



Development), located on the southeast corner of the intersection of US 17-92 and South Lake Wood Circle. The applicant is also requesting Preliminary Master Plan approval for two-story office to house a full-service landscape architecture design firm. There will be garden areas to showcase landscape design and interior display areas for upscale garden accessories, fountains and outdoor furniture. The building's architecture and construction will consist of many applications in the principles of "Green" design, with the use of recycled building materials, green roof displays, stormwater storage/reuse systems and proper solar orientation and design for enabling reduction of energy consumption.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of a request for a Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial), and rezone from C-2 (Retail Commercial) and R-1A (Single-family Dwelling) to PUD (Planned Unit Development), for approximately 0.33 acres, located on the southeast corner of the intersection of US 17-92 and South Lake Wood Circle, and approval of the attached Preliminary Master Plan and Development Order, based on staff findings.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission met on December 6, 2006 and voted 5-0 to recommend APPROVAL of the request for a Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial), and rezone from C-2 (Retail Commercial) and R-1A (Single-family Dwelling) to PUD (Planned Unit Development), for approximately 0.33 acres, located on the southeast corner of the intersection of US 17-92 and South Lake Wood Circle, and approval of the attached Preliminary Master Plan and Development Order, based on staff findings and with the recommendation that the entrance to the project be located where the applicant originally proposed, closer to US 17-92.

Attachments:

- Staff Report
- Preliminary Master Plan
- Location Map
- Future Land Use and Zoning Map
- Aerial Map
- Approval Development Order
- Small Scale Land Use Amendment Ordinance
- Rezone Ordinances
- Denial Development Order (applicable if the request is denied)
- 12/06/06 Planning & Zoning Commission Minutes
- Letters of opposition

**Redmon Design Company - US 17-92 Rezone from C-2 and R-1A to PUD and Small Scale Land Use Amendment from LDR to COM**

<b>APPLICANT</b>	Redmon Design Co. LLC
<b>PROPERTY OWNER</b>	Redmon Design Co. LLC
<b>REQUEST</b>	Small Scale Land Use amendment from LDR (Low Density Residential) to COM (Commercial), and rezone from C-2 (Retail Commercial) and R-1A (Single-family Dwelling) to PUD (Planned Unit Development)
<b>PROPERTY SIZE</b>	0.33 ± acres
<b>HEARING DATE (S)</b>	P&Z: December 6, 2006   BCC: January 23, 2007
<b>PARCEL ID</b>	19-21-30-300-0610-0000 & 19-21-30-513-0A00-0280
<b>LOCATION</b>	Located on the southeast corner of the intersection of US 17-92 and South Lake Wood Circle.
<b>FUTURE LAND USE</b>	COM (Commercial) / LDR (Low Density Residential)
<b>ZONING</b>	PUD (Planned Unit Development)
<b>FILE NUMBER</b>	Z2006-66
<b>COMMISSION DISTRICT</b>	#4 – Henley

**Proposed Development:**

The applicant is proposing to construct a two-story (41.2') office building, with 55-foot free standing walls as an architectural feature that will contain 2,521 square feet of office housing a full-service landscape architecture design firm. There will be garden areas to showcase landscape design and interior display areas for upscale garden accessories, fountains and outdoor furniture. The project's architecture and construction will consist of many applications in the principles of "Green" design, with the use of recycled building materials, green roof displays, stormwater storage/reuse systems and proper solar orientation and design for enabling reduction of energy consumption.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The following are the minimum building setback regulations for the subject property:

- 20' side street setback from the north property line (abutting Lakewood Circle/ Commercial).
- 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning.
- 20' front setback from the west property line (abutting US 17-92).
- 40' from the eastern property line (abutting Lakewood Circle/Residential).

The applicant is requesting the following provisions (contained in the attached Development Order):

Allowing the height of the building to be 41.2' instead of 35' and allowing 55' free standing walls as an architecture feature. The PUD zoning district, in Section 30.451 (d) allows the Board of County Commissioners to approve a building height above 35'.

Staff has reviewed the requested provisions and recommends approval of them based on the following findings:

1. The proposed project is classified as an Infill Development under the Vision 2020 Comprehensive Plan.
2. The US 17-92 Commercial Corridor is identified as a Target Area under Comprehensive Plan Policy ECM 4.1. The proposed project is consistent with Policy ECM 4.2, Promote Economic Developments in Target Areas Through Urban Infill and Redevelopment.
3. The proposed project is located within the US 17-92 Community Redevelopment Area and has applied for a CRA program grant that will fund items including increased landscaping above current Seminole County Land Development Code requirements.
4. On November 7, 2006 the Seminole County Board of County Commissioners approved the "US 17-92 Community Redevelopment Area Target Zone height Alternative Standards" ordinance. The subject parcel of the rezone is not located in any of the selected areas of the ordinance, but does present a consistent finding that successful redevelopment along US 17-92 can require height alternatives above thirty-five (35) feet.

## **ACCESS**

The applicant's original Preliminary Master Plan submittal showed the access on to South Lake Wood Circle located closer to US 17-92. The plan was reviewed by the Development Review Committee (DRC) and the DRC requested that the access be relocated further to the east, to align with North Lake Wood Circle, in accordance with Land Development Code requirements. The applicant revised the plan accordingly and the revised plan is included as an attachment to this staff report and the proposed Development Order.

At the Planning and Zoning Commission meeting, the applicant presented the original plan showing the access closer to US 17-92. Moving the access point closer to US 17-92 would require a waiver to the Land Development Code requirements. Per Appendix A, Seminole County Transportation Standards, of the Seminole County Land Development Code, the Development Review Manager has the authority to grant the waiver and the applicant has been informed of this, however, at this time, the applicant has not submitted a waiver application and, therefore, it has not been reviewed by the Development Review Manager. Staff is recommending approval of the revised plan showing the access

relocated further to the east, in order to align with North Lake Wood Circle, based on the recommendations of the Development Review Committee. However, the Planning and Zoning Commission recommended that the entrance to the project be located where the applicant originally proposed, closer to US 17-92.

### **PERMITTED USES**

Permitted uses proposed in this PUD zoning classification are:  
Insurance, real estate, architects, engineering, attorneys, and other professional business services.

The following uses shall be prohibited within the development:  
Retail Sales and the Outdoor storage of parts, supplies, or materials.

### **COMPATIBILITY WITH SURROUNDING PROPERTIES**

To the east is a 60-foot access drive for an existing multi-family complex and single-family homes located in the R-1A (9,000 sq. ft. lot sizes) zoning district. To the north is South Lake Wood Circle and a vacant parcel zoned commercial. To the south is an existing bank. To the west is US 17-92.

The site is located within the US 17-92 Community Redevelopment Corridor. The subject is in one of the three "target areas" for economic development as identified in the Seminole County Economic Development Strategic Plan. The 17-92 Corridor contains a mixture of commercial, office and residential uses. The proposed development will replace existing structures on the commercial site developed prior to 1946 and incorporate a vacant residential lot. The site is currently in the application process for receiving a US 17-92 CRA program grant that will fund items including increased landscaping above current Seminole County Land Development Code requirements.

