

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** LAKE HARNEY DRIVE LARGE SCALE LAND USE AMENDMENT AND REZONING (TRANSMITTAL)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Dan Matthys **CONTACT:** April Boswell **EXT.** 7339

<b>Agenda Date</b> <u>02/28/2006</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input checked="" type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

1. DENY the request to transmit a Large Scale Land Use Amendment from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District) on approximately 46.25 acres located on the north side of Lake Harney Road, approximately 800 feet west of Harney Heights Road, based on staff findings, (Jim and Mike Hattaway, applicant); or
2. APPROVE the request to transmit a Large Scale Land Use Amendment from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District) on approximately 46.25 acres located on the north side of Lake Harney Road, approximately 800 feet west of Harney Heights Road, based on staff findings, (Jim and Mike Hattaway, applicant); or
3. CONTINUE the item to a time and date certain.

District 2 – Commissioner Morris April Boswell, Assistant Planning Manager

**BACKGROUND:**

The applicant is requesting to amend the Future Land Use designation of 46.25 ± acres from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District). The subject property is located on the north side of Lake Harney Road, 800 feet west of Harney Heights Road. The Future Land Use designation of the subject property is Rural-5, which permits a maximum density of 1 dwelling unit per 5 acres.

Reviewed by:	<u>KU</u>
Co Atty:	<u>                    </u>
DFS:	<u>                    </u>
OTHER:	<u>                    </u>
DCM:	<u>                    </u>
CM:	<u>                    </u>
File No.	<u>ph130pdp02</u>

**STAFF RECOMMENDATION:**

Staff recommends DENIAL of the request to transmit a Large Scale Land Use Amendment from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District) on approximately 46.25 acres located on the north side of Lake Harney Road, approximately 800 feet west of Harney Heights Road, based on staff findings.

**LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION RECOMMENDATION:**

At its meeting of January 11, 2006, the Planning & Zoning Commission voted five (5) to one (1), to recommend approval of the request to transmit a Large Scale Land Use Amendment from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District) of approximately 46.25 acres located on the north side of Lake Harney Road, approximately 800 feet west of Harney Heights Road.

**Attachments:**

Staff Analysis  
Planning & Zoning Commission Minutes, January 11, 2006  
Location Map  
FLU/Zoning Map  
Aerial Photo  
Rural-3 Designation Map  
Copies of Referenced Plats  
Letters of Support/Opposition

**Lake Harney Road**  
**LSLUA from Rural-5 to Rural-3 (06.FLU02)**  
**Rezone from A-5 to A-3 (Z2005-058)**

<b>APPLICANT</b>	Jim and Mike Hattaway	
<b>PROPERTY OWNER</b>	David M. Ciener	
<b>REQUEST</b>	Large Scale Land Use Amendment for Rural-5 (1du/5du) to Rural-3 (1du/3ac); and Rezone from A-5 (Rural District) to A-3 (Rural District)	
<b>PROPERTY SIZE</b>	46.25 ± acres	
<b>HEARING DATE (S)</b>	P&Z: January 11, 2006	BCC: February 28, 2006
<b>PARCEL ID</b>	15-20-32-5BC-0000-0180 15-20-32-300-0350-0000 15-20-32-300-0360-0000	
<b>LOCATION</b>	North side of Lake Harney Road, 800 feet west of Harney Heights Road	
<b>FUTURE LAND USE</b>	Rural-5 (Rural 1du/5ac)	
<b>ZONING</b>	A-5 (Rural District)	
<b>FILE NUMBER</b>	06.FLU02 / Z2005-058	
<b>COMMISSION DISTRICT</b>	#2 – Morris	

**Proposed Development:**

The applicant is proposing to develop 16 single-family dwelling units at a net density of one unit per three net buildable acres.

**ANALYSIS OVERVIEW:**

**ZONING REQUEST**

The applicant is requesting to amend the Future Land Use designation of 46.25 ± acres from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District). The subject property is located on the north side of Lake Harney Road, 800 feet west of Harney Heights Road. The Future Land Use designation of the subject property is Rural-5, which permits a maximum density of 1 dwelling unit per 5 acres. The following table depicts the minimum regulations for the current zoning district of A-5 (Rural District) and the requested district of A-3 (Rural District):

<b>DISTRICT REGULATIONS</b>	<b>Existing Zoning (A-5)</b>	<b>Proposed Zoning (A-3)</b>
Minimum Lot Size	5 acres	3 acres
Minimum House Size	N/A	N/A
Minimum Width at Building Line	150 feet	150 feet
Front Yard Setback	50 feet	50 feet
Side Yard Setback	10 feet	10 feet
(Street) Side Yard Setback	50 feet	50 feet
Rear Yard Setback	30 feet	30 feet
Maximum Building Height	35 feet	35 feet

**PERMITTED & SPECIAL EXCEPTION USES**

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
A-5 (Existing)	Single-family residences and uses a accessory thereto, Groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod, and trees. Pastures and grasslands for the cultivation and propagation of livestock and the keeping of ponies or horses for the immediate use of the occupant and their guests excluding, however, the commercial raising of swine. Plant nurseries and green houses not involved with retail sales to the general public. Poultry production. Dairy farms. Fish hatcheries and bait production. Stables, barns, sheds, silos, granaries, windmills and related agricultural structures. Roadside side stands for the sale of fruits vegetables and similar projects produced on the premises. Public and private elementary schools. Landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm.	Public utility and service structures. Churches and their attendant educational and recreational buildings and off-street parking. Parks and recreational areas which are publicly owned and operated. Guest or tourist homes. Community residential home, etc. Kennels (including the commercial raising or breeding of dogs). Riding stables. Country clubs, golf clubs, fishing camps, fishing camps marinas and gun clubs,. Mobile and manufactured homes. Commercial raising of swine. Farmworker housing, either single family or multifamily dwellings. Communication towers. Bed and Breakfast.	5 acres
A-3 (Proposed)	Same as A-5.	Same as A-5.	3 acres

**COMPATIBILITY WITH SURROUNDING PROPERTIES**

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

(North)

	<b>Rural-5</b> Agricultural <i>A-5</i>	<b>Rural-5</b> Agricultural <i>A-5</i>	<b>Rural-5</b> Agricultural <i>A-5</i> <i>(2-3 acres lots)</i>	
(West)	<b>Rural-5</b> Single-Family/ Agricultural <i>A-5</i> <i>(avg. 2.8 acre. Lots)</i>	<b>Rural-5</b> Agricultural <i>A-5</i> <i>(Nursery)</i>	<b>Rural-5</b> Single-Family <i>A-5</i> <i>(2-3 acres lots)</i>	(East)
	<b>Rural-5</b> Agricultural <i>A-5</i>	<b>Rural-5</b> Agricultural <i>A-5</i>	<b>Rural-5</b> Agricultural <i>A-5</i> <i>(2-3 acres lots)</i>	

(South)

\* **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

**SITE ANALYSIS:**

**ENVIRONMENTAL IMPACTS**

*Floodplain Impacts:*

Based on the FIRM map, there are no floodplain impacts associated with the subject property.

*Wetland Impacts:*

Based on the preliminary aerial photo and County wetland map analysis, there appears to be a small amount of wetlands in the northeast portion of the subject property. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.

*Endangered and Threatened Wildlife:*

A threatened and endangered species survey will be required prior to final engineering approval.

**PUBLIC FACILITY IMPACTS**

*Concurrency:*

Rule 9J-5.0055(3) (c), Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted for Concurrency review at this time. The applicant has been approved for concurrency, but capacity has not been reserved.

<b>Public Facility</b>	<b>Existing Zoning (A-5)</b>	<b>Proposed Development*</b>	<b>Net Impact</b>
Water (GPD) **	3150	5600	2450
Sewer (GPD)	2700	4800	2100
Traffic (ADT)	86	153	67
Schools			
Elementary	2	4	2
Middle	1	2	1
High	1	2	1

\* Proposed development is based on the proposed project consisting of 16 residential dwelling units.

\*\* The property currently operates an agricultural nursery for which the SJRWMD has issued a 20-year (expires 2021) consumptive use permit (CUP) that provides for an allocation of 30.55 million gallons per year of ground water from the Floridan aquifer for irrigation of 15 acres of outdoor containerized trees and shrubs.

*Utilities:*

The subject property is located outside the Urban Service area and will therefore not connect to public utilities. The single-family units shall be serviced by onsite well and septic systems and will be required to comply with Chapter 381.0065(4) (a) of the Florida Statutes.

*Transportation / Traffic:*

The property accesses Lake Harney Road, which is classified as a local road via Snowhill Road from the west end and SR 46 from the east end. Both Snowhill Road and SR 46 are currently operating above the adopted LOS standard.

*School Impacts:*

Based on the formulas provided by the Seminole County School District, the proposed zone change will generate approximately 8 school age children. This subject site is currently zoned for and will affect the following schools:

<b>Schools Impacted</b>	<b>Proposed Impact</b>	<b>Current Capacity</b>	<b>05/06 Enrollment</b>	<b>Percent Capacity</b>
Geneva Elementary	4	623	504	80.9%
Lawton M. Chiles Middle	2	1333	1504	101.4%
Oviedo High	2	2998	3147	99.7%

*Public Safety:*

The nearest response unit to the subject property is Station # 42, which is located at 320 State Road 46. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 3 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 Lake Harney Drainage Basin.

*Parks, Recreation and Open Space:*

Open space provided for in the development will be required to comply with the Seminole County Land Development Code.

**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 East Seminole County Scenic Corridor Overlay District and the designated Rural Area of Seminole County. The property is also within the Geneva Lens.

**COMPREHENSIVE PLAN (VISION 2020)**

The following policies are applicable to the proposed project:

- Policy FLU 11.1: Recognition of East Rural Area
- Policy FLU 11.8: Roadway Corridor Overlay District for Minor Roadways in East Seminole County
- Policy FLU 11.9: Rural Roadway System Level of Service Standards
- Policy CON 1.10: Geneva Lens (Bubble) Protection

**INTERGOVERNMENTAL NOTIFICATION:**

An intergovernmental notice was sent to the Seminole County School District on December 21, 2005. To date, no comments have been received.

**LETTERS OF SUPPORT OR OPPOSITION:**

Staff has received e-mails, letters and comment forms in opposition to this application, which are attached.

**STAFF RECOMMENDATION:**

Staff recommends DENIAL of the request to transmit a Large Scale Land Use Amendment from Rural-5 to Rural-3 and rezone from A-5 (Rural District) to A-3 (Rural District) on approximately 46.25 acres located on the north side of Lake Harney Road, approximately 800 feet west of Harney Heights Road, based on staff findings.

The subject property is located in the Rural Area of Seminole County. The Rural Area was established in 1991, following completion of the East Seminole County Rural Area Plan (1991 Study). The Department of Community Affairs (DCA), the State agency that reviews all local government land use amendments, recommended prior to the 1991 East Seminole County Rural Area Plan, that rural densities no greater than one dwelling unit per five acres, one dwelling unit per ten acres, and one dwelling unit per twenty acres (for timber farming) be permitted in the Rural Area.

The 1991 Study created a Rural Land Use Series of Rural-3 (one residential dwelling unit per 3 acres), Rural-5 (one residential dwelling unit per 5 acres), and Rural-10 (one residential dwelling unit per 10 acres) which was then adopted into the Comprehensive Plan. The subject property has a Future Land Use designation of Rural-5. To the east of the subject property, there are two platted subdivisions with parcels smaller than five acres in size, however, these were platted (1957, and 1961 respectively) before zoning and land use existed in Seminole County or creation of the Rural Land Use Series in 1991. Such plats were accounted for in the 1991 Study and are recognized in the Comprehensive Plan under FLU Policy 11.15 (C) as properties that were legal lots of record (created prior to 1991) and therefore may be built upon, provided all other land development regulations are met. The north 39.93 acres of the subject property (parcel 15-20-32-5BC-0000-0180) was originally part of a larger plat (Southern Florida Citrus Company's Plat of the Geneva Tract) created in 1914. The original plat shows that the parcel was assembled from smaller lots (lots 18, 19, 25, and 26) that were approximately 10 acres each. Tax rolls indicate that these four lots were combined by 1965 and comprise the 39.93-acre parcel that now has one parcel ID number. Property north of the 39.93-acre parcel was also part of the 1914 Southern Florida Citrus Company's Plat of the Geneva Tract as five existing platted lots (lots 9, 10, 16, 17, and the East ½ of lot 15) comprising 44.24 acres. These five lots were reconfigured in 2005 and range from 6.67 acres to 12.23 acres each. No additional entitlements were received.

The 1991 Study indicated that Rural-3 Future Land Use should be located in unique transition areas. There are only two locations in the Rural Area that have a Rural-3 classification and both provide a transition from the urban area of the County to the Rural Area along the Urban/Rural Boundary (please see Rural-3 Designation Map). The Comprehensive Plan does not anticipate a land use other than the Rural-5 designation for this property and the area is not identified as transitional.

**MINUTES FOR THE SEMINOLE COUNTY  
LAND PLANNING AGENCY/PLANNING & ZONING COMMISSION  
JANUARY 11, 2006**

**Members present:** Rob Wolf, Beth Hattaway, Matt Brown, Ben Tucker, Dudley Bates, Walt Eismann, and Jason Brodeur.

**Also present:** Dan Matthys, Director of Planning & Development; Tony Walter, Planning Manager; Tom Radzai, Senior Engineer; Tyrone K. Smith, Senior Planner; Chris Schmidt, Senior Planner; Kim Laucella, Assistant County Attorney, and Candace Lindlaw-Hudson, Senior Staff Assistant.

**Prior to the presentation of this item, Commissioner Hattaway declared a conflict of interest and left the meeting room.**

**A. Lake Harney Road Rezone; Jim Hattaway and Mike Hattaway, applicants;** approximately 46.25 acres; Large Scale Land Use Amendment from Rural-5 to Rural-3 and Rezone from A-5 (Rural District) to A-3 (Rural District); located on the north side of Lake Harney Road, approximately 800 feet west of Harney Heights Road. (Z2005-058).

Commissioner Carey - District 5  
Tyrone Smith, Senior Planner

Tyrone Smith introduced the application and stated that the staff's recommendation is for denial.

