

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 8:18 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: River Cross Amendment

From: Nicole Moberg [mailto:nickle27@yahoo.com]
Sent: Monday, July 09, 2018 8:02 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>; michelleertel@me.com; browncon76@aol.com; rjerman@sunterracomunities.com; jdane@jenniferdanelaw.com; carissa@flarealtyinvestments.com; jeanne.miller@hotmail.com; rjbwolf@gmail.com
Subject: River Cross Amendment

To whom it may concern:

I would like to formally register my objection to the proposed River Cross Development. This proposed development obliterates any semblance of reasonable use of rural land. The voters of Seminole County made their voices heard almost 15 years ago, and their will has not changed.

There are many reasons for the River Cross Amendment to be rejected. First, this development will be devastating for the wildlife as well as the rural lifestyle in the area. The already endangered Econ River will be irrevocably damaged. Once the habitat is gone or polluted, there will be no going back. The Rural Boundary was instituted not just to protect people, but wildlife as well.

Secondly, the area has not been built to handle this potential of additional residents. The roads will be overwhelmed with traffic - especially since there is no available public transportation near the site. The already at-capacity schools will be overcrowded - not exactly good for the "A" rating Seminole County covets and is known for. If any of the needed additional infrastructure is built it will not be paid for by the developer, who stands to make a lot of money, but by the Seminole County taxpayers. Of course, since the state law allowing local governments to force developers to make infrastructure improvements, or at least consider the impact, was passed by the state legislature (of which the developer is a former member) local residents will have no choice but to deal with overcrowded infrastructure or pay the bill for improvements.

I would like to note for the record that I am not against all development. Planned growth that meets the zoning standards is a good thing for our community. However, this development is so egregiously outside the norm for the area that if it weren't so potentially devastating it would be laughable.

In addition, if the developer is told to amend the project and re-present it to the board, please still be wary. It makes me wonder that they knew the residents would object and so intentionally "over-developed" their plan, so as to make their actual plan more palatable.

I sincerely hope that the board will strongly consider the will of the people who will actually have to live with this disaster over the appeal of the potential money.

Nicole Moberg
3945 Flowering Stream Way
Oviedo, FL 32766

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 8:19 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: River Cross development proposal within rural boundary (670 acre parcel south of The Sanctuary on CR 419)

From: Deanne Carney [mailto:dlcarney@cfl.rr.com]
Sent: Monday, July 09, 2018 10:38 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>; Edenfield, Kendra <kedenfield@seminolecountyfl.gov>; Spry, Janice <JSpry02@seminolecountyfl.gov>; Venn, Gretchen <gvenn@seminolecountyfl.gov>; Tucker, Sam <stucker@seminolecountyfl.gov>; michelleertel@me.com; rjerman@sunterracomunities.com; browncon76@aol.com; jdane@jenniferdanelaw.com; carissa@flarealtyinvestments.com; mchapman@flarealtyinvestments.com; jeanne.mmiller@hotmail.com; rjbwolf@gmail.com
Subject: River Cross development proposal within rural boundary (670 acre parcel south of The Sanctuary on CR 419)

To Whom It May Concern:

We are writing regarding the River Cross proposal to build a housing development of 1370 homes, townhouses and apartments plus 1.5 million sq. feet of commercial space within the rural boundary in Seminole County.

The rapid growth that our area has experienced over the past 20 years has created crowded housing developments, crowded schools, and crowded roads which have put a strain on our town's finances and resources. Allowing re-zoning of land currently zoned to hold no more than 140 homes to allow 1370 homes will only increase our current crowding crisis and decrease the once small-town, rural feel of our suburban community. The environmental impact should also be of great concern to all considering approval of this re-zoning and development request. The efforts of the county and environmental groups to repair the damage inflicted on the Econ River and the St. John's River areas, as well as the displacement of wildlife and their natural habitats, by current over-development will be reversed by additional polluted water runoff and the disappearing wetlands which will occur with this new project. Lastly, the financial cost to the county and the tax payers should be of grave concern. In addition to the costs of road improvements, water, and electric service that would need to be paid for and provided by the county, the developers have requested that public funds be used to build an access bridge to their development, a bridge which I have been told will cost millions and will threaten and disrupt the wetlands and wildlife within over which it will run. This is a financial burden which our county cannot afford and should not be the responsibility of the public.

