Item: 69

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Development of Regional Impact Notice of Proposed Change (DRI/NOPC), Substantial Deviation Determination, Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and amendment to the Chase Groves PUD Final Master Plan and Commitments, Classification and District Description for Lake Boulevard/Casa Verde, Meredith Harper-Pickens, Applicant

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tony Matthews **EXT.** 7373

Agenda Date 11/18/03 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. APPROVE the First Amendment to Third Amended and Restated DRI Development Order for the Chase Groves DRI; enact an ordinance adopting the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; enact an ordinance rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and execute Addendum #7 to the Chase Groves PUD Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard, with staff findings and recommendation; or
2. DENY the First Amendment to Third Amended and Restated DRI Development Order for the Chase Groves DRI; proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and execute Addendum #7 to the Chase Groves PUD Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard; or
3. CONTINUE this item to a date and time certain.

(District 5 – Commissioner McLain) (Tony Matthews, Principal Planner)

BACKGROUND:

The applicant, Meredith Harper-Pickens, is requesting an amendment to the Chase Groves DRI development order; approval of a Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1

Reviewed by:
Co Atty: KEC
DFS:
Other: MW
DCM:
CM:
File No. ph700pdp02

(Agriculture) to PCD (Planned Commercial Development District); rezoning from PUD (Planned Unit Development) to PCD; rezoning from PUD to PUD; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves DRI/ PUD.

The applicant is proposing a 21,750 square foot neighborhood commercial development allowing those permitted uses in the CN (Restricted Neighborhood Commercial District) zoning classification, in addition to banking and financial institutions with drive through facilities and sit down restaurants on a total of 2.8 acres (see enclosed PCD preliminary site plan).

STAFF RECOMMENDATION:

RECOMMEND APPROVAL of the First Amendment to Third Amended and Restated DRI Development Order for the Chase Groves DRI; enact an ordinance adopting the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; enact an ordinance rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and Addendum #7 to the Chase Groves PUD Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard, with the staff findings and recommendations set forth in the attached Staff Analysis.

LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION (LPA/P&Z) RECOMMENDATION (10/1/03):

RECOMMEND approval of the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development and rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD, carried, 3 to 2.

Note: The LPA/P&Z does not provide recommendations regarding DRI/NOPC, Substantial Deviation determinations.

EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL COMMENTS (9/3/03)

On September 3, 2003, the East Central Florida Regional Planning Council issued a letter stating that the proposed change to the Chase Groves DRI (i.e., removal of Parcel "A" from the DRI) does not result in an automatic substantial deviation determination pursuant to the threshold criteria of Section 380.06(19), Florida Statutes, nor is it expected that it will cause new or increased impacts to regional resources or facilities when considered independently or cumulatively with prior project changes (see enclosed letter from Sandra Glenn).

EXECUTIVE SUMMARY
LAKE BOULEVARD/CASA VERDE
Meredith Harper-Pickens

Low Density Residential to Planned Development A-1 to PCD; PUD to PCD; PUD to PUD	Amendment 09-03SS.06; rezoning Z2003-029

REQUEST		
APPLICANT	Meredith Harper-Pickens, Shutts & Bowen, LLP	
PROPERTY OWNER(S)	Charles W. Hardwick	
DEVELOPMENT OF REGIONAL IMPACT	Notice of Proposed Change, Substantial Deviation Determination, First Amendment to Third Amended and Restated DRI Development Order, for the Chase Groves DRI	
PLAN AMENDMENT	Small Scale Land Use Amendment from Low Density Residential to Planned Development	
REZONING	A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and Addendum #7 to the Chase Groves PUD Developers Commitment Agreement and PUD Final Master Plan.	
LOCATION	Southwest corner of CR 46A and Casa Verde Boulevard	
PROPOSED USE	Neighborhood commercial uses	
APPROXIMATE SIZE	2.8 Acres (PD/LDR and A-1); 416.9 (PUD)	
EXISTING USE	Residential and Open Space (PUD)	
HEARING DATE(S)	**LPA/P&Z:** October 1, 2003	**BCC:** November 18, 2003
SEC/TWP/RNG	03-20-30-300-0100-0000 and 03-20-30-501-0300-0000	
FILE NUMBER	09-03SS.06; Z2003-029	
COMMISSION DISTRICT	#5 – McLain	

RECOMMENDATIONS	
STAFF **November 18, 2003**	APPROVE the First Amendment to Third Amended and Restated DRI Development Order for the Chase Groves DRI; enact an ordinance adopting the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; enact an ordinance rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and Addendum #7 to the Chase Groves Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard, with staff findings and recommendation contained within the enclosed staff analysis
LAND PLANNING AGENCY/ PLANNING AND ZONING COMMISSION, **October 1, 2003**	APPROVE the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and Addendum #7 to the Chase Groves PUD Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard, carried, 3 to 2

STAFF ANALYSIS

Low Density Residential to Planned Development A-1 to PCD; PUD to PCD; PUD to PUD	Amendment 09-03SS.06; rezoning Z2003-029

1. **Property Owner(s):** Charles W. Hardwick.

2. **Tax Parcel Number(s):** 03-20-30-300-0100-0000 and 03-20-30-501-0300-0000.

3. **Applicant's Statement:** The applicant has stated that this request will provide for neighborhood commercial development (see enclosed Statement).

4. **Development Trends:** Development trends are toward single family residential uses, with proposed office and commercial uses within the Chase Groves PUD, east of Casa Verde Boulevard.

SITE DESCRIPTION

1. PERMITTED USES - The Planned Development future land use designation and PCD (Planned Commercial Development District) zoning classification provide for a variety of land use densities and intensities with final approval of uses by the Board of County Commissioners.

Abutting uses, future land use designations and zoning classifications are:

Location	Existing Use	Future Land Use	Zoning
Site	Residential/Open Space	PD/LDR	PUD/A-1
North	Vacant	LDR (Sanford)	A-G (Sanford)
South	Residential	PD	PUD
East	Vacant	PD	PUD
West	Vacant	PD	PUD

Adjacent Uses: The abutting property located on the west side of Lake Boulevard, within the Chase Groves PUD [i.e., Parcel KK, designated for 19 single family residential units on approximately nine (9) acres] is owned by Seminole County. The County is proposing to use a portion of the property for the CR 46A roadway improvement project. The property to the east, within the Chase Groves PUD, is planned for future C-1 (Retail Commercial District) uses.

Project Description: The proposed amendment and rezoning will allow for a 21,750 square foot neighborhood commercial development, which will allow those uses in the CN (Restricted Neighborhood Commercial District) zoning classification, in addition to banking and financial institutions with drive through facilities and sit down restaurants. CN zoning is designed to serve areas of Seminole County that are predominantly residential in character but which require some neighborhood establishments and shops.

If the site is developed as a pharmacy, construction will be substantially as shown on the enclosed color photos submitted by the applicant.

Enclosed is Section 30.702, Land Development Code of Seminole County, which lists the permitted uses with the CN zoning classification.

The applicant is proposing to remove 0.8 acres from the Chase Groves PUD to combine with the abutting 2 acres, not within the PUD, to allow the development direct access onto CR 46A. This 0.8 acre property is currently designated as Open Space (Parcel A) within the Chase Groves PUD (see enclosed map of PUD boundary). Removal of this property from the PUD will not reduce the open space requirement of the Chase Groves development below the minimum 25 percent for PUDs (current open space/recreation percentage within the PUD is approximately 32 percent).

SITE DESCRIPTION

2. PLAN PROGRAMS - Since the Plan (Vision 2020) 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 affect on the timing/financing of these programs) that will be affected by the amendment if approved.

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

A. Traffic Circulation - Consistency with Future Land Use and Design Elements: *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Traffic Circulation Element and all land development activities shall be consistent with the adopted Future Land Use and Design Elements* (Policy TRA 2.1). *The County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or arterial roadways and not on the adjacent local or residential streets. However, where improved traffic control can be achieved with minimum impact to adjacent residential neighborhoods, access may be considered on a local or residential street* (Policy TRA 10.10).

The site is served by CR 46A, Casa Verde Boulevard and Lake Boulevard. Direct access into the site from CR 46A shall be right-in only. Access locations onto Lake Boulevard and Casa Verde Boulevard shall be a minimum of 200 feet from CR 46A.

CR 46A, is an urban minor arterial roadway, currently operating at LOS "E", in the AM peak period and LOS B in the PM peak period for that segment of CR 46A from Country Club Road (east) to the SR 417 south bound ramps, which includes the intersection with Casa Verde Boulevard. The reason for the LOS E in the AM peak period is that Idyllwilde Elementary School is just west of this segment off of Vihlen Road and the school starting time corresponds with the AM peak period. The LOS on this segment of CR 46A is expected to improve with the completion of 4-laning scheduled for 2006.

9J-5.0055(3)(c)1-2, Florida Administrative Code, provides that necessary facilities and services must be in place or under construction, or are scheduled to be in place or under actual construction not more that three (3) years after issuance of a certification of occupancy. When the subject property is developed as a commercial parcel, the applicant must submit an application for concurrency to Seminole County in order to determine whether sufficient roadway capacity is available.

Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted. The current conditions do not meet the warrants for signalization. However, the volumes are very close and if either the southeast or southwest corner has a commercial development, a signal will most likely be warranted.

The current Low Density Residential future land use designation assigned to this property, which allows for a maximum of four (4) dwelling units per net buildable acre, could generate approximately 90 average daily trips (ADT) based on 10 trips per unit and an estimated nine (9) single family dwelling units.

As an example of potential trip generation based on the applicant's proposed PCD preliminary site plan, a 14,250 square foot pharmacy could generate an average of 1,254 ADT, based on 88 trips per 1,000 square feet. A 7,500 square foot bank facility could generate an average of 1,987 ADT, based on 265 trips per 1,000 square feet. A 7,500 square foot specialty retail (i.e., small strip commercial development) could generate an average of 300 ADT, based on 40 trips per 1,000 square feet.

B. Water and Sewer Service - Extension of Service to New Development: *Future Land Use Element Exhibit 20 (Services and Facilities By Classification) requires a full range of urban services to serve the proposed uses (*Policy POT 4.5 and Policy SAN 4.4).

The site is within the Seminole County utilities service area and will be required to connect to the County's central water and sewer service system.

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* (Policy PUB 2.1).

The property is served by the City of Sanford Fire Station #38. Response time to this site would not exceed the County's average response time standard of five (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 Comprehensive Plan (Vision 2020).

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* (Policy IMP 2.4).

A review of the availability of public facilities to serve the project indicates that there would be adequate capacity to serve the site, and that the proposed Plan amendment and rezoning would create no adverse impacts to County 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...*(FLU Policy 1.2 and 1.3).

There are no wetlands or flood prone areas identified on this property. The property is located within the Lake Monroe Drainage Basin. The site can be developed with code compliance.

Stormwater retention design, to be approved at time of PCD final site plan, may result in reduced development activities for this property.

C. Protection of Endangered and Threatened Wildlife: *The County shall continue to require, as part of the Development Review Process, that prior to development approval, proposed development to coordinate 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* (Policy CON 3.13).

Prior to submission of a final PCD site plan a survey of threatened and endangered and species of special concern will be required to determine the presence of any endangered or threatened wildlife.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan (Vision 2020) that describes 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, 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 Seminole County Comprehensive Plan (Vision 2020) (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, and no creation of new strip commercial developments through Plan amendments, etc.).

Based upon an initial evaluation of compatibility, Planned Development land use, as proposed, would be consistent with Plan policies identified at this time and therefore is consistent with the Seminole County Comprehensive Plan (Vision 2020).

