

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM
(CONTINUED FROM SEPTEMBER 9, 2003)

SUBJECT: Seminole Wekiva Trailhead (Mandell Property); Seminole County – applicant; request for a Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); located on the west side of I-4 approximately 600 feet south of E.E .Williamson Road.

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cathleen Consoli **EXT.** 7377

Agenda Date: 10/14/03 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

- 1. Enact ordinances APPROVING a request for a Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); located on the west side of I-4 approximately 600 feet south of E.E .Williamson Road based on staff findings and the attached development order; or
- 2. DENY the request for a Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); located on the west side of I-4 approximately 600 feet south of E.E .Williamson Road; or
- 3. CONTINUE the request to a date and time certain.

BCC District 3 - Van Der Weide

Cathleen Consoli, Senior Planner

BACKGROUND:

The Seminole County BCC requests a Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for property located west of Interstate 4 and east of the Seminole Wekiva Trail, south of E.E. Williamson Road.

On June 24, 2003, the Board directed staff to proceed with the negotiation of a contract to purchase these 8.9 acres to locate a trailhead, process a Billboard Agreement and process an

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Co Atty: KZC
DFS: _____
OTHER: MW
DCM: SP
CM: Kb
File No. ph700pdp02

administrative land use amendment and rezoning. Please see attached Agenda Memorandum for details. The site currently accommodates five (5) Outdoor Advertising Signs. The proposed Billboard Agreement will result in the permanent removal of three (3) signs, the reconstruction of the northern most sign to a multi-vision sign with two faces, and the southern most sign will remain. For this activity to take place, the Florida Statutes states that the land use for billboard property must be Industrial or Commercial; however Florida Department of Transportation (FDOT) staff found Planned Development land use to be an acceptable alternative. The proposed Planned Development land use restricts activity on the site to the following uses: Seminole Wekiva Trailhead, Outdoor Advertising Signs, and retention. The proposed PUD zoning will allow these uses capping the number of parking spaces to 40, limiting the number of Outdoor Advertising signs to two, the total of multi-vision faces to two, one static face and retention. A revised proposed master plan is attached. Staff is asking for Board direction regarding the inclusion of the allowable uses on the site to include other active recreational uses in addition to the trailhead.

LPA/P&Z RECOMMENDATION:

The LPA/P&Z recommended approval of this request with a vote of 5-0.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this request based on the analysis in this report and conditions in the attached development order.

Seminole Wekiva Trailhead Rezone and Land Use Amendment Staff Report

Suburban Estates to Planned Development		Amendment (Z2003-028, 08-03SS.08)
REQUEST		
APPLICANT	Seminole County BCC	
PLAN AMENDMENT	Suburban Estates to (SE) to Planned Development (PD)	
REZONING	A-1 to Planned Unit Development (PUD)	
APPROXIMATE GROSS ACRES	8.9	
LOCATION	West side of Interstate 4 approximately 600 feet south of E.E. Williamson Road	
BCC DISTRICT	District 3 – Van Der Weide	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION August 6, 2003	Recommend APPROVAL of the PD future land use designation and rezoning from A-1 to PUD subject to the attached Development Order.	
LPAP&Z RECOMMENDATION AUGUST 6, 2003	The LPA/P&Z recommended approval of this request with a vote of 5-0.	

STAFF ANALYSIS

Suburban Estates to Planned Development

**Amendment
(Z2003-028,
08-03SS.08)**

1. **Property Owners:** Greater Construction Corporation, Robert Mandell
2. **Tax Parcel Numbers:** 35-20-29-501-0000-0100, 0150, 0200, 0270.
3. **Development Trends:** Development in this area is characterized by single family homes to the west and commercial activity to the north. The subject property is flanked by the Seminole Wekiva Trail on the west and Interstate 4 on the eastern property line.

SITE DESCRIPTION

- A. EXISTING AND PERMITTED USES:** The future land use designation of Suburban Estates currently assigned to the subject property, allows for large lot single family homes. Existing A-1 zoning implements the permitted uses allowed under the Vision 2020 Plan. Currently, five (5) non-conforming outdoor advertising signs are located on the site.

Location	Future Land Use*	Zoning*	Existing Use
Site	Suburban Estates	A-1	<i>Outdoor advertising signs</i>
North	Suburban Estates	A-1	Aquatic Club
South	Suburban Estates	A-1	Vacant
East	Interstate Highway	A-1	Interstate 4
West	Suburban Estates	A-1	Seminole Wekiva Trail, Single family

**See enclosed future land use and zoning maps for more details.*

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Access to the subject property will be from E.E. Williamson along a dedicated easement adjacent to the eastern boundary of the Seminole Wekiva Trail

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Figure 11.1 and Figure 14.1 are the water and sewer service area maps for Seminole County*

The subject property is on a septic system. Seminole County water is currently available to the site.

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 12.2.2).*

The property is served by the Seminole County EMS/Fire Station #36. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders under which no development activity*

impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policy 1.2.3).

A review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, and that the proposed Plan amendment would create no adverse impacts to public facilities.

B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection: *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).*

The subject property contains no wetlands.

C. Protection of Endangered and Threatened Wildlife: *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. **Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Based upon an initial evaluation of compatibility, the proposed PD land use is compatible to the adjacent properties with sensitive site design adjacent to the neighboring SE property. This amendment will allow a trailhead facility for the Seminole Wekiva Trail and reduce the number of Outdoor Advertising signs. Additional information regarding lighting, buffers, setbacks and facilities on site are required prior to Final master Plan approval.

Applicable Plan policies include, but are not limited to, the following:

Transitional Land Uses: *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

"Exhibit FLU: Appropriate Transitional Land Uses" indicates that Commercial can be a compatible transitional use adjacent to Suburban Estates with sensitive site design elements such as sufficient buffers and setbacks, controlled impervious areas, and lighting controls. The proposed Planned Development land uses will be limited to the trailhead and remaining billboards.

Other applicable plan policies include:

FLU 2.2: Regulation of Active Uses.

TRA 3.1: Bicycle and Recreational Trail Planning and Coordination

REC 5.2 Recreational trail Development

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, or any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request with the following conditions:

1. The permitted uses for this site include the Seminole Wekiva Trailhead and its accessory uses, retention areas and two (2) Outdoor Advertising signs, the total of multi-vision faces to two, one static face; and
2. Vacation of right of way for Toula Way; and
3. Access rights will be provided for the Outdoor Advertising Signs for maintenance; and
4. The Final Master Plan shall provide buffering to the west of the project using existing and native vegetation, provide building setbacks, architectural style of proposed structures, proposed signage for the site, appropriate lighting design, and landscaping; and
5. Development shall comply with all applicable requirements of the Seminole County Land Development Code and the Vision 2020 Plan.