### **SITE ANALYSIS:**

#### **ENVIRONMENTAL IMPACTS:**

##### *Floodplain Impacts:*

Based on FIRM map 12117C040E, with an effective date of April 17, 1995, the site appears to be outside the 100 year floodplain. The site is also outside the 100 year floodplain per preliminary DFIRMs.

##### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

**PUBLIC FACILITY IMPACTS:**

Rule 9J-5.0055(3) (c) 1-2, Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time and is required to undergo Concurrency Review prior to final engineering approval.

The following table depicts the impacts the proposed development has on public facilities:

<b>Public Facility</b>	<b>Existing Zoning (C-2)</b>	<b>Existing Zoning R-1A</b>	<b>Proposed Development*</b>	<b>Net Impact</b>
Water (GPD)	700	350	260	-790
Sewer (GPD)	535	300	260	-575
Traffic (ADT)	62	10	25	-47

\* The proposed development is based on 2,600 square feet of office.

*Utilities:*

This site is in the City of Casselberry's water and sewer service area. The applicant is required to provide a letter from City of Casselberry stating that they approve the water and sewer utility design and have the capacity to serve the site. This is required prior to final engineering plan approval. The subject site is not in the ten year master plan for reclaimed water.

*Transportation / Traffic:*

The property proposes access onto South Lake Wood Circle, which is a local road. South Lake Wood Circle connects to US 17-92, which is classified as an Arterial. US 17-92 is currently operating at a level-of-service "E" and does not have improvements programmed in the County 5-year Capital Improvement Program or FDOT 5-year Work Program.

*School Impacts:*

The proposed development will not generate any school impacts.

*Public Safety:*

The nearest response unit to the subject property is Station # 22, which is located at 7122 US 17-92. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is less than 5 minutes. The County Level-Of-Service standard for response time is 5 minutes, per Policy PUB 2.1 of the Comprehensive Plan.

*Drainage:*

The proposed project is located within the Howell Creek Drainage Basin. Attenuation for the 25 year/24 hour storm event (pre-post rate) will be required. Additional retention may be required to satisfy aquifer recharge overlay criteria and outfall constraints.

*Parks, Recreation and Open Space:*

A minimum of 25% usable open space shall be provided per Section 30.451 (e). The amenities associated with the open space shall be determined at Final Master Plan.

*Buffers and Sidewalks:*

The subject property is adjacent to a residential zoning on the southwest side. A building setback of 20 feet with a 6-foot wall located within a 5-foot landscape buffer will be located along the south property line adjacent to the R-1A zoning.

Per Appendix A, Seminole County Transportation Standards, of the Seminole County Land Development Code, the Development Review Manager has waived the requirement for a sidewalk along South Lake Wood Circle. Sidewalks do not currently exist on South Lake Wood Circle and therefore a sidewalk would not connect to any existing pedestrian infrastructure. There is currently a five-foot sidewalk along US 17-92.

**APPLICABLE POLICIES:**

**FISCAL IMPACT ANALYSIS:**

This project does not warrant running the County Fiscal Impact Analysis Model.

**SPECIAL DISTRICTS:**

The subject property is located within the US 17-19 Community Redevelopment Area.

**COMPREHENSIVE PLAN (VISION 2020):**

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The proposed project is consistent with the following list of policies (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

- Policy DES 1.5:      Redevelopment Requirements
- Policy ECM 4.1:     Target Areas
- Policy ECM 4.2:     Promote Economic Developments in Target Areas through Urban Infill and Redevelopment

Policy ECM 8.5: Incentives to Promote Enhanced Site Design  
Policy ERG 5.5: Energy Programs  
Policy ERG 1.1: Discourage Urban Sprawl and Promote Infill Development  
Policy FLU 4.2: Infill Development  
Policy FLU 4.3: Community Redevelopment Agency  
Policy POT 4.5: Potable Water Connection  
Policy SAN 4.4: Sanitary Sewer Connection  
Policy PUB 2.1: Public Safety Level-of-Service  
Policy TRA 8.3: Promote Infill Development

**INTERGOVERNMENTAL NOTIFICATION:**

Intergovernmental notices were not sent; the subject property is not within or directly adjacent to any local municipality and will not impact schools.

**LETTERS OF SUPPORT OR OPPOSITION:**

At this time, Staff has received letters of opposition, which are attached.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of a request for a Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial), and rezone from C-2 (Retail Commercial) and R-1A (Single-family Dwelling) to PUD (Planned Unit Development), for approximately .33 acres, located on the southeast corner of the intersection of US 17-92 and South Lake Wood Circle, and approval of the attached Preliminary Master Plan and Development Order, based on staff findings.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

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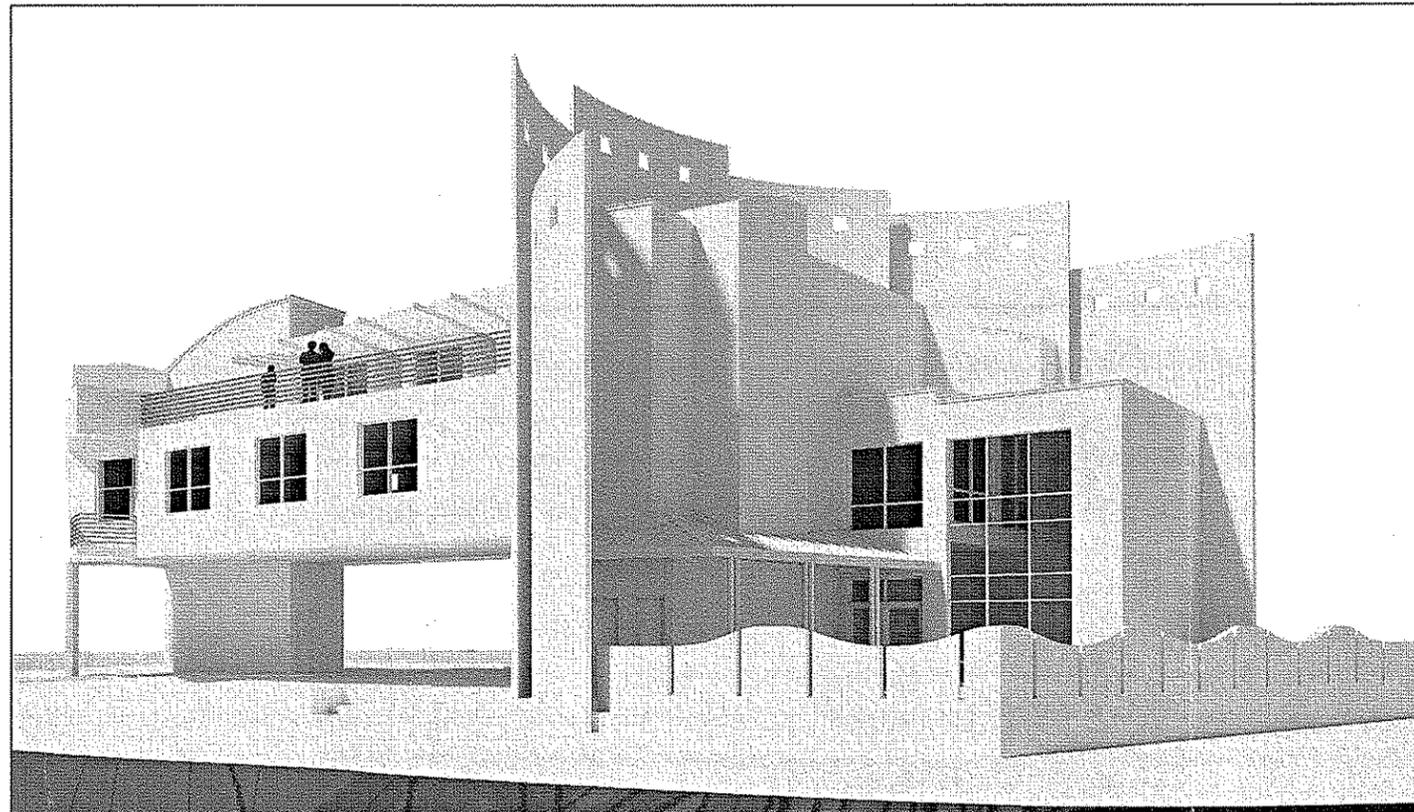
# PUD Preliminary Master Plan