Compatibility with surrounding uses can be achieved by applying the conditions set forth in the enclosed rezoning development order that addresses Vision 2020 policies concerning location criteria, size, design, access, buffering, lighting, and hours of operation. Appropriate Vision 2020 policies/provisions are:

1. Policy FLU 2.4 (Neighborhood Commercial Uses):
The County may allow commercial Plan amendments in areas designated for residential uses only under the following conditions:

A Uses do not encourage urban sprawl;
B Uses are located at the intersection of a collector or arterial roadways and will not set a precedent for future strip commercialization;
C Development intensity is limited and designed to serve the needs of the immediate neighborhoods;
D Development occurs as a planned development (including master/site plan) to provide for the following:
   1 Ample public review prior to development approval;
   2 Intensity limitations based on traffic impact studies;
   3 On-site and necessary off-site sidewalks for convenient and safe pedestrian access;
   4 Building size and location to maximize visual compatibility;
   5 Sufficient setbacks, landscaping and buffers to maximize visual compatibility; and
   6 Appropriate hours of operation to minimize noise and lighting impacts.

2. Policy FLU 2.5 (Transitional Land Uses):
The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing 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.

3. Policy FLU 2.11 (Determination of Compatibility in the Planned Unit Development and Planned Commercial Development Zoning Classifications):
The County shall consider uses or structures proposed within the Planned Unit Development (PUD) and Planned Commercial Development (PCD) zoning classifications on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of development standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PUD or PCD zoning classification.

4. Definition of Neighborhood Commercial Center:
The Vision 2020 Plan defines neighborhood commercial uses as ranging from 2,500 to 30,000 square feet but not to exceed 75,000 square feet. The applicant is proposing a 21,750 square foot neighborhood commercial development, which will allow those uses within the CN (Restricted Neighborhood Commercial) zoning classification, in addition to banking and financial institutions with drive through facilities and sit down restaurants. Development must comply with the applicable provisions of the CN zoning classification.

Applicable Plan related provisions include, but are not limited to, the following:
1. FLU Exhibit 4 (Future Land Use Densities And Allowable Zoning Classifications).
2. Planned Development future land use designation.

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public safety level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element...* (Policy CIE 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. The applicant has filed a Concurrency Review Deferral Affidavit.

5. COORDINATION - Each application for a land use designation amendment will be evaluated to assess how and to what extent any additional intergovernmental coordination activities should be addressed.

A. Plan Coordination: *The County shall continue to coordinate its comprehensive planning activities with the plans and programs of the School Board, major utilities, quasi-public agencies and other local governments providing services but not having regulatory authority over the use of land* (Policy IGC 2.9). *Seminole County shall*

coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies by...as the County is now a charter County (Policy IGC 3.3).

The Seminole County Comprehensive Plan (Vision 2020) fully complies with the State Comprehensive Plan adopted pursuant to Chapter 187, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council pursuant to Chapter 163, Florida Statutes. Consistency with the State Plan and the Regional Policy Plan may be evaluated by individual review agencies during the Plan amendment review process.

B. DRI Notice of Proposed Change (NOPC) Determination of Substantial Deviation: Section 380.06(19) (Substantial Deviations) of Florida Statutes, requires that any change to a previously approved DRI development which creates a reasonable likelihood of additional regional impact shall cause the development to undergo further DRI review.

The applicable DRI criteria associated with the applicant's request relates to a decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less (Section 380.06(1)(b)13. The applicants proposal to remove Parcel "A" from the DRI represents a reduction in open space of approximately 0.8 acres or 0.7 percent (existing 117.1 – proposed 116.3 acres), which is below the 5 percent or 20 acres DRI threshold.

On September 3, 2003, the East Central Florida Regional Planning Council issued a letter stating that the proposed change to the Chase Groves DRI (i.e., removal of Parcel "A" from the DRI) does not result in an automatic substantial deviation determination pursuant to the threshold criteria of Section 380.06(19), Florida Statutes, nor is it expected that it will cause new or increased impacts to regional resources or facilities when considered independently or cumulatively with prior project changes.

STAFF RECOMMENDATION

1. **FINDINGS: PLAN AMENDMENT AND REZONING:**
RECOMMEND APPROVAL of the First Amendment to Third Amended and Restated DRI Development Order for the Chase Groves DRI; enact an ordinance adopting the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; enact an ordinance rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and Addendum #7 to the Chase Groves PUD Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard, with the following staff findings and recommendation:

A. Compatibility with surrounding uses can be achieved by applying the conditions set forth in the enclosed rezoning development order that addresses location criteria, size, design, access, buffering, lighting, and hours of operation.

B. CN zoning is designed to serve areas of Seminole County that are predominantly residential in character but which require some neighborhood establishments and shops.

C. The proposed use is within the allowable range of square footage for neighborhood commercial uses (i.e., not to exceed 75,000 square feet).

D. Restaurants, whether sit down or drive through, would not be compatible with adjacent residential uses, due to potential noise and odor generated from patrons using outdoor seating for smoking, and therefore are not recommended.

E. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted.

F. Removal of the 0.8 acre property from the PUD will not reduce the open space requirement of the Chase Groves development below the minimum 25 percent.

G. Removal of Parcel "A" from the DRI represents a reduction in open space of approximately 0.8 acres or 0.7 percent, which is below the 5 percent or 20 acres DRI threshold.

H. The proposed amendment to Planned Development and PCD rezoning do not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020).

I. Planned Development future land use and PCD zoning use would be consistent with Plan policies identified at this time.

2. **RECOMMENDED DEVELOPMENT CONDITIONS:**

If the BCC recommends the proposed amendment and rezoning, staff recommends approval of the enclosed rezoning development order.

Note: As this is a preliminary plan, additional conditions may be placed on the PCD site plan during the final site plan review process. Due to the number of issues raised by the local community regarding this proposal, staff supports the idea of requiring the developer (if the project is approved by the Board) to provide the opportunity for the community to review the PCD final site plan and submit any recommendations prior to the Board consideration of the final master plan.

LAND PLANNING AGENCY
PLANNING AND ZONING COMMISSION
STAFF RECOMMENDATION (10/1/03)

PLAN AMENDMENT AND REZONING:

APPROVE the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and Addendum #7 to the Chase Groves Developers Commitment Agreement and PUD Final Master Plan, located at the southwest corner of CR 46A and Casa Verde Boulevard, carried 3 to 2.

MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 1, 2003

Members present: Alan Peltz, Chris Dorworth, Ben Tucker, Beth Hattaway, Dudley Bates

Members absent: Thomas Mahoney, Richard Harris

Also present: Tony Matthews, Principal Planner; Mike Rumer, Planner; Cynthia Sweet, Planner; Jeff Hopper, Senior Planner; Tony Walter, Principal Planner; Matthew West, Planning Manager; Candace Lindlaw-Hudson, Senior Staff Assistant; and Karen Consalo, Assistant County Attorney; Jim Potter, Development Review Division.

G. Lake Boulevard / Casa Verde; Meredith Pickens/Shutts & Bowen, applicant; Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) on approximately 2 acres and rezoning from PUD (Planned Unit Development) to PCD (Planned Commercial Development District) on approximately 0.8 acres to allow a commercial development at the southwest corner of CR 46A and Casa Verde Boulevard; and rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) on approximately 416.9 acres; amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD (Z2003-029; 09-03SS.06).

Commissioner McLain – District 5

Tony Matthews, Principal Planner

Mr. Matthews stated that the applicant is requesting approval of a Small Scale Land Use Amendment from Low Density Residential to Planned Development and rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) on approximately 2 acres; rezoning from PUD (Planned Unit Development) to PCD on approximately 0.8 acres; rezoning from PUD to PUD on approximately 416 acres; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD.

The applicant is proposing a 21,750 square foot neighborhood commercial development with those permitted uses in the CN (Restricted Neighborhood Commercial District) zoning classification, in addition to banking and financial institutions with drive through facilities and sit down restaurants.

Mr. Matthews said that the proposed amendment and rezoning will allow for a 21,750 square foot neighborhood commercial development, which will allow those uses in the CN (Restricted Neighborhood Commercial District) zoning classification, in addition to banking and financial institutions with drive through

facilities and site down restaurants. CN zoning is designed to serve areas of Seminole County that are predominantly residential in character but which require some neighborhood establishments and shops.

The applicant is proposing to remove 0.8 acres from the Chase Groves PUD to combine with the abutting 2 acres, not within the PUD, to allow the development direct access onto CR 46A. This 0.8 acre property is currently designated as Open Space (Tract A) within the Chase Groves PUD. Removal of this property from the PUD will not reduce the open space requirement of the Chase Groves development below the minimum 25 percent. Mr. Matthews noted that the current open space/recreation percentage within the PUD is approximately 32 percent.

Mr. Matthews said that the site is served by CR 46A, Casa Verde Boulevard and Lake Boulevard. Direct access into the site from CR 46A shall be right-in only. Access locations onto Lake Boulevard and Casa Verde Boulevard shall be a minimum of 200 feet from CR 46A.

CR 46A, an arterial roadway, is currently operating below the LOS standard of "E", but will be operating at an estimated LOS of "C" with improvements scheduled for 2006. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted.

A review of the availability of public facilities to serve the project indicates that there would be adequate capacity to serve the site, and that the proposed Plan amendment and rezoning would create no adverse impacts to County public facilities.

Mr. Matthews concluded by stating that staff recommendation was for approval of the proposed Small Scale Land Use Amendment from Low Density Residential to Planned Development; rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District); PUD (Planned Unit Development) to PCD; PUD to PUD; and amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD, located at the southwest corner of CR 46A and Casa Verde Boulevard, with findings contained within the staff report:

A. Compatibility with surrounding uses can be achieved by applying the conditions set forth in the enclosed rezoning development order that addresses location criteria, size, design, access, buffering, lighting, and hours of operation.

B. CN zoning is designed to serve areas of Seminole County that are predominantly residential in character but which require some neighborhood establishments and shops.

C. The proposed use is within the allowable range of square footage for neighborhood commercial uses (i.e., not to exceed 75,000 square feet).

D. Restaurants, whether sit down or drive through, would not be compatible with adjacent residential uses, due to potential noise and odor generated from patrons using outdoor seating for smoking, and therefore are not recommended.

E. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted by the County.

F. Removal of the 0.8 acre property from the PUD will not reduce the open space requirement of the Chase Groves development below the minimum 25 percent.

G. The proposed amendment to Planned Development and PCD rezoning do not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020).

H. Planned Development future land use and PCD zoning use would be consistent with Plan policies identified at this time.

Mr. Matthews noted that the application will be heard by the Board of County Commissioners at 7 P.M. on November 18.

Mr. Matthews stated that the petitions, e-mails and letters received in opposition to this application are contained in the meeting packet the Board has tonight and they generally addressed the following concerns: concern for noise pollution, concerns for light pollution, excessive traffic, presence of trash and its attendant problems, crime, the project will not be compatible with the neighborhood, this project represents spot zoning, and if passed, the development should be limited to office.

Mr. Matthews said that there are 27 conditions placed on this project in the staff report.

Commissioner Tucker said that it is unnecessary to read the list. He asked Mr. Matthews about the status of improvements on CR 46A.

Mr. Matthews stated that the operational level of CR 46A is currently on a substandard level of operation. There are improvements scheduled for 2006, which would be compatible with this project and be at level of service "C."

Commissioner Tucker asked about the signalization near the project.

