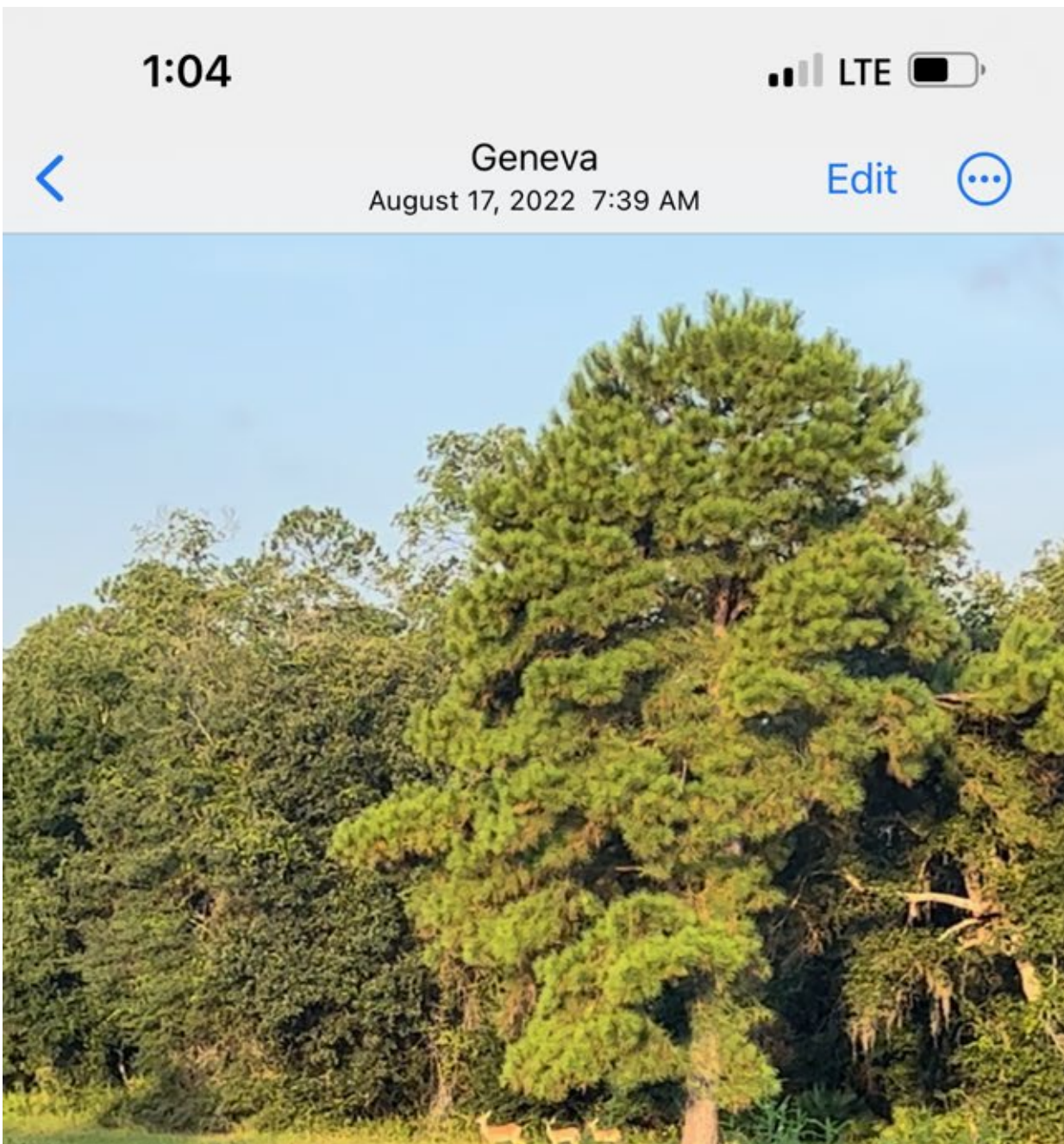


From: [Chi Lau](#)
To: [Moskowitz, Mary](#)
Cc: [Pauline Ho](#)
Subject: RE: Yarborough Ranch Preliminary Subdivision Plan Appeals - Written Representation
Date: Tuesday, February 21, 2023 1:24:05 PM
Attachments: [image001.png](#)

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Thank you! Also please note the abundant wildlife easily sighted in this area. This land is also their land too!







