

## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Thursday, June 28, 2018 2:01 PM  
**To:** Hammock, Rebecca; Wharton, William; Davidson, Matthew  
**Subject:** FW: Seminole County Planning & Development Division - Proposed text amendments and large scale future land use amendment from Chris Dorworth (River Cross)

Forwarding to you from the plandesk email account.

### Laura Hayes

#### *Senior Staff Assistant*

Seminole County Development Services  
Planning and Development Division  
1101 East First Street  
Sanford, Florida 32771  
Telephone: (407) 665-7371  
Facsimile: (407) 665-7385  
[lhayes@seminolecountyfl.gov](mailto:lhayes@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

**From:** Reed, Donna [mailto:[reed.donna@siemens.com](mailto:reed.donna@siemens.com)]  
**Sent:** Thursday, June 28, 2018 1:25 PM  
**To:** PlanDesk <[PlanDesk@seminolecountyfl.gov](mailto:PlanDesk@seminolecountyfl.gov)>  
**Subject:** Seminole County Planning & Development Division - Proposed text amendments and large scale future land use amendment from Chris Dorworth (River Cross)

To whom it may concern:

I hereby vehemently oppose the proposed River Cross Development in Chuluota, FL, any changes to the comprehensive plan allowing Mr. Dorworth to proceed with this project or any future developers desiring to change the zoning established by me and the majority of other Seminole County voters in 2004. Seminole County's growth management laws and policies are severely deficient compared to neighboring counties (particularly Orange). The county historically has allowed developers to get away with paying minimal impact fees. Schools are typically the biggest beneficiary of these fees, then municipal services. With such rapid development and insufficient impact fees, the county must dip into other sources to fund school construction and municipal services, leaving schools overcrowded for YEARS and diverting tax dollars from other county needs. The elementary and middle schools zoned for this proposed development (Partin, Walker, LCMS, and Hagerty) are already beyond capacity.

This proposed development has the potential for substantial negative impact to our community including:

- Excessive traffic congestion on CR-419
- Additional overcrowding at our elementary/middle schools, which are already beyond capacity
- Additional traffic within the community for school drop off/pick up
- Insufficient infrastructure for public works/municipal services (emergency services, water, garbage, etc.)
- Displacement of native animals (alligators, bears, bobcats, etc.)
- Destruction/pollution of The Econ River Wilderness Area

The proposed McCulloch bridge extension over the Econ River is NOT included in these plans; it is a separate initiative, so theoretically, this development could get built, adding an additional several thousand cars to CR-419, Lockwood, Mitchell Hammock, etc.). Should this development move forward, it paves the way for development of the rest of the rural boundary, eventually encroaching on Chuluota, Geneva, our immediate neighbors in Orange County, and beyond.

Warm regards,  
Donna Reed  
Chuluota, FL

## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Monday, July 02, 2018 12:56 PM  
**To:** Hammock, Rebecca; Wharton, William; Davidson, Matthew  
**Cc:** Brushwood, Tammy  
**Subject:** FW: River Cross

Please see the email below regarding River Cross that just came in to the plandesk email.

Thank you.

### **Laura Hayes**

#### ***Senior Staff Assistant***

Seminole County Development Services  
Planning and Development Division  
1101 East First Street  
Sanford, Florida 32771  
Telephone: (407) 665-7371  
Facsimile: (407) 665-7385  
[lhayes@seminolecountyfl.gov](mailto:lhayes@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

**From:** Gayle King [mailto:gayle@commercialmillworksinc.com]  
**Sent:** Monday, July 02, 2018 12:10 PM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** River Cross

Good afternoon,

My name is Gayle King. My husband and I own 7 houses and 5 vacant lots in Seminole County. Our primary residences are in Seminole County: Fern Park (our in-town house) and Geneva (our weekend house). I go to Geneva every weekend, because my Arabians horses stay on our 10 acre our property there, and because our place in Geneva is a wonderful getaway from the hustle and bustle of city life. Seminole County has miles of trails to ride my endurance horses on, and I love the rural character and small town feeling of Geneva. If you've ever been to the Geneva 4<sup>th</sup> of July Parade, you can see how charming, home-townie and rural our way of life is out there in Geneva.

