

Davidson, Matthew

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

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
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](#)

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

407-665-7215

Email-SC-Logo-1



From: Christina Ernst [<mailto:christinasheri82@gmail.com>]
Sent: Tuesday, March 05, 2019 7:12 PM
To: Young, Kendra <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

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

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

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

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

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

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

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

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

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

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

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



Sent from my iPhone

Davidson, Matthew

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

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

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.

From: Young, Kendra
Sent: Thursday, March 14, 2019 3:34 PM
To: cassl@bellsouth.net
Cc: Dallari, Bob <BDallari@seminolecountyfl.gov>; Hammock, Rebecca <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
407-665-7215



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

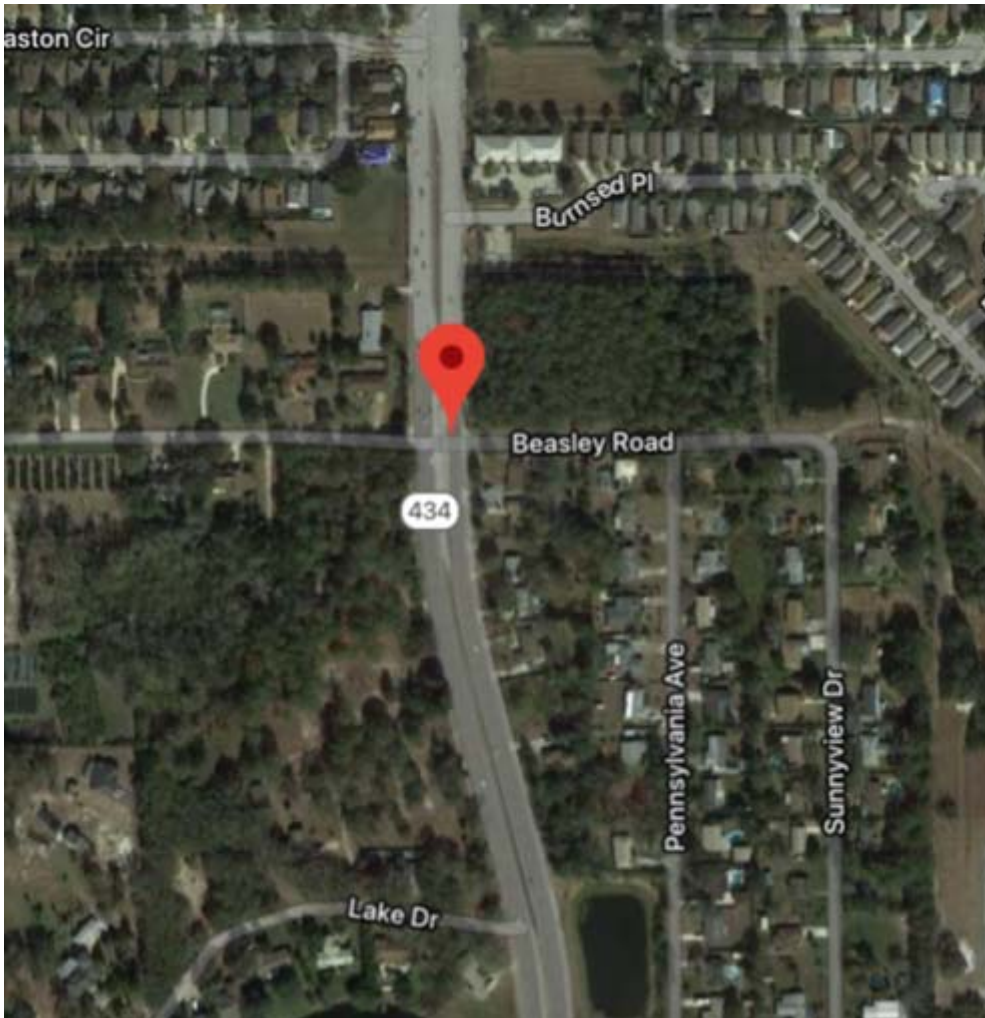
Good evening,

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

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 accomodate 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

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

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

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

Woolpert
11486 Corporate Blvd., Suite 190 | Orlando, FL 32817
woolpert.com

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

Woolpert
11486 Corporate Blvd., Suite 190 | Orlando, FL 32817
woolpert.com

Davidson, Matthew

From: Marc Simmons <kd4jaz@gmail.com>
Sent: Monday, April 8, 2019 8:32 AM
Subject: Rezoning/development of the "Beasley" project

All,
I'm asking you to vote AGAINST the proposed development of the project on the corner of Beasley and 434. Concerns are additional traffic in and around the local area, especially at the intersection of 434 and Chapman (this is very close to the elementary school and a safety issue, potential for more crime, compatibility/conflict of zoning multi-family adjacent to single family, multiple floors could be a privacy concern for housing adjacent to the development, potential for decreasing the current property values in the area.

