

Davidson, Matthew

From: C R <sanschaussures@yahoo.com>
Sent: Monday, April 15, 2019 9:11 PM
To: Young, Kendra; Schafer, Deborah; Warner, Corey; Summers, Dana; Tucker, Sam
Cc: Davidson, Matthew
Subject: April 23 meeting for zoning change approval for APH development, The Enclave - School capacity

Dear Commi ssi oners,

When the residents and concerned neighbors speak at the April 23 meeting they will be stating that schools are overcrowded. This is going to be confusing as you will also be told that there is more than enough space available in our schools. Please understand that there is a difference between space available county wide versus no space available in the local schools. The residents of the communities to be affected by this development will be speaking of over-capacity at Evans Elementary and Jackson Heights, not all of the schools in the county.

Perhaps this development could be placed nearer to the schools that are not yet full?

Respectfully,
Cindy Gorbas
Burnsed PI
Canterbury Cove

Davidson, Matthew

From: C R <sanschaussures@yahoo.com>
Sent: Monday, April 15, 2019 8:39 PM
To: s.culp@atlantichousing.com
Cc: bobby@madden-eng.com; charlie@madden-eng.com; Young, Kendra; Davidson, Matthew
Subject: The Enclave - Proposed High Density Multi-Family Multi-Level Development

Mr. Culp

I am a resident of Canterbury Cove, a small single story, single family development in unincorporated Seminole County. I writing in reference to a small scale future land use map amendment from planned development to planned development, and a rezone from PD (planned development) to pd (planned development to allow for the addition of high-density multi-family use on 4.61 acres, located on the NE corner of Alafaya trail and Beasley road. I am opposed to the proposed change as is.

I respectfully request changes to the enclave master plan:

1. Twenty-five (25) feet undisturbed buffer on the north and east side of property.
2. Masonry wall inside the buffer, height to be the height of the first story to buffer against ground level noise.
3. Ingress/egress not on Burnsed Pl., mindfully placed to not increase danger to Canterbury Cove's children at their school bus stops on the corner of Alafaya and Burnsed Pl. (and the existing Lynx bus stop).
4. Buildings relocated so that none are directly behind/across the single-household single-story homes in Canterbury Cove, and adjacent /across from the single-household single-story home on Beasley rd.
5. Retention pond placed to the rear of the property, as in the ALF plans previously approved in the 2015 zoning amendment/change.
6. Garbage dumpster placed away from the homes in Canterbury Cove side.
7. Parking overflow plans that do not utilize Beasley Rd, Canterbury Cove, or Burnsed Pl.
8. No walking trail next to Canterbury Cove property.
9. A dedicated representative who will be the communities' contact to deal with issues such as parking, trespass, traffic, etc.

Thank you,
Cindy Gorbias
Burnsed Pl
Canterbury Cove

Davidson, Matthew

From: zhaoviedo@aol.com
Sent: Monday, April 15, 2019 1:13 PM
To: Davidson, Matthew
Subject: Letter of Opposition - to Beasley Road Project
Attachments: Letter of Opposition.docx; Letter of Opposition.pdf

Mr Davidson,

Attached is a copy of my letter to Seminole County Commissioners stating my opposition to the Enclave at Alafaya, Beasley Road project development and zoning change requests.

The attached is provided in both word and pdf file formats.

Please save our neighborhoods!

Zalpha Hashem
3034 Randleman Ct.
Oviedo, Fl. 32765

Letter of Opposition

Subject: Opposition to proposed development and zoning variances on property located at Beasley Rd. and Alafaya Trail

TO: Commissioner Bob Dallari, Commissioner Jay Zembower, Commissioner Lee Constantine, Commissioner Amy Lockhart, Commissioner Brenda Carey

Dear Commissioners,

Save Our Neighborhood!

You have the power, authority, and **responsibility** *bestowed upon you by your constituents* to stop this assault on a very special way of life in Seminole County. I implore you to use your voice and **vote NO to the “Enclave at Alafaya, Beasley Road project”** development and zoning change requests.

I am one letter writer stating my clear opposition to this development. **But I am certainly the voice of many people who feel the same way that I do** and who clearly also oppose this development.

I am a 23 year resident of this area of Seminole County. I feel betrayed and violated by “being sold for commercialization and urban development” and by the assault on our neighborhoods, lives, and lifestyles in our small part of Seminole County. **But I am certainly the voice of many voters who feel the same way that I do.**

I feel that very shortly, and without moving, we will be living in an urban sprawl that mimics urban Rte 50 of Orange County. This is truly unacceptable! This is absolutely not consistent with the natural beauty and promised residential communities that drew us to Seminole County.

You have the obligation to curtail this urban blight that is overtaking our neighborhoods, destroying the essence of our “Florida Natural Choice” motto, and overtaking the lifestyles of residents in District 1 of Seminole County. This issue has no doubt energized the residents of Seminole County who oppose this unbridled growth. I urge you to regain the trust and confidence of the people of this great region and to help the people maintain this part of Seminole County a family friendly, residential area with healthy safe surroundings befitting of this great area. **You have the power to stop this zoning war on our area.**

There is a very negative trend of “urban development” in this area **that is NOT the will of the people!** People like my husband and me who chose this single family residential area of unincorporated Seminole county to set their home roots, raise their families, enrich its schools, expand its economy, establish their retirement homes here, and make this area a great place for families. This undesirable project adds to the urban and commercialization assault that has been overtaking our neighborhoods in the past few years and destroying the natural beauty, and residential family home retreats that we cherish. This is an attack on all the residents of

Seminole County, and especially those of us who live in the Oviedo area that is a major part of unincorporated Seminole County. **You can stop this betrayal!** You can give us back the hope that our homes and hard work matter; that our neighborhoods will not be further invaded; and that our way of life will not be further eroded by unnecessary, incompatible, unacceptable developments such as those proposed for this Beasley Road Project.

This trend is the will of rich developers and misguided planning and zoning personnel who **do not represent the people of district 1**. Developers who are not residents of our great county and whose sole, well disguised, interest is greed and profits at the expense of hard working families who reside in modest single family homes and communities. Developers who would use tax loop holes to gain public funding to subsidize unwanted developments in the same neighborhoods of these families. What an insult!

This project is a perfect example *of manipulation of our zoning laws and assault on our area*. In 2015, the developers manipulated the zoning to be changed from a single family residential and agricultural area to a planned development. (A zoning change and vote that took place without the district 1 council representative being present at the meeting of his jurisdiction.) A change disguised under the auspices of building an assisted living facility that could truly be of benefit to the residents of the area. Once the developers got this foot hold, now they are further manipulating the system and holding our area hostage to get their desired high-density apartment complex, *along with further exceptions and waivers to the zoning requirements of this area*. What a sham!

This project has many significant undesirable and unacceptable impacts:

- **Population density** – This project proposes a multi-story high density apartment complex that is to be constructed in the middle of single family homes on modest specified parcels of land with single family homes and land size. **This project violates population density requirements and will set a very bad precedence for Seminole County**. This project will create many violations of privacy issues. It is not only the immediate neighbors of this projected complex who will be impacted. Residential neighborhoods including Canterbury Cove, Oak Manor, Remington Park, Stillwater, Dunhill, Easton Park, Sawgrass, other neighboring developments, and many single family homes off Lake Hayes are all impacted. *How would you like to have your single family home be the next door neighbor to this **unprecedented population density in our neighborhood**? How can approving such high density occupation be acceptable?*
- **Safety** – Alafaya Trail is the only major roadway for the entire population of this area, Oviedo, and all the way to Winter Springs as you continue on Alafaya trail/434. We have seen the increasingly unbearable effects that a widened Alafaya Trail has had on our communities during the past few years. A quiet serene area is now continuously bombarded with car traffic, noise pollution, litter, sirens, and frequent auto accidents. I am informed that one hundred thirty three (133) accidents have occurred on Alafaya

Trail between Remington Park and Chapman Rd during the last five years. **(133 accidents and several fatalities on a 7/10th (.7) mile stretch of road in a relatively short time.)** How can adding more density of population and traffic to this area, and only main road, be acceptable? Adding turn lanes and exploiting parking requirements by requesting more zoning exceptions (as desired by this developer) will not address these serious issues and safety concerns. It will exacerbate this problem! The developers' traffic analysis, using a grocery store comparison in this location for traffic analysis, is truly laughable. There is no need for another grocery store in this area -- Within approximately 1.5 miles North and South of Beasley road, we have easy access to 2 Publix, a Wal-mart neighborhood market, an Aldi, and Sprouts construction is in-process. **It is only 1.7 miles from Chapman Road to McCulloch Road** (the gateway from Oviedo and Seminole County to Orange County, UCF, and its ever growing tentacles). Beasley road, all the other residential streets in this area, and our neighborhoods are located within this 1.7 mile stretch of road.

