

According to the State University System (SUS), there is no existing contract in reference to the Research Center that the applicant discusses. UF also does not have record of a contract.



Program for Resource Efficient Communities (PREC)

Sustanee™

Hero Housing Program

- HOUSING FOR HEROS – Financial assistance housing opportunities for:
 - First Responders
 - Educators
 - Military
- For first-time homebuyers or those who have not owned a home for the prior two years
- Integrates rather than isolates moderate income groups.

Hero Housing is a program that is funded by Florida Housing Finance Corporation. This is not a program created by Sustanee. It already exists. Any qualified person can apply. Note, Sustanee's home prices may be too expensive to qualify for the program.



Please vote no on Sustanee.

1. An illegal borrow pit (ongoing 5 years)

Case No.: 20-005383EF


STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

VS.

AGRICULTURAL FUELS CORP

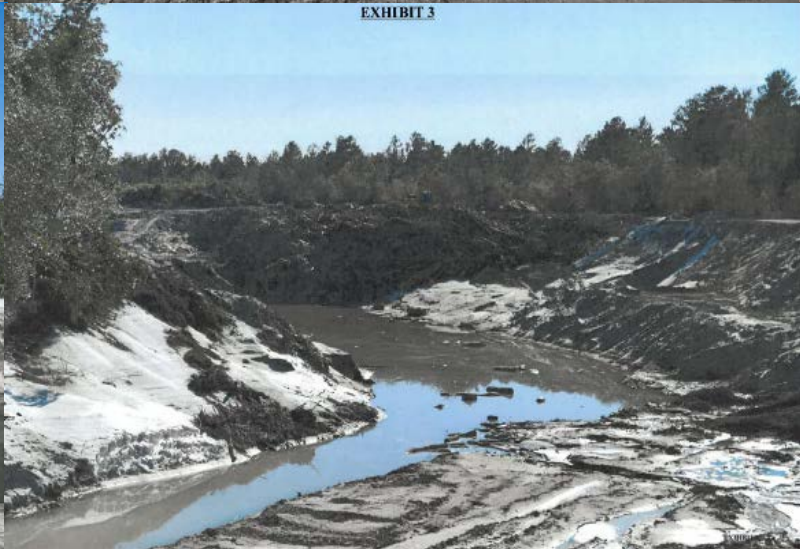
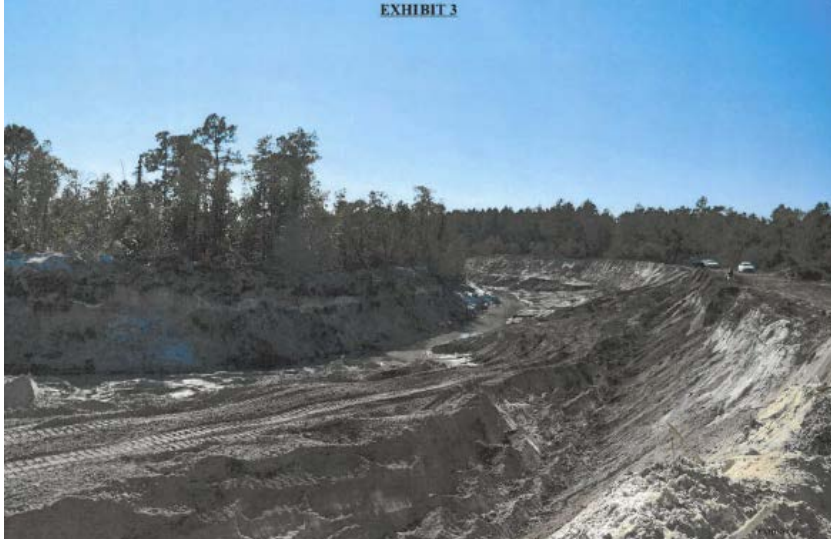
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- Irreparable harm to the environment
- Disposal of waste violations
- Groundwater contamination
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- Disposing of waste in Econ River
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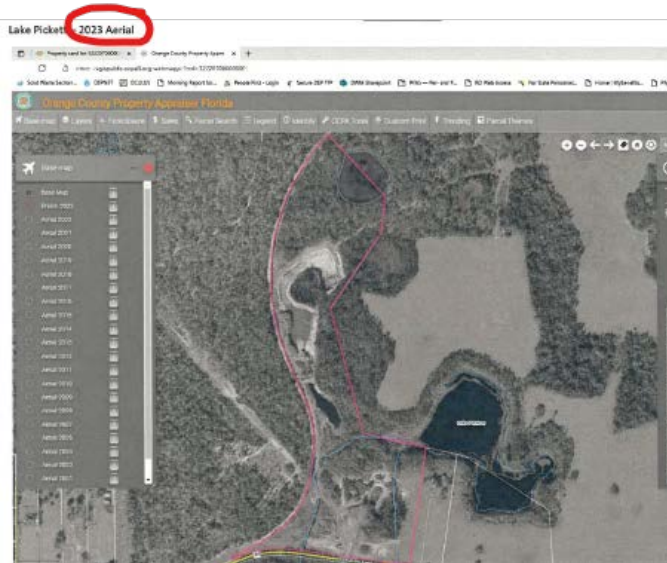


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The violations continue today!