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Request by staff for authorization to proceed with negotiating a contract to purchase a trailhead for the Seminole-Wekiva Trail; process an administrative land use and rezoning application; and, prepare and process a Billboard Agreement

DEPARTMENT: Planning and Development DIVISION: Administration

AUTHORIZED BY: Donald Fisher CONTACT: Donald Fisher EXT. 7397

Agenda Date <u>06/24/03</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

MOTION/RECOMMENDATION:

Authorize staff to proceed with negotiating a contract to purchase 8.9 acres for the purpose of a trailhead; process an administrative land use amendment and rezoning; and, prepare and process a Billboard Agreement for a property located at the southwest corner of Interstate 4 and E.E. Williamson Road.

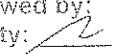
(District 3 – Commissioner Van Der Weide)

BACKGROUND:

Staff is seeking the Board's authorization to proceed with negotiating a contract to purchase an 8.9 acre site situated at the southeast corner of Interstate 4 and E.E. Williamson Road. The potential use for the site would be for a trailhead for the Seminole-Wekiva Trail.

The County was recently approached by the site's owner inquiring whether the County was interested in its purchase. Due to a need for a trailhead along the Seminole-Wekiva Trail, staff expressed interest for it was believed that the site's size and location makes it ideal for this purpose.

An appraisal of the property indicates a value of \$615,700 without consideration of development impacts caused by any onsite gopher tortoises, or without consideration of the value of existing outdoor advertising signs. The owner is seeking an approximate

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Co Atty:	
DFS:	
Other:	
DCM:	
CM:	
File No:	<u>rpda01</u>

purchase price of \$575,000, subject to several stipulations. Of note at this time, the owner desires to retain ownership of two (2) of five (5) single-faced billboards that currently exist on the site. The billboards are currently non-conforming due to zoning (currently A-1), separation, and construction. The owner proposes to remove all of the billboards and then construct two new boards meeting today's current structural standards. Further, the construction proposes that one board include a westbound tri-vision face and eastbound static face; and that the other board include one westbound tri-vision face.

To accommodate the above, a Billboard Agreement, as authorized by Ordinance 2003-20 will be necessary. Billboard Agreements allow the Board to permit the removal and construction of outdoor advertising signs when the interest of the public is furthered. In this case, an agreement may be appropriate because it is in the public's interest to have a trailhead at Interstate 4 and E.E. Williamson Road.

In addition to required County approvals, State permits are needed for billboard construction / reconstruction. Chapter 479, Florida Statutes, requires that for any new or reconstructed board on a Federally Aided Highway, that the assigned land use must either be commercial or industrial. Due to the current designation of Suburban Estates Land Use and A-1 (Agriculture) Zoning, a land use amendment and rezoning will be necessary.

Staff met with representatives of the Florida Department of Transportation (FDOT) to discuss this matter. FDOT indicated that the property must be rezoned before they can issue any permits/licenses that will allow the construction as proposed. Staff recommends that to satisfy this requirement, the Board authorize staff to process an administrative land use amendment to Planned Development (PD) and rezoning application to Planned Unit Development (PUD). Staff recommends PD Land Use and PUD Zoning so that the approved uses can be limited and specific: trailhead, retention, and two (2) billboards. FDOT staff concur with this proposal.

STAFF RECOMMENDATION:

Staff recommends that the Board authorize staff to negotiate a contract to purchase approximately 8.9 acres located at the southwest corner of Interstate 4 and E.E. Williamson Road; authorize staff to process an administrative land use amendment and rezoning; and, authorize staff to prepare and process a Billboard Agreement.

**MINUTES FOR THE SEMINOLE COUNTY
LPA / P&Z COMMISSION
AUGUST 6, 2003**

Members present: Alan Peltz, Dick Harris, Ben Tucker, Beth Hattaway, and Dudley Bates

Members absent: Thomas Mahoney, Chris Dorworth

Also present: Jeff Hopper, Senior Planner, Matt West, Planning Manager, Cathleen Consoli, Senior Planner, J.V. Torregrosa, Planner, Jim Potter, Development Review, Mahmoud Najda, Development Review Manager, Karen Consalo, Assistant County Attorney, J.R. Ball, Development Review, Don Fisher, Director of Planning and Development, Gary Rudolph, Utilities Manager and Candace Lindlaw-Hudson, Sr. Staff Assistant.

- H. Seminole Wekiva Trailhead; (Mandell Property;)** Seminole County applicant; approximately 8.9 acres; Administrative Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District); located on the west side of I-4 approximately 600 feet south of E.E. Williamson Road (08-03SS.08 and Z2003-028)

Commissioner Van Der Weide - District 3
Cathleen Consoli, Senior Planner

The Seminole County BCC requests a Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for property located west of Interstate 4 and east of the Seminole Wekiva Trail, south of E.E. Williamson Road.

On June 24, 2003, the Board directed staff to proceed with the negotiation of a contract to purchase these 8.9 acres to locate a trailhead, process a Billboard Agreement and process an administrative land use amendment and rezoning. Please see attached Agenda Memorandum for details. The site currently accommodates five (5) Outdoor Advertising Signs. The proposed Billboard Agreement will result in the removal of three (3) signs, the reconstruction of the northern most sign to a multi-vision sign, and the southern most sign will remain. For this activity to take place, the Florida Statutes states that the land use for billboard property must be Industrial or Commercial. The proposed Planned Development land use restricts activity on the site to the following uses: Seminole Wekiva Trailhead, Outdoor Advertising Signs, and retention. The proposed PUD zoning will allow these uses and provide for access and retention. A review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, and that the proposed Plan amendment would create no adverse impacts to public facilities. This amendment will allow a trailhead

facility for the Seminole Wekiva Trail and reduce the number of Outdoor Advertising signs. Additional information regarding lighting, buffers, setbacks and facilities on site are required prior to Final master Plan approval.

Ms. Consoli stated that staff recommendation was for recommendation of approval with the following conditions:

1. The only permitted uses are Seminole Wekiva Trailhead and its accessory uses, retention areas and two (2) Outdoor Advertising signs; and
2. Vacation of right of way for Toula Way; and
3. The final Master Plan shall provide buffering to the west of the project, building setbacks, architectural style of proposed structures, proposed signage for the site, appropriate lighting design, and landscaping; and
4. Development shall comply with all applicable requirements of the Seminole County Land Development Code and the Vision 2020 Plan.

Spencer Phelps of 25 Bayridge Court said that he was in favor of this project.

Nancy Seigrist represented the Homeowners Association of Fern Drive. She has concerns that the land will be used as a trailhead only. 100 parking spaces could impact the property on Markham Woods Road. She wanted to know if traffic impacts have been considered.

Danny Bower owns a parcel to the south of the site and was concerned about access to his property if the trailhead is gated.