## Redmon Design Company & Alfresco Living

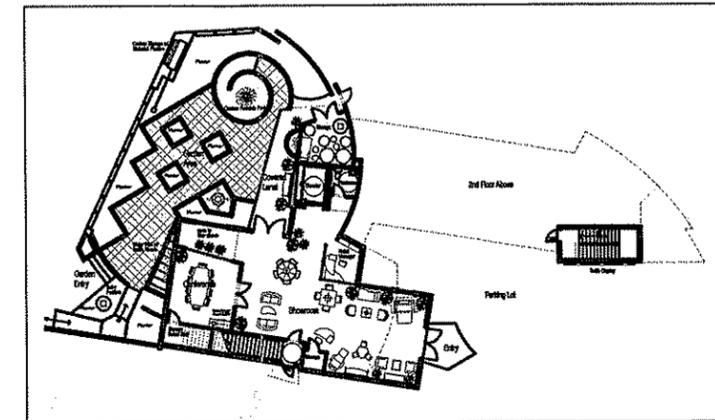
9315 South US Highway 17-92 Maitland, FL



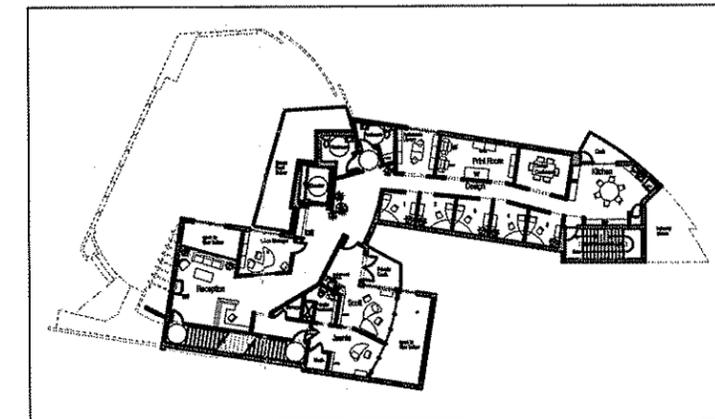
An Innovative "Green" Building with Sustainable Site Design



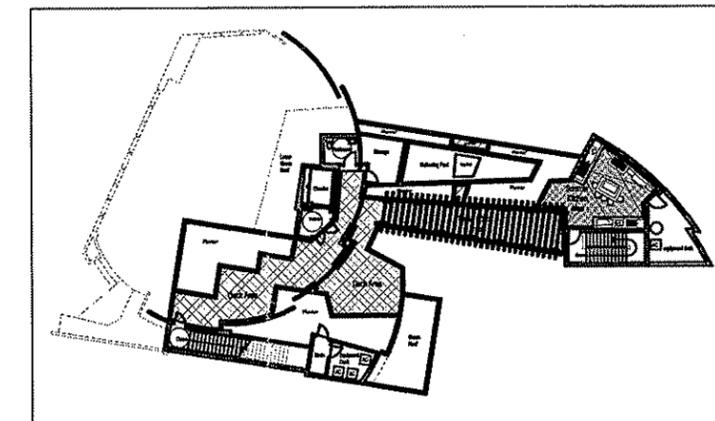
Perspective View from US Highway 17-92



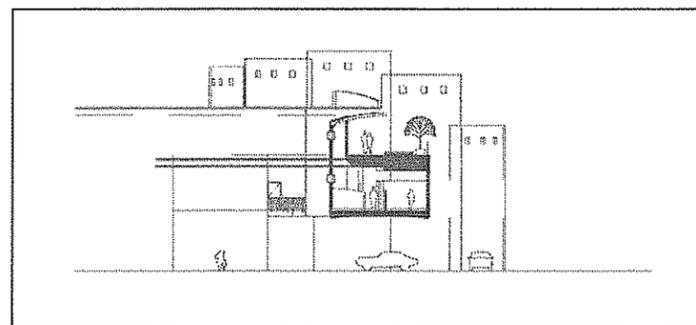
First Floor Plan



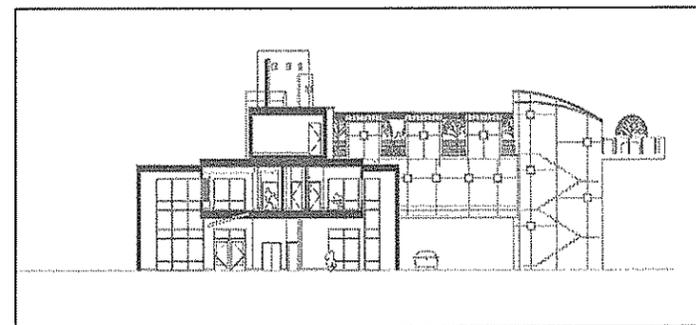
Second Floor Plan



Third Floor Plan



Building Section #1 (North)



Building Section #2 (South)

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# PUD Preliminary Master Plan

## Redmon Design Company & Alfresco Living

9315 South US Highway 17-92 Maitland, FL



PROJECT TEAM	
APPLICANT:	Redmon Partners, LLC Scott Redmon 125 S. Swape Avenue, #102 Maitland, FL 32751 407-647-2006 407-647-3314 fax scott@redmondsg.com
LANDSCAPE ARCHITECT:	Redmon Design Company, PA Scott Redmon 125 S. Swape Avenue, #102 Maitland, FL 32751 407-647-2006 407-647-3314 fax scott@redmondsg.com
ARCHITECT:	Todd Bryant Rose & Associates Todd Rose 8127 Champions Circle Champions Gate, FL 33896 863-293-2556 todd@tbr.com
STORMWATER & GREEN ROOF CONSULTANT:	Stormwater Management Academy Dr. Marty Waniata UCF College of Engineering & Science P.O. Box 162893 407-823-4143 www.stormwater.ucf.edu
CIVIL ENGINEER:	Mintosh Engineering Dan Mintosh 2200 North Park Avenue Winter Park, FL 32789 (407) 644-4068 (407) 644-8318 fax
SURVEYOR:	Accuright Surveys of Orlando Frank Raymond 2012 E. Robinson Street Orlando, FL 32803 407-834-6314 407-897-3777 fax

