

## Davidson, Matthew

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**From:** Liz Aulin <lizaulin@gmail.com>  
**Sent:** Monday, March 4, 2019 10:22 AM  
**To:** Davidson, Matthew  
**Subject:** RE: Enclave at Alafaya, Beasley Road Project

Attention: Mr. Davidson:

The following letter of opposition to this project has been sent to the Seminole County Board of Commissioners. As residents of Pennsylvania Ave, we wanted you to be aware of our concerns with this apartment complex and how it will affect our neighborhood.

March 4, 2019

RE: Enclave at Alafaya, Beasley Road Project  
Development Order: 18-2050055

Dear Commissioner Dallari,

After attending the "Community Meeting" last week and learning about the proposed project – "Enclave Alafaya Apartment Homes", we are submitting our objection to this development in our neighborhood. We live at 2389 Pennsylvania Ave and have been residents at this location for 46 years. This project is definitely NOT conducive to our neighborhood and will change and affect our small neighborhood in more ways than one with increased traffic concerns, crime potential and loss of our quiet neighborhood due to the volume of people moving in. Multi-family units built on such a small parcel of land does not fit in with the already established existing neighborhoods that surround it. The waiver to reduce the parking requirements in this apartment complex is also very concerning as the only place for these residents (and their guests) to go for additional parking will be on our streets.

The two streets of Pennsylvania Ave and Sunnyview Drive which are part of the Oak Mount subdivision will be most affected as a **3-story apartment complex consisting of 92 units** is not compatible with our single story family homes not just in our subdivision but in surrounding subdivisions as well. A three-story building of apartments will affect the privacy of many of our neighbors. In addition, Beasley Road appears to be the "access road" to the apartments which will be extremely detrimental to our small neighborhood as our 2 streets will be used for cut-through streets to get in and out of Alafaya Trail. It is already very difficult to exit on Beasley at peak traffic times and a fatality has already occurred there.

We have enjoyed our small quaint neighborhood for many years and are very much concerned about how this apartment project will affect our quality of life and change the landscape of our neighborhood forever. We invite you to come to our neighborhood and see for yourself that this is not favorable for the residents living here and ask that this request be denied.

Thanks for your consideration.

Sincerely,

Ted and Liz Aulin  
2389 Pennsylvania Ave, Oviedo  
407-496-1001

## Davidson, Matthew

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**From:** Young, Kendra  
**Sent:** Wednesday, February 27, 2019 8:40 AM  
**To:** Davidson, Matthew  
**Cc:** Dallari, Bob; Hammock, Rebecca  
**Subject:** FW: Opposed to change in zoning of property at Alafaya and Beasley in Oviedo

Hi Matt,

Do you have any information you can give us on the proposed project he's referring to below?

Sincerely,

*Kendra Young*  
Executive Assistant BCC  
Commissioner Bob Dallari - District 1  
kyoung@seminolecountyfl.gov  
407-665-7215



**From:** Michael Bianco [mailto:mbianco7613@gmail.com]  
**Sent:** Wednesday, February 27, 2019 7:44 AM  
**To:** Young, Kendra <kyoung@seminolecountyfl.gov>  
**Subject:** Opposed to change in zoning of property at Alafaya and Beasley in Oviedo

Sir,

A planned development is set for discussion at your next meeting on March 6th. This is located on the Northeast corner of Alafaya Trail and Beasley Rd. in Seminole County.

Members of the surrounding single family residence homes attended an informational meeting last evening. The developer indicates he has a pending offer on Parcel # 27-21-31-300-0190-000.

The developer is seeking further modification of the zoning usage to allow high density rentals in a small plot of land that borders multiple single family residence homes and neighborhoods.

I feel this will dramatically and irrevocably damage and change the character of our neighborhood and is not in the best interest of the existing communities.

In 2015 the land owner had a deal fall through where it was rezoned to become a retirement facility which sounds better than the current proposal. That 2015 deal fell through but the zoning change remains.

I take serious exception to putting up a 3 story dense apartment complex for 92 apartments in the space that 9 of our single family homes currently occupy.

I don't know the jargon but request that this area be changed in zoning to single family residential land as there are quite a few investors available these days who will be interested. Further that something like the 2 story condos with garages would much better fit this area such as to the northwest of Alafaya Trail and Chapman Road behind the Urgent care.

We need your help and most of those potentially affected are retired and have plenty of time to focus all their energy on this opposition. This is your community and voter base you want satisfied not a transient non voting base as proposed but a developer who seeks a gain on profit.

Sincerely,  
Mike Bianco  
407-580-8672  
2315 Pennsylvania Avenue  
Oviedo, FL 32765

**From:** [Young, Kendra](#)  
**To:** [christinasheri82@gmail.com](mailto:christinasheri82@gmail.com)  
**Cc:** [Dallari, Bob](#); [Davidson, Matthew](#)  
**Subject:** FW: Enclave at Alfaya - Development #18-2050055  
**Date:** Wednesday, March 6, 2019 9:01:19 AM  
**Attachments:** [image003.png](#)

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Good morning Ms.Ernst,

Thank you for reaching out to Commissioner Dallari with your comments and concerns below regarding the Enclave at Alafaya.

By way of forward copy I will ensure that he's aware of your opposition to the project for his information and consideration. I will also include your correspondence as part of our Ex-Parte communication. I've also included Matt Davidson, the staff Project Manager, on your email so it can be included on record as opposed.

We appreciate you taking the time to write, and hope you have a nice rest of your week.

Sincerely,

*Kendra Young*

Executive Assistant BCC

Commissioner Bob Dallari - District 1

[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)

407-665-7215

Email-SC-Logo-1



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**From:** Christina Ernst [<mailto:christinasheri82@gmail.com>]  
**Sent:** Tuesday, March 05, 2019 7:12 PM  
**To:** Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>  
**Subject:** Enclave at Alfaya - Development #18-2050055

March 5, 2019

RE: Enclave at Alafaya, Beasley Road Project

Development Order: 18-2050055

Dear Commissioner Dallari,

Please accept this letter as our objection to the proposed project "Enclave Alafaya Apartment Homes".

