

March 10, 2015

The Honorable Teresa Jacobs, Mayor
Orange County Government
201 South Rosalind Ave
Fifth Floor
Orlando, FL 32801

Subject: Development Proposals in East Orange County Adjacent to Seminole County

Dear Mayor Jacobs:

The Seminole County Board of County Commissioners (BCC) received an update on the status of the Lake Pickett North and Lake Pickett South development proposals at our BCC meeting. This information prompted significant discussion, especially with regard to the proposed Lake Pickett North project. On behalf of the BCC, I would like to express our collective concerns regarding the potential impacts of the proposed Lake Pickett North development on adjacent properties within Seminole County, and respectfully request that you, your colleagues on the Orange County Commission, and the Orange County Planning and Zoning Commission/Local Planning Agency, carefully consider the following concerns, comments, and recommendations before taking action on these two development proposals.

Central Florida Regional Growth Vision (How Shall We Grow)

As you will recall from your involvement in the "How Shall We Grow" effort, the Central Florida Joint Policy Framework Committee created the Central Florida Regional Compact. This Compact, incorporating the guiding principles and themes of this Regional Growth Vision (How Shall We Grow), represents a pledge that elected officials would work together to address the key regional issues facing Central Florida. In creating this 50-year shared Regional Growth Vision, members of the Framework Committee recognized that "The decisions about development made by individual communities can have impacts far beyond their boundaries."

Please consider the pledge Orange County made through the Central Florida Regional Compact to work together as elected officials to address the key regional issues facing Central Florida, and to support the guiding principles and themes of the Central Florida 50-year Regional Growth Vision (How Shall We Grow). Consideration should be given to the consistency of these development proposals with the Regional Growth Vision's principle of "Countryside" - *Preserve the countryside areas beyond urban center* and "Centers" - *Promote growth in current urban areas to counter the current pattern of sprawling development*. The decision to approve one or both of these proposals may affect the character and lifestyle of citizens in Seminole and Orange Counties, and may precipitate future development activities farther east of the Econlockhatchee River.

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Seminole County East Rural Area

The Lake Pickett North proposal is directly adjacent to the Seminole County East Rural Area, which was established in 1991. Seminole County subsequently adopted the Regional Growth Vision's theme of "Countryside" into the County's Comprehensive Plan in recognition of the importance of the Regional Growth Vision as an additional tool to protect the County's East Rural Area from urbanization. The intent of the "Countryside" theme is to preserve the rural areas beyond urban centers, in an effort to preserve open space, recreational areas, farmland, water resources, and regionally significant natural areas. The importance of protecting the character of the East Rural Area was reinforced through a citizen-initiated referendum in 2004, formally recognizing and protecting the East Rural Area in Seminole County's Home Rule Charter. In 2006, the BCC accepted a Rural Character Plan that recognizes East Seminole County as an area with specific rural character that is expected to be maintained, rather than an area anticipated to be urbanized.

Properties in Seminole County's East Rural Area are designated for a net residential density of no more than one (1) dwelling unit per five (5) net buildable acres in the Seminole County Comprehensive Plan. Our Comprehensive Plan also includes policies and objectives intended to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed in East Seminole County. It is our understanding that the Lake Pickett North development proposal involves residential uses only, ranging from 1,600 to 2,000 single family dwelling units on 1,436 acres, and will involve the use of transect zones to transition densities from north to south. We ask that the Orange County Board of County Commissioners require any proposed development adjacent to Seminole County to include transitional land uses consistent with the one (1) dwelling unit per five (5) net buildable acres land use pattern and our Comprehensive Plan policies intended to protect the rural character of the East Rural Area.