Mr. Matthews stated that the Chase Groves PUD has a signal in its plans for Casa Verde intersection, to be funded by the developer of the PUD, if warranted. Staff is also recommending that the current developer of this project be a contributor to the funding of the signal due to the nature of the application now under consideration.

Commissioner Tucker pointed out that the traffic engineering department had determined that the "C" level of service had already been reached and that this area should be signalized now. This was stated in a letter of April 22, 2003 from the County Engineering Office.

Ken Wright of Shutts and Bowen represented the applicant, Dr. Hardwick. Mr. Wright stated that there had been a letter dated April 11th from the County Engineering Office stating that there had been a warrant issued for the signal on Casa Verde Boulevard and CR 46A. The property to the east is a client of Mr. Wright's and he stated that said property is due to become a shopping center. Part of the development plans for that shopping center includes the provision that the developer of the shopping center pay for the signal at the intersection. Prior to the BCC hearing the issue of this applicant paying part of the signal will be addressed.

Mr. Wright stated that the PUD to the west is owned by Seminole County and will be used in the widening of 46A.

Mr. Wright stated that the applicant has been working with the staff for a period of 4 to 6 months. Originally scheduled to be used for commercial projects is has been revised down to be neighborhood commercial. The point of such zoning is for the supplying of services to the neighborhood without having people access CR 46A or 17-92.

Mr. Wright stated that the rear setback is 100 feet and that there would be a 6 foot wall with landscaping on the southern side. There are stormwater and landscaping issues to be resolved before the presentation to the BCC. He reviewed the walls, setbacks and buffers being planned. Building designs will consider elements that will make the buildings compatible with the neighborhood. Mr. Wright pointed out that many newly developed housing plans incorporate neighborhood commercial zoning. The applicant has made many concessions on features of the plan being presented. Loch Arbor neighbors expressed concerns for potential cut through traffic. Mr. Wright stated that he had met with the district commissioner and the traffic engineering department concerning possible alignment of traffic and traffic signals in the area of the application and that impact fees from the project could be applied to the development of the roads in the area.

Sharon Sullivan of 290 Aldrop Way spoke on behalf of the Chase Groves Homeowner's Association and its Architectural Review Board. She is opposed to the rezoning and has submitted a petition with over 380 signatures. She stated that the people of Chase Groves do not mind driving to other areas to buy things. Ms. Sullivan stated that the developer had contacted the Chase Groves Board on September 8. Mr. Wright said that the applicant has been working with the County for 4 to 6 months. The Chase Groves Board passed a resolution at its most recent meeting to oppose this application since it will adversely effect the single family homes in the area. The area is residential and has several new homes built that will back up to the proposed project. These homes were the highest priced homes in the Chase Groves development. There is no transitional zoning here. Development conditions would allow a 24 hour ATM which would be in the back yard of the neighbors. Lighting, buffers and setbacks are inadequate. Removing parcels from the Chase Groves DRI is also opposed by the Board. It is more than open space. There are 5 easements that run through the area that benefit the Chase Groves homes. Ms. Sullivan stated that the Chase Groves homeowners have not had adequate time to respond to this rezoning. She asked that the Board recommend denial, or if possible, table the request until later when the area homeowners can prepare a legal position.

John Lang of 106 Brightview Drive lives immediately adjacent to the site of the application to the south. He said that this project is very negatively impacting his property values. He is also concerned with traffic and crime. He is very concerned with the quality of life. There will be light and noise pollution on his property. Mr. Lang said that his property rights should have precedence over the rezoning.

Jeff Swaitek of 918 Delfino Place, Chase Groves was also opposed. He is the treasurer of the Chase Groves HOA and a member of the ARB. The original agreement set forth areas for specific uses. People bought their properties believing that this property would be residential. There is no transitional buffer from the commercial to his residence. There is a bad traffic problem in the area already. He said there were no curb cuts planned for this area on the master plan for Chase Groves. There are numerous commercial sites within a short drive of the neighborhood. He requested denial of the request.

Alan Putzke of 118 Brightview Drive said that he had purchased the land in a deed restricted community which designated this parcel residential. This project threatened the quality of life and safety of his family. He is opposed. He asks denial. Traffic will be adversely affected by the rezoning. 20,000 square feet of commercial business space is not compatible with his home. He bought in good faith with this site designated residential.

Josh Bond of 110 Brightview Drive stated that he is opposed to the application. He bought his lot in August of 2001. He does not want a 32 foot high commercial

building in his back yard. This project is incompatible with the residential uses in the area. No one minds driving a short distance to buy groceries or to go shopping. Traffic is seriously heavy now, with speeding cars. This will bring more traffic, stormwater problems that have not been solved, crime and garbage problems. Mr. Bond requested recommendation of denial.

Greg Chouinard of 130 Brightview Drive said that this project will be in his back yard. The quality of life of his family will be affected. A 6-foot wall will not be an adequate buffer from the light, odors, noise and other disturbing and polluting conditions. He requested recommendation of denial.

Nick Balevich of 2715 Amaya Terrace, Lake Mary, stated that neighbors are being mistreated by this request. He said that this was a money-making scheme. It is unjust to allow this change. The County must enforce its policies. He accepts build out in Seminole County in the near future.

John Kenlock of 2532 Abacus Court is opposed to the project. He stated that the property is part of a deed restricted community and it should be treated as such. No homeowner wants commercial property in their back yard. There will be hazards to the drivers and lighting, garbage, and noise issues, and numerous other objectionable factors that go along with this. He asks recommendation of denial.

Kathy Tieders of 2686 Alamosa Drive was concerned about the presence of the bus stop in the area of this proposed rezoning. She asked denial.

Bob White of 300 Lake Boulevard is the President of the Loch Arbor Homeowners Association. He presented the petition containing 214 signatures from the neighborhood of 260 homes. He stated that his neighborhood was opposed to the changes proposed in this application. He quoted policy FLU2.4 which permits development on the corner of a collector road. This is not such a place.

Dee Speirs of 105 Sunset Drive is opposed to this development. She stated that area residents had not had adequate notification or time to organize themselves. LochArbor is the oldest neighborhood between Airport Boulevard and Rinehart Road. It would be a shame to rezone this area.

Tom Sheibenberger has lived at 401 Sunset Drive for 47 years. He is opposed to the rezoning. He reviewed area uses by pointing to the map on the overhead. Lake Boulevard has become a short cut to other areas. There are many children and adults who walk this road. More traffic will divert to Lake Boulevard to use the short cut if this project goes through. This is not smart development. No one has written it down that residential areas must have commercial uses next to them. He requested denial.

Charles Nawrocki of 305 E. Crystal Drive is also opposed to the request. He said that the site could become a good place for a large home. There are plenty of places within a short drive that provide the neighborhood shopping opportunities. He did not understand how this could be thought of as in keeping with "Florida's Natural Choice."

Philip Lee of 411 Lake Boulevard said that many Loch Arbor homes are built on multiple lots. He is opposed to this project. It does not add to the ambience of the neighborhood. Here, mutual trust and social conscience is being exchanged for personal profit. Dr. Hardwick is making a hefty personal profit from this. Mr. Bywater cannot make a profit keeping the property residential. We need to be protected from commerce in the sanctuary of our homes. We need neighborhoods where we can let our guards down. He requested denial.

Sonya Greenlee of 205 Lake Boulevard said that she has lived in here home since 1978. This will devalue neighboring homes. It will open the way for more commercial zoning, detracting from the residential zoning. The proper place for this is along Airport Boulevard. Loch Arbor has had vandalism, and Lake Boulevard has been used as a freeway. Perhaps this property could become a park, rather than being commercially developed. Please deny this request.

Richard Milde of 183 Lake Boulevard has lived there a short time. He is deeply concerned with the change.

David Maxwell of 100 LochArbor Court already has traffic problems trying to get in and out of his property. He feels the traffic problem in the area is very serious.

Clarence Smith of 2842 Crofton Way stated that he had lived in the area for 24 years. He said the area does not need the drug store and does not want the drug store. He asked for recommendation of denial.

Hulon Black of 105 Forrest Drive said that he was opposed. He did not see how this could be recommended before CR 46A is completed. Also, impact fees cannot be stipulated for use on a specific project. Lake Boulevard and Sunset Drive have become cut through streets. This project should be tabled until the road is completed.

Leslie Lorman of 400 West Crystal Drive stated that she appreciated the efforts of the developers, but this is not going to be good. She grew up in this secure neighborhood. Now she sees increased traffic, speeding and increased crime in the area. She wanted to buy away from commercialization, not near it. There is elementary school in the area, with school children walking. There is much wildlife here. CR 417 has increased traffic. We do not require any more shops. She does not want stop signs and speed bumps.

Ken Wright, speaking in rebuttal, said that the anecdotal stories and fears of the previous speakers are not going to happen. Staff has reviewed the request. This is no different than any number of other neighborhood shopping areas. Stormwater calculations indicate that the site will hold the stormwater within the boundaries of the site. Mr. Wright said that three months is more than enough time to respond to the request. Staff recommendation is based on the Land Development Code and Comprehensive Plan. This does not promote sprawl. He cannot address the concern that a drugstore in a neighborhood will promote crime. Dr. Hardwick has owned his property for years and made a legitimate application to rezone his property according to the rules. The Land Development Code has been complied with. The earnest wishes of the neighbors may not be complied with. This is not a referendum on this request.

Following a short break Commissioner Dorworth asked Mr. Wright to indicate on the map the location of the 135,000 square foot commercial development slated to be put in by Zimmer Development. Mr. Wright indicated a parcel immediately to the east across Casa Verde Boulevard. A Cash and Carry will be put there with C-1 zoning.

At the Chairman's request, Mr. Matthews explained the public notice procedure for this case. The property must be placarded; a legal ad is run in the Orlando Sentinel; and the local homeowners were notified by mail. All of these things were done in this case.

Commissioner Tucker asked Mr. Matthews and Mr. West about the realignment of Lake Boulevard.

Mr. West stated that Glatting Jackson had been retained to study what could be done with the remaining property after the road was realigned.

Commissioner Tucker asked Mr. White if he was informed about the road. Mr. White indicated that there was to be a retention pond slated to take 3 acres. Signals were discussed. Making roads into cul-de-sacs had been discussed.

Commissioner Bates stated that after taking into account all of the presentations he had to consider if the project would be for the betterment of the area and County. He cannot see that this project is for the betterment of the area or County.

Commissioner Bates made a motion to recommend denial of the request.

The motion died without a second.

Commissioner Tucker stated that he cannot support the request. Mr. Tucker stated that he could not, as Chairman, second the motion, even though he supported it.

Commissioner Dorworth said that he sees two commercial developments in the area. He holds the Staff in highest regard in its judgments. Commissioner Dorworth made a motion to approve.

Commissioner Peltz seconded the motion.

The motion passed by a vote of 3 to 2. Commissioner Tucker and Commissioner Bates voted "no."

Z2003-029 **DEVELOPMENT ORDER #03-22000005**

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On November 18, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described properties:

Legal descriptions attached as Exhibit "A" and "B".

(The aforedescribed legal descriptions have been provided to Seminole County by the owner of the aforedescribed property.)

FINDINGS OF FACT

Property Owner(s): Charles W. Hardwick
112 Crystal View South
Sanford, FL 32773

Project Name: Hardwick PCD.

Requested Development Approval: Rezoning from the A-1 (Agriculture) zoning classification to the PCD (Planned Commercial Development District) zoning classification; rezoning from the PUD (Planned Unit Development) zoning classification to the PCD (Planned Commercial Development District) zoning classification and approval of the associated PCD preliminary site plan attached as Exhibit "C".