There were no questions of the staff.

Jim Hattaway, representing the property owner, stated that the request is for what many neighbors already have. The request is for a change from Rural Use to Rural Use. The parcel is over 46 acres, currently a commercial nursery. The owner has had the property for over 30 years. Currently the property has a consumptive water use permit for 30.55 million gallons per year.

Using maps of the area, Mr. Hattaway demonstrated many homestead lots being used as residences near the site. He stated that many of the surrounding lots within ¼ mile are less than 5 acres. Of the 114 parcels in the area, 56 percent are less than 3 acres. 72 % are less than 5 acres now.

Mr. Hattaway stated that this request brings this land into conformity with surroundings. This is high, dry land, good for residential use. Precedent is already set; he is following established patterns of development.

Mr. Hattaway also stated that the project will eliminate the water use of 30.55 million gallons annually. There will be 12 dwelling units, using an estimated 1.5 million gallons of water annually. This will be a potential reduction of 95% consumption of water.

Mr. Hattaway said that staff comments do not say there is a threat of urbanization. Staff mentioned "grandfathered properties." When looking at older lots, age doesn't matter; use matters. Around the site is rural home use. This is an infill project. This is what 72% of the neighbors have.

There were no questions from the commissioners at this time.

Bill Holmes of 210 E. Highway 46, Geneva, said that he is a retired engineer and agricultural operator. He stated that changes to the County Comprehensive Plan in the past to the A-1, A-3, and A-10 areas did not compensate large land owners. Property rights were taken away in 1991 when the changes were instituted. He would rather have more agricultural use; we are creating fire dangers with large lot subdivisions. We need to reconsider clustering lot sizes within a subdivision, with 75% open space. Use smaller lots and keep more open space. The water supply issue is not a problem here.

Richard Creedon, President of the Geneva Citizens Association, said that this request will negate 15 years of trying to preserve the rural area. Allow 3 acres now and there will soon be requests for one acre parcels and possibly greater density. Concerning the Geneva Lens, the increased density may tip the balance of the aquifer recharge/ water supply use to the negative with increased run-off. This could cause the County to have to spend tens of millions of dollars to install potable water pipes to all of Geneva, many of whose residents live in remote, isolated locations. It is true that there might be a saving in water usage on this site if Mr. Ciener gives up his current nursery pumping permit, but the big problem is that this property does not exist in a vacuum. If increased density becomes prevalent, any savings would be dwarfed by the increased area wide consumption. The St Johns River Water Management District (SJRWMD) has admitted in its last in-depth study that it does not know the tipping point. Should we not err on the side of caution?

Concerning property rights, Mr. Creedon said that in 1991 the DCA requested a change to our Comprehensive Plan because of continued urban sprawl in our county. At that time all property owners were notified by letter, newspaper announcements and meeting notices that the future land use would be changing from one acre zoning to 5 and 10 acre zoning. The County was so inundated with grandfathering requests that they had to temporarily shut down the Planning and Zoning office until they could process the applications on hand. The office subsequently reopened and processed every application that was received. Mr. Ciener acquired this property in 1977, and the fact is that he did not avail himself

of the grandfathering opportunity. This is not the fault of the County or the residents of Geneva.

Mr. Creedon stated that County staff is recommending denial because the request is incompatible with the Comprehensive Plan. Among other reasons, staff comments that the subject site is in a vital recharge area for the Geneva Lens where additional density should not be allowed. It also says that 3 acre zoning would be appropriate only as a possible transitional zoning in areas that directly abut the urban areas of the neighboring cities of Oviedo and Sanford. This site is not even remotely adjacent to either of the cities and sits directly in the heart of the designated rural area.

Concerning the trend of development in Geneva, Mr. Creedon said that the trend is to build on larger lots, not smaller parcels. The adjacent 40 acres Burkett property on Teal Road was recently subdivided into two 10 acre and three 6.6 acre parcels. The new owners of the 350 acre Cammack Dairy property on Jungle Road and SR 46 are now planning to develop 5+ acre parcels. Since 1991, the County has not changed the zoning on any larger parcels to allow more than one house per 5 acres. Why should this application be treated differently?

Concerning financial matters, Mr. Creedon cited the new Wilderness Estates subdivision on CR 426 near SR 46. This has been subdivided into all 5+ acre lots that are selling for \$350 – 450 thousand per lot. If Mr. Ciener developed only eight 5+ acre lots on his property, he would gross between \$3.8 – 4.6 million. This is obviously not a financial hardship case.

In 2004 the citizens of Seminole County decided it would be best if the rural eastern section be preserved from urban development.

Mr. Creedon said that the citizens of Geneva strongly advise the commissioners to reject this application. Good planning requires an orderly, well thought out process. Approving this rezoning has the potential only to cause disorder, even chaos, in the worst case scenario. Rejecting this application would be good planning and good politics.

Deborah Schafer of the Chuluota Community Association said that the development community and the Development Advisory Board have been seeking to raise the densities in rural areas, starting with De Minimus and the 1991 Comprehensive Plan. Ms. Schafer stated that her group feels there are many developers who are willing to do the right thing in the rural area with large lot developments. They are making a lot of money selling. This is a precedent setting request. It is not about going from 5 acres to 3 acres. It is going to a much higher density which will open up to requests from the next developer who will say "he got 3, I want 1 (acre)." What about our rights? We have rights too.

Mr. L.H. Carr said that he moved from the city to Geneva because he loves the country atmosphere. He is opposed to the request.

Jim Logue of the Black Hammock Association said that in 1991 a precedent was set by keeping the lots from being any smaller. If 72% were smaller, the change kept that from happening any further. He asked that the County keep this a rural area.

Emily Belaires of Shady Woods Road moved out to the country from a city. She said that this development will need schools, stores, etc., which are not there now. This will encourage further development.

William Dishman stated that youth also cares. How many are grandfathered in? He likes Geneva as it is. He doesn't want more houses. It is a small town. 7 houses on 5 acre lots would be better.

Tom King of the Seminole Woods Homeowners Association represents owners of 1,600 acres comprised of 260 5-acre lots. He requested that the application be denied. The majority of the HOA voted for denial. There was 1 dissenting vote. People want a rural area. He presented an informal petition which shows all but one homeowner voicing opposition to this request.

Mr. McDonald said that he lives close to this area. He moved there 20 years ago and saw all dirt roads in the area. He said that crime increases with road improvements and increases in density. He said that neighbors know their neighbors there. Schools are also a concern. Please deny this.

Raymond Harrison of Geneva said that this is not about money. He said that the green lots on the map are homesteaded lots. The numbers were skewed. The concept of rural does not have to be tied to agricultural. In the Comprehensive Plan, the Future Land Use Concept #11 says nothing about agriculture. It says we should preserve rural life styles in east Seminole County. In section 11.1 it says that the County shall enforce land use strategies that enforce a rural life style. Geneva is a rural life style area. There is a difference between agricultural living and rural life style.

Marie Tatman of 12 Oak Trail in Geneva said that when the Comprehensive Plan was done, most of the smaller lots were already there. There have been no small parcels made since the Comprehensive Plan. Recently some properties have been enlarged. There is a demand for larger lots. The East Rural Land Study is now completed. Water has limits. 5,000 residents of Geneva not here tonight. They trust that the Comprehensive Plan will be upheld.

Larry Brady lives next door to the property. He has an agricultural use. He feels that 7 to 9 houses is better than 15, as proposed. 72 percent of residents are on the east side of the property. Mr. Hattaway's facts are not supported. On the

south, west, and north sides the data is not accurate. Eastern Seminole County is not awaiting urbanization. It is rural by character. The area was planned as rural since 1977. Roads are dangerous. SR 46 is very dangerous already. Reasons stated in 1991 are more valid today. This is an area of passive recreational facilities. You have to have a green belt. Agriculture is a dying thing. Agriculture is conducive to green areas. There are no compelling reasons to encourage urbanization. There is no reason to change the area.

Joe Eperhart of 543 Harney Heights Road. He is concerned about the flood zone. The ground in Geneva is sinking. He does not want homes built there. He understands that some development is necessary, but he requests that this be denied.

Mr. Martin has lived there for 30 years. He said that the St Johns River Water Management pamphlet identifies the east rural area as a "priority resource water area" with a shortfall predicted. This application should be denied.

Stephanie Schrader of Butterfly Hill Road said that she wants Geneva the way it is. We cannot let this go forward. What will happen in 10 years? Deny this please.

Kathleen Green brought up quality of life issues, citing MyRegion.org. We should be preserving green space. She looked for 6 years to find her rural home. Please deny this.

Melissa Beckerman contacted the SJRWMD and asked what level of development could be sustained by the Geneva Lens. As of 1990, the lens would remain stable. Higher levels of pumping will bring salt water intrusion. She asked when the salt water intrusion would occur. SJRWMD did not know. Please deny this request.

John Kiernan said that his property backs up to a 125 acre borrow pit. He is opposed.

John Moore stated in writing that he was opposed.

Christopher Stapleton of Saratoga Lane said that when the rural area is gone, it is gone forever. This is a 200% increase of density. Keep the rural area for the youth.

Jim Hattaway said that he disagrees with the speakers. He is not building townhouses. The lots will be 3 acre net buildable lots. His figures refer to ¼ mile around the site. Do not consider what happened elsewhere.

As for water, Mr. Hattaway said that currently Mr. Ciener is pumping 30 million + gallons per year. The proposed homes will only use 1/5 million gallons. Mr. Ciener is a property owner, not a developer.

This property lies above the 500 year flood plain.

As for trends of development, look at how the land is used today. 12 homes on 3 acre lots is not urbanization. He is applying for a rural use. The new homeowners will have a rural life style. This request is consistent with County goals.

The public hearing was now closed.

Commissioner Brown asked about the lot size on Harney Heights Road.

Tony Walter said that they were 2.5 to 3 acre lots.

Tyrone Smith said that the map showed from Lake Harney Road up to Harney Heights Road.

Commissioner Wolf said that Mr. Hattaway can develop at 5 acres. The Commissioner stated that he was strongly opposed to this request.

Commissioner Brodeur said that he was torn. The homes next to the site are similar. It will be identical to what is already there.

Commissioner Brown said that this would be a lessening of water use.

Commissioner Eismann said that 3 acre developments are rare today. He drove around in the area. This request is compatible with the area. This is taking out a business.

**Commissioner Eismann made a motion to recommend approval of the application.**

**Commissioner Brodeur seconded the motion.**

In discussion, Commissioner Brown said that the Geneva Elementary School is at less than 81% capacity. This would add 4 students.

Commissioner Wolf said that a line must be drawn somewhere....if this is not the line, then where is it? This is 5 acre parcels now in zoning. 5 and 10 acre tracts should be made to uphold the Comprehensive Plan.

Commissioner Brown asked about the land owner having to market a 5 acre parcel versus marketing a one acre parcel. Was every land owner notified in 1991 when the land use was changed?

Tony Walter said that there were ads, mailings, postings and community meeting in 1991.

Commissioner Brown said that in 1991 an owner may not have realized how the change in land use would affect his land. Asking where the line is ...that is the hardest thing.

Commissioner Wolf asked about property rights. Does it just apply to the applicant or does it apply to all property owners in the community?

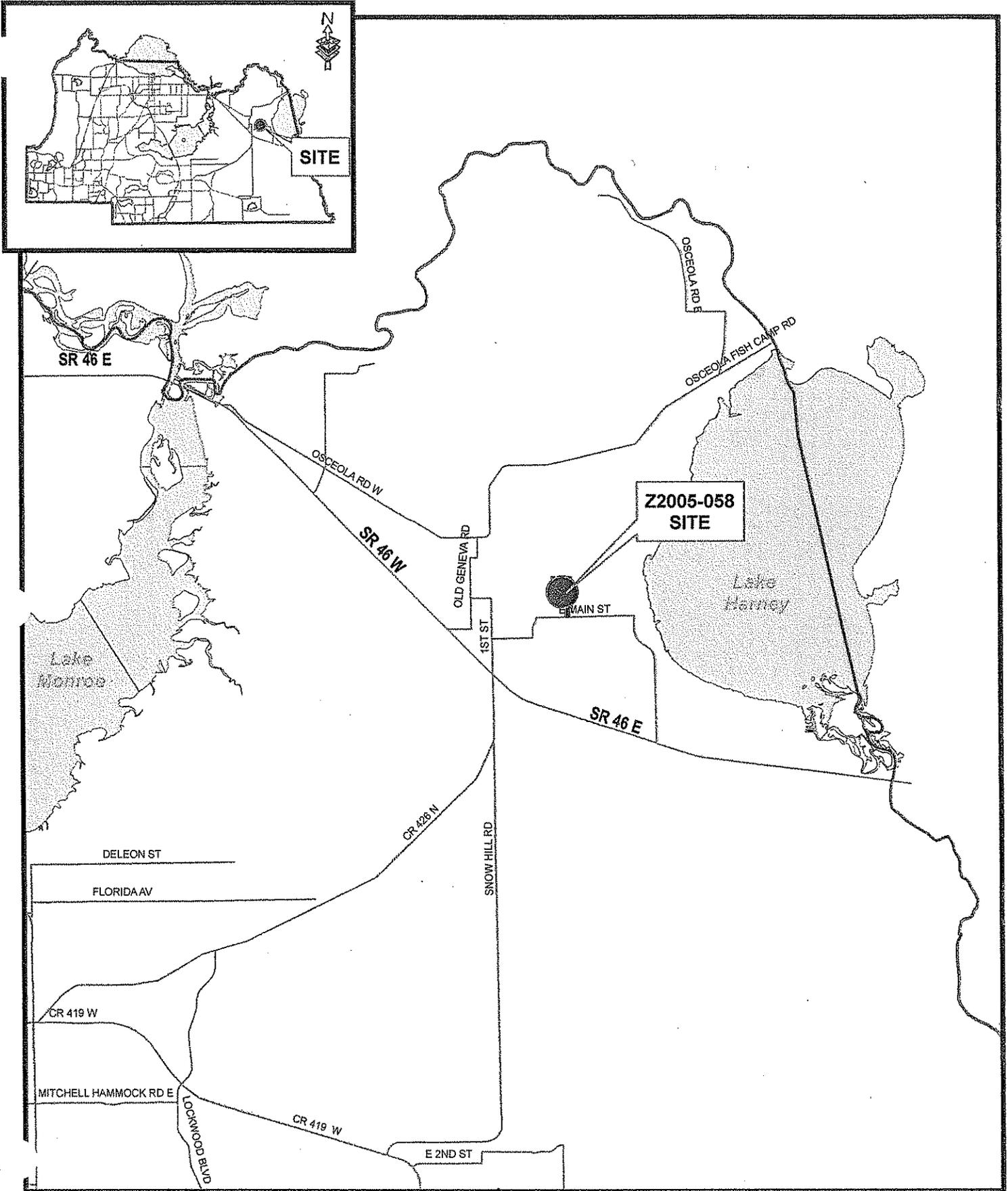
Mr. Walter said that everybody that owns property in the community has property rights.