We respectfully submit our strong opposition to allowing re-zoning and over-development of this parcel and encourage you to consider and deny this request by River Cross.

Deanne & Michael Carney
The Sanctuary
3840 Hammonds Ferry Ct.
Oviedo, FL 32766

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 8:19 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: Against River Cross Buildout

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

From: Jena M [mailto:jena3242@yahoo.com]
Sent: Monday, July 09, 2018 9:33 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Cc: jena3242@yahoo.com
Subject: Against River Cross Buildout

To whom it may concern,

I have lived in Seminole County for 28 years. I have seen so many changes in those years. The small town of Oviedo is now bursting with new buildings and road construction. The reason why many people moved in Seminole County was for the rural feel and the ability to get away from congested downtown areas. With increased building we are essentially bringing downtown Orlando closer to us. It's discouraging.

I am against the development of River Cross. It will bring in hundreds if not thousands of new residents who will be driving our roads and further leading to the congestion we all hate. An increase in residents equals an increase in potential for crimes.

Our world is getting further away from self sustainability. Rural Seminole is where people can raise their own food - livestock, chickens and planting vegetable gardens. It is a trade that our children should also learn. If we continue to build and cover our precious land with concrete we are one step closer to living in a full artificial life. It's not sustainable. It's not the way our land was intended to be used. We have to take care of our world because it is the only one we get and our future generations depend on us. The "1 in 5" rule is there for a reason. One home per 5 acres. Let's keep it that way.

Please stand with us and vote a "hard no" on further development.

Thank you
Jena Heflin

Sent from my iPhone

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 10:41 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: VOTE NO ON 7/11 TO RIVER CROSS DEVELOPMENT

From: Kyle Myers [mailto:kyle.grassmasters@gmail.com]
Sent: Tuesday, July 10, 2018 9:49 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: VOTE NO ON 7/11 TO RIVER CROSS DEVELOPMENT

To Whom it May Concern:

Tomorrow, July 11th, I urge you to PLEASE vote "NO" during the public hearing on the River Cross proposal to build a high density development within the rural boundary of Seminole County. This is less than a half mile from the Econlockhatchee River.

PLEASE VOTE NO as this area is currently zoned for "1 and 5" which means one house for every 5 acres. The River Cross development calls for 520 single family homes, 270 townhomes, 500 apartments, 80 estate homes, strip malls, and a hotel. That's 1,730 homes/apartments on 700 acres of land. This area should only contain 140 homes as currently zoned. If approved, that would be a 970% increase.

Next, traffic. A transportation study shows the proposed land use change will result in a net INCREASE of 29,267 daily trips and an INCREASE of 2,362 PM peak hour trips. This area simply cannot withstand this type of traffic increase. The surrounding roads are CURRENTLY above their adopted service capacities. This includes SR 50, CR 419, Lake Pickett Road, Lockwood Blvd, Old Lockwood, McCulloch Road, Mitchell Hammock (East Orange County, Seminole County, to Oviedo city limits). As you can, see doesn't just effect the surrounding roads (Lake Pickett, 419, 50) but MILES into East Orange and Seminole Counties. The traffic increase will be DEVASTATING to these areas.

Lastly, wildlife. According to FWC, there are animals who currently reside in this territory whom are on the Florida's Endangered Species, Threatened Species, and Special concerns lists. This includes but is NOT limited to American alligator, sandhill cranes, little blue herons, and gopher tortoises.

Per the 2010 census, the population of Chuluota was 2,483 spread across just 1,400 acres. If River Cross happens to be approved, the projected number of people is 3,850 in 669.4 acres.

Please save Rural Seminole County, Orange County, and the Rural Boundary mentioned above that was voted on by local citizens, by VOTING NO to the River Cross development.

Thank you,
Kyle Myers
A concerned Seminole County/Chuluota resident

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 11:12 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: River Cross Application P&Z Hearing July 11, Vote No

From: AK [mailto:abovepar5@gmail.com]
Sent: Tuesday, July 10, 2018 11:04 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: River Cross Application P&Z Hearing July 11, Vote No

I live 2.5 Miles from the proposed River Cross Project and I would like on the record map that I vote NO to this project.