Regards,

Chi Lau

From: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>

Sent: Tuesday, February 21, 2023 9:12 AM

To: Chi Lau <slau@lausconsult.com>

Cc: Pauline Ho <pho@lausconsult.com>

Subject: RE: Yarborough Ranch Preliminary Subdivision Plan Appeals - Written Representation

Thank you for your email. I will include it in the public record.

From: Chi Lau <slau@lausconsult.com>

Sent: Monday, February 20, 2023 1:20 PM

To: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>

Cc: Pauline Ho <pho@lausconsult.com>

Subject: Yarborough Ranch Preliminary Subdivision Plan Appeals - Written Representation

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Dear Ms Moskowitz,

I refer to the NOTICE OF PUBLIC HEARING sent to my property address at **255 Pagels Pt, Geneva, FL 32732**, for the captioned Yarborough Ranch Preliminary Subdivision Plan Appeals on February 28, 2023.

Given the size and number of 300 residential lots of the resulted subdivision, I would like to formally support the appeals of the Planning and Zoning Commission's approval of the Preliminary Subdivision Plan. My reasons and rationale are as below:-

1. This subdivision involves a large piece of land 1313 acres and 300 resulted residential lots. It warrants **a comprehensive Master Plan to study its environmental impact, whether the existing infrastructure road, traffic, water and wastewater treatment could support such subdivision.**
2. **The Yarborough Ranch is located next to state park, and wildlife protection areas, such major subdivision should assess the impact on surrounding wildlife and ecology before approval.**
3. My observation around that area is that the road traffic along Snowhill road, and Route 426 is already very busy during morning and evening rush hour. Since the design of the roads is only two lanes, any traffic accident will cause complete blockage of the area. The flooding along part of Snowhill road and Route 426 in last two hurricanes already completely blocked out the road traffic in that area. The subdivision should also study the potential substantial increase in road traffic along that area. Therefore, **a traffic study is required before the approval of such major subdivision.**
4. While I am not totally against some developments on rural areas, however, **I believe that such major subdivision of 1313 acres should involve the potential of conservation easement and the purchase of part of the land for conservation by County.** For example, after a comprehensive Master Plan Study of the area, may be 60% of the land should go to conservation, and 30% for residential lots and 10% for utilities. The resulted residential lots may be 5-10 acres a piece and the total number should be less than 50. Such balanced approach will not only provide

environmental protection, but also enhance the property value of the resulted residential lots and all properties along Snow Hill Road.

5. For your information, my property was purchased in 2021 and is in a 13 acres lot but 6-7 acres is under conservation easement. A lot of wildlife – deer, bald eagles, hawks, birds, butterflies, cranes are all around. I hope you, as a project manager and urban planner, will see any potential buyers for those residential lots are not looking for a typical urban living but for a modern farm/country living where wildlife ecology is the essential attraction. **Any over subdivision will just destroy its potential value and is short sighted, and not marketable to potential buyers.** Those potential buyers will not pay premium to this subdivided land and the project is ill faithed from the start. It is a common sense of Supply and Demand. At the end of the day, it goes back to whether the urban planner wants to plan this area as a unique modern farm/country area or flood this area with high-density urban sprawl area catering for developers' short-term profits.

I should be grateful if you could consider my reasons for the appeal.

Chi Lau
Financial Planning Specialist
Certified Investment Advisor
Healthcare Reform Certified Agent
Enrolled Agent, Notary Public

Laus Consulting Services LLC

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Licensed to Practice before the IRS

(Located inside Baldwin Park and at the corner of Outer Road and Halder Lane. Parking and entrance is at Halder Lane)

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