

SEMINOLE COUNTY GOVERNMENT

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



Meeting Minutes (Final) - Final

Wednesday, January 4, 2017

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

Opening Statement

The meeting convened at 6:01 p.m. with Vice Chairman Jay Zembower leading the Pledge of Allegiance. The Chairman then introduced the Commission members and reviewed the procedure used for conducting the meeting and voting. Jennifer Dane arrived at 6:06 p.m.

Staff Present

Rebecca Hammock, Planning and Development Manager; Paul Chipok, Assistant County Attorney; Jim Potter, Development Review Principal Engineer; Matt Davidson, Senior Planner; Joy Giles, Senior Planner; Brian Walker, Senior Planner; and Tammy Brushwood, Clerk to the Planning and Zoning Commission.

Elections of Chair and Vice Chair

Vice Chairman Jay Zembower opened the floor for nominations for Chair.

Commissioner Rob Wolf commented that for the past 12 to 15 years there has been a succession where the Vice Chair rolls into the Chair's spot, which has the benefit of making the meetings efficient.

Commissioner Richard Jerman made a motion to nominate Vice Chairman Jay Zembower as Chair of the Planning and Zoning Commission. Commissioner Michelle Ertel seconded the motion.

Hearing no additional nominations, Vice Chairman Jay Zembower closed the floor for nominations. There being no further discussion, the vote passed unanimously 7-0.

Chairman Jay Zembower opened the floor for nominations for Vice Chair.

Commissioner Matt Brown made a motion to nominate Commissioner Rob Wolf as Vice Chair of the Planning and Zoning Commission. Commissioner Richard Jerman seconded the motion.

Commissioner Rob Wolf requested he not be considered and he pulled his name from consideration as Vice Chairman. Consequently, the motion died.

Chairman Jay Zembower made a motion to nominate Commissioner Michelle Ertel as Vice Chair of the Planning and Zoning Commission. Commissioner Jennifer Danes seconded the motion.

Hearing no additional nominations, Chairman Zembower closed the floor for nominations. There being no further discussion, the vote passed unanimously 7-0.

Accept Proof of Publication

A motion was made by Commissioner Matt Brown, seconded by Commissioner Mya Hatchette, that the Proof of Publication be Approved. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

Approval of Minutes

A motion was made by Commissioner Matt Brown, seconded by Vice Chairman Michelle Ertel, that the Minutes from the December 7, 2016 meeting be Approved as submitted. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

NEW BUSINESS

Technical Review Items:

- 1 [A-3023-16](#) Approve the Preliminary Subdivision Plan for the Wexham Court subdivision containing seventeen (17) lots on 7.39 acres zoned R-1 (Single-Family Dwelling), located on the southwest corner of East Lake Drive and Sunset Road; (Suresh Gupta, Applicant) District1 - Dallari (Matt Davidson, Project Manager).

Matt Davidson, Senior Planner, presented this item and stated that the applicant is requesting approval of the Wexham Court Preliminary Subdivision Plan (PSP) on 7.39 acres consisting of 17 single family residential lots. The Future Land Use on the subject property is Low Density Residential, which allows a maximum of 4 dwelling units per net buildable acre. The PSP proposes a maximum density of 2.3 dwelling units per net buildable acre and a minimum lot size of 9,097 square feet. The property is located within the R-1 Single Family Dwelling zoning district, which requires a minimum lot size of 8,400 square feet. The PSP complies with all conditions of Chapter 35 of the Seminole County Land Development Code. The proposed subdivision will be gated and the internal road will be private. Water and sewer will be provided by Seminole County. Staff recommends approval of the request.

Commissioner Rob Wolf asked if R-1 zoning synonymous with Low Density Residential and Mr. Davidson responded yes.

No one spoke in favor or in opposition to this request.

Commissioner Wolf stated that it is nice to see what a property is currently zoned and also to see the Future Land Use pictorials and would like to see this in the packet. He further stated that this one is consistent.

A motion was made by Commissioner Matt Brown, seconded by Commissioner Rob Wolf, that this Technical Review Item be Approved. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

Public Hearing Items:

2 [2016-466](#)

Continued from 12/7/16 P&Z - Hester Avenue Small

Scale Land Use Map Amendment and Rezone -

Consider a Small Scale Future Land Use Map Amendment from Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) to PD (Planned Development) for a residential townhome development on approximately 9.7 acres, located on the west side of Hester Avenue, approximately 700 feet south of Ronald Reagan Boulevard; (08.15SS07) (Z2015-38) (Jack Rosier, Applicant) District2 - Horan (Brian Walker, Project Manager).

Brian Walker, Senior Planner, presented this item and stated that the applicant is requesting a Small Scale Future Land Use Amendment and Rezone to Planned Development in order to develop the subject property as a residential townhome development with a maximum density of 8 dwelling units per net buildable acre for a maximum of 68 residential units. This is a change from the presentation made on December 7, 2016 where they were proposing 76 units. The subject property has a Low Density Residential Future Land Use designation and this allows a maximum net density of 4 dwelling units per net buildable acre. The Future Land Use and Zoning designations of the surrounding area are as stated in the Board's Staff report. The development will have a 20' perimeter buffer and there will be a vinyl fence placed within the inner 5' of the 20' buffer on the west and south side of the townhome development. The vinyl fence will not be a light color, such as white or cream, but will be a dark color. A vinyl fence can also be added to the north and east on Hester, if desired. Landscaping within the 20' buffer for the townhome development on the west and the south sides only will be placed outside the vinyl fence and will be double the amount required by the Land Development Code or the maximum that will survive in the available area as determined by the Planning Manager. There is a site analysis included in the Board's Staff report. Seminole County Public Schools have conducted a School Impact Analysis and they have determined that the proposed number of students generated could be accommodated without exceeding the adopted levels of service. The request is consistent with the Land Development Code of Seminole County and the surrounding area. The proposed project supports the objectives of the PD zoning designation in that it provides the required minimum of 25% open space and it provides adequate buffering to maintain compatibility between the proposed development and the surrounding home sites including the townhome development to the west. With regard to consistency with the Comprehensive Plan, Staff finds that the proposed development would serve as an effective transition between the single family uses that are on the south and the institutional uses on the north of the property. Compatibility with neighboring properties can also be achieved through site design

criteria, such as added buffers, setbacks, landscaping, etc. Based on this, Staff recommends that the Board of County Commissioners adopt an Ordinance enacting a Small Scale Future Land Use Map Amendment from Low Density Residential to Planned Development and adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to PD (Planned Development) for a residential townhome development and approve the associated Development Order and Master Development Plan on approximately 9.7 acres.