--

Marc Simmons
2863 Chapelwood Ct, Oviedo, FL 32765

Davidson, Matthew

From: Young, Kendra
Sent: Monday, April 8, 2019 1:51 PM
To: bonzo714@att.net
Cc: Dallari, Bob; Davidson, Matthew; Schafer, Deborah; Warner, Corey; Summers, Dana
Subject: FW: enclave at alafaya...project#18-20500055

Good afternoon Elvi,

Thank you for reaching out to the Board of County Commissioners with your comments below regarding the Enclave at Alafaya.

By way of copy, I will ensure that Commissioner Dallari is made aware of your opposition to the project for his consideration. We will also include your email as part of our ex-parte communication for the record.

We hope you have a great upcoming week.

Sincerely,

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



From: elvi delconzo [mailto:bonzo714@att.net]
Sent: Sunday, April 07, 2019 10:26 PM
To: Schafer, Deborah <dschafer@seminolecountyfl.gov>
Cc: Young, Kendra <kyoung@seminolecountyfl.gov>; Warner, Corey <cwarner02@seminolecountyfl.gov>; Summers, Dana <dsummers@seminolecountyfl.gov>
Subject: enclave at alafaya...project#18-20500055

hello county commissioners i am writing to request a no vote on the proposed 3 story apartment in my neighborhood on the corner of alafaya trail and beasley road sheduled for a hearing on april 9th..our neighborhood currently has single family houses only and the proposed 100 unit apartment does not fit in with the rest of the neighborhood....it will create much more traffic within the surrounding streets and increase traffic on alafaya trail which right now is getting more and more congested with the explosive growth to the north in oviedo and the ucf campus to the south....i feel if

this project is approved it will open up the vacant land in the area for more and more apartment projects between chapman road and all areas southbound on alafaya further eroding our quality of life...i am not opposed to any development as long as it is responsible and is similar to the existing area...i have seen your votes in the past such as rejecting massive developments east of our area near the econ river and believe you will see that this project should be rejected too thank you David Delconzo, Elvi Delconzo and Melanie Delconzo 2374 winding cove oviedo fl 32765

Davidson, Matthew

From: C R <sanschaussures@yahoo.com>
Sent: Monday, April 8, 2019 4:39 PM
To: Davidson, Matthew
Subject: Seminole County Board of County Commissioners Meeting - The Enclave

- Seminole County Zoning and Planning Project Manager Matt Davidson

407.665.7308 mdavidson@seminolecountyfl.gov.

Seminole County Zoning and Planning Project Manager

Dear Mr. Davidson,

This is a copy of an email I've sent to each of the county commissioners regarding the April 9th meeting to determine whether The Enclave, a projected multi-story apartment will be granted permission to be built on the corner of Beasley and Alafaya in unincorporated Seminole County:

I am a resident of Canterbury Cove, one of the communities that will be affected by the proposed high-density multi-level apartment building(s) (the Enclave) proposed by APH development. I live on Burnside Pl, and each time I open my front door, instead of blue skies, I will be able to see the top level of the high-density multi-level apartment building(s).

Canterbury Cove is a complex of single-story homes. It's a quiet, peaceful, safe, community whose residents are elderly and families and somewhere in between. I have lived here for over 20 years and was thrilled to be able to raise my son in such a safe environment. I have worked very hard to keep my home and have been pleased to watch it grow in value. It is a relief to be in a home in which I feel very safe, and safe enough to walk my dog in the evening without worry.

Our community is culturally diverse, ethnically diverse residents; as such we do not oppose the makeup of the proposed tenants of the high-density multi-level apartment building(s) (I've just been told three 3 story building(s)...really?). Personally, I do wonder why our communities were chosen to accommodate this high density, multi-level apartment building(s), especially as the same developer has built another low-income housing townhouse unit, [Covington Club](#), only a half mile away. Is this the planning for our area?

