



Kevin L. Smith
City Manager

CITY OF WINTER SPRINGS, FLORIDA

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May 13, 2010

Mr. Joe Forte, County Manager
Seminole County
1101 East First Street
Sanford, FL 32771

RE: Jetta Point Park

Dear Joe,

At this past Monday's (May 10, 2010) Winter Springs City Commission meeting, a large contingent of our residents attended to voice their strong opposition to the proposed *Jetta Point Park* project. Those attendees were unanimous and steadfast in their desire for the County to relocate the proposed park away from the Jetta Point site.

Their comments encompassed several areas of concern including hours of park operation, proposed park uses, noise and lighting pollution, traffic concerns, parking concerns, decrease in property values, protection of the eagle / loss of wildlife, burden on public safety, and drainage concerns.

Several questions were also raised, summarized as follows:

1. How has the park plan or concept changed through the years (i.e., has it "morphed" and was there a "bait & switch" relative to the design shown at the public meeting in 2006)?
2. Please detail the County's public notice efforts on the various meetings relative to the proposed *Jetta Point Park*. Were these notices required by law?
3. Was the specified number of meetings, previously represented by the County in 2006, with the area neighbors provided?
4. Is there a more appropriate location for this facility within the County's current park system or on other vacant lands owned by the County? Were any other locations considered for this facility?
5. What documentation exists or what analysis did the County conduct which led to the determination of the proposed facilities in the current plan?
6. What source of funds was utilized for the initial purchase of the subject property and are there any limitations on the use of the property based on that funding?
7. At any time, since the land purchase, has the property been considered for use as a "neighborhood park"?
8. What do studies indicate the property value impact to be to adjacent and nearby properties from this kind of facility?

9. How many homes are within a half mile radius of the proposed *Jetta Point Park*? How does this compare to other County ballfield complexes?
10. What accommodations have been made in the park design to address the effects of ballfield lighting and noise from the public address system(s) on the adjacent neighbors?
11. What is the connection, existing or proposed, between UCF and the proposed park relative to NCAA softball activities and tournaments?
12. How does the park design accommodate the eagle? Is there anything unique to the design that is included over what another development (i.e., commercial use) would include? Would a commercial use be less intrusive?
13. Are there any documented studies regarding various types of land use (in particular, sports facilities) and their long-term impact to eagles? Were these considered?
14. At any time during the development of the park plans, was the use of AstroTurf considered as an alternative? The current plans do not indicate the use of AstroTurf. Can the County affirm that AstroTurf will not be used?
15. A concern has been expressed that park patrons will be inclined to park at the trailhead and walk to the pedestrian access-way (located approximately ½ way south) along the trail. Can this access be locked at dusk when the trail officially closes?
16. What has been the County's experience with the degree to which the demand for police and other emergency services is increased by the presence of similar parks?
17. What are the post-development ramifications of what is already a perceived drainage problem for the existing residents?
18. Is adequate infrastructure (especially sewer) in place to serve the site?
19. What is the revenue that a NCAA tournament facility is expected to generate and how will that revenue affect the immediate area (Winter Springs)? What spin-off businesses might occur and how far away from the facility will the economic impact be felt? How does this compare to the tax or revenue that a commercial building would generate?

At the City Commission's direction, I am forwarding a copy of the verbatim minutes of that portion of the meeting concerning the above referenced public input and would ask that you please review this information and the questions above, and provide a response to those questions and concerns, accordingly.

If you have any questions, please give me a call.

Sincerely,



Kevin L. Smith
City Manager

cc: Mayor & City Commission
Andrea Lorenzo-Luaces, City Clerk
Anthony Garganese, City Attorney
Randy Stevenson, Community Development Director

ATTACHMENT

May 10, 2010 Winter Springs Commission Meeting Verbatim Minutes
(re: specific portion of the meeting regarding public input on the proposed *Jetta Point Park*)

Kevin Cannon, 174 Nandina Terrace, Winter Springs, Florida:

