

Green Slate Land & Development
20 N Orange Ave | Suite 1100
Orlando, FL 32801

ROIG, ALBERTO
733 SEA GULL AVE
ALTAMONTE SPG, FL 32701

September 29, 2021

RE: Hiddenwoods Reserve Residential Development – Community Meeting

Dear Resident,

Please join us for the following virtual community meeting regarding a proposed residential development on Raymond Avenue.

Hiddenwoods Reserve Community Meeting

Thursday, October 14th
6:30pm to 8:00pm

To Access Virtual Meeting:

meet.google.com/jwn-fxht-cgq

To Join By Phone

1-786-886-2623 / PIN: 696 966 148#

For more up-to-date information on this development please visit the below website we created specifically for surrounding residents: www.GreenSlateLand.com/HiddenwoodsReserve

Sincerely,

A handwritten signature in blue ink, appearing to read 'DG', with a long horizontal line extending to the right.

David Gritton | Senior Associate
Green Slate Land & Development
david@greenslateland.com

Hiddenwoods Reserve - Community Meeting Sign In Sheet

Timestamp	Name	Email	Address	Phone number
10/14/2021 18:27:16	Cindy Beggs	professormsm@yahoo.com	200 Sheppard st. Altamonte springs.	7149141845
10/14/2021 18:32:46	Rebecca Hammock	rhammock@seminolecountyfl.gov	1101 E. First Street, Sanford Florida	4076657396
10/14/2021 19:25:31	Karen Klein	ak.klein@yahoo.com	224 Sheppard St	

HIDDENWOODS RESERVE COMMUNITY MEETING MINUTES

THURSDAY | OCTOBER 14TH | 6:30PM

Presenter: David Gritton - Senior Associate @ Green Slate Land & Development

Attendees: Estimated 23 attendees using both the Virtual Meeting and call-in line

David Gritton (GSL) Began Presentation at 6:35pm

Meeting Agenda:

- Intro to Green Slate Land Team
- Location of Property
- Current Zoning
- Current Future Land Use
- Conceptual Site Plans
- Proposed Residential Builder
- Access To The Proposed Development

David Gritton (GSL) - Opened the meeting to questions

Cindy Beggs (200 Sheppard Street) - What will the impact be on my backyard?

David Gritton (GSL) - Showed proposed buffer and ROW between Hiddenwoods Reserve and the owner's property line

Lara Haslach (Ridgewood Street) - Why is it necessary to add gates to the ends of Ridgewood and Alpine?

David Gritton (GSL) - Explained that this was proposed to help mitigate concerns of cut through traffic for residents, but that ultimately it would be the decision of Staff, Public Works, and/or BOCC to have those gates or not.

Lara Haslach (Ridgewood Street) - Who would be maintaining the gates?

David Gritton (GSL) - Explained that there would have to be an agreement between Hiddenwoods Reserve HOA and the county of how those would be maintained and who would be responsible.

D Trombo (Raymond Ave) - Stated that the closing of Raymond Ave in 1992 was to the added traffic on Central Parkway and that Raymond should stay close.

David Gritton (GSL) - Explained that Seminole County requires that any new construction must abut or be accessed by a county standard road and that the only road meeting those requirements was Raymond Ave. That if we were to access the site from Oakhurst or Sheppard we would have to bring them up to county standards.

D Trombo (Raymond Ave) - Stated that she did not have a problem with the development itself, but that it would lead to hundreds of cars coming up and down Raymond Ave trying to cut through on Ridgewood or Alpine.

David Gritton (GSL) - Explained that the only cars that should be coming down Raymond should be the cars for the residents of Hiddenwoods Reserve. The concern for cut through traffic is exactly why we are proposing the gates or other alternatives to eliminate any additional traffic.

Debbie Cossairt (Raymond & North) - Asked if the gates are required by any county code

David Gritton (GSL) - Explained that the gates are not a requirement of any county or city codes, but simply a proposal to mitigate concerns of cut through traffic.

Cindy Beggs (200 Sheppard Street) - Asked if the area on the side of her house would still be available for people to walk their dogs

David Gritton (GSL) - Showed that the current plans calls for leaving 30' of ROW as it remains and an additional 15' of buffer on the Western side of her property.

Cindy Beggs (200 Sheppard Street) - Asked if we were considering using Sheppard for our entrance.

David Gritton (GSL) - Explained that we would be required to access a county standard and currently the only road meeting those requirements was Raymond Ave.

Lara Haslach (Ridgewood Street) - Recognized that some County Staff was on the meeting and asked if there was ever a plan to put sidewalks on Oakhurst and Sheppard Street.

Rebecca Hammock (Seminole County Staff) - Stated she was not aware of any sidewalk plans for either of those streets.

D Trombo (Raymond Ave) - Sent a questions via chat feature asking if these lots would be on septic

David Gritton (GSL) - Explained that there are sewer connections south of the property on Raymond Ave and would be have to impact that right of way to connect to that sewer line regardless of how we accessed the site

Rebecca Hammock (Seminole County Staff) - Stated that for any new development that has the ability to connect to sewer will be required to do so

David & Phyllis Kraiss - Asked about timeline for clearing of the property.

David Gritton (GSL) - Stated that the property would still need to receive Final Site Plan approval and permits before clearing of the land which would be some time next year

David Gritton (GSL) Concluded Meeting at 7:25PM