During the committee meeting on April 9 the board will be giving residents that will be affected by the construction of an incongruous high-density multi-level apartment building(s) an opportunity to voice their concerns on the impact of this development. We most likely will not have the calm reassurance of someone who is certain no one will ever drop a high-density multi-level apartment building(s) in the midst of their communities, but we are grateful for the opportunity to plead for our communities.

Some of my concerns are increase in traffic, parking, encroachment into our communities and properties, school, impact in schools, liability, noise, adherence to mitigations and concessions to the community.

Traffic

The ingress/egress of the high-density multi-level apartment building(s) (per the zoning board recommendation) is to be on Alafaya Trail. This section of Alafaya Trail has become busier since the recent development in Oviedo and the 50mph speed limit makes it difficult to navigate as it is; adding the vehicles associated with a 92-99 high-density multi-level apartment building(s) will make this stretch of Alafaya even more intense to navigate. There is also a Lynx bus stop on the section of Alafaya, just past the proposed ingress/egress to the high-density multi-level apartment building(s); the increased traffic so close to the bus stop is unsafe. Historically, the children of Canterbury Cove wait for their school bus on the corner of Burnsed Pl and Alafaya; the proposed entrance/egress of the high-density multi-level apartment building(s) increases the danger to our kids waiting for the bus in the morning and at drop-off.

Parking

Parking for the development is also a concern. There are supposed to be 2 full sized parking spots for each apartment (I was just told there would only be 106 total...please let me be wrong about that). There are no plans for visitors, staff, etc. I have read that the other low-income development ([Covington Club](#)) built by the same developer charges fees for some parking. What will happen with the parking overflow? The overflow parking will most likely end up in the private parking lot across the medical offices (Canterbury Cove) and on our streets. This will increase our traffic, compromise the student bus stops, and our security. We should not bear the impact of this planning. Whose responsibility will it be to monitor parking and who do we go to when it becomes an issue?

If this development is approved, where will the construction vehicles, and workers' vehicles be parked? How will the sound and other fallout from the construction be kept from disrupting the communities?

Commercial use

As to commercial use, there are already businesses adjoining the communities that do not have the potential impact of this proposed high-density multi-level apartment building(s).

- There have been medical offices for years on Burnsed Pl. They are single story, keep office hours, have very little noise. They are more in symmetry with the community.
- There is also a day-care facility on the corner of Beasley Rd and Alafaya Trl on the opposite side of the proposed high-density multi-level apartment building(s). The day care was started by buying an existing single-story home, then expanded by purchasing the single story home next door; the commercial use of this business is typically limited to working hours. This is the type of commercial development that does not disrupt the communities around it.
- I've read that a grocery store would have more impact than the proposed high-density multi-level apartment building(s) but the store would still not have the impact of 24/7 occupancy of a high-density multi-level apartment building(s). We've had convenience stores in the area and they did not have as high an impact as this proposed development would.
- Even an assisted living facility would not bring the type of impact in our communities in terms of traffic, noise, and safety concerns. Most of the residents I have spoken to were not aware of the zoning change in 2015 to allow the assisted living facility. I would not have been as concerned about this change unless I knew that it would have been used as a jump-off point to change the zoning for a high-density multi-level apartment building(s). Currently the land is PUD and EXCLUDEs Multi-Family.

The high-density multi-level apartment building(s) is a drastic contrast and will not provide services to our communities. The current business and originally zoned commercial development fit our communities better and did not have such an impact.

Schools

The local schools are over enrolled. A solution I saw floated was to move current students to make space for this new development. These are children, not chess pieces. It is very unfair to take existing students from their schools and friends and stick them in different schools.

Noise

At the zoning meeting the proposal to insulate from sound was a 6' fence around the development. A 6-foot fence is not a sound insulator. If this high-density multi-level apartment building(s) were approved, in order to mitigate the sound, there should be a larger tree buffer around the side of the development next to Canterbury and surround should be a wall the height of the first story to mitigate the sound from ground level.

Waste Disposal

This development will be adjacent to the backyards of several of the Canterbury homes. The plan had been to place the dumpster on the Canterbury side of the development. The smell and hygiene of the location will be unpleasant in the summer and of concern to those homes.