Commissioner Tucker inquired about an easement to his property.

Mr. Bower stated that he was not sure of an existing easement.

The public hearing was now closed.

Ms. Consoli stated that the property had not yet been purchased.

Cindy Matheny stated that the trailhead was not yet funded. This is the highest use for the property. It will mainly be used on weekends and will not contribute to traffic. As of now there is no legal parking in the area.

Commissioner Tucker said that this request will address the parking problem in the area.

Cindy Matheny stated that the only parking is on SR 434 near San Sebastian. This will serve the central part of the trail.

Don Fisher stated that the County has a survey of the property and that there is no easement for Mr. Bower to access his property. Mr. Fisher said that he will work with a neighbor to get access to the billboard on Mr. Bower's property.

Ms. Seigrist stated that 100 cars will have an impact on the area. She again asked for the parking lot to be limited in size.

Commissioner Peltz made a motion to recommend approval as written in the staff report.

Commissioner Bates seconded the motion.

The motion passed by a vote of 5 – 0.

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); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Seminole Wekiva Trailhead Rezone and Land Use Amendment Staff Report.

(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-1 (Agriculture) to PUD (Planned Unit Development.)

SEE ATTACHED EXHIBIT A

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

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

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon the date of filing with the Department and recording of the Development Order #03-22000007 in the Official Land Records of Seminole County.

ENACTED this 14th day of October, 2003

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

**By: _____
Daryl McLain
Chairman**

Exhibit "A"

Legal Description

That portion of Lots 9, 10, 15, 20, and 27, DES PINAR ACRES, according to the plat thereof, as recorded in Plat Book 12, Page 52, Public Records of Seminole County, Florida, lying East of the Atlantic Coastline Railroad right-of-way and West of the Interstate 4 road right-of-way, LESS the North 100 feet thereof.

AND ALSO: Whatever right, title or interest as the Owners may have in that portion of Toulas Avenue lying between the southern boundary of Lots 9 and 10, and the northern boundary of Lot 15, DES PINAR ACRES, according to the plat thereof, as recorded in Plat Book 12, Page 52, Public Records of Seminole County, Florida.

Containing 8.987 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

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

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

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

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

WHEREAS, the Seminole County Local Planning Agency held a Public Hearing, with all required public notice, on August 6, 2003, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held a Public Hearing on October 14, 2003, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, the State Comprehensive Plan, and the Comprehensive Regional Policy Plan of the East Central Florida Regional Planning Council, based upon the "Seminole Wekiva Trailhead Rezone and Land Use Amendment Staff Report".

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

Section 1. RECITALS/LEGISLATIVE FINDINGS:

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

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

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

Land Use Map and further described in attached Appendix "A", from Suburban Estates to Planned Development, number 03-08SS.08

- a) The associated rezoning request was completed by means of Ordinance Number 2003-_____.
- b) The development of the property is subject to the development intensities and standards permitted by the overlay Conservation land use designation, Code requirements and other requirements of law.

Section 3. SEVERABILITY:

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

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

- (a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to said Code Codifier.
- (b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. EFFECTIVE DATE:

- (a) A certified copy of this Ordinance shall be provided to the Florida Department of State and the Florida Department of Community Affairs by the Clerk of the Board of

County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes.

(b) This ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth herein shall be thirty-one (31) days after the date of adoption by the Board of County Commissioners or, if challenged within thirty (30) days of adoption, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendment is in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent on an amendment may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the affected amendment may nevertheless be made effective by the Board of County Commissioners adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 14th day of October, 2003.

**BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA**

By: _____

**Daryl McLain
Chairman**

Exhibit "A"

Legal Description

That portion of Lots 9, 10, 15, 20, and 27, DES PINAR ACRES, according to the plat thereof, as recorded in Plat Book 12, Page 52, Public Records of Seminole County, Florida, lying East of the Atlantic Coastline Railroad right-of-way and West of the Interstate 4 road right-of-way, LESS the North 100 feet thereof.

AND ALSO: Whatever right, title or interest as the Owners may have in that portion of Toula Avenue lying between the southern boundary of Lots 9 and 10, and the northern boundary of Lot 15, DES PINAR ACRES, according to the plat thereof, as recorded in Plat Book 12, Page 52, Public Records of Seminole County, Florida.

Containing 8.987 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On October 14, 2003, Seminole County issued this Development Order relating to and touching and concerning the following property described in attached Exhibit A. (The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: The Greater Construction Corporation
1105 Kensington Park Drive
Altamonte Springs, FL 32714

Project Name: Seminole Wekiva Trailhead (Mandell Property)
Requested Development Approval: Rezone from A-1 (Agricultural District) to PUD (Planned Unit Development) and approval of the preliminary Master Plan

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

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

Prepared by: CATHLEEN CONSOLI
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - a) The only permitted uses are as the Seminole Wekiva Trailhead and its accessory uses; retention area; and two (2) Outdoor Advertising signs with a total of two tri-vision faces and one static face. Details of any necessary removal and reconstruction of these signs will be provided in a separate agreement; and
 - b) Vacation of right of way for Toula Way; and
 - c) The final Master Plan shall provide buffering to the west of the project, building setbacks, architectural style of proposed structures, proposed signage for the site, appropriate lighting design, and landscaping;
 - d) Development shall comply with all applicable requirements of the Seminole County Land Development Code and the Vision 2020 Plan; and
 - e) Any change in the permitted uses for this site, either administrative, minor or major, will be considered a rezoning on the site and be subject to a public hearing before the Seminole County Board of County Commissioners, with a recommendation from the Planning and Zoning Commission.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first above.

By: _____
Daryl McLain
Chairman

Dear Commissioner's McLain and Van Der Weide:

As President of the Markham Meadows Homeowners Association with its 45 residents, we are vehemently opposed to building 100 parking spaces off EE Williamson. The intrusion of the Trail on our neighborhood has had many negative effects including urinating on our lawns and bushes, invasion of privacy and safety issues.

While the Trail in and of itself is a wonderful idea, it has caused concern within our neighborhood which has the trail from EE Williamson to Dixon Rd. Our neighborhood's average home price well exceed \$500,000 and I am sure you could appreciate our contribution to the County's tax rolls.

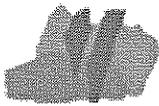
We are not in favor of hundreds of people daily intruding on our rights to privacy and safety.

I trust you will take our neighborhood's feelings into account when this issue is voted on.