Chairman Jay Zembower stated that the Board asked the applicant to speak to the community and asked if anything changed since then, such as a proposed site plan. Mr. Walker responded that the overall number of units has changed. They were proposing a maximum of 76 units and they have agreed to reduce it to 68 units. Mr. Walker commented that they will not, in all likelihood, get 68 units because there is compensating storage and flood issues that have to be taken out of the gross acreage. He further stated that the actual net buildable acreage multiplied by the proposed density will be less than 68 units.

Commissioner Rob Wolf asked if it is net or gross buildable acres when considering the units calculation and Mr. Walker responded that it is net. Commissioner Wolf stated that the compatibility analysis shows that the units have doubled from 4 units per acre to 8 units per acre and asked if that was acceptable and Mr. Walker stated yes.

Paul Partyka, for the applicant, stated that he is the listing agent on this property under NAI Realvest, under the Partyka Group, and he is helping out the two owners with rezoning the property. He commented that he is not a developer, but it is under contract with Park Square Homes and has been over one year, subject to rezoning only on this property. He further stated the following:

- * He was glad to see the community come out to the meeting.*
- * He wished they would have done the community meeting before the last meeting, but since they didn't receive any complaints and they assumed everything was okay.*
- * One of the reasons this item was continued was to have the community meeting.*
- * A list of attendees at the community meeting was presented to the Clerk and to the Board.*
- * This list included those on Thomas Stable Road and representatives from Kid's House.*
- * They had the community meeting at Victory Church on December 17, 2016 at 7:00 p.m.*
- * 40 people signed in at the meeting, which included husband and wife teams from some homes.*
- * 29 homes participated of the 319 homes from the subdivisions.*
- * 4 representatives from Kid's House and 2 representatives from Thomas Stable Road also attended the community meeting.*
- * In Hamilton Place there are 40 homes total in the subdivision and 11 showed up at the community meeting.*
- * In Hidden Creek, there are 23 homes and no one from that subdivision showed up at the meeting.*
- * In Autumn Chase, there are 140 homes and there were 10 homes that showed up at the meeting.*
- * In Lake Jesup Woods, there are 116 homes and 6 homes were represented.*
- * Out of 319 homes and the 4 subdivisions closest to this project, 29 homes were represented at the community meeting.*
- * He thinks they had a very good discussion at the meeting.*
- * They now have the type of homes to be built, which they did not have at the last P&Z*

meeting.

* Renderings of the proposed home types were provided by Park Square Homes and were shown on the overhead screen and a copy was also given to the Board and the Clerk.

* The sample homes were provided by Park Square Homes to be given out at the community meeting.

* The homes shown are the types of homes that will be in Windsor Square, which is the PD community as part of the Reagan Center.

* These homes are the style type that will be in the proposed Hester Avenue project.

* There is not a name yet and it is still subject to Engineering review and approval.

* The good news is that there is no connection between the two communities.

* The site plan for Windsor Square was shown on the overhead.

* On the east side of the plan is basically a retention pond.

* The Hester project would be east of that, which he located on the bottom corner of the map.

* There has never been an intention from Park Square Homes to connect these two properties.

* They have already started their project and cleared the land.

* Within the next 3 to 4 months, there will hopefully be model homes on the site.

* He received a document just prior to the meeting, which came from the Vice President who got it from the President of the company, which stated that the storm water pond is on the western boundary adjacent to the Hester Avenue tract and they will not connect to Hester Avenue through Windsor. He further read that they look forward to the Hester project being approved, so they can continue a vertical construction pace from Windsor to Hester.

* In terms of homes, there will be 2-story homes and will range from roughly 1,500 square feet to 1,700 square feet.

* Home pricing will be roughly \$200,000 to \$220,000 for the base model.

* Upgrades will be extra.

* This will be a quality townhouse product.

* They will upgrade based on the comparables in the community.

* The builders on this project do not want something that will hurt the values, but will increase the home values, not only for this project but other projects in the area.

* If they went straight zoning, they would have single family detached homes and considering the traffic count with these homes, it would effectively be a wash with going from 76 to 68 homes.

* The difference between a townhome's impact on traffic versus a single family home is marginal.

* The traffic study was done by a reputable company and has been confirmed by Staff.

* Right now, they assume there is 1 acre of retention, but they don't yet know.

* Jim Potter, from Staff, thinks it will be another 1 acre for retention and they think it will be more than 1 acre.

* They think the net result of that will be between 62 and 68 units.

* At 62 houses, effectively, the traffic impact is less than single family homes.

* They are not impacting the area from a negative standpoint and are putting something that will establish a nice community and subdivision that will be better than what is there right now.

* The land is a former stable and training facility, which will go away and to be replaced by a very nice subdivision that will be compatible with the area.

* He is in the real estate business and he wants property values to go up.

* He did a comparable analysis and he is a CCIM and has done BOV's for every major bank there is in Central Florida and beyond.

* From the standpoint of value just for the new subdivision, the range is \$126 per foot to \$131 per foot on the base value.

- * The most recent comps in Autumn Chase were roughly \$95 to \$100 per foot.*
- * In Hamilton Place, it was \$116 per foot.*
- * The comparable values are good and the new subdivision will enhance the area.*
- * He loves Kid's House and has raised money for Kid's House when they started.*
- * They asked him to be on the Board years ago.*
- * He is a Board member of New Hope for Kids.*
- * His goal when it comes to kids, is not to hurt Kid's House, as they do a great service.*
- * He measured the distance from the boundary line of this project to the building that's on the east side, which is almost 318'. The next building to the west and over the pond was roughly 125', bearing in mind there is a 25' setback.*
- * Looking at the straight line from Windsor Square across the property line to Zion Church is roughly 225'.*
- * The net result of this in looking at the distance between, there is almost a football field when it comes to open space.*
- * This will be a nice residential community.*
- * The people who buy this will have good jobs and to qualify for a mortgage you have to make \$50,000 to \$60,000 per household.*
- * The average income in this area is almost \$63,000.*
- * The net result from their standpoint is that this project will be good for the community and consistent with the PD development on Ronald Reagan.*
- * Park Square is an excellent builder and they have a great track record.*
- * They've listened to the people regarding the height of the homes and quality of homes and they think this is a good project.*
- * He hopes the Board sees the same thing and that they will approve this project eventually.*
- * He called Commissioner Ertel today, only because she was not in attendance at the last meeting and he wanted to give her an update.*

Vice Chairman Michelle Ertel stated that her big concern is Kid's House. She asked if Mr. Partyka had any one-on-one conversations with Mr. Hamilton of Kid's House and is he comfortable with the changes that have been made. Mr. Partyka responded that he tried to get an appointment to talk about concerns and to explain this to him, but he was busy. He further stated that he is happy to talk to him and anyone else on their Staff. Mr. Partyka stated that this is the first step in the process and once the rezoning is approved, Park Square will be subject to all of the development rules and criteria.