I thank you for giving us an opportunity to address some things of tremendous concerns to the members of our community. The procedure today is very different than the procedure that was followed on April the 28th, when the City and County put this sign that the trail had – which I had removed a few days later, was laying on it's side as trash, announcing an informational meeting. And after we left the informational meeting with Seminole County, the Applicants and some of the City Staff Members, we were told P&Z needs to meet. We walked out into that lobby and fifteen (15) minutes later, the P&Z Board finalized and approved the site plan. I am disappointed in the City, I am disappointed, extremely disappointed in Seminole County and the reason why I say that is I have an October 23, 2006 letter from the Manager of Seminole County to what was then Manager McLemore for the City of Winter Springs in which he said on October 2nd of 2006, they had one informational meeting, I am still trying to find out what citizens were at the informational meeting, but promising they would have two (2) more information meetings to seek information and feedback from the residents of my community before they would – as they went through the design phases. Mr. Mayor and members of the Commission, I am embarrassed to say it was shameful. They adopted final plans, they sat there and they told us very questions, there were many of the residents there. 'Yes, that is a very point you raised, we need to look into that'. Fifteen (15) minutes later after they said, 'Well, we got to go out into the lobby', they came before the P&Z Board and they finalized the site plan and engineering approval. With all due respect, shame on the City and especially shame on Seminole County. We elect people to represent us. What was represented to us and in looking back at the paperwork, Mr. Mayor, was a park. The preliminary sales job done in 2006 was that this was going to be a neighborhood park and suddenly, Seminole County decided that they could use tourism tax development dollars and they decided that they could get, they could draw in NCAA tournament teams traveling ball leagues and high school leagues for the express purpose of bringing additional revenue into Seminole County. The idea is a nice idea. The location stinks. It's next to an eagle's nest that Audobon has confirmed to me it's been in place for twenty-seven (27) years. It's adjacent within a half mile radius of nearly five hundred (500) homes. The tax base of which is over one (1) million dollars of property taxes for 2009. This is not the right location for this project."

MB: "Commission, I would like to give Mr. Cannon more time, is there any objection? Same thing for the other citizens who want to speak on this, it would be nice if you could keep it to three (3) minutes, but if you can't, be reasonable about it because we want to hear what people has to say."

KC: I have been asked by – I have been doing a lot of the homework and the legwork as I am sure you are aware to get some information. I am late to the meeting today because I left Seminole County looking at their public records – I left there at 5:20 p.m. and had to drive back. On May 12th of 2009, there was a press release done by Seminole County and UCF Sports, in which they announced and they characterized

Jetta Point as a 'Jetta Point Softball Complex'. Now, when I went back and looked through all the documentation going as far back as 2002, I never saw that characterization given to that and I would encourage any of the Board Members to ask any of the citizens that have lived in our community for about fifteen (15) years to ask if they were ever told that it was going to be a sports complex with a concession stand and two (2) cash registers with two hundred and fifty (250) person bleachers, with eight (8) parking spaces designed for commercial tour buses in addition to the two hundred and twenty (220) parking spaces. When I went to Central Winds Park, the Sunday following this meeting and I counted the parking spaces at Central Winds Park, I counted approximately, two hundred and thirty-five (235) including all of the grass spaces for parking. So essentially, you're going to have the equivalent amount of vehicles actually, a higher density when you look at these big tour buses on a park the footprint of which is probably one-fourth (1/4) of Central Winds Park. This is wrong. This is not the right location. When I was in Seminole County, I made some inquiries and I don't know if you've got an overhead projector that could be used. Do you? I would like to use it. You know, the Applicant in this project is Seminole County Government. This is not Mr. and Mrs. Smith who inherited an orange grove that has been in their family for fifty (50) years, they want to retire and this is the one piece of property they have to sell. Seminole County has parcels all over Seminole County that are better suited for this intensity of a sports complex. This is the Soldier's Field Complex and I have seen documents that the parcel is in excess of a hundred and forty five (145) acres, that facility. There is a huge track of land that Seminole County owns, and I see with interest that they already have soft ball fields on this track of land. I also see with interest when I look at Google Earth, that they don't have four (4) and five (5), and six hundred thousand dollar (\$600,000.00) homes and exclusive gated subdivisions right behind these softball fields, a more suitable location and I was disappointed in our Planning and Zoning Board when they made an inherent finding that it was a suitable location. Sylvan Lake Sports Complex is where Leisure Services Department for Seminole County maintains it's Administrative Offices and I just spent a few hours there. I'm looking at all the additional land here, that would be more than adequate to put four (4) of these tournament softball diamonds. What I also noticed that this facility is hemmed in on three (3) sides by various exclusive subdivisions, very similar in nature and value to ours. I don't think their residents would stand for the noise, the lighting, and the inherent disruption that would come from that type of an activity. I am disappointed that Seminole County would try to cram through this type of a large impact sports complex in the backyard of Winter Springs residents when they wouldn't attempt to do it on their own property. At the same time, they were getting state grant money for Jetta Point Park, they were also getting state grant money for Soldier's Creek, I think it's called. They were getting it at the same time. That's a more appropriate location. This is not about Seminole County and their decisions tonight, this is about the City of Winter Springs, you, our elected officials and the Staff of the City of Winter Springs, all of whom are paid by us taxpayers, protecting our property values, protecting the tax base and most importantly, protecting the quality of life that we enjoy in Winter Springs. When I left the meeting after the public hearing at the P&Z, one (1) of the engineers said these