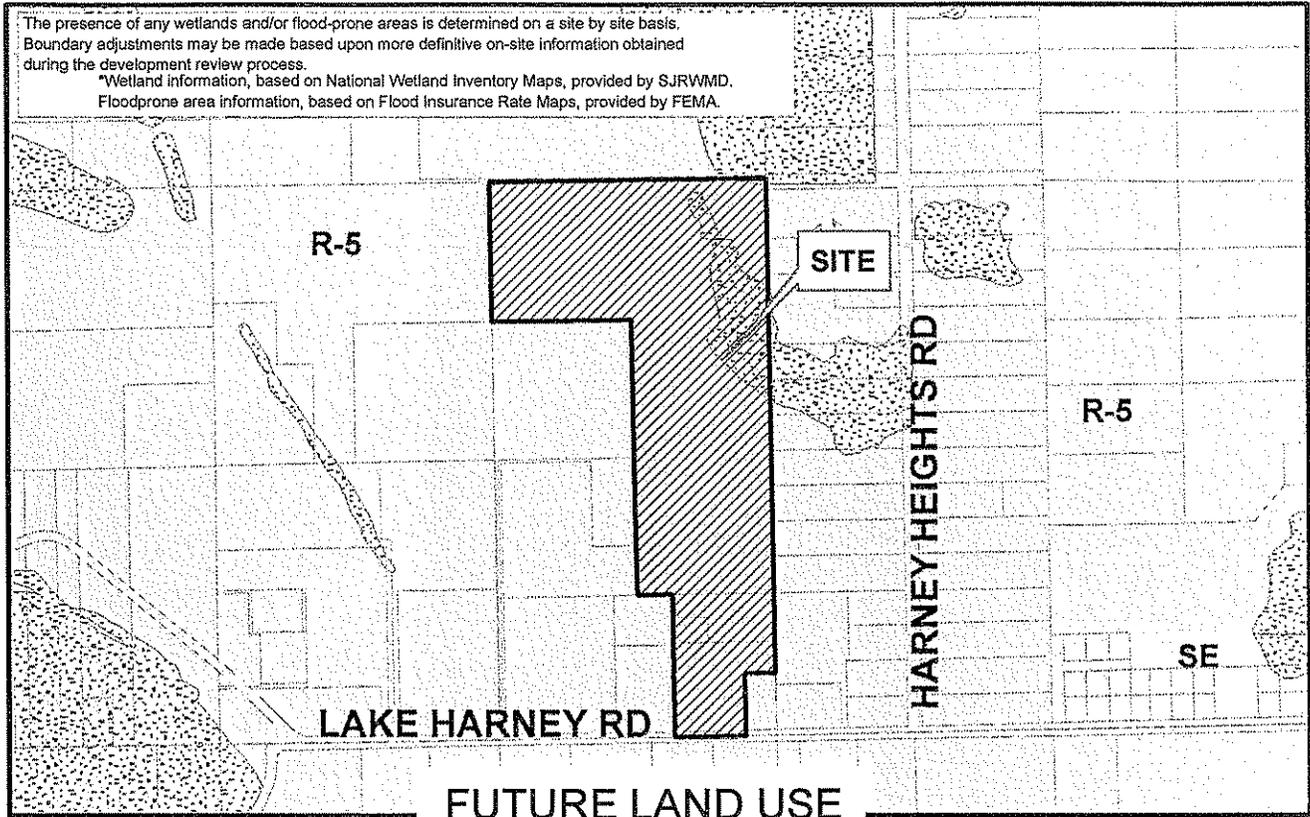
Commissioner Wolf asked if the other community members have a right to be heard.

Mr. Walter said that public hearings were for that purpose.

Commissioner Wolf said that we have heard from the community.

**The vote was 5 to 1 in favor of the motion. Commissioner Wolf voted "no."**

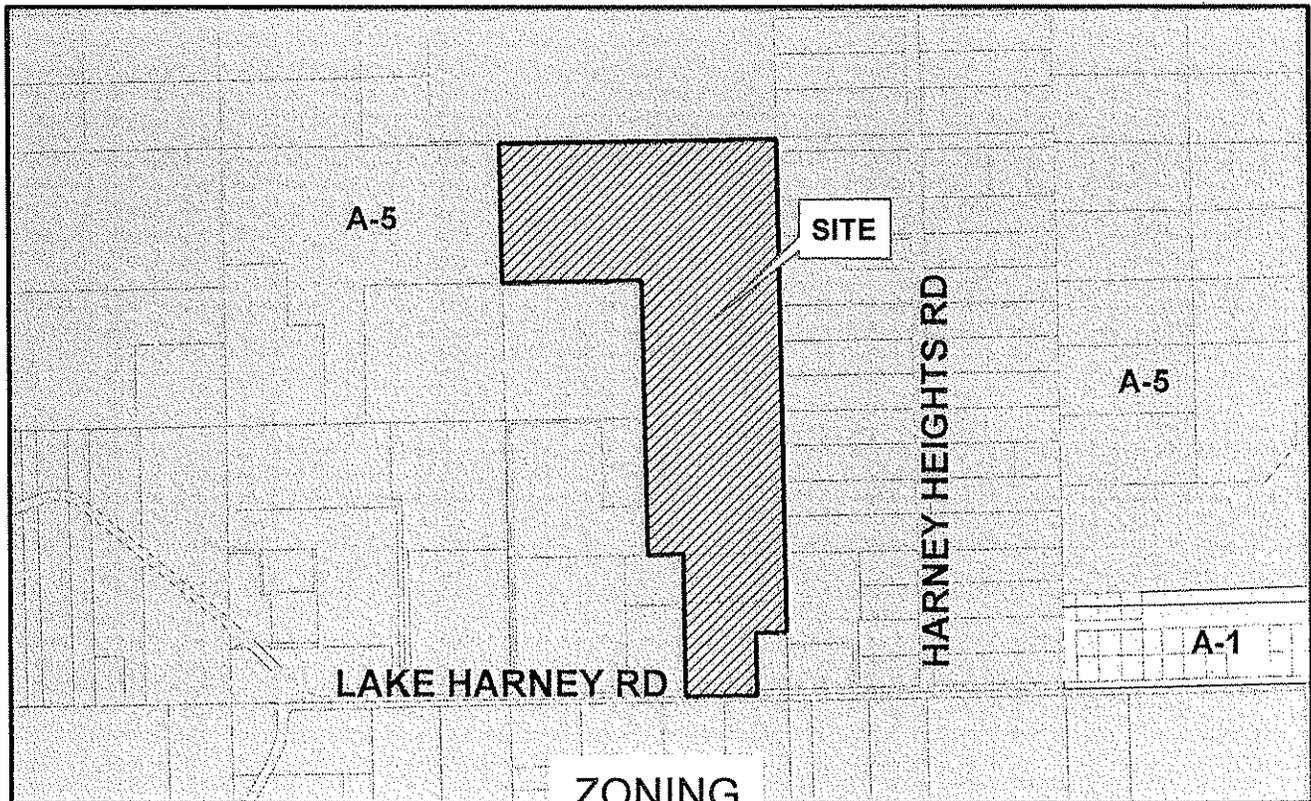




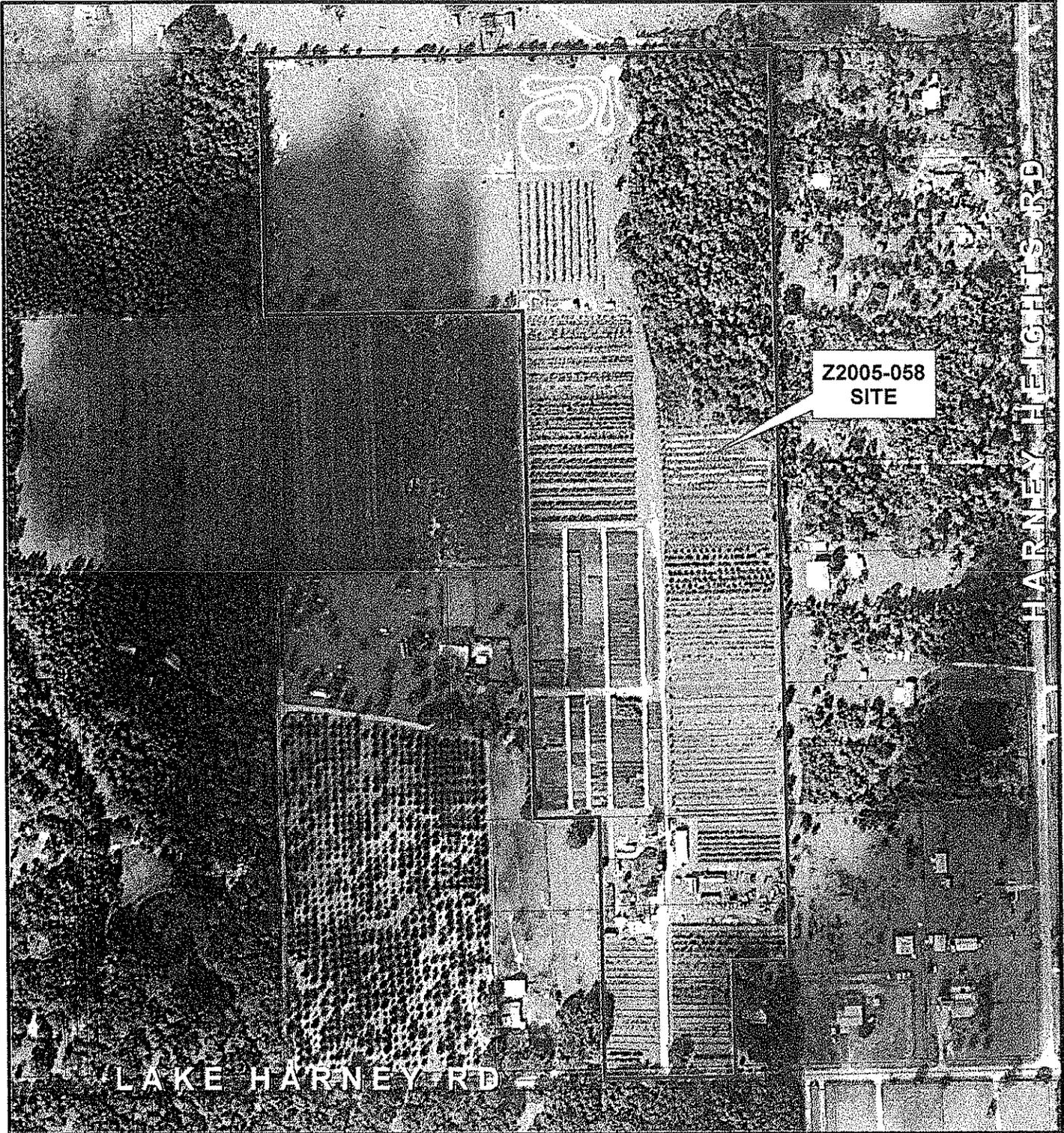
Site
  Municipality
  R5
  SE
  CONS

Applicant: Jim and Mike Hattaway  
 Physical STR: parts of 15-20-32  
 Gross Acres: 46.50+/- BCC District: 2  
 Existing Use: Vacant - Nursery  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	06S.FLU02	R-5	R-3
Zoning	2005-058	A-5	A-3