How can this community continue to adequately respond and handle emergency situations and conditions, during normal and extreme emergency scenarios?

- **People Safety** – Alafaya Trail should be renamed Alafaya Speedway. That is what it has become. Current conditions have **led to several fatalities on this stretch of road** from Beasley Rd to McCulloch. We cannot allow our children to walk to nearby schools due to the excess congestion and unsafe conditions. Adding a sidewalk in front of this proposed project will not lead to safe walking and access to public transportation. It will lead to more pedestrian safety concerns and accidents. How many lives does it take before you stop this density invasion and commercialization of this area? Please do not add to the “crosses and fatalities landmarks” that are now dotting this short stretch of roadway that leads to our homes. It is heart breaking and unbearable!

Granted that bad driving skills lead to accidents and fatalities. But, please don't let your vote, conscience, and your decision on **this unneeded project** add to these conditions and unbearable statistics.

- **School and Education Impacts** – The **schools within this area are over capacity!** Examine the data that is available in school county records (not the rhetoric of greedy developers). The school records clearly state that our schools are over capacity and are short of teachers. Evans Elementary, Stenstrom Elementary, Jackson Heights middle school, and other elementary, middle, and high schools in this part of Seminole county and Oviedo are over capacity now, and the current 5 year capacity projection is also over capacity! (<https://www.scps.k12.fl.us/core/fileparse.php/1135/urlt/Facilities-COE-Document-3-30-18.pdf>). Currently Evans Elementary is 10% over capacity. Jackson Heights Middle School has 1450 enrollments versus 1359 capacity. This also does not address class-room size restrictions and qualified teacher availability.

We in Seminole County take great pride in our outstanding A Rated schools and school system. As I have seen stated in many publications, **Seminole County School Systems are truly a treasure and key assets to Seminole County and its future.**

You cannot sacrifice the quality of education and the future of our economy by further impacting our school capacities. You cannot sacrifice the quality of our schools and the quality of our children's education by allowing such high density projects as this unneeded Beasley Road project.

- **Infrastructure Impacts** – My knowledge on infrastructure requirements, laws, and statistics is limited. I do know that during the last hurricane that we encountered in this area, our waste water plants were not able to support the existing community. I do know that if you throw enough money, effort, and time on such issues you can eventually address them (you can band-aid them but not fix them as they are *not properly planned but reacted to due to pressures* from developers). However, that does not mean that we the taxpayers of this area and of Seminole County should suffer the consequences, and no doubt cost that this undesired, unwanted project will require of us and of our area. *It does not mean that we the many residents of unincorporated Seminole County should pay to support a development that is not likely to benefit the county financially and will only increase the profits of a developer.*
- **Environmental Conditions** -- It is hard to fathom that this high density project, or any high density project **in this now green area located less than 2/10th (.2) of a mile from Lake Hayes**, will not impact our environment negatively. In the vicinity of this area and our residential neighborhoods, residents can enjoy sightings of bald eagles, turtles, hawks, and other wild birds and animals. We now get visits from bears who have been displaced by unbridled commercial planned developments that have been allowed to flourish around us. During the past few years, the amount of litter now visible on the side of our natural roads in this area has grown excessively and has diminished the natural beauty of our neighborhoods and Seminole County. Our environment is negatively impacted! A hedge serving as "privacy barrier" or as "green space" does not truly serve as a percentage of open, green space that is required within Seminole County – it is only a hedge, usually surrounding lots of asphalt and concrete in a high density apartment complex. Where will the rain-water runoff due to this asphalt and concrete project go? Lake Hayes?

We the homeowners and citizens of this area are negatively impacted and we are feeling the ill effects of shoving high density and commercial developments down our throats. **Please vote NO on this zoning battle and help preserve Lake Hayes and the remaining small natural beauty that we still enjoy!**

As stated in Seminole County Government Agenda Memorandum File Number: 2019-0013,
"The development proposes to locate **urban residential densities**rather than seek

residential opportunities in areas that Seminole County is seeking to retain as countryside or conservation.” Most of our **residents in this area, who have lived in this part of unincorporated Seminole County for more than 20, 30, 50 years, chose to live in this part of Seminole County due to its countryside and conservations! It is an insult to us in this community to be “sold to urban development” when that is NOT the will of the people in this community.**

Also stated in Seminole County Government Agenda Memorandum File Number: 2019-0013, “Staff finds the request.....compatible with the trend of development in the area.” **This is not a trend that the residents of district 1 have chosen. The decision on the quality of life of your constituents should not be based on a trend,** but on every consideration needed to be examined for maintaining the safety and quality of life of residential family home communities in this area.

Enough is enough! Stop this zoning trend!

Stop destroying our beloved part of Seminole County and our homes and quality of life that we have worked so hard and so long to attain.

Seminole County residents are being held hostage by “law suit threats” from deep pocket developers. You the governing Community Council Board are being held hostage by these stated or implied threats. **Your NO vote will send the right message** that we the residents and governing body of Seminole County will not surrender to these threats on our way of life and our citizen rights.

It is time to stop this invasion! It is time to stop this assault! It is time to regain the confidence of we the people, your constituents! It is time to do the right thing! You have no responsibility to assist developers in rezoning land that should still be low density residential. **You have the power and the responsibility bestowed upon you by your constituents to take the right stand and vote NO on this project!**

I urge you to stop this ever expanding urban plight that is overtaking this great Seminole County neighborhood area. Thank you for your work and decisions in support of “we the people” and for saving our small residential piece of “Seminole County, the Natural Choice.”

Respectfully,

Zalpha Hashem
(Remington Park homeowner for 23 years – a neighborhood in Seminole County)
3034 Randleman Ct.
Oviedo, FL 32765

Copy: Matt Davidson – Seminole County Project Manager
Nicole Guillet – Seminole County Manager

Davidson, Matthew

From: Lea Rader <rrader3@att.net>
Sent: Monday, April 15, 2019 11:06 AM
To: Young, Kendra; Schafer, Deborah; Warner, Corey; Summers, Dana; Tucker, Sam; Davidson, Matthew
Subject: Enclave at Alafaya and Beasley Road
Attachments: letter to commisisoners april 15 2019.pdf

April 15, 2019

RE: Enclave at Alafaya and Beasley Road Project

Seminole County Commissioners: Bob Dallari, Jay Zembower, Lee Constantine, Amy Lockhart and Brenda Carey,

As our April 23 meeting approaches and the momentum of opposition increases daily, each of us are gathering our thoughts and concerns to present to our board of commissioners. We now have 996 signatures on our petition. This issue is not going away, if anything, it is getting bigger as the days go by. Many of the comments shared have been to slow down the massive growth in our area and take the time to make smarter changes that will benefit all not a small group of people. We are asking for decisions that do not impact the community but instead improve our adjoining communities.

I have learned quite a lot since the inception of this journey with our first meeting with the developer in February. I have met and became friends with many of my neighbors as well as adjoining neighborhoods. I have spoken to many Seminole County employees who have been most helpful with my questions. I have met with Mr. Dallari and spoke on a conference call with Mr. Constantine and Mr. Zembower and Ms. Lockhart. My husband and I have been on channel 9 news twice and our comments were published in the Orlando Sentinel (not necessarily accurate) but there none the less. We have been consumed with this proposed project in our neighborhood. We have attended neighborhood meetings and have had numerous texts and e-mail all pertaining to this proposed project. Some in our neighborhood are more outspoken and have opinions and observations that my husband and I disagree with. As a result, we have distanced ourselves from the group narrative and only wish to state our thoughts and concerns as individual home owners. We have lived on Pennsylvania Av for 39 years and have seen a lot of changes in our area.

The property on Beasley and Alafaya is **just 4.39 acres**; the developer wants to build a 92 unit complex on this very small parcel. 19.96 D.U. /AC this ratio is more than double any other complexes in our area. The developer has built a 99 unit complex on Chapman Av. that seems to be doing well and is aesthetically acceptable, however this property is on **25.52 acres** in size. **What is being proposed the on Beasley property is just not compatible, nor does it transition well with the surrounding area.** It would basically be a huge 3 story building jammed in to a residential area. In addition to this, if this were built, the occupants would have little or no nature views or amenities to give them a sense of tranquility in their homes. Coupled with that, they would be right on a very busy state road that is only getting more traffic by the day.

