-acre lot. As a result, no acreage for stormwater management has been deducted. All scenarios assume that the lot size for densities greater than one unit per acre will not be large enough to achieve on-site retention and, as a result, acreage will have to be set aside for water retention. All retention calculations assumed 25% of gross buildable area necessary for stormwater management purposes.

[3] There is no required common open space dedication in the standard zoning districts. PUD zoning, however, requires a minimum of 25% open space.

[4] Acres of roadway is calculated by multiplying minimum lot width of the corresponding zoning district by 25 feet, which is one-half of a standard right of way, and then multiplying that result by the the maximum number of dwelling units allowed on the gross buildable acres. For 1 unit per acre, a minimum code required width of 150 feet was used. For 2.5 units per acre, a 100-foot minimum lot frontage was assumed, which is a common width for that density. For 4 units per acre, a minimum code width of 70 feet was used.

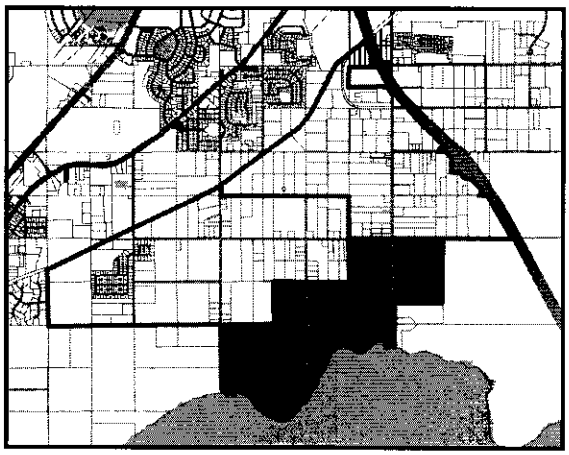
(5) Total dwelling units in scenario I was calculated by multiplying net acreage by the allowable density. Under scenario 2, total dwelling units was calculated by converting net acreage to square footage and then dividing the result by the minimum lot square footage. Note that for 2.5 dwellings per acre, the "80%" rule was applied to determine that minimum lot size would be 13,950 square feet. Under the PUD scenario, total units was calcuated by multiplying net acreage by the allowable density.

Sub-Area 2 Development Potential



This sub-area is located in the northern section of the study area and has approximately 520 acres. The east boundary of the sub-area is SR 417 (GreeneWay) yet there is no direct access to this road. Sanford Avenue intersects with Myrtle Street at the southern boundary of this sub-area. Wetland and flooding zones cover approximately 224 acres or 43% of the sub-area's land base. Wetlands and flooding zones are scattered throughout the area which limits the ability to amass large parcels of land for future large scale residential development. (See **Exhibit 8 – Sub-Area 2 Analysis Map**.) Buildable land areas are fragmented, divided and separated by existing residential structures, wetlands and flooding zones. No new infrastructure improvements are planned for the sub-area. The City of Sanford, which borders the sub-area, has experienced the recent development of new residential communities. Sanford Avenue is the only form of access and egress to the study area. The potential for new development and redevelopment in the sub area is high. However, given the fragmented character of the area, residential density increases are likely to be less than in Sub-Area 1. The sub-area appears to be more suited for a cluster development pattern on smaller development parcels. The potential development yield of this sub-area for the three different scenarios is summarized in **Tables 4 and 5.**

Sub-Area 3 Development Potential



Sub-Area 3 is located on the north bank of Lake Jesup. The elevations of the land are low. Approximately 77% of the land area is not buildable. The sub-area totals approximately 410 acres with 106 parcels. Conservation and public recreation areas border both the east and west side of the sub-area. At present, there are no urban services to the sub-area. **Exhibit 9** displays the environmental conditions of this sub-area. Wetlands and flooding areas cover approximately 318 acres.

Sanford Avenue enters this area from the north and terminates at Lake Jesup Park. The remainder of the roadways are all unpaved, local residential roads. Two of the three major study area flood problem areas (Sanford Avenue, Lanark Street, and Lake Avenue) are present in this sub-area. As **Table 6** shows, there is a small amount of buildable acreage in this area. The area's flooding problems and unbuildable character of the land area does not warrant any density increases. See **Table 7** as to the potential development yield in this area.

Table 4 - SUB-AREA 2
TOTAL BUILDABLE LAND AREA

	ACRES OF GROSS AREA [1]	ACRES OF WETLANDS [2]	ACRES OF FLOODPLAINS [2]	ACRES OF FLOOD PROBLEM AREA	ACRES OF LAND WITH EXISTING DWELLINGS [3]	ACRES OF BUILDABLE AREA
UNDEVELOPED LAND AREA						
1 unit per acre	282.98	99.87	23.05	3.26	n/a	156.80
2.5 units per acre	282.98	99.87	23.05	3.26	n/a	156.80
4 units per acre	282.98	99.87	23.05	3.26	n/a	156.80
PARTIALLY DEVELOPED LAND AREA						
1 unit per acre	235.04	68.33	15.58	14.36	79.00	57.78
2.5 units per acre	235.04	68.33	15.58	14.36	31.60	105.18
4 units per acre	235.04	68.33	15.58	14.36	19.75	117.03
TOTAL ACREAGE AVAILABLE FOR DEVELOPMENT						
1 unit per acre						214.58
2.5 units per acre						261.98
4 units per acre						273.83

NOTES:

[1] Gross area is exclusive of public rights of way.

[2] Wetlands and floodplain acreage adjusted to account for overlap of 12.22 acres in undeveloped land area and 17.43 acres in partially developed land area.

[3] There are existing 79 dwellings in the study area. Therefore, "Acres of Land with Existing Dwellings" accounts for these based on potential density of each of the three scenarios. For example, 79 units on one acre lots would equal 79 acres to be deducted from buildable land area; or, 31.6 acres to be deducted, which is the equivalent of 79 units built at a density of 2.5 units per acre; and, 19.75 acres to be deducted which, is the equivalent of 79 units built at a density of 4 units per acre. While actual minimum lot size required at densities greater than 1 unit per acre would not total a full acre (i.e 4 lots at the minimum size of 8,400 sq. ft. totals 33,600 sq. ft. rather than a full 43,560 sq. ft.), the overall density maximum of the comprehensive plan would still have to be maintained. As a result, this approach is an appropriate one.

Table 5 - SUB AREA 2
DEVELOPMENT ALTERNATIVES

SCENARIOS	GROSS ACRES OF BUILDABLE AREA	ACRES OF STORM WATER MANAGEMENT [2]	REQUIRED ACRES OF OPEN SPACE [3]	ACRES OF ROADWAYS [4]	TOTAL NET ACREAGE	TOTAL DWELLING UNITS [5]	EFFECTIVE DENSITY UNITS PER ACRE
I - STANDARD ZONING-80% RULE [1]							
1 du/ac	214.58	0.00	0.00	18.47	196.11	196.1	0.91
2.5 du/ac	261.98	65.50	0.00	n/a	196.49	491.2	1.88
4 du/ac	273.83	68.46	0.00	n/a	205.37	821.5	3.00
II - STANDARD ZONING-ACTUAL CALCULATION [1]							
1 du/ac	214.58	0.00	0.00	18.47	196.11	196.1	0.91
2.5 du/ac	261.98	65.50	0.00	30.79	165.70	517.4	1.97
4 du/ac	273.83	68.46	0.00	42.10	163.27	846.7	3.09
III - PUD ZONING [1]							
1 du/ac	214.58	53.65	53.65	n/a	107.29	107.3	0.50
2.5 du/ac	261.98	65.50	65.50	n/a	130.99	327.5	1.25
4 du/ac	273.83	68.46	68.46	n/a	136.92	547.7	2.00

NOTE: Efficient design in PUD zoning can result in achieving maximum denisty due to no minimum lot size requirement. In this instance, then, densities would be 655 dwellings at 2.5 units per acre, and 1095 dwellings which equates to 4 units per acre.