A-5
  A-1
  FP-1
  W-1



Z2005-058  
SITE

LAKE HARNEY RD

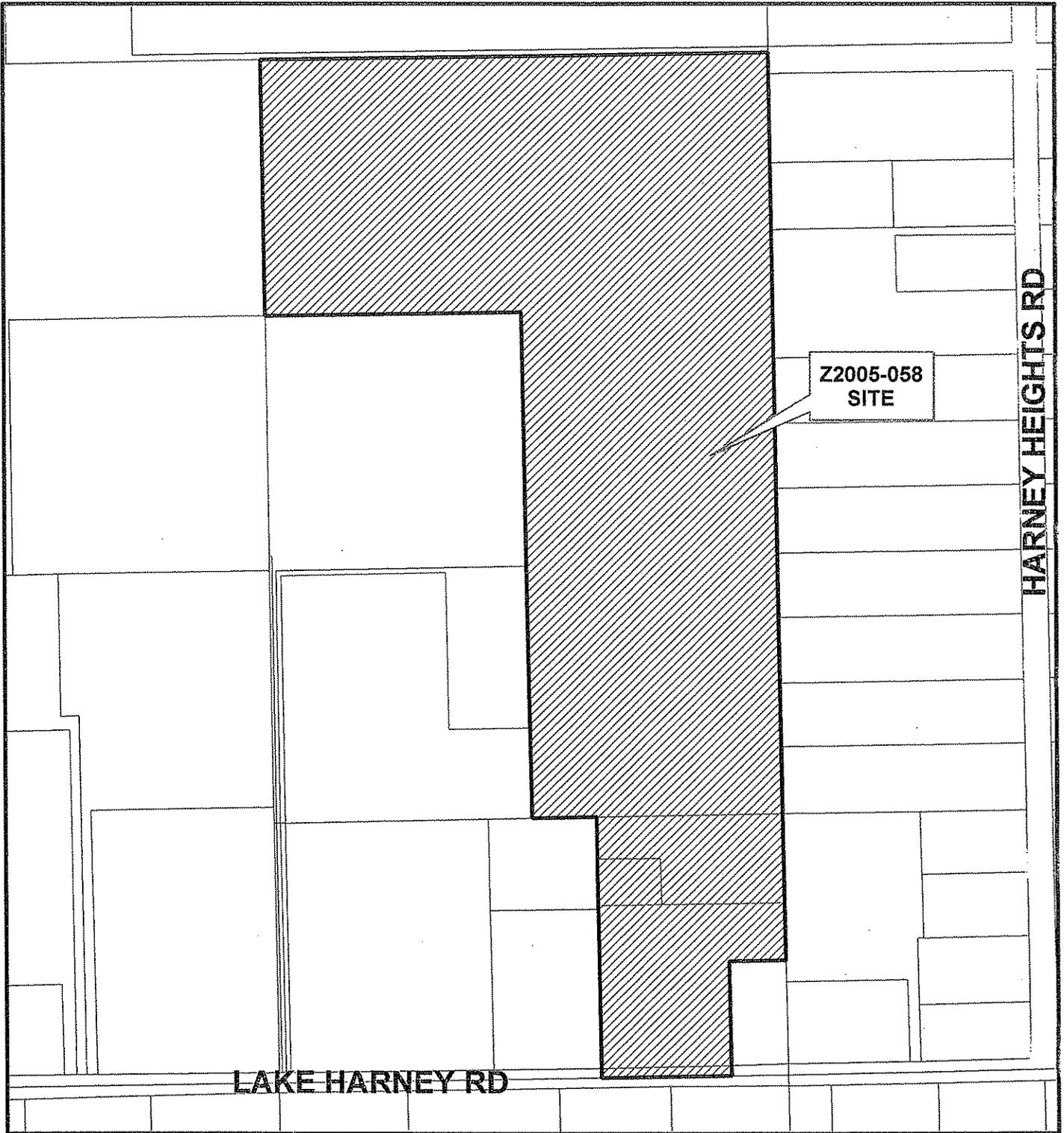
HARNEY HEIGHTS RD

Rezone No: Z2005-058  
From: A-5 To: A-3

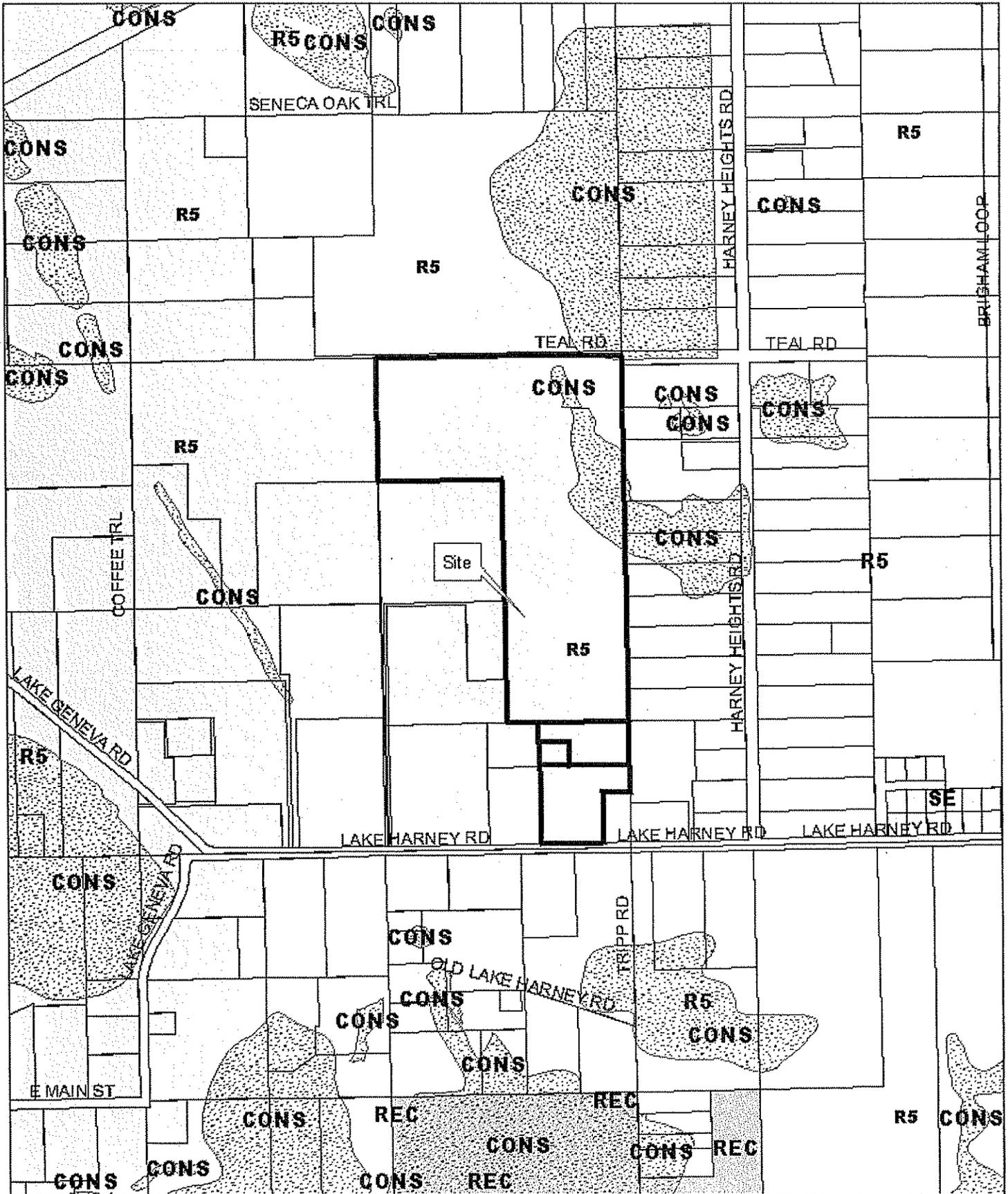
-  Parcel
-  Subject Property



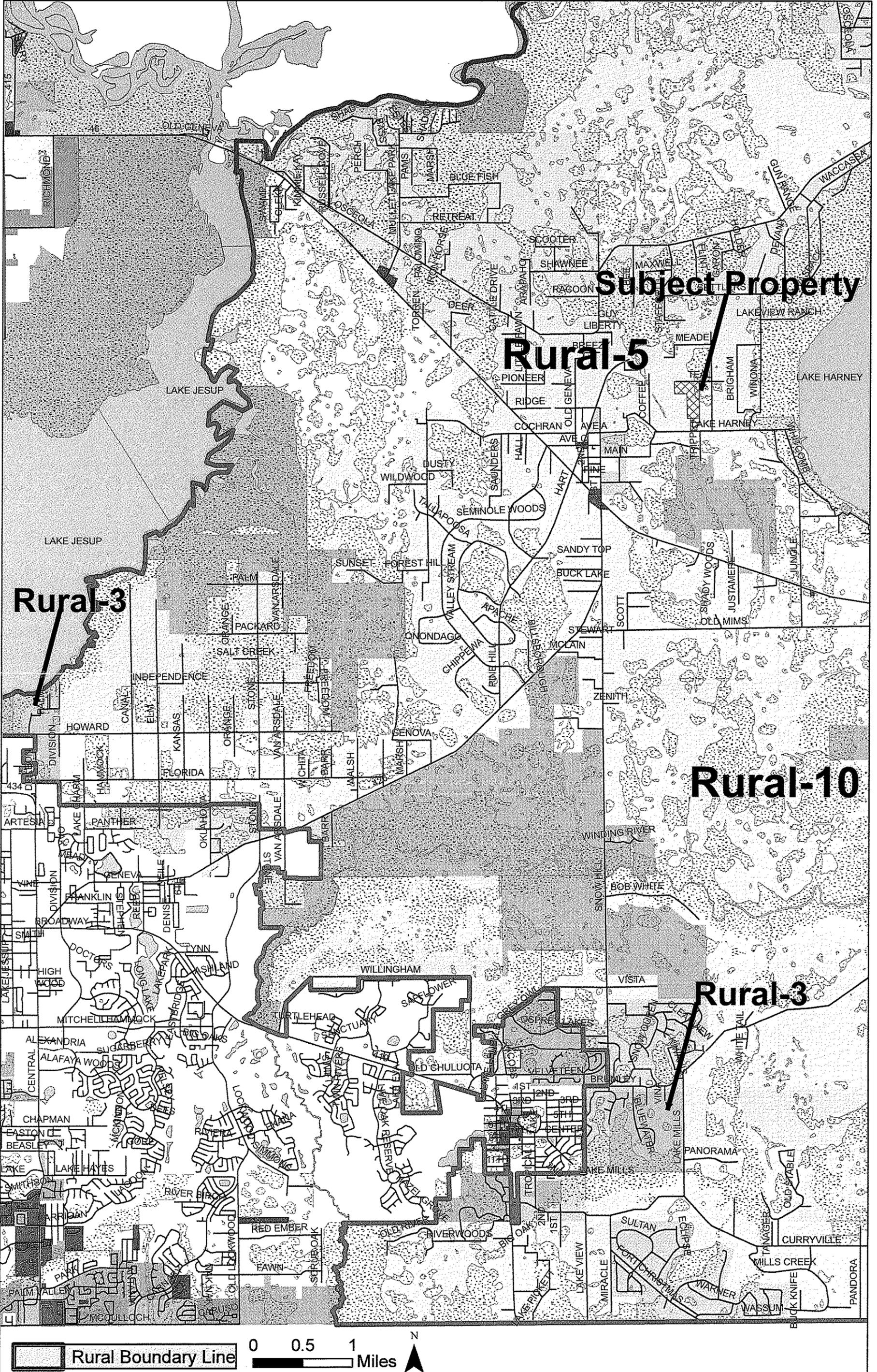
January 2004 Color Aerials

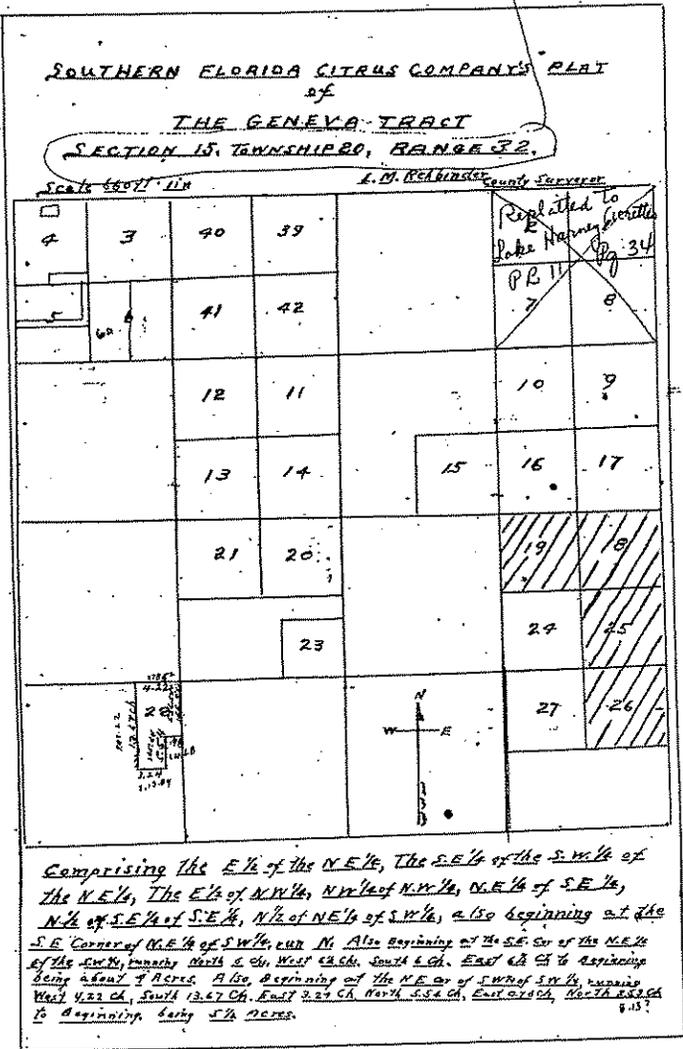


Z2005-058  
Jim & Hattaway  
Parcel #: 15-20-32-300-0360-0000  
15-20-32-300-0350-0000  
15-20-32-5BC-0000-0180