Alan Kornman
581 Willingham Road
Chuluota, FL 32766

Brushwood, Tammy

From: Hammock, Rebecca
Sent: Tuesday, July 10, 2018 1:39 PM
To: Brushwood, Tammy; Wharton, William
Subject: FW: Riverwood's Petition
Attachments: SKM_C3350180709131700.pdf

From: Edenfield, Kendra
Sent: Monday, July 09, 2018 2:51 PM
To: BCC Aides <BCC_Aides@seminolecountyfl.gov>; Hammock, Rebecca <rhammock@seminolecountyfl.gov>; Williamson, Tina <TWilliamson@seminolecountyfl.gov>
Cc: patibclc@aol.com
Subject: Riverwood's Petition

Good afternoon all,

Please find the attached petition from the homeowners of Riverwood's in Seminole County regarding River Cross, for your information and records, which was received in our office today.

Sincerely,

Kendra Edenfield
Executive Assistant
Commissioner Bob Dallari - District 1
kedenfield@seminolecountyfl.gov
407-665-7215



JUL 09 REC'D

**PETITION FROM HOMEOWNERS TO SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

Dear Seminole County Board of County Commissioners:

As a homeowner in the rural subdivision of Riverwoods (5 acre development) off Hwy 419, we urge you to oppose any change to the 2004 voter mandated Rural Boundaries. Please vote against the development of River Cross which if built will border our subdivision to the south and greatly lessen our rural lifestyle. We bought or built our homes to live away from high density because our desire is to live in a quiet, peaceful, low crime area. When we bought or built, we were assured that the Seminole County Board of Commissioner would honor the 2004 voter mandated Rural Boundaries. We respectfully ask each of you to vote the voice of the citizens of Seminole County.

Lamar R. Lindsey 1851 Old River Tr Chuluota
Name and Address

Patricia S. Lindsey 1851 Old River Tr Chuluota
Name and Address

Linda J. Masters 204 Riverwoods Tr Chuluota
Name and Address

Francine Richmond 2110 Old River Tr Chuluota
Name and Address


Caren Stauffer 181 Riverwoods Dr Chuluota
Name and Address

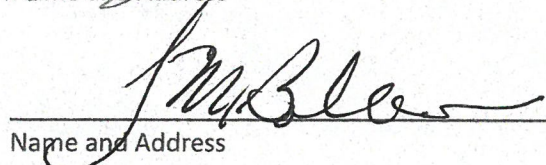
Donna York 414 Riverwood Dr Chuluota
Name and Address

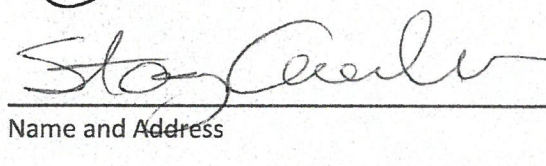
**PETITION FROM HOMEOWNERS TO SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

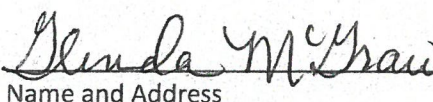
Dear Seminole County Board of County Commissioners:

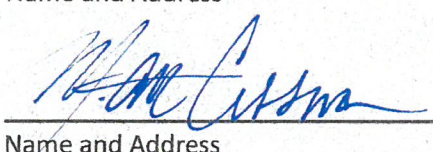
As a homeowner in the rural subdivision of Riverwoods (5 acre development) off Hwy 419, we urge you to oppose any change to the 2004 voter mandated Rural Boundaries. Please vote against the development of River Cross which if built will border our subdivision to the south and greatly lessen our rural lifestyle. We bought or built our homes to live away from high density because our desire is to live in a quiet, peaceful, low crime area. When we bought or built, we were assured that the Seminole County Board of Commissioner would honor the 2004 voter mandated Rural Boundaries. We respectfully ask each of you to vote the voice of the citizens of Seminole County.

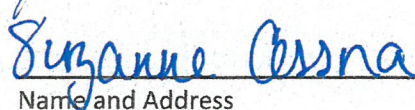
 414 Riverwoods TR Chuluota
Name and Address

 1708 Old River Trail Chuluota
Name and Address

 1745 Old River Trail Chuluota
Name and Address

 1715 Old River Trail Chuluota 32746
Name and Address

 1759 OLD RIVER TRAIL, CHULUOTA 32746
Name and Address

 1759 Old River Trl. Chuluota
Name and Address

PETITION FROM HOMEOWNERS TO SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

Dear Seminole County Board of County Commissioners:

As a homeowner in the rural subdivision of Riverwoods (5 acre development) off Hwy 419, we urge you to oppose any change to the 2004 voter mandated Rural Boundaries. Please vote against the development of River Cross which if built will border our subdivision to the south and greatly lessen our rural lifestyle. We bought or built our homes to live away from high density because our desire is to live in a quiet, peaceful, low crime area. When we bought or built, we were assured that the Seminole County Board of Commissioner would honor the 2004 voter mandated Rural Boundaries. We respectfully ask each of you to vote the voice of the citizens of Seminole County.

