

CANTERBURY COVE HOA

Mr. Matt Davidson
Seminole County Planning and Zoning Commission
1101 East 1st Street
Sanford, FL 32771

March 19, 2019

**RE: FILE # Z2018-060
DEVELOPMENT ORDER # 18-20500055**

Property Owner: Suzanne H. Ebaugh Trustee FBO

Project Name: Enclave at Alafaya Small Scale Future Land Use Map Amendment and PD Major Amendment

OUR Objection to the Development of Multi-unit dwellings (92-99 units) Proposal as described above.

Dear Mr. Matt Davidson,

We as a community, understand that Oviedo is growing and we support the growth of both the City and the Unincorporated areas of Oviedo. We understand that changes have, and will be made to the surrounding area to accommodate population growth, such as increased housing, increased road usage, and increased commercial property needs.

However, we are opposed to the proposed amendment on the following grounds:

Sentry
Management for
CCHOA
2180 W- S.R. 434,
Ste.5000
Longwood, FL
32779

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- The high-density residential apartments will overlook our properties on two sides. Even without balconies this leads to a loss of privacy and will impact the peaceful enjoyment of our homes and yards. This follows the "Substantial interest-aggrieved citizens" clause as found in Brock v. Hall County, 239 GA. 160, 236 S. E. 2nd 90(1977). This states that persons were [aggrieved] who stood to suffer damage or injury to ...properties which derogates from...[the]reasonable use and enjoyment thereof. To note this will include:

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- Property lights shining in our back windows
- Loss of privacy in our back yards
- Garbage containers placed on the North side of the property
- Increased noise/disturbances that come with the number of people that 92-99 units of Apartments can hold.
- Increased traffic, though expected with urban sprawl will potentially cause a hazard close to a daycare/preschool, and unmarked bus-stops for school children.
- There is no accommodation made for guest or overflow parking. Parking on the road along our HOA is not permitted by ordinance.
- Equipment for Maintenance and yard work storage is not expressly shown in the plan. This building could potentially be an eyesore and must be maintained appropriately due to chemicals.
- How will security be maintained in the complex? This has not been addressed. A large number of people in a small area usually has security concerns and generally will put up complex gates at walking gates and driveways.
- The amendment mentions future planning. Unfortunately, we recognize that the present extent of our board's legislative jurisdiction is not inevitable. and should be planned for. Unlike subdivision standards, developments are ordinarily possible to change standards without the exercise of any discretion, in individual cases, by enforcement officials.

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- If this amendment passes we request for the future: No special use permits
- No variances on the property or development of the property
- No further zoning changes, unless it is a change back to the original zoning
- **If the amendment passes, we request that the wooded area between our HOA on the North and the East side be Undisturbed for 25 feet, (as was amended for the South side) thereafter landscaping can begin as preferred by the property owners.**
- We oppose the amendment based on the possible devaluation of our properties by including high-density housing in a primarily low-density property area. Also, as the property is being funded by grants and falls under the “workforce housing” arrangement, the property itself will bring little taxable income to this Unincorporated area of Oviedo. This may raise our property Taxes. (See article attached)

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- We request that any further requests by the developer or amendment to the property not originating from the petition signed by the citizens of Seminole County shall be referred to the Planning Board, posted as required, and brought before the citizens of the county, especially the HOA’s before any action is taken.

This ordinance or amendment change allows for large-scale residential use property in low residential use zoning. This becomes a precedent for future communities to also attempt this amendment to fit the requirement. The issuing body, therefore, will have governed itself into either denying without reason or issuing amendments in areas that they would not have prior made changes; changing the face and culture of Oviedo. In our opinion, this would set a bad precedent. The area has already been zoned for

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commercial use or ALF use. Even a three-story ALF would have a lower density and provide a valuable service to our community.

The developer insists that he needs to place 92-99 apartment homes on this property between the Canterbury Cove HOA and Beasley Rd. However, if the developer is amenable, it is quite possible, given the grants, he will be receiving that he could potentially drop the density of the apartment complex to a much lower level. If Oviedo truly needs "workforce housing" at this site, it can be done with 30-40 apartment homes.

The HOA also wants it made clearly known that the area surrounding the retention pond is for HOA use only, and is our private recreational area. At no time will residents of the Enclave be availed of the use of this property, or they will be considered to be trespassing.

Sincerely,

Canterbury Cove HOA Board Members

Representative Board Member/s: _____

Amanda Lane

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Present as Speaker for Board: _____

Preparers: Shari Gamewell
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Victoria M. Johnston
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