After being made aware last week of this possible development and its details it's NOT welcome in our quiet neighborhood. The 92 unit work force housing with an entrance located on our narrow quiet street would mean a large influx of cars, traffic, population and an array of situations we are not equipped for.

The traffic at the corner of Alfaya and Beasley at the current time is already dreadful due to no traffic light and a large majority of U Turns to access other areas. This proposed complex would increase that traffic by at least 92 vehicles.

The proposed multiplex project also doesn't jive with the current single family residences which would be surrounding it. It was also mentioned at the meeting that rent would start in the neighborhood of \$700 and up a month. The minimum rent in the area is roughly \$1400. This project is not appropriate for this area for many reasons, but for us it would completely jeopardize our small town quaint neighborhood.

I urge that you listen to our requests and don't allow for this project to proceed any further. Thank you for your time!

Christina & Andrew Ernst  
2256 Sunny View Drive

Sent from my iPhone

**Davidson, Matthew**

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**From:** lois galloway <loismgalloway@yahoo.com>  
**Sent:** Monday, March 4, 2019 1:56 PM  
**To:** Davidson, Matthew  
**Subject:** Enclave at Alafaya Apartment Homes

Date: March 4, 2019

From: Starlin and Lois Galloway  
2302 Pennsylvania Ave.  
Oviedo, Florida 32765  
E Mail: loismgalloway@yahoo.com

Purposed Apartments @ Alafaya Trail and Beasley Roads

To: Matt Davidson, Project Manager

We have lived in the neighborhood since 1957. We have been at this current address for 18 years and to us these apartments would cause so much traffic on Pennsylvania Ave. and Sunnyview Dr. and Lake Hayes Road.

Due to the U turns at Pennsylvania Ave and the right turns at Burnsed Place would cause approximately 200 vehicles extra in our neighborhood.

They should not have entrance or exit on Beasley Road.

Thank you,  
Starlin and Lois Galloway

**Davidson, Matthew**

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**From:** Jeremy Garren <Jgarren1@hotmail.com>  
**Sent:** Tuesday, March 5, 2019 3:27 PM  
**To:** Davidson, Matthew  
**Subject:** \*\*\*Concerned City of Oviedo Resident\*\*\*  
  
**Importance:** High

Good afternoon Mr. Davidson,

My name is Jeremy Garren, and my wife and our two children live at 2236 Pennsylvania Ave in Oviedo. It has come to our attention that there is a developer proposing that a 92 unit multi family apartment complex be squeezed onto a 4 acre lot. Below is a photo showing the impact this development would have on myself and my family:



As you can clearly see, our home sits just adjacent to the lot in discussion, and needless to say, having a 3-story multi-family living building built just to our North is not conducive to our current living experience. Below are just a few reasons why this location is a bad choice for Madden Construction to build their development:

- Schools are already overcrowded
- Traffic at Alafaya Rd. and Beasley Rd. is already ridiculous
  - Extending the turning lane will do nothing but give us more room to wait to turn into our home - people will bypass Beasley and go down to Lake Hayes, then speed down Pennsylvania to get to the apartment complex



- My children ride their bikes, skateboards, etc. on Pennsylvania now - with added traffic, speeding down our road, my kids won't be able to be kids anymore
  - Someone already died at that corner - additional traffic = additional chances for accidents
- Property value will decrease - there is no way someone would want to buy my parcel if this gets approved
- More crime in the area
  - ex: if 1% of people commit crimes, and you have 100 people = 1 criminal
  - the same 1% of people commit crimes, and there is 1000 people = 10 criminals
- Slower emergency response times - my daughter is epileptic and we have had to call EMS multiple times since her DEC 2017 diagnosis
  - use the same equation as above.....more people = more 911 calls = less EMS availability
- No privacy - again, my house sits adjacent to the proposed site. With three stories of multi-family living, anyone would be able to look down on our home, backyard, pool, etc.
  - A 25 foot landscape buffer does nothing to secure my privacy
- Renters have less of a buy-in to keep their community clean, safe, etc. Signing a 12-month agreement is much different than signing a 30-year mortgage, as myself and my neighbors have a vested interest in keeping our community safe, clean, and quiet.

Again, these are just a few of my concerns regarding the proposed change to the existing zoning codes - this site was not approved for multi-family households initially for a reason (some are listed above), so let's keep the zoning the way it is.

A very concerned Oviedo resident,

Jeremy Garren

## Davidson, Matthew

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**From:** Donna Hickson <dhicksonrules@gmail.com>  
**Sent:** Monday, March 4, 2019 7:09 PM  
**To:** Davidson, Matthew  
**Subject:** Please vote NO to the proposed zoning change requested for "Enclave @ Aalafaya – SSFLUA & PD major, project #18-20500055.

Please vote **NO** to the proposed zoning change requested for "Enclave @ Aalafaya – SSFLUA & PD major, project #18-20500055.

This email is on behalf of my husband, myself and my in laws, who all reside on Lake Hayes Rd. in Oviedo, FL in the neighborhood immediately adjacent and greatly impacted by the proposed change in zoning. We reside at 180 and 230 Lake Hayes Rd. My husband and myself have lived here since 1991. My in laws (Thelma & Bryant Hickson) have lived in their home for over 60 years. Many others are long time residents of the same neighborhood, raising families and now retiring to the same spot. We live here because it is a relatively peaceful area with it and the surrounding subdivisions being single family, low impact developments.

With "progress" the widening of Alafaya Trail to accommodate area growth, the noise level and traffic and increased making it hard to get in & out of our neighborhood, unless timed right. With additional developments going in farther down Lake Hayes, flooding, traffic, noise, trash has all increased. Parents must drive their children to their bus stops to keep them safe. Some of these changes can be managed, others cannot.