Unauthorized wetland clearing/dredging



Property Owner has not responded to OC (it's been a year)



David D. Jones, P.E., CEP, Manager
3165 McCroly Place, Suite 200
Orlando, FL 32803-3727
407-836-1400 • Fax 407-836-1499
www.ocfl.net

January 4, 2023

VIA REGULAR USPS MAIL AND CERTIFIED MAIL: 9489 0090 0027 6353 2558 34

NOTICE OF VIOLATION

Rolling R Ranch, Ltd
Mary Lamar, Registered Agent and Manager of General Partner, Rolling R Management, LLC
1610 Lookout Landing Circle
Winter Park, FL 32789

RE: Illicit Discharge and Unauthorized wetland clearing and filling

Address: Lake Pickett Road
Parcel ID No.: 07-22-32-0000-00-026

Parcel Description: COM AT THE SW CORNER OF THE NW 1/4 OF SEC 7-22-32 TH ALONG S LINE OF NW 1/4 N88-54-17E 1268.79 FT TH S0-44-40E 1600.08 FT TO NELLY LINE OF LAKE PICKET RD TH ALONG NLY LINE N62-42-35E 1244.23 FT TO POB TH N27-17-25W 240.5 FT TH N62-42-35E 326.87 FT TO PT OF CURV CONCAV NW HAV RAD OF 891 FT & CENTRAL ANGLE OF 54-49-31 & CHORD BEARING OF N35-17-49E TH NELY ALONG CURV 852.58 FT TH N7-53-4E 134.03 FT TO PT OF CURV CONCAV W HAV RAD OF 1091 FT & CENTRAL ANGLE OF 31-32-28 & CHORD BEARING OF N7-53-10W TH NLY ALONG CURV 600.59 FT TH N23-39-24W 369.97 FT TO PT OF CURV CONCAV E HAV RAD OF 2000 FT & CENTRAL ANGLE OF 67-10-15 & CHORD BEARING OF N9-55-44E TH NLY ALONG CURV 2344.71 FT TH S7-2-51W 362.31 FT TH S33-41-58W 861.88 FT TH S14-17-22E 1237.07 FT TH S77-17-9E 596.12 FT TH S7-58-5W 1145.99 FT TO NLY LINE OF LAKE PICKET RD TH N81-52-58W 1087.88 FT TO PT OF CURV CONCAV S HAV RAD OF 991 FT & CENTRAL ANGLE OF 35-27-1 & CHORD BEARING OF S80-23-31W TH WLY ALONG CURV 613.16 FT TO POB
Orange County Commission District: 5
Incident Number: 22-616588

Dear Ms. Lamar:

The Orange County Environmental Protection Division (EPD) received a complaint on November 15, 2022, concerning a possible illicit discharge and unauthorized clearing/filling/dredging of wetlands and/or surface waters. EPD contractors on November 14 and 15, 2022 documented the illicit discharge and possible dredging/clearing of wetland and/or surface waters regarding unauthorized activities on your property and has determined that your property is in violation of Orange County Codes as listed in Attachment "A" of this Notice of Violation (NOV).