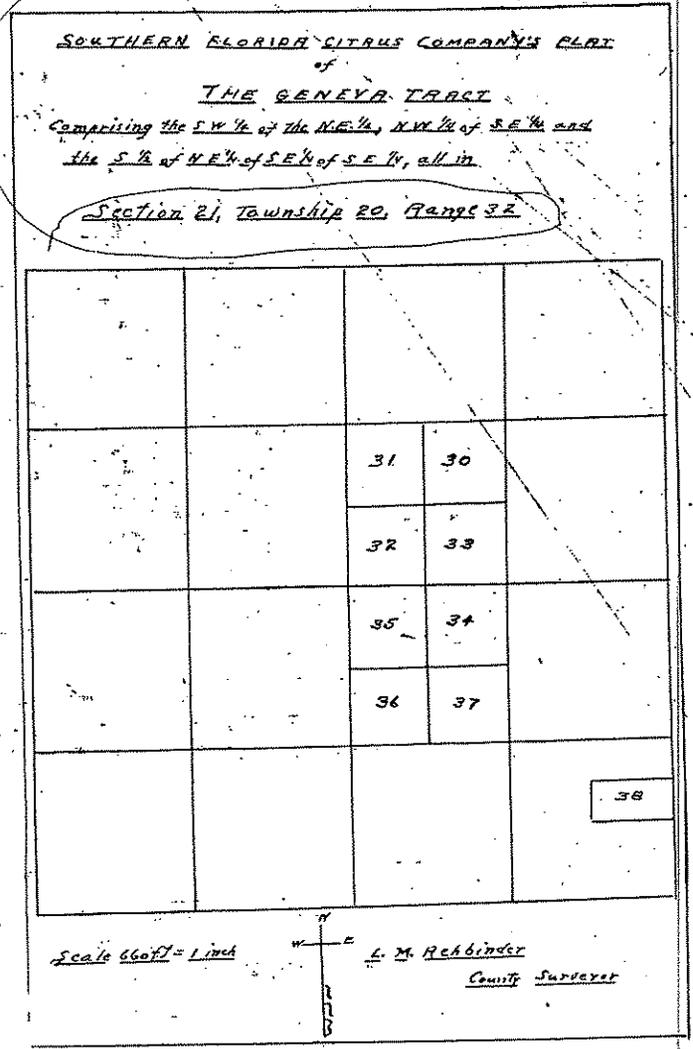


# Rural-3 Designation Map





26 Oct  
Plat 66  
20  
October 20  
E. A. Douglas  
Jas. C. Roberts

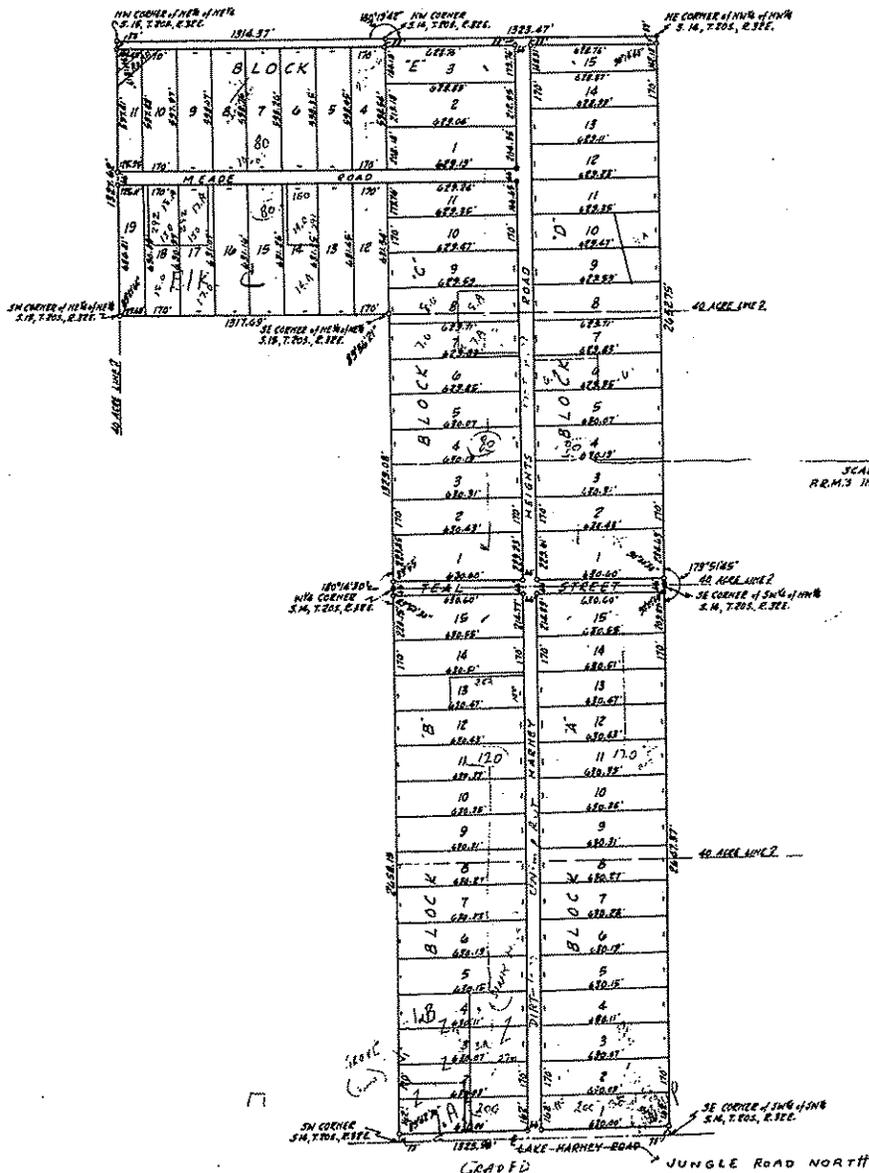


Filed this 26 day of Oct  
and recorded in Plat  
Book No. 2 Page 66  
of the Public Records of Seminole County  
Florida this 28 day of  
October A. D., 1916.  
E. A. Douglas  
Clerk Court  
By Jas. C. Roberts - D C

1914 SOUTHERN FLORIDA CITRUS COMPANY'S PLAT OF THE GENEVA TRACT  
 Subject property (north 39.93 acres) was part of this plat (lots 18, 19, 25, 26)  
 (see hatched lots above)  
 Each lot approximately 10 acres

# Seminole County, Florida

DESCRIPTION  
 THE WEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 32 EAST  
 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP  
 20 SOUTH, RANGE 32 EAST.



SCALE ~ 1" = 400'  
 R.R.M.'S INDICATED THUS - 0

going caption to this plat, hereby dedicates said land and plot for the uses and purposes therein expressed and dedicates the  
 STREETS shown hereon to the perpetual use of the public, and  
 IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on  
 MAY 3, 1957

By GARY I. GARAPIC, INC.  
Gary I. Garapic  
 President

Attest:  
Donald H. Downey  
 SECRETARY

Signed and sealed in the presence of:  
Gary I. Garapic  
Charles Pearson

STATE OF FLORIDA COUNTY OF ORANGE  
 THIS IS TO CERTIFY, That on MAY 3, 1957  
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GARY I. GARAPIC and DONALD H. DOWNEY respectively President and SECRETARY

of the above named corporation incorporated under the laws of the State of FLORIDA to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.  
 IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Laura Mae Balle  
 NOTARY PUBLIC  
 My Commission Expires June 20, 1958.

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on  
 May 1, 1957 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in

Seminole County, Florida. Dated May 3, 1957  
[Signature] Registration No. 797

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 21, 1957 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

F. A. Dyson  
 Chairman of the Board.

ATTEST:  
[Signature]  
 Clerk of the Board.

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FORE GOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON  
 MAY 21, 1957 AT 4:00 O'CLOCK P.M.  
 FILE NO. 30028 AND RECORDED IN PLAT BOOK 11  
 PAGE 34 SEMINOLE COUNTY RECORDS.

[Signature]  
 CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

1957 LAKE HARNEY ACCRETES PLAT  
 EAST OF SUBJECT PROPERTY

PLAN OF  
LAKE HARNEY RANCH ESTATES  
THIRD SECTION

5UG

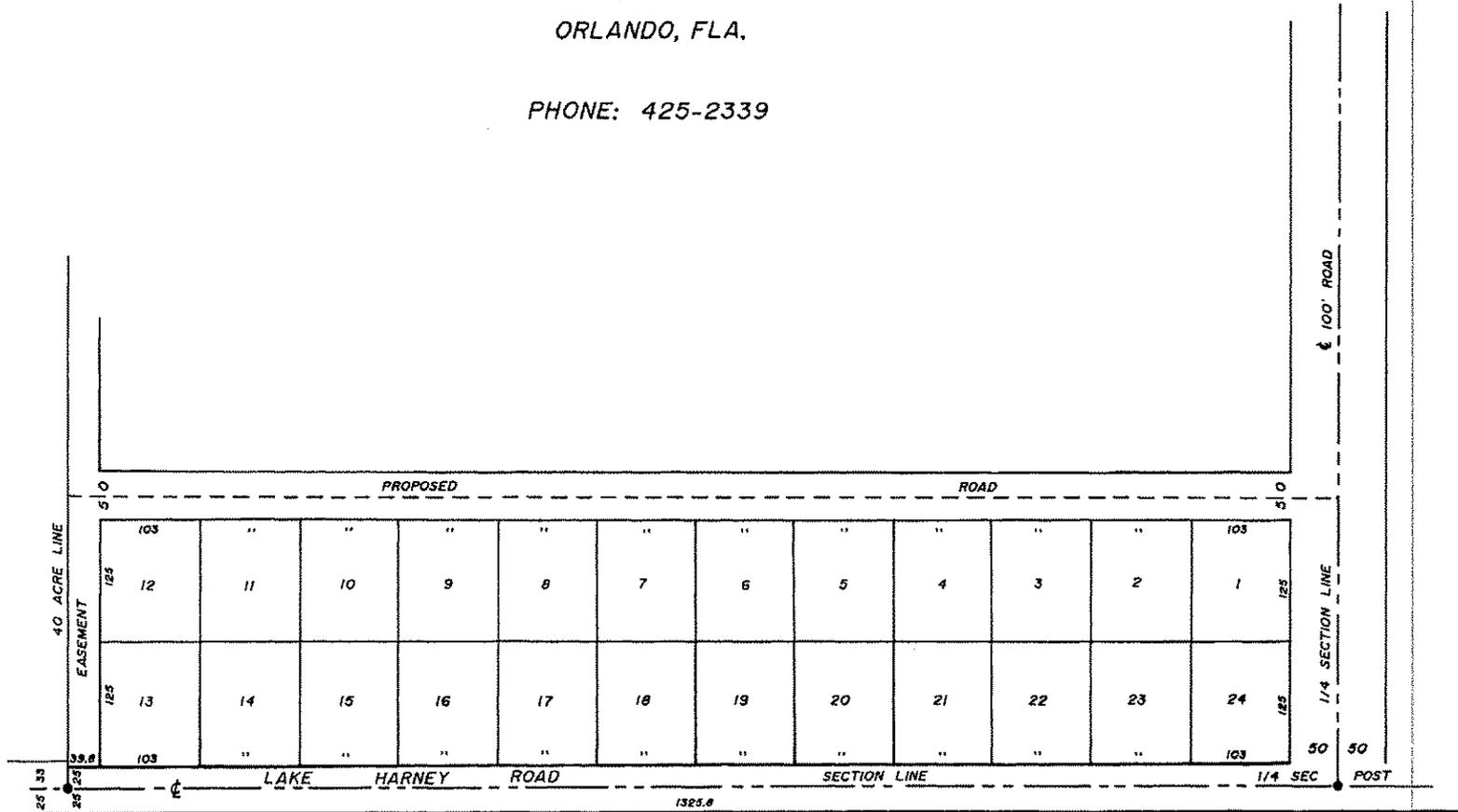
OFFICE: 2710 So. ORANGE BLOSSOM TRAIL  
ORLANDO, FLA.

PHONE: 425-2339



SCALE: 1" = 100'

1961 LAKE HARNEY RANCH ESTATES PLAT  
EAST OF SUBJECT PROPERTY



M. C. HAGAN, Surveyor  
M. V. WILKINS, Associate  
Sanford, Florida  
Dec 13, 1961

5UG

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-5 ZONING CLASSIFICATION THE A-3 ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; 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 documents titled Lake Harney Drive Rezone, dated February 28, 2006.

(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. REZONINGS.** The zoning classification assigned to the following described property is changed from A-5 to A-3:

**SEE ATTACHED EXHIBIT A**

ORDINANCE NO. 2005-071

**Section 3. 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 4. 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 be effective on the recording date of the Development Order # 05-23000003 in the Official Land Records of Seminole County.

ENACTED this 28th day of February 2006

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

ORDINANCE NO. 2005-071

**EXHIBIT A  
LEGAL DESCRIPTION**

**Parcel # 15-20-32-300-0350-0000**

LEG SEC 15 TWP 20S RGE 32E S 6.65 CH OF E 7 1/2 CH OF SE 1/4 (LESS S 290.4 FT OF E 150 FT & RD)

**Parcel # 15-20-32-300-0360-0000**

SEC 15 TWP 20S RGE 32E E 7 1/2 CH OF S 1/2 OF SE 1/4 OF SE 1/4 (LESS S 6.65 CH)

**Parcel # 15-20-32-5BC-0000-0180**

LEG LOTS 18 19 25 + 26 GENEVA TRACT IN SEC 15 TWP 20 RGE 32  
PB 2 PG 66



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARVEY ROAD Rezone

Robert Hughes  
NAME (PLEASE PRINT)

1305 N HUNT Rd  
STREET ADDRESS

Geneva Fl  
CITY STATE

32732  
ZIP CODE

407-349-5001  
TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Strongly Oppose



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezone

Jeffrey Hughes  
NAME (PLEASE PRINT)

172 E. Main St  
STREET ADDRESS

Greenville FL 32732 407-349-1484  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL JHughes@gmail.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Strongly opposed

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY REZONE

JAMES R HALLIGAN  
NAME (PLEASE PRINT)

475 Willow Pond Ln  
STREET ADDRESS

GENEVA FL  
CITY STATE

32732  
ZIP CODE

407-349-5838  
TELEPHONE NO.

E-MAIL JHALL10470@AOL.COM

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Strongly Oppose.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY RD REZONING

RAY WILCOXSON  
NAME (PLEASE PRINT)

650 N HANT RD PO BOX 8  
STREET ADDRESS

GENOA FL 32732 407-349-5863  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

STRONGLY OPPOSE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd Rezone

Margie Epperhart  
NAME (PLEASE PRINT)

543 Harney Hts Rd  
STREET ADDRESS

Geneva FL 32732 407 349 9980  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

I have concerns w/ Flooding,  
Water supply, over crowding on  
roads + school. IF we allow this cha,  
who else will be allowed to cha Geneva  
is a way of life + I don't want it  
to change



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO. A  
AGENDA ITEM NAME: Lake Harney Road Rezone

CYNTHIA B SIMONTON  
NAME (PLEASE PRINT)

P.O. Box 2103  
STREET ADDRESS

Geneva FL 32732 (401)349-2901  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL tacybell@earthlink.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
Strongly Oppose Rezoning



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd Rezone

Jacey Emens

NAME (PLEASE PRINT)

461 Alans Nature Cove

STREET ADDRESS

Geneva

FL

32732

(407) 349-2901

CITY

STATE

ZIP CODE

TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

I strongly oppose rezoning.



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: 8

AGENDA ITEM NAME: Lake Harney Rd Rezone

Mary Jo Martin  
NAME (PLEASE PRINT)

1450 LK Harney Rd  
STREET ADDRESS

Genwa FL 32732 407-349-5697  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Genwafl@aol.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
Don't Do not wish  
rezoning. Want to keep  
Genwa rural!!!



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: VPA

AGENDA ITEM NAME: Lake Harney Road Rezone

Anna Rehnstrom  
NAME (PLEASE PRINT)

240 1st Street  
STREET ADDRESS

Geneva Florida 32732 407-349-2960  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR? \_\_\_ OR OPPOSITION? X

DO YOU WISH TO MAKE ORAL COMMENTS? YES \_\_\_ NO X

COMMENTS:

Geneva is a small village. Our residents do not  
want a huge development on a small amount of  
land. This change of zoning will begin a dangerous  
and unwanted precedent!