The building of a 92-unit apartment complex would add to an already stressed area. The natural flow of drainage would be further disrupted, causing additional flooding. Traffic would increase not only on the main road of Alafaya trail, but on Pennsylvania Avenue, Sunny View and Lake Hayes as cut throughs. More noise, trash, flooding, potential for home values to fall or not too grow as they usually do and less safety for the residents (including children) would be a result. These are some of our concerns. **THIS IS SIMPLY NOT A GOOD FIT FOR THE EXISTING AREA.**

**YOU** have a chance to help us limit the impacts of this change by voting **No** on the proposed changed to zoning to high density residential. I know that going back to the original zoning of low impact housing is not up for debate at this time but that's what ultimately, I would like to see if we can't keep our green buffer area.

Thank you for your time and consideration in this important decision.

Donna & Bryant Hickson  
180 Lake Hayes Rd  
Oviedo, FL 32765

March 4, 2019.

RE: Enclave at Alafaya, Beasley Road Project

Development Order # 18-2050055

Dear Commissioner, Davidson;

We are residents and homeowners of **2348 Pennsylvania Ave. Oviedo, Fl 32765**, and wish to voice our concerns regarding your proposed apartment complex. The number of units in the proposal does not fit in with our small single-family neighborhood.

Three stories of apartments will impact our street in this area.

- Safety of our neighborhood
- Quietness of our neighborhood
- Increased traffic in our neighborhood
- Safety and security of our daughters
- Parking concerns on our street Pennsylvania and Beasley

Thank you for your consideration of our concerns and we hope that you will see the many reasons to deny this request.

Sincerely,

Angel Lara and Cristina Hinostroza

2348 Pennsylvania Ave, Oviedo, Fl. 32765

(619) 361-9745

**Davidson, Matthew**

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**From:** Jim and Nancy Hoffman <jimnnan42@gmail.com>  
**Sent:** Monday, March 4, 2019 8:44 AM  
**To:** Davidson, Matthew  
**Subject:** Enclave at Alafya Apartment Homes

This is in regards to the proposed building of a 92 unit apartment complex on the corner of Beasley and Alafaya. Have you given any consideration to the traffic and safety problems this may incur? Since the only exit from the complex will be on Beasley, cars will be able to make a right onto Alafaya with little trouble. However, making a left is nearly impossible. Therefore, cars will be traveling down Pennsylvania Ave. to Lake Hayes road to be able to more easily execute a left onto Alafaya. This will make things unsafe and highly congested for all the other folks on the other streets east of the intersection trying to go either direction on Alafaya.

Sincerely,  
Jim & Nan Hoffman  
2301 Beverly St.  
Oviedo, Fl. 32765

**Davidson, Matthew**

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**From:** DEODAT JAGGERNAUTH <djaggernaut@bellsouth.net>  
**Sent:** Tuesday, March 5, 2019 11:59 AM  
**To:** Davidson, Matthew  
**Subject:** public hearing for Enclave at Alafaya - SSFLUA and PD major

Dear Matt,

I am a homeowner at 2391 Pemberton Street, Oviedo and received a notice regarding the above project.

I am sure that you are aware of the very dangerous traffic situation on Alafaya and Lake Hayes. Residents from the Lake Hayes have a difficult time making a left turn with the increased traffic on Alafaya. I have witnessed the widening of Alafaya and seen the danger increase.

Unless a better traffic pattern is put in place and improve Lake Hayes lighting, right turn into Lake Hayes from Alafaya, adding street lights and speed bumps, this project should not be approved. The roads are narrow enough as is and would present safety issues to our school children.

## Davidson, Matthew

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**From:** Mary Jones <maryjonesoviedo@gmail.com>  
**Sent:** Tuesday, March 5, 2019 11:25 AM  
**To:** Davidson, Matthew  
**Subject:** Enclave at Alafaya

March 5, 2019

To Whom it May Concern,

My name is Mary Jones and I own, alongside with my husband Donald and our Daughter Jennifer Abraham home located at 2361 Palm Way purchased this home in 1999 as our retirement home. The purpose of my writing this letter to you today is that you reconsider the development of the apartment complex, Enclave at Alafaya, that is being proposed at the corner of State Road 434 and Beasley Road. As a long-time Seminole County and City of Oviedo resident, this is a very important issue to me.

We believe that the proposed development would bring increased traffic, crime and population to an already over-populated part of Seminole County. It will make the streets in the front of our neighborhood, Pennsylvania Avenue and Sunnyview Drive, new cut-throughs for the residents of the apartment complex. It's my understanding that there will be parking concerns as well, for the allotted parking for the residents of Enclave at Alafaya is not adequate.

Our community, a once quiet neighborhood of homes, is being overrun by growth from the University of Central Florida and surrounding businesses. I am asking that we keep this area a single-family home neighborhood and not another location for apartment complexes. Please think about the safety of the children and adults residing in the existing homes before moving forward with the proposed plan. As a 19+ year resident in the home on Palm Way, I have witnessed first-hand how dangerous Lake Hayes Road can be. On numerous occasions I have seen speeding drivers with no concern for children waiting for their bus, children walking home from the bus stop and even people walking their pets. I know at the intersections of State Road 434 and Beasley Road have been a spot of several traffic fatalities and I would be devastated to see that happen within our neighborhood.

Also, this home was to be kept as a home for our grandchild to live in and we would hate to see the value depreciate to where we would have to sell prior to that happening. As my husband and I are retired, purchasing a new home now would not be possible! We love the peace and quiet this area has and hopefully will continue to provide us.

If you have any questions, I would be delighted to discuss with you further my thoughts and feelings regarding this very important issue.

Regards,

Mary & Donald Jones  
2361 Palm Way  
Oviedo, FL 32765

**March 5, 2019**

**RE: Enclave at Alafaya the Beasley Road Project**

**District 1 County Commissioner; Bob Dallari**

**Mr. Dallari,**

The following letter is an addition to the letter my wife and I submitted to you and the other commissioners and Matt Davidson on March 3, 2019.

