Neil Newton,

I would first like to say thank you for meeting with me Friday, January 17th, to discuss land acquisition from Seminole County. As discussed, the homeowners of the Nodding Pines Way subdivision are greatly concerned and opposes the proposal to create an entrance at 1061 Nodding Pines Way for a new subdivision on the vacant land commonly referred to as Mustang Way.

Nodding Pines Way is a busy street, with not only the residents that reside on it, but it is also used as a thoroughfare from both the neighboring subdivision and people dropping off and picking up their children from Red Bug Elementary School and Red Bug Lake Park directly across from our subdivision. All of this, compiled with rush hour traffic in both morning and evening, creates quite the headache at the intersection of Red Bug Lake Road and Nodding Pines Way. With the proposal of a new subdivision and adding a minimum of 60 plus cars, you can see our dilemma.

The fact is that Nodding Pines Way can only accommodate so much traffic, regardless of what traffic studies and theorized statistics provided by engineers and brought forth by the attorneys employed by the builder say. They do not live here and thus have NO idea, nor do they care.

I have an alternative proposal. Seminole County owns property off of Dike Road, approximately one hundred acres for possible future expansion, as explained to me by you.

My proposal is this:

Allow builder to purchase property, two acres, plus or minus, from Seminole County, that connects from Dike Road to the Southeastern most part of proposed subdivision. Make it a minimum of forty feet across, twenty feet for roadway, and ten feet on both sides for utilities, sidewalk, privacy fence, etc., meeting all requirements for Egress and Right of Way. Make it a gated entrance at Dike Road for residents of that community only.

Seminole County has now sold property that can be taxed, to the residents or HOA of that community, as improved land. This would eliminate the traffic dilemmas on Nodding Pines Way and Red Bug Lake Road

The residents, along with myself, would like to say thank you for your time in helping us in this matter.

Larry Smith
1074 Nodding Pines Way
Casselberry, FL 32707

Giles, Joy

From: Tom Burke <tburke111@gmail.com>
Sent: Friday, February 10, 2023 12:01 PM
To: Giles, Joy
Cc: George and Jeanette Karl
Subject: Re: FW: Assistance Requested Re-zoning of Mustang Way Property

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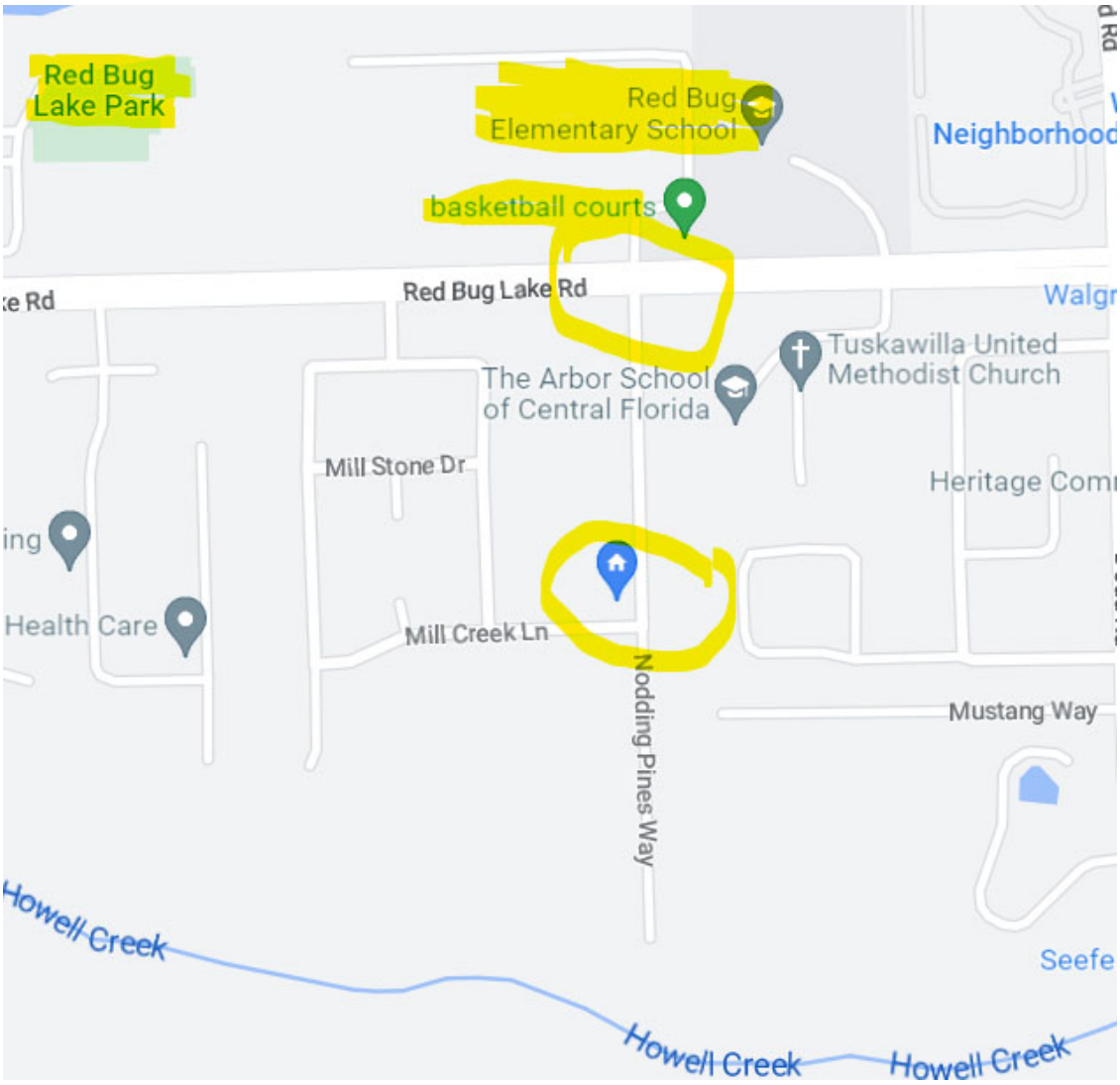
Good Morning Ms.Giles,