Encroachment

Canterbury cove is responsible for the retaining pond and own the land around it. The development will increase risk to this pond, and the risk for liability for injury. Who will have the liability for deterring the tenants from accessing Canterbury Cove property?

Quality

Our children play in their yards. There is no play area planned for the development (the last I looked at the plan), where are the tenants supposed to go for quality of life? Where will the kids play?

Safety

How will the developer guarantee that there will be no predators housed in the development. How will we be assured that this development will not bring predators into our communities? Who will be liable for any damage done?

Mitigations

How will we know that mitigations agreed to as part of approval will be held to? Covington Club was approved for owner occupancy; the development company [sued](#) (and lost) to turn this into rental property. Yet, Covington Club was allowed to become a rental property after all. How do we have assurance agreements for approval will not be dropped with this development as well and who will be liable if this does happen? Will the communities be informed that a condition of approval is about to be removed?

Liability

- Who will be responsible for damages to our way of life?
- Will there be an onsite staff that will monitor for noise or compliance with tenancy rules?
- Somewhere onsite where the tenants can address issues directly?
- Who will ensure that any parking associated with this high-density multi-level apartment building(s) be confined to the development parking? Our streets should not have to bear this burden.
- Who will ensure that Canterbury Cove property around the retention pond will not be trespassed.
- This is unincorporated Seminole County. Will this development be for Seminole County residents or will they accommodate from other counties?

Please assure us that this additional burden will not fall on us... and who do we go to if it does?

If I were to cause damage to a neighbor's property, I would be financially liable. I'd like to know who will be financially liable for my loss in property value. The values of our homes are going to tank. No doubt, they will tank. I've worked too hard for my home to see it devalued through no fault of my own.

For the life of me I just can't figure out why our communities were chosen for this thing. In no imagination can this structure(s) fit in with its surroundings; it will not be a part of our communities; it will not contribute anything back to the communities except worry, traffic, and noise.

I hope the committee can look past reports and see into our hearts and hopes. We're not members of boards but we are sincere constituents who fear losing what we have now.

Thank you for allowing me to share my thoughts. If I've supplied incorrect information I assure I do so not out of malicious forethought, it is only what I feel, have read or have been told.

Cindy Gorbis

Burnsed PI

Canterbury Cove

Davidson, Matthew

From: bwainright@cfl.rr.com
Sent: Monday, April 8, 2019 11:42 PM
To: Davidson, Matthew; Young, Kendra; Schafer, Deborah; Warner, Corey; Summers, Dana; Tucker, Sam
Subject: Proposed apartment complex at Alafaya and Beasley Rd

I am writing in opposition to the proposed apartment complex at Alafaya Trail and Beasley Rd. My husband and I have been residents at 165 Lake Hayes Rd in the Oakmonte neighborhood for 47 years. This is an older neighborhood, but neither my neighbors nor my family have plans to move away from where we raised our children and watched them grow and develop. We have watched the traffic grow in our area to where it is difficult to enter the flow of traffic onto Alafaya Trail. The only way for traffic to turn left from Beasley onto Alafaya is to go North on Alafaya, make a U turn at a major intersection at Alafaya and Chapman Rd and continue South. The alternative is to go South on Pennsylvania or Sunnyview and exit the neighborhood at Lake Hayes Rd and Alafaya. These neighborhood roads are all narrow and simply not able to accommodate another 500 trips a day to be generated from this apartment complex.

This neighborhood will be negatively affected by traffic, as noted above, and the impact on our schools. We were told by the developer that the Seminole County School Board says the schools will not be adversely affected, but it is my understanding all schools in the area are over crowded now. Our schools will no longer be A rated if more and more children from high density apartments are enrolled in them. This says nothing about our property values if this project is allowed to be built. We are a low density residential neighborhood and this project will simply not be compatible with our existing use. We have no objection to development of this property but feel it should be developed as some type of low density and intensity project.

Please forward this to the Commissioners for the April 9, 2019 meeting.