are going to be NCAA compliant ball field and I walked out of there, scratching my head saying, 'There's no college university nearby, what's going on?' Well, I found the connection, and you know this Mayor Bush, I found the connection with Rene Gilispe, who's the head coach of the UCF woman's softball team, who in 2009 received an award from Seminole County as Tourism Ambassador of the Year, for her efforts in helping to promote large scale softball tournaments in Seminole County. Let them continue those efforts, if they want to expand, if the facilities that they used in 2008, when they drew more than four thousand (4,000) spectators to the Seminole County Complex, let them do it there. The name of our sister subdivision is called Eagle's Watch, for good reason. Because for over twenty-seven (27) years there's been active eagles nest. The next ??? of fifty (50), perhaps as many as a hundred (100) times in the last year, my son and I, other Scouts, I am a Scout Leader, neighbors, neighborhood children and other Seminole County residents have gone to see the eagles. Bald eagles last year, I personally witnessed a pair of nesting bald eagles, two (2) fledglings that hatched out last year and two (2) additional mature eagles, I saw six (6) eagles in one day, and I want to show you where these photos were taken by me. They were taken, right here, right where this plan for proposes to dig out and put these retention ponds. In the same pines, that right now, I almost guarantee tonight, as it draws near dusk, I can bring anyone of you out there and right in this vicinity, you will find those eagles that are nesting, right here, you see the retention pond where the three (3) way triangle is? Right in here, is where I have taken those photos and hundreds of other photos of eagles, which is where they are presently about eighty-five (85) to a hundred and ten foot (110') pines. They are going to dig the pines out and make retention ponds for all the water for the five hundred and twenty (520) parking spaces and for the astro turf, that's another thing. I have seen budgets for as much as two point two million dollars (\$2,200,000.00) for astro turf. I have been to a lot of community parks, my son has son has played sports, I have never seen two-hundred and fifty (250) person bleachers and I have never seen astro turf. If any of have, please come up and tell me where, I'll go get pictures of it. But, I've never seen it and I dare say none of you as Commissioners or you Mr. Mayor have ever seen it. It is a wantable thing for Seminole County to want to increase their tourism tax base and I have no qualms with that whatsoever. In the project, in terms of the contents of it and trying to promote a tournament facility, I have no qualms with that. What I object to and the many, many citizens of my communities that I've talked with in the last week object to nice, project wrong location. It is just the wrong location. And in a case like this, where you've got Seminole County as the property owner, that right now has other parcels of property that certainly have point forty-five (0.45) or less acres, that would be suitable for that type of a park, that's where it belongs. I would dare say in a perfect world, that Seminole and Orange County should joint venture with UCF on some of the abundant acreage that is still is undeveloped and what a beautiful thing it would be to have a college tournament facility right in close proximity to UCF. I think that would be a wonderful thing, I really do and I would hope that Seminole and Orange could work somehow in a joint venture with UCF to make that happen. Because when we join teams, they may come into Seminole County to play this day, but of course they are going to go to Orange County to the theme parks and so