RE: Traffic, the memorandum submitted by VHB for the developer dated January 19, 2019, and then revised on March 19, 2019 from Project manager, Karl Krichbaum states , “ **The pre-development daily background traffic for future year 2020 is 40,210 vehicles with remaining capacity of 19,790 vehicles.**” “**The post development daily traffic, with project trips included, for future year 2020 is 40,710 with remaining capacity of 19,290 vehicles**”. According to Seminole county public works traffic count the figures they have posted on **Station#289A (700feet south of Beasley Road to Lake Dr.) are 45,264 for 2017, and 48,298 AADT for 2018. The annual growth percentage has been 7% for the last two years.**

If the annual growth were to stay at 7% in this area Alafaya Tr. would be at or close to full capacity of 60,000 AADT by early 2021, this is without any future growth in the area let alone 538 daily trips generated by the proposed complex. Level of Service Based on FDOT Standards is currently a C at this Station Site, but it is rapidly approaching an E rating as this area is impacted by the City of Oviedo and the businesses in Research Park and UCF.

In reviewing the Summary Information provided by Mr. Matt Davidson, project planner, the Staff Findings indicate the proposed multi-family use would have minimal impact on the area. Mr. Davidson's summary findings are based on the Technical memorandum prepared by VHB, Inc. dated January 17, 2019. It is my opinion these findings are not accurately portraying the true traffic count on Alafaya Trail at Station Site 289A and they do not agree with Seminole County Public works traffic count figures as shown above.{ See attached documents.} This is troubling to me as this section of Alafaya is already a very busy and dangerous stretch of highway. **Alafaya Trail was a two lane road less than 10 years ago, now it is a 6 lane highway with over 48,298 AADT, (2018 count) fronting this property.** I realize our State of Florida and this beautiful county attracts thousands of new residents each year. I am just requesting we make sure we are making the right choices in regard to overpopulating certain areas in our county.

In closing, I have taken the time to share my concerns with all of you either in person, letter, or by phone in the hopes that each of you will take all of your constituent's concerns into consideration regarding rapid growth in our community. We are not opposing growth and change; we just want the decisions that are made to be smart ones for our future and safety.

I would like to thank each of you who have taken the time to meet with us, either by phone or in person and share your insight and expertise. Our conversations have been most helpful. I am looking forward to meeting each of you and I am asking each of you to please make the right decision for the good of those of us who have been your constituents on this very important topic. Thank You.

Sincerely,

G.Lea Rader

2371 Pennsylvania Avenue

Davidson, Matthew

From: Greg Seidule <greg@magicbusinessforms.com>
Sent: Wednesday, April 17, 2019 4:12 PM
To: Davidson, Matthew
Cc: cseidule@ferrellwm.com
Subject: 128 Burnsed Place, Oviedo 32765

DEAR MR. DAVIDSON,

MY WIFE AND MYSELF OWN A HOUSE ON 128 BURNSD PLACE...WHICH IS ON THE NORTH SIDE OF THE PROPERTY IN REFERENCE. BOTH OF US ABSOLUTELY VOTE NO TO MULTI-FAMILY APARTMENTS NEXT TO OUR HOUSE.

WE ARE UNABLE TO ATTEND THE MEETING....PLEASE INCLUDE US IN THE NO VOTE.

I UNDERSTAND THAT A PROPERTY OWNER GENERALLY HAS THE RIGHT TO DO WHATEVER THEY WANT WITH THEIR PROPERTY....AS LONG AS IT DOES NOT NEGATIVELY AFFECT THE NEIGHBORS. HIGH DENSITY APARTMENTS IN THAT AREA WILL DEFINITELY BE A NUISANCE FOR OUR QUIET LITTLE SUBDIVISION. WE ALL KNOW THAT THESE APARTMENTS WILL PRIMARILY BE RENTED TO COLLEGE STUDENTS. WHILE WE LOVE OUR STUDENTS, THIS AREA DOES NOT LEND ITSELF TO THE "COLLEGE LIFESTYLE".

AS UCF GROWS IT IS VERY GOOD FOR THE AREA. THIS DEVELOPER WILL BE BETTER SERVED BUILDING SOMEWHERE ELSE. I AM SURE THAT THIS VALUABLE PIECE OF LAND CAN YIELD HIS PROJECTED PROFITS WITH HIGHER END CONDOS OR TOWNHOMES.

THANK YOU FOR THE REACH OUTI HOPE WE ARE SUCCESSFUL.

GREG SEIDULE
CHERIE PERRY-SEIDULE



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Davidson, Matthew

From: jcaoviedo@aol.com
Sent: Wednesday, April 17, 2019 10:57 AM
To: Davidson, Matthew
Cc: jcaoviedo@aol.com; saveourneighborhoods613@gmail.com
Subject: "OPPOSITION" to land use zoning change - Lot at Beasley Rd and Alafaya Trail

Mr. Matt Davidson,

Please include this communication in the public records - if you are unable to do so - please provide justification.

Please note that I strongly "OPPOSE" the developer's request for zoning change and the additional associated waivers for the Lot at Beasley Rd and Alafaya Trail.

Please consider this email as my vote and official letter of opposition.

Please also note the following:

Reasons against Rezoning (in no specific order)

- 1) Overall Quality of life impacts to existing residents of the established neighborhood
- 2) Devaluation of property values
- 3) Sets precedent for future developers for a path to rezone
- 4) Safety concerns with additional traffic in neighborhood
- 5) Additional burden on our over capacity schools
- 6) No environmental Study of the impact to the area
- 7) Additional Noise and Light Pollution

I am very certain not one of the commissioners would want this type of rezoning and urban development to happen in their neighborhood. Please vote "NO" as that is the will of the people.

Please consider how you would feel if you lived in the surrounding neighborhood and this was happening to you.

Although the Developer chose to use a grocery store as an example for traffic, this ploy is not believable for the fact of the amount of competition of big box stores near the lot and the area.

No one has a problem with a reasonable development consistent with the current surrounding single family home neighborhoods. This developers project is not reasonable for this area.

The modified zoning in 2015 was granted based upon an Assisted Living Facility (I do recognize there are other potential business uses based upon the current zoning)– as we all immediately think of the needs for our parents and grandparents, and recognize a general lack of those facilities in the area.

I sincerely hope the vote by the BOCC is not swayed by the thought/threat of a law suit from the developer. You have to fight for what is right for the citizens of this area. The time is right to stop the bullying and vote "NO", the right choice.

Please respond back that this message has been received.

Sincerely,

James C. Adams - MBA, CFP

3034 Randleman Ct.
Oviedo, Florida 32765
"Remington Park Subdivision"
(321) 262 – 8382

TO: Scott Culp, Developer of The Enclave At
Alafaya Apartment Homes
s.culp@atlantichousing.com

Dear Mr. Culp,

We, the undersigned are **OPPOSED** to 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.

There is not enough privacy for the residents of Canterbury Cove, given the new proposal that has been drawn.

If this rezoning amendment is to pass, the current project **must** be changed to reflect the following:

- **25' of UNDISTURBED tree-line buffer.** This will further provide privacy for the residents of Canterbury Cove and reduce noise pollution.
- **A 6-foot BRICK wall** on the North and East side of the property instead of the 6-foot picket-style aluminum which neither protects privacy nor reduces noise pollution.
- **An option of a berm to be built, with landscaping** instead of the 6-foot picket -style aluminum fence.
- **Shift the buildings more equitably** to the front of the property and place the retention pond at the back of the property as it was originally drawn in the 2015 proposal.
- **Absolutely NO use of any Canterbury Cove land** as a thruway for reaching the bus stop on Alafaya Trail.

