

Lake Mary Jane Alliance

Opposition to
Camino Reale

BCC Commissioners
June 29, 2010



The Lake Mary Jane Alliance

The Lake Mary Jane Alliance is a large and active grassroots group made up of property owners in the 4 neighborhoods of the Lake Mary Jane Rural Settlement. Residents throughout Southeast Orlando have asked to join our Alliance to keep informed of development concerns in our area. Our mission and continuing critical interest is protection of the area's rural lifestyle, the health of our lakes, the viability of our water supplies, the preservation of our wildlife corridors and our still relatively pristine environment, and avoiding any locally caused impacts on the broader Central Florida region.



**Lake Mary Jane Alliance
Assessment of Camino Reale DRI Application**

Concern

**There does NOT appear to be any need to expand the
Urban Service Area (USA).**

**Previous approvals provide ample capacity for
growth needs beyond the next decade.**

**Approval of USA expansion at this time would
provide inappropriate precedent
for further unneeded expansion.**

**Staff agrees: Current Urban Service Area
has ample capacity through 2030.
No expansion needed**

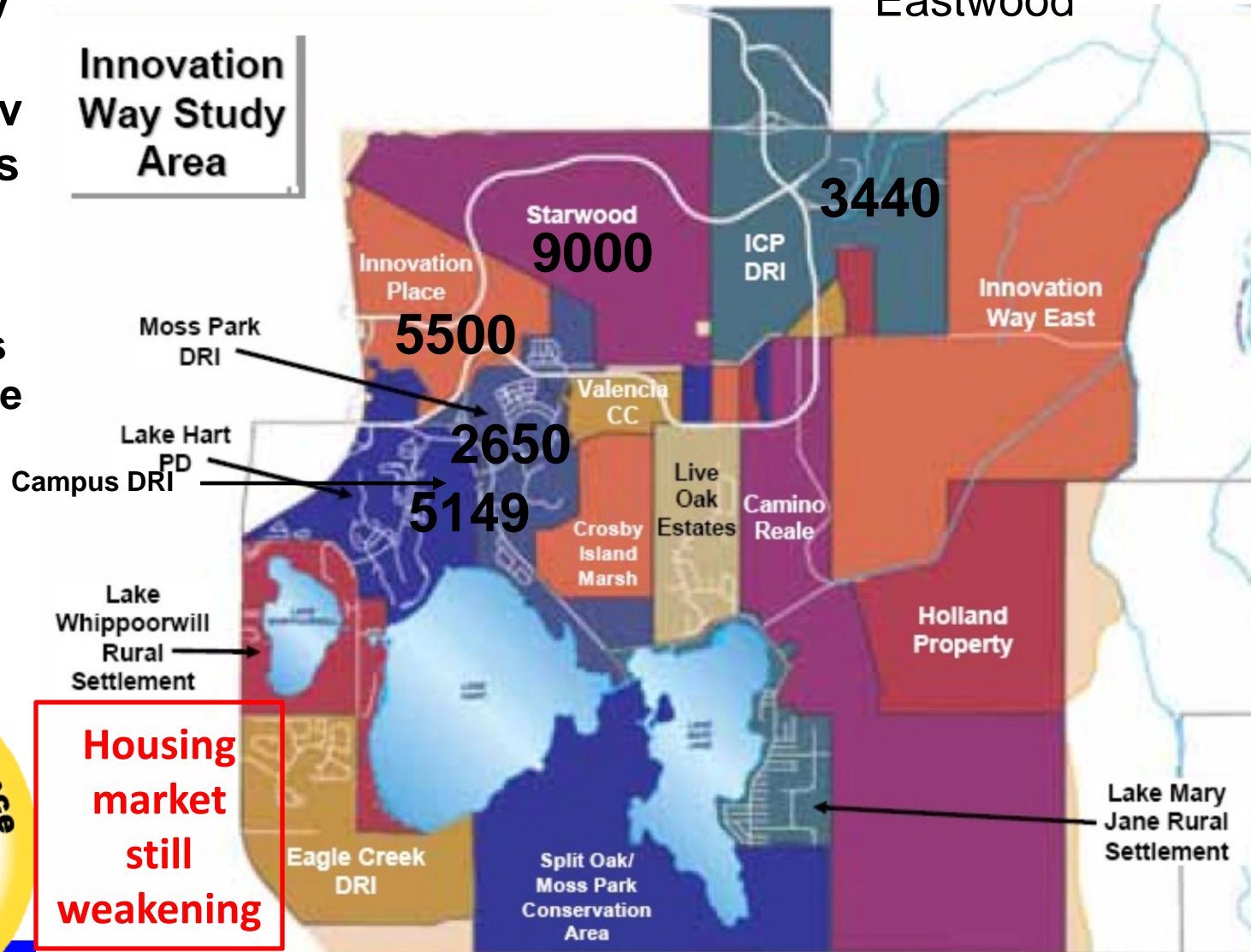


Approved Housing

Additional homes
in Avalon Park,
Stoneybrook &
Eastwood

Housing already
approved for
Starwood , Innov
Place, and ICP is
17,940.

Add in the Lake
Hart PD and Moss
Park DRI and there
are over 25,700
already approved
homes. Plus
additional homes
for sale.