**Additional concerns regarding the Enclave at Alafaya**

- 1.) The Applicant is requesting a zoning change to multi family. There is no precedent for this type of zoning in our area, as this property is completely surrounded by low density single family homes. There is also no precedent for rental communities in our area. The proposed development consists of 99 rental apartments on a very small parcel of land of (4.61 acres).
- 2.) The applicant is requesting that the current code requirement of 2 cars per unit (198 cars) be reduced to 1.75 cars per unit (174 cars). That leaves at least 24 residents of the proposed complex with no place to park, not to mention their guests.
- 3.) The site plan shows one lane going into the development and one lane coming out. During morning rush hours 7:00-9:00 am up to 198 cars will have to single file exit the complex and attempt to merge single file from Beasley Rd onto Hwy 434 without the benefit of a traffic light into traffic with a 50 MPH speed limit. **The Roadway Count Summary** submitted by Vanasse Hangen Brustlin, Inc. Dated January 17, 2019 shows 2297 cars going northbound and 4124 cars going southbound in this time period. If it was decided to alleviate the problem somewhat with a traffic light, it would probably be put at Lake Hayes Rd. which is a much longer and more heavily trafficked road which would then require residents of the project to cut through existing quiet residential communities thereby backing traffic up on residential streets to get onto Lake Hayes Rd. and also adding to the already existing backup of traffic on Lake Hayes Rd.
- 4.) There have been numerous accidents and at least one fatality at both the Beasley Rd and Lake Hayes Rd intersections at Hwy 434.

In conclusion I feel this proposed project will make an existing problem much worse for everyone, therefore I strongly oppose this project going forth.

Sincerely,

Randy Rader

**Davidson, Matthew**

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**From:** Debbie Roberts <debbieroberts125@gmail.com>  
**Sent:** Monday, March 4, 2019 11:14 AM  
**To:** Davidson, Matthew  
**Subject:** Proposed "Enclave at Alafaya" project

March 4, 2019

RE: Enclave at Alafaya (FKA Beasley Project PD) #18-2050055

Dear Mr. Matt Davidson,

We are writing to you as our Representative for District 1, to voice our objection to the proposed development project "Enclave at Alafaya" a 92 unit apartment complex. The 3 story apartment complex is not compatible with our single story family homes in our subdivision as well as the surrounding subdivisions.

We live at 2393 Pennsylvania Ave, and have been residents at this location for 40 years. We are located at the corner of Pennsylvania Ave and Lake Hayes Road and are concerned that Pennsylvania Ave, Sunnyview Drive and Lake Hayes Road will be used as access roads to get in and out of the complex since it appears that the entrance is on Beasley Road. The volume of people moving in will increase the traffic in our quiet neighborhood.

This proposed complex is not conducive to our neighborhood as well as the surrounding neighborhoods. It will change our quality of life and change the landscape of our neighborhoods.

We ask that you DENY the request for rezoning of the development order #18-2050055.

Thank you for your time.

Sincerely,

Cecil and Debbie Roberts



## Davidson, Matthew

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**From:** Young, Kendra  
**Sent:** Wednesday, March 6, 2019 9:07 AM  
**To:** susan2858@gmail.com  
**Cc:** Dallari, Bob; Davidson, Matthew  
**Subject:** FW: NO to proposed "Enclave at Alafaya," please

Good morning Ms. Singer,

Thank you for reaching out to Commissioner Dallari with your comments and concerns below regarding the Enclave at Alafaya.

By way of forward copy I will ensure that he's aware of your opposition to the project for his information and consideration. I will also include your correspondence as part of our Ex-Parte communication. I've also included Matt Davidson, the staff Project Manager, on your email so it can be included on record as opposed.

We appreciate you taking the time to write, and hope you have a nice rest of your week.

Sincerely,

Kendra Young  
Executive Assistant BCC  
Commissioner Bob Dallari - District 1  
kyoung@seminolecountyfl.gov  
407-665-7215

-----Original Message-----

From: Susan Singer [mailto:susan2858@gmail.com]  
Sent: Tuesday, March 05, 2019 8:45 PM  
To: Young, Kendra <kyoung@seminolecountyfl.gov>  
Subject: NO to proposed "Enclave at Alafaya," please

Dear Mr Dallari,

I have lived in Remington Park off Alafaya Trail for 23 years. As a concerned resident of this area I attended the meeting last Tuesday evening (2/26/19) to learn more about the proposed development on Alafaya Tr north of my neighborhood. From my experience living here (and traveling Alafaya Trail daily,) this small parcel of land at the corner of Beasley and Alafaya is NOT suitable for a 3-story 92-unit multi-family apartment complex. Sandwiching a behemoth development like that in between 2 established neighborhoods will cause traffic & safety issues for residents, potentially 24-hours a day. The additional traffic thru those narrow neighborhood streets south of Beasley will be unacceptable for the safety of children and their parents living in a residential area. Residents of the proposed "Enclave" will quickly realize that getting to Lake Hayes Road will allow them to turn left on Alafaya, for southbound travel. And coming northbound on Alafaya Tr Lake Hayes Road will allow them to bypass any congestion on Alafaya Tr before reaching the "Enclave." As proposed, any traffic turning right from Beasley will need to proceed northbound to Chapman Rd to make a u-turn to travel southbound on Alafaya, an already risky maneuver any residents of this area are familiar with. (I realize

FDOT will not likely install any additional traffic lights on Alafaya to help with increased congestion as their mission with a State Road is to move traffic, not stop it.) PLEASE vote against this proposed 3-story development on this too-small parcel of land.

Respectfully,  
Susan Singer  
2858 Chapelwood Court  
407-739-0325

Sent from my iPhone, never while driving...