NOTES:

[1] Three scenarios have been developed, each with three levels or options of possible development. The first is based upon the "80% Rule" that factors roadway improvements into development by reducing minimum lot size to approximately 80% of the size that the corresponding density would require. As a result, densities greater than 1 unit per acre in the first scenario have no roadway improvements deducted. The number of units is based on developable acreage multiplied by the allowable density. The second scenario calculates the actual roadway area for each lot and totals all the roadway area to be deducted from gross buildable area. The number of units is then calculated by converting total net acreage to square feet and dividing it by the minimum lot size of each corresponding zoning district. The third scenario assumes development under the County's PUD zoning. In this instance, acres of roadway are not deducted since lots can be of any size and roadways can, therefore, be accomodated.

[2] Scenario I assumes that storm water management will be achieved through on-site detention on each 1-acre lot. As a result, no acreage for stormwater management has been deducted. All scenarios assume that the lot size for densities greater than one unit per acre will not be large enough to achieve on-site retention and, as a result, acreage will have to be set aside for water retention. All retention calculations assumed 25% of gross buildable area necessary for stormwater management purposes.

[3] There is no required common open space dedication in the standard zoning districts. PUD zoning, however, requires a minimum of 25% open space.

[4] Acres of roadway is calculated by multiplying minimum lot width of the corresponding zoning district by 25 feet, which is one-half of a standard right of way, and then multiplying that result by the the maximum number of dwelling units allowed on the gross buildable acres. For 1 unit per acre, a minimum code required width of 150 feet was used. For 2.5 units per acre, a 100-foot minimum lot frontage was assumed, which is a common width for that density. For 4 units per acre, a minimum code width of 70 feet was used.

(5) Total dwelling units in scenario I was calculated by multiplying net acreage by the allowable density. Under scenario 2, total dwelling units was calculated by converting net acreage to square footage and then dividing the result by the minimum lot square footage. Note that for 2.5 dwellings per acre, the "80%" rule was applied to determine that minimum lot size would be 13,950 square feet. Under the PUD scenario, total units was calcuated by multiplying net acreage by the allowable density.

Table 6 - SUB-AREA 3
TOTAL BUILDABLE LAND AREA

	ACRES OF GROSS AREA [1]	ACRES OF WETLANDS [2]	ACRES OF FLOODPLAINS [2]	ACRES OF FLOOD PROBLEM AREA	ACRES OF LAND WITH EXISTING DWELLINGS [3]	ACRES OF BUILDABLE AREA
UNDEVELOPED LAND AREA						
1 unit per acre	267.92	87.22	130.11	4.85	n/a	45.74
2.5 units per acre	267.92	87.22	130.11	4.85	n/a	45.74
4 units per acre	267.92	87.22	130.11	4.85	n/a	45.74
PARTIALLY DEVELOPED LAND AREA						
1 unit per acre	141.43	28.85	55.97	5.53	48.00	3.09
2.5 units per acre	141.43	28.85	55.97	5.53	19.20	31.89
4 units per acre	141.43	28.85	55.97	5.53	12.00	39.09
TOTAL ACREAGE AVAILABLE FOR DEVELOPMENT						
1 unit per acre						48.83
2.5 units per acre						77.63
4 units per acre						84.83

NOTES:

[1] Gross area is exclusive of public rights of way.

[2] Wetlands and floodplain acreage adjusted to account for overlap of 134.12 acres in undeveloped land area and 21.79 acres in partially developed land area.

[3] There are existing 48 dwellings in the study area. Therefore, "Acres of Land with Existing Dwellings" accounts for these based on potential density of each of the three scenarios. For example, 48 units on one acre lots would equal 48 acres to be deducted from buildable land area; or, 19.2 acres to be deducted, which is the equivalent of 48 units built at a density of 2.5 units per acre; and, 12 acres to be deducted which, is the equivalent of 48 units built at a density of 4 units per acre. While actual minimum lot size required at densities greater than 1 unit per acre would not total a full acre (i.e 4 lots at the minimum size of 8,400 sq. ft. totals 33,600 sq. ft. rather than a full 43,560 sq. ft.), the overall density maximum of the comprehensive plan would still have to be maintained. As a result, this approach is an appropriate one.

Table 7 - SUB AREA 3
DEVELOPMENT ALTERNATIVES

SCENARIOS	GROSS ACRES OF BUILDABLE AREA	ACRES OF STORM WATER MANAGEMENT [2]	REQUIRED ACRES OF OPEN SPACE [3]	ACRES OF ROADWAYS [4]	TOTAL NET ACREAGE	TOTAL DWELLING UNITS [5]	EFFECTIVE DENSITY UNITS PER ACRE
I - STANDARD ZONING-80% RULE [1]							
1 du/ac	48.83	0.00	0.00	4.20	44.63	44.6	0.91
2.5 du/ac	77.63	19.41	0.00	n/a	58.22	145.6	1.88
4 du/ac	84.83	21.21	0.00	n/a	63.62	254.5	3.00
II - STANDARD ZONING-ACTUAL CALCULATION [1]							
1 du/ac	48.83	0.00	0.00	4.20	44.63	44.6	0.91
2.5 du/ac	77.63	19.41	0.00	11.14	47.08	147.0	1.89
4 du/ac	84.83	21.21	0.00	13.63	49.99	259.2	3.06
III - PUD ZONING [1]							
1 du/ac	48.83	12.21	12.21	n/a	24.42	24.4	0.50
2.5 du/ac	77.63	19.41	19.41	n/a	38.82	97.0	1.25
4 du/ac	84.83	21.21	21.21	n/a	42.42	169.7	2.00

NOTE: Efficient design in PUD zoning can result in achieving maximum denisty due to no minimum lot size requirement. In this instance, then, densities would be 190 dwellings at 2.5 units per acre, and 339 dwellings which equates to 4 units per acre.

NOTES:

[1] Three scenarios have been developed, each with three levels or options of possible development. The first is based upon the "80% Rule" that factors roadway improvements into development by reducing minimum lot size to approximately 80% of the size that the corresponding density would require. As a result, densities greater than 1 unit per acre in the first scenario have no roadway improvements deducted. The number of units is based on developable acreage multiplied by the allowable density. The second scenario calculates the actual roadway area for each lot and totals all the roadway area to be deducted from gross buildable area. The number of units is then calculated by converting total net acreage to square feet and dividing it by the minimum lot size of each corresponding zoning district. The third scenario assumes development under the County's PUD zoning. In this instance, acres of roadway are not deducted since lots can be of any size and roadways can, therefore, be accomodated.

[2] Scenario I assumes that storm water management will be achieved through on-site detention on each 1-acre lot. As a result, no acreage for stormwater management has been deducted. All scenarios assume that the lot size for densities greater than one unit per acre will not be large enough to achieve on-site retention and, as a result, acreage will have to be set aside for water retention. All retention calculations assumed 25% of gross buildable area necessary for stormwater management purposes.

[3] There is no required common open space dedication in the standard zoning districts. PUD zoning, however, requires a minimum of 25% open space.