Sent to: Developer Scott Culp, s.culp@atlantichousing.com 407-439-9994 c/ 407-741-8521 w
cc: Charlie Madden charlie@madden-eng.com 407-325-2147 c / 407-629-8330 w
Bobby Wants bobby@madden-eng.com 407-617-9011 c / 407-629-8330 w
Commissioner Bob Dallari kyoung@seminolecountyfl.gov 407-665-7215

Respectfully,

Marlene V. Muir *Marlene V. Muir*
154 Burased Place

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s.culp@atlantichousing.com

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407-741-8521 w

cc: Charlie Madden charlie@madden-eng.com 407-325-2147 c / 407-629-8330 w
Bobby Wants bobby@madden-eng.com 407-617-9011 c / 407-629-8330 w
Commissioner Bob Dallari kyoung@seminolecountyfl.gov 407-665-7215

Respectfully, *J. Camille Bailey* J. Camille Bailey
193 Burnsed Pl.
Oviedo, Fl. 32765

TO: Scott Culp, Developer of The Enclave At
Alafaya Apartment Homes
s.culp@atlantichousing.com

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Bobby Wants bobby@madden-eng.com 407-617-9011 c / 407-629-8330 w
Commissioner Bob Dallari kyoung@seminolecountyfl.gov 407-665-7215

Respectfully,



SHARI GAMESWELL

177 BURNED PLACE OVIDO FL 32765

TO: Scott Culp, Developer of The Enclave At
Alafaya Apartment Homes
s.culp@atlantichousing.com

Dear Mr. Culp,

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There is not enough privacy for the residents of Canterbury Cove, given the new proposal that has been drawn.

If this rezoning amendment is to pass, the current project **must** be changed to reflect the following:

- **25' of UNDISTURBED tree-line buffer.** This will further provide privacy for the residents of Canterbury Cove and reduce noise pollution.
- **A 6-foot BRICK wall** on the North and East side of the property instead of the 6-foot picket-style aluminum which neither protects privacy nor reduces noise pollution.
- **An option of a berm to be built, with landscaping** instead of the 6-foot picket -style aluminum fence.
- **Shift the buildings more equitably to the front of the property** and place the retention pond at the back of the property as it was originally drawn in the 2015 proposal.
- **Absolutely NO use of any Canterbury Cove land as a thruway for reaching the bus stop on Alafaya Trail.**

Sent to: Developer Scott Culp, s.culp@atlantichousing.com 407-439-9994 c/
407-741-8521 w

cc: Charlie Madden charlie@madden-eng.com 407-325-2147 c / 407-629-8330 w
Bobby Wants bobby@madden-eng.com 407-617-9011 c / 407-629-8330 w
Commissioner Bob Dallari kyoung@seminolecountyfl.gov 407-665-7215

Respectfully, *Aileen Siminski* *Aileen Siminski*
204 Burnsed Pl Oviedo 32765

April 5, 2019

Andrew J. Judd & Ann B. Crusius
172 Smithson Drive
Oviedo, FL 32765



Commissioner Bob Dallari
Board of County Commissioners
Seminole County Services Building
1101 E. First Street
Sanford, FL 32771-1468

Dear Commissioner,

We are writing to express our opposition to the proposed zoning change on the Beasley Property (File #Z2018-060). We note in materials posted for the April 9, 2019, Board of Commissioners Meeting that considerable opposition has already been expressed to this proposal because of its incompatibility with the predominately single family and small business nature of the surrounding community. Standing alone, these objections make a strong case for rejection. Additional considerations may also be relevant to the decision you will make on April 9th.

It appears the applicant is implicitly basing this request on the assumption that a multi-family development accommodating Workforce housing is preferable to the property's current Assisted Living designation. However, their application makes no mention of such a comparison and why transitioning from the currently approved use is appropriate. Absent addressing significant transition issues the application, in form, appears to check the appropriate boxes; however, in substance, the application is deficient.

Specifically, the Seminole County Comprehensive Plan discusses Workforce Housing in terms indicating such projects are to benefit qualifying residents with affordable housing near their workplace and accessible via public transportation. The proposed project is only close to one major employer, UCF, and there is additional affordable housing located closer to the University than the Beasley Property. The implications are that unless one is employed at UCF, this location appears no more desirable than any other location and may not argue well for the project's viability as appropriate Workforce housing.

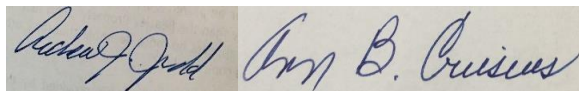
Additionally, the traffic analysis provided by the applicant uses average commercial traffic volume and not peak hour volume as to argue there would be no negative impact on congestion. While commercial establishments experience a relatively even flows of traffic throughout the day, residential properties usually have peaks volumes at the beginning and end of each workday. This inappropriate comparison does not establish the project will not adversely affect traffic congestion.

Another factor affecting the property's desirability as a location of choice by potential Workforce residents, is its proposed parking plan. This plan specifies reduced size parking spaces and only 1.75 spaces per unit. The size restrictions may not accommodate those potential residents whose work requires the use of a truck or van and the number of spaces per unit limit could adversely affect those residents who require more than two vehicles to accommodate their transportation needs, i.e., those families that may have children of driving age. Also, with a reduced number of parking places, those who visit residents and those businesses needing to make deliveries to the residents may also be adversely affected.

Finally, the assertion that public transit is available because there is a nearby covered Lynx bus stop is flawed. This Lynx bus stop only serves Westbound riders. To safely access the Eastbound route, residents are forced to walk to the intersection of Chapman Road and SR 434, cross SR 434 and walk South to the nearest stop. The reverse would be true on their return trip. Alternatively, residents may unwisely and unsafely risk crossing the six lanes of SR 434 to deal with bus stops located on opposite sides of the road. Once on the Lynx bus, travel options are limited. See the attached Lynx 434 Crosstown schedule indicating over an hour of travel time between the route's two ends (UCF and the Seminole State College, Altamonte campus). Transferring to another bus route is only possible at the UCF stop. Almost forty minutes of travel is necessary to reach the nearest Sun Rail stop. Collectively, these facts indicate public transportation is available from the property, but it is so inconvenient and limited that few residents would find access to this Lynx route as a viable transportation option.

In addition to the overwhelming examples of this project's incompatibility with the surrounding community that have been expressed by others, we hope the Commissioners also consider the thoughts we have expressed. The applicant seeks to rezone an Assisted Living Facility that could bring new jobs to the area and be within walking or biking distance of the Covington Cove apartment complex (located at Chapman Road and SR 434 -.4 miles) with a multi-family complex that may only prove to be minimally desirable to its potential Workforce residents. We do not think this application even remotely justifies the proposed change.

Sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'Andrew J. Judd' and the signature on the right is 'Ann B. Crusius'. They are written on a light-colored, slightly textured background.

Andrew J. Judd, Ann B. Crusius

Attachment: Lynx 434 Crosstown Route Map

WELCOME ABOARD!

LYNX operates 89 Links to great places throughout Central Florida. If you don't see your destination here, **CONTACT US** and we can connect you to the right Link for your trip.

Riding LYNX is also easy on your wallet. You can pay for your trip as you board the bus:

ONE RIDE	ALL-DAY	Links 416, 427 and 709 observe a different fare structure. Please see individual Link schedules for more information. EXACT FARE REQUIRED No change given.
\$2.00 Regular	\$4.50 Regular	
\$1.00 with LYNX discount fare ID	\$2.25 with LYNX discount fare ID	

Ready to roll? Look inside for more info...

Notice of Title VI Rights:
LYNX operates its programs and services without regard to race, color, religion, gender, age, national origin, disability, or family status in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice related to Title VI may file a complaint in writing to LYNX Title VI Officer Desna Hunte, 455 N. Garland Avenue, Orlando, Florida 32801 or by calling 407-254-6117, email dhunte@golynx.com or www.golynx.com. Information in other languages or accessible formats available upon request.



LYNX is the public transit provider for Orange, Osceola and Seminole counties. Additional connectivity with Lake and Polk counties.

CONTACT US for information on fares, bus stops, schedules and trip planning:

407-841-5969

phone

407-423-0787

tdd

golynx.com

web

THANK YOU FOR RIDING LYNX!