**Davidson, Matthew**

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**From:** Guang Zheng Zou <zchris426@yahoo.com.hk>  
**Sent:** Monday, March 4, 2019 10:36 AM  
**To:** Davidson, Matthew  
**Subject:** Development on Alafaya trail and Beasley rd

I am opposed to the development of any high density housing or apartments such as that proposed at the enclave at Alafaya Trail and Beasley Road. My wife and I used our life savings to buy our home in 2017 and this will decrease our property value, increase noise, traffic, cause safety issues, privacy violations, and impact the quiet enjoyment of our life and home. This area needs to be zoned for low density homes like those around.

Thank you,

Guang Zheng Zou

Address [2235 Pennsylvania Avenue](#)

Oviedo, FL 32765

(321) 527-6545

## Davidson, Matthew

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**From:** Care Bellamy <carebellamy@gmail.com>  
**Sent:** Tuesday, March 12, 2019 1:29 PM  
**To:** Davidson, Matthew  
**Subject:** Low income apartments housing at Alafaya & Beasley site

Good afternoon,

I am opposed to this proposed development as a resident of Dunhill in unincorporated Oviedo, Seminole County. I wish the county would quit selling out to developers who will further destroy our fragile wildlife populations (who don't have a voice nor a vote on this matter) as well as creating more traffic congestion and overgrowth of this formerly charming country town/city.

[https://nextdoor.com/post/104970804?init\\_source=copy\\_link\\_share](https://nextdoor.com/post/104970804?init_source=copy_link_share)

My two cents,

**Carolyn "Care" Bellamy, REALTOR®, GO GREEN!**  
**BAHIA INTERNATIONAL REALTY**  
**Providing Real Estate Solutions!**  
**7550 Futures Drive, Suite 201**  
**Orlando, FL 32819**  
[407-709-8942](tel:407-709-8942)  
[www.carebellamy.com](http://www.carebellamy.com)



Sent from my iPhone

## Davidson, Matthew

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**From:** Jamie Bowling <jbowling@sentrymgt.com>  
**Sent:** Thursday, March 21, 2019 5:13 PM  
**To:** Davidson, Matthew  
**Subject:** Canterbury Cove HOA Opposition Letter  
**Attachments:** Opposition Letter for HOA.pdf

Mr. Davidson,

Please find the attached letter and confirm receipt.

Thank you,  
Jamie



**Jamie Bowling**  
**Community Association Manager**

Sentry Management Inc  
2180 West SR 434 Suite 5000  
Longwood FL 32779  
407-788-6700 ext 51314  
407-788-7488 (fax)  
[www.sentrymgt.com](http://www.sentrymgt.com)

# Florida builders' rich tax loophole hurts local governments

A law aimed at helping nonprofits enriches developers at local governments' expense.

By [Susan Taylor Martin](#)

Published December 16 2012

Updated December 16 2012

With its granite-counter kitchens, lush landscaping and 24-hour gym, the Lakewood Pointe apartment complex near Tampa hardly fits the image of low-income housing.

The 144-unit unit complex, however, was built under a government program that gives developers millions of dollars in federal tax credits in exchange for providing affordable rents.

Now, under a new Florida law that was supposed to help charities, a handful of these wealthy developers are getting another lucrative benefit. They have found a way to move dozens of apartment complexes off the property tax rolls, saving themselves as much as \$115 million in taxes a year but reducing revenues for already hard-hit schools and local governments in a way no one expected.

Pinellas, Pasco, Hillsborough and Hernando counties could lose a total of nearly \$18 million annually.

The developers say the tax breaks will leave them with more money to maintain the apartments and keep rents affordable well into the future. But there is nothing to stop them from pocketing their tax savings as profit.

"I'm okay with people getting rich, but I think this is unseemly," said Cathy Jackson, executive director of the Homeless Services Network of Central Florida.

In 2011, the Legislature passed a law designed to give Habitat for Humanity and other nonprofit organizations a tax break so they could build apartments for the needy. Savvy for-profit developers realized that by forming their own nonprofit organizations they could qualify for the same tax breaks, saving themselves huge bills on each complex.

"It's all entirely legal," said Wellington Meffert, general counsel of the Florida

Housing Finance Corp., which administers affordable housing programs in the state. "But what it will do is take a fair amount of taxable property off the tax rolls."

At least 11 complexes statewide already have qualified for the tax exemption, and dozens more are potentially eligible.

The savings are enormous:

Lakewood Pointe, in Seffner, paid \$71,360 in property taxes last year. This year, it paid \$829.

The 348-unit Woodberry Woods apartment complex in Brandon paid more than \$180,000 last year. This year, the tab is \$2,004 — even less than the taxes on many nearby single-family homes.

"If the state is going to lose \$115 million in terms of taxes, it's going to impact school systems, it's going to impact roads, it's going to impact all of the infrastructure services that made these (apartment complexes) what they are," Jackson said.

Unintended tax break

Two companies based in the Orlando area, CED and Atlantic Housing Partners, have led the way in seeking the property tax breaks.

Founded nearly a quarter century ago by Alan Ginsburg, CED became one of the nation's largest builders of affordable rental apartments using federal tax credits, tax-exempt bonds and low-interest loans.

CED has developed scores of complexes in Florida, including Woodberry Woods, Lakewood Pointe and seven others in the Tampa Bay area. While some units rent at market rates, most are set aside for people making less than the median income for an area. Those tenants pay below-market rent ranging from about \$600 for a one-bedroom apartment to about \$910 for a four-bedroom.

As Ginsburg, now 74, grew older, CED stopped building and several of its executives started Atlantic Housing Partners. Among its projects are one in Tampa and another, primarily for seniors, due to start construction this month in downtown St. Petersburg.

All of the CED and Atlantic Housing apartments are managed by the same management company and a growing number are now partly owned by the same nonprofit organization, Southern Affordable Services, or SAS.

The developers created SAS to take advantage of the 2011 law, which was intended to make sure that Habitat for Humanity and other nonprofits that provide low-income housing could get property tax breaks even if they set up separate companies, called limited partnerships, to build larger-scale apartment projects.

The new law allows limited partnerships to get the exemption on property used for affordable housing if there is a nonprofit general partner like Habitat. But there was an unintended flip side.