ENVIRONMENTAL PROTECTION DIVISION

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January 27, 2023

VIA REGULAR USPS MAIL

William G. Osborne, P.A.
2600 E. Robinson Street
Orlando, FL, 32803

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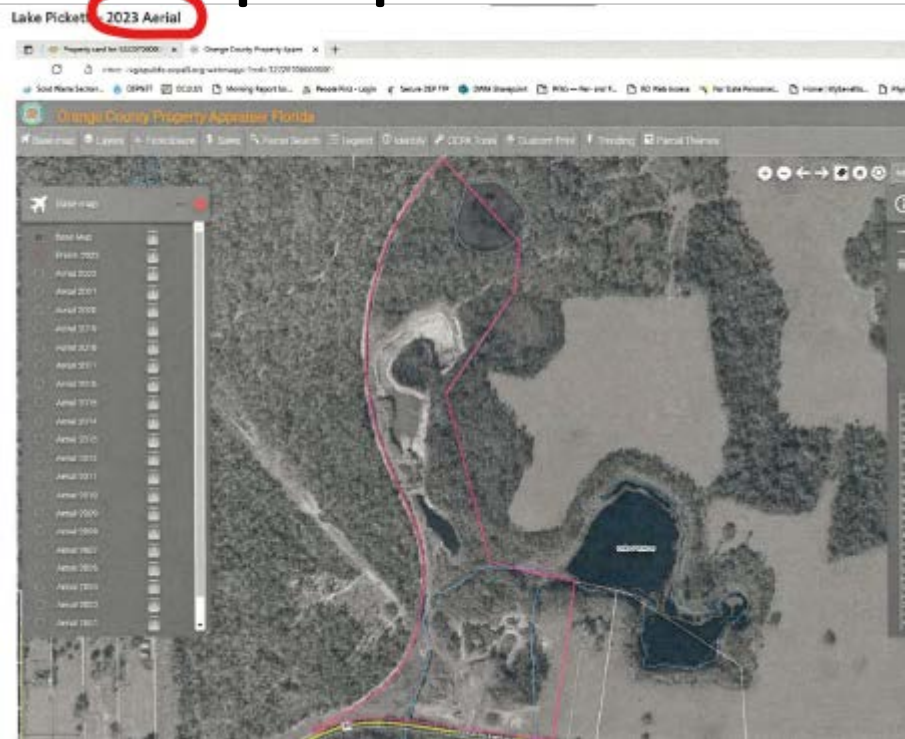
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In order to meet with you and your client to discuss the violation, please provide a completed Agent Authorization Form that is signed by an officer of Rolling R Ranch, Ltd. That authorizes you and your client Mr. James M. Meade to speak on behalf of the property owner.

Once the Agent Authorization Form is received, EPD will contact you to schedule a meeting.

Should you have questions or concerns related to this matter, you may contact me either by email at Karen.Garrett-Kraus@ocfl.net by letterhead address or by calling (407) 836-1496 to schedule a meeting.

The illegal borrow pit parcels were removed from the Sustanee application, but the same property owner owns multiple parcels within Sustanee.



Open violations. Cease and desist. Fines & fees. Contamination.

Sustanee is Not compatible nor consistent with CLUP

- To the West = Econ Sandhill Conservation
- To the East = Lake Pickett Rural Settlement
- To the North = Seminole County Rural Boundary
- To the South = Cow pasture (LPS: The Grow, whenever constructed will have 1 acre lots lining Lake Pickett Road). LPN is not picking up with the transect transition on LPS.

There is nothing in the vicinity that the proposed development is compatible to or with.

BAD Taxpayer Impact

- Residents have not been able to retrieve a total infrastructure cost for this development
- Referencing LPS: The Grow – the total infrastructure cost is approximately \$450 million. The developer contributed approximately \$125 million. The taxpayers are on the hook for about \$325 million. The total dwelling units = about 2,000 = about a \$162,000 subsidy per unit. (District 5 Commission Office)
- LPN is anticipated to have higher cost. Why should taxpayers be on the hook to subsidize anything for a housing development in rural east orange that fails to solve any of the county's housing issues?
- **Vote no on sustanee**

Traffic

- In 2013, the applicant included a bridge across the Econ River and an expansion of Lake Pickett Road through the Montessori School on Pickett and Percival.
- Residents were told the bridge and expansion were necessary in order to accommodate the traffic increase
- In 2023, there is no bridge. There is no improvement at Pickett and Percival. **How will the traffic move?** Also, the distribution of trips through the Grow are 1.5 miles of local streets. The trips will migrate to Lake Pickett Road.
- Leap Frog development everything from the Urban Service Line to LPN is rural and agricultural home sites. 4 laning Lake Pickett Road does not preserve the rural character of the rural service area. FLU policies in the CLUP reference the requirement to conserve the rural character of the rural service area. 4 laning the rural roads network is not consistent with the protection of the character.
 - \$20 billion deficit