[4] Acres of roadway is calculated by multiplying minimum lot width of the corresponding zoning district by 25 feet, which is one-half of a standard right of way, and then multiplying that result by the the maximum number of dwelling units allowed on the gross buildable acres. For 1 unit per acre, a minimum code required width of 150 feet was used. For 2.5 units per acre, a 100-foot minimum lot frontage was assumed, which is a common width for that density. For 4 units per acre, a minimum code width of 70 feet was used.

(5) Total dwelling units in scenario I was calculated by multiplying net acreage by the allowable density. Under scenario 2, total dwelling units was calculated by converting net acreage to square footage and then dividing the result by the minimum lot square footage. Note that for 2.5 dwellings per acre, the "80%" rule was applied to determine that minimum lot size would be 13,950 square feet. Under the PUD scenario, total units was calcuated by multiplying net acreage by the allowable density.

Based on the previous sub-area analysis, a maximum total 524 to 2,152 units can be built in the study area.

The roads in the study area are rural 2-lane and have a current Level of Service A, with about 4,700 to 17,000 trips generated in this area. The existing traffic conditions and traffic impacts for Myrtle Street and Hester Avenue under the three build-out scenarios are shown in the following table. The existing rural roads in this area cannot faction any more.

	Existing Conditon		1 du /acre		2.5 du / acre		4 du / acre	
	Daliy Traffic	LOS	Daliy Traffic	LOS	Daliy Traffic	LOS	Daliy Traffic	LOS
Myrtle Street	1,400	A	3,300	B	6,000	C	8,800	C
Hester Avenue	1,700	A	4,000	B	7,300	C	10,700	D

Sanford Avenue, Myrtle Street, Hester Avenue and Nolan Road are proposed to be upgraded from rural 2-lane roads to urban 2-lane roads. (See **Exhibit 10.**) These new urban roads will include 5' sidewalks, drainage, gutters, and curbs. Total costs will depend on whether there is total replacement/new construction or partial replacement, and range from $6.6 million to $13.9 million. The following table shows the magnitude of costs associated with each road improvement.

Road Name	Length [1] (miles)	Low Cost [2]	High Cost [3]
Sanford Avenue	2.13	2,566,000	5,346,000
Myrtle Street	1.52	1,824,000	3,800,000
Nolan Road	1.4	1,680,000	3,500,000
Hester Avenue	0.5	600,000	1,250,000

(1) Improved Length

(2) Partial replacement to change existing road to urban road

(3) Total reconstruction of new urban road

The new trips generated from any potential development of the study area will necessitate the need for traffic signals on SR 427 at the intersections of Nolan Road and Hester Avenue. Signalization improvements are expected to cost approximately $115,000.

All of these road improvements are needed, regardless of the build-out scenario. Costs do not include local roads which would provide access to any future planned subdivisions in the area.

School impacts are projected to be as follows depending on the particular development scenario.

School	1 du/acre (524)	2.5 du/acre (1,306)	4 du/acre (2,152)
Elementary	130 students	325 students	530 students
Middle School	60 students	149 students	240 students
High School	60 students	162 students	260 students

Stormwater costs are expected to reach $14 million. These costs will address 70 acres of water detention pond installation, stormwater park equipment, natural channel, raised road elevation and culvert replacement.

Water supply and sewer lines are another major category of urban services costs. Water and sewer build-out costs vary according to the development scenario. With the exception of Autumn Chase and a small portion of water supply lines in Sub-Area 2, there is no complete water and sewer system in the study area. There are no urban water or sewer costs associated with the suburban estates build-out scenario (527 new dwelling units) due to wells and septic tanks. For 2.5 du/acre and 4 du/acre low-density residential scenarios, main force pipe line costs are shown below. (See **Exhibit 10.**)

	6 Inch (ft)	8 Inch (ft)	12 Inch (ft)	Total Cost ($)
Water Lines		8,100	19,700	1,686,400
Sewer Lines	8,100	19,700		1,298,100