BROCHURE



Links **13, 104, 320, 434, NL621, NL622, KnightLYNX 210**

DIRECT SERVICE TO:

- Bithlo**
Downtown Orlando
Orlando VA Clinic
Oviedo
- Seminole State College Altamonte and Oviedo Campuses**
U of Central Florida
Waterford Lakes Town Center

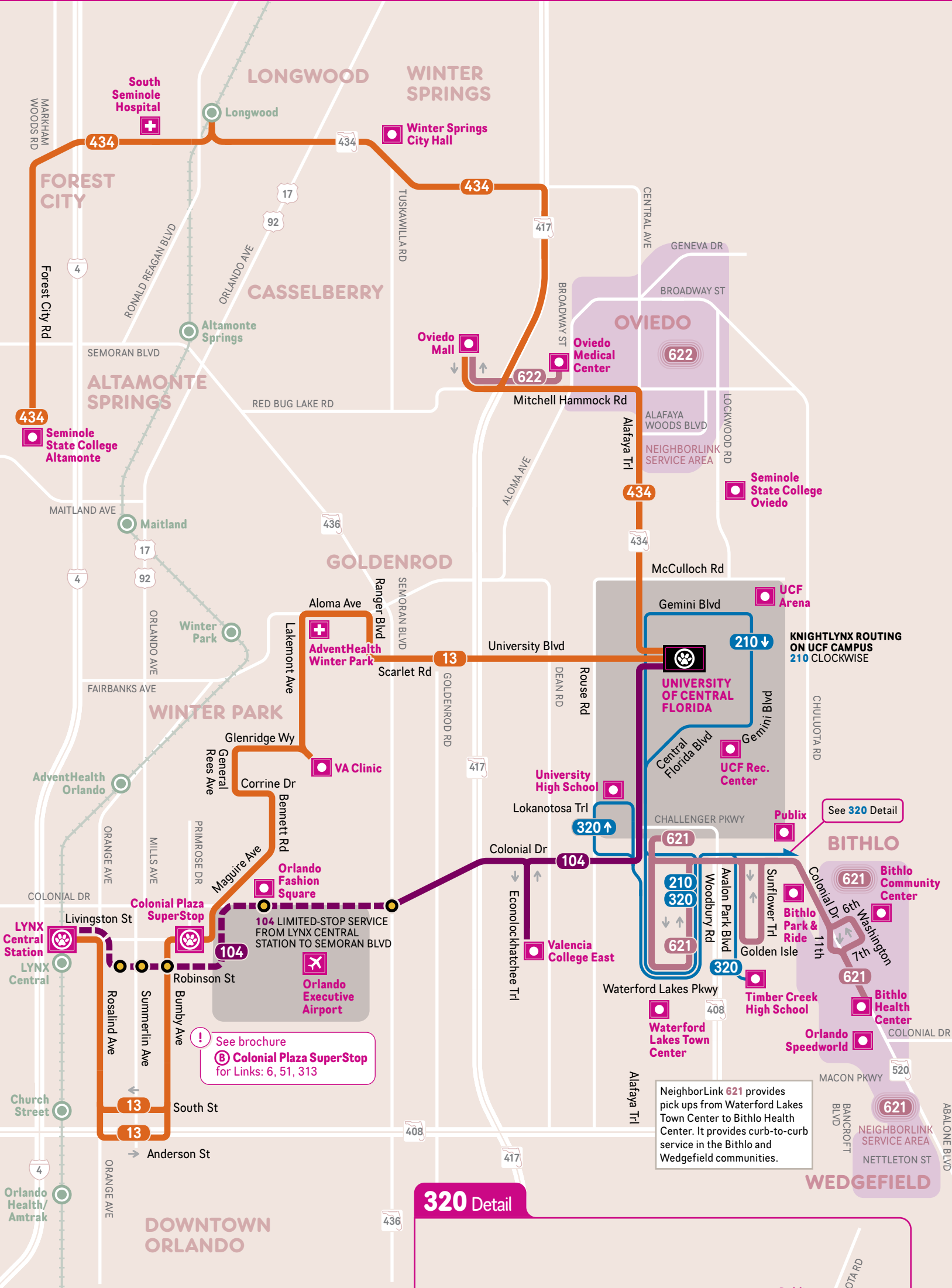


Effective: APRIL 2019

Other accessible formats available upon request

UCF AREA

Schematic Map
Not to Scale



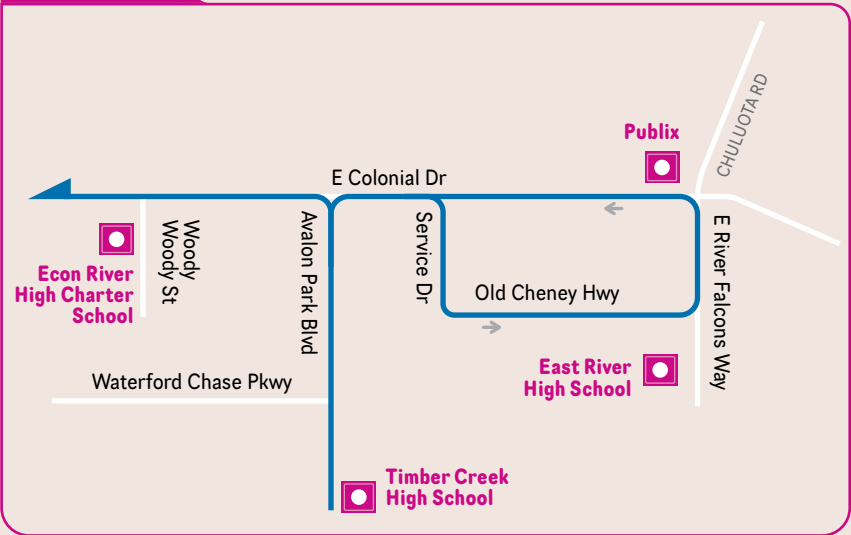
LEGEND

Regular Links
Service every 30 minutes or better during day times
Service every 60 minutes or less frequently
Select Service
Connecting Links
FastLinks
Stops only as shown
SunRail line and station

SEE ROUTE SCHEDULES FOR DETAILED INFO

LYNX SuperStop
 Hospital
 Point of Interest

320 Detail



SUNRAIL
CENTRAL FLORIDA'S
COMMUTER TRAIN

- sunrail.com
- 855.RAIL.411
- Easy LYNX connections



EFFECTIVE APRIL 2019 - ALL BUS SERVICE SCHEDULES ARE APPROXIMATE AND SUBJECT TO CHANGE
Diagrams show major points on each Link – buses make additional local stops along the way

13

INBOUND
to LYNX Central Station

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:55 am	6:05 am	6:10 am
DAY	6-7 am 7-8 am 8 am-3 pm 3-4 pm 4-5 pm 5-6 pm	:50 :55	:10 :05 :00
EVE	6-7 pm 7-8 pm	--	
NIGHT	8 pm-11 pm	:00	
LAST TRIP	11:00 pm	11:00 pm	9:00 pm

210

KNIGHTLYNX - BLUE
UCF-Waterford Lakes Circulator

MINS AFTER THE HOUR	MON-THR	FRI-SAT	SUN/HOL
FIRST TRIP		6:00 pm	
EVE	6-7 pm 7-8 pm	:40 :20	
NIGHT	8-9 pm 9-11:45 pm	:00, :40 :00, :15, :30, :45	NO SERVICE
LAST TRIP		11:45 pm	

* KnightLYNX only operates during UCF School Sessions

434

EASTBOUND
to University of Central Florida

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:15 am	5:25 am	
ALL-DAY	:15	:25	NO SERVICE
LAST TRIP	8:15 pm	8:25 pm	

434

WESTBOUND
to Altamonte Springs

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:45 am	5:55 am	
ALL-DAY	:45	:55	NO SERVICE
LAST TRIP	7:45 pm	7:55 pm	

13

OUTBOUND
to University of Central Florida

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:30 am	5:30 am	6:45 am
DAY	6 am-7 pm 7-11 pm	:30 :45	:45
NIGHT			
LAST TRIP	10:45 pm	10:45 pm	7:45 pm

320

WESTBOUND
to University High School

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:30 am	5:30 am	6:45 am
DAY	6 am-7 pm 7-11 pm	:30 :45	:45
NIGHT			
LAST TRIP	10:45 pm	10:45 pm	7:45 pm

320

EASTBOUND
to Waterford Lakes Town Center

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	4:35 am	5:10 am	5:05 am
DAY	5-6 am 6-7 am 7-8 am 8-9 am 9 am-4 pm 4-5 pm 5-6 pm	:05, :30, :55 :10, :40 :10, :35 :05, :30 :00, :30 :00, :35	:05 :00
EVE	6-7 pm 7-8 pm	:05, :30 :00	:05
NIGHT	8-9 pm 9-10 pm	:15 :10	:10 --
LAST TRIP	10:10 pm	10:10 pm	8:10 pm

* Link 320 operates during school days only

Light numbers are AM Times
Bold numbers are PM Times

621

NEIGHBORLINK
Bithlo

NeighborLink 621 is based at Colonial Drive and Alafaya Trail. It provides pick ups along Colonial Drive, Avalon Park Blvd and Sunflower Trail between Alafaya Trail and the Bithlo Health Center. It operates as a curb-to-curb service within Bithlo and Wedgefield.