The development approval sought is consistent with the Seminole County Comprehensive Plan (Vision 2020) 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 aforedescribed property.

Prepared by: Tony Matthews
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. Permitted uses within the PCD shall be limited to the list of permitted uses within the CN (Restricted Neighborhood Commercial District) zoning classification, and shall include banking and financial institutions with drive through facilities. Outdoor amplification of sound shall be allowed as a customary use for banks and pharmacies, provided amplification is not audible at the property line of abutting residential uses.

2. Development to comply with the applicable provisions of the CN (Restricted Neighborhood Commercial District) zoning classification, unless more restrictive conditions are set forth within this development order.

3. Floor area ratio shall not exceed 0.25 FAR.

4. A minimum of 25 percent open space shall be provided on site.

5. Lighting shall be cut-off/shoe box style with light poles not to exceed 16 feet in height, be setback a minimum of 50 feet from adjacent properties and lighting shall not exceed 0.5 foot candles at the property boundaries. Details of lighting plan shall be submitted with the PCD final site plan.

6. Automated teller machines, if any, shall be located on the side of the building facing CR 46A.

7. Awnings, if provided, shall be sensitive to the building height, size, materials, and color. Awning colors shall be muted or neutral.

8. Neon signs or highlighting of buildings with neon shall not be permitted.

9. The buildings shall be residential in character and the roofs shall contain varying architectural features, so that they do not appear to be predominantly flat. Roofing material shall be composed of asphalt shingles. The exterior building materials of the buildings shall be brick. Stucco architectural features may be permitted. Architectural elements shall be designed to minimize the appearance

of a building. All electrical and mechanical equipment, and all drain scuppers on any building facade shall be screened and painted to match the building, or decoratively integrated as a building facade architectural fenestration. Exterior of buildings shall not be lighted with decorative up or down lightning.

10. Developer to submit architectural renderings, including plan view and cross section of the wall and landscape plan, building heights and building configurations that are consistent with renderings presented at the Board of County commissioners pubic hearing of November 18, 2003. Renderings shall be made a part of the PCD final site plan.

11. The maximum buildings height shall not exceed 25 feet and shall be limited to one story in height.

12. The maximum total square footage of proposed buildings shall not exceed 21,750 square feet.

13. The maximum square footage for a single building shall not exceed 14,250 square feet.

16. Dumpster/refuse areas shall be located a minimum of fifty (50) feet from any adjacent residential uses.

17. Access to C.R. 46A shall be right-in only.

18. Access locations onto Lake Boulevard and Casa Verde Boulevard shall be a minimum of 200 feet from CR 46A.

19. Developer will be responsible for funding a fair share cost for future signalization at CR 46A and Casa Verde Boulevard, if warranted.

14. The dumpster pickup hours shall be limited to 8:00 a.m. to 6:00 p.m.

15. Hours of operation, including delivery operations, shall be from 7:00 a.m. to 9:00 p.m.

16. Developer, at its option, may select to subdivide the property into a maximum of 2 parcels. This division will allow each parcel to meet minimum parking standards; however, no side yard setbacks or landscape buffers will be required along the new property split line, unless required by the Land Development Code of Seminole County. Appropriate access/parking/drainage/utility easement would be addressed during the lot split process.

17. A three (3) foot high picket fence shall be installed along the Lake Boulevard frontage which matches the architecture of the buildings, supplemented with four (4) canopy trees and four (4) understory trees per 100 lineal foot.

18. The buffer adjacent to the existing single family lots on the south side of the site shall be a minimum 25 feet in width with a six (6) foot block stucco wall and eight (8) canopy trees per 100 lineal feet. Four (4) understory trees per 100 lineal feet shall be placed within this buffer. Existing trees may satisfy some of the planting requirements of this condition. Existing trees within the buffer shall be preserved to the greatest extent possible where not impacted by the installation of the wall, and the buffer shall include extensive landscaping to be determined at time of PCD final site plan.

19. A minimum building setback of 75 feet shall be required from the south property line.

20. The building setback along Lake Boulevard shall be a minimum of 25 feet.

21. The southern 20 feet of the rear buffer shall be maintained as a tree preservation/tree planting area to provide an opportunity for installation of extensive landscaping abutting residential uses. Retention within the rear buffer shall be designed, to the maximum extent possible, to preserve existing vegetation. Landscaping and retention pond design shall be shown on the PCD final site plan.

22. Illuminated wall signs are subject to the CN (Restricted Neighborhood Commercial District) zoning restrictions and signs shall not be placed on the west or south side of buildings. One (1) illuminated ground sign shall be permitted on the north side (CR 46A) of the property, subject to the CN zoning restrictions. Illuminated signs may not be on (lighted) between the hours of 9:00 p.m. and 7:00 a.m.

23. Pedestrian connections shall be provided from the sidewalk along CR 46A, Casa Verde and Lake Boulevard to the sidewalks in front of the buildings.

24. Unless otherwise provided for herein, development must meet all other applicable provisions of the Seminole County Comprehensive Plan (Vision 2020) and Land Development Code of Seminole County.

(4) This Development Order touches and concerns the aforedescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Daryl G. McLain, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Charles W. Hardwick, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

_____ _____
Witness Charles W. Hardwick

_____
Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ _____ who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this_____day of_____, 2003.

_____

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

PUD to PCD (Z2003-029)

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS; THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3, AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122, PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
LEGAL DESCRIPTION

A-1 to PCD (Z2003-029)

BEGINNING 170 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 3 BEL-AIR AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 200 FEET SOUTH OF THE TOWNSHIP LINE BETWEEN TOWNSHIPS 19 AND 20 SOUTH, THENCE RUN SOUTH 127.23 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 44E AND A RADIUS OF 280 FEET, THENCE ALONG SAID CURVE A CHORD DISTANCE OF 99.25 FEET, THENCE EAST 402.55 FEET, THENCE NORTH 225 FEET, THENCE WEST 385 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"

SITE DATA

1. SITE AREA 2.785 ACRES
2. EXISTING ZONING: PUD & A-1
3. EXISTING LAND USE: PUD & LDR
4. PROPOSED ZONING: PCD
5. SURROUNDING ZONING: PUD
6. NO WETLANDS ON SITE
7. ALL USES ALLOWED WITHIN CN ZONING TO BE ALLOWED ON SUBJECT PROPERTY AS WELL AS BANKS AND SIT DOWN ONLY RESTAURANTS
8. EXISTING USE IS A REMNANT ORANGE GROVE AND SINGLE FAMILY RENTAL HOME

SOILS/FEMA INFORMATION

TYPE 20 – MYAKKA FINE SANDS
TYPE 31 – TAVARES FINE SANDS (0-5% SLOPES)

ACCORDING TO FEMA FIRM COMMUNITY PANEL NO 12117C0045 E (EFFECTIVE DATE APRIL 17, 1995) THE ENTIRE SITE LIES IN ZONE 'X' AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN

PROPOSED SITE IMPROVEMENT INFORMATION

WATER: SEMINOLE COUNTY
SEWER: SEMINOLE COUNTY
FIRE PROTECTION: SEMINOLE COUNTY
ELECTRICITY: FLORIDA POWER CORPORATION
NATURAL GAS: TECO PEOPLES GAS
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS
CABLE: TIME WARNER
* PEDESTRIAN ACCESS TO BE PROVIDED IN ACCORDANCE WITH SEMINOLE COUNTY REQUIREMENTS
WATER WILL BE SERVED FROM AN 8" WATER MAIN ON THE WEST SIDE OF CASA VERDE BLVD.
SANITARY WILL BE SERVED FROM EXISTING GRAVITY SEWER APPROX. 80' SOUTH ON LAKE BLVD.

STORM WATER MANAGEMENT

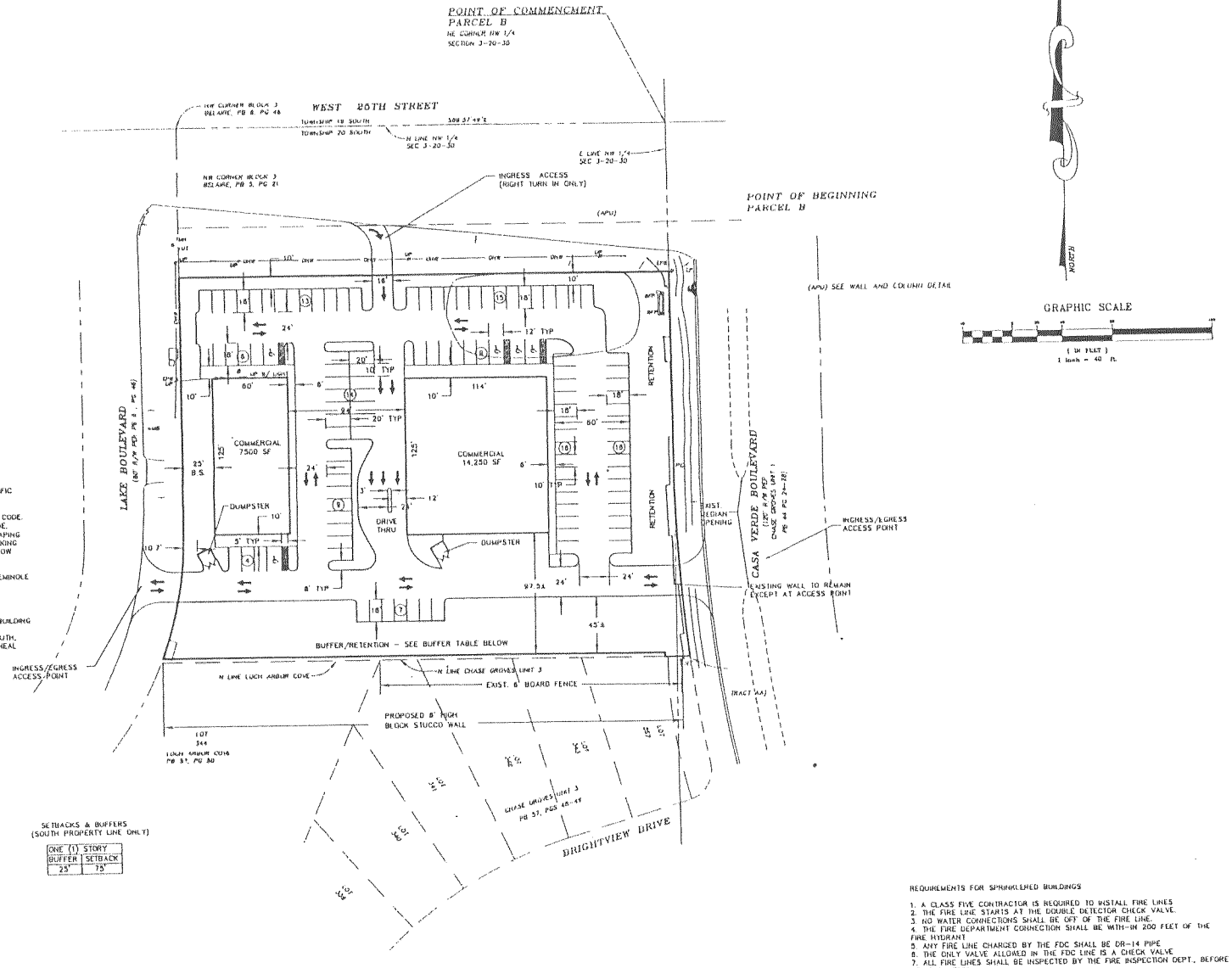
STORM WATER FACILITIES WILL BE PROVIDED TO MEET WATER QUALITY AND QUANTITY REQUIREMENTS IN ACCORDANCE WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND SEMINOLE COUNTY STORM WATER CRITERIA. NO MORE THAN 50% OF THE BUFFER AREA WILL BE UTILIZED FOR RETENTION.