It has come to my attention that developer Chris Dorworth is attempting to push through development of the River Cross development just inside of our protected rural area of Seminole County. I (and the overwhelming majority of Seminole County voters) voted to project our rural area back in 2004. The fact that a developer would even be able to propose such a thing and it even be considered by our commissioners and planning and zoning departments is ludicrous. And to build such a development on our beautiful Econ River would be horrible.

I ask that you vote a resounding NO on the River Cross development. Please help protect our Rural Boundry. I love Seminole county. It needs to stay Rural. Thank you.

Gayle King  
Vice President/General Manager  
Commercial Millworks Inc.  
1120 S. Hughey Ave., Suite A  
Orlando, FL 32806

Ph #407-648-2787

F #407-648-5707

<http://www.commercialmillworksinc.com/>



Virus-free. [www.avg.com](http://www.avg.com)

## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Thursday, July 05, 2018 8:27 AM  
**To:** Davidson, Matthew; Hammock, Rebecca; Wharton, William  
**Cc:** Brushwood, Tammy  
**Subject:** FW: Proposed Development

**From:** Tammy M. Bolles [mailto:tmbolles77@gmail.com]  
**Sent:** Wednesday, July 04, 2018 4:45 PM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** Proposed Development

July 3, 2018

Dear Seminole County Planning Dept.:

I am contacting you in opposition of the proposed development of River Cross. As a single, widowed mother of two adolescent children I am asking that you please take a stand against this proposed development. I currently reside in Riverwoods where I moved my family from a large city in hope for us to find healing following a tragic death of my husband and my children's father.

This community and rural atmosphere has served as a healing agent in many ways, especially for my teenage son that has been able to merge with nature and keep his adolescent mind and body busy on our property, away from the stressors a city life provokes. This has been vital to him overcoming the trauma he endured in the death of his father and continues to aid in keeping him out of the typical teenage mischief. I am more than fearful of the thought of what such a development would do to our community as we know it and the impact that not only the additional traffic, but also additional strain on our current environment would have on our families, health safety and well being.

The wild life that currently resides in the proposed developing land would be forced to evacuate and most likely do so upon us residing on the dwindling undeveloped land nearby. This places my family and neighbors in direct danger on a daily basis.

I am asking that you hear my concerns as a Seminole county, voting citizen, and tax payer, and decide to stand with us against this proposed development.



Thank you,

Tammy M. Bolles, LCSW

1708 Old River Trail

Chuluota, FL 32766

305-781-1682

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**Tammy M. Bolles, LCSW**

**Cell: 305-781-1682 (text or call)**



"Sometimes we've lived in our fears for so long we've forgotten how to live our dreams"  
- Elle Sommer

## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Thursday, July 05, 2018 8:28 AM  
**To:** Davidson, Matthew; Hammock, Rebecca; Wharton, William  
**Cc:** Brushwood, Tammy  
**Subject:** FW: Development of River Cross

**From:** David Hiers [mailto:hurrynot@hotmail.com]  
**Sent:** Wednesday, July 04, 2018 5:20 PM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** Development of River Cross

Sent from [Mail](#) for Windows 10

July 4, 2018

Dear Planning Department:

I am contacting you in opposition of the proposed development of River Cross. I am a current resident that lives in River woods and feels that this development will not only jeopardize the current rural lifestyle we are accustom to but also our health and safety. My family and I moved here to escape the city life that was impeding our health due to environmental pollutants that this proposed development would intensify. Myself and my wife are of retirement age and will likely be unable to move from our current residence to flee such pollution and the communities overall safety that is being put in danger due to increased traffic. . Also, not to mention all of the wild life that new construction would be forcing out to get hit by excess traffic and invade our properties, putting us and our pets in danger.

