

Peggy Cox

9410 Oak Island Lane
Clermont, Florida 34711

August 17, 2005

In regards to: SLPA #05/8/1-2

Lake County Planning Agency
Lake County Growth Management & Development
Tavares, Florida

BY FAX: 352-343-9595

To Whom It May Concern:

This letter is to oppose the request for a change in the Future Land Use Designation of Transitional in the Green Swamp Area of Critical State Concern (GSACSC) to the Ridge Land Use Designation in the GSACSC. Changing land use designations in the GSACSC has not been done previously to my knowledge. Requests for increased density have been dealt with on a case by case basis, with DCA issuing a decision, sometimes resulting in a settlement agreement that changes the accepted density for a land use designation. This request would create an island of the Ridge category that is not similar at all to the lands currently designated as Ridge. The densities available under the Ridge designation are too intense for this location on the Clermont Chain of Lakes and in the GSACSC.

The parcel has less than 5 developable acres after factoring out the acreage that is wetlands or in the 100 year floodplain. Allowing a density of up to 4 du per acre is too intense for this property given several factors;

- 1) The parcel borders Lake Susan, part of the Clermont Chain of Lakes, an Outstanding Florida Water. To continue to protect the water quality in the lakes and the habitat in this area, no increase in density should be allowed.
- 2) There is NO central sewer service to this property, nor is any available in this area. The requested density on septic tanks is unacceptable given the location of the property on Lake Susan, and for groundwater protection. This area, south of Clermont, has thousands of homes in urban density developments built on septic systems at this time. These systems are contributing to water quality problems in the Chain of Lakes, and negatively affecting the quality of groundwater through leakage and improper installation and maintenance.

I respectfully request that the Lake County Local Planning Agency deny this request for a Future Land Use Designation change in the Green Swamp Area of Critical State Concern

Sincerely,



Peggy Cox

Audubon of Florida Board of Directors