Vice Chairman Ertel asked what type of buffer will be between Kid's House and this project. Mr. Partyka responded as follows:

- * There will be a perimeter fence around the property.*
- * There will also be landscape buffering that will be double from what the County requires and it is part of the Development Order.*
- * If there is something else that make sense to include, they would consider it.*
- * Considering the boundary of Kid's House, on the west side is the pond and on the east side are the fields.*
- * From the boundary line of Kid's House to the nearest point is almost 310'.*

Commissioner Richard Jerman asked if the double landscape buffer is only on the west and south side and not on the north side.

Board discussion occurred regarding the perimeter buffer.

Mr. Walker responded that there will be a 20' buffer around the entire development and

on the west and south sides only it will be double.

Mr. Partyka stated that if that is a requirement then that is fine.

Commissioner Jerman asked if there would be a connection to Windsor Square and would Mr. Partyka be willing to put that in the Development Order. Mr. Partyka responded there would not be a connection and he would be willing to include it in the Development Order.

Commissioner Wolf asked if this would be a gated property and Mr. Partyka responded that he did not know.

Commissioner Wolf asked about privacy as it relates to 2-story townhouses overlooking houses on the south side and how will that be buffered and privacy protected. Mr. Partyka responded that Hamilton Place, which is to the south, also has 1 and 2-story homes, which will be comparable.

Commissioner Wolf asked if there would be any deed restrictions with street parking and things like that in the Development Order. Mr. Partyka responded that there will be a mandatory homeowner's association and each of the homes will have garages. He further stated that every townhouse project he's been involved with requires parking be in the garage. Commissioner Wolf stated that is something he would like to see included in the deed restriction.

Commissioner Wolf asked if Mr. Partyka would include in the Development Order the 1,500 square foot minimum house size and Mr. Partyka responded that is a marketing decision for Park Square.

Commissioner Jennifer Dane stated that she was reading minutes from the last meeting and with regards to the balconies and Kid's House, asked if the homes will have balconies and will they have a line of sight into the Kid's House property. She commented that 350' isn't enough for a domestic violence injunction and that is what most of these people have there. Mr. Partyka responded that it doesn't look like there are any balconies at this point.

No one from the audience spoke in favor of this project.

Peter Butt, of Sanford, stated that he was made aware of the meeting through a flyer left at his door. He further stated the following:

** Prior to this, he did not know about the December meeting and he wishes he would have, so that he could have made comments.*

** The zoning change from Agriculture to PD is not consistent with the area.*

** When Hamilton Place was developed, there was talk about keeping that area as a country-looking atmosphere.*

** Along Hester Avenue at that time, they were made to increase the buffer and put up a picket fence to keep with the atmosphere of the area.*

** He doesn't think townhomes belong on Hester Avenue.*

** Traffic in the area is terrible and trying to get out at Hester and SR 427 is a nightmare and especially at peak hours.*

** He strictly opposes this development.*

Commission Wolf stated that the A-1 (Agriculture) zoning is just a holding pattern for what is next and it never stays Agriculture permanently. He also stated that Seminole

County's Future Land Use for that specific area is designated Low Density Residential.

Jennifer Cotch, of Orlando, and stated that she is a Land Use Planner with Akerman in Orlando. She is at the meeting representing Kid's House and further stated the following:

- * There may not have been many residents at the community meeting because it occurred during the week of Christmas.*
- * She attended the community meeting.*
- * The community meeting was made right after the last Planning & Zoning Board meeting and the folks who weren't able to attend that meeting may have been left out of knowing when the community meeting was being held.*
- * She is excited to hear that Windsor Square is having their storm water pond on the side stated, because she thinks that would be a great buffer to the townhomes and away from the single family homes.*
- * Changing the Future Land Use Map to double the density of the surrounding areas and allowing townhomes, which the surrounding low residential land use does not allow, is not compatible.*
- * The Comprehensive Plan requires that when someone submits a PD Land Use and Zoning application, that a Master Plan is also submitted with that.*
- * They still have a very, very basic Master Plan and it has a big circle in the middle of it showing the lake, without roads or structures.*
- * They have no idea how far away these townhomes will truly be from Kid's House.*
- * They saw the great pictures of what the townhomes could look like, but there is no design standards in this PD that would force them to do it.*
- * They aren't sure if there are even balconies, so how can they say this is the product they will get.*
- * Regarding the character of the area, the Comprehensive Plan states that criteria must be met, such as if the surrounding area has changed enough to warrant a different land use designation on the property.*
- * Most of the folks here living in the surrounding single family dwelling units are only getting a little commercial at Reagan and it is not coming in this far.*
- * It is starting a domino effect if the Board approves this and it will have a negative impact on these residents.*
- * The school concurrency report that she read is 1 year old.*
- * She is doing mitigation reports in other counties in the last 2 months because their schools are failing.*
- * She would like to see something more current.*
- * Whether or not the site is suitable for the proposed use based on wetland regulations and flood plain regulations, is not included on the site plan, so how can they know whether or not they're meeting these tests.*
- * Does the proposal adhere to special provisions of laws, as an example the Wekiva Protection Area and do they know all of the environmental impacts on this site and can these questions be answered.*
- * They are already at low density and they don't think doubling the density is compatible.*
- * Does the proposed use further the public interest by providing or enabling provisions.*
- * You can tell by the people that are here, they don't feel that this is giving them any sort of benefit.*

Kevin Killough, of Sanford, stated that he is at the top of the "T" of Polk Avenue and Fillmore. He further stated the following:

- * It was zoned for 4 units per acre and the applicant wants to double it to 8 units per*

acre.

- * That is doubling the impact to the area.*
- * They brought it down to 62 townhomes, but that is still more than the 2 subdivisions combined; Hamilton Place and Hidden Creek.*
- * He asked if the townhomes can be deed restricted in terms of only being sold and not rented.*

Chairman Zembower responded that yes, they can be deed restricted and it would be up to the developer and builders to arrive at that.

Mr. Killough asked if the County would then have any say-so in the terms of restrictions of what they can and cannot do with these townhomes.