Jonathan
Dennis, Colleen Gunn, 164 Riverwoods Dr. Chuluota, FL 32766
Name and Address

Landon & Michelle Thomas 2140 Old River Trail 32766
Name and Address

Brownson Vaughn 636 Riverwoods Trl Chuluota FL 32766
Name and Address

Ashley Stephens 636 Riverwoods Trl Ch. FL 32766
Name and Address

David W. Hiers 1708 Old River Trail Chuluota FL 32766
Name and Address

Linda Hiers 1708 Old River Trail
Name and Address
Chuluota, FL 32766

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 3:04 PM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: Rezoning meeting

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

From: Verner Canatsey [mailto:canatc1@gmail.com]
Sent: Tuesday, July 10, 2018 2:43 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Rezoning meeting

Leave our wilderness alone!!

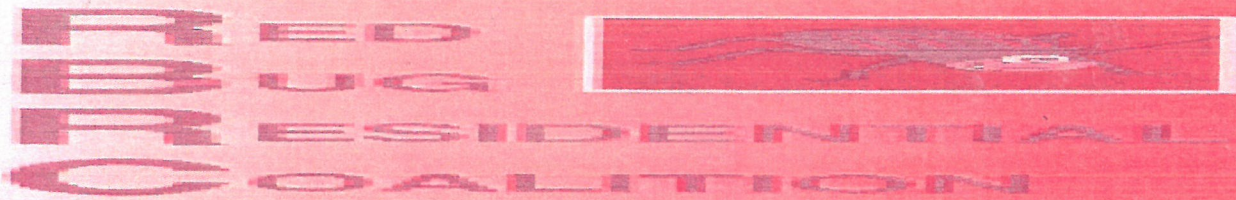
Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 3:04 PM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: MEMO FROM RBRC REJECTING RURAL BOUNDARY PROPOSAL
Attachments: Memo to P&Z Rural Boundaries.pdf

From: tHOMAS Boyko [mailto:tomnoviedo@gmail.com]
Sent: Tuesday, July 10, 2018 1:49 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: MEMO FROM RBRC REJECTING RURAL BOUNDARY PROPOSAL

Sent from [Mail](#) for Windows 10

pLEASE PRESENT THIS TO THE MEMBERS ON THE P&Z PLANNING COMMISSION FOR 7/11/meeting



July 10,2018

Seminole County
Planning & Zoning Commission

Ladies & Gentlemen

The Red Bug Residential Coalition in viewing the proposal on your current agenda (#6)
2018-0031 RIVER CROSS TEXT AMENDMENT URBAN/RURAL BOUNDARY LSFLUA & PD REZONE.

We the RBRC do not support this proposed project.

The voters of Seminole County in the year 2004 voted to establish and maintain the current
RURAL BOUNDARY. Therefore we maintain that this boundary should not be adjusted for any
Reason.

THEREFORE.....WE THE RBRC REQUEST THAT Y OU THE SEMINOLE COUNTY PLANNING
COMMISSION, REJECT THIS PROJECT WITH A HEARTY....NO, NO, NO.

Thank you for your action on this issue.

With sincerity and concern,

FOR THE RBRC

A handwritten signature in black ink, which appears to read "Tom Boyko".