It seems we keep going in circles as far as access through Sutters Mill Lot 16 to this property.. As I understand the current state, multiple actions are being proposed.

1. The owner of the property wishes to Abandon his current access to his property which would then allow the owners to say that their land has no access.to the property.
2. The owners will then propose to gain access to the property at Sutter's Mill Lot 16.on Nodding Pines Way.
3. And finally the owners have asked to rezone the property to allow the possibility of 60 homes to be built.

When any one of these actions, as they stand individually, sound harmless to Nodding Pines Way the traffic potential these actions would open up are my biggest objection to the above actions. Let me clarify my concerns:

1. Red Bug Elementary and Red Bug Park sit directly north of the Nodding Pines Way. The danger to our children because of the increased traffic is hard for me to imagine. I am sure traffic studies would not support my statement because the traffic volumes cannot be based on 24 hour usage. School start and end times, recreational activities at the park and daily rush hour really have a huge impact on Nodding Pines Way.
2. Mill Creek Lane and Nodding Pines Way intersect; this in itself increases the traffic because the traffic light at the Red Bug Lake Rd and Nodding Pines Way make it convenient to use Nodding Pines Way.
3. Nodding Pines Way is used by parents to pick up and drop off the Red Bug Elementary children so the first 100 yds of the entrance to become a single lane road.
4. Adding potentially 60 new families to now be required to use Nodding Pines as the only access to their homes, would be a burden of both the current and future homeowners.



I only ask that you consider my concerns.

Tom Burke
1036 Nodding Pines Way
Casselberry, FL 32707

On Thu, Feb 9, 2023 at 9:47 PM George Karl <gkarliii@embarqmail.com> wrote:

> To our neighbors, for your information.

George Karl

From: Giles, Joy <JGiles@seminolecountyfl.gov>
Sent: Thursday, February 9, 2023 12:22 PM
To: George Karl <gkarliii@embarqmail.com>
Subject: RE: Assistance Requested Re-zoning of Mustang Way Property

Yes please feel free to give me email to any of the surrounding residents who have questions or wish to submit letters of concern, objection, or support to be included in the public record.