"Some large for-profit developers were clever enough to figure out that they could set up a nonprofit corporation and it would basically become the general partner" eligible for the exemption, said Meffert of Florida Housing Finance Corp.

At a Dec. 7 meeting of the corporation's board in Orlando, CED and Atlantic Housing won approval to make Southern Affordable Services the general partner of 79 complexes, laying the groundwork for the companies to get millions of dollars in property tax relief. Some board members voiced reservations.

Cliff Hardy, a member from Tampa, noted that a legislative analysis estimated the impact of the new law at just \$200,000 a year statewide. But Hillsborough County alone lost nearly \$370,000 this year in property tax revenues and eventually could lose as much as \$12 million annually.

The law actually could cost local governments more than \$100 million a year, said Hardy, who has called it "a ripoff of the taxpayers."

Joe Sanchez of Miami said the board had little choice but to approve the transfer of general partnership interests to the nonprofit SAS.

"It's absolutely going to affect local governments," he said, "but I think we're caught up in a battle that's really not ours. I would hope local governments continue to fight this but right now it's a law before us."

Schools face threat

The law slipped through with so little discussion that many in local government are unaware of it, let alone the potential impact.

"We have not taken a position, and really it hasn't even bubbled up," said Amber Hughes, legislative advocate for the Florida City and County Management Association.



Municipal revenues in Florida have dropped 20 percent in the past few years, and any further loss of money would be a serious blow, said Tarpon Springs City Manager Mark LeCouris.

Riverside, a 304-unit complex built by CED in Tarpon Springs, has been paying about \$230,000 a year in property taxes but is among those now eligible for an exemption.

"I don't know if whoever passed this (law) exactly realized the true effect," LeCouris said, "but we're at the point now where if we keep losing funds the public will see services lessened."

The biggest hit could be to Florida schools, which depend heavily on property taxes. The taxes Hillsborough County already has lost could have paid the salaries of almost 10 beginning teachers.

"If you look at where the school districts, community colleges and universities are in this state, all of those have taken cuts to where we're pretty much back to the '06-'07 level," said Hillsborough Schools superintendent MaryEllen Elia. "A hundred million out of the tax roll — that's potentially very serious for education funding and other legitimate costs."

To get an exemption for affordable housing, the owners must notify the county property appraiser each year of the number of units designated for low-income tenants. In Hillsborough, the appraiser's office granted almost total exemptions for three of CED's apartment complexes this year despite concern that the for-profit partner could derive more benefit than the nonprofit created to qualify for the exemption.

"The reason county property appraisers have had a heart attack is that for the first time you have tax exemptions going to a for-profit entity or entities," said Will Shepherd, general counsel for the Hillsborough appraiser. "That's contradictory to how exemptions are traditionally applied in Florida law, that you've got to be a nonprofit."

Scott Culp, executive vice president of Atlantic Housing Partners, said his company and CED "were not involved in any way" in lobbying for the law that could save them millions of dollars in property taxes. But once it passed, he said, they saw it as a way to keep rents low beyond the 15 years required of projects that get tax credits and government loans.

"The difference now is that with a nonprofit general partner you have an opportunity to continue the affordability, which the for-profit didn't have any incentive to do," Culp said.

An independent real estate expert agrees that rent restrictions can put a burden on developers of affordable housing because they make the projects harder to sell and tougher to maintain.

"One of the problems with (low-income apartments) is that because they don't have to be competitive with the market, generally they don't get kept up as well," said Darron Kattan, managing director of Franklin Street Real Estate Services. "If they need (that tax exemption) to keep the property up then I could see it being very justified."

But critics say CED and Atlantic Housing are making out well on both ends. They received lucrative tax credits to develop the apartments and are now getting property tax breaks that can save them millions of dollars more at taxpayer expense.

"It seems difficult to square moving these valuable assets off the tax rolls when the initial investment came from a tax-credit process to begin with," said Jackson, the Central Florida homeless services director.

Mindful of the criticism, CED and its related companies tout their community involvement and charitable services. In the past 18 months, they said, they have housed more than 150 homeless families in vacant apartments. Many of the complexes provide a free after-school program through the nonprofit Monster Club Foundation Services started by the children of Ginsburg, CED's founder.

Ginsburg, who lives in a \$6 million Winter Park mansion (he personally paid \$101,000 in property taxes this year), has contributed millions of dollars to the Monster Club, the University of Central Florida and other organizations.

As word of the new law spreads, nonprofits that have long provided affordable housing worry that the Legislature could remove the property tax exemption even for them.

Jeffrey Sharkey, a lobbyist who pushed for the law on behalf of Habitat for Humanity in Lee County, said he never realized it could cost schools and local governments more than \$100 million a year.

"I'm surprised it's been utilized in this fashion so aggressively," Sharkey said. "I don't think anybody knew it would have that kind of large wholesale impact."

## Davidson, Matthew

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**From:** Hammock, Rebecca  
**Sent:** Thursday, March 14, 2019 4:21 PM  
**To:** Davidson, Matthew  
**Subject:** FW: The Beasely property development

For inclusion with the agenda item. Thanks.

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**From:** Young, Kendra  
**Sent:** Thursday, March 14, 2019 3:34 PM  
**To:** [cassl@bellsouth.net](mailto:cassl@bellsouth.net)  
**Cc:** Dallari, Bob <[BDallari@seminolecountyfl.gov](mailto:BDallari@seminolecountyfl.gov)>; Hammock, Rebecca <[rhammock@seminolecountyfl.gov](mailto:rhammock@seminolecountyfl.gov)>  
**Subject:** FW: The Beasely property development

Good afternoon Mr. & Mrs. Cass,

Thank you for reaching out to Commissioner Dallari's office with your comments below regarding the Beasley property development.

By way of forward copy, I will ensure that Commissioner Dallari is aware of your concerns for his information and consideration. I'm also including Ms. Rebecca Hammock, who is our Director of Development Services for her information and records. Your email will be included as part of our Ex Parte communication should this item come before the Board for a vote.