Please hear my concerns as a Seminole county voting citizen and tax payer, as you make a decision and take a stance on this proposal.

I thank you for your time and consideration of my opinion on this matter.

Thank you,

David W. Hiers & Linda Hiers

**From:** [PlanDesk](#)  
**To:** [Hammock, Rebecca](#); [Wharton, William](#); [Davidson, Matthew](#)  
**Cc:** [Brushwood, Tammy](#)  
**Subject:** FW: River Cross  
**Date:** Monday, July 09, 2018 8:43:31 AM

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-----Original Message-----

From: Karen Lewis [<mailto:kewis171717@gmail.com>]  
Sent: Friday, July 06, 2018 6:10 PM  
To: PlanDesk <[PlanDesk@seminolecountyfl.gov](mailto:PlanDesk@seminolecountyfl.gov)>  
Subject: River Cross

To Whom it May Concern:

I wanted to take a moment to state that I am opposed to the River Cross project. Many in the town of Oviedo are for various different reasons. I am a resident of Oviedo who lives near where this new development will be. They will be destroying acres and acres of wetlands. This will result in many displaced animals and many animals we do not want roaming the neighborhoods. Also, the traffic will be horrific. I live off of 419 and it is not equipped to deal with extra traffic that will come with this project. The county will end up having to spend money to accommodate all of this when there are better places we can spend our money. I ask that you please not support the building of River Cross.

Sincerely,  
Karen Lewis  
Oviedo Resident

Sent from my iPhone



**From:** [PlanDesk](#)  
**To:** [Hammock, Rebecca](#); [Wharton, William](#); [Davidson, Matthew](#)  
**Cc:** [Brushwood, Tammy](#)  
**Subject:** FW: Seminole County Planning & Development Division - Proposed text amendments and large scale future land use amendment from Chris Dorworth (River Cross)  
**Date:** Monday, July 09, 2018 9:53:43 AM

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**From:** Reed, Donna [mailto:reed.donna@siemens.com]  
**Sent:** Monday, July 09, 2018 9:43 AM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** RE: Seminole County Planning & Development Division - Proposed text amendments and large scale future land use amendment from Chris Dorworth (River Cross)

I urge you to vote no on this proposal and to fight back against any external pressure to allow this poorly conceived project to move forward. Let me explain why.

First, this area is currently zoned for "1 in 5," which means one house for every five acres. The River Cross development calls for 520 single-family homes, 270 townhouses, 500 apartments, 80 estate homes, strip malls, and a hotel. This adds up to 1,370 homes/apartments on 700 acres of land.

At the current zoning, this area should only contain 140 homes. In other words, River Cross wants a 970% increase in density over the current zoning guidelines for residences, not to mention the impact of the businesses and hotel.

Second, if you look closely at the River Cross site plan, you will see areas labelled as "wetlands" interspersed throughout the development. Why? Because the whole area is a wetland, and the developers will need to disrupt the natural flow of water in order to build. So, this is what will happen: the pollutants will flow from this extremely high density development into the wetland patches, which will then flow through the one quarter mile wetland buffer, which will then flow into the river.

The Econ River has already been damaged by polluted water runoff from other development. In fact, the water is no longer considered clean enough for swimming or regular eating of fish (no longer qualifying as Class III Waters under the Clean Water Act.) The beautiful Econ River is only 36 miles long, starting in the Osceola Swamp, flowing north through Orange County, and ending at the St. John's River in Seminole County. The majority of the Econ flows through Seminole County, and it is up to us to protect, preserve, and manage it—not to dump more pollution into it.

Last, let's talk about money, particularly the costs to Seminole County. The River Cross developers want Seminole County to pay for a bridge that extends McCullough Road over the Econolockhatchee River. This bridge would be built directly on the environmentally sensitive wetlands surrounding the river, which flood naturally every summer. It would be a highly complex project that would cost millions of dollars—all to help River Cross turn a profit. In addition, River Cross is asking for new water and electric service in this area, again asking for an exorbitant amount of public money in order to fund private profit.