Respectfully,

Ed Gilbert
President
Markham Meadows Homeowners Association

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler
08/21/2003 12:17 PM

To: bdooley@newportgroup.com
cc:
Subject: 100 space parking lot on EE Williamson

Dear Mrs. Dooley,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:16 PM -----



Diane Merkt
08/21/2003 11:45 AM

To: BCC Aides
cc:
Subject: 100 space parking lot on EE Williamson

Diane Merkt, Executive Assistant
Commissioner Daryl G. McLain
Chairman and District 5
Seminole County Board of Commissioners

407-665-7209 ph
407-665-7958 fax

----- Forwarded by Diane Merkt/Seminole on 08/21/2003 11:41 AM -----



"Brenda Dooley"
<bdooley@newportgro
up.com>

08/21/2003 09:03 AM

To: <dmerkt@co.seminole.fl.us>, <Lstabler@co.seminole.fl.us.>
cc:
Subject: 100 space parking lot on EE Williamson

Dear Mr. McLain and Mr. Van Der Weide:

I live and own one acre directly adjacent to the Seminole Wekiva Trail that runs through Longwood and up through Lake Mary, Florida. My family is directly opposed to ANY parking lot near a residential area for the following reasons we have experienced within the past year:

The nature trail is now a human nature trail:

Garbage is thrown by the trail users on a daily basis. Every day I pick up plastic bottles, pop cans, glass bottles, granola and candy bar wrappers, styrofoam cups from Planet Smoothie, plastic and paper cups from Panera, etc. I pick up this refuse in my side yard, my front yard, my back yard, by the trail rest areas, next to the gopher tortoise mounds, in the middle of the trail itself.

Human excrement has been noted twice by myself. Yes, this means someone is actually using the trail to go to the bathroom and leave toilet paper behind with stool remains. This is a HEALTH HAZARD. Additionally, I have personally witnessed people urinating in my neighbors yards. I am sure that my yard has been used for a urinal, I just haven't been unlucky enough to catch them in the act.

Trail activity at night (in the total darkness) is ongoing. There is no security for those of us that live directly adjacent to the trail. A parking lot simply gives those who do not care about our neighborhoods and any sense of pride in property ownership a right to access our back yards. May I suggest we run the trail through some of the gated communities along Markham Woods to allow for indiscriminate access to those homes? Those homeowners would strongly oppose this safety and security issue, and SO DO WE! I have witnessed people on the trail in total darkness shooting off fireworks in my back yard and those yards of my neighbors.

I have witnessed teenagers running down the trail at night and sneaking into our neighborhood to steal from unlocked cars, and personally saw them attempt to break and enter into someone's home down the street from the trail. This home is not on the trail, it is five house from the trail. The trail was simply used as an access and egress to for an easy get away from criminal activity.

Traffic snares on EE Williamson and Markham Woods already occur. Any parking lot is detrimental to the neighborhood. This won't cause 100 cars with 400 people to have access and egress. This will be a continual influx of people who don't care about our residential neighborhoods or the nature aspect of the trail.

May we suggest the proposed parking lot be targeted for the International Blvd. business area of the trail as there would be no negative impact to

either businesses or anyone's residences.

We beg you to please give this your careful and cautious consideration to the negative impact this parking lot will have on our neighborhoods and streets. As upstanding taxpaying citizens in our county, we deserve the same consideration for our home as well as personal safety and respect to personal property as those who do not live adjacent to the trail.

Thank you for your time.

Brenda J. Dooley
Plan Administrator, Client Services
130 Sunwood Drive
Mandarin Subdivision

The Newport Group, Inc.
300 International Parkway, Suite 270
Heathrow, Florida 32746

P 407 333 2905
F 407 333 2815

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:11 PM -----



Diane Merkt

08/21/2003 11:47 AM

To: BCC Aides
cc:
Subject: Opposition to the proposed parking lot on EE Williamson Rd

Diane Merkt, Executive Assistant
Commissioner Daryl G. McLain
Chairman and District 5
Seminole County Board of Commissioners
407-665-7209 ph
407-665-7958 fax

----- Forwarded by Diane Merkt/Seminole on 08/21/2003 11:46 AM -----



Ken.Steigerwald@ci.orlando.fl.us

08/21/2003 07:21 AM

To: Dmerkt@co.seminole.fl.us, Lstabler@co.seminole.fl.us
cc:
Subject: Opposition to the proposed parking lot on EE Williamson Rd

Dear Commissioners:

As a homeowner of the Markham Woods Road community I would like you to know that I **OPPOSE** Seminole County's proposal to place a 100 space parking lot to service the Seminole Wilderness Trails on the Mandel Property (located off E.E. Williamson Road). Please accept the attached letter (pdf file) as further explanation of my opinion.

I would also like to mention as a homeowners in the Trilby Bend Neighborhood (OLD POST ROAD) off Markham Woods Road we have had to endure the brunt of the negative impacts brought on by "wilderness trail" since it was built. Not only do we have to look at the **overwhelming sign clutter** that came with the trail but more importantly we have to deal with the **traffic safety hazards** that the County created by putting this trail across Old Post Road. Users of the trail (bicycles, roller bladers, joggers and walkers) rarely, if ever, STOP at the STOP signs to allow vehicles on Old Post Road to exit or enter the neighborhood even though vehicles legally have the right-of-way!

To make matters worse, vehicles that want to turn left (south to east) onto Old Post Road (at its north intersection with Markham Woods Road) have to stop in the through lane on Markham Woods Road to wait for the NON-STOPPING pedestrians on the trail to pass, while other vehicles on Markham Woods Road come barreling down the road to the rear or worse, driving around to the right of the stopped vehicle who is waiting to turn, using the shoulder to pass! This is more than a little disconcerting indeed!

Worse yet, some trail users even have the audacity to yell at vehicles entering or exiting the neighborhood as though the drivers are the ones violating the law! The County should be considering constructing the south to east left turn storage lane on Markham Wood Road at Old Post Road rather than proposing a parking lot to increase the number of trail users! There has been an increase in bicycles & pedestrians diverting off the trail through our neighborhood even though there are signs indicating that this is a private neighborhood. Encouraging an increasing number of trail users without any action to mitigate the negative impacts that will also increase proportionately is unacceptable.