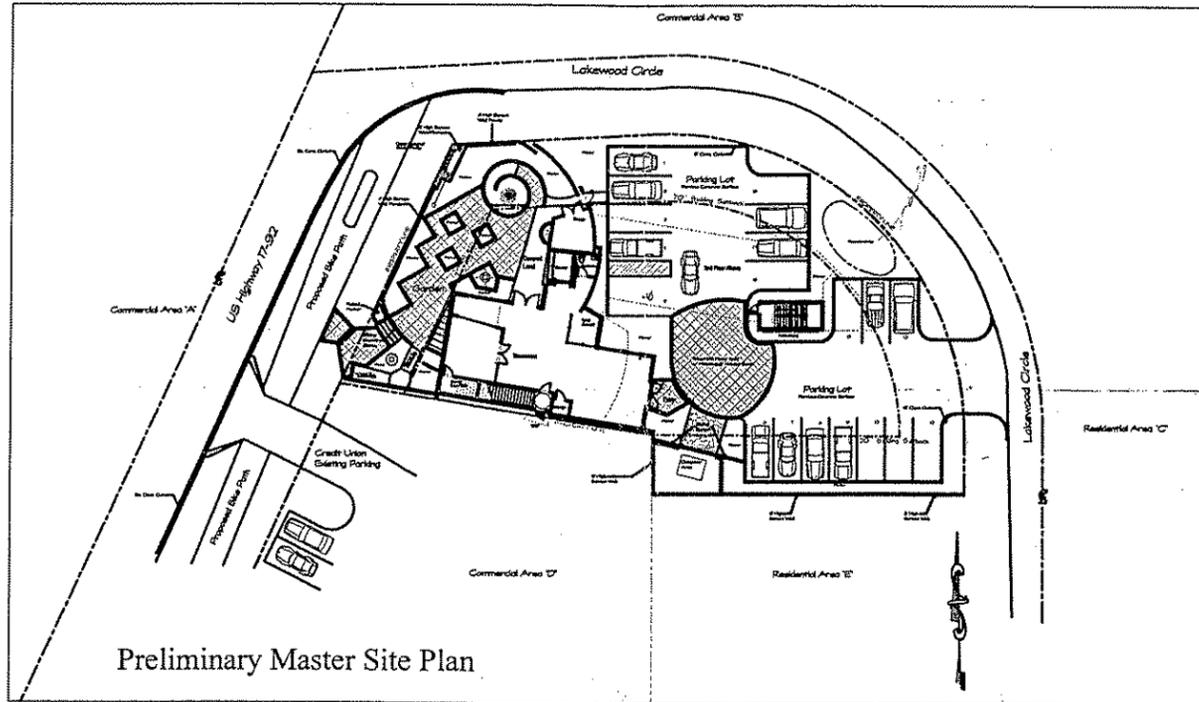
UTILITIES	
WATER:	To be provided by the City of Gasselberry. A new meter to be installed when corridor utility work is completed along US Highway 17-92.
SANITARY/SEWER:	To be provided by the City of Gasselberry. To connect to new sewer line being installed along US Highway 17-92 corridor.
RECLAIM:	To be installed as a dual system. Irrigation will utilize potable water until reclaim water is available.
ELECTRIC:	Service to be provided by Progress Energy
TELEPHONE:	Service to be provided by Embark (Sprint)
CABLE/DATA:	Service to be provided by BrightHouse Communications

STORMWATER	
To be designed to include a combination of pervious concrete for parking areas, a underground retention system where necessary, and a 'green' stormwater collection system to be used for roof water collection and irrigation for green roof.	

FIRE PROTECTION	
To be provided by Seminole County Fire Department.	

WETLAND IMPACT	
There are no adjacent wetlands that would be impacted by development of this site.	

### An Innovative "Green" Building with Sustainable Site Design



Preliminary Master Site Plan

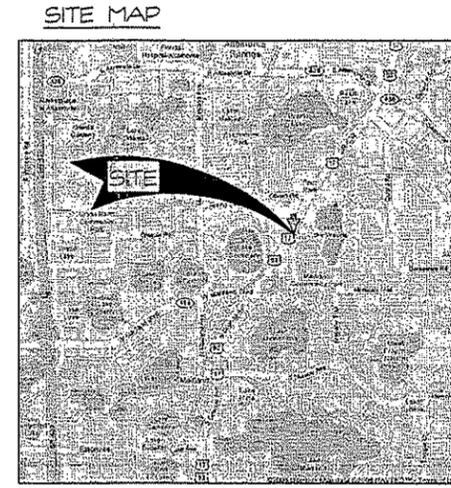
**PROJECT DESCRIPTION**

The project site is on the southeast corner of US Highway 17-92 and Lakewood Circle of the 17-92 redevelopment corridor.

The project will consist of one commercial building to house our full-service Landscape Architecture Design Firm. There will be garden areas to showcase our landscape design talents as well as interior display areas for our upscale garden accessories, fountains and outdoor furniture that will be available to our exclusive clientele.

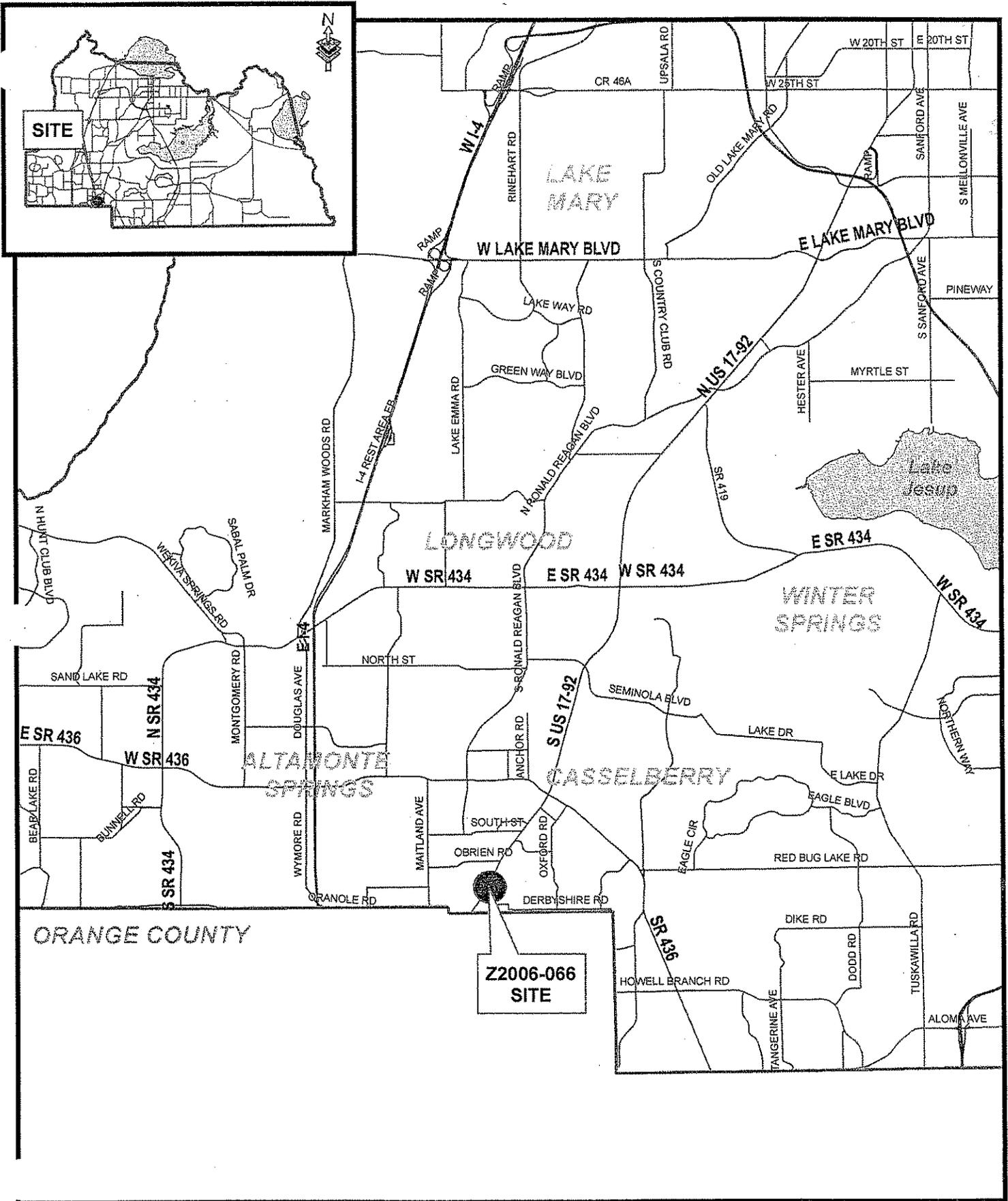
The projects architecture and construction will consist of many applications in the principles of 'Green' design. With the use of recycled building materials, green roof displays, stormwater storage/reuse systems and proper solar orientation and design for enabling reduction of energy consumption; the building itself will be an excellent, innovative display of how 'green' technologies can serve the community with responsible and resource management issues.