Tom Boyko,....Chairman

Brushwood, Tammy

From: PlanDesk
Sent: Tuesday, July 10, 2018 3:05 PM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: River Cross Text Amendments to the Comprehensive Plan to amend the Urban/Rural Boundary (Z2018-017)
Attachments: Mahnken River Cross Objection Letter 20180710.pdf

From: David Mahnken [mailto:dmahnken.sswcd@outlook.com]
Sent: Tuesday, July 10, 2018 3:00 PM
To: browncon76@aol.com; michelle@michelleertel.com; michelleertel@me.com; Jeanne.miller@hotmail.com; rjerman@sunterracommunities.com; mchapman@flarealtyinvestments.com; carissa@flarealtyinvestments.com; rjbwolf@gmail.com
Cc: PlanDesk <PlanDesk@seminolecountyfl.gov>; Edenfield, Kendra <kedenfield@seminolecountyfl.gov>; Hammock, Rebecca <rhammock@seminolecountyfl.gov>
Subject: River Cross Text Amendments to the Comprehensive Plan to amend the Urban/Rural Boundary (Z2018-017)

Dear Planning and Zoning Commissioners,
Please find my attached letter expressing my objection to the proposed Comp Plan Text Amendments to the Urban/Rural Boundary. If you need clarification or further information please do not hesitate to contact me.

Thank you!

David M. Mahnken, M.S., CPSS
Group 2 Supervisor
dmahnken.sswcd@outlook.com



David M. Mahnken
155 E Panama Road
Winter Springs, Florida 32708
July 10, 2018

Seminole County Planning and Zoning Commission
1101 East 1st Street
Sanford, Florida, 32771

RE: Objection to the Proposed River Cross Rural Boundary Text Amendment

Dear Planning and Zoning Commissioners:

After reviewing the applicant's submittal and supporting documentation for the proposed River Cross Text Amendment to the Comprehensive Plan to amend the Urban/Rural Boundary I would like to offer the following objective evaluation for your consideration, specifically in regards to the application failing to satisfy certain requirements of the Seminole County Comprehensive Policy Plan, Future Land Use Element: Plan Amendment Standards of Review, Category II, Standards for Amending the Urban/Rural Boundary, Section B(3) (Standards of Review).

The locational analysis of a proposed amendment to the rural boundary is to include protection of environmental and natural resources, including regionally significant natural areas. Documentation of such protections as required by the Standards of Review is to include an analysis that the amendment would not negatively impact the interconnected system of wetlands/uplands that exist in the rural area and provide a high quality mosaic of regional significance. The analysis must describe how the amendment:

- 1) Retains wetland connectivity
- 2) Retains & Improves ecological quality of wetlands; and
- 3) Retains functional and structure values of the types of wetlands in the Rural Area

The Seminole County Comprehensive Policy Plan allows for the deferment of the identification and delineation of wetlands in accordance with Florida Administrative Code (FAC) Chapter 62-340 to the St. Johns River Water Management District (SJRWMD). Although the applicant has identified wetlands on the proposed concept plan, a Formal Wetland Determination (FWD) application submitted to the SJRWMD is in process but has not yet been finalized, therefore, the actual location, extent and connectivity of wetlands within the proposed project area cannot yet be evaluated in accordance with the Standards of Review regarding wetland connectivity.

Furthermore, the applicant has not provided any information regarding the ecological quality, function and structure of wetlands located within the proposed project area. Wetland functional quality and value is typically evaluated in accordance with one or more scientifically accepted

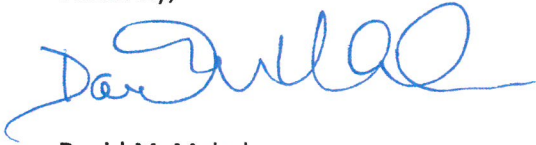
D. Mahnken River Cross Text Amendment Objection Letter

July 10, 2018

Page 2

wetland evaluation procedures including the Uniform Mitigation Assessment Method (UMAM) found in Chapter 62-345 F.A.C. Without this or some other scientifically accepted wetland functional assessment and a final FWD approved by the SJRWMD, the criteria included in the Standards of Review as it relates to wetland protection and regional significance in the Rural Boundary area cannot be appropriately evaluated at this time. It is for these reasons that I respectfully request that you unanimously recommend denial of the proposed text amendment to the Seminole County Board of County Commissioners.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Mahnken", with a stylized flourish at the end.