SITE LIGHTING

POLE HEIGHT: MAXIMUM HEIGHT SHALL BE 20' OVERALL
FIXTURE TYPE: DOWNWARD LIGHT THROWING TYPE SHIELDS SHALL BE PROVIDED AS NECESSARY TO LIMIT SPILLOVER TO A MAXIMUM OF 0.5 FOOT CANDLES OUTSIDE THE BOUNDARIES OF THE SITE.
THE MINIMUM SETBACK OF THE LIGHT SOURCE FROM THE PROPERTY LINE SHALL BE A HORIZONTAL DISTANCE OF 40'.

PARKING AND LANDSCAPING

1. PARKING SPACES SHALL BE 10' X 20' AND BASED ON SPECIFIC USE. PARKING SHALL BE REDUCED TO 18' WHERE ABUTTING LANDSCAPED AREAS AND SIDEWALKS 6' OR GREATER IN WIDTH.
2. HANDICAPPED SPACES SHALL BE SIZED AND PROVIDED PER CODE.
3. INTERNAL LANDSCAPING SHALL MEET SEMINOLE COUNTY CODE.
4. ONE (1) TREE FOR EVERY 200 SQ FT OF INTERNAL LANDSCAPING
5. INTERNAL TREE ISLANDS SHALL BE USED TO SUBDIVIDE PARKING BAYS SO NO MORE THAN 20 SPACES IN AN UNINTERRUPTED ROW (MIN. 8' WIDE)
6. TREES AND SHRUBS SHALL BE PROVIDED PER CODE.
7. ALL EXTERNAL PERIMETER LANDSCAPE BUFFERS TO MEET SEMINOLE COUNTY CODE.
8. PARKING REQUIRED = 21,750SF/200= 109+SP.
PARKING SHOWN 108 SPACES (INCLUDING 5 HC)
9. PROPERTY MAYBE PLATTED AT A LATER DATE.
10. ALL BUILDINGS TO BE LIMITED TO ONE STORY AND A 35' BUILDING HEIGHT.
11. ADJACENT TO LOTS 344,341,342,343, AND 257 TO THE SOUTH, THE OWNER SHALL INSTALL 4 UNDERSTORY TREES PER 100 LINEAL FEET WITHIN THE REQUIRED LANDSCAPE BUFFER.



SETBACKS & BUFFERS
(SOUTH PROPERTY LINE ONLY)

ONE (1) STORY	
BUFFER	SETBACK
25'	75'

LAND USE BREAKDOWN

USE	AREA (ACRES)	% OF SITE
COMMERCIAL BUILDINGS	.499	17.92
ROADS, PARKING & SIDEWALKS	1.414	50.77
OPEN SPACE, BUFFERS & RETENTION	.872	31.31

OPEN SPACE REQUIRED = .696 ACRES (25%)
OPEN SPACE PROVIDED = .872 ACRES (31.31%)

REQUIREMENTS FOR SPRINKLERED BUILDINGS

1. A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES
2. THE FIRE LINE STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
3. NO WATER CONNECTIONS SHALL BE OFF OF THE FIRE LINE.
4. THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 200 FEET OF THE FIRE HYDRANT
5. ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE
6. THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE
7. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED
8. A SEPARATE PERMIT SHALL BE REQUIRED TO INSTALL THE FIRE LINE.

MADDEN
engineering, inc.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 250
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY SITE PLAN
FOR
DR. HARDWICK PROPERTY
SEMINOLE COUNTY, FLORIDA

CLIENT
DR. CHARLES HARDWICK
113 CRYSTAL VIEW DRIVE
SANFORD, FLORIDA 32773

ENGINEER IN CHARGE
CHARLES M. MADDEN, P.E. #38757
CERTIFICATE OF AUTHORIZATION #: EB-4800753

DATE	REVISIONS
10/1/03	REVISED PER SEMINOLE COUNTY COMMENTS

JOB # 23130
DATE: 8/30/03
SCALE: 1"=40'
DESIGNED BY: KDB
DRAWN BY: KDB
APPROVED BY: CMM

C-1

FIRST AMENDMENT TO THIRD AMENDED AND RESTATED DEVELOPMENT ORDER FOR GENERAL SANFORD ESTATES DEVELOPMENT OF REGIONAL IMPACT (NOW KNOWN AS "CHASE GROVES")

THIS FIRST AMENDMENT TO THE THIRD AMENDED AND RESTATED DEVELOPMENT ORDER FOR GENERAL SANFORD ESTATES DEVELOPMENT OF REGIONAL IMPACT (NOW KNOWN AS "CHASE GROVES") is made and executed this 18th day of November, 2003, by SEMINOLE COUNTY, a political subdivision of the State of Florida (the "County") and DR. CHARLES W. HARDWICK.

W I T N E S S E T H

WHEREAS, on February 19, 1996, the County adopted the Third Amended and Restated Development Order for Chase Groves, recorded at Official Records Book 3044, Pages 0967-1010; and

WHEREAS, Belair Groves Limited Partnership, is the developer of the real property located in Seminole County known as the Chase Groves Development of Regional Impact (DRI).

WHEREAS, Dr. Charles W, Hardwick is the owner of that certain piece of property described in Exhibit "A" (generally depicted as Exhibit "B" attached; property also identified as "Parcel A" of the Chase Groves PUD Master Plan); located within the Chase Groves DRI, and has the authority to file an application for an amendment to the Chase Groves DRI in accordance with Section 380.06(19), Florida Statutes; and

WHEREAS, Dr. Charles W. Hardwick desires to modify the Third Amendment and Restated Development Order for Chase Groves by removing the parcel described in Exhibit "A" from the Chase Groves DRI; and

WHEREAS, the County has determined that the proposed change to the Third Amended and Restated Development Order does not constitute a substantial deviation under Section 380.06(19), Florida Statutes.

WHEREAS, the County has determined that the proposed change to the Third Amended and Restated Development Order is consistent with the Seminole County Comprehensive Plan (Vision 2020 Plan) and with the Land Development Code of Seminole County.

NOW THEREFORE, the Third Amended and Restated Development Order is hereby amended as follows:

(1) **Removal of Property**. The property described in attached Exhibit "A" is hereby removed from the Chase Groves DRI.

(2) **Legal Description for Chase Groves**. The updated legal description of Chase Groves attached hereto as Exhibit "C" shall replace the existing legal description set forth in the Third Amended and Restated Development Order.

(3) **Open Space Acreage Calculations**. All references to the total acreage of open space in the Third Amended and Restated Development Order shall be changed to 116.3 acres.

(4) **Entire Agreement**. Except as specifically amended hereby, the Third Amended and Restated Development Order shall continue in full force and effect in accordance with its terms.

ADOPTED this 18th day of November, 2003, by the Board of County Commissioners of Seminole County. Signed, sealed and delivered in the presence of:

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By_____
Daryl G. McLain, Chairman

(Additional Signature on the Following Page)

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Charles W. Hardwick, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Addendum.

_____ _____
Witness Charles W. Hardwick

_____
Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ _____ who is personally known to me or who has produced _____ _____as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this_____day of_____, 2003.

_____

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

EXHIBIT "A"

(LEGAL DESCRIPTION OF PROPERTY BEING REMOVED FROM DRI)

PARCEL ID NO.: 03-20-30-300-0100-0000

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS; THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3, AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122, PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

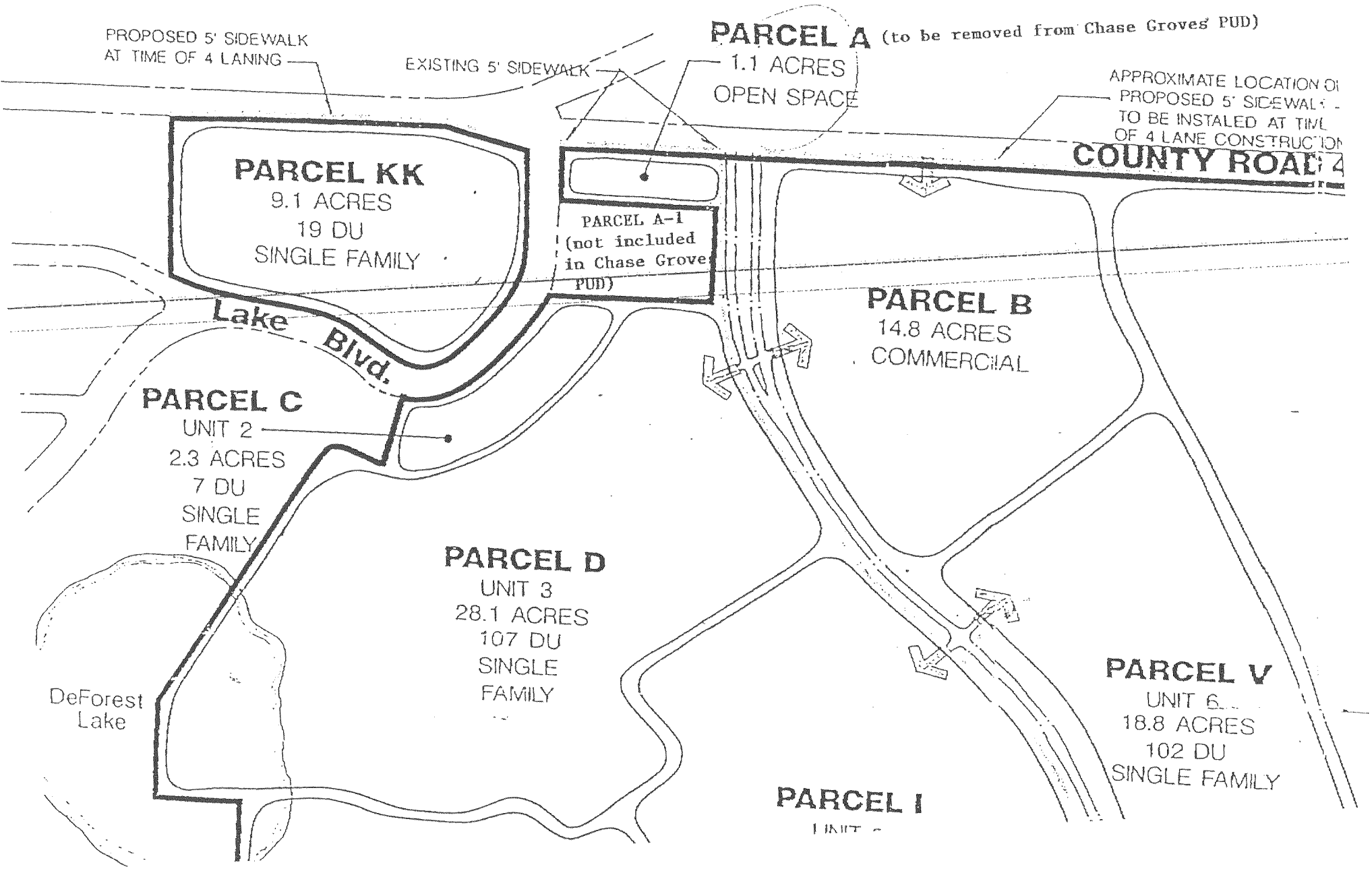

PROPOSED 5' SIDEWALK AT TIME OF 4 LANING
EXISTING 5' SIDEWALK
PARCEL A (to be removed from Chase Groves PUD)
1.1 ACRES
OPEN SPACE
APPROXIMATE LOCATION OF PROPOSED 5' SIDEWALK TO BE INSTALED AT TIME OF 4 LANE CONSTRUCTION
COUNTY ROAD
PARCEL KK
9.1 ACRES
19 DU
SINGLE FAMILY
PARCEL A-1
(not included in Chase Grove PUD)
Lake Blvd.
PARCEL B
14.8 ACRES
COMMERCIAL
PARCEL C
UNIT 2
2.3 ACRES
7 DU
SINGLE FAMILY
PARCEL D
UNIT 3
28.1 ACRES
107 DU
SINGLE FAMILY
DeForest Lake
PARCEL V
UNIT 6
18.8 ACRES
102 DU
SINGLE FAMILY
PARCEL I
UNIT

EXHIBIT "C"

LEGAL DESCRIPTION OF CHASE GROVES
(This legal description reflects the removal of parcel #03-20-30-300-0100-0000)

PARCEL A

Block 2, BELAIRE, as recorded in Plat Book 6, Page 46, of the Public Records of Seminole County, Florida.