forth. We expect more from the City of Winter Springs. I know that there has been from the timeline, there's been a big gap, but in the documents I received today, which I haven't yet been able to print, they were given to me on a disc, I am looking at the conceptual plans in the early conceptual sort of presentations that were given and they look nothing like this project. I've gone online and I have found Florida Forever Dollars through the State of Florida for environmentally sensitive projects and it appears to me that Seminole County has collected hundreds of thousands of dollars from the State under these programs and I'm confident that at the time they applied for those programs and more importantly at the time this project, Jetta Point was ranked out competitively against many other projects around the State, it would not have fallen in the ranking that it received had the State envisioned astro turf and this type of a project. I'm confident that that was not what was intended. Unlike many other instances, these beautiful residential subdivisions have been there for many years. They were before this park was ever proposed. And probably the best and final argument I am going to say in opposition to this park is that until this Board was asked to do a special pigeon hole amendment to its own land development regulations to permit this type of a government park facility in the commercial zoning district and until this Board had to change their own Zoning Ordinance to make this round peg fit into square hole or a square peg into a round hole, it was never even a permitted use to begin with. And I would just say that my experience has been when you start sort of monkeying with that and trying to do little spots and plug in little exceptions and sweetheart deals, nine (9) times out of (10) it comes back to haunt you. The tax and revenue base for this City would be greater, the probability of future expansion in that economic corridor that you are trying to promote there as part of that PUD would far better served without a commercial sports complex going in there. For the life of me, when I drive around Heathrow and other facilities, I do not see a mega softball sports complex in or around or promoting a Heathrow type of professional office environment. The type of buildings that would generate sustain revenue, I am told of at least three-quarters (3/4) of a million dollars (\$1,000,000.00) just for this parcel of land alone. So I am requesting that the Board strongly, strongly deny this and ask Seminole County to go someplace else. And if you look at the October 23rd, 2006 letter from the Seminole County – manager, to Manager McLemore from Winter Springs, they put right in there that if they get their four (4) softball fields and the overhead lighting, and the four (4) multi use fields, that they would withdraw their Application, they'll go someplace else. So they've kept the door open, please do the right thing for the citizen's of Winter Springs and reject this plan. It's gone to far as it is."

Jay Clay, 144 Peregrine Court, Winter Springs, Florida:

“This is one of those ‘nimby’ things, ‘not in my back yard’. You probably didn’t notice it on that picture that Mr. Cannon had up there, but that trail that leaves from the ball parks over to the Cross Seminole Trail, is to my back yard. When all the time they talked about this, they said, we are not going to impact on any previous agreements. One (1) of the previous agreements we had is that those trails were not going to be used after dark, after dusk, but they have this very nice trail coming over there. Problem I’ve got the trailhead, when the trail goes up and intersects with 434, is also the entry way to all these five hundred (500) parking spots they are suppose to be using for the ball fields. Now, I have a feeling that people are going to find it easier to use the trail head, come down Seminole Trail go in through that very nice walk way that they’ve planned to put in there for what reason, I have no idea, if it wasn’t designed to make it easier to get back an forth from that extra parking area. I was talking to the people with the meeting on the 28th and I just asked simple questions, ‘What’s that for?’ ‘Oh, we thought you’d like to have that.’ Did anybody raise their hand and say, ‘I’d like to have that?’ I don’t think so. And the problem I’ve always got is when you allow somebody to do something that is a little bit out of the ordinary, other people are going to come along behind it and start making that footprint bigger and bigger. So, if there is someway to deny their Application for a amendment to the comprehensive plan, and you have that power, I would encourage you to do that. Thank you very much.”

Tom Koza, 121 Goshawk Terrace, Winter Springs, Florida:

Jay is neighbor of mine and my wife Carol and I have been a member of the resident of Winter Springs for the last thirteen (13) years and we love the community. One (1) of the biggest things that we really were attractive with it was the fact of the eagles as was presented earlier. And it’s only been recently that they’ve come back after the 2004 hurricanes that came through. And the City ended up using that property for the devastation of a lot of trees, which I unfortunately had a couple of trees on our house because we do have the woods behind us. So, it’s a beautiful quiet community. But what’s been presented and so far accepted, I find it absolutely outrageous, just outrageous. You’re responsible for that and I am kind of ticked off. So, I am not going to say much more, other than the fact that it’s going to impact us, our tax base, our home values and down the road, our taxes, too. And, I hope you guys reconsider it, even if the county – you know it’s interesting too, is with the eagles and the fact that the state protects them. We couldn’t even build our house for a certain period of time because of the nesting of the eagles. Today, we are going to keep them up till ten o’clock, you going to be moving the eagles later, kids or whatever? This is bologna.”