With regard to the Lake Pickett South development, we understand that this proposal, located south of Lake Pickett Road is intended as a mixed use development with 2,961 dwelling units and 237,000 square feet of nonresidential uses on 1,237 acres, and will also involve the use of transect zones to transition densities from north to south. Development south of Lake Pickett Road is not anticipated to significantly impact the County's East Rural Area, due to the distance from the Seminole County border

Transportation Issues

The Econlockhatchee River, designated by the State of Florida as an Outstanding Florida Water Body, is protected by both Seminole County and Orange County through development regulations establishing that a bridge crossing of the Econlockhatchee River should only occur if it is demonstrated to be clearly within the public interest. We understand that the Developer of Lake Pickett North is not planning to seek a connection from the proposed development across the River to McCulloch Road. We are encouraged to hear this, as we believe extending McCulloch Road across the River could lead to extension of the roadway east to CR 419 (Chuluota Road) in the future, thus encouraging further urbanization and potentially damaging the historic rural character and environmental assets of this portion of

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both Seminole and Orange Counties. In light of the developer's commitment to not seek a connection to McCulloch Road, we request a revision of the proposed conceptual plan to remove the northwest extension of the property toward the Econlockhatchee River to clarify that there is no intention to cross the river.

Furthermore, we recently provided notice to Orange County that we removed the proposed widening of CR 419 (Chuluota Road) in Seminole County from the 2001 Infrastructure Tax Program in 2013. This decision was driven by our desire to further our goal of rural preservation in eastern Seminole County. In keeping with that effort, we request that Orange County ensures that the transportation network for the Lake Pickett North project be designed in a manner to discourage additional trips north on CR 419 and to help maintain the rural character of the area.

It appears that all project trips associated with the Lake Pickett South project will be directed south to SR 50 and that no direct access is proposed to CR 419. If this is the case, we have little concern relative to the traffic impacts from this project.

Stormwater

Seminole County is required to comply with surface water quality degradation regulations, regardless of the source. With the northerly drainage pattern in this area, it is expected that storm water flow generated by the Lake Pickett North proposal will affect the surface water quality within Seminole County. This causes great concern to me and my colleagues on the Commission. We are also concerned that the proposed development will increase the storm water volume flowing from Orange County into the Lake Pickett sub-basin in Seminole County, potentially resulting not only in water quality degradation, but also flooding issues within Seminole County.

Seminole County and Orange County are working together on the implementation of a detailed nutrient study and hydrologic analysis for the Lake Pickett drainage basin, which is being cooperatively funded by both jurisdictions. The results of this study will provide a comprehensive baseline assessment of the current water quality and quantity conditions. To ensure that this study accomplishes its intended purposes, we request that the Lake Pickett North developer establish monitoring sites in Seminole County to reflect any potential impacts from the development. We would also appreciate the opportunity to participate in reviewing the storm water management plan relating to this proposal.

We know through past experience, that you and your fellow Board of County Commissioners are sensitive to regional issues that may affect neighboring jurisdictions. In 2009, Seminole County submitted a similar letter to then Mayor Richard Crotty regarding the proposed Rybolt Park Development of Regional Impact, expressing many of the same concerns contained herein. Since then, there have been other proposals for development of the subject properties resulting in numerous meetings with area residents from Seminole and Orange Counties.

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Orange County has always been receptive to our points of view, and has consistently responded in a responsible and thoughtful manner. Please accept our sincere appreciation for your on-going consideration of the concerns of Seminole County and its residents.

If you have questions regarding any of the matters in this letter, please feel free to contact me or Tina Williamson, AICP, Development Services Director. You may reach Ms. Williamson at 407-665-7397 or via email at twilliamson@seminolecountyfl.gov.

Sincerely,

BOARD OF COUNTY COMMISSIONERS



Brenda Carey, Chairman

c: Orange County Board of County Commissioners
Paul Wean, ~~Vice-Chairman~~, Orange County Planning and Zoning
Commission/Local Planning Agency
Ajit Lalchandani, County Administrator, Orange County
Alberto Vargas, Planning Manager, Orange County Planning Division
Nicole Guillet, AICP, County Manager, Seminole County
Bruce McMenemy, Deputy County Manager, Seminole County
Meloney Lung, Assistant County Manager, Seminole County
Tina Williamson, AICP, Development Services Director, Seminole County
Dwight Saathoff, Principal, American Land Investments of Central Florida, LLC
Sean Froelich, Columnar Holdings, LLC