PROJECT AREA SUMMARY	
1ST FLOOR A/C AREA	2,239 SF
2ND FLOOR A/C AREA	3,907 SF
3RD FLOOR A/C AREA	100 SF
<b>TOTAL A/C AREA</b>	<b>6,315 SF</b>
1ST FLOOR NON-A/C AREA	547 SF
2ND FLOOR NON-A/C AREA	450 SF
3RD FLOOR NON-A/C AREA	3,905 SF
<b>TOTAL A/C AREA</b>	<b>4,902 SF</b>
<b>TOTAL OFFICE AREA (not incl. common space already calc. in A/C total)</b>	<b>2,521 SF</b>
<b>TOTAL RETAIL AREA (not incl. common space already calc. in A/C total)</b>	<b>1,111 SF</b>

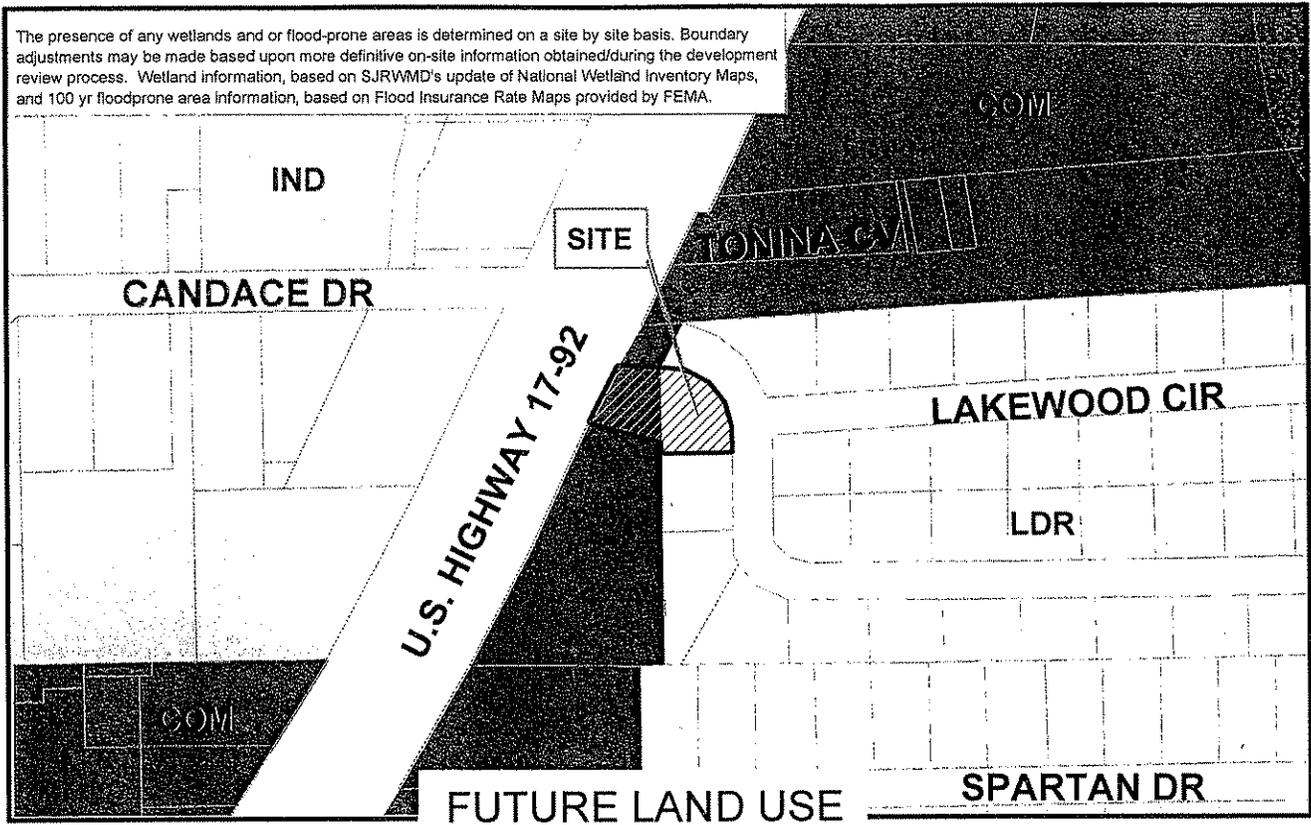


SITE INFORMATION	
LOCATION:	Corner of US Highway 17-92 and Lakewood Circle
ADDRESS:	9315 South US Highway 17-92 Maitland, FL 32751
COUNTY:	Seminole
PARCEL ID:	19-21-30-300-0610-000 and 19-21-30-313-0400-0280
ZONING CURRENT:	C-1 and PL-A
FUTURE:	PUD
MAXIMUM BUILDING HEIGHT: 35'-4" Free-standing walls 41'-2" Building walls	
PARKING SPACES: 111 SF of Retail Area @ (1) per 200 SF = 5.5 Spaces 2,521 SF of Office Area @ (1) per 200 SF = 12.5 Spaces Total Required Parking Spaces = 18 Spaces Actual Parking Spaces = 19 Spaces *All parking spaces excluding handicap are 9'-0"x20'-0"	
SITE AREA SUMMARY	
TOTAL LOT AREA	18,641 SF 100%
PERVIOUS AREA (ground plane)	10,977 SF 66%
IMPERVIOUS AREA (ground plane)	5,664 SF 34%
OPEN AREA (ground plane, roof deck & green roof)	5,175 SF 31%