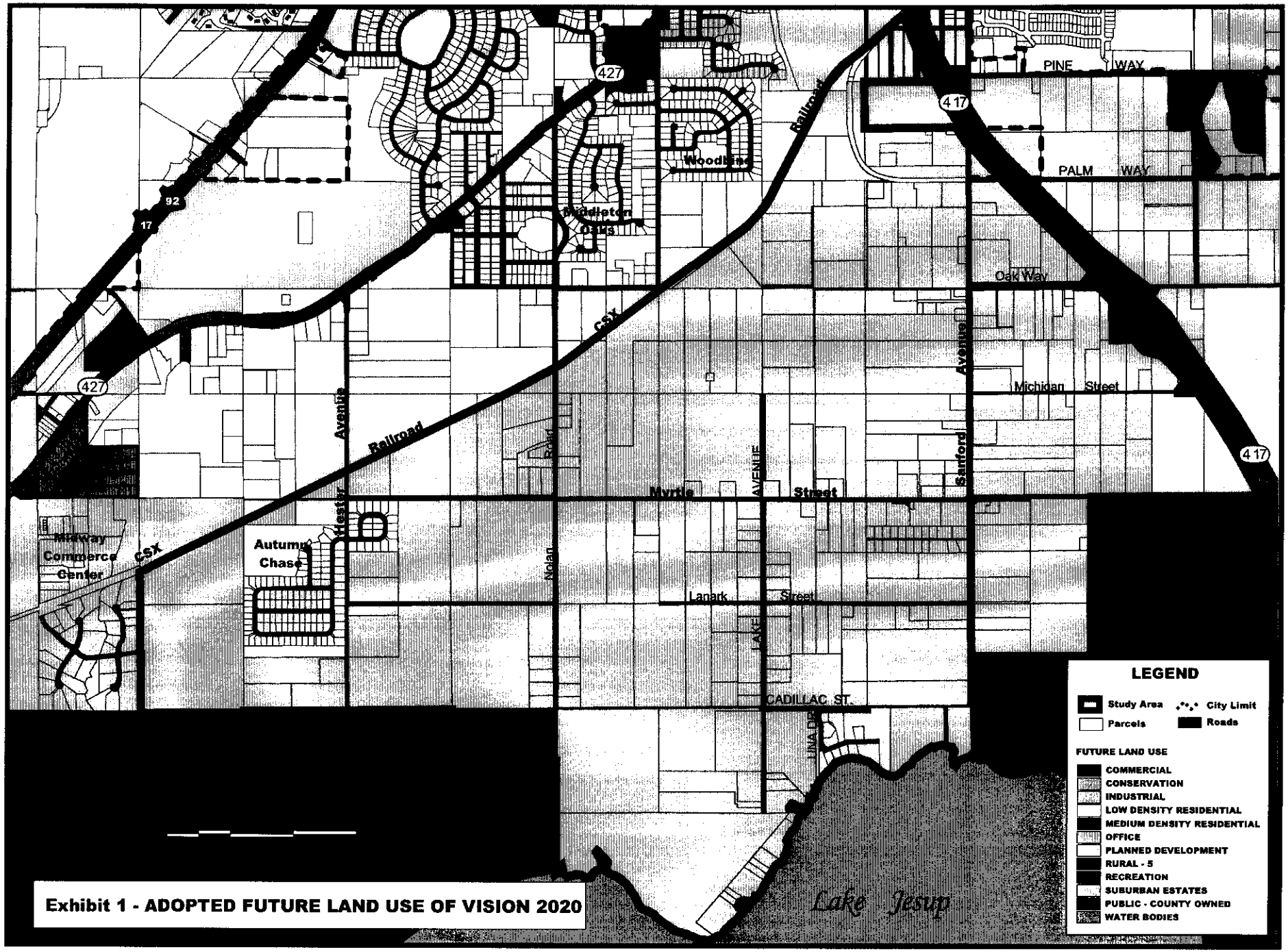


Exhibit 1 - ADOPTED FUTURE LAND USE OF VISION 2020

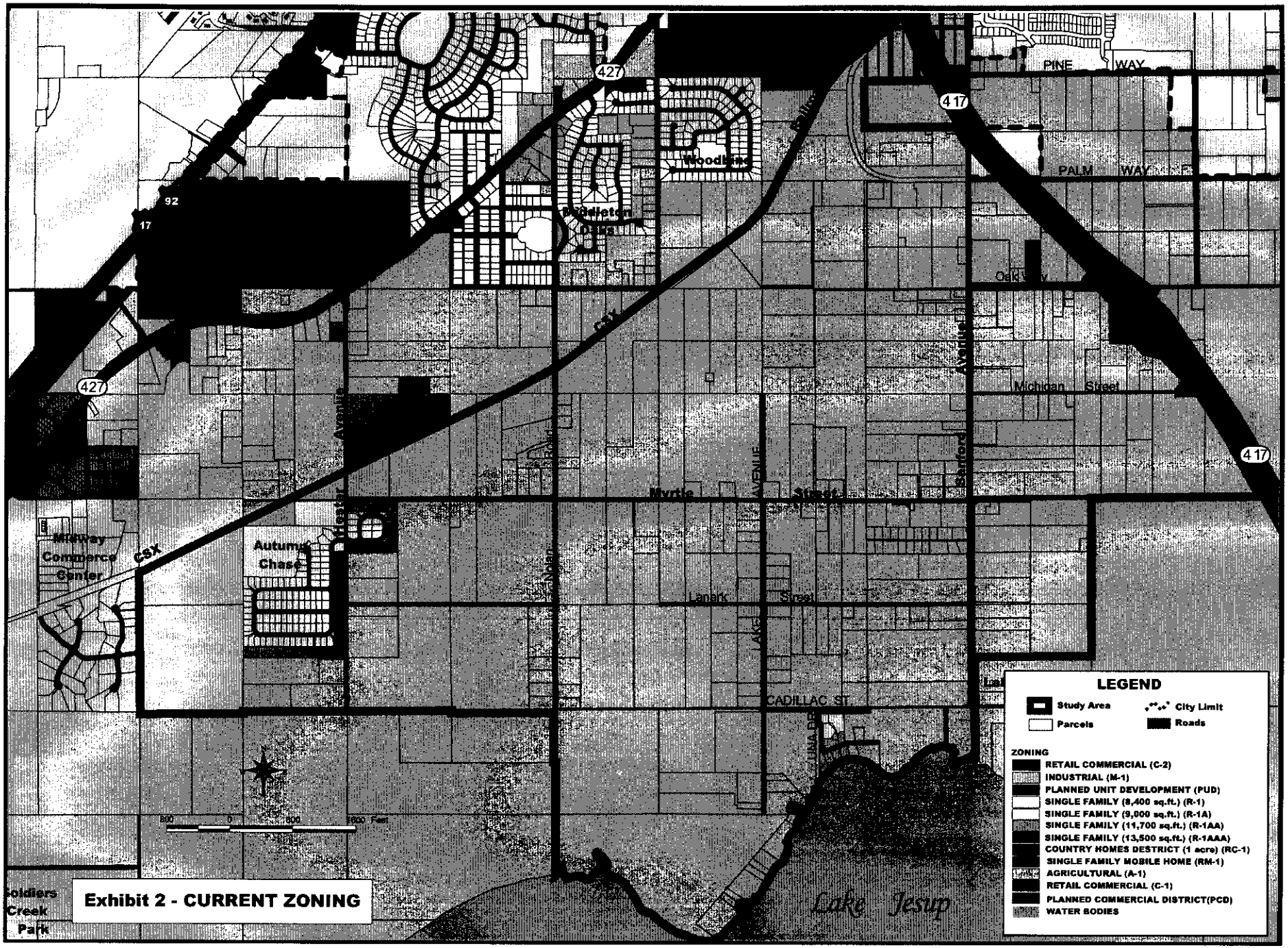


Exhibit 2 - CURRENT ZONING