Diane Merkt
08/21/2003 11:47 AM

To: BCC Aides
cc:
Subject: TRAIL PARKING MANDEL PROPERTY E.E. WILLIAMSON

Diane Merkt, Executive Assistant
Commissioner Daryl G. McLain
Chairman and District 5
Seminole County Board of Commissioners
407-665-7209 ph
407-665-7958 fax

----- Forwarded by Diane Merkt/Seminole on 08/21/2003 11:47 AM -----



"rtarter"
<rtarter@cfl.rr.com>
08/21/2003 11:43 AM

To: <DMERKT@CO.SEMINOLE.FL.US>
cc:
Subject: TRAIL PARKING MANDEL PROPERTY E.E. WILLIAMSON

8/21/03 AS A HOMEOWNER LIVING BEHIND THE TRAIL OFF OF MARKHAM WOODS ROAD I AM SHOCKED BUT NOT SUPRISED THAT A PARKING LOT IS PROPOSED. IN THE PLANNING STAGE EIGHT YEARS AGO WE WERE TOLD THAT THERE WOULD BE NO PARKING OR TRAIL HEAD AT THE CORNER OF E. E. WILLIAMSON. I HAVE A VERY EXPENSIVE HOME AND LIVE ALMOST AT THE CORNER OF E. E. WILLIAMSON. AGAIN THE HOMEOWNERS WHO LIVE BEHIND THE TRAIL ARE LEFT IN THE DUST WITH NO SAY OR INVOLVEMENTS ABOUT ANY DECISIONS THAT EFFECT THEIR PROPERTY VALUES. THE INTERSECTION IS ALREADY VERY BUSY, CONGESTED AND DANGEROUS WITH BIKERS, RUNNERS, ETC. PUTTING IN A PARKING LOT IS AN INVITATION TO CRIME AND PROBLEMS FOR HOMEOWNERS IN OUR AREA. I STRONGLY OPPOSE THIS PARKING LOT. YOUR CONSIDERATION AND RESPONSE IS APPRECIATED.

TERESSA AND ROBERT TARTER
1001 EDIMSTON PL
LONGWOOD, FL 32779

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler
08/21/2003 12:14 PM

To: ken.steinerwald@ci.orlando.fl.us
cc:
Subject: Opposition to the proposed parking lot on EE Williamson Rd

Dear Mr. Steigerwald,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958

Obviously, I realize that police enforcement is not practical due to the sporadic nature of the traffic conflicts and violations but I do, however, know that the left turn storage lane would alleviate the traffic problem I described above. Please ask the County Traffic Engineers / Analysts to review this problem again. I asked them to look at it last year and they agreed that it was a problem back then. No further action has been taken that I am aware of.

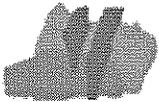
Please oppose the E.E. Williamson parking lot, at least until the traffic safety issues are dealt with effectively.

Sincerely,
Kenneth Steigerwald



(407) 333-0813 EE_Williamson_parkinglot_ltr.pdf

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler

08/21/2003 12:15 PM

To: edgilbert@gilbertmsanj
cc:
Subject: !00 Spaces on EE Williamson

Dear Mr. Gilbert,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:14 PM -----



Diane Merkt

08/21/2003 11:46 AM

To: BCC Aides
cc:
Subject: !00 Spaces on EE Williamson

Diane Merkt, Executive Assistant
Commissioner Daryl G. McLain
Chairman and District 5
Seminole County Board of Commissioners
407-665-7209 ph
407-665-7958 fax

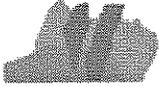
----- Forwarded by Diane Merkt/Seminole on 08/21/2003 11:46 AM -----



"Ed Gilbert"
<edgilbert@gilbertman
jura.com>

08/21/2003 08:07 AM

To: <dmerkt@co.seminole.fl.us>, <lstabler@co.seminole.fl.us>
cc:
Subject: !00 Spaces on EE Williamson



Lois Stabler

08/21/2003 12:46 PM

To: Cathleen Consoli/Seminole@Seminole
cc:
Subject: parking spaces.

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Diane Merkt

08/20/2003 04:23 PM

To: BCC Aides, Don Fisher/Seminole@Seminole
cc:
Subject: parking spaces.

Diane Merkt, Executive Assistant
Commissioner Daryl G. McLain
Chairman and District 5
Seminole County Board of Commissioners
407-665-7209 ph
407-665-7958 fax

----- Forwarded by Diane Merkt/Seminole on 08/20/2003 04:22 PM -----



Tooth1@aol.com

08/20/2003 04:13 PM

To: dmerkt@co.seminole.fl.us., Lstabler@co.seminole.fl.us.
cc:
Subject: parking spaces.

Dear Daryl:

Before I voice my reasons for being against the 100 parking spaces proposed behind the aquatic center let me just say that it is ludicrous and has been given little if any thought to the impact on the area.

1. The proposed school(Catholic) was denied because of added traffic to Long Pond Road and Markam Woods Road.
2. The other trails which have numerous parking spaces are for the most part detached by quite some distance from housing developments.
3. Markam Woods Road is congested all hours of the day at the present time and after investigating, have realized that there is are no plans to widen said road.
4. The recent building of a religious complex will add a lot of traffic already.
5. The Markam Woods corridor has always been a prestigious, quite area in the North part of Central Florida. Why add outside people to increase traffic.
6. With this many cars and people, we will have increase in vandalism, theft, and not to mention that there will be no way to keep from becoming a hangout for who knows what after dark.(ie.Big Tree Park).
7. The Markam Corridor is very similar in prestige to Windemere! I don't think that this would even be a consideration in Windemere.
8. There is plenty of land available in other areas where this can be done.(ie. Lake Sylvan Park area, SR46,etc.)

9. Sanlando Park is adjacent to the trail and is already an established public park. It can be used for this purpose. Westmonte Park is also accessible to the trail and it has ample parking already.

I really believe that this has not been given the proper consideration. With the way central Florida is growing must we have everything congested and concerted or asphalt. The homeowners in the Markam Woods Corridor have bought here for a reason, let's think about the overall destruction of this prestigious area and the tax dollars which the county derives from these homes before ruining the area.

There are enough places to access the trail!!!!!!!!!!!!

I believe that 25 spaces would be more than ample for this area of access to the trail!!!

Strongly Opposed,

Dr. Larry Duffy
4 Old Post Road.

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler

08/21/2003 09:22 AM

To: "Ed Gilbert" <edgilbert@gilbertmanjura.com>
cc:
Subject: Re: 100 Spaces on EE Williamson

Dear Mr. Gilbert,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958
"Ed Gilbert" <edgilbert@gilbertmanjura.com>



"Ed Gilbert"
<edgilbert@gilbertmanjura.com>

08/21/2003 08:07 AM

To: <dmerkt@co.seminole.fl.us>, <lstabler@co.seminole.fl.us>
cc:
Subject: 100 Spaces on EE Williamson

Dear Commissioner's McLain and Van Der Weide:

As President of the Markham Meadows Homeowners Association with its 45 residents, we are vehemently opposed to building 100 parking spaces off EE Williamson. The intrusion of the Trail on our neighborhood has had many negative effects including urinating on our lawns and bushes, invasion of privacy and safety issues.

While the Trail in and of itself is a wonderful idea, it has caused concern within our neighborhood which has the trail from EE Williamson to Dixon Rd. Our neighborhood's average home price well exceed \$500,000 and I am sure you could appreciate our contribution to the County's tax rolls.

