

From: [Michael Bianco](#)
To: [Davidson, Matthew](#)
Cc: [Chipok, Paul](#); [Dallari, Bob](#); [Hammock, Rebecca](#); [Schafer, Deborah](#); [Summers, Dana](#); [Tucker, Sam](#); [Warner, Corey](#); [Young, Kendra](#)
Subject: Opposition Letter regarding - Enclave at Alafaya Small Scale Future Land Use Map Amendment and PD Major Amendment
Date: Monday, April 8, 2019 8:43:50 AM
Attachments: [image003.png](#)
[image004.png](#)

Hello, I watched the video of the p&z meeting on April 4th where the below where the email titled

“Opposed to Enclave at Alafaya but if it happens Request the following provisions“

was denied as meeting minutes modification to the March 6th meeting but it was discussed as being part of a subsequent meetings notes.

<http://www.seminolecountyfl.gov/videos/planning-zoning-commission-4-3-2019.stml>

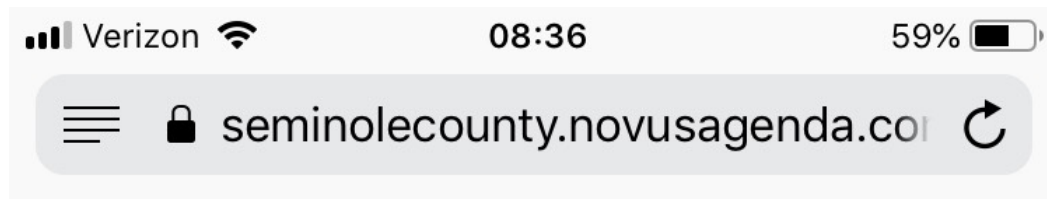
However, It is ALSO a letter of opposition and I request this be placed as an additional letter of opposition on the site.

<https://seminolecounty.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=3285&MeetingID=1071>

Agenda Memorandum
File Number: 2019 - 0013

Title:

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



SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

2019 - 0013

Agenda Memorandum
File Number: 2019 - 0013

Title:

Enclave at Alafaya Small Scale Future Land Use Map Amendment and PD Major Amendment – Consider a Small Scale Future Land Use Map Amendment from Planned Development (PD) to Planned Development (PD), and a Rezone from PD (Planned Development) to PD (Planned Development) to allow for the addition of multi-family use on 4.61 acres, located on the northeast corner of Alafaya Trail and Beasley Road; (Z2018-060) (Southern Investment Group, LLLP, Applicant) District1 – Dallari (Matt Davidson, Project Manager)

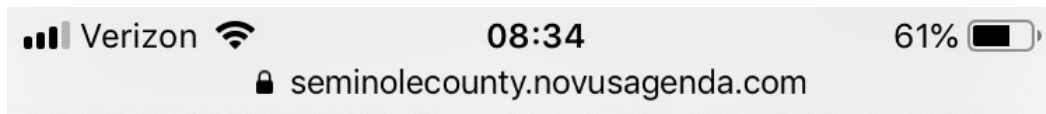
Division:

Contact/Phone Number:

Matt Davidson 407-665-7308

Motion/Recommendation:

1. Adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Planned Development to Planned Development and adopt the associated Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan for approximately 4.61 acres, located on the northeast corner of Alafaya Trail and Beasley Road; or
2. Deny adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Planned Development to Planned Development and deny adoption of the associated Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and deny approval of the associated Development Order and Master Development Plan for approximately 4.61 acres, located on the northeast corner of Alafaya Trail and Beasley Road; or
3. Continue the request to a time and date certain.



Affordable Housing. However, the Seminole County Comprehensive Plan defines Workforce Housing as housing affordable to working households that earn up to 140 percent of Area Median Income (AMI). The Comprehensive Plan further defines Workforce Housing to include households in which one or more of the wage-earners, employed by either the private or the public sector, are compensated for provision of services essential to Seminole county, including but not limited to: teachers and educators, police and fire personnel, government employees, healthcare personnel, and skilled building trades personnel. The proposed Workforce Housing portion of the development will be required to meet the affordability requirements listed in the Development Order, which are consistent with the definition of Workforce Housing listed in the Comprehensive Plan.

Staff finds the request to be consistent with the Comprehensive plan and compatible with the trend of development in the area.

Planning and Zoning Commission

The Planning and Zoning Commission met on March 6, 2019 and voted unanimously to recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Planned Development (PD) to Planned Development (PD) and adopt the associated Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan with changes to the Development Order. Specifically,

Master Development Plan with changes to the Development Order. Specifically, the changes included removing condition N in order to require access off of Alafaya Trail and revising condition S to remove the parking ratio waiver request from 2.0 spaces to 1.75 spaces. The Planning and Zoning recommendation requires access on Alafaya Trail and a parking ratio of 2.0 spaces per unit.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Planned Development (PD) to Planned Development (PD) and adopt the associated Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan for approximately 4.61 acres, located on the northeast corner of Alafaya Trail and Beasley Road.