Bill Tillmann, 119 Goshawk Terrace, Winter Springs, Florida, 32701:

Thank you Mr. Mayor, Commissioners. Going to implore you to represent us well in this matter. I can see from the nods, in response to the outstanding presentation, that my neighbor, Mr. Cannon presented this evening, that all of you have empathy for our situation. I am going to have to highly encourage you to use the talents, the skills that you have to bring about a cease and desist to this project. You've heard Mr. Cannon already, very clearly articulate other ways to bring about a good result in this matter that would satisfy Seminole County's desires to have this project move forward and to not impact your citizens. My wife and I have lived there four (4) years in Eagle's Watch. We tell all of our friends all the time what a magnificent community it is and it is and I congratulate you on the development of that project. But, if you allow this project to move forward, you already hearing what might come about as a result of that. All the of the disturbances, all of the lighting, the additional police presence that will be required in our perfectly sedate community that all of is enjoy hear. We don't want to loose that opportunity to continue to be able to be able to tell all our friends about how wonderful it is to live in Winter Springs, particularly in Tuscawilla, and so, would you please, please do all within your power to bring about an end to this. Thank you very much.

Donald Parker, 203 Nandina Terrace, Winter Springs, Florida:

Mr. Mayor, City Commissioners, thanks for taking the time to listen to my concerns. (introduced self) I have written recently, an email to all of you, so I really don't want to sit up here and re-hash it other than to reiterate, I hope you take my concern seriously. And I also sat here concerned early when you said you don't think there is much you can do about it and I think you are grossly under estimating your abilities as elected officials. You have a lot more power than you think you do in negotiations with Seminole County. They need your input on many projects that you do on a regular basis. They need your support on lots of things and partnerships. There is so much blighted space in Seminole County that would be ideal locations for this from a revitalization stand point. We have a golf course in Winter Springs down the street here that's blighted that's just sitting being overgrown. The front half of that is right along 434. I looked down 17-92 and look at other locations that are completely blighted. Run down shopping centers that have virtually no tenants, that could easily be renovated to accommodate these properties. As elected officials, you yourselves should sit there and say, 'You know what, this just isn't right. It's just not fair to the citizens who live in these really nice communities'. It's going to destroy the property values of our homes. Are all of you going to be happy with the reduction of tax revenue, because all of the sudden our properties are worth a third less? I don't think so. I know I'm not going to be happy with that. My daughter played close sports for years. I traveled all over the southeast United States attending her tournaments. The one thing that I always learned was when you sit there and plan for attendance, multiply it by five (5). It's never what you anticipate. If they're going to put five hundred (500) parking spaces there, I flat guarantee you, they'll need four thousand

(4,000). I looked at his land use map, which I also got online. You think that parking will be limited there? People will be parking along Vistawilla Boulevard in the grass, they will destroy the landscape. They will park in neighborhoods of Chelsea Woods and walk down the trail. They will park anywhere they can and close proximity and they will do destruction and damage to all the landscaping of the people's yards. It will be a burden on our police force. It will be burden on our emergency services. All of our police will be required to direct traffic. All of our police force will be required to be called into neighborhoods with people complaining constantly, 'There's a car in my yard. Would you please come ticket this? Would you please come tow it?' It's a ridiculous concept to even consider this at this location. Thank you for your time."

William Maish, 144 Nandina Terrace, Winter Springs, Florida:

"I appreciate you letting me speak. As it's been said before, this is just the wrong place. It's not big enough for it, what's proposed. It's going to effect property values, not just mine, but a lot of people. A lot of neighborhoods and it's going to tax the resources. But you know, when I came here from Chicago, I had a few criteria that I used when I picked the house, a beautiful neighborhood with a trail and wild life close by and good access to roads. We're going to loose the beautiful neighborhood. We're going to loose the eagles and it's just not sustainable. We can't handle a park with PA systems running till ten o'clock at night and the lights on and all the use that's going to be on that land. There are other places that are better. Thank you for considering it."

Rebecca Maish, 144 Nandina Terrace, Winter Springs, Florida:

"Thank you for being willing to listen to us this evening. One (1) of the things that we're talking about is the density of the activities that are going to be happening. And, we've lived at our location at 144, which backs up against the conservation land and then on the other side of that, after we moved in, the apartment buildings were built back there. We don't hear much from them, but I will say that it has impacted the wild life that we use to see. In the area, in the last over ten (10) years that we've lived there, we've seen the eagles of course. There are hawks, turtles, even tortoises and before the apartments were built, we had a female fox and her kits that we saw once in our backyard. After the apartments were built back there, we haven't seen anything like a fox there and that was probably eight (8) years ago now. So, I know that humans and the density of human activity does interfere with wild life activity. And that is one (1) of the reasons that we chose to live where we live is wildlife nearby, the trail nearby, which is only used daylight hours and – because it is limited access to it, a place that I feel safe walking with my dog or a friend or whatever. I can tell you that I would not feel safe with having that amount of people having access to that trail. And, it would make my quality of life go down and able to use the neighborhood amenities that we have available to us

now. Thank you and I do hope you consider finding another way to have this not built on that location.”