David M. Mahnken

155 E Panama Road

Winter Springs, Florida 32708

Brushwood, Tammy

From: PlanDesk
Sent: Wednesday, July 11, 2018 10:41 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: River Cross development

From: cathiedmannion@aol.com [mailto:cathiedmannion@aol.com]
Sent: Wednesday, July 11, 2018 9:50 AM
To: Edenfield, Kendra <kenedfield@seminolecountyfl.gov>; Spry, Janice <JSpry02@seminolecountyfl.gov>; Venn, Gretchen <gvenn@seminolecountyfl.gov>; Tucker, Sam <stucker@seminolecountyfl.gov>; Tucker, Sam <stucker@seminolecountyfl.gov>; PlanDesk <PlanDesk@seminolecountyfl.gov>
Cc: atlantajm@aol.com
Subject: River Cross development

Dear Board of County Commissioners and Planning and Zoning Commission,

Thank you for serving the citizens of Seminole County. I am a resident of Oviedo. Due to a schedule conflict, I am unable to attend today's meeting. Therefore, I am writing to request that you deny the request to build the River Cross development due to the following:

1. The infrastructure cannot support this development at this time.
2. The financial impact of the infrastructure needs has not been budgeted due to the rural zoning. As the current budgets do not have the excess funds to incorporate a cost of this size, it is prudent to delay any development until a broader plan for development into the rural area is created and allocated.
3. If the change of zoning is anticipated, infrastructure plans should be done for the entire eastern Seminole county as it is realistic that once the first development is allowed, all the area will be subject to development.
4. The citizens of Seminole county voted for the rural boundary. Therefore, the citizens should be the decision makers for changing it, rather than a simple vote of the board. Therefore, I request the change be placed on a ballot, including the communication of the financial impact to the citizens.

Although there are numerous other quality of life and environmental reasons for denying the development, I believe these alone justify denying the development at this time.

Thank you for considering my opinion in this matter.

Cathie Mannion CPA MBA EA

407-442-3355

Brushwood, Tammy

From: PlanDesk
Sent: Wednesday, July 11, 2018 10:41 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: development in rural boundary

From: dapbird7@aol.com [mailto:dapbird7@aol.com]
Sent: Tuesday, July 10, 2018 6:34 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: development in rural boundary

Planning and Zoning Board of Commissioners,

Please say no to Chris Dorworth's development and attempt to overturn the will of the voters. Say a resounding 'No' to amendments that change what we voted for AT THE POLLS!! We voted to preserve the rural lifestyle. There are traffic issues, environmental issues, service issues- water, sewer etc. There are also political issues. I will not vote ultimately for any politician at any level who votes FOR this. I will only vote for those people who respect the will of the voters more than the almighty dollar and power players' pressure to cave. Save the Rural Boundary!!!

Denise Bird
determined Super Voter

Brushwood, Tammy

From: PlanDesk
Sent: Wednesday, July 11, 2018 10:41 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: Objection to RiverCross Development

From: Jennifer Seiter [mailto:jenniferchristinaseiter@gmail.com]
Sent: Tuesday, July 10, 2018 5:00 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Objection to RiverCross Development

Good afternoon,

I'd like to STRONGLY object to the River Cross development for the following reasons:

- *Excessive traffic congestion on CR-419
- *Additional overcrowding at our elementary/middle schools, which are already beyond capacity
- *Insufficient infrastructure for public works/municipal services (emergency services, water, garbage, etc.)
- *Displacement of native animals (alligators, bears, bobcats, etc.)
- *Cutting down trees with Eagles nests is a violation of Federal law
- *Destruction/pollution of The Econ River Wilderness Area

Jennifer Seiter, Oviedo Resident

Brushwood, Tammy

From: PlanDesk
Sent: Wednesday, July 11, 2018 10:43 AM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: URGENT - Re: River Cross Development

From: Jill Neat [mailto:ucfjill99@yahoo.com]
Sent: Wednesday, July 11, 2018 10:28 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: URGENT - Re: River Cross Development

To Whom It May Concern,

I am writing in regards to the proposed River Cross development in Chulouta. Although I am unable to attend the meeting this evening, I would like to state my objection to this project. As a registered voter in Seminole County, our voices have been heard about keeping that area rural. If developers are able to sue the county to get thier way, what good are our votes? The deep pockets of these developers and their quest for more money should not be to the detriments of the residents of our community. Most importantly, that development would have a HUGE impact on our environment with the measures needed to prepare the land. Secondly, Oviedo simply cannot sustain the additional traffic that will be created by this massive of a subdivision. I urge you to deny this request for the River Cross development. It is simply a bad idea all around.