LESS:

Begin at the Northeast corner of said Block 2; thence run S.00°02'52".W along the East line of said Block 2 for a distance of 20.00 feet; thence run N.84°18'01".W for a distance of 200.98 feet to a point on the North line of said Block 2, said point being 200.00 feet Westerly of the aforementioned Northeast corner of Block 2; thence run N.89°59'19".E along said North line for a distance of 200.00 feet to the Point of Beginning.

Subject to any rights-of-way and easements of record.

PARCEL B

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 3, thence run N.89°50'20".W along the North line of the Northeast ¼ of said Section 3 for a distance of 40.00 feet to a point on the Northerly prolongation of the Westerly Right-of-Way line of Airport Boulevard (80' right-of-way), thence run S.00°03'51".E along said line for a distance of 514.35 feet to the southeast corner of lands described in Official Record Book 1231, Page 1698 of the Public Records of Seminole County, Florida, said corner being the POINT OF BEGINNING.

Thence continue S.00°03'51".E along the aforementioned Westerly Right-of-Way line of Airport Boulevard for a distance of 1057.48 feet to a point of curvature of a curve concave Easterly having a radius of 1949.36 feet; thence run Southerly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°37'32" for a distance of 395.63 feet to a point on the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51".E along the East line of said Northeast ¼ for a distance of 668.69 feet to a point on the Westerly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run S.52°28'50".W along said right-of-way for a distance of 353.99 feet to a point of curvature of a curve concave Southeasterly having a radius of 5033.80 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°47'10" for a distance of 1035.49 feet; thence run S.40°41'39".W along said Westerly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly having a

radius of 5944.38 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line for a distance of 118.36 feet to a point on the South line of the North ½ of the Southeast ¼ of the aforementioned Section 3; thence run N.89°49'28".W along said South line for a distance of 918.35 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 3, thence run N.89°32'31".W along the South line of said Northeast ¼ of the Southwest ¼ for a distance of 400.00 feet to a point on the West line of the West 400.00 feet of said Northeast ¼ of the Southwest ¼; thence run N.00°19'37".E along said West line for a distance of 162.44 feet to a point on the South line of the North 1149.50 feet of said Northeast ¼ of the Southwest ¼; thence run S.89°44'36".W along said South line for a distance of 895.78 feet to a point on the East line of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida; thence run N.00°13'41".W along said East line for a distance of 1149.50 feet to a point on the South line of the West 210.00 feet of the Southeast ¼ of the Northwest ¼ of the aforementioned Section 3; thence run N.89°44'36".E along said South line for a distance of 193.28 feet to the Southeast corner thereof; thence run N.00°03'54".E along the East line of said West 210.00 feet of the Southeast ¼ of the Northwest ¼ for a distance of 1335.51 feet to the Northeast corner thereof, thence run S.89°26'51".W along the North line of said West 210.00 feet of the Southeast ¼ of the Northwest ¼ for a distance of 210.01 feet to the Northwest corner thereof, thence run N.00°03'54".E along the West line of the Northeast ¼ of the Northwest ¼ of said Section 3, for a distance of 209.31 feet; thence run N.29°16'46".E along the Westerly line of lands described in Official Record Book 1056, Page 676 of the Public Records of Seminole County, Florida for a distance of 979.82 feet to a point on a curve concave Northerly having a radius of 199.79 feet and a chord bearing of N.85°05'36".E; thence run Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Lake Boulevard (80' right-of-way) through a central angle of 82°02'57" for a distance of 286.11 feet; thence run N.44°04'07".E along said Southerly Right-of-Way line for a distance of 140.69 feet to a point of curvature of a curve concave Northwesterly having a radius of 280.00 feet; thence run Northeasterly along the arc of said curve and said Southerly line through a central angle of 22°41'07" for a distance of 110.86 feet; thence run S.°89'57"49.E along the aforementioned Westerly line of Official Record Book 1056, Page 676 for a distance of 406.24 feet; thence run N.00°31'20".W along said Westerly line for a distance of 225.00 feet; thence run N.89°57'49".W along said Westerly line for a distance of 385.00 feet to a point on the Easterly Right-of-Way line of said Lake Boulevard; thence run N.00°02'52".E along said Easterly Right-of-Way line for a distance of 123.63 feet to a point on the South Right-of-Way line of 25th Street; thence run S.89°57'49".E along said South Right-of-Way line for a distance of 392.86 feet; thence run S.89°50'20".E along said South Right-of-Way line for a distance of 2188.25 feet to the Northwest corner of lands described in Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01".E along the Westerly line of said Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01"E. along the westerly line of said Official Records Book 1257, Page 794 for a distance of 127.17 feet; thence run S.27°57'23".E along said Westerly line for a distance of 143.95 feet; thence run S.56°44'30".E along said Westerly line and the Southerly line of the aforementioned Official Record Book 1231, Page 1698 for a distance of 200.75 feet; thence run

S.66°42'39".E along said Southerly line for a distance of 179.72 feet to the POINT OF BEGINNING.

LESS

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest ¼ of the Southeast ¼;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast ¼ of the Southwest ¼;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast ¼ of the Southwest ¼, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

PARCEL C

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of said Section 3; thence run S.00°01'22".E along the East line of the Southeast ¼ of said Section 3 for a distance of 1310.86 feet to the Southeast corner of the North ½ of the Southeast ¼ of said Section 3; thence run N.89°49'28".W along the North line of said South ½ of the Southeast ¼ for a distance of 1472.77 feet to a point on the Westerly Right-of-Way line of Seaboard Coast Line Railroad, said point also being the POINT OF BEGINNING;

Thence continue N.89°49'28".W along the aforementioned North line of the South ½ of the Southeast ¼ for a distance of 110.34 feet to a point on a curve concave Southeasterly having a radius of 5847.10 feet and a chord bearing of S.37°23'38".W; thence run Southwesterly along the arc of said curve through a central angle of 05°53'34" for a distance of 601.36 feet; thence run S.34°26'51".W for a distance of 160.20 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 485.25 feet to a point on a curve concave Northwesterly having a radius of 4743.27 feet and a chord bearing of N.37°19'40".E, said point lying on the Easterly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 05°45'37" for a

distance of 476.88 feet; thence run N.34°26'51".E along said Easterly Right-of-Way line for a distance of 164.12 feet to a point of curvature of a curve concave Southeasterly having a radius of 5894.38 feet; thence run Northeasterly along the arc of said curve through a central angle of 06°14'48" and said Easterly Right-of-Way line for a distance of 642.63 feet; thence run N.40°41'39".E along said Easterly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly have a radius of 4983.80 feet; thence run along the arc of said curve and said Easterly Right-of-Way line through a central angle of 11°47'10" for a distance of 1025.21 feet; thence run N.52°28'50".E along said Easterly Right-of-Way line for a distance of 189.72 feet to a point on a line that lies 100.00 feet East and parallel with the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51".E along said line for a distance of 99.01 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 2016.02 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL D

That part of Sections 3 and 10, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of said Section 3; thence run S.00°01'22".E along East line of the Southeast ¼ of said Section 3 for a distance of 1371.86 feet to a point on the South line of the North 61.00 feet of the South ½ of the Southeast ¼ of said Section 3, said point being the POINT OF BEGINNING.

Thence continues S.00°'01"22.E along said East line of the Southeast ¼ for a distance of 853.82 feet to a point on the Northerly line of Hidden Lake, Phase II, Unit IV, as recorded in Plat Book 25, Pages 66 and 67 of the Public Records of Seminole County, Florida; thence run S.59°58'38".W along the Northerly line of said Hidden Lake, Phase II, Unit IV for a distance of 790.60 feet to the North line of Hidden Lake, Phase II, Unit III as recorded in Plat Book 25, Pages 64 and 65 of the Public Records of Seminole County, Florida; thence run N.89°57'30".W along the North line of said Hidden Lake, Phase II, Unit III and the North line of Hidden Lake Phase II, Unit I, as recorded in Plat Book 24, Pages 15 through 17 of the Public Records of Seminole County, Florida, for a distance of 1233.82 feet to the Northwest corner of said Hidden Lake Phase II, Unit I; thence run S.29°54'53".E along the Westerly line of said Hidden Lake Phase II, Unit I, for a distance of 601.56 feet to the Northeasterly corner of Ramblewood as recorded in Plat Book 23, Pages 7 and 8 of the Public Records of Seminole County, Florida; thence run S.60°06'21".W along the Northerly line of said Ramblewood for a distance of 1056.12 feet to the Northwesterly corner thereof; thence run S.89°56'37".W for a distance of 866.14 feet to a point on a curve concave Southeasterly having a radius of 1617.02 feet and a chord bearing of N.30°36'57".E, said point being on the Easterly Right-of-Way line of the Seaboard Coast Line Railroad; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of

24°32'43" for a distance of 692.73 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 1466.77 feet; thence run S.83°42'28".E along said Easterly Right-of-Way line for a distance of 12.46 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 868.93 feet to a point on the aforementioned South line of the North 61.00 feet of the South ½ of the Southeast ¼ of Section 3; thence run S.89°49'28".E along said South line for a distance of 1447.64 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL E – S.O. Chase Parcel

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest ¼ of the Southeast ¼;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast ¼ of the Southwest ¼;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast ¼ of the Southwest ¼, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

LESS:

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of Section 3, Township 20 South, Range 30 East, and run S. 00°13'45" E. along the East line of said Northwest ¼ for a distance of 120.00 feet to the Southeast corner of lands described in Official Records Book 3122, Page 1138, of the Public Records of Seminole County, Florida, being on the Westerly line of Casa Verde Boulevard and the POINT OF BEGINNING; thence continue S. 00°13'45" E. along said right-of-way line for a distance of 150.82 feet to the point of curvature of a curve concave Northeasterly having a radius of 1188.16 feet and a central angle of 07°38'05"; thence run Southeasterly along the arc of said curve and said right-of-way line for a distance of 158.33 feet to the Northeast corner of Tract AA, CHASE GROVES UNIT 1, according to the Plat thereof, as recorded in Plat Book 44, Pages 24 through 28, of the Public Records; thence run N. 89°57'49" W. along the North

line of said Tract AA and the North line of CHASE GROVES UNIT 3, as recorded in Plat Book 57, Pages 48 and 49, of said Public Records for a distance of 20.08 feet; thence run N. 00°02'52" E. along the East line of lands described in Official Records Book 2658, Page 926, of said Public Records and the Southerly prolongation thereof for a distance of 228.55 feet to the Northeast corner of said lands; thence run N. 89°57'08" W. along the North line of said lands for a distance of 385.00 feet to the Northwest corner thereof; thence run N. 00°02'52" E. along the Easterly right-of-way line of Lake Boulevard South (an 80' wide right-of-way) for a distance of 80.00 feet to the Southwest corner of the aforesaid Official Records Book 3122, Page 1138; thence run S. 89°57'49" E. along the South line of said Official Records Book 3122, Page 1138, for a distance of 393.06 feet to the POINT OF BEGINNING.

