

Item # 30₍₇₎

ADDITIONAL MATERIAL

Public Hearing

MAY 4, 2020

SUBMITTED AT THE REQUEST OF

COMMISSIONER BARBARA

SHARIEF

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Subject: Woodlands (PC 20-2) County Commission Hearing

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Ms. Dawn Teetsel:

I have signed up to speak on the Woodlands Rezoning. Due to prior commitments I may not be able to speak. Below are my comments on the subject.

Recently the State of Florida returned 13th Floors plan back to the local governments' because the traffic on Commercial, Rock Island and the Turnpike already exceeds the 6 lane arterial Level of Service (LOS) of 60,000 vehicles per day. In 2019 the average traffic count was 74500 vehicles. In its report the Florida Department of Transportation determined that the amendment that seeks to convert the two golf courses of The Woodlands into 398 zero lot line single family residential units, will have severe impacts on Commercial Boulevard, Rock Island and the Turnpike Interchange, noting that they are transportation facilities vital to the economic vitality and quality of life of the region and that there are no projects in the county's transportation plan that would offset the adverse impacts.

The latest traffic plan submitted doesn't adequately address the issues. This plan proposes to have only one entrance to the Woodlands with the remaining roads exit only this is another example of the tombstone planning.

First; the plan does nothing to alleviate the traffic on the major roads. The same amount of traffic or more will be on these roads. As a reminder this is an "F" rating now. The traffic going west on Commercial will be backed up further by those attempting to enter the Woodlands.

Second; there has never been a published traffic study in the Woodlands and what this plan will do. Not only the traffic but also pedestrian and bicycle traffic has to be analyzed. Since the Woodlands doesn't have sidewalks those enjoy walking are put in danger every time they step out to exercise and enjoy a nice walk. I have observed cars driving too fast for conditions and going around blind curbs as if they were the only ones on the road. Will it take someone getting hurt before action is taken?

The plan is still flawed in that it doesn't insure the safety of the community and doesn't address other issues such as drainage was never adequately addressed. And more importantly their plan did not address how they plan to protect the residence from the impact of the construction. During the City and the County planning meetings the residence brought up these issues only to be told that they would be dealt with in the site plan and thus not a consideration. Is this any way to assure the voters and residents of the county that our elected officials are representing our interest?

Construction in the Woodlands is unique. Generally the construction will be between existing homes on the golf course. This means that heavy construction equipment will be using roads that are not designed for that use. The dust from the construction will adversely affect residents especially the elderly. We have been told that 13th floor will keep the dust down by watering the dirt. This is akin to their traffic plan and is unrealistic to believe that it will work.

In summary; 13th Floor has yet to present a plan that can mitigate known hazards and problems. This development is totally unsuited to the current environment and will create further problems.

Philip G. Daspit