Chairman Zembower responded that the deed restrictions would run with the land, if the HOA decides that. He further stated that is not a question for the Board to determine.

Mr. Killough further stated the following:

- * There is only one 2-story house facing Kid's House and that is across the street on the other side of the street in Hamilton Place.*
- * It is not along the back fence area looking over the pond toward Kid's House from the south.*
- * That house is sideways facing with the front of the house facing toward the west.*
- * The traffic is a nightmare.*
- * Nobody has considered the church on the corner.*
- * The Seventh Day Adventist Church has 200 to 300 cars every weekend and it is a nightmare.*
- * There is a mosque down the street and one around the corner on Myrtle that is humongous.*
- * He would like the Board to consider that.*
- * He doesn't think any traffic studies have been done yet, since it's not completed.*

Kathleen Bartlett, of Sanford, stated the following:

- * Even if they put 68 townhomes there, the average home has 2.5 cars.*
- * This is an average of an additional 170 cars.*
- * Will Hester Avenue be widened to be a 4-lane highway?*
- * Coming in off of Ronald Reagan going to Hester is a nightmare.*
- * There are 2 mosques and residents are already there now.*
- * The privacy with the children is an issue.*
- * It's not a gated community and how will the kids be protected.*
- * She has no problem with the area being developed with single family homes, but keep it with the continuity of single family homes.*
- * There property values are now just starting to go up a little bit.*
- * Once the townhomes are there, all of their property values will go down.*

Ernest Hamilton, of Sanford, stated that he is the Executive Director of Kid's House and played a 2 minute video that shows their concerns for Kid's House.

The video was played for the Board and the audience members.

Mr. Hamilton continued with the following:

- * The video provided a clear overview of their concerns at Kid's House and for the*

protection of their children, their families, and those who experience abuse, neglect and domestic violence.

* He was at the December 7th meeting and he voiced his concerns at that time.

* He also attended the community meeting with a few other representatives of Kid's House at the December 19th meeting.

* Mr. Partyka contacted him, but he was not able to speak with him.

* He contacted him yesterday and he was in meetings all day.

* Today his schedule was completely full as well and they have not had the opportunity to talk.

Vice Chairman Ertel stated that there is a certain distance required if there is an injunction and in Commissioner Dane's experience it is 500'. Mr. Hamilton stated the following:

* There is a certain amount of feet and it is 500', so 350' still concerns him.

* The families who come to Kid's House don't live there and they are not a residential facility.

* They are more of an outpatient type of facility.

* They are there from 8:00 a.m. to 8:00 p.m.

* They do have folks that will go there in the middle of the night, and although they are closed, they are on-call 24/7.

* They never stop assessing abuse and helping their children.

* They could get a call at 3:00 a.m. and they are there with the Sheriff's Office.

Vice Chairman Ertel asked if there were no balconies, would that be more comfortable for them and Mr. Hamilton responded that it is hard to say. He further stated the potential for balconies concerns him.

Melody Manger, of Sanford, stated that she lives in the Autumn Chase subdivision and has lived there for approximately the past 8 years. She further stated the following:

* Some of her concerns are the same of what her neighbors have already said, which includes the effect on traffic.

* Traffic is based on the 68 units proposed, but she still sees the 68 units as more than 3 times as dense as an R-1 subdivision with perhaps 20 to 24 units for that size.

* To her that is 3 times as many cars as it could have been.

* She doesn't know where their math is coming from.

* Negative impacts to their property values have been addressed.

* It begins when you drive into Hester off of Ronald Reagan and you take a sigh of relief that you are coming home.

* She doesn't want to see what is in downtown Orlando, which is where she just left.

* She wants to be at home and at peace in a rural, low density surrounding, beginning when she turns off of Ronald Reagan.

* Drainage and environmental effects also concern her.

* The pond drains to Six Mile Creek.

* The pond has an easement that runs to the east under Hester and in-between Mr. Lord's property and his neighbor, which runs to Six Mile Creek.

* With a highly developed property, there is going to be a lot of structure and pavement, which is a lot of impervious surface where water won't drain well, but will drain into the pond and into Six Mile Creek, which further drains into Lake Jesup.

* What effect will all of the run-off and extra agricultural chemicals have on the environment being 3 times denser than what a low density residential community would be?

* That will be 3 times the impact of chemicals going into Six Mile Creek and Lake

Jesup.

** She hasn't seen anything about remediation of any of the drainage from the higher density development.*

** She thinks the traffic study data that the Board has is a little bit skewed, because the traffic counts are done on Wednesdays and that is not a good day to collect data on this road.*

** There are a lot of houses of worship and residents that are on Hester.*

** Those going to worship don't go on Wednesday, with the exception of the Liberty Baptist Church.*

June Hoefling, of Sanford, stated that she lives in Hamilton Place. She further stated the following:

** She moved 3.5 years ago from Altamonte Springs, near the Altamonte Mall, largely due to get away from the madness and congestion of SR 436, Maitland Avenue, and Maitland Boulevard.*

** It has been a wonderfully peaceful and much less congested 3.5 years.*

** They could not be happier with their neighborhood and living in Sanford, which they love.*

** They understand the need for the development in this area and she was happy to hear about the Flea World re-development.*

** However, Mr. Partyka has changed that and, in her opinion, made his position even worse.*

** The community meeting was a disaster.*

** Many of them left in the first 20 to 25 minutes.*

** Mr. Partyka made her opposition much stronger with information he revealed at that meeting.*

** Mr. Partyka informed them that they could not use Kid's House privacy issues as a deterrent or opposition because there are 805 apartments going up directly across from Hester in the new Reagan Center.*

** However, the main concern for privacy at Kid's House, in addition to people coming and going, is the back area and there is no line of sight from apartments across a 4-lane highway, behind a buffer to the back area.*

** What Mr. Partyka revealed devastated her.*

** There are 805 apartments going up across from Hester in the Reagan Center.*

** Nobody has brought that up yet.*

** This will also extend Hester through Ronald Reagan to Hwy 17-92.*

** She does not understand why these apartments are going there instead of by Hwy 17-92, where they will be much more appropriate.*

** They had no knowledge of this and were given no notice and it is going to be a tremendous impact on all of their communities.*

** Based on this addition, traffic, property values, and zoning precedents take on a whole new meaning.*

** Think about the number of cars coming to this intersection from both directions on Ronald Reagan and both directions on Hester.*

** Then, add on, the townhouses and possibly the townhouses off of Thomas Stable, which will come to this new light.*

** This is a lot of traffic.*

** Think of the effect on their property values with apartments across from Ronald Reagan and add townhouses next door in view of several of them, because she is that one 2-story home that overlooks the property from her side view.*