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezone

Nancy Filiault  
NAME (PLEASE PRINT)

~~907 Orange A~~ 462 1st St  
STREET ADDRESS

Geneva FL 32732 407 739-3472  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL FiliaultA@bellsouth.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

What would this do to set standards w/ll  
the water last?



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: Lake Harney Rd Rezone

Thomas K Filiault  
NAME (PLEASE PRINT)

462 1st St  
STREET ADDRESS

Geneva FL 32732      407 739 1648  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL FiliaultN@Bellsouth.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Our community does not want to be  
another Winter Springs or Oviedo.  
Approving this proposal would be the  
beginning of the end for Rural Seminole  
County (Geneva). Stick with the 5 acre  
restriction. It is the right thing  
to do.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A  
AGENDA ITEM NAME: Lake Harvey Rd Rezone

Carole Daegs  
NAME (PLEASE PRINT)

701 Maxwell Ct.  
STREET ADDRESS

Gainesville FL 32732  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Caroleandaegs@yaho.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
strongly opposed to rezoning  
I ✓ J H J



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNLEY REZONE

Greg SWANEY  
NAME (PLEASE PRINT)

646 E. OSCOLA RD  
STREET ADDRESS

GENEVA FL      32732      407 349 8701  
CITY                  STATE                  ZIP CODE                  TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
NO TO REZONING  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rezoning

Bill Smalley  
NAME (PLEASE PRINT)

6416 E. Osceola Rd  
STREET ADDRESS

Geneva FL      32732      407-344-0701  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
No - to the Rezoning  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezone

Margaret Halligan  
NAME (PLEASE PRINT)

775 Willow Pond Rd  
STREET ADDRESS

Geneva FL 32731 (407) 349-5838  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Strongly opposed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A  
AGENDA ITEM NAME: Lake Harney Plc Zone

DAN LAMAY  
NAME (PLEASE PRINT)

665 OLD MIMS ROAD  
STREET ADDRESS

GENEVA FL 32732      407-349-9178  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL DLAMAY@CFL.RR.COM

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
Opposed to the smaller  
platt sizes in Geneva.  
Please keep it 5 Acre minimum



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A  
AGENDA ITEM NAME: Lake Harney Rd Re Zone

Charles Tatman  
NAME (PLEASE PRINT)

1011 Seneca Oak Trl.  
STREET ADDRESS

Geneva Fl. 32232 407-349-2288  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezoning

Edward M. Rommel  
NAME (PLEASE PRINT)

147 Whitcomb Dr  
STREET ADDRESS

Genoa, FL      32732      407-349-2673  
CITY      STATE      ZIP CODE      TELEPHONE NO.

E-MAIL E.rommel@earthlink.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 1-11-2006 PLANNING & ZONING MEETING  
 REZONE DAVID CENER PROPERTY ON LAKE ARNETT RD  
 ITEM 1 - FROM 1 HOUSE PER 5 ACRES TO 1 HOUSE PER 3 ACRES

NAME	ADDRESS	FOR REZONING	AGAINST REZONING
Robert W. Cunningham	254 Woodridge Dr.		X
Debbie Cunningham	254 Woodridge A		X
ANTONY FRANGOUL	218 WOODRIDGE DR		X
LOUISE FRANGOUL	218 WOODRIDGE DR		X
Bonnie Hart	751 Seminole Woods		X
JOSAN <del>WILLIAMS</del>	1492 Chippewa Ln		X
RON GRISAUER	486 SEMINOLE WOODS BLVD		X
Erik Johnson	444 Valley Stream Dr.		X
Debbi Cole	1224 Hill Stream Drive		X
Sandra & Mark Becker	748 Valley Stream Dr Geneva		X
Troy Davidson	240 Seminole Woods Blvd		X
Robert Franz	520 Valley Stream Dr		X
Jan Helton	1412 Chippewa Lane		X
Jean KING	1424 CHIPPEWA CANY		X
Ed Buck	1604 Onondaga Drive		X
Elleka Palmer	841 Seminole Woods		X
JIMMY	395 Woodridge DR		X
JOHN & PAT MERRILL	1240 SIOUX CT		X
BARRON RAY	524 SEMINOLE WOODS GENEVA		X
Sonja Szilagyi	1693 Onondaga Dr. Geneva		X
Susan Ruble	1190 Apache Dr. Geneva		X
John S. [unclear]	1693 Onondaga Dr		X
Quinn [unclear]	430 Sequoia Ct Geneva		X
Stephen [unclear]	430 Sequoia Ct Geneva		X
Barbara Vest	349 Seminole Woods Blvd, Geneva		X
[unclear]	1492 ONONDAGA DR. Geneva		X

# 1-11-06 P&Z PROPOSED REZONING CHANGE ON LAKE HARNEX RD

NAME	ADDRESS	FOR	AGAINST
Bill Lee	1604 ONONDAGA DR, GENEVA, NY 32732		X
Judy Casotta	916 Seminole Woods, Geneva NY 32732		X
Tom Lovell	1213 Sioux Ct Geneva 32732		X
STEVE AMRHEIN	266 WOODRIDGE DRIVE GENEVA 32732		X
MARIS LEPORTE	941 SEMINOLE WOOD BLVD GENEVA		X
SANDY LEPORTE	941 Seminole Woods Blvd. Geneva		X
Paul Watson	535 Valley Stream Dr Geneva		X
Cheryl Buel	335 woodridge Dr Geneva		X
Kim Rodriguez	285 Seminole Woods Blvd Geneva		X
Patty Hopkins	431 Seminole Woods		X
Gary Vest	349 Seminole Woods Blvd.		X
Linda Harnch	1228 Sioux Ct		X
Sheri Kettula	1400 Chippewa Ln, Geneva		X
Patty Brockman	301 SEMINOLE WOODS BLVD		X
Lisa King	1424 Chippewa Lane Geneva		X



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd Rezone

W<sup>m</sup> R. Holmes  
NAME (PLEASE PRINT)

210 E. Hy 46  
STREET ADDRESS

<u>Geneva</u>	<u>FL</u>	<u>32792</u>	<u>907-349-9618</u>
CITY	STATE	ZIP CODE	TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION? \_\_\_\_\_

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO \_\_\_\_\_

COMMENTS:

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PLEASE  
ALLOW TO  
SPEAK PLEASE



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LK HARMON RD REZONE

RICHARD CREEDON (PRES. GENEVA CITIZENS ASSOC)  
NAME (PLEASE PRINT)

1172 APACHE DRIVE  
STREET ADDRESS

GENEVA FL 32132  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL RTCREEDON@NETZERO.COM

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
WILL SPEAK THEM



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: 1

AGENDA ITEM NAME:

~~Chuluota~~ Lake Harney  
Geneva

Deborah Schaefer / Chuluota  
NAME (PLEASE PRINT)

1740 Bramley Rd  
STREET ADDRESS

Chuluota  
Community  
Assoc  
Inc

Chuluota FL 32766  
CITY STATE / ZIP CODE

407-365-5785  
TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK ~~IN FAVOR~~?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: \_\_\_\_\_

A. H. Carl  
NAME (PLEASE PRINT)

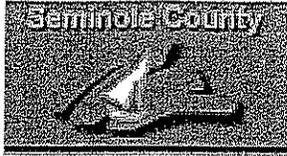
STREET ADDRESS  
1640 L.H. Hervey Rd PO - Box 19,  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR? \_\_\_ OR OPPOSITION? X

DO YOU WISH TO MAKE ORAL COMMENTS? YES ✓ NO \_\_\_\_\_

COMMENTS:  
like to keep every thing as is  
in Geneva area



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A & D  
AGENDA ITEM NAME: Sh. Harney Rd rezone

Jim Logue  
NAME (PLEASE PRINT)

3205 Elm St.  
STREET ADDRESS

Oviedo, Ft.      32765      407 365 7450  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: \_\_\_\_\_

Kip + Emily Bellairs

NAME (PLEASE PRINT)

430 Shady Woods Rd

STREET ADDRESS

Geneva FL

32732

407-349-0346

CITY

STATE

ZIP CODE

TELEPHONE NO.

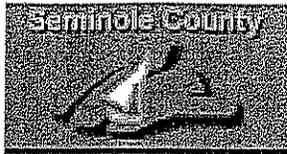
E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

I am not in favor of any attempt  
to increase population density  
in Seminole county's rural  
areas



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezone

William Dishman  
NAME (PLEASE PRINT)

P.O. box 1365  
STREET ADDRESS

Geneva FL 32732  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Dishmanwb@aol.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARVEY ROAD REZONE

THOMAS E KING  
NAME (PLEASE PRINT)

1424 CHIPPEWA CN  
STREET ADDRESS

GENEVA FL 32732 321-231-8898  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL TOMANDLISA@BEECSOUTH.NET

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY ROAD REZONE

RAYMOND HARRISON  
NAME (PLEASE PRINT)

PO BOX 105  
STREET ADDRESS

GENEVA FL 32732 407-765-3065  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL ~~RAYMOND.HARRISON@HARRISON9859@BELLSOUTH.NET~~ HARRISON9859@BELLSOUTH.NET

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
COMMENTS ONLY IF NON-REPETITIVE!

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# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: 17  
AGENDA ITEM NAME: Lake Harney Road Rezone

Leon Flowers  
NAME (PLEASE PRINT)

890 E SNYD  
STREET ADDRESS

Geneva FL 33732 407-349-9948  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL LH Flowers @ Hotmail.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Nancy Road Rezone.

David D. McDonald,  
NAME (PLEASE PRINT)

153 Whitcomb Dr.  
STREET ADDRESS

Gibson FL 32732 407-349-9876  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Nurney Rd Rezone

MARIE TATMAN  
NAME (PLEASE PRINT)

1011 SENECA OAK TRAIL  
STREET ADDRESS

GENEVA 407 349 2288  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Tatmansaueh@hellsauk.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

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# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARVEY ROAD REZONE

LARRY BRADY  
NAME (PLEASE PRINT)

840 LAKE HARVEY Rd  
STREET ADDRESS

GENEVA FL 32932 407 349 9943  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL BRADYLS @ AOL.COM

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY Rd. Rezone

Joseph Epperhart

NAME (PLEASE PRINT)

543 HARNEY HTS Rd

STREET ADDRESS

Geneva FL

32732

407-349-9982

CITY

STATE

ZIP CODE

TELEPHONE NO.

E-MAIL \_\_\_\_\_

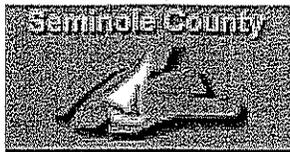
DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES

NO

COMMENTS:

General concerns of The Geneva lens Protection Act  
To much growth tapping our dubble dry who is  
Responsible for this study & Research. This will  
only "open the gate for future issues of these  
exact problems. Lets keep 1 house per 5 ACRES



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: 1  
AGENDA ITEM NAME: LK HARNEY RD REZONE  
CLEVER REZONING

MAL MARTIN  
NAME (PLEASE PRINT)

1450 LAKE HARNEY RD  
STREET ADDRESS

GENEVA FL 32732 407-349-5697  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL GENEVAFL@AOL.COM

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION? OPPOSE

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: Lake Harney Rd Rezone

Steffanie Schrader  
NAME (PLEASE PRINT)

440 Butterfly Forest Rd  
STREET ADDRESS

Geneva KV 32732 407-342-0818  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR? \_\_\_ OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO \_\_\_\_\_

COMMENTS:

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd Rezone

Paul Little  
NAME (PLEASE PRINT)

713 Harney Hts Rd  
STREET ADDRESS

Geneva FLA 32732 407 349 5620  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Poor Drainage

Not Enough Schools



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LANCE HARNEY REZONE

KATHLEEN GREEN  
NAME (PLEASE PRINT)

251 JENNIFER CR  
STREET ADDRESS

GENERA FL 32732  
CITY STATE ZIP CODE

407 902 4405  
TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

WILL SPEAK IF NEEDED



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd Rezone

Linda Beckerman  
NAME (PLEASE PRINT)

240 Geneva Hts Rd  
STREET ADDRESS

Geneva FL 32732      407389-9142  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL lbeckerman@cf1.rr.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezone

Margaret Mullins  
NAME (PLEASE PRINT)

468 Harney Heights  
STREET ADDRESS

Geneva, FL  
CITY STATE

32732  
ZIP CODE

(407) 349-9217  
TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

I don't want it to hurt the Geneva  
bubble. I want it to stay a 5 acre  
plot. what about our wells.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A.

AGENDA ITEM NAME: LAKE HARNEY

JOHN P. KIERNAN  
NAME (PLEASE PRINT)

1570 COCHRAN RD  
STREET ADDRESS

GENEVA FL 32732  
CITY STATE ZIP CODE

407-349-0095  
TELEPHONE NO.

E-MAIL KIERNAN1570@BELLSOUTH.NET

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: 1

AGENDA ITEM NAME: Lake Harry Rezoning

John J. Moore  
NAME (PLEASE PRINT)

445 Shady Woods Road  
STREET ADDRESS

Glenah Fla                      32732                      407-349-9984  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL jmoore@glattling.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

lowering the density to 1 lot per 3 ac. will set  
a precedent that will be ruin the rural  
settlement.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: \_\_\_\_\_

CHRISTOPHER STAPLETON  
NAME (PLEASE PRINT)

1255 SAPATONA LANE  
STREET ADDRESS

GENEVA FL 32732 4076970381  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL CHRIS@MCL.VCF.EDU

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY ROAD REZONE

CAROL J. HOLMES  
NAME (PLEASE PRINT)

210 E. SR 46  
STREET ADDRESS

GENEVA FL 32732 407 349-9618  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION? \_\_\_\_\_

DO YOU WISH TO MAKE ORAL COMMENTS? YES \_\_\_\_\_ NO

COMMENTS:

A 3 IS VERY COMPATIBLE WITH THE  
SURROUNDING AREA.



