

# TIMBER POND III

## Homeowners' Association, Inc.

P.O. Box 1773  
Mango, FL 33550  
[www.timberpond3.com](http://www.timberpond3.com)

March 21, 2006

Planning and Growth Management Department  
Zoning Hearing Section  
P. O. Box 1110  
Tampa, FL 33601  
Attn: Land Use Hearing Officer

RE: Application #RZ 06-0541 Hearing Date: April 3, 2006 (Rescheduled to April 4, 2006)

Dear Ladies and Gentlemen of the Board:

This letter serves to communicate a very strong opposition to the rezoning request for planned development of the property located south of Rosier Road, north of W. Jersey Avenue at Clemmons Road. To approve this rezoning request will truly cause harmful and irreparable damage to established pristine wildlife habitats. In addition, this project intends to alter the landscape and elevation of the wetlands to build new homes. This planned alteration will redirect natural rainwaters directly into already built private residences. It is estimated that during a severe rainy season at least 10 of the 139 units in Timber Pond III subdivision will be flooded and another 8 units will have several inches of standing water in their yards.

This project area contains and is surrounded by protected wetlands. These wetlands are filled with wildlife. They are home to many animals including raccoons, hawks, deer, fox, alligators, opossums, lake otters, Sand Hill cranes, as well as many other fresh water birds, various species of turtles, fish, and mallard ducks, to name a few. If you look closely you will likely find a Florida endangered species among them. We cannot in all good conscience deliberately destroy the environment for so many animals whose habitat has always been in these natural wetlands.

Of equal concern is this rezoning project's adverse effect on the natural drainage in this and our surrounding properties. According to information obtained from the EPC, the area is in a flood plain and, proper drainage for existing neighborhoods will certainly be adversely affected if a planned development (as proposed) is built. To allow this development to go forward will result in flooding of existing homes in our community. This community's experience and historical data during the 1997 rainy season (after several weeks of continuous rain) caused water damage to properties surrounding the wetlands. Tampering with the elevation of these below sea-level wetlands to build new homes (which will also be in the flood plain) is not an engineering award winning decision. You will drive residence taxpayers to spend thousands of additional dollars in flood insurance policy adjustments and you place at the mercy of Mother Nature those unable to pay higher insurance rates. This rezoning will have a direct impact on the property values and tax base for these already established homes as the County moves to mandate new flood zone areas.

As you review this rezoning application, please consider the reasons stated in this opposition letter. We hope you will protect the wetland habitat that we care about and protect these taxpayers' homes from the potential water drainage and flooding problems that the rezoning may cause. Please vote "no" for the rezoning request and keep the current zoning of ASC-1. Thank you for your consideration.

Sincerely,

Felipe A. Cuesta  
President, Timber Pond III HOA