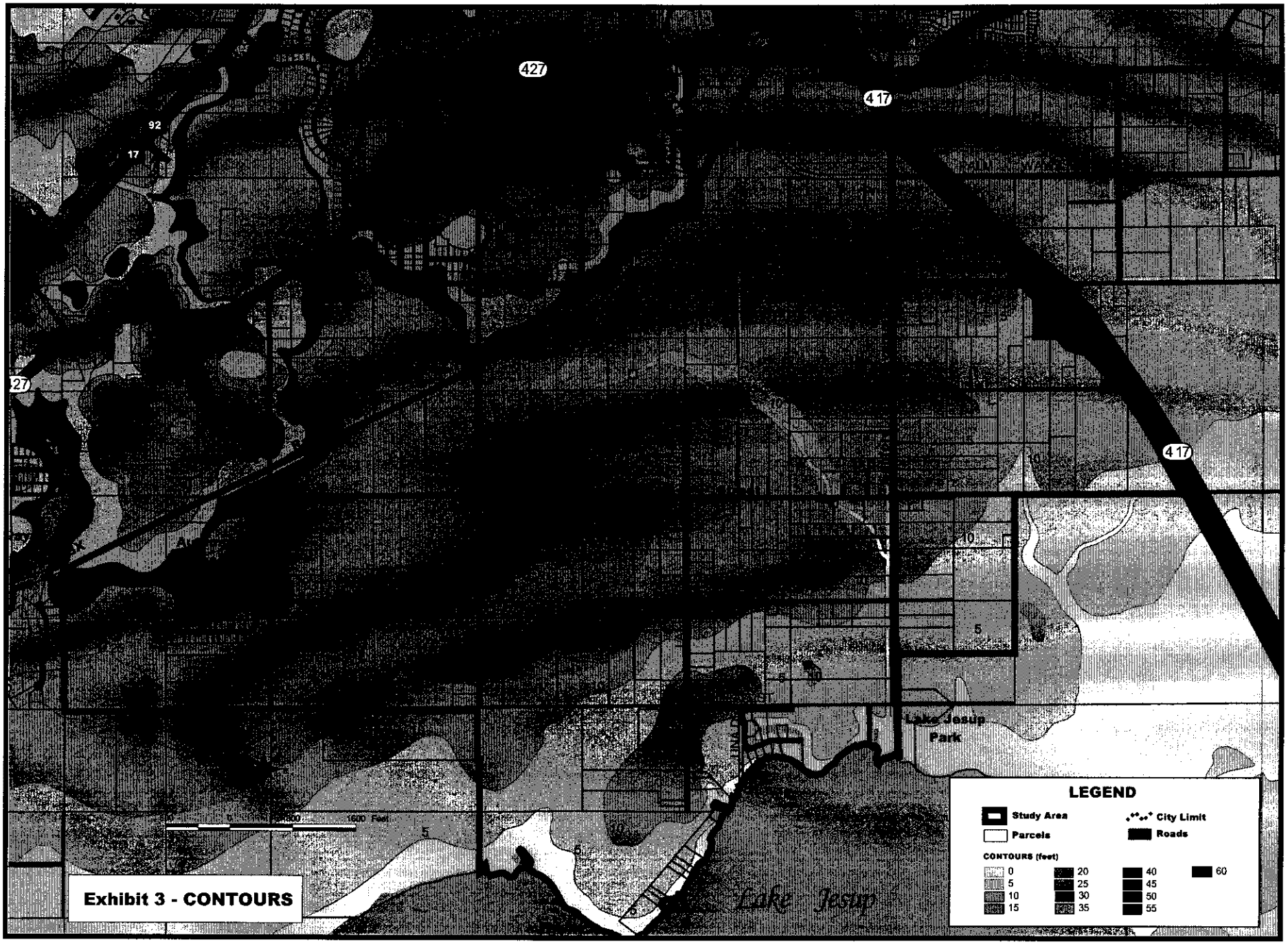


Exhibit 3 - CONTOURS

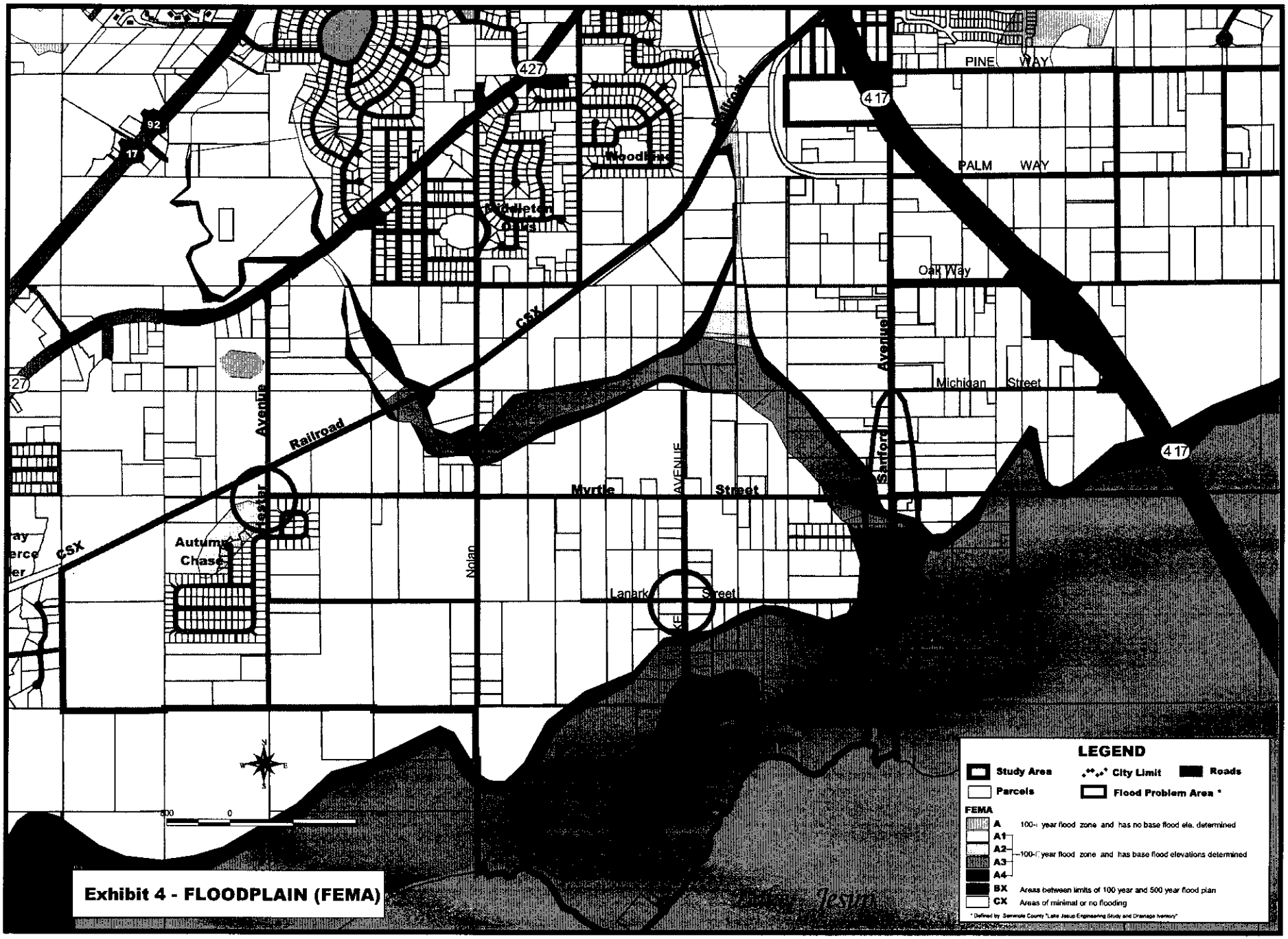
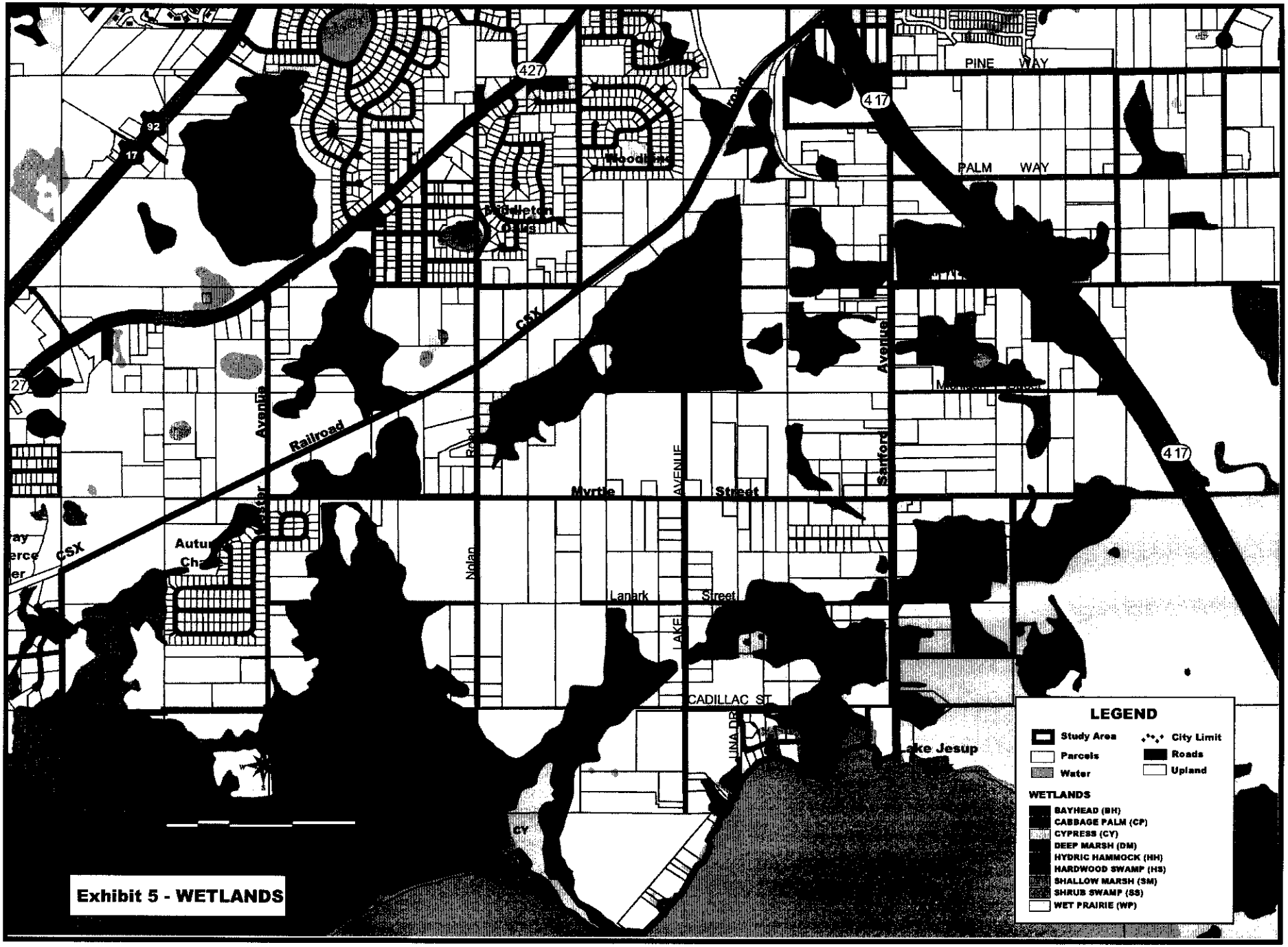