LPN: Sustanee

Kelly Semrad

December 14, 2023

P&Z Committee

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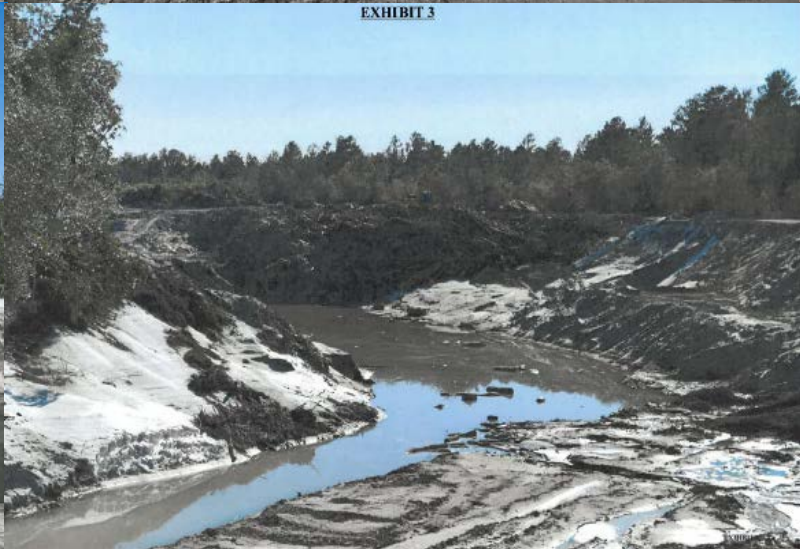
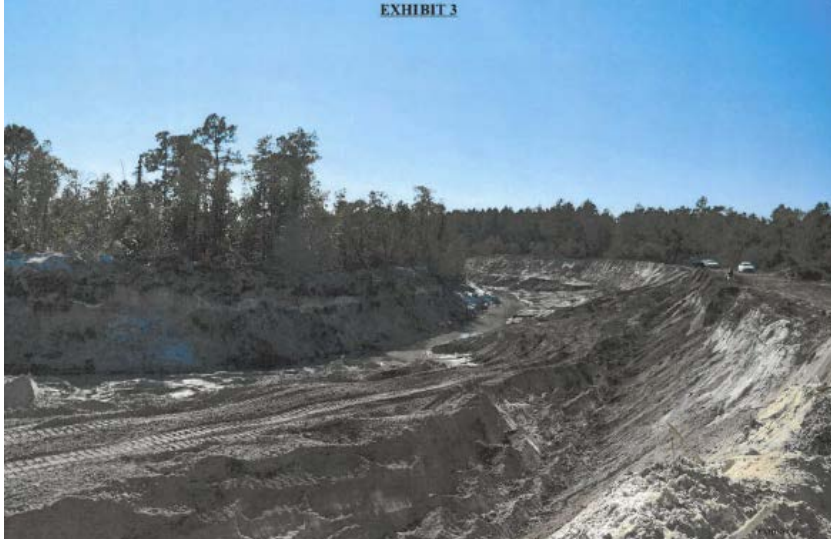
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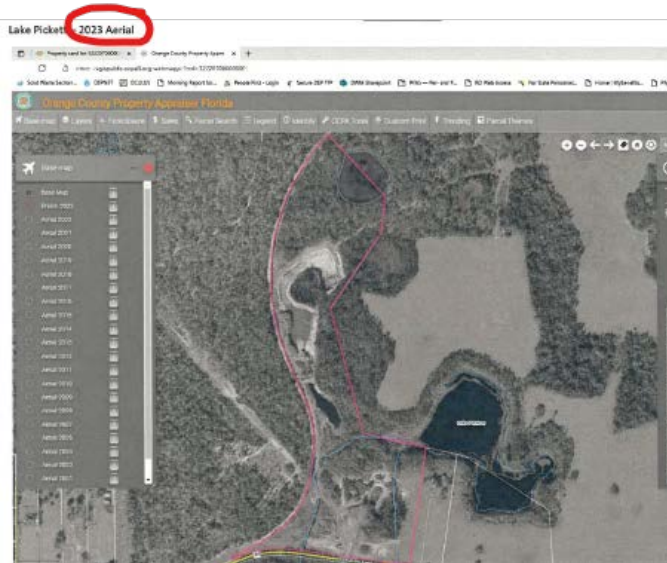