ADDENDUM NO. 7
DEVELOPERS COMMITMENT AGREEMENT
CHASE GROVES PUD

The Developers Commitment Agreement, dated September 13, 1988, is hereby amended to read:

I. Parcel "A" is hereby removed from the Chase Groves PUD (1996 PUD Plan). Legal description attached as Exhibit "A". The updated legal description of Chase Groves attached hereto as Exhibit "C" shall replace the existing legal description set forth in the Chase Groves PUD, dated September 13, 1988.

II. Statement of Basic Facts

Total Acreage – 416.1

III. Land Use Acres

Open Space/
Recreation 135.7

VI. Vehicular and Pedestrian Circulation System

B. Roads

I. Access

b. The exact location and geometry of access points shall be approved by the COUNTY. Consistent with access locations as shown on the Final Master Plan, curbcuts shall be placed as far as possible from the intersection of CR 46A and Airport Boulevard, and any existing curb cuts closed. Whenever properties internal to the site are in separate ownership and share common driveway or roadway facilities, cross easement agreements for such shared use, either pursuant to a master Declaration of Covenants, Conditions, Easements and Restrictions for the DEVELOPMENT, or pursuant to individual agreements shall be created and submitted to the COUNTY in conjunction with specific site plan review.

Notwithstanding the foregoing, the following curbcuts shall be permitted to allow for vehicular and pedestrian ingress and egress to and from Parcel "A" and Parcel "A-1" as more properly depicted on the attached portion of the Chase Groves PUD Revised Master Plan (attached as Exhibit "B"):

1. A right-in only curbcut located on the northern boundary line of Parcel "A" allowing access to CR 46A.

2. A full access curbcut located along the western boundary line of the Parcel "A-1", which is located directly to the south of and adjacent to Parcel "A" providing for direct access to and from Lake Boulevard South.

3. A full access curbcut located along the eastern boundary line of the Parcel "A-l", which is located directly to the south of and adjacent to Parcel "A", allowing access to and from Casa Verde Boulevard.

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By:_____
Daryl G. McLain, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Charles W. Hardwick, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Addendum.

_____ _____

Witness Charles W. Hardwick

_____

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ _____as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this_____day of_____, 2003.

_____

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS; THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3, AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122, PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

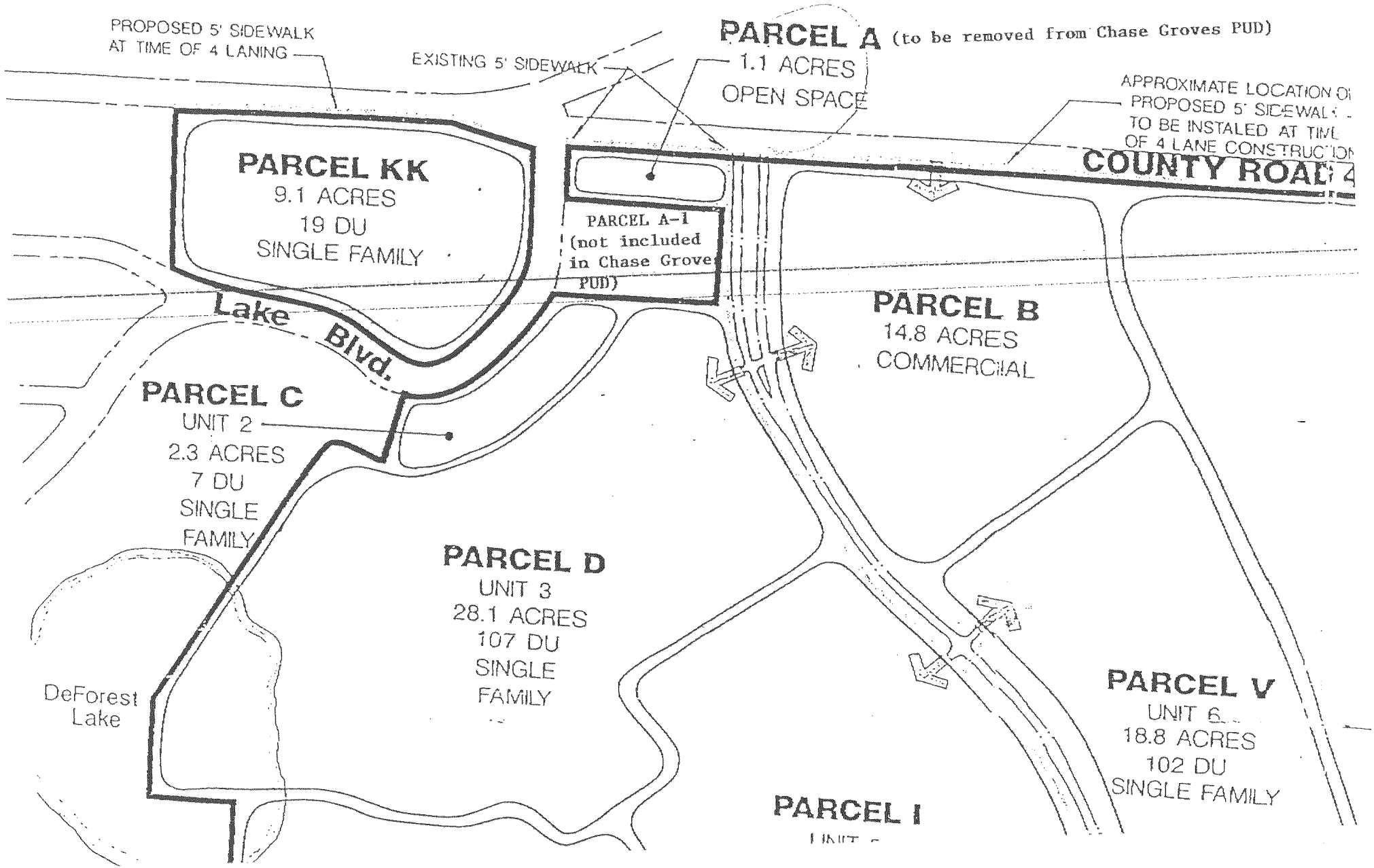

PROPOSED 5' SIDEWALK AT TIME OF 4 LANING
EXISTING 5' SIDEWALK
PARCEL A (to be removed from Chase Groves PUD)
1.1 ACRES
OPEN SPACE
APPROXIMATE LOCATION OF PROPOSED 5' SIDEWALK TO BE INSTALED AT TIME OF 4 LANE CONSTRUCTION
COUNTY ROAD
PARCEL KK
9.1 ACRES
19 DU
SINGLE FAMILY
PARCEL A-1
(not included in Chase Grove PUD)
Lake Blvd.
PARCEL B
14.8 ACRES
COMMERCIAL
PARCEL C
UNIT 2
2.3 ACRES
7 DU
SINGLE FAMILY
PARCEL D
UNIT 3
28.1 ACRES
107 DU
SINGLE FAMILY
DeForest Lake
PARCEL V
UNIT 6
18.8 ACRES
102 DU
SINGLE FAMILY
PARCEL I
UNIT -

EXHIBIT "C"

(REVISED LEGAL DESCRIPTION OF CHASE GROVES)

PARCEL A

Block 2, BELAIRE, as recorded in Plat Book 6, Page 46, of the Public Records of Seminole County, Florida.

LESS:

Begin at the Northeast corner of said Block 2; thence run S.00°02'52".W along the East line of said Block 2 for a distance of 20.00 feet; thence run N.84°18'01".W for a distance of 200.98 feet to a point on the North line of said Block 2, said point being 200.00 feet Westerly of the aforementioned Northeast corner of Block 2; thence run N.89°59'19".E along said North line for a distance of 200.00 feet to the Point of Beginning.

Subject to any rights-of-way and easements of record.

PARCEL B

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 3, thence run N.89°50'20".W along the North line of the Northeast ¼ of said Section 3 for a distance of 40.00 feet to a point on the Northerly prolongation of the Westerly Right-of-Way line of Airport Boulevard (80' right-of-way), thence run S.00°03'51".E along said line for a distance of 514.35 feet to the southeast corner of lands described in Official Record Book 1231, Page 1698 of the Public Records of Seminole County, Florida, said corner being the POINT OF BEGINNING.

Thence continue S.00°03'51".E along the aforementioned Westerly Right-of-Way line of Airport Boulevard for a distance of 1057.48 feet to a point of curvature of a curve concave Easterly having a radius of 1949.36 feet; thence run Southerly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°37'32" for a distance of 395.63 feet to a point on the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51".E along the East line of said Northeast ¼ for a distance of 668.69 feet to a point on the Westerly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run S.52°28'50".W along said right-of-way for a distance of 353.99 feet to a point of curvature of a curve concave Southeasterly having a radius of 5033.80 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°47'10" for a distance of 1035.49 feet; thence run S.40°41'39".W along said Westerly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly having a radius of 5944.38 feet; thence run Southwesterly along the arc of said curve and said

Westerly Right-of-Way line for a distance of 118.36 feet to a point on the South line of the North ½ of the Southeast ¼ of the aforementioned Section 3; thence run N.89°49'28".W along said South line for a distance of 918.35 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 3, thence run N.89°32'31".W along the South line of said Northeast ¼ of the Southwest ¼ for a distance of 400.00 feet to a point on the West line of the West 400.00 feet of said Northeast ¼ of the Southwest ¼; thence run N.00°19'37".E along said West line for a distance of 162.44 feet to a point on the South line of the North 1149.50 feet of said Northeast ¼ of the Southwest ¼; thence run S.89°44'36".W along said South line for a distance of 895.78 feet to a point on the East line of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida; thence run N.00°13'41".W along said East line for a distance of 1149.50 feet to a point on the South line of the West 210.00 feet of the Southeast ¼ of the Northwest ¼ of the aforementioned Section 3; thence run N.89°44'36".E along said South line for a distance of 193.28 feet to the Southeast corner thereof; thence run N.00°03'54".E along the East line of said West 210.00 feet of the Southeast ¼ of the Northwest ¼ for a distance of 1335.51 feet to the Northeast corner thereof, thence run S.89°26'51".W along the North line of said West 210.00 feet of the Southeast ¼ of the Northwest ¼ for a distance of 210.01 feet to the Northwest corner thereof, thence run N.00°03'54".E along the West line of the Northeast ¼ of the Northwest ¼ of said Section 3, for a distance of 209.31 feet; thence run N.29°16'46".E along the Westerly line of lands described in Official Record Book 1056, Page 676 of the Public Records of Seminole County, Florida for a distance of 979.82 feet to a point on a curve concave Northerly having a radius of 199.79 feet and a chord bearing of N.85°05'36".E; thence run Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Lake Boulevard (80' right-of-way) through a central angle of 82°02'57" for a distance of 286.11 feet; thence run N.44°04'07".E along said Southerly Right-of-Way line for a distance of 140.69 feet to a point of curvature of a curve concave Northwesterly having a radius of 280.00 feet; thence run Northeasterly along the arc of said curve and said Southerly line through a central angle of 22°41'07" for a distance of 110.86 feet; thence run S.°89'57"49.E along the aforementioned Westerly line of Official Record Book 1056, Page 676 for a distance of 406.24 feet; thence run N.00°31'20".W along said Westerly line for a distance of 225.00 feet; thence run N.89°57'49".W along said Westerly line for a distance of 385.00 feet to a point on the Easterly Right-of-Way line of said Lake Boulevard; thence run N.00°02'52".E along said Easterly Right-of-Way line for a distance of 123.63 feet to a point on the South Right-of-Way line of 25th Street; thence run S.89°57'49".E along said South Right-of-Way line for a distance of 392.86 feet; thence run S.89°50'20".E along said South Right-of-Way line for a distance of 2188.25 feet to the Northwest corner of lands described in Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01".E along the Westerly line of said Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01"E. along the westerly line of said Official Records Book 1257, Page 794 for a distance of 127.17 feet; thence run S.27°57'23".E along said Westerly line for a distance of 143.95 feet; thence run S.56°44'30".E along said Westerly line and the Southerly line of the aforementioned Official Record Book 1231, Page 1698 for a distance of 200.75 feet; thence run

S.66°42'39".E along said Southerly line for a distance of 179.72 feet to the POINT OF BEGINNING.