In conclusion, I urge you to say no to River Cross and resist any pressure from lawsuits or mandates from Tallahassee that would try to reverse this position. It's a bad deal for Seminole County.

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**From:** Reed, Donna (CC PS)  
**Sent:** Thursday, June 28, 2018 1:25 PM  
**To:** 'plandesk@seminolecountyfl.gov'  
**Subject:** Seminole County Planning & Development Division - Proposed text amendments and large scale future land use amendment from Chris Dorworth (River Cross)

To whom it may concern:

I hereby vehemently oppose the proposed River Cross Development in Chuluota, FL, any changes to the comprehensive plan allowing Mr. Dorworth to proceed with this project or any future developers desiring to change the zoning established by me and the majority of other Seminole County voters in 2004. Seminole County's growth management laws and policies are severely deficient compared to neighboring counties (particularly Orange). The county historically has allowed developers to get away with paying minimal impact fees. Schools are typically the biggest beneficiary of these fees, then municipal services. With such rapid development and insufficient impact fees, the county must dip into other sources to fund school construction and municipal services, leaving schools overcrowded for YEARS and diverting tax dollars from other county needs. The elementary and middle schools zoned for this proposed development (Partin, Walker, LCMS, and Hagerty) are already beyond capacity.

This proposed development has the potential for substantial negative impact to our community including:

- Excessive traffic congestion on CR-419
- Additional overcrowding at our elementary/middle schools, which are already beyond capacity
- Additional traffic within the community for school drop off/pick up
- Insufficient infrastructure for public works/municipal services (emergency services, water, garbage, etc.)
- Displacement of native animals (alligators, bears, bobcats, etc.)
- Destruction/pollution of The Econ River Wilderness Area

The proposed McCulloch bridge extension over the Econ River is NOT included in these plans; it is a separate initiative, so theoretically, this development could get built, adding an additional several thousand cars to CR-419, Lockwood, Mitchell Hammock, etc.). Should this development move forward, it paves the way for development of the rest of the rural boundary, eventually encroaching on Chuluota, Geneva, our immediate neighbors in Orange County, and beyond.

Warm regards,  
Donna Reed  
Chuluota, FL

**From:** [PlanDesk](#)  
**To:** [Hammock, Rebecca](#); [Wharton, William](#); [Davidson, Matthew](#)  
**Cc:** [Brushwood, Tammy](#)  
**Subject:** FW: Audubon Florida Letter to Seminole County P&Z River Cross Development  
**Date:** Monday, July 09, 2018 8:44:32 AM  
**Attachments:** [Audubon Florida Letter to Seminole P&Z River Cross Development, Comp Plan Amendment.pdf](#)  
**Importance:** High

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**From:** Chlee2@earthlink.net [mailto:Chlee2@earthlink.net]  
**Sent:** Friday, July 06, 2018 9:22 PM  
**To:** michelleertel@me.com; carissa@flarealtyinvestments.com; jeanne.millier@hotmail.com; rjbwolf@gmail.com; jdane@jenniferdanelaw.com; browncon76@aol.com; rjerman@sunterracommunities.com; PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Cc:** 'Pam Meharg' <pam.semaudubon@gmail.com>; chlee2@earthlink.net  
**Subject:** Audubon Florida Letter to Seminole County P&Z River Cross Development  
**Importance:** High

This letter states the objections of Audubon Florida to the River Cross Development, River Cross-Proposed Text Amendment, Large Scale Future Land Use Map Amendment to the Seminole County Comprehensive Plan and PD Rezone proposal which is on the P&Z agenda for July 11<sup>th</sup>.

