



June 2014

The Lake Mary Jane Alliance appreciates the opportunity for review, comment and recommendations relative to the Camino Real development application, the draft revisions to the Innovation Way policies and the associated jobs to housing linkage. While we do not, and cannot, state that the below comments are the views of all property owners in the Lake Mary Jane area, we believe they represent an overview of inputs received from a broad range of property owners. From these inputs we have derived the following comments, concerns and recommendations:

1. No access to Lake Mary Jane Road for any Camino traffic, including construction traffic.
2. A comprehensive "Buffer" between any Camino development and Live Oak Estates together with the area south of Camino, if this area is developed. We recommend a 200 ft. natural landscape buffer, followed by "Like to Like" lots in Camino. Like to Like encompassing, but not limited to, lot size, setbacks, height restrictions. Further, this area of Camino development should follow the "T2" development policies established by the county, transitioning to "T3" and "T4" for the more northern areas of the development.
3. We recommend consideration be given to maintaining the extreme southern portion of Camino as an undeveloped "T1" area. This parcel is difficult to access, has wetland crossing concerns, requires the landscape buffers described above and is less than 3% of the proposed development.
4. To protect the rural character of Live Oak Estates and the Lake Mary Jane Rural Settlement, development in the southern portion of Camino should conform to "Dark Sky" lighting policies and practices.
5. New wells for irrigation or any other purpose to be prohibited within Camino to protect the well water supply to adjacent properties.
6. Measures must be taken to ensure there is no runoff to adjacent properties of water and associated pollutants. All run off must be captured within the Camino development. There is serious concern that even with run off capture, seepage may result in water contamination to existing wells. These wells are the only source of drinking and general use water. We recognize this concern is area wide and encompasses, but is not limited to Camino. We would appreciate further discussion with county environmental staff to address options, such as bonds, to resolve this concern.
7. We understand that the current plan for the Innovation Way South road is for the western end to route traffic onto Moss Park Road for access to the interchange on SR 417. We are concerned that this would overload a short section of Moss Park road for local traffic. We would prefer an option, if feasible, for Innovation Way South to connect directly to the SR 417 interchange, thus avoiding Moss Park Road.
8. As a further item concerning the proposed regional road network, there is not enough information at this time to comment on the North/South road connecting Innovation Way South to the Osceola County network. We reserve the opportunity to comment as more information is available.

We would welcome further dialog with county staff to address our comments and to participate in the evolving planning. We appreciate the opportunity for such involvement and further appreciate the developer's commitment to be a good neighbor to the community.