



**Waterford Lakes Community
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July 9, 2007

Commissioner Linda Stewart

Dear Ms Stewart:

I attended the recent community meeting concerning the changing of land use status from public school to low density housing for the tract known as N19B, adjacent to the Jade Forest community in Waterford Lakes. I appreciate your interest in this matter as you took the time to attend this community meeting. As you observed first-hand, the residents in the communities adjacent to the N19B site are extremely concerned about the effects any development of this site might have upon their communities and their quality of life.

Many thoughts and viewpoints were voiced during the meeting. If I could take the liberty to summarize them, I think the majority of the comments and questions indicate the **residents are intensely concerned about the already existing problems of extreme congestion and lack of traffic flow along Lake Underhill Road**, both the four-lane and particularly the two-lane sections east of Alafaya Trail, and especially during the morning and evening rush hour times. Although I do not travel this section as part of my commute, I understand the problems and the aggravations of drivers along these sections of Lake Underhill Road are extremely frustrating to the residents of Waterford Lakes (the community intended to be served by this road) and those neighbors and other commuters who use this route in their commutes also.

I believe the only apparent solution to combat this existing traffic problem *in their* eyes, is to do whatever it takes to fight the development of tract N19B.

On the other hand, I realize it is inevitable something will end up being built upon the N19B site. I'd like to approach this development proactively, rather than fight every proposal that comes along.

I understand the buyer of the site, Waterford Property Holdings, and a potential developer of the site both desire a favorable financial return on their investment. After all, they are in business to make money and they are entitled to pursue that goal and make profits for their owners / shareholders to enjoy. As I understand things, the only way for these companies to realize a financial profit is to build a 'product' they can sell to an 'end user'.

The N19B tract is ~20 acres, of which I understand, approximately 15 acres are considered to be 'buildable'. The community meeting revealed the current intentions are to build 71-75 homes upon this site.

The number one concern voiced by the residents in opposition to the development of tract N29B is additional traffic on roads that are already extremely congested. The

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second-most talked about idea is a community park (a park not funded by Orange County.) Toward the end of a workable solution, I suggest the following collaboration of ideas presented at the community meeting.

I suggest dividing the N19B tract into two areas (yet to be specified). One area would be for the construction of homes similar to the product offered in the adjacent community of Jade Forest. The second area might be a 'park site' to be developed by the Waterford Lakes Community Association. There is interest on the part of the Waterford Lakes Board of Directors to build a community center at some point in the future, a facility that could be used for meeting space by the Waterford Lakes Community Association and also the local community associations for their monthly meetings. Presently, we have to meet off-site to find appropriate meeting space for these events. A community center might also be used by our residents for birthday parties, community 'block parties', to mention a couple of many possible uses.

In offering this suggestion, I believe the developer(s) can realize the profit they seek, traffic concerns can be reduced as fewer homes and fewer cars will add to the traffic congestion, and the quality of life for Waterford Lakes residents will improve through a facility that meets an existing need within our community.

Having offered this suggestion, I'd like to know who needs to come forward to the table to discuss this concept further and see if it might be a workable idea? I look forward to receiving your reply.

Sincerely,



Jim Witmer

President,
Waterford Lakes Community Association

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