** Some of her neighbors have already put their homes on the market for under-value to get out while they can and others are talking of moving.*

** The land across from Hester from this property is also for sale.*

- * If this is approved, it sets a precedent that could lead others to do the same with that property.*
- * All of this has given her many sleepless nights.*
- * The community meeting was not helpful.*
- * She is asking the Board to leave this small buffer of land as single family homes as a tiny little buffer between what they have built and the madness that is about to surround them.*
- * Help them to maintain the lives they have built.*

Louis Kauffmann, of Sanford, stated that he lives in the Autumn Chase subdivision. He further stated the following:

- * He is a licensed CAM and he manages many of these townhome communities throughout Central Florida.*
- * 6 to 12 months after they're built, 30% go right into rental and within 2 years they are 50 to 75% rental properties.*
- * He doesn't want a rental community in his back yard.*
- * He wants his community to stay as a single family dwelling community and not a high density district, which happens to these types of communities.*
- * They are priced low and people can get \$1,400 to \$1,500 per month in rent.*
- * He has seen this a lot in all of Central Florida.*
- * He lived in one in Winter Springs, which he got out from after 4 years and took a beating on his townhome, because he didn't want to live in a rental community.*

Shauna Vaughan, of Sanford, stated that she is the President of the Autumn Chase HOA and lives in Autumn Chase. She further stated the following:

- * Low turn-out at the community meeting was due to short notice.*
- * From December 7th to December 19th, they tried everything in their community to get people to attend.*
- * Because of holidays, traveling and schools it was impossible.*
- * They did not address concerns and it was simply a check in a box for the sellers, the broker, and for Mr. Partyka to only do what the Board told him to.*
- * The developer wasn't present, so Mr. Partyka was not able to answer a large majority of their questions regarding the actual development of the community.*
- * When Mr. Partyka said that he showed exactly what was happening, it was more about Windsor Square than it was about the community in question now.*
- * Most of the folks at the meeting were frustrated and didn't want to hear about Windsor Square, they want to know what is happening in their back yards.*
- * It wasn't helpful and there was a lack of transparency that they were all extraordinarily frustrated by.*

Ms. Vaughan showed a Plat Map on the overhead screen and continued as follows:

- * The highlighted section is a dead-end road that leads to the proposed property.*
- * The Board requesting that it be put in the Development Order would be great and they would all be in favor of that.*

A petition and a letter from one of the neighbors addressed to Commissioner Horan was passed to the Board and to the Clerk. Ms. Vaughan continued as follows:

- * As of 6:00 p.m. this evening, there are 144 signatures and 55 comments listed on the petition.*
- * The petition is basically an explanation of opposition to the project.*

- * They worked diligently to express their opposition in writing and she requests the Board read and consider their concerns seriously.*
- * She has form letters from those whom were unable to sign the petition, did not want to sign the petition, or for some other reason.*
- * They have 150 to 200 people in opposition.*
- * They would like the traffic study be re-done and done on a day that represents the actual traffic flow.*
- * She has a friend who is a professional engineer and is willing to do it.*
- * They have a neighbor who is a Board member on the Myrtle Street Conservation Village Project and he has huge concerns.*
- * He wanted to express his concerns to the Board, if the Board wanted to reach out to him.*
- * Mr. Partyka doesn't live in their area even though he said their product is a quality product that doesn't necessarily mean that it is.*
- * This project doesn't align with the surrounding area and it causes density issues.*
- * The difference between townhomes and single family homes is who buys them and how they maintain their value.*
- * They are concerned about who is living in their back yards.*
- * Her neighbor, who is an Orange County Deputy, stated that he moved to their area from the Lake Nona area to escape these types of proposed projects.*
- * They saw a decline in property values and an increase in crime.*
- * Although she doesn't have statistics, she is sure the Deputy does.*
- * The townhomes don't sell, they go to investors, and they rent them out as Section 8 and there goes the neighborhood.*
- * They are not a Section 8 community and not who they are.*
- * They are not opposed to development and growth and understand that it is inherent in the County.*
- * She is in the business world and she understands money and business.*
- * She understands the motivations.*
- * As a community, she can speak on behalf of all of the neighbors.*
- * They are not opposed to development and growth, however they are opposed to townhomes, the rezoning, and connecting the Rozier parcel to Windsor Square.*
- * In the December 19th meeting, she asked everyone in the room, which was almost 50 people, if anyone was opposed to the idea of single family homes instead of townhomes and no one was in opposition to that.*
- * They are all in favor of single family detached quarter acre lots.*

Bob Burke, of Sanford, stated that he is the architect of Kid's House and the Planner of the expansion for Kid's House. He further stated the following:

- * They plan to stay for a very long time with the investment that's been made by their Board and the County, as this is permanent for them.*
- * What they value today will obviously change tomorrow.*
- * They are not opposed to development.*
- * They are in a great position now for their children to be able to walk around the retention area right up against the property line on the south side of Kid's House, which is the north side of the proposed property.*
- * They use all of the property, not just the inside of Kid's House, and they would like to keep it that way.*
- * They would like to be able to have the open area for children to walk around with their therapist and be able to be outside, not just inside.*
- * The concern for the security of that visual connection is going to change automatically, no matter what happens to the south of them.*
- * He wants to understand what this development will look like when it's on paper and*

it's not yet on paper.

** Mr. Partyka is telling everyone that he wouldn't do anything to hurt Kid's House, but there is nothing yet on paper that shows how he plans to do that and continue to protect the children.*

** The distance isn't into the property, it is at the edge of the property where the children will be on a regular basis.*

** If there are balconies on 2nd stories overlooking this property to the north that is an opportunity for people to gather and congregate with a view onto their property, which he is opposed to.*

** The biggest factor in this discussion is the distance from the property line of Kid's House to the proposed property development.*

** He sees townhouse developments at the setback buffer, but it is right at the property line.*

** All of the amenities within that development are internal, because they're able to put the buildings around the perimeter of the property and it is a common planning concept.*

** They have plans for a future development that will occupy the space to the east of the retention area, which makes the retention area more private.*

Carter Downs, of Orlando, stated that he is an attorney for Akerman and at the meeting on behalf of Kid's House. He further stated the following:

** He was at the first meeting and the item was continued for a community meeting and a better site plan.*

** He was at the community meeting and they didn't learn anything else at that meeting.*

** Mr. Partyka handed out some sheets talking about the style of housing, but he didn't give any definitive plans.*

** As far as the site plan, in the Comprehensive Plan there are certain things that have to be in a Master Plan in order to get a PD approved.*