Terry Even, 106 Marsh Creek Cove, Winter Springs, Florida:

“I thank you for the time to address this issue with Jetta Point Park. I’m the current Vice President for the HOA of both Hollow Creek Reserve and Eagle’s Watch. I am here representing both of those communities. We have heard from a large number of our – residents, as you have well heard, all opposing the park and I am here to represent them on that. We strongly believe that a park of this magnitude is a good idea, but it’s the wrong location. I can go into a lot of details, but they’ve all been covered already, so there is no since in doing that. So, I would like to conclude with an opposition to the park. Thank you for your time.”

Jon Bean, 142 Peregrine Court, Winter Springs, Florida:

“One thing I haven’t heard address at all tonight is the flow of excess water, rain water. We did hear at the informational meeting two (2) weeks ago that there would be no more water going to our back yards than what already does. But what already goes into our back yards is excessive. During – Tropical Storm Fay, I had water about a foot and a half deep that I was able to divert around the side of my house so it didn’t come through the sliders. But the two (2) ditches that are there now, one (1) on either side, of the trail, the trailhead going out to the parking lot, are insufficient to carry the water away. When you add all the asphalt and now astro turf, I hadn’t hear that before, I’m really concerned that they don’t have the calculations to be able to understand how much water really comes off that. If you look at topographical map, it goes downhill from 417 all the way down to the creek. Whenever we have severe rains, two (2) weeks ago we had an inch and a half (1 ½”) the water perked through our lot for three (3) days with an inch and a half (1 ½”) of rain. You can imagine what happens when we have hurricanes and tropical storms. So, from a water stand point, I am really concerned that they don’t have a clue as to how much water is really already coming off that property. Something needs to be done to make sure that our houses aren’t flooded every time it rains. Last thing I would like to mention is that we need to make sure that from a public address system, if this goes through, that those speakers are aimed away from the houses totally. I mean, we are going to get a spillage of the noise, we hear as the wind blows from the east, so we get the traffic noise off of – 417 all the time. Add to that the noise from the announcements and all that kind of stuff, it’s not going to be a great thing. So, if we can have those speakers, if gotta have the park, let’s have them focus down or back to the east so at least they will be going against the wind. Thank you very much.”

Paul Houston, 170 Nandina Terrace, Winter Springs, Florida:

I have noticed in the history and current status of Jetta Point Park the item dated five-three (5-3) Application for large scale comprehensive plan amendment received from Seminole County. It sounds to me that they are still questing after permission to do this plan, to complete this project. One (1) just one (1) comment and I know Mr. Brown appreciates where I may be coming from on this subject because he has a sign in his front yard, about Amendment Four (4). If Amendment Four (4) were in effect today, my interpretation is that this would have to have a referendum. That the citizens of Winter Springs would have to Vote on it because it is in fact a change to the comprehensive plan, am I correct or incorrect?"

"Correct."

"So, this could be quite a campaign coo for the pro- Amendment Four (4) people, my point of view. But, I concur with everything else that has been said tonight. It's just this ill-conceived, very little foresight as to the consequences of what this project will be as a impact on the neighborhoods, ours and the Oviedo. Thank you."

Pam Carroll, 865 Dyson Drive, Winter Springs, Florida:

"I am speaking as a citizen, not as the President of the THOA. I've received some emails and concerns and have spoken on the phone and I admit, I haven't paid detailed enough attention to Jetta Park and how close it was to these neighborhoods. Having recently become more aware and not aware enough, it bothers me as a citizen, that our City of Winter Springs Police Department would have to police the activities at a park if we were to go there, a fight breaks out, Winter Springs Police Department has to respond. Our tax dollars are used to pay for the police support and their salaries and equipment with no reimbursement from the County and yet the County's reaping the rewards of the tax. They don't pay us taxes. It also bothers me that the City's looking at this in a different way. They're not being consistent with their own policies of parks in our area. The Sam Smith Park and Trotwood are only daytime use and I see this is going to go at ten o'clock at night, loud speakers, lights, traffic, voices, 'Hey, good night. It was a great game', etc, etc. To see our City not be consistent after we know the battles we've had with late night or too late or headlights trying to maintain soccer games at Trotwood Park a little bit later, a little bit later, soccer ball is coming over a fence. And it bothers me and I think you know, that I love nature, I have foxes still in my back yard. I have owls, I have eagles, but to see eagles disruptive would really be a shame. The impact on our residents seem negative, negative, negative and I behoove this Commission to go back to the County and say, 'This is not the right location'. Thank you."