**If the BCC finds reason to expand the Urban Service Area
We ask you to follow the original vision of Innovation Way
and oppose sprawl development plans.**

Innovation Way policy 8.2.11 states:

**“development shall be within the corridor or
substantially contiguous”.**



Gray Fox
Live Oak Estates
April 2009

Staff Report

**When a half-mile radius buffer is extended from
the current Innovation Way South alignment,
(a recommended MMTD benchmark) the southern
portion of Camino falls outside that boundary.**

URBAN SPRAWL

Future Land Use Element Policy FLU1.2.6: Orange County shall not support expansions of the Urban Service Area that indicate the project may result in sprawl.

According to Rule 9J-5 FAC, sprawl may be characterized by any of the following:

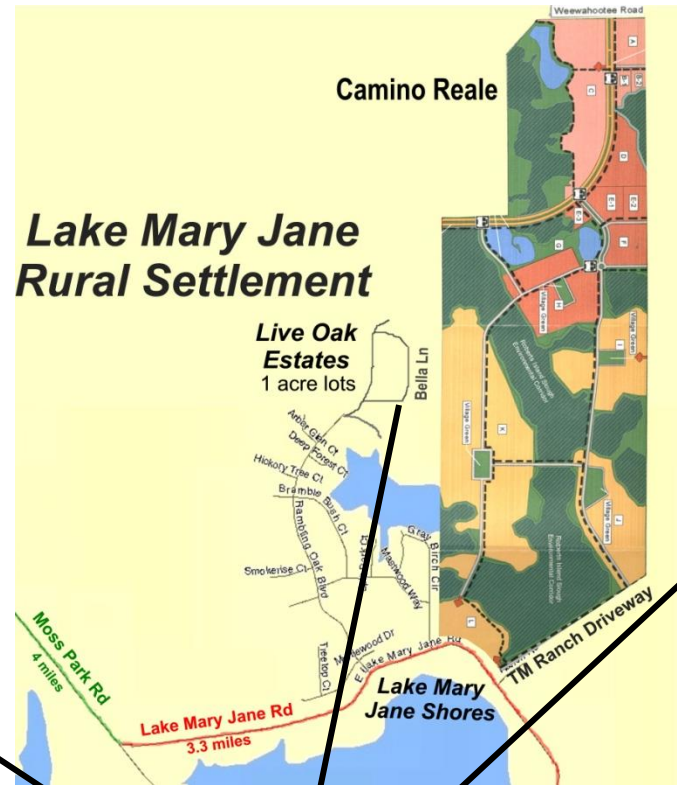
- uses in excess of demonstrated need**
- designation of significant amounts of urban development in rural areas**
- fails to maximize use of existing public facilities and services**
- causes inefficient use of roads, law enforcement, fire and emergency, and government**
- allows or designates urban development in radial, strip, ribbon or isolated patterns from existing urban development**

The Alliance supports Innovation Way plans for Smart Growth and supports the northern parcels.

We oppose the plans for SPRAWL the southern parcels J, K, & L.



Map Color Error



**Land to West of Parcel K is 1 acre homes
of Live Oak phase 4
BCC certificate of approval 11/7/05**

**Camino is
NOT Compatible with
surrounding Community:
Parcels J, K, L - NOT Acceptable**

**Live Oak
Estates**
1 acre lots
25% natural

Crosby Island Marsh

**Lake Mary Jane
Rural Settlement**
535 homes



← **northern parcels
acceptable**

← **Parcel I - 303 du
could intensify #s to
perserve lower parcels**

← **Parcel K - 836 du**

← **Parcel J - 300 du**

← **Parcel L - 84 du**

← **Rural / Agricultural
1/10 acres**

← **1 and 2 acre lots**

← **5 acre lots**

**Isle of
Pines**

**Lake & Pine
Estates
5 acre lots**

MAX Residential - MIN JOBS?

HIGH TECH DISTRICT (net land area 87 acres)

Land Use Mix	Min Land Required	Max Land Permitted	Proposed Camino Reale Land Area		
<u>Residential</u>	10%	40%	38.8 ac	(40%)	MAX
Commercial	10%	30%	8.7 ac	(10%)	MIN
Office / light industrial	40%	70%	34.8 ac	(40%)	MIN
office/com / L industrial	50%	75%	43.5 ac	(50%)	MIN
Public and civic	5%	no max	4.85 ac	(5%)	MIN
Parks and open space	5%	no max	4.85 ac	(5%)	MIN

URBAN COMMUNITY VILLAGE

Village Center (net land area 129 acres)

<u>Residential</u>	25%	45%	56.3 ac	(44%)	MAX
Commercial	20%	60%	25.8 ac	(20%)	MIN



Yet Camino claims they need the housing in the southern parcels.

East Central Florida Regional Planning Council

July 2009 Second Sufficiency Report

(pg 2 #9)

Parcels I, J, K & L are described as Urban Community Villages, however they are residential, single use, particularly parcel L at only 3 units per acre. The other parcels are approx 5 units per acre based on our calculations. These parcels do not appear to further the principles of the Innovation Way Corridor as they are single use and of relatively low density. Furthermore, these parcels potentially contain hundreds of gopher tortoises and Sherman's Fox Squirrels etc. **It is our request, and will be our recommendation, that Parcels J, K & L be left primarily undeveloped or used as passive parkland.** All other parcels should contain a mixture of uses and not be of a single use. **To maintain yield, build at more compact higher densities elsewhere, thus preserving the sensitive habitat.**

Other concerns included the 6 major wetland crossings and impact to the wetlands and wildlife corridors, lack of "eco-passages", upland buffers of Roberts Island need to be at least 100 ft average & 50 ft min.



**Sherman's Fox Squirrel
Bella Lane, Live Oak Estates**

14225

Thank you for your time.

www.LakeMaryJaneAlliance.com

Preserving Rural Florida