Passengers must call 407-244-0808 at least two hours in advance to arrange a pickup in the curb-to-curb service areas of Bithlo and Wedgefield or use the NeighborLink app.

APPROX. FREQ. IN MINS	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:25 am	5:25 am	
DAY	Scheduled pick-up / drop-off every 90 minutes		NO SERVICE
LAST TRIP	6:50 pm	6:50 pm	

622

NEIGHBORLINK
Oviedo

NeighborLink 622 is based out of the Oviedo Medical Center and operates a service area primarily within the City of Oviedo. It also provides a fixed route to and from the Oviedo Mall from the Oviedo Medical Center.

Passengers must call 407-244-0808 at least two hours in advance to arrange a pickup or use the NeighborLink app.

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:54 am	6:04 am	
DAY	:54	:04	NO SERVICE
LAST TRIP	6:59 pm	7:04 pm	

104

INBOUND
to LYNX Central Station

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	4:35 am	5:10 am	5:05 am
DAY	5-6 am 6-7 am 7-8 am 8-9 am 9 am-4 pm 4-5 pm 5-6 pm	:05, :30, :55 :10, :40 :10, :35 :05, :30 :00, :30 :00, :35	:05 :00
EVE	6-7 pm 7-8 pm	:05, :30 :00	:05
NIGHT	8-9 pm 9-10 pm	:15 :10	:10 --
LAST TRIP	10:10 pm	10:10 pm	8:10 pm

104

OUTBOUND
to University of Central Florida

MINS AFTER THE HOUR	MON-FRI	SAT	SUN/HOL
FIRST TRIP	5:15 am	5:15 am	5:45 am
DAY	5 am-2 pm 2-3 pm 3-7 pm	:15, :45 :15, :45	:45
NIGHT	7-10 pm	:15	
LAST TRIP	10:15 pm	10:15 pm	7:45 pm

LYNX Bus Tracker

LYNX PawPass

LYNX See & Say

NeighborLink

Download our apps to help you pay your fare, report safety and security concerns, get real-time information and schedule your NeighborLink ride.

Download on the App Store

GET IT ON Google Play

CAN'T FIND YOUR LINK?

LYNX has 22 brochures, listed below, to help you find your bus. Each one shows the Links serving a certain area, like Fern Park, or a particular service, like LYMMO. You can also use the table to the right, which shows each Link and the brochure it appears on. Note that some Links are shown on more than one brochure.

LYNX BUS SERVICE BROCHURES

A

B

C

D

E

F

G

H

I

J

K

Apopka SuperStop

Colonial Plaza SuperStop

Colonial Dr East/West

Colonial Dr West/West Oaks Mall

Destination Parkway

Dixie Belle Dr & Gatlin Ave

FastLink Services

Fern Park SuperStop

Florida Mall SuperStop

Haines City

Kissimmee Intermodal Station

L

M

N

O

P

Q

R

S

T

U

V

LYNX Central Station

LYMMO

Orlando International Airport

Poinciana Walmart Center

Rosemont SuperStop

Sanford Seminole Centre

SunRail Connections

UCF Area

Disney Area

Washington Shores SuperStop

Winter Park Village Area

Link

Brochure

1

RV

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Link

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GIKL

Link

Brochure

KnightLYNX

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LYMMO

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Orange Line

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Lime Line

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Grapefruit Line

NeighborLink

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652

AHRV

April 19, 2019

Honorable Commissioner Bob Dallari
Seminole County Board – District 1
c/o Kendra Young, Executive Assistant
kyoung@seminolecountyfl.gov

**Subject: Opposition to Density Increase for the Enclave at Alafaya
Development Order #: 18-20500055
Small Scale Future Land Use Map Amendment from Planned Development to
Planned Development to allow for the Addition of Multi-Family use on 4.61
acres, located on the NE corner of Alafaya Trail and Beasley Road**

Dear Commissioner Dallari,

I'm writing to you in vehement opposition to the increased density change for the subject Enclave at Alafaya, development order noted above. As resident of Canterbury Cove, I take great exception to the proposed development for the following reasons:

1. The proposed development is a 3-story apartment complex consisting of 92 homes. The proposed density is 19.96 density units per acre. In review of the "Surrounding Future Land Use and Approved Densities" map provided in the agenda, the average density approved is 10.1. The Enclave proposes a density of nearly double!
2. In review of the same map, two higher density developments, namely Grandville Apartments (20 D.U.) and Traditions at Alafaya (17.3 D.U.), the surrounding land use is 100% commercial with a minor exception where a very small portion of the Village of Remington subdivision abuts.

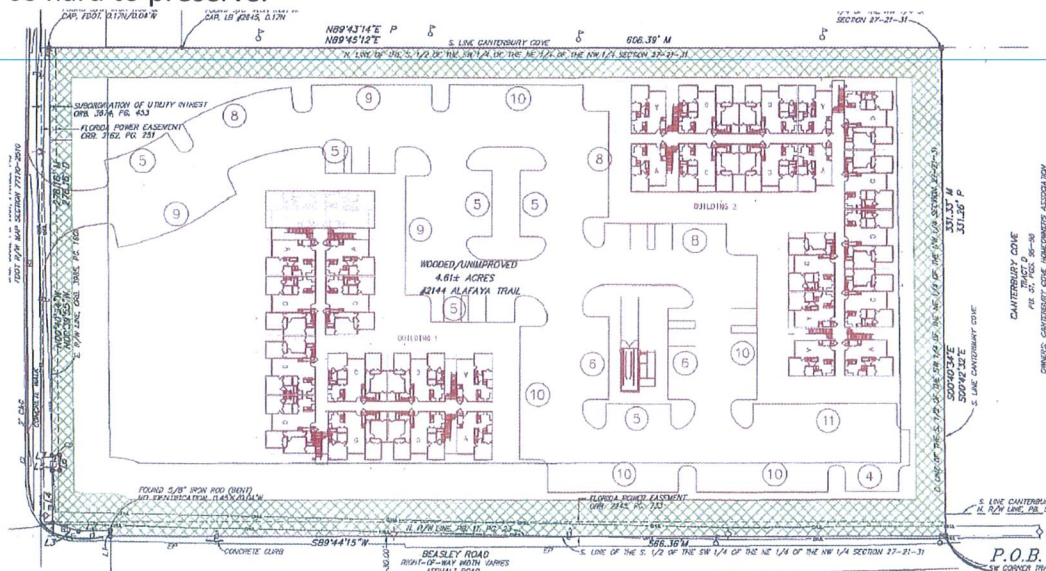
In contrast, the Enclave is surrounded by 100% single family residential homes with densities ranging between 4.5 to 8.5 D.U. The higher density development of 20 D.U. is inconsistent and incongruous when compared to the surrounding land use.

Approval of the higher density development would be unconscionable and inconsistent with Seminole County's historical voting record of balancing development and growth with the environment and quality of life of its citizens. A more appropriate density for this area would be range as described above. We are not anti-development. We are aware that development will come in the form of commercial or ALF facility or something else. But the densities need to be in balance with the surrounding land use.

Further analysis of the proposed development shows that the building on northeast corner of the parcel would be squeezed overlooking directly into my backyard. It is further noted upon review of the site plan that the building on the southwest corner of the parcel is offset further north, thereby providing an even greater buffer for our neighbors to on Pennsylvania Avenue and Sunnyview Drive. How is this fair I ask?



Mr. Dallari, I have two small little girls who I'm raising alone, the invasion of privacy that this would cause is unacceptable. Any development that is installed needs to have an "undisturbed" 25' buffer between us and the development to protect the privacy and home values that we work so hard to preserve.

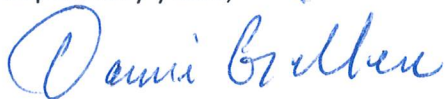


Lastly, I would like to express my concern with the type of federally grant funded or subsidized renting that is proposed at the Enclave. It is naïve to think that a non-profit developer which Atlantic Housing has disguised itself to be would have no financial gain from the creation of such development. Long after the developer has come and gone, the citizens surrounding this property will have to endure the additional noise, the invasion of privacy and the type of predatory environment of this densely packed development is likely to become. To put it bluntly, it would be known as the slum of Alafaya. Would you want that for yourself?