Exhibit 4 - FLOODPLAIN (FEMA)


PINE WAY
PALM WAY
427
417
92
17
27
CSX
Railroad
Avenue
Myrtle
Street
AVENUE
Sanford
Nolan
Lanark
LAKE
CADILLAC ST
Lake Jesup
LEGEND
Study Area
Parcels
Water
City Limit
Roads
Upland
WETLANDS
BAYHEAD (BH)
CABBAGE PALM (CP)
CYPRESS (CY)
DEEP MARSH (DM)
HYDRIC HAMMOCK (HH)
HARDWOOD SWAMP (HS)
SHALLOW MARSH (SM)
SHRUB SWAMP (SS)
WET PRAIRIE (WP)
Exhibit 5 - WETLANDS

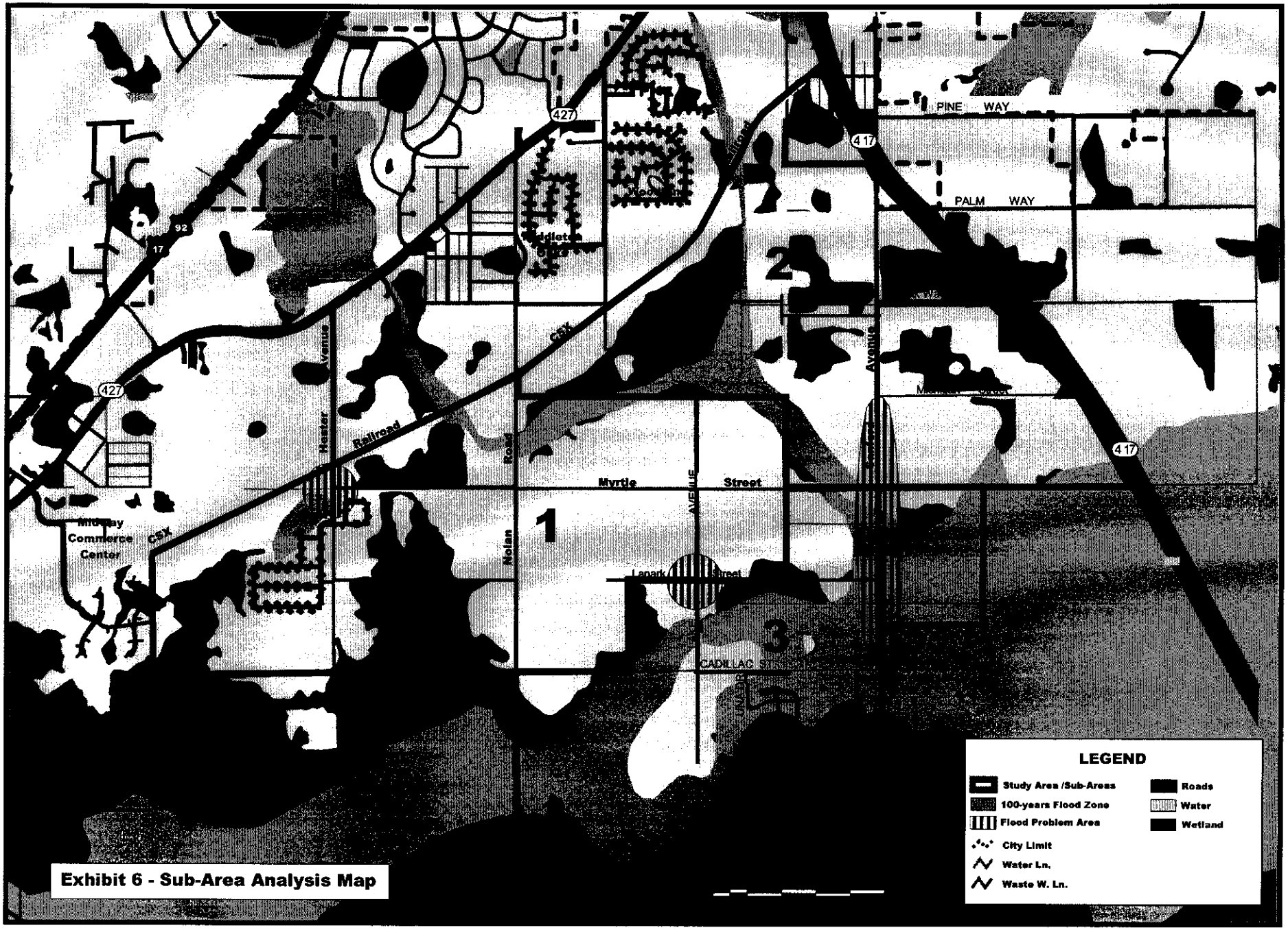
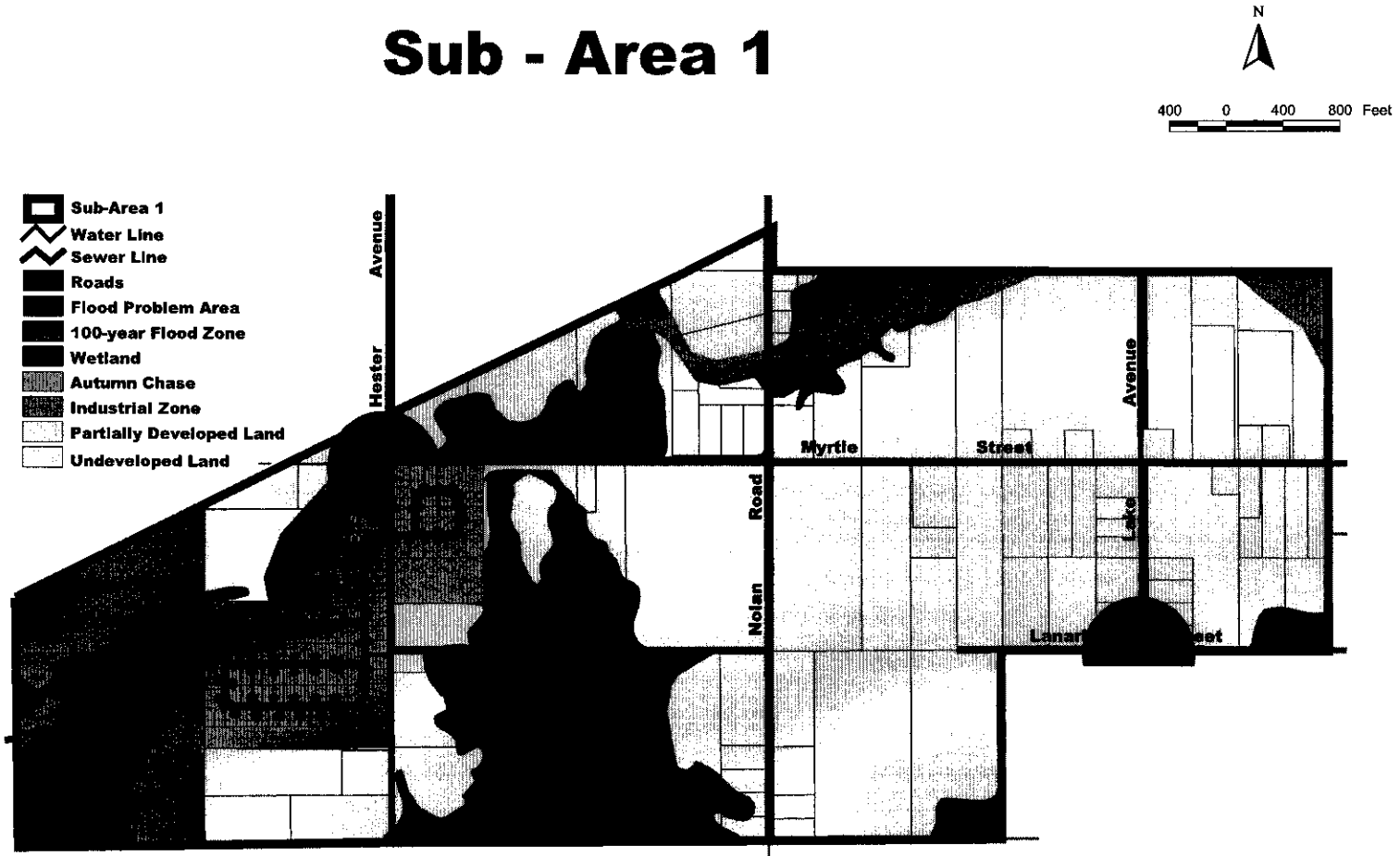