Sincerely,
Jill Neat

Oviedo, FL 32766

Brushwood, Tammy

From: Steve Schriever <sschriever@msn.com>
Sent: Wednesday, July 11, 2018 10:59 AM
To: PianDesk@seminolecountyfl.gov; tmbolles77@gmail.com; Wharton, William; Brushwood, Tammy; Davidson, Matthew; Hammock, Rebecca
Subject: River Cross Amendment to Comp Plan

July 11, 2018

RE: River Cross Amendment to Comp Plan amending Rural Boundary

Commissioners:

First, I will request that you honor the 2004 voter approved rural boundary designation. This is the people's desire and necessary to protect the little remaining natural land in Seminole. These areas are necessary not only to protect a way of life, but to preserve nature and most importantly protect and feed the aquifer.

Years ago, Seminole County purchased large parcels of land protecting the Econ River watershed. I was proud that our county had the foresight to protect this vulnerable, environmentally important land. Approving a development on the scale proposed will almost certainly impact the Econ River before it even reaches these protected areas.

I used to own the 82-acre phase 3 of Riverwoods property adjacent to the subject property. I spent many weekends hiking and studying the area. The area is biologically significant. The Claytons made me offer which would lead to annexation of my property into the City of Oviedo so they could develop the subject parcel of land and eventually build a bridge across the Econ River. I did what I believed to be the right thing, I put a conservation easement onto the property, restricting future development. I can tell you that the rainy season brings high water that extends well beyond the riparian boundary approaching the developable land. Most of the land from Hwy 419 to the river is slanting west toward the river. This will allow all of the lawn chemicals and vehicle residue to eventually find the water's edge, polluting the river. Dense residential development with retail and office will compound this situation.

The nearest water treatment facility is the Ironbridge facility west of Alafaya Trail. The only way to get sewage there is through the City of Oviedo pipes or a sewage pipe crossing the Econ River. The alternative is to have 1,370 residential septic tanks and major commercial septic tanks. This alternative will result in the green algae blooms that south Florida currently is experiencing.

The adjacent Riverwoods development is 5-acre parcels with significant remaining natural habitat. It should be the model for the development of neighboring properties. It will be a crime for the county to purposely undo the good it has done protecting the Econ River.

Next, I would like to address the commercial components of the proposed development. Demand for retail space per household has dramatically declined over the past 15 years. As an economic consultant, I have calculated that households in Seminole County require about 100 square feet of retail space in total. Of this total, about 65 square feet of neighborhood and community retail space is required per household. Additionally, each household will only require 10-15 square feet of office space. That means the proposed households will only generate demand for 90,000 square feet of retail and 21,000 square feet of office space. The 1.5 million square feet. proposed is extraordinarily excessive, more than 10 times the projected demand, and I am quite sure that there is not a quality market study that supports this level of development. This request is a back-door approach to eventually get additional development rights. Developers typically ask for a Conversion Matrix table which will allow them to change their development program to convert square feet of commercial to additional households. This is a back-door method of increasing the residential density after the fact and not appropriate to this site.

The transportation impacts will also be significant, especially on Hwy 419 and Lake Pickett Road, which already get bogged down whenever there is an accident or road work on Hwy 50. If the office and retail do get developed, there will be additional trips into the development. All this will add pressure to build that bridge across the Econ. The bridge is already a part of the development's long-term plan. This bridge has generated major environmental concerns every time it has been studied, not to mention the capital costs to the community. We, the people of Seminole County do not want our tax money funding a bridge that will lead to pollution and only line the wallets of a relative few individuals.

I do believe in owner's rights for proper development on their own land. However, this developer is asking for significantly more development rights than his land is due and is asking the County to go against the wishes of its residents. Please vote down transmittal of this ill-advised development proposal.

Thank you for your consideration.

Steven Schriever

2077 Curryville Rd.

Chuluota, FL 32766

Sent from [Outlook](#)

Brushwood, Tammy

From: PlanDesk
Sent: Wednesday, July 11, 2018 3:29 PM
To: Hammock, Rebecca; Wharton, William; Davidson, Matthew
Cc: Brushwood, Tammy
Subject: FW: River Cross Development - Oppose

From: Stacy Jackson [mailto:stacyjackson@cfl.rr.com]
Sent: Wednesday, July 11, 2018 2:39 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: River Cross Development - Oppose

Dear Seminole County,

I plain terms.... My husband and I vehemently oppose this development!

To quote Deborah Poulalion of Longwood:

"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 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.

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."

Sincerely,

Mark & Stacy Jackson

21+ year residents of Oviedo, FL, land owners in Geneva, FL and dedicated voters