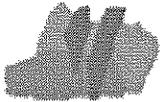
We are not in favor of hundreds of people daily intruding on our rights to privacy and safety.

I trust you will take our neighborhood's feelings into account when this issue is voted on.

Respectfully,

Ed Gilbert
President
Markham Meadows Homeowners Association

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler
08/21/2003 09:32 AM

To: "Brenda Dooley" <bdooley@newportgroup.com>
cc:
Subject: Re: 100 space parking lot on EE Williamson

Dear Ms. Dooley,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take their objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958
"Brenda Dooley" <bdooley@newportgroup.com>



"Brenda Dooley"
<bdooley@newportgroup.com>
08/21/2003 09:03 AM

To: <dmerkt@co.seminole.fl.us>, <Lstabler@co.seminole.fl.us.>
cc:
Subject: 100 space parking lot on EE Williamson

Dear Mr. McLain and Mr. Van Der Weide:

I live and own one acre directly adjacent to the Seminole Wekiva Trail that runs through Longwood and up through Lake Mary, Florida. My family is directly opposed to ANY parking lot near a residential area for the following reasons we have experienced within the past year:

The nature trail is now a human nature trail:

Garbage is thrown by the trail users on a daily basis. Every day I pick up plastic bottles, pop cans, glass bottles, granola and candy bar wrappers, styrofoam cups from Planet Smoothie, plastic and paper cups from Panera, etc. I pick up this refuse in my side yard, my front yard, my back yard, by the trail rest areas, next to the gopher tortoise mounds, in the middle of the trail itself.

Human excrement has been noted twice by myself. Yes, this means someone is

actually using the trail to go to the bathroom and leave toilet paper behind with stool remains. This is a HEALTH HAZARD. Additionally, I have personally witnessed people urinating in my neighbors yards. I am sure that my yard has been used for a urinal, I just haven't been unlucky enough to catch them in the act.

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Traffic snares on EE Williamson and Markham Woods already occur. Any parking lot is detrimental to the neighborhood. This won't cause 100 cars with 400 people to have access and egress. This will be a continual influx of people who don't care about our residential neighborhoods or the nature aspect of the trail.

May we suggest the proposed parking lot be targeted for the International Blvd. business area of the trail as there would be no negative impact to either businesses or anyone's residences.

We beg you to please give this your careful and cautious consideration to the negative impact this parking lot will have on our neighborhoods and streets. As upstanding taxpaying citizens in our county, we deserve the same consideration for our home as well as personal safety and respect to personal property as those who do not live adjacent to the trail.

Thank you for your time.

Brenda J. Dooley
Plan Administrator, Client Services
130 Sunwood Drive
Mandarin Subdivision

The Newport Group, Inc.
300 International Parkway, Suite 270
Heathrow, Florida 32746

P 407 333 2905
F 407 333 2815

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler
08/21/2003 09:35 AM

To: Ken.Steigerwald@ci.orlando.fl.us
cc:



Subject: Re: Opposition to the proposed parking lot on EE Williamson Rd

Dear Mr. Steigerwald,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958
Ken.Steigerwald@ci.orlando.fl.us



Ken.Steigerwald@ci.orlando.fl.us

08/21/2003 07:21 AM

To: Dmerkt@co.seminole.fl.us, Lstabler@co.seminole.fl.us
cc:
Subject: Opposition to the proposed parking lot on EE Williamson Rd

Dear Commissioners:

As a homeowner of the Markham Woods Road community I would like you to know that I **OPPOSE** Seminole County's proposal to place a 100 space parking lot to service the Seminole Wilderness Trails on the Mandel Property (located off E.E. Williamson Road). Please accept the attached letter (pdf file) as further explanation of my opinion.

I would also like to mention as a homeowners in the Trilby Bend Neighborhood (OLD POST ROAD) off Markham Woods Road we have had to endure the brunt of the negative impacts brought on by "wilderness trail" since it was built. Not only do we have to look at the **overwhelming sign clutter** that came with the trail but more importantly we have to deal with the **traffic safety hazards** that the County created by putting this trail across Old Post Road. Users of the trail (bicycles, roller bladers, joggers and walkers) rarely, if ever, STOP at the STOP signs to allow vehicles on Old Post Road to exit or enter the neighborhood even though vehicles legally have the right-of-way!

To make matters worse, vehicles that want to turn left (south to east) onto Old Post Road (at its north intersection with Markham Woods Road) have to stop in the through lane on Markham Woods Road to wait for the NON-STOPPING pedestrians on the trail to pass, while other vehicles on Markham Woods Road come barreling down the road to the rear or worse, driving around to the right of the stopped vehicle who is waiting to turn, using the shoulder to pass! This is more than a little disconcerting indeed!

Worse yet, some trail users even have the audacity to yell at vehicles entering or exiting the neighborhood as though the drivers are the ones violating the law! The County should be considering constructing the south to east left turn storage lane on Markham Wood Road at Old Post Road rather than proposing a parking lot to increase the number of trail users! There has been an increase in bicycles & pedestrians diverting off the trail through our neighborhood even though there are signs indicating that this is a private neighborhood. Encouraging an increasing number of trail users without any action to mitigate the negative

impacts that will also increase proportionately is unacceptable.

Obviously, I realize that police enforcement is not practical due to the sporadic nature of the traffic conflicts and violations but I do, however, know that the left turn storage lane would alleviate the traffic problem I described above. Please ask the County Traffic Engineers / Analysts to review this problem again. I asked them to look at it last year and they agreed that it was a problem back then. No further action has been taken that I am aware of.

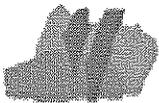
Please oppose the E.E. Williamson parking lot, at least until the traffic safety issues are dealt with effectively.

Sincerely,
Kenneth Steigerwald



(407) 333-0813 EE_Williamson_parkinglot_ltr.1

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler

08/21/2003 09:42 AM

To: Tooth1@aol.com

cc:

Subject: Re: parking spaces.

Dear Dr. Duffy,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958
Tooth1@aol.com



Tooth1@aol.com

08/20/2003 04:13 PM

To: dmerkt@co.seminole.fl.us., Lstabler@co.seminole.fl.us.

cc:

Subject: parking spaces.

Dear Daryl:

Before I voice my reasons for being against the 100 parking spaces proposed behind the aquatic center let me just say that it is ludicrous and has been given little if any thought to the impact on the area.