Davidson, Matthew

From: Whidden, Bill <Bill.Whidden@Woolpert.com>
Sent: Friday, April 5, 2019 8:45 AM
To: Dallari, Bob
Cc: Schafer, Deborah; Summers, Dana; Warner, Corey; Tucker, Sam; Davidson, Matthew
Subject: Beasley/Alafaya Rezoning

Commissioner, Thanks for meeting with us last night on the above referenced issue. I will not be able to be in attendance at the April 9, 2019 hearing, so I would like my comments to be included in the record. My main concerns are the compatibility of the proposed development to the existing neighborhood. Some of the compatibility issues are;

- 1) Land Use – Single family (median to high income) existing and multifamily (workforce to low income) proposed with no transition.
- 2) Density – Low density existing and high density proposed, next to each other.
- 3) Height – Single story housing existing and three story proposed, also next to each other. No other three story buildings in the vicinity.

The negative impacts that could affect the existing community from the incompatibility are;

- 1) Lower existing property values.
- 2) Additional traffic concerns at peak periods.
- 3) The additional traffic at this location, with the existing roadway layout, U-turns are required and can result in safety issues (more accidents).
- 4) Higher densities and lower income usually results in more crime and additional impact on law enforcement.

We have lived on Lake Hayes at 130 Smithson Dr. since 1981, when Alafaya was only two lanes, so we have witnessed the changes over the years. We believe this change is just too much and too close to be acceptable. Thank you for your consideration.

Bill Whidden, PE

Project Manager | Water
D: 407.591.5116 | M: 407.617.2580
Bill.Whidden@Woolpert.com

Woolpert

11486 Corporate Blvd., Suite 190 | Orlando, FL 32817
woolpert.com

Davidson, Matthew

From: Bob Maret <itunepiano@aol.com>
Sent: Wednesday, April 3, 2019 10:52 PM
To: Young, Kendra; Warner, Corey; Tucker, Sam; Schafer, Deborah; Summers, Dana; Davidson, Matthew
Subject: Enclave at Alafaya - Spot Zoning

Robert Maret 2361 Pemberton St Oviedo FL 32765 407-489-9090

Re: Enclave at Alafaya Contact Project Manager Matt Davidson 407-665-7308

April 2, 2019

Dear Commissioner,

I request you deny the Enclave at Alafaya as presented. The developer is asking for "Spot Zoning".

The "classic" definition of spot zoning is **"the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners."** ¹

The adjacent existing structures consist of retail and commercial on the frontage of Alafaya with single family residential directly behind. This mix exists for 2 miles either side of the subject property.

The proposed Enclave at Alafaya does not conform with the adjacent properties. Developer's project will be detrimental to adjacent property owners - therefor it constitutes "Spot Zoning".

Thank you

Robert Maret

Robert Maret 2361 Pemberton St Oviedo FL 32765 407-489-9090

Re: Enclave at Alafaya Contact Project Manager Matt Davidson 407-665-7308

April 2, 2019

Dear Commissioner,

I request you deny the Enclave at Alafaya. If you must approve it, please reduce the size by 1/3. I request the height of the buildings be only 2 floors, and/or only 2 of the 3 proposed buildings be constructed. I also request certain improvements to surrounding roadways.

1. This project is too large for the lot size. Developer admits in his site plan there is not enough room for parking. Developer does not have enough land for the project he is proposing.
2. The Zoning Board denied Developer's access though Beasley, (rightfully so). Alafaya access is dangerous due to adjacent cross streets, a blind curve, and speeding drivers. Developer's traffic analysis is misleading. It fails to include the original daily trip number if the project was a 120 bed assisted living facility. This 99 unit apartment complex would have more trips (538 daily) than the original assisted living facility use approved in 2015. There have been traffic fatalities at Beasley/Alafaya and Lake Hayes/Alafaya. This project will increase the chance of further fatalities.
3. Adjacent neighbors are rightly concerned about noise, traffic, and crime – from personal experience, this type of development can be problematic.

If you must approve this project, I ask for the following improvements:

1. Please reduce the project size by 1/3 – the current project does not fit on the lot.
2. Please enclose the project with a 12 foot cinderblock wall as a buffer for adjacent residents.
3. Allow access from Alafaya only. Access from Beasley should be prohibited.
4. Reduce the speed limit on Alafaya to 45 mph with police enforcement. Drivers often drive 70 mph and speed enforcement is non-existent there.
5. Street lights need to be installed at Alafaya/Lake Hayes, and at Alafaya/Beasley intersections.
6. A "no left turn" sign and median changes should be installed to prevent Lake Hayes drivers from turning left to southbound Alafaya. They can turn right and make a U turn.
7. Left turn lanes for Lake Hayes and Beasley need to be lengthened.

Thank You!

Robert Maret