June 23, 2015

The Honorable Teresa Jacobs, Mayor
Orange County Government
201 South Rosalind Ave, Fifth Floor
Orlando, FL 32801

Subject: Proposed Lake Pickett Projects in East Orange County Adjacent to Seminole County

Dear Mayor Jacobs:

On March 10, 2015, I wrote to you on behalf of the Seminole County Board of County Commissioners (Board) to express our concerns regarding the proposed Lake Pickett developments, especially the North Lake Pickett Project (see enclosed letter). These concerns included potential negative impacts to the County's East Rural Area, the associated transportation system, stormwater quality, and Econlockhatchee River (Econ River).

Today, the Board received an update on the status of the Lake Pickett development proposals. Based on that update, the concerns we expressed in my March 10th letter to you remain unchanged. Additionally, the recommendation that the Orange County Local Planning Agency (LPA) issued at its meeting on June 18, 2015 suggesting that the Orange County Board of County Commissioners (BCC) direct staff to look into the possibility of extending McCulloch Road across the Econ River as an alternative to address the traffic issues in the area is especially troubling to us. For many years, the prospect of crossing the Econ River has been an environmental concern for Seminole County. In 2009, the Board provided a letter to then Mayor Crotty expressing our concern with respect to the potential extension of McCulloch Road east to CR 419 in conjunction with the proposed Rybolt Park Development of Regional Impact (see enclosed letter).

As this issue comes before you at your July 28, 2015 public hearing, we encourage you and your colleagues to remain mindful of all the potential negative effects that these developments may have on the citizens of Seminole County. The consideration that you give regarding the extra-jurisdictional impacts of these projects is appropriate as it appears they would have been subject to Development of Regional Impact review prior to the statutory changes.

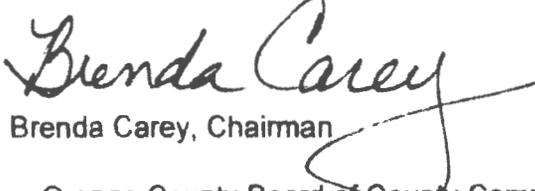
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Please accept our sincere appreciation for your consideration of these important issues that will affect Seminole County, its residents and future generations.

If you have questions regarding the matters in this letter, please contact Tina Williamson, AICP, Development Services Director. You may reach Mrs. Williamson at 407-665-7397, or via email at twilliamson@seminolecountyfl.gov.