Charles Lee  
Director of Advocacy  
Audubon Florida  
(407) 620-5178



# Audubon FLORIDA

July 6, 2018

Chairman and Members,  
Seminole County Planning and Zoning Board  
VIA E-Mail Transmission

1101 Audubon Way  
Maitland, FL 32751  
Tel: (407) 620-5178  
Chlee2@earthlink.net

**RE: River Cross- Proposed Text Amendment, Large Scale Future Land Use Map Amendment to the Seminole County Comprehensive Plan and PD Rezone**

Dear Members of the Planning and Zoning Board:

Audubon Florida has reviewed the proposed amendment to the Seminole County Comprehensive Plan, Future Land Use designation and Rural Boundary Charter Amendment. The proposed amendments would signify a major deviation from the longstanding county policy to protect Seminole County's rural heritage. The proposed amendment would allow land use densities and intensities that are not in compliance with the current Comprehensive Plan and the Future Land Use Elements of the Comprehensive Plan.

**Objective FLU 11 Preserve Rural Lifestyles in Seminole County**

The objective of this part of the Comprehensive Plan is for "The County to continue to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in East Seminole County.....and thereby ensure the rural lifestyle is available to future residents."

**Policy FLU 11.1 Recognition of East Rural Area**

"This policy shall continue to enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas."

**Policy FLU 1.9 Wekiva and Econlockhatchee River Protection**

This policy states, "The County shall continue to regulate development of land along the Wekiva River and the Econlockhatchee River, and their associated wetlands and tributaries, which are regionally significant natural areas in need of preservation, per the Central Florida Regional Growth Vision, to implement Protection Zone policies and regulations regarding maintaining rural density and character in the aggregate, development setbacks, concentrating permitted development farthest from surface



waters and wetlands where permitted, minimizing development impacts on water quantity and quality, and restricting open space areas to passive recreational uses.”

**Policy FLU 1.10(D)**

This policy states that with respect to protection of the Econlockhatchee River Basin, “Forested habitat fragmentation within the Zone shall be limited, and there shall be no additional crossing by road, rail or utility corridors of lands located within the Zone unless the following three conditions are all met:

1. There is no feasible and prudent alternative to the proposed crossing as determined by the County;
2. All possible measures to minimize harm to the resources of the Econlockhatchee River Basin will be implemented; and
3. The crossing supports an activity that is clearly in the public interest as determined by the County.”

The proposal for 669.4 acres to be approved for planned development within the East Rural Area is a clear departure from the objectives set forth in the Seminole County Comprehensive Plan and the goal of the County to protect the rural character of East Seminole County. The Comprehensive Plan was amended in 1991 to create the ‘East Rural Area.’ This plan amendment created and assigned the future land use designations and associated rural zoning classifications to preserve the rural qualities of the eastern portion of Seminole County. In 1999 the plan was amended again based on the “1999 Chuluota Small Area Study” to strengthen the protections provided. In 2004, the citizens of Seminole County passed a Rural Boundary Amendment to the County Charter that recognized their interest in maintaining a rural character to portions of the county and provide a balance to the urbanized portions of the county. The Charter Amendment resulted in further changes to the Comprehensive Plan providing additional protection to the rural areas. These changes over the last two decades show the continued commitment of Seminole County to protect these areas from urbanization.

The interest in protecting the rural character of eastern Seminole County is partially driven by the important environmentally sensitive lands in the area. The proposed development falls within the Econlockhatchee River Basin, an area that contains a high-quality mosaic of valuable wetland and upland systems. The Econlockhatchee River Basin is designated as a Nested Basin, meaning that most of the mitigation projects for wetlands impacted in these areas are required to remain within the basin and also requires a 550 foot Riparian Habitat Protection Zone and the River is a designated *Outstanding Florida Waters*.

The proposed development plan implicates an eventual crossing of the Econlockhatchee River as part of the proposed development. The applicant has not provided any evidence demonstrating that the activity that would be supported by such a new river crossing is ‘clearly in the public interest’. The harm to the environment from a crossing of the Econlockhatchee River is not offset by any public benefits from the project.

The danger of additional pollutants from former agricultural land being released as a result of site disturbance and construction is high and current protection and mitigation measures may not be capable of handling the excess pollutants.