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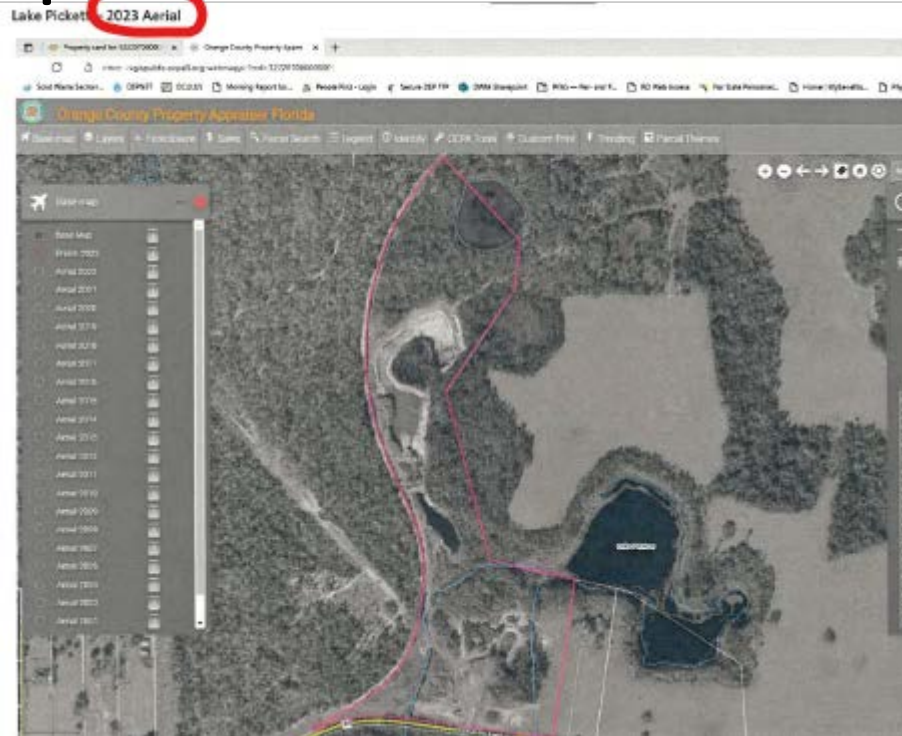
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3. Lake Pickett Rural Settlement

- **FLU6.2.10** ...The future land use, density, and intensity of development adjacent to a rural settlement shall not negatively impact the character of the rural settlement...
- LPN Transportation analysis reveals - 21% trip distribution through the rural settlement from almost 2,000 units.
 - The character of the settlement will be negatively impacted
 - Although the property owner owns part of the Lake Pickett Rural Settlement there are many others that live there too.

4. Taxpayer Impact: Infrastructure Costs

- Residents have not been able to retrieve a total infrastructure cost for this development
- Referencing LPS: The Grow – the total infrastructure cost is approximately \$450 million. The developer contributed approximately \$125 million. The taxpayers are on the hook for about \$325 million. The total dwelling units = about 2,000 = about a \$162,000 subsidy per unit. (District 5 Commission Office)
- LPN is anticipated to have higher total infrastructure costs. Why should taxpayers be on the hook to subsidize anything for a housing development in rural east orange that fails to solve any of the county's housing issues? **Especially when considering...**

\$20 Billion deficit in roadway infrastructure

- Orange County's most recent assessment on roadway infrastructure funds reveals a \$20 billion deficit.
- Why are we considering roadway expansions in the rural service area, which are not needed if LPN is not constructed, when there is a deficit in funds?
 - **Again, this has negative implications for taxpayers**

The roadway network analysis revealed the following roadway segments are operating below their adopted Level of Service

- Colonial Drive from Woodbury Road to Chuluota Road
- McCulloch Road from Lockwood Boulevard to N Tanner
- Chuluota Road from Colonial Drive to Lake Pickett Road
- Colonial Drive from Woodbury Road to Chuluota Road
- Lake Pickett Road from Percival to S. Tanner Road
- McCulloch Road from Lockwood Boulevard to N Tanner
- Chuluota Road from Colonial Drive to Seminole County Line
- Colonial Drive from Woodbury Road to Chuluota Road
- Lake Pickett Road from Colonial Drive to East Sustanee Road
- McCulloch Road from Lockwood Boulevard

4. Traffic

- In 2013, the applicant included a bridge across the Econ River and an expansion of Lake Pickett Road through the Montessori School on Pickett and Percival.
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Community Engagement

- Residents have not had the opportunity to participate in the community meetings
 - The first meeting was in a high school cafeteria with no AC, a loud machine running, no microphone, and no speakers. The applicant refused to use the megaphone that was available. Residents asked that the meeting be rescheduled to no avail. Staff did not facilitate the Q&A process instead the applicant selected who he wanted to call on.
- The 2nd community meeting was advertised as a Sustanee community meeting occurring on a Saturday morning. However, the first 2 hours of the meeting were filled with Vision 2050 presentations. Most people became frustrated or had to leave and could not stay for Sustanee presentation.
- Commissioner Bonilla has since requested a 3rd community meeting but it has not yet been scheduled.

Please Vote NO on LPN Sustanee Transmittal

- For all these reasons and more....please vote NO on LPN Sustanee Transmittal.
- Thank you and happy holidays.

A message to the applicant

- Stop greenwashing us
- Clean up the environmental damage you have caused
- Clean up the ground water contamination that you have caused
- Come back to the community with a DIFFERENT PLAN
- Stop wasting our time. Stop wasting the County's staff time. Stop wasting our tax money.