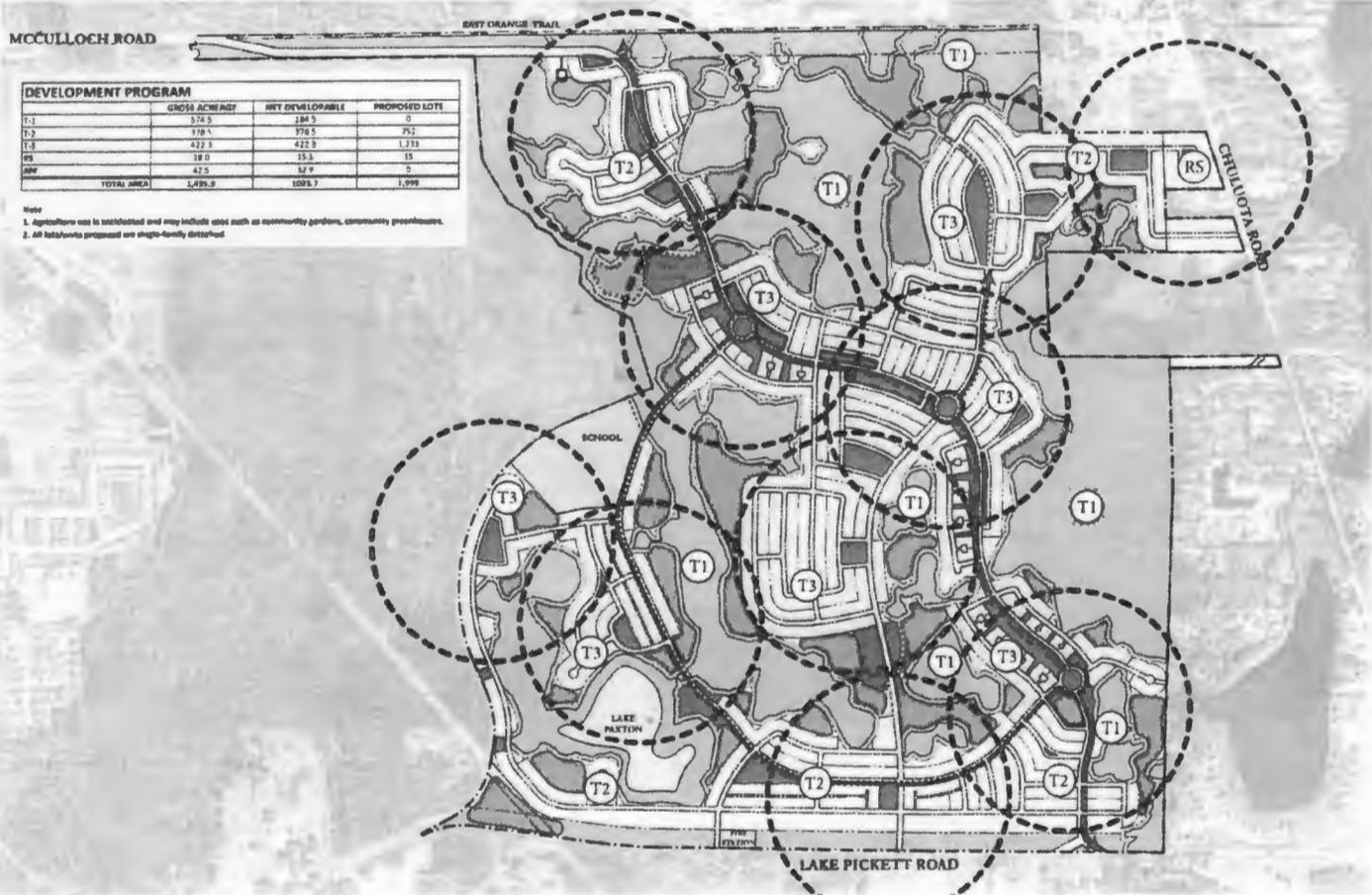
Sincerely,

BOARD OF COUNTY COMMISSIONERS

A handwritten signature in black ink that reads "Brenda Carey". The signature is written in a cursive style with a long, sweeping tail that extends to the right and loops back under the name.

Brenda Carey, Chairman

c: Orange County Board of County Commissioners
Ajit Lalchandani, Orange County Administrator
Alberto Vargas, Planning Manager, Orange County Planning Division
Nicole Guillet, AICP, County Manager
Bruce McMenemy, Deputy County Manager
Meloney Lung, Assistant County Manager
Dwight Saathoff, Principal, Project Finance & Development, LLC
Sean Froelich, Columnar Holdings, LLC



DEVELOPMENT PROGRAM			
	GROSS ACREAGE	NET DEVELOPABLE	PROPOSED LOTS
T-1	574.5	184.5	0
T-2	378.5	978.5	752
T-3	422.3	422.3	1,233
RS	18.0	35.3	15
APF	47.5	52.9	0
TOTAL AREA	1,493.8	1,093.7	1,099

Note
 1. Agriculture use is restricted and may include uses such as community gardens, community greenhouses.
 2. All lots/units proposed are single-family detached.

LEGEND

- T3
- T2
- T1
- RS
- APF
- 5 MINUTE WALK NEIGHBORHOOD BOUNDARY
- EAST ORANGE TRAIL (By ORANGE COUNTY)
- TRAIL/SIDEWALK
- NATURE TRAIL
- PARKS
- STORMWATER PONDS

Conceptual Regulating Plan

Sustany

POULOS & BENNETT



February 29, 2014
 P & B 14-001-14-01

2802 E. Livingston St
 Orlando, Florida 32803-6877 407 291

www.poulosandbenett.com
 Certificate of Registration No. 2846

Exhibit