Thank you

Joy Giles
Senior Planner
Development Services Department | Planning & Development Division

O: (407) 665-7399
1101 East First Street

Sanford, Fl 32771
jgiles@seminolecountyfl.gov
www.seminolecountyfl.gov

From: George Karl <gkarliii@embarqmail.com>
Sent: Thursday, February 9, 2023 8:13 AM
To: Giles, Joy <JGiles@seminolecountyfl.gov>
Subject: RE: Assistance Requested Re-zoning of Mustang Way Property

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Good morning Ms. Giles,

Thank you for this information and assistance. Is it ok to forward you e-mails to some of my neighbors?

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

gkarliii@embarqmail.com

From: Giles, Joy <JGiles@seminolecountyfl.gov>
Sent: Wednesday, February 8, 2023 9:42 AM
To: George Karl <gkarliii@embarqmail.com>
Subject: RE: Assistance Requested Re-zoning of Mustang Way Property

Good morning Mr. Karl,

Staff has received an application to replat lot 16 of the Sutter's Mill Unit 2 plat to an access entrance to the subject property for Rezone; I don't know of any other access available or proposed at this point.

The Applicant is requesting the Rezone from A-1 (Agriculture) to R-1AA (Single Family Residential) in order to develop the subject property as a sfr subdivision under the R-1AA zoning classification with a minimum lot size of 11,700 sq ft.

Please let me know if you have any other questions I can assist you with at this time.

Thank you

Joy Giles
Senior Planner
Development Services Department | Planning & Development Division

O: (407) 665-7399
1101 East First Street

Sanford, Fl 32771
jgiles@seminolecountyfl.gov
www.seminolecountyfl.gov

From: George Karl <gkarliii@embarqmail.com>
Sent: Tuesday, February 7, 2023 4:36 PM
To: Giles, Joy <JGiles@seminolecountyfl.gov>
Subject: RE: Assistance Requested Re-zoning of Mustang Way Property

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Good-Afternoon Joy Giles,

Last night (2-6-2023) members of the communities surrounding the property south of Mustang Way had a meeting with Mr. McGregor Love from the Law Firm representing one of the property owners, I believe he said it was Mr. Sikes. During the meeting statements were made that the Law firm and the property owner were exploring access to the property other than from Nodding Pines Way. The impression I left the meeting with was that using LOT 16 on Nodding Pines Way was not yet placed in any "application".

According to the information you provided in your e-mail of 1/24/2023 LOT 16 on Nodding Pines Way is the only access the applicant has proposed, which was not the impression I left the meeting of 1/6/2023 with. Are any other access points being considered for this property? Also, Mr. Love's comments gave me the impression that re-zoning of this property was required because of Seminole County's Future Land Use policy. Is this the case with this property? Is a time line for the various communities to review this application available and are these meetings open to the public?

Thank you for your assistance and time to clarify these questions.

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

gkarliii@embarqmail.com

From: George Karl <gkarliii@embarqmail.com>
Sent: Tuesday, January 24, 2023 12:23 PM
To: 'jgiles@seminolecountyfl.gov' <jgiles@seminolecountyfl.gov>
Cc: 'kyoung@seminolecountyfl.gov' <kyoung@seminolecountyfl.gov>; 'mmoskowitz@seminolecountyfl.gov' <mmoskowitz@seminolecountyfl.gov>
Subject: FW: Assistance with E-mail

Joy Giles Senior , Senior Planner, Development Services Department , Seminole County, FL

Thank you for this information. Has any pre-application been done for this or the abandonment of Mustang Way? Will this go before the Planning and Zoning Commission Board for approval before going to the Board of County Commissioners? Do you have a time frame for these meetings?

Thank you for your assistance.

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

gkarliii@embarqmail.com

From: Giles, Joy <JGiles@seminolecountyfl.gov>
Sent: Tuesday, January 24, 2023 11:24 AM
To: George Karl <gkarliii@embarqmail.com>
Cc: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>; Young, Kendra <kyoung@seminolecountyfl.gov>
Subject: RE: Assistance with E-mail

Good morning Mr. Karl

The Applicant is requesting a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) on 16.88 acres to develop a single family residential subdivision. At this point a lot layout has not been proposed to staff and would not be required until later in the development process. The requested R-1AA zoning classification requires a minimum lot size of 11,700 square feet with a minimum lot width at building line of 90 feet.