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road rezoning

Harlan Wilcoxson  
NAME (PLEASE PRINT)

475 1st Street  
STREET ADDRESS

Geneva FL 32732 407-349-1109  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL julieBW@Bellsouth.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

strongly opposed

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: 5A.

AGENDA ITEM NAME: LK-Harney Road Rezoning

Tracey Whiting  
NAME (PLEASE PRINT)

240 First St  
STREET ADDRESS

Geneva, FL 32732  
CITY STATE ZIP CODE

407-349-2966  
TELEPHONE NO.

E-MAIL semperconfidere@earthlink.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

WE are very much opposed to changing  
the 5A to 3A zoning in Geneva. The  
quality of life will be changed and set  
a precedent we don't want in this  
area. WE are too ripe for development  
and too limited on water.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: C I E N E R P E R O N I C

ROBERT SANDER  
NAME (PLEASE PRINT)

409 WILKCOMB A-  
STREET ADDRESS

Geneva FL 32733 407-349-1369  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: ~~175~~ CIENER REZONING

JENNIFER AULT

NAME (PLEASE PRINT)

175 WHITCOMB DR

STREET ADDRESS

~~175~~ GENEVA, FL 32732

CITY

STATE

ZIP CODE

401-349-5474

TELEPHONE NO.

E-MAIL

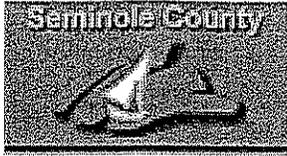
aultj@ocps.net

DO YOU WISH TO SPEAK IN FAVOR? \_\_\_ OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES \_\_\_ NO

COMMENTS:

If we allow one exception, others will petition. We need to follow the zones at 5 acres to preserve Geneva's rural status. We will soon turn into Chuluota or Oviedo if we allow exceptions to be made.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: Lake Harney Rd (Cienera Nursery) Rezone

Robert Welton

NAME (PLEASE PRINT)

385 Whitcomb Dr

STREET ADDRESS

Geneva FL

CITY

STATE

32732

ZIP CODE

407-754-4733

TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR? \_\_\_ OR OPPOSITION? X

DO YOU WISH TO MAKE ORAL COMMENTS? YES \_\_\_ NO X

COMMENTS:

I am NOT in favor of increasing the  
Pop Density in this rural area.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY HEIGHTS

Donna Mullins  
NAME (PLEASE PRINT)

468 Harney Heights Road  
STREET ADDRESS

Geneva FL 32732 (407) 349-9217  
CITY STATE ZIP CODE TELEPHONE NO.

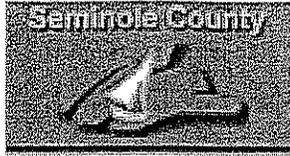
E-MAIL Snoopyfan86@hotmail.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Keep RURAL Area RURAL - No Bigger than 5  
Area plots for Development !!!  
Save our BUBBLE !!! - will this force  
More school Rezoning ??? !!!  
What will we do for WATER when the BUBBLE  
is GONE !!!



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LK HARVEY RD LEZURE

John Bunner  
NAME (PLEASE PRINT)

3820 N - ~~A~~ CR 426  
STREET ADDRESS

Geneva FL 32732 407-805-9280  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL JBunner@yahoo.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:  
NOT in favor of this issue



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: \_\_\_\_\_

AGENDA ITEM NAME: \_\_\_\_\_

MARK TISHKEN LOTS 8, 9, & 10.  
NAME (PLEASE PRINT)

500 & 528 HARNEY HEIGHTS  
STREET ADDRESS

GENEVA FLA. (407) 349-1392  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR? \_\_\_ OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO \_\_\_\_\_

COMMENTS:

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# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Road Rezone

Robert Mark Norway  
NAME (PLEASE PRINT)

875 Pioneer Way  
STREET ADDRESS

Geneva FL 32732  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL RMNorway@ufl.edu

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

As a new resident of Geneva, I would like the Board to  
know that much of desire to live in NE Seminole County derives  
from its rural character. When I decided to move to Geneva, my  
expectation was that Seminole County would adhere to its  
future land use and zoning document.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARVEY ROAD RE-ZONE

JOHN HARBESCK  
NAME (PLEASE PRINT)

945 LIBERTY LANE  
STREET ADDRESS

GONOVIA FL 32732  
CITY STATE ZIP CODE

407-349-2516  
TELEPHONE NO.

E-MAIL stohuv8@yahoo.com

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

NOT IN FAVOR OF REZONING ANY PROPERTY IN  
N.E. SEMINOLE COUNTY TO ALLOW FOR MORE  
DWELLINGS THAN WOULD BE CURRENTLY ALLOWED



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO: IV. A.

AGENDA ITEM NAME: LAKE HARVEY RD REZONING

CARL FALCONER

NAME (PLEASE PRINT)

1205 N HART RD

STREET ADDRESS

GENEVA, FL 32732

407-349-2956

CITY

STATE

ZIP CODE

TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

BOTH MY WIFE, CATY FALCONER, AND I  
ARE VERY MUCH AGAINST THE REZONING  
PROPOSAL FOR LAKE HARVEY RD, GENEVA



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARVEY RD REZONE

MARY ELIZABETH MARS  
NAME (PLEASE PRINT)

923 LAKE HARVEY RD  
STREET ADDRESS

GENEVA FL      32732      NON-PUB  
CITY                      STATE                      ZIP CODE                      TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

AGAINST REZONE TO 3 ACRE LOTS - WILL  
IMPACT RESIDENCE EVEN WITH SALE OF  
5 ACRE LOTS - DO NOT ALLOW REZONE TO 3 ACRES



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd. Rezone

Daniel Mars  
NAME (PLEASE PRINT)

923 Lake Harney Rd  
STREET ADDRESS

Geneva Fl. 32732  
CITY STATE ZIP CODE

907-399-2001  
TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Do not change the zoning laws. The  
need to keep this area rural and do  
not impact the water & sewer system for  
this area. The decrease in lot size will  
only add to a problem of overburden.



# PUBLIC COMMENT RECORD

SEMINOLE COUNTY  
LAND PLANNING AGENCY /  
PLANNING & ZONING COMMISSION  
JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: Lake Harney Rd Rezone

Jay Sheffield  
NAME (PLEASE PRINT)

552 Harney Heights Rd  
STREET ADDRESS

Geneva, FL  
CITY STATE

32732  
ZIP CODE

(407) 349-9669  
TELEPHONE NO.

E-MAIL \_\_\_\_\_

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

Concerned about ① water usage on a larger scale,  
② setting a precedent that would encourage smaller  
lots, and hence, overcrowded use of land ③ new  
residents wanting to possibly complain about present  
noises (ie animals)



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: A

AGENDA ITEM NAME: LAKE HARNEY RD REZONE

LUKE SAWH  
NAME (PLEASE PRINT)

540 HARNEY HEIGHTS RD.  
STREET ADDRESS

GENEVA FL. 32732  
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL LUKESAWH@ANIMATEDIDEAS.NET

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

CONCERN ABOUT ENVIRONMENTAL IMPACT OF  
3 ACRE LOTS - PROXIMITY TO NEIGHBORING  
PROPERTIES.



# PUBLIC COMMENT RECORD

## SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING & ZONING COMMISSION JANUARY 11, 2006

AGENDA ITEM NO.: 1

AGENDA ITEM NAME: LAKE HANEY - CLEVER NURSERY Re-zoning

KAREN PHILLIPS  
NAME (PLEASE PRINT)

741 WINONA DR.  
STREET ADDRESS

GENEVA FL 32732 407-349-2329  
CITY STATE ZIP CODE TELEPHONE NO.

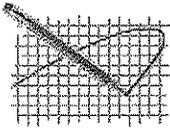
E-MAIL Karenmphilips@bellsouth.net

DO YOU WISH TO SPEAK IN FAVOR?  OR OPPOSITION?

DO YOU WISH TO MAKE ORAL COMMENTS? YES  NO

COMMENTS:

DO NOT TIP THE BALANCE - WE DO NOT WANT HIGHER DENSITY -  
IT IS TIME FOR THE COUNTY TO STEP UP AND PROTECT GENEVA -  
DO NOT LET WHAT HAPPENED TO CHULVOTA, BITTMO ETC HAPPEN TO US -  
STOP THIS PROPOSAL BEFORE IT GOES TOO FAR!  
THIS WILL NOT HAPPEN ON OUR WATCH - DON'T LET IT HAPPEN ANY MORE!



Fran Newborg/Seminole  
01/17/2006 12:47 PM

To Tyrone Smith/Seminole@Seminole  
cc Tony Walter/Seminole@Seminole, Dan  
Matthys/Seminole@Seminole  
bcc  
Subject emails concerning lake harney rezone

History: This message has been forwarded.

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Dorothy Thompson "  
<invernessgsp@bellsouth .net  
>  
01/13/2006 08:43 PM

To <fnewborg@seminolecountyfl.gov>  
cc  
Subject Against rezoning of the Ceiner nursery

I am against the rezoning of the Ceiner nursery on Lake harney Road from 5-acre lots to 3 acre lots, due to the critical implications this issue has to our future and the future of the entire Eastern Rural Area.

Dorothy H. Thompson  
1541 Brigham Loop  
Geneva, FL 32732

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Maria McKenna "  
<bluebeebarn@yahoo .com>  
01/14/2006 03:52 PM

To <fnewborg@seminolecountyfl.gov>  
cc  
Subject Opposed to Planning and Zoning Board rezoning of Lake  
Harney property from 5 to 3 acres

Dear Randall C. Morris:

My name is Maria McKenna and my husband, Donald Cross, and I have lived in Geneva for the past 10 years at 450 Butterfly Forest Road. My husband and I are stunned and disheartened that the Board has approved the rezoning change on Lake Harney Road from 5 to 3 acres in spite of the fact that the county staff was opposed to the rezoning.

For years I have been concerned that there is a finite number of people that the water in our aquifer can support. I was delighted that the legislature passed a law in the early 1990's to try to address this very issue in Geneva. But what good are these laws if the Planning and Zoning Board completely ignores their intent?

I understand that the four members who supported this rezoning argue that since the land had been used as a nursery, the water demands would go down. What is far more

significant is the precedent that this variance will set. It will be used again and again as a reason to increase the population density.

This decision is shortsighted. If we do not take this water issue seriously, the county may end up with a much more serious and costly problem: funding freshwater to this part of the county. Can you imagine how I would feel about my local government the day I get salt water coming from my tap? How would you feel? With proper planning and thoughtful regard for the laws, we can prevent that nightmare.

I urge you to notice that our community does not want increased density. Notice how many people attended that meeting to speak or show their opposition to this rezoning. Compare this with how many people spoke for the rezoning. It's really unbelievable to me that the Board could approve this plan, when it flies in the face of the law and has virtually no community support.

Please do not pass this rezoning from 5 acres down to 3 acres.

Maria McKenna  
Donald Cross  
407-349-9924

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



Fjv1031@aol.com

01/14/2006 04:24 PM

To fnewborg@seminolecountyfl.gov

cc

Subject Outrage re: rezoning issue

I want to go on record expressing my outrage that the Planning and Zoning Board has approved the rezoning on Lake Harnery road from 5 to 3 acres. The county staff was adamantly oposed to the rezoning !! 23 of our neighbors spoke and 40 signed comments in opposition to this reversal. This decision has grave implications to the future of the Rural Area. The BCC and staff have worked very hard to protect the integrity of this area . Please be advised that the majority of residents of Geneva are concerned re: this decision.

Freda Voegelin Keith  
P. O. Box 968  
Geneva, FL 32732-0968

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Linda Brumbaugh "  
<lrsbrumbaugh@cfl.rr.com>

01/15/2006 10:33 PM

To <fnewborg@seminolecountyfl.gov>,  
<deswine@seminolecountyfl.gov>,  
<gvenn@seminolecountyfl.gov>,  
<alockhart@seminolecountyfl.gov>

cc <dmerkt@seminolecountyfl.gov>, "Linda Brumbaugh"  
<LRSBrumbaugh@cfl.rr.com>

Subject Save Rural Seminole County

Do not allow the Lake Harney rezone to set precedent for all landowners to change their zoning; **a project that could start the domino effect that would wipe out what we have left** of Rural Seminole County. (I am an Osceola Co. native who is sad about what has happened there...I have lived in Seminole County since 1987 and have seen too many changes already.)

**Don't allow the first domino to fall.** Preserve our way of life and the rural beauty of our county—please.

**Vote No to Hattway's Harney project.**

*Thank you,*

*Linda Brumbaugh*

231 Langford Dr.

Chuluota, FL 32766

407-365-4885

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



Kerbass@aol.com  
01/15/2006 11:05 PM

To dmerkt@seminolecountyfl.gov,  
fnewborg@seminolecountyfl.gov,  
deswine@seminolecountyfl.gov,  
gvenn@seminolecountyfl.gov,  
alockhart@seminolecountyfl.gov

cc

Subject Zoneing changes

vote no to the Hattway's Harney project

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Tom Chitty"  
<tomc14@bellsouth.net>  
01/16/2006 02:37 AM

To <fnewborg@seminolecountyfl.gov>

cc

Subject Mr. Hattaway' application

Please deny tghis request for change. We residents of eastern Seminole county have cooperated with Seminole county staff many times in studies to set standards for this area, and hope that the county

Commission will stand by their decision setting the present density.

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



Doug Brumbaugh  
<brumbad@pegasus .cc.ucf.  
edu>

01/16/2006 07:21 AM

To fnewborg@seminolecountyfl.gov  
cc  
Subject No on Hattaway Harney project

Please vote NO to Hattway's Harney project.

Doug Brumbaugh  
Teach kids for their future, not our past.

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Gary Schwerdt"  
<gschwerdt@cfl .rr.com>

01/16/2006 09:24 AM

To <fnewborg@seminolecountyfl.gov>  
cc  
Subject OPPOSE Zoning Change

I oppose the zoning change proposed by Mike Hattaway for the development in Geneva on Lake Harney Road. He should not be allowed to change the zoning on his property from Ag 5, which is 1 house per 5 acres, to Ag 3.

I strongly oppose zoning changes of this type and will NOT support commissioners that vote in favor of it.

Thanks you for your consideration.