Exhibit 6 - Sub-Area Analysis Map

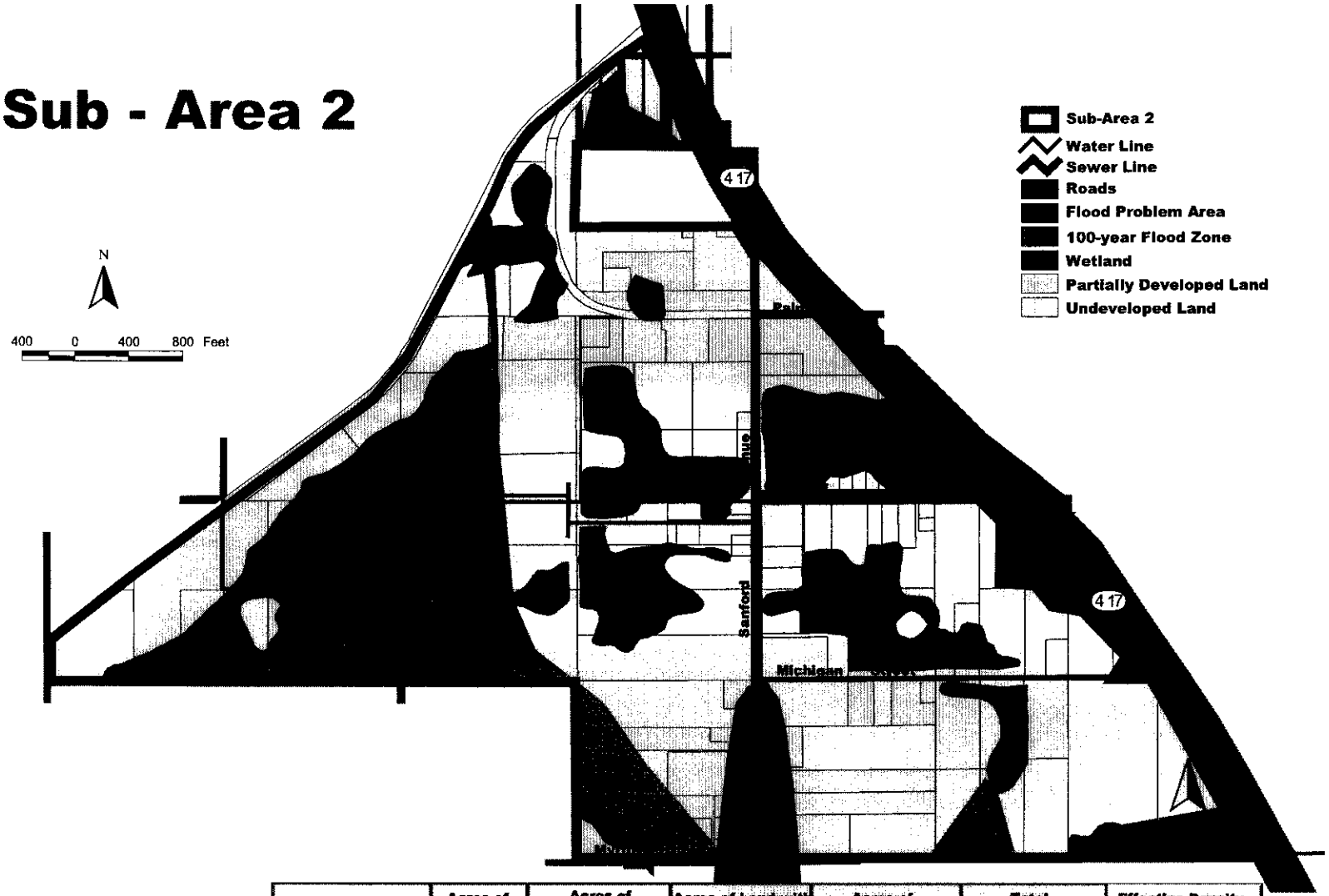
Sub - Area 1



	Acres of Gross Area	Acres of Non-Buildable Area	Acres of Land with Existing Dwellings	Acres of Buildable Area	Total Dwelling Units	Effective Density Units per Acre
Undeveloped Land	293.2	112.61	n/a	180.59		
Partially Developed Land	221.3	42.02	12.25 - 49.00	130.29 - 167.04		
TOTAL				310.88 - 347.63	284 - 1062	0.91 - 3.06