We appreciate you taking the time to write.

Sincerely,

*Kendra Young*  
Executive Assistant BCC  
Commissioner Bob Dallari - District 1  
[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)  
407-665-7215



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**From:** LAWRENCE and Laura CASS [<mailto:cassl@bellsouth.net>]  
**Sent:** Wednesday, March 13, 2019 9:27 PM  
**To:** Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>  
**Subject:** The Beasely property development

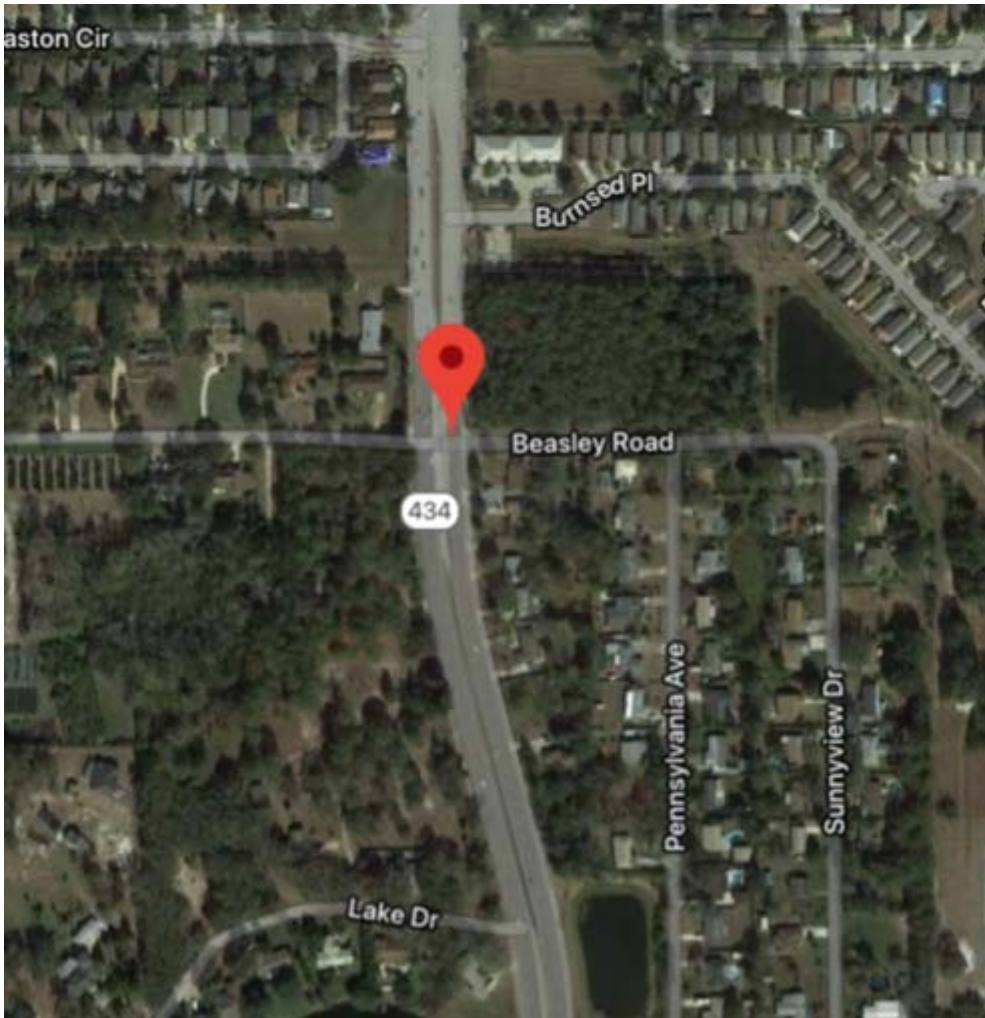
Good evening,

The board of county commissioners were elected to serve in the best interest of the citizens of Seminole county. They themselves would not want this placed next to their own homes. The county gets money from the state to help with low income housing. I think the county is aiming for ten percent of its development to be affordable housing. It is a simple fact that when you place a new development like this next to an established low density residential neighborhood the surrounding property values will be diminished and it radiates outward with less effect. However, when you take projects like this and place them struggling communities of the county, they actually help to revitalize the declining neighborhoods and turn them around. It would be nice if you placed this somewhere else.

If you insist on going thru with this project it should be up to the developer to burden all of the cost to properly enter and exit on to state road 434 only. The county needs to help protect the homes next to the site by making the developer comply with the county's most stringent buffering rules. I would think they would have to buffer from our neighborhood, not enter it by means of Beasley? I think it would be (E) by looking at the charts. I thought I herd plastic fence at the meeting? See the attached link. It should be a 6' brick wall with trees and shrubs.

Please do not allow this to happen! You are allowing the rules of development to be pushed farther than they were supposed to be.

<https://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf>



Thank you,

Lawrence J Cass

**Davidson, Matthew**

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**From:** dancooney65 <dancooney65@gmail.com>  
**Sent:** Sunday, March 17, 2019 2:03 PM  
**To:** Young, Kendra  
**Cc:** Schafer, Deborah; Warner, Corey; Summers, Dana; Tucker, Sam; Davidson, Matthew  
**Subject:** Alafaya Trail & Beasley Road Development

Commissioner Dallari,

Please accept this email as my recommendation to you not to approve the proposed development planned for the property located at Alafaya Trail and Beasley Road. Upon reviewing the proposal, it is absolutely clear this development is not conducive to the residents of the surrounding communities. The traffic study completed by a third-party company hired by the developer is certainly misleading as it only presents traffic generated based on a supermarket rather than the proposed development. Seminole County Schools of course will say they can accommodate more students as a result of this planned development simply because more students result in more funding. My children attended Evans Elementary several years ago and it was plain to see then they were at or near capacity. Currently, they are enrolled at Jackson Middle and Hagerty HS; the schools are, in my view, at or near capacity as well. This planned development will only strain the services of these schools and will also open the floodgates for even more reckless development along the Alafaya Trail corridor. What of police and fire services for this development? What impact will it have for these agencies? Where is their input regarding this proposal? I realize development will continue to take place in the area and smart development can be beneficial to the existing residents; this development will do the exact opposite.