1. The proposed school(Catholic) was denied because of added traffic to Long Pond Road and Markam Woods Road.

2. The other trails which have numerous parking spaces are for the most part detached by quite some distance from housing developments.
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4. The recent building of a religious complex will add a lot of traffic already.
5. The Markam Woods corridor has always been a prestigious, quite area in the North part of Central Florida. Why add outside people to increase traffic.
6. With this many cars and people, we will have increase in vandalism, theft, and not to mention that there will be no way to keep from becoming a hangout for who knows what after dark.(ie.Big Tree Park).
7. The Markam Corridor is very similar in prestige to Windemere! I don't think that this would even be a consideration in Windemere.
8. There is plenty of land available in other areas where this can be done.(ie. Lake Sylvan Park area, SR46,etc.)
9. Sanlando Park is adjacent to the trail and is already an established public park. It can be used for this purpose. Westmonte Park is also accessible to the trail and it has ample parking already.

I really believe that this has not been given the proper consideration. With the way central Florida is growing must we have everything congested and concerted or asphalt. The homeowners in the Markam Woods Corridor have bought here for a reason, let's think about the overall destruction of this prestigious area and the tax dollars which the county derives from these homes before ruining the area.

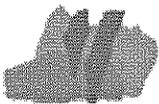
There are enough places to access the trail!!!!!!!!!!!!

I believe that 25 spaces would be more than ample for this area of access to the trail!!!

Strongly Opposed,

Dr. Larry Duffy
4 Old Post Road.

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler

08/21/2003 12:09 PM

To: rdooley@cbizworksite.com
cc:
Subject: Proposed parking lot on Mandel property

Dear Mr. Dooley,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:07 PM -----



Diane Merkt
08/21/2003 11:50 AM

To: BCC Aides
cc:
Subject: Proposed parking lot on Mandel property

Diane Merkt, Executive Assistant
Commissioner Daryl G. McLain
Chairman and District 5
Seminole County Board of Commissioners
407-665-7209 ph
407-665-7958 fax

----- Forwarded by Diane Merkt/Seminole on 08/21/2003 11:49 AM -----



Roger Dooley
<rdooley@cbizworksit
e.com>
08/21/2003 10:11 AM

To: "dmerkt@co.seminole.fl.us" <dmerkt@co.seminole.fl.us>,
"Lstabler@co.seminole.fl.us" <Lstabler@co.seminole.fl.us>
cc:
Subject: Proposed parking lot on Mandel property

Dear Mr. McLain and Mr. Van Der Weide:

I live and own one acre directly adjacent to the Seminole Wekiva Trail that runs through Longwood and up through Lake Mary, Florida. My family is directly opposed to ANY parking lot scheduled for development on the "Mandel" property on EE Williamson Rd or near a residential area for the following reasons we have experienced within the past year:

The nature trail is now a human nature trail:

Garbage is thrown by the trail users on a daily basis. The trash cans with lids that were going to be installed are still not in place. Every day my wife and I pick up plastic bottles, pop cans, glass bottles, granola and candy bar wrappers, styrofoam cups from Planet Smoothie, plastic and paper cups from Panera, etc. We pick up this refuse in our side yard, front yard, back yard, by the trail rest areas, next to the gopher tortoise mounds, and in the middle of the trail itself.

Human excrement has been noted twice by my wife. Yes, this means someone is actually using the trail to go to the bathroom and leave toilet paper behind with stool remains. This is a HEALTH HAZARD. Additionally, I have personally witnessed people urinating in my neighbors yards. I am sure that my yard has been used for a urinal, I just haven't been unlucky enough to catch them in the act.

Trail activity at night (in the total darkness) is ongoing. There is no security for those of us that live directly adjacent to the trail. A parking lot simply gives those who do not care about our neighborhoods and any sense of pride in property ownership a right to access our back yards. May I suggest we run the trail through some of the gated communities along Markham Woods to allow for indiscriminate access to those homes? Those homeowners would strongly oppose this safety and security issue, and SO DO WE! We have witnessed people on the trail in total darkness shooting off fireworks in my back yard and those yards of my neighbors. The trail is closed after dark and was supposed to be patrolled regularly, I have only seen patrols on 4 occasions since the trail was opened.

We have witnessed teenagers running down the trail at night and sneaking into our neighborhood to steal from unlocked cars, police reports will verify occurrences. And personally saw them attempt to break and enter into someone's home down the street from the trail. This home is not on the trail, it is five house from the trail. The trail was simply used as an access and egress to for an easy get away from criminal activity.

Traffic snares on EE Williamson and Markham Woods already occur. Any parking lot is detrimental to the neighborhoods located on the trail. This won't cause 100 cars with 400 people to have access and egress. This will be a continual influx of people who don't care about our residential neighborhoods and property or the nature aspect of the trail.

May we suggest the proposed parking lot be targeted for the International Blvd. business area of the trail as there would be no negative impact to either businesses or anyone's residences.

We beg you to please give this your careful and cautious consideration to the negative impact this parking lot will have on our neighborhoods and streets. As upstanding taxpaying citizens in our county, we deserve the same consideration for our home as well as personal safety and respect to personal property as those who do not live adjacent to the trail.

Thank you for your time.

Roger Dooley
1703 Sunwood Dr.
Longwood, FL 32779

Roger Dooley
CBIZ Worksite Services, Inc.
800-881-1265 ext 2110
407-377-2110-Direct

----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:45 PM -----



Lois Stabler
08/21/2003 12:11 PM

To: rtarter@cfl.rr.com
cc:
Subject: TRAIL PARKING MANDEL PROPERTY E.E. WILLIAMSON