ATTACHMENTS:

- | | Description |
|---|--|
| ▫ | Location Map |
| ▫ | FLU Zoning Map |
| ▫ | Aerial Map |
| ▫ | Staff Summary |
| ▫ | Attachment A |
| ▫ | School Impact Analysis |
| ▫ | Traffic Analysis.pdf |
| ▫ | Applicant Narrative |
| ▫ | Surrounding Density Map |
| ▫ | Master Development Plan.pdf |
| ▫ | Development Order |
| ▫ | FLU Ordinance |
| ▫ | Rezone Ordinance |
| ▫ | Denial Development Order |
| ▫ | BCC minutes from 6/6/2015 BCC |
| ▫ | P & Z minutes 3-6-19 |
| ▫ | Ownership Disclosure and Authorization |
| ▫ | Letters of Opposition |
| ▫ | Opposition Letter from Canterbury Cove HOA |
| ▫ | Petition from Opposition.pdf |

On Thu, Apr 4, 2019 at 08:57 Young, Kendra <kyoung@seminolecountyfl.gov> wrote:

Good morning Mr. Bianco,

Thank you for reaching out. As you know, Commissioner Dallari has been out to meet with you and your neighbors. He's making a second trip out this weekend to visit the citizens in Canterbury Cove.

We will include your email below as part of our ex-parte for the record, and also for additional communication to Commissioner Dallari.

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, April 03, 2019 7:47 AM

To: Dallari, Bob <BDallari@seminolecountyfl.gov>; Schafer, Deborah <dschafer@seminolecountyfl.gov>; Young, Kendra <kyoung@seminolecountyfl.gov>; Warner, Corey <cwarner02@seminolecountyfl.gov>; Summers, Dana <dsummers@seminolecountyfl.gov>; Tucker, Sam <stucker@seminolecountyfl.gov>

Cc: Chipok, Paul <pchipok@seminolecountyfl.gov>; Davidson, Matthew <mdavidson@seminolecountyfl.gov>; Hammock, Rebecca <rhammock@seminolecountyfl.gov>

Subject: Opposed to Enclave at Alafaya but if it happens Request the following provisions

Hello Commissioners,

Requesting a meeting prior to April 9th Regarding the Enclave at Alafaya Trail set for vote on April 9th.

Note that the developer ONLY HAS A CONTINGENT OFFER on the property AND IT IS NOT ZONED FOR MULTIFAMILY currently.

You protected Snowhill and we need your help again.

A collaborative multi neighborhood petition meant for surrounding neighborhoods to this development now spans almost the entire County and Constituents in ALL YOUR districts are VERY upset and need your help.

prior to accepting interview with national news I'm hoping this can be covered locally.

I and some neighbors have already met with Commissioner Dallari (thank you) and...

ALSO request a meeting with each of you (Zembower, Constantine, Lockhart, and Carey) and a group of polite concerned neighbors at Beasley Road and Pennsylvania Av prior to the April 9th meeting so you understand what is at risk to community and way of life vs. papers, developers, advocates, and engineering documents.

Perhaps this weekend or any morning prior to 10am where workforce neighbors could goto work later and retired can goto medical appointments later.

I am Opposed to the development of the Enclave at Alafaya for multiple reasons including but not limited to, quiet enjoyment of my home, Schools already being over Capacity and children in development not even being able to attend nearby schools and subsequent impact to future attendees at same schools from existing homes, parking and cut through traffic on and into surrounding neighborhoods, noise, and safety tied to it not being compatible based on inappropriate density from low density 1 story single family

homes to high density 3 story apartments increasing population so approximately 4.6 acres by approximately 10 times the amount of occupants by acre and inappropriate zoning intensity.

This is LEGALLY DEFENSIBLE and judges rule in favor of Counties and Commissioners who stand up to this as DEFENSIBLE.

I request that if it must occur that the County Commissioners respect the wisdom of the Zoning Board amendment of 3/6 to only allow project to proceed with access entrance and exit ONLY off Alafaya Trail and NOT on Beasley Rd.

Request that if the development occurs that aesthetically pleasing 10 foot brick walls are placed around complex and

Request no parking signs be placed along the entirety of Beasley Rd. Pennsylvania Av. and Sunnyview Rd.

I request that a Community Advisory Board from surrounding neighborhoods be designated regarding final development planning by developer Mediated by the County at County's expense and that Developer submit to not pursue neighboring residents via legal means for working to protect their property and interest as developer is reputed for being litigious.

Request wording be as follows for Community Advisory Board statement inclusion.

A Community Advisory Board to be formed of a representative from Oak Manor non HOA Homes, Lake Hayes Neighbors, West of Alafaya Trail Beasley non HOA homes, East of Alafaya Trail Beasley non HOA homes, Remington Village HOA, Canterbury Cove HOA, Remington Park HOA, Seminole Terrace and Stillwater Subdivisions shall be formed to meet with County Zoning management, The developer on the design of the Final Master Plan before it is considered by the Board of the County Commissioners.

As precedent for such item, please see Page 4 item 17 of a development order in about 2003. Documentation (attached) which allows provision for a Community Advisory Board from surrounding neighborhoods

Image of paragraph follows

✕ Tradition at Alafaya Development Order.pdf



17. A Community Advisory Board to be formed consisting of a representative from Remington Village, Remington Park, Seminole Terrace and Stillwater subdivisions shall be formed to meet with management and the developer on the design of the Final Master Plan before it is considered by the Board of County Commissioners.

Channel 9 Part 1 Video

<https://www.wftv.com/video?videoId=928155087&videoVersion=1.0>

Channel 9 Part 2 Video

https://www.wftv.com/video?videoId=936132432&videoVersion=1.0&utm_source=homestream&utm_medium=site_navigation&utm_campaign=homestream_click

Respectfully,

Mike Bianco

[2315 Pennsylvania Av.](#)

[Oviedo, FL 32765](#)

407-580-8672

Mbianco7613@gmail.com

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****