My wife and I have poured our heart and soul into our home and our neighbors have done the same as well. We have invested hundreds of thousands of dollars into our home to make it what it is. We chose to live in this area many years ago because we believe it is a safe and pleasant environment in which to raise our children. This planned development greatly endangers all that. I implore you and your fellow commissioners to flat out reject this proposal and send a clear and resounding message to all future developers this area is not up for sale for their careless and reckless development. Do not allow them to place a dagger into this heart of ours we call Oviedo. Do not allow them to destroy our community all in the name of making a profit. Please show that you care for the wellbeing of your community and your constituents.

In closing, I strongly recommend the time to which this hearing will be held on April 9th be changed to an evening time to allow residents to attend so their voices can be heard. Many residents will not be able to attend the 1:30 hearing due to work obligations and other daytime constraints. It is completely unfair to those who oppose this development to be prevented from voicing their concerns due to this impedance. I cannot understand why a proposal such as this that would have such a significant negative impact on the community would be held at a time that would greatly reduce the number of people to attend; one can only surmise it was intentionally set to accomplish such a result.

I look forward to your response.

Best regards,

Dan Cooney

## MARGRETTA MCLAURIN

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2004 Chapman Oak Drive

Oviedo, FL 327645

Phone Number

March 7, 2019

To Whom It May Concern

Oviedo, FL 32765

Dear respected contractor,

With all due respect, may I have your attention towards proposed construction work behind our property? I want this work to cease immediately. We all are concerned about our property values and property safety. Apartments behind our homes will only reduce our property values and bring in more crimes. Under these conditions, our neighbor's lives will be put in grave danger because our community safety net will be broken. We will not know who to trust or where people come from. Many families in this community have children and they cannot be watched twenty-four (24) hours a day. Our community is a loving place to live and raise our children. We all are extremely proud of each other. Building apartments behind our homes will destroy our neighborhood and we will not be able to sell our homes at a fair market value if at all. Please put yourself in my space. Making money is great but people should not be hurt with that.

I request that no buildings be put behind our property and that a more suitable location be found for apartments.

Sincerely,

M. McLaurin

**Davidson, Matthew**

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**From:** lvn1172@aol.com  
**Sent:** Friday, March 15, 2019 11:24 AM  
**To:** Young, Kendra; Schafer, Deborah; Warner, Corey; Summers, Dana; Tucker, Sam; Davidson, Matthew  
**Subject:** Extremely Concerned Remington Park Homeowner

Hello, my husband, two daughters, and I moved up from Miami in 2016. We house-hunted for almost a year, researching neighborhoods and schools and finally purchased and settled into a home in Remington Park, just outside of Oviedo's city limits. Our older daughter currently attends Jackson Heights Middle School and our younger daughter is at Evans Elementary. Both are zoned for Hagerty High School.

My husband and I are both professionals and we are extremely concerned about the impacts the low income apartment building that may be built off of Beasley and Alafaya Trail will have on our neighborhood and surrounding areas.

Below is a list with some of our concerns:

- more traffic and accidents (some of the tenants of the low income apartment building may not even have medical and/or auto insurance)
- more students in neighborhood public schools and on buses which are already near capacity (I have taught in public schools for over 12 years. I have seen first hand how students from low income housing can negatively impact schools because they often perform low academically and disrupt the learning environment with behavior issues. That means additional resources must be provided to these students and taken away from other programs and students. Just look at Evans Elementary data and how it's declined since the low income town homes in Covington Club.)
- detract from the ambiance Oviedo and why families like ours moved here
- reduced property values (some homeowners, especially professionals, may sell and move out of the area)
- more noise and crime because of the proximity of this proposed low income apartment complex to established, middle class neighborhoods

We are for progress and development as long as it's done responsibly and positively impacts the area, all residents, and businesses. From our viewpoint, this low income apartment housing will only have negative impacts on the area draining public services resources...now and for years to come.

Please listen to our concerns.

Thank you,

Lesley Nadal



## Davidson, Matthew

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**From:** Whidden, Bill <Bill.Whidden@Woolpert.com>  
**Sent:** Tuesday, March 26, 2019 8:38 AM  
**To:** Schafer, Deborah; Warner, Corey; Summers, Dana; Tucker, Sam  
**Cc:** Davidson, Matthew  
**Subject:** FW: Alafaya/Beasley Development Zoning Change

Please accept this e-mail as a formal request to deny the proposed zoning change. My wife and I and all our neighbors are totally against this zoning change. We live on Lake Hayes at 130 Smithson Dr. Thanks.

**Bill Whidden, PE**  
Project Manager | Water  
D: 407.591.5116 | M: 407.617.2580  
[Bill.Whidden@Woolpert.com](mailto:Bill.Whidden@Woolpert.com)

**Woolpert**  
11486 Corporate Blvd., Suite 190 | Orlando, FL 32817  
[woolpert.com](http://woolpert.com)

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**From:** Whidden, Bill  
**Sent:** Tuesday, March 26, 2019 8:12 AM  
**To:** 'kyoung@seminolecountyfl.gov' <kyoung@seminolecountyfl.gov>  
**Subject:** Alafaya/Beasley Development Zoning Change

Please accept this e-mail as a formal request to deny the proposed zoning change. My wife and I and all our neighbors are totally against this zoning change. We live on Lake Hayes at 130 Smithson Dr. Thanks.

**Bill Whidden, PE**  
Project Manager | Water  
D: 407.591.5116 | M: 407.617.2580  
[Bill.Whidden@Woolpert.com](mailto:Bill.Whidden@Woolpert.com)

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