Josh Peterson, 651 Saranac Drive, Winter Springs, Florida:

"I'm a licensed professional engineer, so I am not going to speak very well, being an engineer. I don't know how this done, but I'm going to try to ask, if it's alright, I would like to ask some questions after - I present my comments. I moved here from Sanford about a year ago, so I am a recent resident. The reason I moved here is because I have two (2) young children, two (2) and four (4) so, I've been very please and I want to thank you for everything you've done here in the City along the lines of parks. The park facilities are excellent and when heard there was going to be a new park up at Jetta Point Park, I thought 'Great, I'll take my kids to the park, it will be wonderful'. But I think what you are hearing today and I really would like to thank Mr. Cannon for doing all the research and legwork that he's done is that we had a bait and switch basically from Seminole County and I think that has become very apparent that not only new residents, but older residents were not informed with of what kind of land use this was going to be. So, it's not the right place. Eighty (80) foot high lights, noise coming from a big softball, athletic field. I – back up to 417 and my neighbors are very upset about 417 because it was built after the neighborhood. But, the noise that comes from that is nothing that compared to the Oviedo High School football games. So we are talking about putting a big athletic field much, much closer than the Oviedo High School is to the neighborhoods. That's going to be a much greater amount of noise. I am not going to retread all those points. I guess what I would like to do is – one (1) other thing I wanted to mention is – I am the only one here from my neighborhood that I know of, but I speak for at least ten (10) other houses that I know couldn't make it tonight. And, I think, just from looking around, this is a small percentage of the people that are going to be upset if this goes through. It's going to be firestorm. Given, that I can see you nodding your heads, I feel like you are sort of realizing this is a bad idea, or at least that the public here feels that way, so I'd like to know what is possible to be done. You started the meeting by saying we can't do anything. So where do we go from here?"

Mayor Bush: I don't think that we can answer that question right now. I think the manager is going to have to do some research on this. My attitude is I think the Commission understands where everybody is coming from. I don't think they doubt about that. But, what can we do about, I don't know and I don't think any of the Commissioners know either at this point. I think Kevin, our manager and our Attorney are going to have to look at this and see what can be done. What you can do, all of you is go to the County Commission, just like you came here. Because you convince three (3) of those people up there not to do it, and it's dead. You don't have to worry – I don't know what we can do, but I know if you can convince three (3) County Commissioners that park will never go there because it takes three (3) of them to do anything. You've got to show up there, just like you did here.....

Sam Johnson, 679 Vistawilla Drive, Winter Springs, Florida:

"I would like to concur with everything that has been said tonight. I strongly oppose this action and implore you please whatever you can do politically, legally to stop this, I am requesting that you do so. One (1) issue that has not been addressed tonight and is a very concern to me is the infrastructure to support this kind of a project, particularly, the sewer. Where is this sewage going to go? Already you have communities on a sewer line that goes down Vistawilla Drive, they are on that line, that line was not designed to carry those neighborhoods that are already on there. When Vistawilla Drive use to deadline at the railroad, that's what that sewer line was designed to carry. Now that you have opened that up, added those neighborhoods, a shopping center, a gas station, office building, it's my understanding that all of these residences and businesses still go on this line that was designed for much, much less. I've talk to the City, they've told me, 'Yeah, you need a force main'. I've had some personal problems with the City cause it's caused me a problem and some of my other neighbors, a sewage problem and they say they can't do a force main for another eighteen (18) months cause that's for when it's budgeted for. How can you allow this to happen and over tax on infrastructure with the sewage, water, police, fire rescue, the additional wear and tear on our roads, it's not right. So please, do whatever that's in your power to stop this project. Thank you."

