

Dear Planning and Zoning Commission,

My name is Arthur M. Wilbur, Jr. and I reside at 1698 Rob Baxley Road, Middleburg, FL. I am the owner of the 24-acres on Knowles Road that surrounds my daughter's 1-acre residence located at 2266 Knowles Road. My property runs parallel to the proposed development. This property, where I was born/raised, has been in my family for nearly 80 years. Myself, my grandparents/parents worked tirelessly to pass it down to each generation – it is our legacy, and it is my children/grandchildren's inheritance. The land has always been farmed and continues to be farmed today.

My major concern over this proposed development is **flooding and how that will affect the way my property is used today and in the future.**

1. Essentially, this area is a horseshoe watershed. The elevation fall from Washington Avenue/Murrhee Road all the way through the proposed Goodrich Estates to 315A is roughly 8 to 10 feet. All the water from the south end follows this fall/path and naturally drains into the proposed Goodrich Estates property. Will the proposed retention ponds also accommodate this water? Will Knowles Road flood completely? Will the County be responsible? **You cannot take an entire area and only change part of the natural flow of water.** The other part has to have somewhere to go.
2. Based on the proposed plat, with the designated wetlands and retention pond storage, is the intent for overflow from the 1-acre pond to run into the 5.79-acre pond? What is the calculation of cubic feet of water that will be deposited into these retention ponds in a matter of hours should we have a hurricane or tropical storm? **There is no avenue for the water overflow that doesn't result in my farm and spring fed pond being completely flooded.** Retention ponds are designed to capture the water run-off of developments, which includes, in this case, fertilizer, pesticides, oil, etc. This also means **contaminated water will be what overflows into my farm as well as my spring fed pond that sits approximately 175 to 200 feet away.** Who will be responsible for the damage and clean-up?
3. Currently, there is an outfall ditch that funnels water off Knowles Road and through the proposed development - water funnels all the way through to the branch on 315A. How does Pulte Homes intend to take this water away? As we start to move back into a wet cycle, this entire area will flood again. Throughout my 76 years and over numerous wet seasons, I've witnessed water accumulating up to 1 ½ feet deep within a matter of hours on that end of Knowles Road. With all that I've witnessed, I question whether the ponds will have the capability to hold that much water.

This proposed rezoning application indicates that Knowles Road will be donated to the County and specifically that *"The community will directly benefit from this contribution because it will allow the adjacent residents to continue using Knowles Road."* While Pulte would be purchasing Knowles Road in the Goodrich Estates, let's not side-step the fact that the County has maintained this road for a minimum of 60 years.

This proposed development has NEVER taken our community or the current AR zoning into consideration. There has been no regard for our way of life. Destroying what someone has worked their entire life for over a dollar, is simply not acceptable. Please take this opportunity to consider those of us in this community who will be negatively affected by this the most and deny the rezoning request.

Thank you for your time and consideration.

Respectfully,

Arthur M Wilbur, Jr.