Mr. Dallari, Canterbury Cove is not an affluent community. We are regular hard working people who have managed to carve out a little piece of heaven for ourselves and our families, looking out for each other as best we can while raising our families.

As a teacher in the Seminole County School system of over 20 years, a graduate of the University of Florida and Lyman High school and long-time resident of Seminole County, I am asking for your support to recommend denial of this density increase for the Enclave development. I know you will do the right thing for us just as you have for others in Seminole county and in the City of Oviedo before that. We appreciate the personal sacrifices you make to serve us and take the time to meet with us personally. We thank you so much for that.

Respectfully yours,

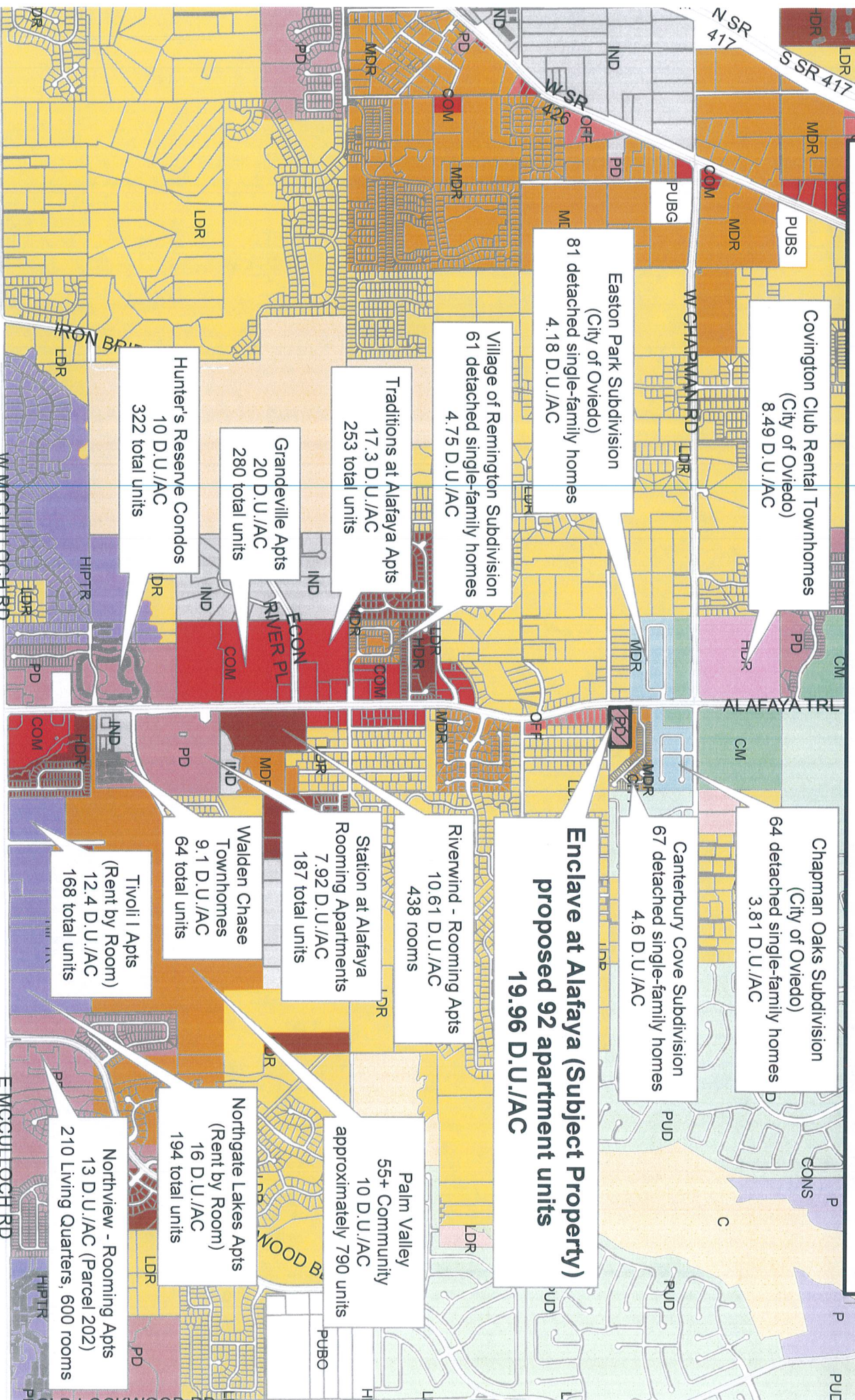


Tami Gillen,
On Behalf of Fada Miller
185 Burnsed Drive
Oviedo, FL 32765

cc Canterbury Cove HOA
Scott Culp, Atlantic Housing Developer
Charlie Madden, Madden Engineering
Bobby Wanas, Madden Engineering
Matthew Davidson, Principal Planner, Seminole County

Attachments: Surrounding Future Land Use Map and excel spreadsheet

SURROUNDING FUTURE LAND USE AND APPROVED DENSITIES



Seminole County FLU

- HIPTR
- LDR
- MDR
- PUBU
- OFF
- HDR
- IND
- PD
- COM

 Subject Property



City of Oviedo FLU

- C
- CM
- CONS
- HDR
- LDR
- LDR*
- MDR
- P
- PUD

Name of Development	# of units	Density Units per Acre
ConvingtonClub Rental Townhomes		8.49
Chapman Oaks Subdivision	64	3.81
Easton Park Subdivision	81	4.18
Cantebury Cove	67	4.6
Village of Remington Subdivision	61	4.75
Traditions at Alafaya Apts	253	17.3
Grandeville Apts	280	20
Hunter's Reserve Condos	332	10
Riverwind Apartments	438	10
Station at Alafaya Apartments	187	7.92
Walden Chase Townhomes	64	9.1
Palm Valley 55+ Community	790	10
Tivoli Apartments	168	12.4
Northgate Lake Apartments	194	16
Northview Apartments	210	13
Average	227.8	10.1
Enclave at Alafaya	92	20.0

***Information above taken from the Surrounding Density Map.pdf Seminole County Commission agenda

April 20, 2019

RE: Enclave at Alafaya, Beasley Road Project

Development Order: 18-2050055

To: Commissioner Bob Dallari
Commissioner Brenda Carey
Commissioner Amy Lockhart

Commissioner Jay Zembower
Commissioner Lee Constantine

Please see the attached document – *Property Comparisons to the Enclave at Alafaya*. I recently drove through some of these apartment/townhomes projects that are near the Beasley Rd/Alafaya Trail proposed apartment project to determine how it would compare to what is already offered nearby and to see how other neighborhoods were affected and what was done to ensure that all parties could be “good neighbors” and live in harmony. What I did learn from my observations was that these 2 complexes were built on larger tracts of land and offered many more amenities than the *Enclave at Alafaya* proposes to offer at this time. In addition, these particular complexes did not negatively affect as many neighborhoods as this one will. The *Enclave at Alafaya* is surrounded on all sides by single family homes and there is a big difference in the density in this area. Placing 92-99 units in such a small area leaves no room for simple amenities such as a playground area or basketball court for the kids to play. Where do the children go to play safely?

Building a 3-story unit is simply too obtrusive to the nearby neighbors who are affected and with so many units being built on such a small parcel of land, leaves no room for family amenities. It does not transition well into the single family homes surrounding the entire area. In Covington Club, a brick wall was installed as a separation buffer from the Mystic Cove neighbors and it has mature trees in the area. It is evident that building multi-family complexes for “workforce housing” can be done as Covington Club and Mystic Cove both accomplished building nice “communities” for their residents while not being obtrusive to the affected neighbors, see pros and cons of each complex that I visited. As you can see, this proposed project (Enclave) offers no amenities for their residents that we are aware of. (Mr. Culp informed us at the initial Community Meeting that there would be no pool or playground area.) Perhaps building less units, will provide adequate space needed to benefit the residents living there? Trying to fit this particular apartment complex on such a small parcel of land simply does not work. There is not enough room for a basic play area for the children, and not ample parking which appears to be a complaint from residents of the other complexes.

We are hoping to find a solution that we can all agree on. My neighborhood and surrounding neighborhoods are very much concerned about protecting our way of life. We are not opposed to growth, we prefer smart growth that is compatible to what currently exists in all the surrounding neighborhoods which is single family homes. A 3-story apartment building is simply not compatible and will stick out like a sore thumb in this area. Placing high density next to existing low density is unacceptable and too drastic of a change for this neighborhood and the surrounding area!