Gary Schwerdt  
342 Osprey Lakes Circle  
Chuluota, FL 32766

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Cynthia Simonton"  
<tacybell@earthlink .net>

01/16/2006 09:16 AM

Please respond to  
tacybell@earthlink.net

dmerkt@seminolecountyfl.gov,  
fnewborg@seminolecountyfl.gov,  
deswine@seminolecountyfl.gov,  
gvenn@seminolecountyfl.gov,  
alockhart@seminolecountyfl.gov

cc

Subject Ciener Nursery Variance Petition, Geneva, Florida

Honorable Commissioners Dallari, Morris, Van Der Weide, Henley, and Carey,

I cannot express to you the depth of disillusionment in their local government experienced by the citizens of Geneva attending the Seminole County Planning and Zoning Meeting on the evening of January 11.

The meeting was an affront to the citizenry of Geneva. Committee members patronizingly listened to all who wished to speak, carried on a mock "discussion," and then voted to allow Mr. Ciener's variance. *Against* staff recommendation, *against* the 1991 Comp Plan, and *against* 22 citizens who spoke passionately against the variance with the support of many others in attendance, committee members, save Mr. Wolf, voted to open the door to developers and to send Geneva, the last rural area in Seminole County, on the path to urban sprawl that has engulfed Sanford, Chuluota, Lake Mary, Winter Springs, Oviedo, etc., etc., and etc.

Congress is belatedly scrambling to establish and enforce a code of ethics after appalling scandals at the Federal level. At the next election voters of Geneva and their supporters will examine our local government and its traditionally cozy relationship with moneyed developers. Voters show no tolerance for unethical behavior and vote accordingly.

The citizens of Geneva will attend the County Commissioners meeting when Mr. Ciener's petition comes before it. We fully expect the Board will hear us and treat our cause fairly. We do not seek to deprive Mr. Ciener of his right to subdivide his property into the permissible 5-acre lots. We seek to uphold the rights of the rest of the citizens of Geneva to preserve for future generations the rural nature of the Village we love so much.

Sincerely,  
Cynthia B. Simonton  
P. O. Box 263  
Geneva, FL 32732

Cynthia Simonton  
[tacybell@earthlink.net](mailto:tacybell@earthlink.net)  
EarthLink Revolves Around You.

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



ashley lascelles  
<[ashleylascelles@yahoo.com](mailto:ashleylascelles@yahoo.com)>  
m>

01/16/2006 09:38 AM

dmerkt@seminolecountyfl.gov,  
fnewborg@seminolecountyfl.gov,  
To deswine@seminolecountyfl.gov,  
gcenn@seminolecountyfl.gov,  
alackhart@seminolecountyfl.gov

cc

Subject Geneva, Lake Harney

County Commissioners of Seminole County,

As a lifetime resident of Seminole County, I urge you to vote NO on Hattway's Lake Harney project. I have kept a close eye on the developments of Seminole County over the past decade, and the trend of development has astonished me.

I beg you to do everything you can to protect the rural way of life for those who fight so hard to protect it. I know it isn't much, but the small bits and pieces of low-density and wooded areas mean everything in the world to the residents, animals, ecosystem, and even guests of rural Seminole County. As our elected officials, please hear our plea and vote NO on such potentially devastating proposals.

Sincerely,

Ashley Lascelles  
Environmental Economics, University of Central Florida  
141 East 10th Street  
Chuluota, FL 32766  
407-366-1267

---

Yahoo! Photos

Got holiday prints? [See all the ways](#) to get quality prints in your hands ASAP.

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



GingerLAdkins@aol.com

01/16/2006 09:53 AM

To fnewborg@seminolecountyfl.gov

cc

Subject Hattway Harney Project

Franklin and Virginia Adkins  
559 Nutmeg Court  
Chuluota, FL 32766

Jan. 16, 2006

To County Commissioner: Bob Dallari

Please do not destroy what we have left of Rural Seminole County. Please vote **NO** on the **Hattway Harney** project and do **not** allow the rezoning of this property.

Virginia L. Adkins

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Beth Lascelles "  
<bethlascelles@tcd-usa.com>

01/16/2006 01:15 PM

Please respond to  
<bethlascelles@tcd-usa.com>

<dmerkt@seminolecountyfl.gov>,  
<fnewborg@seminolecountyfl.gov>,  
To <deswine@seminolecountyfl.gov>,  
<gvenn@seminolecountyfl.gov>,  
<alockhart@seminolecountyfl.gov>

cc

Subject Lake Harney, Geneva, FL

County Commissioners of Seminole County,

I am writing to you in reference to Hattaway's Harney Project. I have lived in Chuluota, FL for the last 25 years and sadly

I have seen the progress that must take place. Although I firmly believe that by communication and teamwork we can find a balance between population and our disappearing rural areas. I urge you to please vote NO on Hattaway's Lake Harney Project. Please do not allow the Lake Harney rezone to set precedent for all landowners to change their zoning. Please help save what is left of our beautiful, rural Seminole County. Again please we depend on you to help save our wildlife and our ecosystem. Please vote NO on this proposal.

Thank You,  
Elizabeth B. Lascelles  
270 W. Third Street  
Chuluota, FL 32766  
407-366-6629

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



Barbslost2@aol.com  
01/16/2006 06:59 PM

To fnewborg@seminolecountyfl.gov  
cc  
Subject NO to Hattway Harney Project

**Do not allow the Lake Harney rezone to set precedent for all landowners to change their zoning; a project could start the domino effect that would wipe out what we have left of Rural Seminole County. Don't allow the first domino to fall. Vote No to Hattway's Harney project**

----- Forwarded by Fran Newborg/Seminole on 01/17/2006 12:41 PM -----



"Three-Coconuts"  
<Three-Coconuts@cfl.rr.com>  
01/17/2006 08:07 AM

To <fnewborg@seminolecountyfl.gov>  
cc  
Subject Lake Harney Rezone

Dear Commissioners,

Do not allow the Lake Harney rezone to set precedent for all landowners to change their zoning; a project could start the domino effect that will lead eventually to ruin what we have left of Rural Seminole County.

Look at what happened along Snowhill off 419. What a mess that turned out to be.

Registered Supervisor Seminole County  
Susan Kairys-Courech  
237 Overlook Drive

Chuluota, Fl 32766

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**Tony Walter/Seminole**  
02/03/2006 09:39 AM

To April Boswell/Seminole@Seminole  
cc  
bcc  
Subject Lake Harney

e-mail in opposition for the file. Thanks

Tony Walter  
Planning Manager  
Seminole County  
1101 East First Street  
Sanford, Florida 32771-1468

Office: 407-665-7375  
FAX: 407-665-7385  
e-mail: [twalter@seminolecountyfl.gov](mailto:twalter@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

----- Forwarded by Tony Walter/Seminole on 02/03/2006 09:39 AM -----



**Gretchen Venn/Seminole**  
02/03/2006 09:34 AM

To Tony Walter/Seminole@Seminole  
cc  
Subject

----- Forwarded by Gretchen Venn/Seminole on 02/03/2006 09:34 AM -----



<[tipmax@bellsouth.net](mailto:tipmax@bellsouth.net)>  
02/01/2006 07:44 PM

To <[gvenn@seminolecountyfl.gov](mailto:gvenn@seminolecountyfl.gov)>  
cc  
Subject

Cheryl Osborne  
382 Shady Woods Road  
Geneva, FL 32732  
407-349-9549

Carlton D. Henley  
Board of County Commissioners  
1101 E. First Street  
Sanford, FL 21771

Dear Commissioner Henley:

This message is to express my shock and disappointment with the outcome of the

Planning and Zoning Board on January 11 when the rezoning change on Lake Harney Road was approved. It is my hope that the Board of County Commissioners will listen to the majority of residents of, not only the East Rural Area, but all Seminole County voters who approved the Rural Charter Amendment and will reverse this rezoning decision.

The rezoning is incompatible with the 1991 Comprehensive Plan and the Rural-5 existing zoning in the East Rural Area (Geneva and Lake Harney) while Rural-3 zoning would be more appropriate in transitional zoning areas closer to Oviedo or Sanford.

Allowing Rural-3 zoning is inviting greater population density in a major recharge area of the Florida Aquifer. Seminole County has been designated as a priority water caution area based on the study "Water 2020" conducted by the St. John's Water Management District (Vision 2020 Comprehensive Plan, Conversation Element, Issue CON 3)

Increasing population densities around Lake Harney would increase the threat of flooding and the consequences of flooding in an already flood prone area.

Is Seminole County prepared for the consequences of increasing population densities in the East Rural Area? Just a few of the impacts would be additional need for new roads, widening of existing roads, emergency services, flood, storm water runoff and ground water control. Has the Seminole County Fiscal Impact Analysis Model been applied to this request for rezoning and the potential additional requests for rezoning that would be requested?

Granting this request for rezoning would be a first step in allowing development to encroach on the last true rural area in Seminole County; therefore, I am requesting that you deny the rezoning of the Ciener Nursery on Lake Harney Road.

Very truly yours,

Cheryl Osborne  
382 Shady Woods Road  
Geneva, FL 32732  
407-349-9549

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**Tony Walter/Seminole**  
02/06/2006 01:51 PM

To April Boswell/Seminole@Seminole  
cc  
bcc  
Subject Fw: LK Harney rezoning

FYI

Tony Walter  
Planning Manager  
Seminole County  
1101 East First Street  
Sanford, Florida 32771-1468

Office: 407-665-7375  
FAX: 407-665-7385  
e-mail: [twalter@seminolecountyfl.gov](mailto:twalter@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

----- Forwarded by Tony Walter/Seminole on 02/06/2006 01:51 PM -----

**Randy Morris/Seminole**  
Sent by: Fran Newborg

02/06/2006 01:45 PM

To <[anastasiamiller@bellsouth.net](mailto:anastasiamiller@bellsouth.net)>  
cc  
Subject Re: LK Harney rezoning 

Dear Mr and Mrs. Miller:

Thank you for your recent email regarding the Lake Harney Rezoning. This item is scheduled to be heard before the BCC on February 28th. Since it is a public hearing, you will be able to present your comments at that time.

It is always helpful to know how the citizens feel about issues in Seminole County. I will review your comments and follow this item closely.

Thank you again for contacting my office with your concerns.

Sincerely,

Randy Morris  
District 2  
<[anastasiamiller@bellsouth.net](mailto:anastasiamiller@bellsouth.net)>



<[anastasiamiller@bellsouth.net](mailto:anastasiamiller@bellsouth.net)>  
et>  
02/05/2006 06:42 PM

To <[bdallari@seminolecountyfl.gov](mailto:bdallari@seminolecountyfl.gov)>,  
<[rmorris@seminolecountyfl.gov](mailto:rmorris@seminolecountyfl.gov)>,  
<[chenley@seminolecountyfl.gov](mailto:chenley@seminolecountyfl.gov)>



<dvanderweide@seminolecountyfl.gov>,  
<bcarey@seminolecountyfl.gov>  
cc <anastasiamiller@bellsouth.net>  
Subject LK Harney rezoning

Dear Sirs and Madam:

I am emailing you in regards to the land rezoning that has been tentatively approved for Lake Harney in Geneva. My family and I have resided in Geneva for several years and enjoy the rural lifestyle that 5-acre lots afford the area. If lots are rezoned for less than 5-acres, it will negatively affect our treasured, rural lifestyle and it will have an adverse effect on the delicate environment in the area. My home is within a 2-mile radius to the area to be used for 3-acre housing, and will be directly affected by your decision.

Geneva residents DO NOT want urban growth and sprawl to endanger our chosen lifestyle.

My husband and I oppose the land rezoning on Lake Harney and will fight to keep it from becoming a reality.

Please reconsider your vote for approval on the land rezoning issue. Thank you for your consideration.

Anastasia and James Miller  
1121 Settlers Loop  
Geneva, FL. 32732  
407-349-3037

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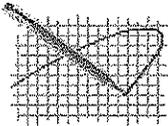
**Tony Walter/Seminole**  
02/08/2006 08:15 AM

To April Boswell/Seminole@Seminole  
cc  
bcc  
Subject Fw: Stop the re-zoning of Lake Harney

Tony Walter  
Planning Manager  
Seminole County  
1101 East First Street  
Sanford, Florida 32771-1468

Office: 407-665-7375  
FAX: 407-665-7385  
e-mail: [twalter@seminolecountyfl.gov](mailto:twalter@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

----- Forwarded by Tony Walter/Seminole on 02/08/2006 08:15 AM -----



**Fran Newborg/Seminole**

02/08/2006 08:04 AM

To County Manager, BCC, Tony Walter/Seminole@Seminole  
cc  
Subject Fw: Stop the re-zoning of Lake Harney

----- Forwarded by Fran Newborg/Seminole on 02/08/2006 08:04 AM -----



**donna soper**  
<[soper\\_donna@yahoo.com](mailto:soper_donna@yahoo.com)>  
02/07/2006 07:35 PM

To [fnewborg@seminolecountyfl.gov](mailto:fnewborg@seminolecountyfl.gov)  
cc  
Subject Stop the re-zoning of Lake Harney

Dear Mr. Morris,

I just need to let you and your fellow Commissioners know how truly angry, upset and mostly disappointed we are with the rezoning of the 46.25 acres on Lake Harney Road, from a A-5 Rural District to an A-3 Rural District. I guess I am especially upset with you, Mr. Morris, since you represent the Geneva area. This is just one more step in the destruction of Central Florida. I previously lived on Riverside in Oviedo when Rt 419 was a two-lane road. Over the course of the last 5 years I have watched developers completely clear out every square inch of the entire area, without any regard for saving a single tree. We moved to Geneva

in hopes of avoiding this mess. Now I am watching them clear out all the natural area along Lockwood Ave. It just sickens me! I love Central Florida because of the nature and wildlife; I shutter when I think of what is happening to all the wildlife around this area. I guess the deer that are not dead on the road are escaping somehow!

I want this rezoning on Lake Harney Road STOPPED. I do not want the final approval to go through on Feb 28, 2006. If any of you are worthy of your position, you should listen to your people!

Thank you,

Donna Soper

432 Seminole Woods Blvd.

Geneva, FL 32732

---

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<http://mail.yahoo.com>

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