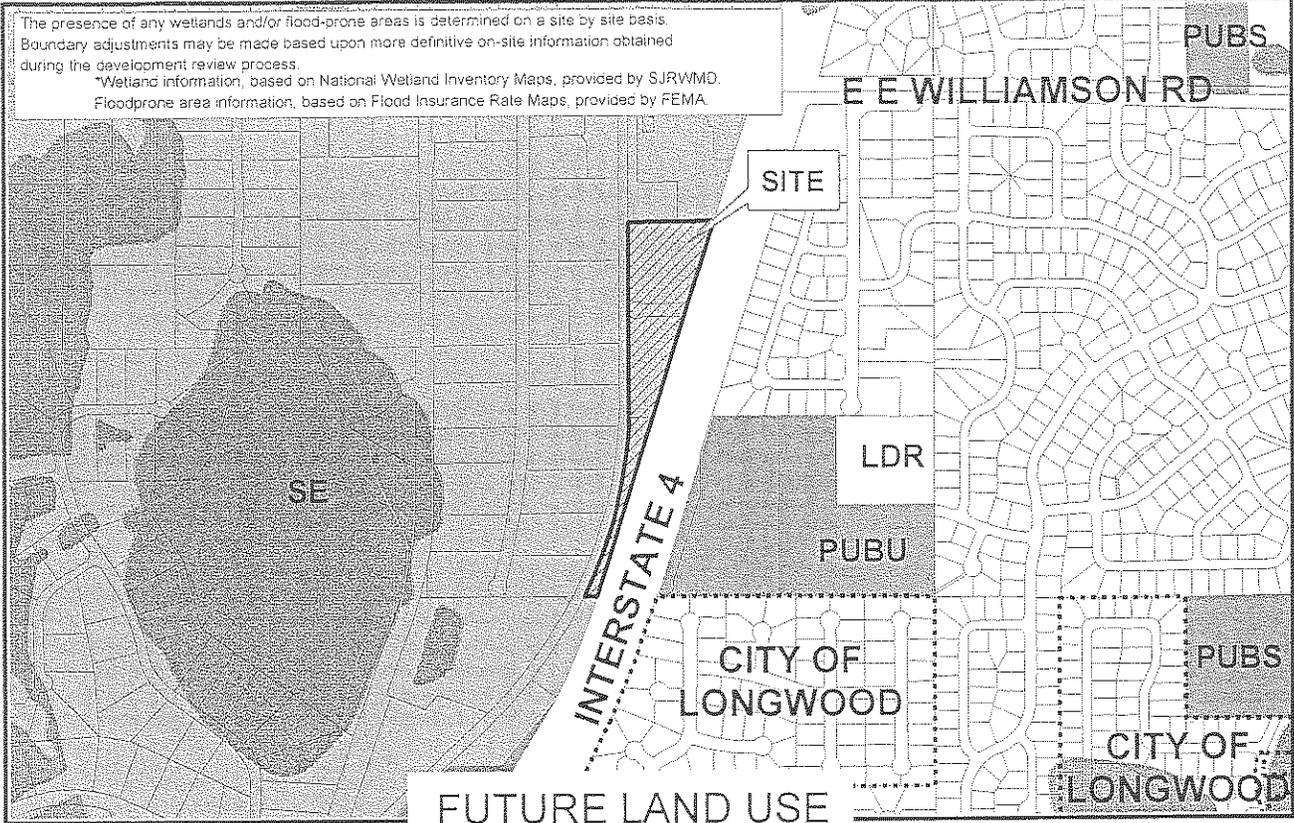
Dear Mr. & Mrs. Tarter,

Thank you for taking the time to send your e-mail of concern regarding the referenced subject. I am always glad to hear from residents of Seminole County and take your objections to a project very seriously. As always, I will keep your concerns in mind when making my decision.

Commissioner Dick Van Der Weide

Lois Stabler, Executive Assistant
Commissioner Dick Van Der Weide, District 3
Phone: 407-665-7207
Fax: 407-665-7958

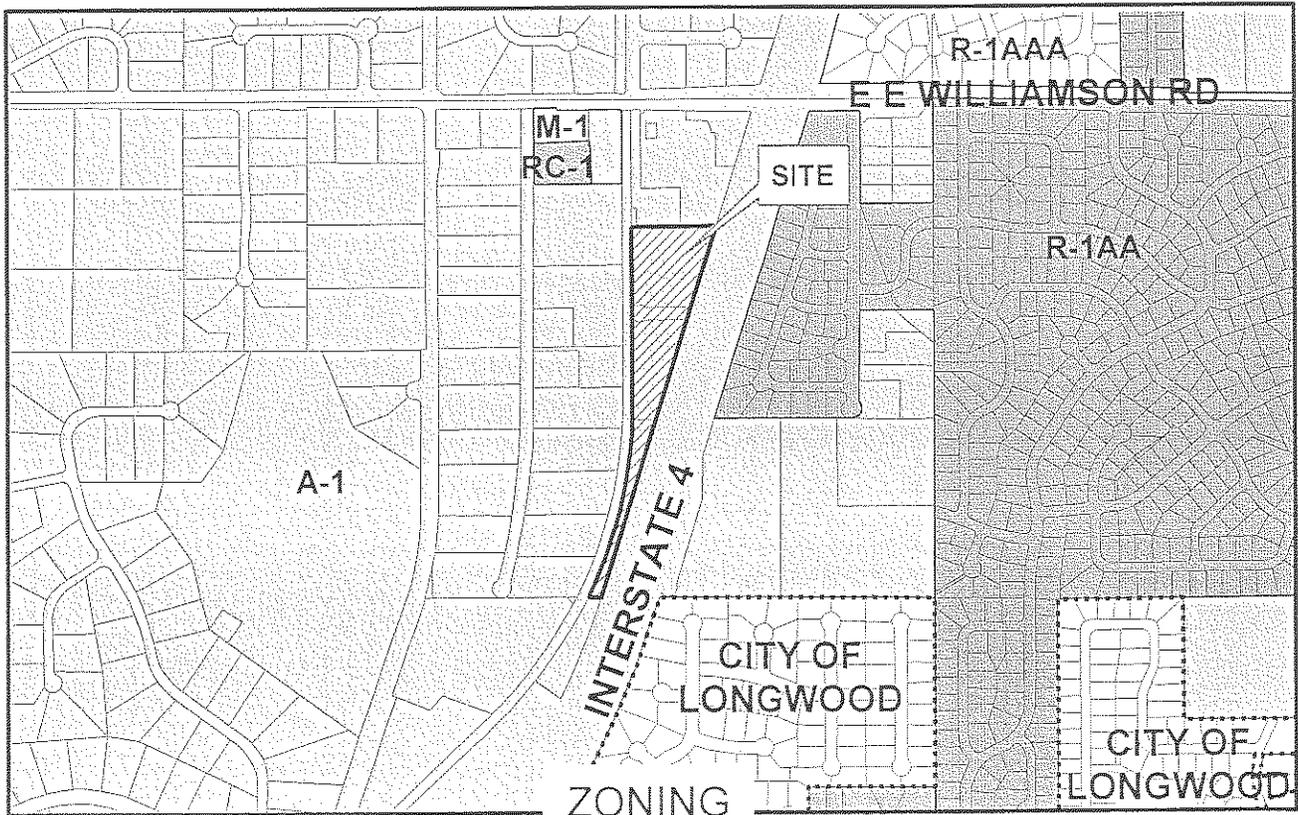
----- Forwarded by Lois Stabler/Seminole on 08/21/2003 12:09 PM -----



Site
 Municipality
 LDR
 PUBS
 PUBU
 SE
 CONS

Applicant: Seminole County BCC
 Physical STR: 35-20-29-501-0000-0100, 0150, 0200, & 0270
 Gross Acres: +/-8.1 BCC District: 3
 Existing Use: Vacant
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	08-03SS.08	SE	PD
Zoning	Z2003-028	A-1	PUD



A-1
 RC-1
 R-1AA
 M-1
 R-1AAA



Amendment No. 08-03SS.08
From: SE To: PD
Rezone No: Z2003-028
From: A-1 To: PUD

-  Parcel
-  Subject Property



February 1999 Color Aerials