** Buffers and landscape concepts are not in the site plan and they have no clue what is buffering the area from Kid's House to the development.*

** They have no clue what the building heights will be, just the type and styling of Windsor Square.*

** Mr. Partyka said he wouldn't hurt Kid's House, but that's not up to him.*

** Once he gets the PD, then what happens from there is up to the developers.*

** They have no clue on what is happening.*

** The Board should deny this request.*

Adam Hyman, of Sanford, stated that he lives in Hamilton Place and further stated the following:

** He is from Miami and they moved from there to Orlando for the country feel of the area.*

** As everyone has pointed out, this development would totally change that.*

** His sister was living in Altamonte and she has since moved to their.*

** He is also voicing her concerns as she could not attend the meeting.*

** They want to keep the area the way it is.*

Draconis Deciryan, of Sanford, stated that he is a former member of the soil and water conservation district and was a member of the Myrtle Street Conservation project. He further stated the following:

** He has experienced that things, people and times change.*

** His biggest concern is that once the PD is approved, then anything can happen.*

- * He watched the plans for Lake Jesup Woods change 3 times after it was originally rezoned.*
- * In spite of their best efforts, with all of their concerns, if this is approved then it starts all over again and the property can be sold to somebody else.*
- * Another developer can change things and Park Square can change their minds.*
- * Rather than go down that path, he encourages the Board to listen to the neighbor's concerns and deny this request.*
- * He likes the Rozier's and they have been big supporters for all of his conservation efforts.*

Mark Hoefling, of Sanford, asked if the Board approves this request, and Park decides to make another change by connecting the 2 properties, will they be notified of this.

Chairman Zembower responded that they are a recommending Board to the Board of County Commissioners as to whether or not this project moves forward to them, regardless of their decision. He further commented as follows:

- * If the P&Z Board denies this request, it will go to the Board of County Commissioners who can approve or deny it.*
- * If the P&Z Board approves this request, it goes to the Board of County Commissioners who can approve or deny it.*
- * He continued explaining the process.*
- * He stated that the property rights of individuals allows them the right to request and change the zoning.*
- * There are guidelines that should be followed and amendments can be made to that.*
- * There is a property owner who is asking for a zoning change with this property and the Board is hearing every one's concerns and the applicant's intentions.*
- * Regardless of what happens at this point, if this were to move forward, here or at the Board of County Commissioners, it still has to meet a lot of other criteria as far as drainage, traffic, and all the things that go along with the project.*
- * If it changes to a certain extent, then it has to come back before the P&Z Board again.*
- * This is not the last stop for the item's survival and this step is just a single step in the process.*

Commissioner Rob Wolf stated that it comes back to the P&Z Board if it is a rezone request.

Mr. Hoefling stated that a couple of recommendations were made to Park Square Homes if the development is approved. He asked if the current owners can request deed restrictions and usage for the property and Chairman Zembower responded that is to be worked out between the property owner and the buyers. He further stated that the Board cannot impose that unless it is part of a Development Order and if it is, they have certain latitude that is worked out further down the line in the process. He stated that if there is a governing HOA, they could put restrictions on just about anything on the property, but the Board, nor the County, approves the HOA.

Mr. Hoefling stated that there are certain laws and requirements for the people they help. He asked if the Board makes the zoning change, does it violate any of the requirements that the facility has to provide and is there a potential liability to the County?

Paul Chipok, Assistant County Attorney, stated that this project is at the preliminary stages of the request for Rezoning and Comprehensive Plan Amendment. He further

stated the following:

- * The Comprehensive Plan is the overall guiding tool for the County as to how it develops on a macro scale.*
- * Minor modifications, such as this, are contemplated within the Comprehensive Plan and that's why they are in the process to determine whether they are meeting those criteria for this change.*
- * The request is for a PD, which is a Planned Development, and a type of zoning that allows for more flexibility for the County to impose conditions over the property, as opposed to a straight zoning request.*
- * In looking at the Development Order as proposed, the height restrictions are limited to 35' and buffers are established.*
- * If there is a need for additional buffering, it is within the Board's parameters to suggest those as conditions to be placed in the Development Order.*

Mr. Hoefling asked what happens if someone bothers someone at Kid's House. He further asked that if the project were approved, considering we allowed the project and a law suit occurred because of it, wouldn't the County be liable? Mr. Chipok responded as follows:

- * In a land use situation there is a balancing of the various interests.*
- * The property owner has property rights as does everyone in the room for their personal property.*
- * Kid's House is a facility that is governed by some State Statutes, however that does not restrict anything outside of their parameters.*
- * If somebody violates an injunction, that is a criminal matter and not a land use matter.*
- * As a practical matter, this property has a right to develop and whenever it is developed, to the parameters that are placed within the Development Order.*
- * This includes buffering, setbacks from the perimeters of the property, fencing, the opacity and the amount of vegetation, of which are the types of things the Board is to consider within their parameters today.*

There were 16 people at the meeting who asserted their opposition in writing, but did not want to speak.

Mr. Partyka responded as follows in his rebuttal:

- * He represents the Flea World owners, Sid Levy.*
- * The Reagan Center is the biggest project in Seminole County history and it is called the Catalyst Project.*
- * This will bring jobs, shops, restaurants and living quarters.*
- * This all started as the culmination of Seminole State College, the Court House, and the Sheriff's Department.*
- * All of these were the key to bringing the rest of Seminole County development to the Flea World property.*
- * There will be over 2.5 million square feet of retail, residential, charter schools, hotel, and offices.*
- * This would all be a boon for Seminole County.*
- * This is supported by the County Commission, the Staff, and a lot of other businesses that will be there.*
- * He gets disappointed when people start name-calling businesses like Park Square Homes.*
- * Park Square Homes, D.R. Horton, and Lennar are fine companies and they have*

great products.