A review of the Comprehensive Plan and its elements show that one of the most basic components of the architecture of the plan is to retain the rural characteristics of the eastern portion of the county. This development proposal is inherently contradictory to this most basic element of the plan.

### **Statutory Test for Urban Sprawl**

Florida Statute 163.3177 (6) (a) (9) requires that

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164

The proposed development is not contiguous to urban development patterns and thereby encourages sprawl. Seminole County has no urban infrastructure, including public transit in the area, nor is any planned in their capital budget. Furthermore, the surrounding lands are either conservation or residential agricultural and therefore, not appropriate to the development of such infrastructure.

In conclusion, Audubon Florida strongly opposes this proposed amendment to the Seminole County Comprehensive Plan. We urge the board to reject this proposed change.

Sincerely,



Charles Lee  
Director of Advocacy

## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Monday, July 09, 2018 8:45 AM  
**To:** Hammock, Rebecca; Wharton, William; Davidson, Matthew  
**Cc:** Brushwood, Tammy  
**Subject:** FW: Object toproposed Rivercross development

**From:** Kay Subich [mailto:ksubich@gmail.com]  
**Sent:** Saturday, July 07, 2018 7:32 AM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** Object toproposed Rivercross development

I HIGHLY object to the Rivercross development on Rt. 419. I live in the area & this is an untenable, greedy, horrible project put forth by an uncaring developer. The traffic increases alone should be enough to vote "no," not to mention how it breaks faith with the majority that voted for the rural boundary.

Kay Subich



## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Monday, July 09, 2018 8:46 AM  
**To:** Hammock, Rebecca; Wharton, William; Davidson, Matthew  
**Cc:** Brushwood, Tammy  
**Subject:** FW: The Planning & Zoning public hearing for River Cross is Wednesday July 11

-----Original Message-----

From: Dania [mailto:danialdiab@gmail.com]  
Sent: Sunday, July 08, 2018 11:17 AM  
To: PlanDesk <PlanDesk@seminolecountyfl.gov>  
Subject: The Planning & Zoning public hearing for River Cross is Wednesday July 11

Hello,

On July 11 there will be a public hearing on the River Cross proposal to build an extremely high density development within the rural boundary less than half a mile from the banks of the Econlockhatchee River.

I am voting NO on this proposal. Let me explain why.

First, this area is currently zoned for "1 in 5," which means one house for every five acres. The River Cross development calls for 520 single-family homes, 270 townhouses, 500 apartments, 80 estate homes, strip malls, and a hotel. This adds up to 1,370 homes/apartments on 700 acres of land.

At the current zoning, this area should only contain 140 homes. In other words, River Cross wants a 970% increase in density over the current zoning guidelines for residences, not to mention the impact of the businesses and hotel.

Second, if you look closely at the River Cross site plan, you will see areas labelled as "wetlands" interspersed throughout the development. Why? Because the whole area is a wetland, and the developers will need to disrupt the natural flow of water in order to build. So, this is what will happen: the pollutants will flow from this extremely high density development into the wetland patches, which will then flow through the one quarter mile wetland buffer, which will then flow into the river.

The Econ River has already been damaged by polluted water runoff from other development. In fact, the water is no longer considered clean enough for swimming or regular eating of fish (no longer qualifying as Class III Waters under the Clean Water Act.) The beautiful Econ River is only 36 miles long, starting in the Osceola Swamp, flowing north through Orange County, and ending at the St. John's River in Seminole County. The majority of the Econ flows through Seminole County, and it is up to us to protect, preserve, and manage it—not to dump more pollution into it.

Last, let's talk about money, particularly the costs to Seminole County. The River Cross developers want Seminole County to pay for a bridge that extends McCullough Road over the Econlockhatchee River. This bridge would be built directly on the environmentally sensitive wetlands surrounding the river, which flood naturally every summer. It would be a highly complex project that would cost millions of dollars—all to help River Cross turn a profit. In addition, River Cross is asking for new water and electric service in this area, again asking for an exorbitant amount of public money in order to fund private profit.

