

Colleen V. Conko

From: Kimberly Kelly <kksilva714@gmail.com>
Sent: Monday, January 2, 2023 3:35 PM
To: Omar DePablo; Michelle Miller
Subject: Royal Highlands - 40.4 acre from Rural to Residential

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Re: Oak Development Group, LLC

Purpose: Comprehensive Plan Amendment to Change the Future Land Use Map for a 40.4 acre from Rural to Residential.

I have lived here since 1977 and the current growth in Royal Highlands is already enough. We cannot handle another 160 homes. We are losing our wild life and more.

Concerns

- 1.) Road access since the developer as of that meeting has plans to only utilize Godwit and Gyrafalcon for the development and not provide the development any southbound road leading to SR 50.
- 2) The destruction of Godwit and Gyrafalcoln roads from heavy trucks going in and out of the planned development and how we may then be assessed again for the repairs.
Residents have already been assessed for these roads about 5 years ago and they have already sustained some damage from heavy trucks for new development around all of us on these roads.
- 3.) The increase in traffic will make our roads no longer safely usable for walking, biking, and other activities many of the neighborhood residents are now able to enjoy simply because there are no sidewalks.
- 4) Major traffic Concern: If 160+ homes go in as projected by the developer, the traffic will add approximately 300 additional vehicles from that development alone (estimating 2 cars per home), flooding not only Godwit and Gyrafalcon, but also Madrid, Nightingale, Fulton, Ridge, Woodland Waters, etc. This will affect the entire Royal Highlands community and Woodland Waters.
- 5) Legitimate concerns and possible risk management issues because there are no fire hydrants in this area. Safety has not been addressed with the possibility of an emergency, fire, or hurricane evacuation without quick access to SR 50
- 6) Cortez Oaks Blvd., Oak Hill hospital, long-term care facility currently dead ends at what appears to be just south of Cockatoo and Exile Roads.
Would it not be appropriate to expand it to connect this new development to SR 50 to accommodate such massive expansion and curb the need for even emergency services to have to travel around the neighborhood to reach all these newcomers?
7. Why hasn't Cockatoo been paved yet, there are multiple new homes on it now?
8. If there is no south entrance and exit to SR 50, school bus transportation must come all the way down Madrid to pick up and drop off these students, as well ALL EMERGENCY SERVICES! Woodland Waters HOA is going to really appreciate this too.

Please do not approve this.

Sincerely,
Kimberly Kelly
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