** To call them names is not right nor fair.*

** There is going to be a light at Hester and Reagan Center, which is a requirement.*

** There will also be a light at 17-92.*

** He remembers when Autumn Chase and Hamilton Place weren't there.*

** He remembers when these projects were started there were people that came out and said the same thing.*

** The future of this area is not rural.*

** This is all part of the future of Florida.*

** Maybe we should tell people not to move to Florida.*

** When you build something, build it right and make sure it looks good and that it is compatible to things nearby.*

** What they have done with this PD project is extra restrictions comparable to the PD on Windsor Square.*

** The same development plans, but are even tighter, and the same Development Order for this project with a few additional caveats.*

** Staff has approved this project and it has gone through several changes for over one year to make sure this is done right.*

** The Staff has done an outstanding job of making sure they have the best possible product with limited imposition on the neighbors.*

** This is totally appropriate and legal in the PD process and it is now in the bubble plan phase.*

** Once this is through the PD rezoning, which is a normal process, then Park Square Homes will build this project.*

** Park Square Homes feels that townhomes are better from a marketing standpoint, instead of single family homes.*

** If they could make money on detached single family homes, they would do it.*

** These townhomes are single family homes and not something that is bad.*

** Values don't go down because it's a townhouse.*

** Legacy Park on Lake Avenue are single detached homes behind single attached homes, called townhouses, next to the Geneva School.*

** Nobody would do these types of projects if they felt they would be bad for the community.*

** It's a starter home for certain people, but for some they don't want the upkeep and maintenance of a single family detached home.*

** This meets the County idea of providing a variety of living options to the community and this fits in with that.*

** They are not building a community that is bad and these will be expensive homes.*

** People can and sometimes do rent out their properties.*

** For those properties, they do a commensurate rental rate, but that is the right of the homeowner.*

** The people that do rent can afford to pay their bills.*

** For the audience to come to the conclusion that just because it's a townhouse and a rental property that it doesn't make sense is not true.*

** This area will be built out, but it is a plus for this community.*

** He feels offended here.*

** He tried to tell people what was going to happen at the community meeting and had copies of the Reagan Center.*

** He provided pictures of the site plan and pictures of the houses from the confidentiality of Park Square Homes.*

** The product here is similar to the product at Windsor Square and they're not going to change things.*

** The site plan will eventually be figured out based on the engineering.*

** There will not be a connecting road to Hester, which will be put into the Developer's*

Agreement.

** There will not be any balconies, which can also be put into the Developer's Agreement. * This will be a nice 2-story product.*

** They took this into account and that is why they didn't do 3 stories.*

** The various churches have a lot of people coming into the area of Kid's House too.*

** They are there to protect Kid's House and not to do a project that will ruin Kid's House or hurt the kids.*

** The people that will be moving in will be fine people.*

** Reagan Center is not new and will be one of the premier projects of Seminole County.*

** The multi-family units will be expensive for the area and the only way it will work.*

** Their goal was to put together the community meeting and they were allowed to have it at the Victory church.*

** He's been through this and has been the Vice President of the Tuskawilla Homeowner's Association for many years and he knows what it takes to run an organization to get people to come in.*

** The traffic study that has been reviewed by the Staff and the numbers are not made up.*

** He has no idea when the traffic counts are done, but the best traffic engineer in the State of Florida has done this study and for the Reagan Center.*

** Those numbers are correct.*

** Traffic impacts on townhomes versus detached single family homes after allowances, is equal.*

** That's what the traffic study shows.*

** If there's additional traffic due to the churches then that is not something they can change and the neighbors will have to take it up with them.*

** Hester is not going to be a 4-lane highway and the road is up to standard for this project.*

** This type of property will increase values on a comparable basis and it will improve the overall value of the communities.*

** Hopefully, everybody's value will increase in combination with what is happening in the area.*

** He loves Kid's House and he doesn't know what else he can do other than fencing.*

** He can't predict what will happen in the future, but Park Square is doing a nice job with the types of houses proposed.*

** He is hopeful that everything is going to be fine.*

** He's done everything legally and they've followed Staff's recommendations.*

** The map that will follow this is the PD Development Order and that's what they have to follow.*

** He encourages people to follow this project through the engineering, study, and due diligence process that is required.*

** If the people feel anything isn't right at that point, they can voice it at that time.*

** He believes they've done everything they can possibly do and they have a good product that fits in with the community.*

** This is good for the County to get additional tax revenue and to improve the area on Hester.*

** He urges that this be moved forward to the County Commissioner's and he thinks it is the right thing to do.*

Commissioner Richard Jerman asked if they will agree to include in the Development Order that no connection to the Windsor Square property, no rear balconies on the units, and to double the landscaping on the north buffer and Mr. Partyka responded yes, absolutely.

Commissioner Jerman commented that Park Square Homes is a good builder, but it is

disappointing that they didn't have enough interest to attend the neighborhood meeting or tonight's meeting to answer some of the neighbor's questions. He further commented that he, as the broker, is not able to answer some of the development questions.

Mr. Partyka responded that the technical reason for that is Park Square Homes is not really involved until they do the due diligence, but they've given him all of this information. Park Square Homes is the builder and they are under contract ready to build on the property.

Vice Chairman Michelle Ertel commented that some of the people didn't have notice of our December meeting and asked Staff how notice goes out. Rebecca Hammock, of Staff, responded that a courtesy notice is sent to property owners within 300' of the property, the property is also posted with a placard, there is an advertisement in the newspaper, and the agenda is posted online.

Vice Chairman Ertel asked when their Commission asks an applicant to have a community meeting, is that something they are required to do or is that a courtesy. Ms. Hammock responded that it is not required and is a courtesy. She also stated that the County is happy to provide the names and addresses of those within the 300' radius of the property.

Mr. Partyka stated that he wrote an article in the HBA journal that said any developer that doesn't have a meeting with the community beforehand is making a mistake. They thought there was not need in light of what is happening with the Reagan Center and the Windsor Square piece.

Commissioner Rob Wolf commented that in-fill is one of the toughest choices the Board has to deal with in Seminole County. He further stated the following:

** This property is 9.7 acres, approximately 2.0 acres are wetlands, and 8 acres buildable. * Ronald Reagan is the buffer for a density creep to the south and he thinks there needs to be a line in the sand on this one.*

** He thinks that compatibility is what this Board has to look at and going double density from 4 units to 8 units, or maybe 7 units depending on the water situation, is far in excess of what is considered normal and compatible land use.*

Commissioner Jerman commented that this is a tough one and when you look at this property from a land use standpoint, the north is basically a commercial use, which includes Kid's House. To the west, the density is 8 units for a townhouse project. He thinks the marketability of single family homes up against Kid's House or another townhouse development is also tough.

Commissioner Wolf stated that he doesn't disagree with that, but there will be more and more of this type and this will be the norm there, so all of the enclaves of single family homes will be exactly that. He thinks Ronald Reagan is a nice buffer to the north and there was a bigger vision there.

Commissioner Matt Brown stated that the main drive of the Reagan Center will connect to Hester and it will go through to 17-92, which will be a thoroughfare. He further stated that regarding Kid's House on the buffers, this is something that has to be shared, and they also need to have buffers on their property.