For all these reasons I am voting NO. This proposal is a bad deal for Seminole County.

Thanks,  
Dania Khreiche

407-456-1553

Residence in the Sanctuary subdivision on 419

## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Monday, July 09, 2018 8:46 AM  
**To:** Hammock, Rebecca; Wharton, William; Davidson, Matthew  
**Cc:** Brushwood, Tammy  
**Subject:** FW: Project #18-20500016 River Cross - OPPOSED !  
**Attachments:** IMG\_4763.jpg

**From:** Wendy Geller [mailto:wendygeller@earthlink.net]  
**Sent:** Saturday, July 07, 2018 8:46 AM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** Project #18-20500016 River Cross - OPPOSED !

To Whom It May Concern:

As a resident of Seminole County since 1991, and having voted in favor of the Rural Boundary in 2004, I am opposed to the "new city" - aka River Cross - that the Developer, Mr. Christopher Dorworth, is wishing to pass and push through the County officials.

We are only 2.5 miles from the proposed development. It will directly affect us as one block over is the 419 and Snow Hill intersection which will be just two of the major roads used by people, not only by those residing or working in River Cross, but also by the vast amount of dirt, cement and construction trucks which will be required to fill in and build up just shy of 700 acres. The building of this proposed development will take years – being done in phases- and with the amount of building Mr. Dorworth is proposing, it could truly be a never ending project.

We moved from Oviedo to a home on 5 acres in Chuluota in September 2015. We physically went down to the P&Z office prior to buying here and was assured that the area around us would NOT be developed as it was R5 / A5 and that the area was protected by the Rural Boundary.

Our concern at that time (while in our Oviedo home) was due to the fact that our previous home, zoned A-1 / Suburban Estates, was situated near 417 and Aloma and a 10 acre parcel was sold and rezoned for a PD and now contains a new 38 SFH subdivision where new homeowners use our old street (Starwood Drive) as the ingress and egress. Our quality of life in our old home was directly affected by the approval of that new infill subdivision. That approved subdivision was one of the reasons we moved from Starwood Drive after having lived there for 24 years. We wanted to escape further congestion and enjoy some peace and quiet, greenery and wildlife. On the day we first viewed our current home in Chuluota, there was a deer wandering in the backyard. We always joke that the presence of that deer is what sealed our decision to buy!

The proposed River Cross project – if approved – will allow for future development and urban sprawl. River Cross will only open the flood gates for future development within the Rural Boundary. Once one project is approved, especially one of River Cross's size, others can't be denied.

As the project stands – and after reading through the 13 pages from the 5/24/2018 County Comment Document- and trying to understand as much as possible– there are so many "Not Met" status comments, it should be impossible that a development of this enormous magnitude should ever go through. Not only is it against the wishes of the Voters with the Rural Boundary, but the fact that it goes against SO MANY concerns of the Comp plan, FLU, no Lynx transportation plans to accommodate the Developer's proposed "affordable housing" concept and accessibility to employment areas, Fire / Rescue services, Econ protected areas, etc., it's truly an outrageous proposal.

When I refer to River Cross – which by the way, reeks of sarcasm on the Developer's end as a total slap in the face to all

supporters of the Rural Boundary, fans of the Econ and every other citizen opposed to this encroachment of our rural lifestyle – as a “new city” it is totally an appropriate description. With Mr. Dorworth’s proposed plans for SFH, townhomes, apartments, commercial buildings, AND a 200 bed hotel and a school – that truly is a “city.” Heck, Lynx would need to provide transportation service WITHIN the 670 acres just for people to go from one point to another!

I understand a land owner has a right to sell and a buyer has a right to build (or in the case of 670 acres – develop ) but the current plan for River Cross is just so very wrong in every single way imaginable – for the current residents, school capacity issues, environment, etc.