Sincerely,

Liz and Ted Aulin
2389 Pennsylvania Ave,
Oviedo, FL 32765

PROPERTY COMPARISONS TO THE “ENCLAVE AT ALAFAYA”

COMPLEX	PROPERTY SIZE	PROS	CONS
Covington Club (Rental Townhomes)	25.52 Acres	2-Story Townhomes – Architecture looks like homes	Management Company (Concord Management) is not open most days – Renter needs to make an appointment to address issues.
		Complex has 1 small neighborhood on west side (Majestic Cove-less than 10 homes) separated by a Brick Wall. Complex is set back off of Chapman Road and overlooks a large Retention Pond with Mature trees.	Not enough Parking for Residents and Visitors
		Townhomes have a Garage	
		Gated Community	
		No Balconies	
		Buffer – Brick Wall	
		Landscaping in Front of Brick Wall	
		Fountain in Retention Pond	
		Playground / Tot Lot	
		Pool	
		Common –Shared Backyards	
		Screened in Porches	
		Dog Park	
		Ample Lighting	
		Dumpster Enclosed, Maintenance Building well maintained	

PROPERTY COMPARISONS TO THE “ENCLAVE AT ALAFAYA”

COMPLEX	PROPERTY SIZE	PROS	CONS
Mystic Cove (Rental Apartments)	14.53 acres	Complex is off SR426, set back into property surrounded by woods. Commercial businesses have highway frontage, however, NO surrounding neighborhoods affected by building on this tract of land.	SR417 Road runs in back of complex with traffic noise.
		2-story Buildings – Architecture looks like homes	Management Company (Concord Management) not open most days – Renter needs to make an appointment to address issues.
		No Balconies	
		Small Porches on front entrance	
		Architectural Shingles/Stone Front	
		Pond – landscaped with cedar trees	
		Mature Trees & Nice landscaping around complex	
		Pool	
		Playground/Tot Lot	
		BBQ/Picnic Area	
		Car Wash Area	
		Fitness Room	

From: [Anne Gaither](#)
To: [Young, Kendra](#); [Schafer, Deborah](#); [Warner, Corey](#); [Summers, Dana](#); [Tucker, Sam](#); [Davidson, Matthew](#)
Subject: Please vote NO to Enclve at Alafaya!
Date: Sunday, April 21, 2019 9:49:25 PM

My husband and I are the owners of 4 pieces of property in unincorporated Seminole County. Three of them will be adversely affected by this proposed Enclave at Alafaya apartment complex. We are outraged that the County Commissioners are even considering approving the Enclave at Alafaya! It is obvious that this proposed development is completely Incompatible with surrounding neighborhoods. We purchased our home and 2 adjacent lots in this area 30 years ago for a reason. We wanted to live in a rural atmosphere - AKA low density housing. Our lots are zoned R-1AA. That is what we bought into, not a high-density, traffic infested, high crime area. We feel that the proposed zoning change would result in just that and this is not acceptable!

Here is a quote from Commissioner Bob Dallari from his 2016 interview in the Orlando Sentinel:

"All of the quality of life issues that make Seminole County such a special place - outstanding schools, abundant recreational opportunities, safe neighborhoods, and unparalleled infrastructure - are sustained through a strong economy. "

In that same article, Commissioner Dallari stated:

"I have demonstrated the courage to make tough, and at times unpopular, decisions for the good of the County."

With those campaign promises in mind, we are now asking Commissioner Dallari and the other County Commissioners for their vote. Please vote NO for the homeowners (tax payers) in the area to maintain their quality of life. We sought our low density rural area for its serenity, peacefulness and natural environment. We have continued to enjoy that lifestyle even with the neighborhoods that have slowly surrounded us. We can still sit on our back porch at night and hear the crickets, not the traffic! A high density apartment building built so close to us would ruin that peace and rob us of our quality of life.

We respectfully request that this abomination be denied by the commissioners due to the fact this is a completely inappropriate project for this area of the county. The entire surrounding area is comprised of single family homes with 1/3 acre lots, which is the reason we moved here in 1988. There is no reason this parcel could not be developed with 9-10 single family homes that would be a much better fit to stay within the character of the surrounding area and stay within the R1-AA zoning of the surrounding neighborhoods. A three-story apartment complex has absolutely no business in this area. We would be opposed to any three-story structure, even if they were million-dollar condominiums! Nothing over two stories should be permitted in keeping with the zoning for single family homes, since there are some two-story homes throughout the surrounding neighborhoods.

When we moved here, Lake Hayes and Pine Street, where we live, were dirt roads. Seminole County finally put blacktop on those roads to improve the area many years ago. That was a huge improvement as driving down the dirt roads after a rain storm was horrendous. Yet, we dealt with it because we enjoyed the natural environment that we chose as our home. Those blacktop roads were never meant to handle the amount of traffic that they already carry. Adding to that would be absurd!

There is no question that the 92 apartments will add to the congestion on our surrounding roads. It is already a nightmare to try to take a left off of Lake Hayes Road onto Alafaya Trail. We are self-employed so we have the luxury of timing our outings during lower traffic times to somewhat avoid it. Not everyone in our area has that advantage. That intersection is very dangerous. In fact, we know three people who live on our street alone that have had an accident there. Unfortunately, I was one of them. Considering allowing approximately 180 people to make a left or U-turn a few hundred yards down the road is ridiculous!

It is our understanding that the developer is purchasing the property contingent upon this absurd zoning change. Originally, we were told that the entrance to the apartment complex would be on Beasley Road.

Now, we are told that they will put the entrance on Alafaya Trail. Have they gotten FDOT approval for this? No. We suspect that will change if the zoning change is approved. If that does happen, there is no doubt in our minds that the adjacent streets will become overflow parking for the apartments. Would you find that acceptable in your neighborhood? We think not!

In addition, the developer is not allowing for adequate parking for the amount of people that will live in those apartments. The developer has a reputation for charging for parking spaces at other low-income housing that they have developed, which some tenants will not be able to afford. Will they do the same here? Probably! How long do you think it will take the people that live there to discover there is free street parking nearby? We have already experienced a similar problem with the Winding Cove sub-division that is directly behind our property. Their HOA states that they cannot park in the street so they just went around the block to Palm Way and made that their parking alley. We had cars and even campers up and down that street until the homeowners on that street rallied and finally got No Parking signs put up there. Will we have to continue to fight to keep our neighborhood from becoming a parking lot? Do you think that is fair? How would you feel about it? We collect vintage cars ourselves. We own 7 cars but we don't park them on the street for our neighbors to have to navigate around. Why should our neighbors have to deal with cars from an apartment complex if the developer does not get FDOT approval?

We are also concerned about the increased noise, crime, increased overcrowding of our schools, and the impact of high density housing on our environment. Everything about this proposed zoning change and this proposed apartment complex is completely incompatible with the surrounding neighborhoods. We know that you have heard all of this before, but we feel so passionately about this that we felt compelled to express our concerns anyway. I spoke at the meeting on 4/9/19 and I will do so again at the meeting on 4/23. Hopefully, the developer will find the time to show up this time! The last minute request for a continuance on 4/9 was completely disrespectful to all of us who attended the meeting that day. Many of us gave up time off from work or school to attend. We are certain that this was a stall tactic to wear us down. This will not work! I assure you that we will attend every single meeting regarding this proposal until it is finally defeated. That is the only acceptable outcome!

We know that this developer has a reputation for suing city and counties that have the courage to vote their proposal down. It is our understanding that they have sued the City of Rockledge (2008), the City of Oviedo (2010), and the city of New Smyrna Beach (2013) under the guise of violating the Federal Fair Housing Act and even for Racial Discrimination, which is absurd. We do hope that this will not affect the Commissioner's votes on this unacceptable proposal. Although we live in a litigious society, we all have to stand up and do what is right, even if we are being threatened with a potential law suit. Fear is no reason to submit to threats! As long-term Seminole County residents, your constituents and tax payers, you certainly have our permission to use tax money to handle a potential lawsuit if you just do the right thing and shut this absurd proposal down!

You asked for our vote in the last election. Now, we are asking for yours. Please vote NO to the Enclave at Alafaya. Thank you!

Respectfully,
Anne and Phillip Gaither
2348 Pine Street
Oviedo, FL 32765