Commissioner Mya Hatchette responded that she agrees that it is a give-and-take.

She further stated that her issues are what Commissioner Wolf stated in that it is a density issue and this density is too high for the area and not consistent with the surrounding area.

Chairman Zembower concurred and further stated that the density is too high. He further stated that if the property is developed under the current zoning, a 2-story home with a balcony could be developed. Agriculture zoned property is a holding pattern. He thinks the answer for this project is probably somewhere in-between what's being asked for and what the Future Land Use really is. He thinks there is more work to be done on this.

Further Board comments and discussion occurred regarding this project.

A motion was made by Commissioner Rob Wolf, seconded by Commissioner Mya Hatchette, that the Hester Avenue Small Scale Land Use Map Amendment and Rezone be Denied and Referred to the Board of County Commissioners. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

3 [2016-479](#)

Estates at Wellington PD Rezone - *CONTINUED FROM THE 1/4/2017 P&Z Meeting* - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a twenty-four (24) lot single-family residential subdivision on approximately 36.79 acres, located on the south side of Mikler Road, approximately 1 mile south of Red Bug Lake Road; (Z2016-043) (Jim Mehta, Applicant) District1 - Dallari (Matt Davidson, Project Manager).

Matt Davidson, Senior Planner, stated that the applicant is requesting an additional continuance to the February 1, 2017 Planning & Zoning Commission meeting in order to have more time to meet with the adjacent residents and the District Commissioner to see if they can come up with additional options to help alleviate some of the neighbor's concerns in the Mikler Road area.

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Rob Wolf, that the Estates at Wellington PD Rezone be Continued to the Planning and Zoning Commission, due back on 2/1/2017. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

4 [2016-482](#)

Certus Senior Living PD Rezone - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) on 4.73 acres, located on the south side of E. E Williamson Road, ¼ mile east of Markham Woods Road; (Z2016-046) (Glen Pawlowski, Applicant) District3 - Constantine (Joy Giles, Project Manager).

Joy Giles, Senior Planner, presented this item and stated that the applicant is requesting a Rezone from A-1 (Agriculture) to PD (Planned Development) on 4.73 acres located on the south side of E.E. Williamson Road. The applicant is requesting a Rezone in order to develop an assisted living facility with a maximum of 64 beds. The development proposes a maximum building height of 35' and a maximum building size of 43,200 square feet. A 10' buffer will be provided along the western, eastern, and southern perimeter and a 15' buffer will be provided along the northern perimeter. Staff finds the request to be consistent with the Suburban Estates Future Land Use designation, which allows the use of assisted living facilities, and is compatible with the surrounding development. Staff recommends the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 to PD and approve the associated Master Development Plan and Development Order.

Glen Pawlowski, the applicant, stated that he is available to answer questions.

Mr. Shariff, of Longwood, stated that he is for the project. He further stated the following:

- * He has been in the area for 13 years.*
- * He has seen small businesses on a very quiet street and this parcel would be right for the area.*
- * There was an aquatic facility with swimming pool there previously.*
- * The neighbors also feel this is a positive business for the area.*

Ali Shariff Manekia, of Longwood, stated that his father, who just spoke, represented his view.

John Pentek, of Longwood, stated that he is from Markham Woods Animal Hospital on E.E. Williamson Road and he is immediately adjacent to the property on the east side. He further stated the following:

- * His wife, Dr. Tamara Pentek, is the veterinarian at their business.*
- * He is in favor of the project.*
- * The property is currently in a state of disrepair, an obvious eye-sore, and a blighted property in an otherwise beautiful area.*
- * It has become home to a bear cub, stray cats, and vandals who are spraying graffiti and demeaning police officers.*
- * Homeless people have lived at the property.*
- * With the Zika virus concern, it is a priority to get rid of this hazard as it is always filled with water.*
- * His office window overlooks the property and he sees it every day with its problems.*
- * He thinks the past development was denied because of traffic concerns.*
- * He thinks this project would have low traffic and it would greatly serve this area.*

John Pentek Sr., of Longwood, stated that he will repeat some of what his son said as follows:

- * He lives on Dunhurst Court nearby.*
- * He goes through that location every day.*
- * He doesn't understand how this place existed so long in its condition and it should have been condemned.*
- * The empty pool has rain water in it and it is unbelievable.*
- * He agrees that the mosquitoes are a problem.*
- * He requests this project be approved.*

Sharon Pentek, of Longwood, stated that her comments had already been conveyed and had no further comments.

Robert Cushman, of Longwood, stated that he is neither opposed nor in favor of this project. He further stated the following:

- * He has been a resident of Ravensbrook since 1968.*
- * He agrees with what everyone has said.*
- * He doesn't know how the swim club existed, but it has been an eye-sore.*
- * The Lake Mary Boulevard, E.E. Williamson Road, and Markham Woods Road corridor have three other parcels that are twice this size.*
- * Markham Woods Road was developed as a Low Density Residential area with 1 acre lots.*
- * This will not be the first time a request like this has come before the Board.*
- * He thinks that the residents whom have spoken have spoken well.*
- * He will continue to live in the area as long as he can.*

Commissioner Richard Jerman asked if the maximum allowable building height is 35' and 1-story as stated in the Development Order. Ms. Giles responded that is correct and the building will be limited to 1-story. She further stated that they have the option of doing 35', although she is not sure why they would, but it is 1-story.

Glen Pawlowski, the applicant, stated that he is the CEO for Certus Senior Living. He further stated the following:

- * The building will be a 1-story building, very residential with 2 wings, and will be connected by a town center.*
- * They are trying to gain a sense of height through the town center and the 35' allows them to accomplish that.*

Commissioner Rob Wolf stated that in-fill is a tough one and this is a small one. He further stated that this is Suburban Estates, but it is lined by I-4, which is a unique situation. He commented that this is responsible growth for the County and something the County needs with additional assisted living facilities.

A motion was made by Commissioner Rob Wolf, seconded by Vice Chairman Michelle Ertel, that the Certus Senior Living PD Rezone by Approved and Referred to the Board of County Commissioners. The motion CARRIED by the following vote:

Aye: 7 - Commissioner Matt Brown, Commissioner Rob Wolf, Commissioner Richard Jerman, Commissioner Mya Hatchette, Vice Chairman Michelle Ertel, Chairman Jay Zembower, and Commissioner Jennifer Dane

CLOSING BUSINESS

Planning & Development Manager's Report - NONE

ADJOURNMENT

There being no further business, the meeting adjourned at 8:10 P.M.