

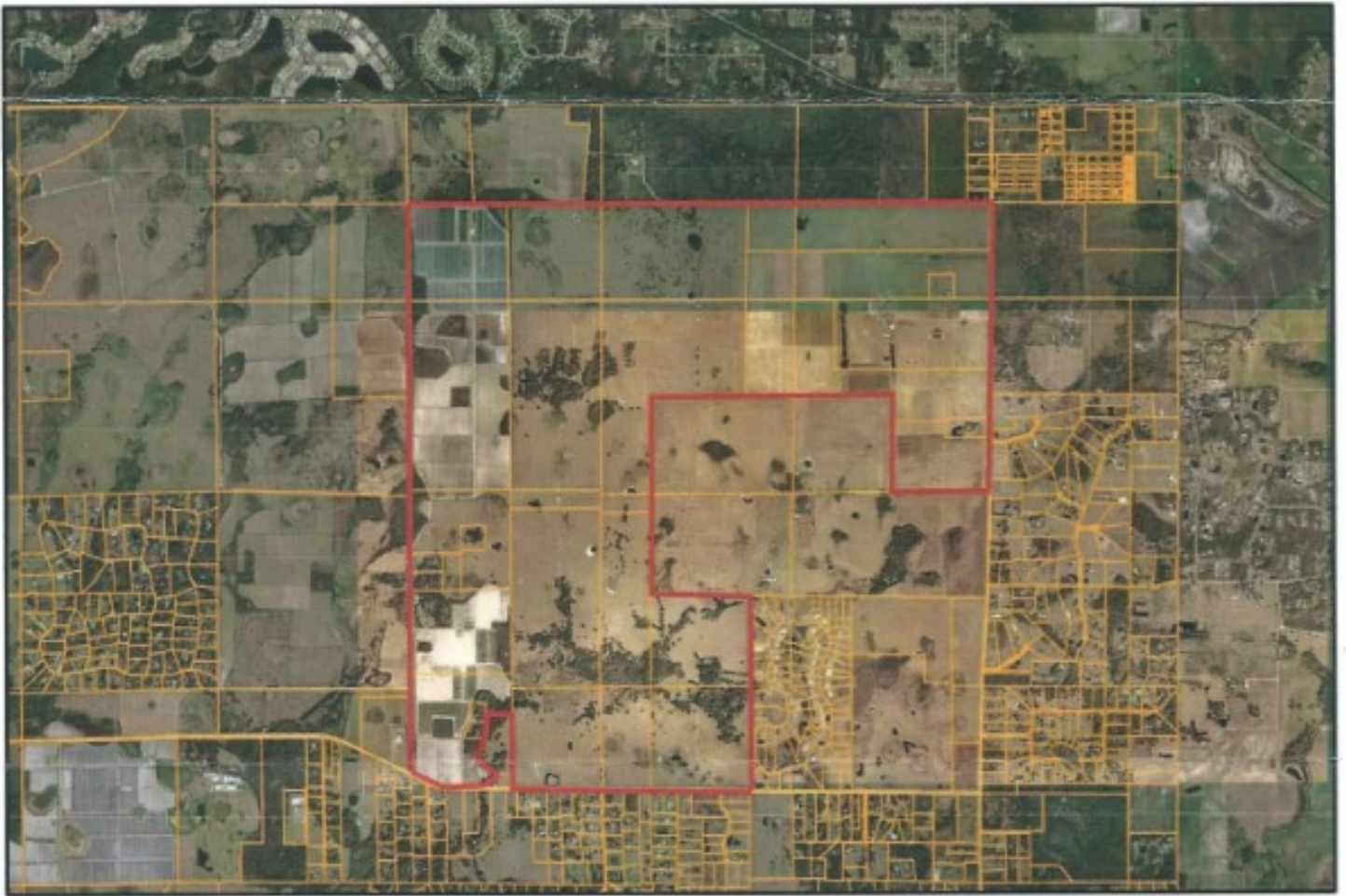
Meeting on N. Fruitville Hamlet Area-Comprehensive Plan/Zoning Code Text Amendments
Jan. 24, 2019
Yeshua's Love Biblical Fellowship

Don Neu opened the meeting. Late in the meeting we learned that the meeting was initiated by Rod Krebs who owns 2000 acres of the 4000+ acres involved in this amendment.

1. A quick look on the Property Appraiser's site at some of the properties involved indicates they are currently zoned OUR. I think that is 1 home per 10 acres. I calculate that would allow 400 homes on 4000 acres.
2. They are planning hamlets for these properties. Using Lakepark Estates as an example (400 homes on 1000 acres) they could put 4 hamlets on 4000 acres for 1600 homes. He repeatedly empathized that hamlets are 60 percent green space to 40 percent homes.
3. They said they were planning 8 hamlets. They indicated that they planned to use the recent change to 2050 that allows hamlets that are side by side to reduce the green space around the hamlet from 500' to 50'. This means there would be 100' between hamlets. This is the width of our property on Cowpen Ln. It is the distance between the fences on Cowpen Lane at Fruitville. With 8 hamlets we are looking at up to 3200 homes.
4. Don Neu stated that currently they are allowed 1.4 units per acre (5,600 homes by my calculation). He said they are planning 2 units per acre (8,000 homes per my calculation). The numbers provided (see para. 1 to 4) do not add up!
5. Don Neu indicated that the property generates more units than is allowed so they are looking at using the Transfer of Development Rights to increase the development on the property rather than transfer them to another location. This would be a change to 2050.
6. Their map shows 2 focal points close to Fruitville Rd. We learned these are commercial areas. He indicated hamlets could have commercial areas. I am not sure of that. If they are allowed I would have thought it would be inside the 500' green space not on the edge of the hamlet.
7. Don Neu said he was not a fan of septic. They want to make this a taxing district to put in water and sewer. They indicated that putting in sewer allowed them to have higher density on the properties.
8. If these changes are made to 2050 everyone could ask for the same changes. Lakepark Estates could go back and ask for the same thing.
9. The County will be fronting the money to extend water and sewer to this property from the Founders Club. The current sewer lines to Oak Ford are not large enough to accommodate adding this many homes. I thought Lakepark Estates required hooking up to sewer at the Founders Club.
10. Demands on the roads and drainage problems were all brought up. Changing the area from rural to urban sprawl was the item most brought up by the residents. It was brought up that 2050 was designed to have the heavy development closer to the Interstate not at the eastern most portion of the County.
11. Rod Krebs asked how many disliked the plan. All but one attendee disliked the plan. I estimate there were 40 – 50 people in attendance.
12. As the meeting was breaking up I asked Rod Krebs why they thought this would be successful considering Lakepark Estates seemed to be having trouble getting going. He said that is why the County asked them to look into this.

In my opinion these changes allow the area to be another Lakewood Ranch.

Mike



NORTH FRUITVILLE MASTER UTILITY AREA