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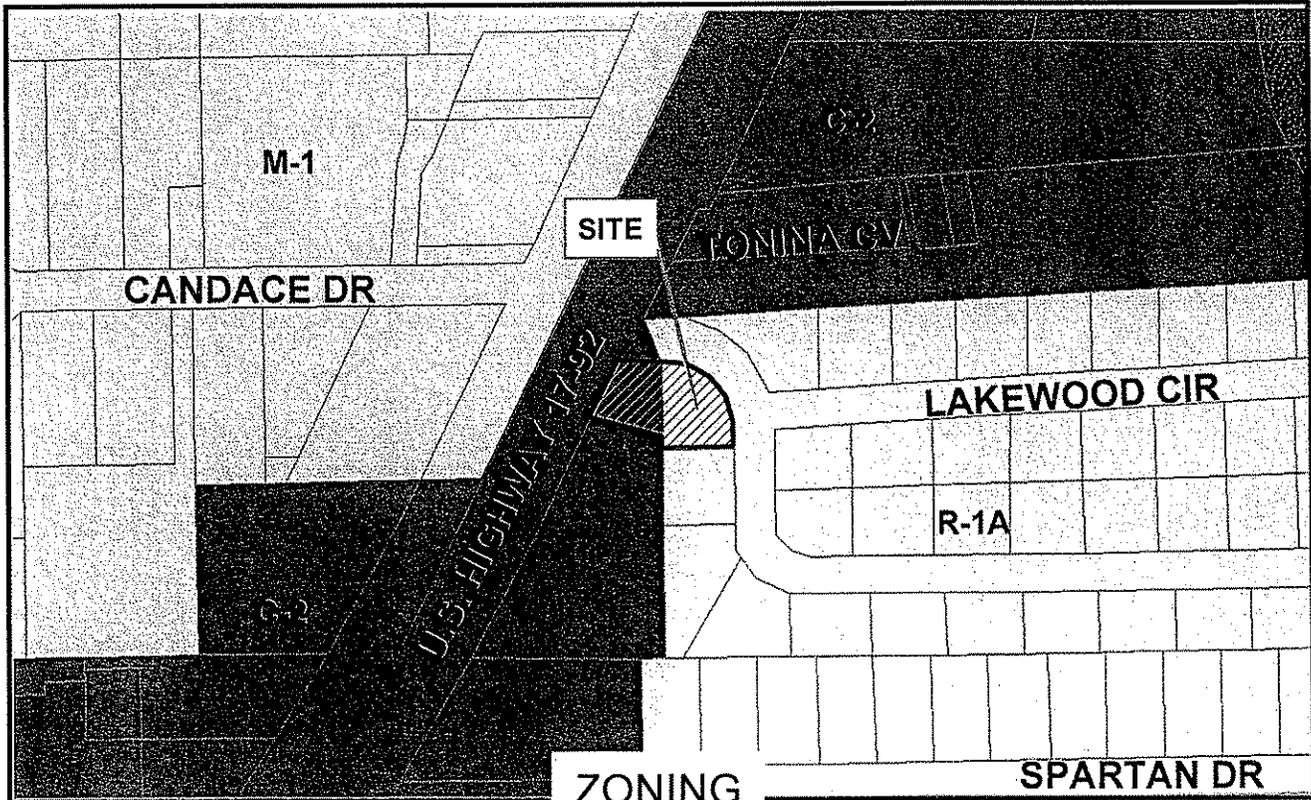
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



LDR COM IND Site Municipality CONS

Applicant: W. Scott Redmon  
 Physical STR: 19-21-30-513-0A00-0280, 19-21-30-300-0610-0000  
 Gross Acres: .33 +/- BCC District: 4  
 Existing Use: Vacant  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	----	----	----
Zoning	Z2006-066	PUD	PUD



ZONING R-1A C-2 M-1 FP-1 W-1



Rezone No: Z2006-066  
From: PUD To: PUD

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

**SEMINOLE COUNTY DEVELOPMENT ORDER**

On January 23, 2007, Seminole County issued this Administrative Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

(The aforementioned legal description has been provided to Seminole County by the owner of the subject property.)

**FINDINGS OF FACT**

**Property Owner(s):** Redmon Partners, LLC

**Project Name:** Redmon Design Company - US 17-92 Rezone and Small Scale Land Use Amendment.

**Requested Development Approval:** Rezone from C-2 and R-1A to PUD and Small Scale Land Use Amendment from LDR to COM.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Tina Williamson  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A. All development shall comply with the Preliminary Master Plan attached as Exhibit A.
  - B. The maximum building height shall be two stories, not to exceed 42', allowing 55' free standing walls as an architecture feature.
  - C. Minimum building setbacks from the property perimeter boundary shall be:
    1. 20' side street setback from the north property line (abutting Lakewood Circle/Commercial).
    2. 0' side setback from the south property line (abutting existing bank), 20' adjacent to residential zoning.
    3. 20' front setback from the west property line (abutting US 17-92).
    4. 40' from the eastern property line (abutting Lakewood Circle/Residential).
  - D. Minimum buffers shall be:
    1. 5' on south property line abutting the existing single-family.
    2. 0' from the south property line (abutting existing bank).
    3. 0' front from the west property line (abutting US 17-92).
    4. 0' abutting Lakewood Circle.
  - E. Permitted uses shall include: Insurance, real estate, architects, engineering, attorneys, office show rooms and other professional business services.
  - F. The following uses shall be prohibited within the development:  
Retail Sales and the Outdoor storage of parts, supplies, or materials.
  - G. A sidewalk is not required along South Lake Wood Circle.
  - H. A minimum of 25% usable open space shall be provided. The amenities associated with the open space shall be determined at Final Master Plan.
  - I. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon

said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman, Board of County Commissioners



**EXHIBIT A****PARCEL 1**

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

**PARCEL 2**

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 91-13, AS PREVIOUSLY AMENDED, KNOWN AS THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF SMALL SCALE DEVELOPMENT AMENDMENT (LEGAL DESCRIPTION IS SET FORTH AS AN APPENDIX TO THIS ORDINANCE); CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COM) ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Seminole County enacted Ordinance Number 91-13 which adopted the 1991 Seminole County Comprehensive Plan ("the Plan"), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

**WHEREAS**, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Small Scale Development Amendment; and

**WHEREAS**, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

**WHEREAS**, the Seminole County Local Planning Agency held a Public Hearing, with all required public notice, on December 06, 2006, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

**WHEREAS**, the Board of County Commissioners held a Public Hearing on January 23, 2007, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

**WHEREAS**, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Comprehensive Regional Policy Plan of the East Central Florida Regional Planning Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

Section 1. RECITALS/LEGISLATIVE FINDINGS:

- (a) The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.
- (b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 91-13, as previously amended, is hereby further amended by amending the future land use designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Appendix "A" to this Ordinance:

Appendix "A"

(b) The associated rezoning request was completed by means of Ordinance Number \_\_\_\_\_.