To build a new community modeled after Seminole Woods in Geneva which is a beautiful gated subdivision with 5 acre lots and farm animals – THAT keeps with the rural way out here. And it falls under the Comp / FLU plans and guidelines without impacting current rural residents to the degree of the proposed River Cross project. With 100 acres near the Econ kept as green space and safe zones, that would be the way to go.

I implore you to please remember the wishes of the Seminole Residents and how a development such as River Cross can negatively impact our beautiful rural area and the lifestyle that has brought so many of us out to this side of Seminole County, only to try and escape all of the infill that is going on elsewhere.

Thank you for your time.

With regards,  
Wendy Geller  
581 Willingham Road  
Chuluota, FL 32766  
407-620-7030



## Brushwood, Tammy

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**From:** PlanDesk  
**Sent:** Monday, July 09, 2018 8:51 AM  
**To:** Hammock, Rebecca; Wharton, William; Davidson, Matthew  
**Cc:** Brushwood, Tammy  
**Subject:** FW: Seminole Audubon Comments -River Cross  
**Attachments:** SAS comments to SCPZ-RiverCross.pdf

**From:** Pam Meharg [mailto:pam.semaudubon@gmail.com]  
**Sent:** Monday, July 09, 2018 8:50 AM  
**To:** michelleertel@me.com; carissa@flarealtyinvestments.com; jeanne.mmiller@hotmail.com; rjbwolf@gmail.com; jdane@jenniferdanelaw.com; browncon76@aol.com; Richard Jerman <rjerman@sunterracomunities.com>; PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** Seminole Audubon Comments -River Cross

Dear Chair and Members of the Planning and Zoning Board,

Attached are comments regarding the River Cross proposed development on the agenda for July 11, 2018.

Sincerely,

Pam Meharg  
Seminole Audubon Society



July 8, 2018

Chairman and Members,  
Seminole County Planning and Zoning Board  
VIA e-mail Transmission

**RE: River Cross- Proposed Text Amendment, Large Scale Future Land Use  
Map Amendment to the Seminole County Comprehensive Plan and PD  
Rezoning**

Dear Chairman and Members of the Planning and Zoning Board,

It has been the policy of the Seminole County Commission to preserve the rural character of eastern Seminole County since 1991, when the Seminole County Comprehensive Plan was amended to create the "East Rural Area." The Comprehensive Plan was amended again in 1999 and 2006, after passage of the Rural Boundary Amendment to the County Charter, to provide additional protections to the East Rural Area. The county has pursued a vision of limited density and development in the eastern third of the county and has made substantial investments in creating large and separated tracks of natural lands and forests in the area, including the Econlockhatchee River Wilderness Area located on the eastern boundary of the proposed development.

The Seminole County Comprehensive Plan addresses the objective of protecting the rural character of the area in numerous areas but the language in Policy FLU 11.1 Recognition of East Rural Area is worthy of note. This policy states "This policy shall continue to enforce the Land Development Code(LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognizes East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protections and LDC enforcement consistent with the rural character of such areas."

Seminole County has also participated in the regional collaboration, "How Shall We Grow," to address regional planning needs and prioritized the protection of the rural area of Seminole County from the intensities and densities of urban development during this process. The "How Shall We Grow" process was an extensive review covering all areas impacted by growth, including water quantity and quality issues. The proposed development is within the Econlockhatchee River Basin and the impacts of development will generate pressure on the water

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quality of the Econlockhatchee River and increase pressure on the "Geneva Lens", a unique hydrologic resource that is protected under Florida Statutes.

The proposed River Cross development plan is inconsistent with the policies and objectives set forth in the Seminole County Comprehensive Plan, violates objectives prioritized in the "How Shall We Grow" process and is an example of the urban sprawl that both plans are committed to avoid. We urge the board to reject the proposed amendments to the Comprehensive Plan and Future Land Use Map and reject this proposed development in its entirety.

*pam meharg*

Pam Meharg  
Conservation Chair  
Seminole Audubon Society

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