Greg Smith, 669 Saranac Drive, Winter Springs, Florida:

"Thank you very much for this opportunity to go ahead and speak tonight. Just a few points to reiterate, I think number one (1) is basically you all do have the power to go and oppose this park here. I think you've heard enough from the citizens today to go ahead and recognize that and do whatever you can and I think the county will – recognize that as a sign that they need to look elsewhere. Number two (2) – I've been at my resident for over twenty-two (22) years now. And every November, I've had the pleasure of having the eagles come back. What is really overlooked by the site plan is that from a permitting standpoint, the closest that any type of development can be from those eagles nest is three hundred and thirty (330) feet. The site plan actually shows that it would be roughly about a hundred and fifty feet (150). So, if they were actually going to go ahead and recognize those off-sets, they could actually go ahead and loose any where from one (1) to two (2) ball fields out there and I don't think that's been taken into account. Also, I want to emphasize what it would be like to have eighty (80) foot light towers in your backyard? Just imagine that. During the day time, there is quite a bit of road traffic. At night, it actually gets fairly dark and it gets very quiet. So, I would like to invite every one of you all to come to my house and imagine what it would be like to have lights and screaming patrons and loud speakers going on and imagine what that would do to your property values. Keep that in mind. It's not a good place. I had the pleasure of attending the October 2006 meeting. At that time, there was mention about subsequent meetings coming in place with more details. We never saw those meetings. And one (1) thing that Randy Morris mentioned at that meeting was that, 'If the citizens

didn't want the park there, they would go ahead and sell it for development'. To me that would be a win, win situation if it has to go that far. Basically, the County and the City get a tax base, we don't have the noise at night. We get a manageable situation. That's what I think we ought do is go ahead, have the county swap it, go ahead and sell the property, improve our tax base. In today's economic times, it doesn't make sense to have more non-taxable land on our rolls. Anyway, thank you for your time, I appreciate it very much."

Chip Komneski, 107 Golden Crest, Winter Springs, Florida:

I've lived in Winter Springs my whole life, I'm twenty-nine (29) years old. I was born in the Highlands – I grew up in the Ranchlands and I bought my home in Eagles Watch. One (1) of the reasons why I bought my home was because of this park and because of that trail. It's upsetting to me to find out that down the road, after we've gone through this process, this is morphed into a ball field, complex, a sports complex. This is not a park. I'm hoping to have children with my fiancé in the future and I would be upset to say that we can go right around the corner to the park that was suppose to be there and watch a NCAA softball game. Not that I have anything wrong with NCAA softball game, I just think that if this going to be proposed to be used by UCF and NCAA teams, why doesn't UCF contribute to this? Why isn't it closer to UCF? Why isn't it in a place where people can stay over night if they are going to be coming from out of town? Seminole County already had a softball complex, it's called 'Seminole County Softball Complex' and it's located in Altamonte, close to commercial venues, close to overnight staying, stuff like that. If you pull up Google Earth, or you pull up Google Maps and ask for softball complexes in Seminole County, six (6) locations come up. Lake Mary, Altamonte, Oviedo, all the places that have places to stay overnight. I don't know why this park would be placed less than a mile from Central Winds, where we have absolutely perfect parks that can retrofitted with maybe a quarter of the budget, to be used there to fund anything that you'd want to use there. I don't understand why that's not a concept. It's upsetting to me that Winter Springs feels as if we can't do anything about this, we can't. You have a financial responsibility to these citizens and also to the region that you live in, being the county. You're part of the county. So, you can stand up and say we have a perfect complex at Central Winds to be used. Oviedo, has two (2) locations. Out by UCF they have multiple places to be used. Altamonte, Lake Mary, all those places, they can be retrofitted with the money that's used for this project. Not to mention, this was not intended to be a sports complex. It's morphed from a around the corner land usage park for the benefit of the citizens of the community to now a sports complex that isn't going to be used by any of us. I am telling you right now that the NCAA regulation fields, they are not going just let you come and play around with your son or your daughter on those fields. They are going to be locked, all the time. They are going to be maintained astro turf, that's an expensive process. I've played college baseball, I know. The maintenance of these fields is going to be astronomical and the secondary effects to the community is outrageous. We've just had a gentleman up here

talking about the sewer, the water, the water runoff. Seminole County has a first picture to purchase this park. They're going to outlay the resources to pay for construction, but they're not going to look at the secondary effects it's going to come down the road, ten (10), fifteen (15), years. We are. We are. Thank you."