The subject property has a Low Density Residential (LDR) Future Land Use designation that allows a maximum density of 4 dwelling units per net buildable acre. Theoretically speaking a development of 16.88 acres may yield 67 units under the LDR Future Land Use; however, floodplain, wetlands, and right-of-way must be excluded from the net buildable acreage which means that 67 units would not be feasible for the development. The site appears to contain floodplain in the lower quadrant (shown in red on the map); floodplain and internal right-of-way acreage will be excluded from the overall net buildable acreage for the development decreasing the number of possible units.

In order to develop the subject property under the R-1AA zoning classification the requested Rezone must be approved by the Board of County Commissioners. In addition; access to the site must be established and the existing un-cut, un-named right-of-way (shown on the map in purple) must be vacated. The Applicant is proposing primary access to the development through Lot 16 (shown outlined in black on the map); Lot 16 would have to be vacated (removed) from the Sutter's Mill Sec 2 Plat in order to then be utilized as right-of-way. Both the Right-of-Way Vacate process and the Vacate of Lot 16 will also require approval by the Board of County Commissioners.

Please let me know if you have any other questions I can assist you with at this time.

Thank you

Joy Giles
Senior Planner
Development Services Department | Planning & Development Division

O: (407) 665-7399
1101 East First Street

Sanford, Fl 32771
jgiles@seminolecountyfl.gov
www.seminolecountyfl.gov

From: George Karl <gkarliii@embarqmail.com>
Sent: Tuesday, January 24, 2023 8:42 AM
To: Giles, Joy <JGiles@seminolecountyfl.gov>
Cc: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>; Young, Kendra <kyoung@seminolecountyfl.gov>
Subject: RE: Assistance with E-mail

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Good-morning Joy Giles,

I understand that your office is assigned as the Project Manager of property owner's south of Mustang Way initiative to rezone about 16.88 acres from A-1 to R-1AA and abandonment and vacating the Mustang Way right-of-way. I have

received a letter and I presume that my neighbors' have also, to a meet on FEB 6, 2023 at 6:00 PM to discuss these issues. (Copy of letter attached.) Is any information available about this project that you may share with me before the FEB 6th meeting?

Thank you for your assistance in this matter.

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

gkarliii@embarqmail.com

From: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>
Sent: Monday, January 23, 2023 2:33 PM
To: George Karl <gkarliii@embarqmail.com>
Cc: Young, Kendra <kyoung@seminolecountyfl.gov>; Giles, Joy <JGiles@seminolecountyfl.gov>
Subject: RE: Assistance with E-mail

Mr. Karl,

The PM assigned to this project is Joy Giles (copied). You may reach out to Ms. Giles with any questions.

Regards,

Mary

From: Young, Kendra <kyoung@seminolecountyfl.gov>
Sent: Monday, January 23, 2023 2:00 PM
To: Moskowitz, Mary <mmoskowitz@seminolecountyfl.gov>
Cc: George Karl <gkarliii@embarqmail.com>
Subject: FW: Assistance with E-mail

Hi Mary,

Please see attached and below. Thank you in advance for directing it to the correct PM.

Best Regards,

Kendra Young
Executive Assistant to Commissioner Dallari
Board of County Commissioners, District 1

O: (407) 665-7215 | F: (407) 655-7958
1101 E. First Street, Sanford, FL 32771-1468
kyoung@seminolecountyfl.gov
www.seminolecountyfl.gov

/SeminoleCounty @seminolecountyfl @seminolecounty /SeminoleCounty

From: George Karl <gkarliii@embarqmail.com>
Sent: Monday, January 23, 2023 8:35 AM
To: Young, Kendra <kyoung@seminolecountyfl.gov>
Subject: Assistance with E-mail

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Good-morning,

I attempted to send an e-mail to Danalee Petyk about the rezoning of the property south of Mustang Way and the abandonment and vacating of the Mustang Way right-of-way as discussed in the attached letter. My e-mail was rejected by the Seminole County e-mail admin. Request assistance in sending my e-mail to the correct addressee.

Again, Thank you for your assistance.

Warm Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

gkarliii@embarqmail.com

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Tom