(c) The development of the property is subject to the development intensities and standards permitted by the overlay Conservation land use designation, Code requirements and other requirements of law.

Section 3. SEVERABILITY:

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or

as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.

(b) This ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth herein shall be thirty-one (31) days after the date of adoption by the Board of County Commissioners or, if challenged within thirty (30) days of adoption, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective.

If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 23rd day of JANUARY, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_

Carlton D. Henley  
Chairman

## APPENDIX A

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM R-1A (SINGLE-FAMILY DWELLING) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Redmon Design Company - US 17-92 Rezone & SSLUA".

(b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from the R-1A (Single-Family Dwelling) to the PUD (Planned Unit Development District) zoning classification.

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall take effect upon filing the Ordinance with the Department of State and recording Development Order #06-20500009 in the Public Records of Seminole County, Florida.

ENACTED this 23rd day of January 2007

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

**EXHIBIT A  
LEGAL DESCRIPTION**

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM C-2 (RETAIL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Redmon Design Company - US 17-92 Rezone & SSLUA".

(b) The Board of County Commissioners hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from the C-2 (Retail Commercial) to the PUD (Planned Unit Development District) zoning classification.

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall take effect upon filing the Ordinance with the Department of State and recording Development Order #06-20500009 in the Public Records of Seminole County, Florida.

ENACTED this 23rd day of January 2007

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 23, 2007, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

**Property Owner(s):**

REDMON PARTNERS LLC  
125 S SWOOPE AV #102  
MAITLAND FL 32751

**Project Name:** Redmon Design Company - US 17-92 Rezone and Small Scale Land Use Amendment.

**Requested Development Approval:** The applicant is requesting a rezone from C-2 and R-1A to PUD and Small Scale Land Use Amendment from LDR to COM.

The Board of County Commissioners has determined that the requested Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial) and a rezoning from C-2 (Retail Commercial) and R-1A (Single-family Dwelling) to PUD (Planned Unit Development) and the associated Preliminary Master Plan is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "Redmon Design Company - US 17-92 Rezone and Small Scale Land Use Amendment" and all evidence submitted at the public hearing on January 9, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezoning should be denied.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Carlton D. Henley, Chairman

EXHIBIT A

PARCEL 1

BEGIN AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN THENCE NORTH 295 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 95.44 FEET TO SOUTH LAKEWOOD CIRCLE RIGHT OF WAY, AS SHOWN ON THE PLAT OF LAKEWOOD SHORES, RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 86 DEGREES, 50 MINUTES, 39 SECONDS WEST, 63.73 FEET, TO INTERSECT EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92; BEGIN AGAIN AT POINT OF BEGINNING RUN THENCE NORTH 81 DEGREES, 17 MINUTES, WEST 100.25 FEET TO INTERSECT THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 THENCE RUN NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO POINT OF INTERSECTION WITH THE FIRST LINE (NORTH LINE). ALL IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 2

LOT 28, BLOCK A, LAKEWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**MINUTES FOR THE SEMINOLE COUNTY  
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION  
DECEMBER 6, 2006**

**Members present:** Ben Tucker, Beth Hattaway, Matt Brown, Walt Eismann, and Jason Brodeur

**Members absent:** Dudley Bates and Rob Wolf

**Also present:** April Boswell, Planning Manager; Tina Williamson, Principal Coordinator; Michael Rumer, Senior Planner; Ian Sikonia, Senior Planner; Kathleen Furey-Tran, Assistant County Attorney; Jeffrey Hopper, Senior Planner; Sheryl Stolzenberg, Principal Coordinator; Tony Nelson, Senior Engineer; Dori Debord, Director of Planning and Development; Kevin Fall, Economic Development Department; and Candace Lindlaw-Hudson, Clerk to the Commission.

**B. 9315 S US 17- 92 Rezone and SSLUA; Redmon Design Co. LLC, applicant; 0.33± acre; Small Scale Land Use Amendment from LDR (Low Density Residential) to COMM (Commercial) and Rezone from C-2 (Retail Commercial) and R-1A (Single-family Dwelling) to PUD (Planned Unit Development) and PUD Preliminary Master Plan approval on property located on the southeast corner of the intersection of US 17-92 and South Lake Wood Circle. (Z2006-66)**

Commissioner Henley - District 4  
Michael Rumer, Senior Planner

Michael Rumer introduced the application for a land use amendment and rezone for the placement of a two story office building. Mr. Rumer said that the driveway being requested is not 200 feet from the center line of the nearest arterial road. Approval of this placement would require a waiver from the BCC. The building height exceeds 40 feet in places. Staff recommends approval.

Scott Redmon said that he has a design company. No trucks will be coming onto the property. He will have garden space for decorative displays of fountains and pots to be incorporated into designs. Storage will be off premise. The building is a 2-story building with a roof deck. As for the driveway, the DOT will not grant access off of US 17-92. The entrance is placed before any homes in the neighborhood. There will be a buffer around the parking lot. The building will not be open on weekends. He is using "green" technology on and around the building where possible.

Richard Marks of Lakewood Circle said that he used to own this property. He thinks this project will be an asset to the community. His family owns three houses on the adjacent street. He is in favor of the request.

Doug Miller said that he is concerned with the height of the building. It will create a lack of privacy. He would also like sidewalks incorporated into the design. He said that there are many U-turn drivers entering the street.

Mr. Miller asked if the retention pond is sub-terranean.

Susan Hall lives in an adjacent lot. She is concerned with the traffic coming in. At rush hour the traffic is intense in the area. She does not want Concurrency to be deferred. Also, concerning the height of the building, she said that her bedroom windows will be facing the 55 foot walls. This design is out of context with the neighborhood. This is out of step with the future land use of the area.

Mr. Redmon said that the walls are decorative. They are on the front lot, not adjacent to Susan Hall's property. The retention will be underground. Water will be collected from cisterns and pervious blocks.

Commissioner Eismann asked about the placement of the driveway.

Michael Rumer stated that the county code requires placement of the driveway 200 feet from an arterial road. Seminole County would like the driveway to line up with the entrance to Lakewood Circle.

Commissioner Brodeur asked how many parking spots were being provided.

Mr. Rumer said that 16 to 19 spots will be provided.

Tina Williamson stated that projections show there are 25 trips per day generated from the site.

Commissioner Hattaway asked about sidewalks in the area.

Mr. Rumer said that there were no sidewalks in the neighborhood. There is a sidewalk along US 17-92.

Kevin Fall stated that the CRA has not executed a partnership agreement with this project but the CRA has worked on this project from inception to now. This will not trigger any major trip counts in the area. This project is urban infill with a suburban land development code; it is a unique investment. There will be a three-story office building on the other side of the credit union along US 17-92. Water retention is a difficult part of redevelopment. He welcomes this unique design.

Mr. Fall stated that the applicant cannot get access off of US 17-92. He feels that the driveway location proposed by Mr. Redmon is the best design.

Commissioner Hattaway said that the project was heavily buffered from the neighbors.

**Commissioner Hattaway made a motion to recommend approval.**

Commissioner Tucker mentioned the possibility of the BCC granting a waiver.

Tony Nelson stated that the owner would have to ask for a waiver from the BCC.

Commissioner Tucker said that the BCC could give a waiver with the Planning and Zoning Commission's recommendation.