Exhibit 7 - Sub-Area 1

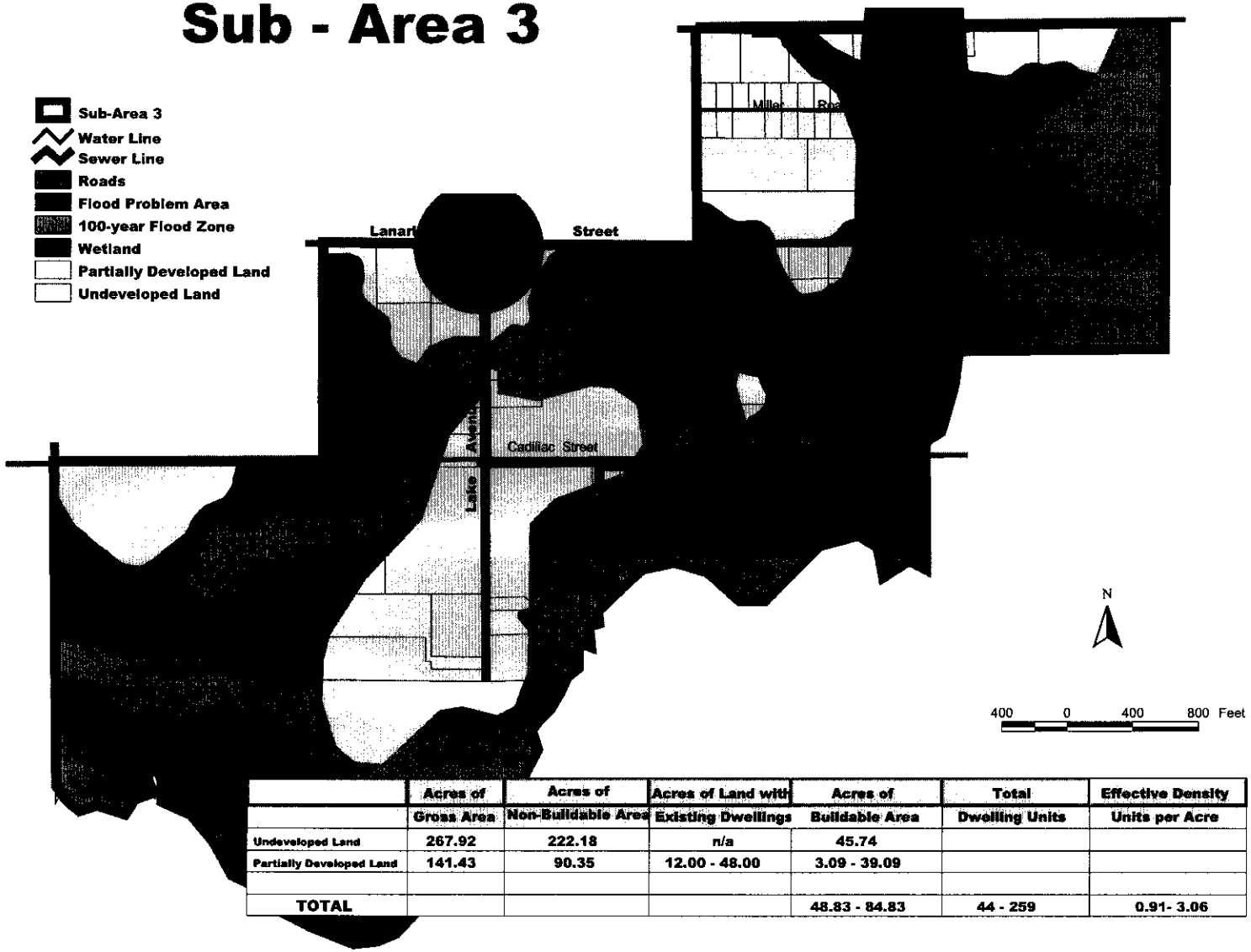
Sub - Area 2



	Acres of Gross Area	Acres of Non-Buildable Area	Acres of Land with Existing Dwellings	Acres of Buildable Area	Total Dwelling Units	Effective Density Units per Acre
Undeveloped Land	282.98	126.18	n/a	156.8		
Partially Developed Land	235.04	98.27	19.75 - 79.00	57.78 - 117.03		
TOTAL				214.58 - 273.83	196 - 831	0.9 - 3.04

Exhibit 8 - Sub-Area 2

Sub - Area 3



	Acres of Gross Area	Acres of Non-Buildable Area	Acres of Land with Existing Dwellings	Acres of Buildable Area	Total Dwelling Units	Effective Density Units per Acre
Undeveloped Land	267.92	222.18	n/a	45.74		
Partially Developed Land	141.43	90.35	12.00 - 48.00	3.09 - 39.09		
TOTAL				48.83 - 84.83	44 - 259	0.91- 3.06

Exhibit 9 - Sub-Area 3

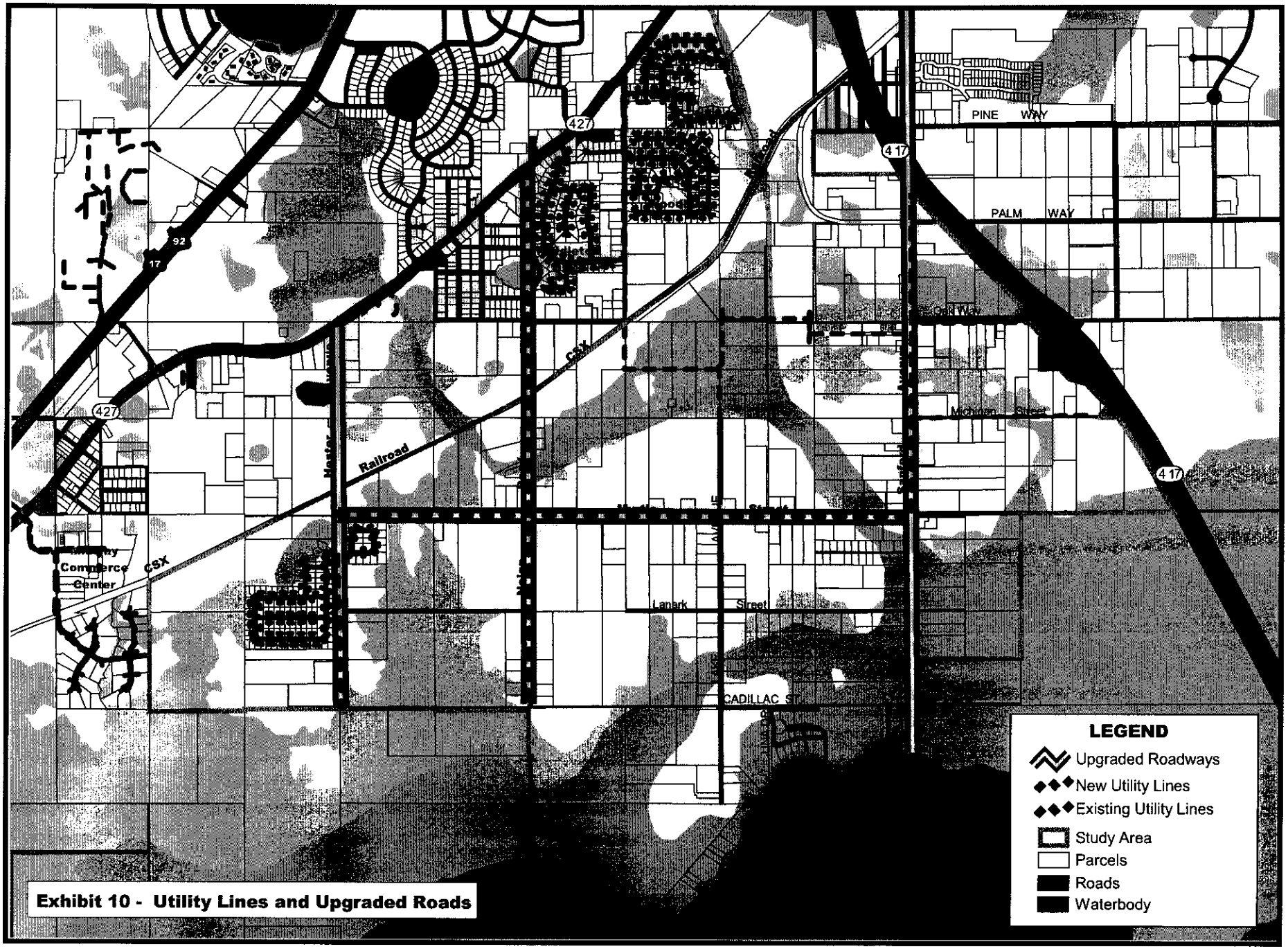


Exhibit 10 - Utility Lines and Upgraded Roads