



Homeowners' Association, Inc.

P.O. Box 1773
Mango, FL 33550
www.timberpond3.com

Rezoning Meeting March 29, 2006

The developer of a proposed subdivision had a meeting with interested neighbors. The meeting was on Wednesday, March 29th, 2006 at 5:30 p.m. It was held outdoors on the site at the west end of Clemmons Street. In attendance were:

Robert Shoemaker, Land Developer of Main Street Homes
Josh Bradley, Engineer
James Bradley, Engineer and Planning
Judy James, Land Use Attorney

From Timber Pond III, attending were:

Felipe Cuesta, President
Sondra & Mike Cliggitt, Architectural Committee members and affected neighbors
Nancy Striker, Secretary

There were approximately 25 to 30 other interested persons at this meeting.

Fil and Nancy noted that the sign at the site stated that the rezoning meeting would be on April 3rd, at 6 p.m. Fil asked Judy Jameson if it was April 3rd or April 4th. Judy said it was April 4th.

There was a table with a blueprint type of map of the proposed subdivision on it, and there was also an easel with a drawing. There was a sign-up sheet for attendants. The name of the proposed subdivision is Oak Lake Estates. Mr. Shoemaker, the developer, introduced himself and the engineers and the attorney. The developer said the plans originally had 40 units, with 6 to 7 of them being lakeside. He said it was a 20-acre parcel including Wee Lake and the wetlands area. So it ends up being about 7 acres of upland (developable) area. So now the developer plans to have 17 lots; 15 to 16 of which would be lakefront lots. Each lot is at least 70 feet wide by 110 or 120 feet long, and then the length continues through the wetland area, which makes for an even longer length. The homes would run in the low to mid \$400,000. The developer said that he designed the road in the subdivision to save as many grand oak trees that he could, as they are valuable to him. Mr. Shoemaker, the land developer, said he doesn't own the property yet. Josh Bradley, the engineer, said that they are not in the storm water phase yet. He said he has not even seen the preliminary FEMA flood maps yet. The engineer said he doesn't know what the flood elevation is, but that water must still be able to flow at the same rate as it is now. The developer said that there would be a treatment pond in a northeast corner of the property. An attendee said that the proposed treatment pond area was under 3 feet of water during 1997. The attorney noted that there is a drainage ditch in the northwest corner of the

property. Another attendee spoke of an underground spring/river running through this property, which would become a sinkhole if homes were developed over it. The developer said that they were not aware of any underground spring. The engineer said the run-off water (from roofs, etc.) would be treated first and then run into Wee Lake. An attendee asked how the run-off water would be treated. The engineer said the run-off water goes through a littoral shelf, in which the natural vegetation would clean the water. So the storm water would be collected through the littoral shelf, and the plants would clean and filter the water. The plants absorb the contaminants. The contaminants gather at the bottom of the pond. The homeowners association will then have to clean the pond. Right now, the water is untreated. The engineer said that 4:1 is the maximum amount of a slope allowed on a pond. He said the topographical, trees, and utilities have been done already. Some attendees said that there were gopher tortoises and pileated woodpeckers there and that they are protected species. Another attendee said there used to be a deer that lived there. The engineer said an environmental survey would be done. Ms. Jameson said that the County has certain conditions on PDs (planned developments). She said they might pipe or use an open ditch for storm water. The attorney said that in order to access this property from Rosier, a wetland area must be crossed. She said they are going to make it a gated road. Three other conditions are that they must have a pond filter, they must relocate the ditch, and they must give the County access to their easement. She said they couldn't do anything worse than what's being discharged today; they can't discharge any more water than what's being discharged today: they can't go at a different rate. She said it must flow into the retention pond to be filtered, and then they will pipe it into Wee Lake. The attorney said that they must open the ditch up and make it accessible to the County to fix the existing problem. The developer said that the offsite runoff must be collected at the same rate, and that they have no plans for pumps. An attendee asked what the property was zoned for currently. Mr. Shoemaker said that it is zoned for 1-acre lots now. But this property is in an Urban Service Area, so they must connect to public water and sewer, and that wouldn't be feasible for so few homes, so that's why they increased the number of lots proposed. Ms. Jameson said that Timber Pond III was cited by Swiftmud 6 or 7 years ago for failing to maintain the ponds.

The meeting was over at about 6:30 pm.

Notes taken by:

Minutes approved by:

Nancy Striker, Secretary

Felipe Cuesta, President