**Commissioner Hattaway restated her motion to recommend approval with access located at the original driveway location (approximately 125 feet from US 17-92 centerline).**

**Commissioner Eismann seconded the motion.**

**The motion passed 5 – 0.**

**John and Susan Hall  
106 Lakewood Circle  
Maitland, FL 32751**

**December 6, 2006**

Commissioner Henley, Seminole County District 4  
Michael Rumer, Senior Planner, Seminole County Government

**Re: 9315 S US Hwy 17-92 Rezone and SSLUA / Redmon Design Co. LLC**

**We oppose the amendment** from Low Density Residential to Commercial and Rezone from C-2 and R-1A to PUD of 9315 S US Hwy 17-92. We are the owners and occupants of the single family residence adjacent to this property on the southwest boundary. Our concerns include:

1. **Negative impact on the public safety** of vehicular and pedestrian traffic on Lakewood Circle.
2. **Inappropriate intrusion of non-residential zoning** into a fully residential neighborhood.
3. **Excessive height of the Redmon Design office building.**

**NEGATIVE IMPACT ON PUBLIC SAFETY** - Traffic in and out of the neighborhood is routed exclusively through the intersection of Lakewood Circle and US Hwy 17-92. Vehicular flow is challenged by a sharp southwesterly bend (approximately 90°) very near the intersection. The remainder of Lakewood Circle incorporates four more such bends. Given the narrow width of the street, and the certainty that commercial deliveries to Redmon Design will use the street as a transit loop, there will be up to five additional opportunities for unsafe vehicular traffic with each oversized vehicle entering the circle.

There are no sidewalks on Lakewood Circle. Numerous neighborhood children walk to and from the intersection of Lakewood Circle and 17-92 twice daily for school bus transportation. Residents engage in other pedestrian activities on Lakewood Circle, with pets on leashes in many cases. The introduction of increased traffic from Redmon Design staff and vendors will burden this situation. ***Access to the Redmon offices should managed without touching Lakewood Circle.***

**INAPPROPRIATE INTRUSION OF NON-RESIDENTIAL ZONING** - The Future Land Use map provided as part of today's agenda clearly shows that the rezoning of the R-1 lot to the east of 9315 S US Hwy 17-92 constitutes an exceptional "outcropping" into a 100% residential neighborhood. We challenge the fairness of this rezoning which is clearly NOT linear and consistent with what we see on the Future Land Use map.

**EXCESSIVE HEIGHT OF REDMON DESIGN OFFICE BUILDING** - We object to the construction of 14 additional feet of decorative walls on top of the proposed two story office building. The imposition of several 55 foot freestanding walls on line-of-sight from our master bedroom windows is not desirable.

To: Chairman Henley, District 4  
Michael Rumer, Senior Planner

From: Wendy Meyer  
170 N. Lakewood Circle  
Maitland, Florida 32751

Re: Redmon Design Company- US 17-92 Small Scale Land Use Amendment and Rezone

I am writing in opposition to the Redmon Design Group Small Scale Land Use Amendment and Rezone. Our subdivision does not have a Homeowners Association, nor do we have a neighborhood representative. I would like to take this time to address the proposed access point that is to affect the neighborhood I live in.

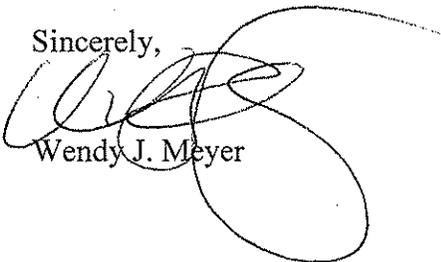
I recently purchased my home on North Lakewood Circle in 2005. Our subdivision was platted in 1956, and has since had the luxury of maintaining a "private" atmosphere, sheltered from the heavy development located along US 17-92.

Redmon Design Group plans to access their property by aligning their driveway with Lakewood Circle. Their proposed point of access is within the subdivision and would create commercial traffic where we live. Many residents walk their dogs, ride bikes with their children, or jog around this "loop." It is my belief that opening up our neighborhood to commercial traffic would increase risk for those of us who enjoy these activities. As of now, our neighborhood is virtually hidden from on 17-92. The proposed access of this facility in our neighborhood would allow thru traffic of customers, delivery trucks, and employees.

Lakewood Circle is a quiet neighborhood with narrow streets and active residents. I propose that the access be located where it is now, toward 17-92, for the safety and security of the people who live in this old Florida neighborhood. I am asking that the Board reconsider the Preliminary Master Plan approval, and not allow Redmon Design Group to use Lakewood Shore Subdivision as an access point to their business.

Thank you for your time and consideration.

Sincerely,

  
Wendy J. Meyer

**Rumer, Michael**

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**From:** Williamson, Tina  
**Sent:** Tuesday, December 05, 2006 12:03 PM  
**To:** Michael Rumer  
**Subject:** FW: Please..No!!!

I think this is about Redmon. Please put in file and make copies for the P&Z members.

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**From:** LStein8565@aol.com [mailto:LStein8565@aol.com]  
**Sent:** Tuesday, December 05, 2006 12:01 PM  
**To:** Williamson, Tina  
**Subject:** Please..No!!!

To Whom It May Concern:

My Name is Louise Steinemer. My husband is Douglas Steinemer. We live at 115 N Lakewood Circle in Maitland, Florida. We are both expressing our concern about changing this residential site to commercial. We are a quiet neighborhood with only one way in and the same way out. Our fear is that many vehicles will be turning around in our quiet neighborhood.

We are both in wheelchairs and are not sure we can attend this meeting on December 6, at 7P.M., in Seminole County Services Building room 1028. We are very much against this zone change. There are young children that play on this closed in street, and with wheelchairs it could prove quite dangerous. Our neighbors all know to drive with special care.

Thank you for your concern on this subject.

Sincerely,

Louise & Douglas Steinemer  
407-339-7610

To whom it may concern:

This letter is in regards to the rezoning of the property located on US17-92 and Lakewood Circle, Maitland, Fl. Redmon Designs has submitted for rezoning of the property from residential to commercial. I would like to state my opinion on this matter. I am deeply opposed to the rezoning of this property location.

Rezoning would take our "private" neighborhood we cherish and turn it into a traffic ridden circle. We are not a through street and increased traffic through the neighborhood is a threat to our children who often play outside, riding their bicycles, and walking their dogs. A parking lot instead of green grass could lead to contamination of our lake and also covers up a recharge area. Most of us get our water from wells, and we do not want our water tainted by industrial waste. Rezoning this property would surely cause a domino effect. The lot across Lakewood Circle would surely attempt to rezone as well.

The entrance to our neighborhood is a school bus stop for our children and I don't not care for increased traffic pulling onto the property where children are standing waiting for their bus. I am having my first child, and we are eagerly awaiting the days our child can play in a safe neighborhood that is somewhat secluded with out the added traffic of bigger commercial elements. We enjoy our lifestyle here on the circle. It s our home and we love it the way it is.

You are our representatives, so please represent our feelings and concerns regarding the decision to rezone.

Thank You,

William and Ellen Grant  
160 N. Lakewood Circle  
Maitland, Fl. 32751