LESS

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest ¼ of the Southeast ¼;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast ¼ of the Southwest ¼;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast ¼ of the Southwest ¼, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

PARCEL C

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of said Section 3; thence run S.00°01'22".E along the East line of the Southeast ¼ of said Section 3 for a distance of 1310.86 feet to the Southeast corner of the North ½ of the Southeast ¼ of said Section 3; thence run N.89°49'28".W along the North line of said South ½ of the Southeast ¼ for a distance of 1472.77 feet to a point on the Westerly Right-of-Way line of Seaboard Coast Line Railroad, said point also being the POINT OF BEGINNING;

Thence continue N.89°49'28".W along the aforementioned North line of the South ½ of the Southeast ¼ for a distance of 110.34 feet to a point on a curve concave Southeasterly having a radius of 5847.10 feet and a chord bearing of S.37°23'38".W; thence run Southwesterly along the arc of said curve through a central angle of 05°53'34" for a distance of 601.36 feet; thence run S.34°26'51".W for a distance of 160.20 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 485.25 feet to a point on a curve concave Northwesterly having a radius of 4743.27 feet and a chord bearing of N.37°19'40".E, said point lying on the Easterly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 05°45'37" for a

distance of 476.88 feet; thence run N.34°26'51".E along said Easterly Right-of-Way line for a distance of 164.12 feet to a point of curvature of a curve concave Southeasterly having a radius of 5894.38 feet; thence run Northeasterly along the arc of said curve through a central angle of 06°14'48" and said Easterly Right-of-Way line for a distance of 642.63 feet; thence run N.40°41'39".E along said Easterly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly have a radius of 4983.80 feet; thence run along the arc of said curve and said Easterly Right-of-Way line through a central angle of 11°47'10" for a distance of 1025.21 feet; thence run N.52°28'50".E along said Easterly Right-of-Way line for a distance of 189.72 feet to a point on a line that lies 100.00 feet East and parallel with the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51".E along said line for a distance of 99.01 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 2016.02 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL D

That part of Sections 3 and 10, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of said Section 3; thence run S.00°01'22".E along East line of the Southeast ¼ of said Section 3 for a distance of 1371.86 feet to a point on the South line of the North 61.00 feet of the South ½ of the Southeast ¼ of said Section 3, said point being the POINT OF BEGINNING.

Thence continues S.00°'01"22.E along said East line of the Southeast ¼ for a distance of 853.82 feet to a point on the Northerly line of Hidden Lake, Phase II, Unit IV, as recorded in Plat Book 25, Pages 66 and 67 of the Public Records of Seminole County, Florida; thence run S.59°58'38".W along the Northerly line of said Hidden Lake, Phase II, Unit IV for a distance of 790.60 feet to the North line of Hidden Lake, Phase II, Unit III as recorded in Plat Book 25, Pages 64 and 65 of the Public Records of Seminole County, Florida; thence run N.89°57'30".W along the North line of said Hidden Lake, Phase II, Unit III and the North line of Hidden Lake Phase II, Unit I, as recorded in Plat Book 24, Pages 15 through 17 of the Public Records of Seminole County, Florida, for a distance of 1233.82 feet to the Northwest corner of said Hidden Lake Phase II, Unit I; thence run S.29°54'53".E along the Westerly line of said Hidden Lake Phase II, Unit I, for a distance of 601.56 feet to the Northeasterly corner of Ramblewood as recorded in Plat Book 23, Pages 7 and 8 of the Public Records of Seminole County, Florida; thence run S.60°06'21".W along the Northerly line of said Ramblewood for a distance of 1056.12 feet to the Northwesterly corner thereof; thence run S.89°56'37".W for a distance of 866.14 feet to a point on a curve concave Southeasterly having a radius of 1617.02 feet and a chord bearing of N.30°36'57".E, said point being on the Easterly Right-of-Way line of the Seaboard Coast Line Railroad; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of

24°32'43" for a distance of 692.73 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 1466.77 feet; thence run S.83°42'28".E along said Easterly Right-of-Way line for a distance of 12.46 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 868.93 feet to a point on the aforementioned South line of the North 61.00 feet of the South ½ of the Southeast ¼ of Section 3; thence run S.89°49'28".E along said South line for a distance of 1447.64 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL E – S.O. Chase Parcel

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest ¼ of the Southeast ¼;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast ¼ of the Southwest ¼;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast ¼ of the Southwest ¼, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

LESS:

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of Section 3, Township 20 South, Range 30 East, and run S. 00°13'45" E. along the East line of said Northwest ¼ for a distance of 120.00 feet to the Southeast corner of lands described in Official Records Book 3122, Page 1138, of the Public Records of Seminole County, Florida, being on the Westerly line of Casa Verde Boulevard and the POINT OF BEGINNING; thence continue S. 00°13'45" E. along said right-of-way line for a distance of 150.82 feet to the point of curvature of a curve concave Northeasterly having a radius of 1188.16 feet and a central angle of 07°38'05"; thence run Southeasterly along the arc of said curve and said right-of-way line for a distance of 158.33 feet to the Northeast corner of Tract AA, CHASE GROVES UNIT 1, according to the Plat thereof, as recorded in Plat Book 44, Pages 24 through 28, of the Public Records; thence run N. 89°57'49" W. along the North

line of said Tract AA and the North line of CHASE GROVES UNIT 3, as recorded in Plat Book 57, Pages 48 and 49, of said Public Records for a distance of 20.08 feet; thence run N. 00°02'52" E. along the East line of lands described in Official Records Book 2658, Page 926, of said Public Records and the Southerly prolongation thereof for a distance of 228.55 feet to the Northeast corner of said lands; thence run N. 89°57'08" W. along the North line of said lands for a distance of 385.00 feet to the Northwest corner thereof; thence run N. 00°02'52" E. along the Easterly right-of-way line of Lake Boulevard South (an 80' wide right-of-way) for a distance of 80.00 feet to the Southwest corner of the aforesaid Official Records Book 3122, Page 1138; thence run S. 89°57'49" E. along the South line of said Official Records Book 3122, Page 1138, for a distance of 393.06 feet to the POINT OF BEGINNING.

ORDINANCE 2003- SEMINOLE COUNTY, FLORIDA

AN ORDINANCE AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN BY VIRTUE OF A SMALL SCALE DEVELOPMENT AMENDMENT; CHANGING THE FUTURE LAND USE DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT; 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 2001-21 which adopted the Vision 2020 Seminole County Comprehensive Plan ("the Plan"); 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 Land Planning Agency held a Public Hearing, with all required public notice, on October 1, 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 November 18, 2003, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Land

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 Strategic Regional Policy Plan of the East Central Florida Regional Planning Council.

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

Section 1. RECITALS/LEGISLATIVE FINDINGS:

(a) The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

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

Section 2. 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 2001-21, as previously amended, is hereby further amended by changing the future land use designation assigned to the property depicted on the Future Land Use Map and described in attached Appendix "A" to the following future land use designation:

Amendment Number	Amendment
09-03SS.06	Amendment from Low Density Residential to Planned Development

(b) The associated rezoning request was completed by means of Ordinance Numbered 2003-____.

Section 3. SEVERABILITY:

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

Section 4. EXCLUSION FROM COUNTY CODE/CODIFICATION:

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

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

Section 5. EFFECTIVE DATE:

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

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendment set forth herein shall be thirty-one (31) days after the date of enactment by the Board of County Commissioners or, if challenged within thirty (30) days of enactment, 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 18th day of November 2003

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By:_____
Daryl G. McLain, Chairman

APPENDIX "A"
LEGAL DESCRIPTION

09-03SS.06 (Low Density Residential to Planned Development)

BEGINNING 170 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 3 BEL-AIR AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 200 FEET SOUTH OF THE TOWNSHIP LINE BETWEEN TOWNSHIPS 19 AND 20 SOUTH, THENCE RUN SOUTH 127.23 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 44E AND A RADIUS OF 280 FEET, THENCE ALONG SAID CURVE A CHORD DISTANCE OF 99.25 FEET, THENCE EAST 402.55 FEET, THENCE NORTH 225 FEET, THENCE WEST 385 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO. 2003- SEMINOLE COUNTY, FLORIDA

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTIES LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION; PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION; PUD (PLANNED UNIT DEVELOPMENT) 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 document titled "Executive Summary Lake Boulevard/Casa Verde".

(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. REZONING. The property described in attached Exhibit "A" is hereby rezoned from A-1 (Agriculture) to PCD (Planned Commercial Development District); the property described in attached Exhibit "B" is hereby rezoned from PUD (Planned Unit Development) to PCD (Planned Commercial Development District); and the property described in attached Exhibit "C" is hereby rezoned from PUD (Planned Unit Development) to PUD (Planned Unit Development).

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 #03-22000005 in the Official Land Records of Seminole County.

ENACTED this 18th day of November 2003

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

By:_____
Daryl G. McLain, Chairman

EXHIBIT "A"
LEGAL DESCRIPTION

Z2003-029 (A-1 to PCD)

BEGINNING 170 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 3 BEL-AIR AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 200 FEET SOUTH OF THE TOWNSHIP LINE BETWEEN TOWNSHIPS 19 AND 20 SOUTH, THENCE RUN SOUTH 127.23 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGEL OF 44E AND A RADIUS OF 280 FEET, THENCE ALONG SAID CURVE A CHORD DISTANCE OF 99.25 FEET, THENCE EAST 402.55 FEET, THENCE NORTH 225 FEET, THENCE WEST 385 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
LEGAL DESCRIPTION

PUD to PCD (Z2003-029)

THAT PART OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN S 00E13'45" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3122, PAGE 1138, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY LINE OF CASA VERDE BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE S 00E13'45" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1188.16 FEET AND A CENTRAL ANGLE OF 07E38'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 158.33 FEET TO THE NORTHEAST CORNER OF TRACT AA, CHASE GROVES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 24 THROUGH 28, OF SAID PUBLIC RECORDS; THENCE RUN N 89E57'49" W ALONG THE NORTH LINE OF SAID TRACT AA AND THE NORTH LINE OF CHASE GROVES UNIT 3, AS RECORDED IN PLAT BOOK 57, PAGES 48 AND 49, OF SAID PUBLIC RECORDS FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 00E02'52" E ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2658, PAGE 926, OF SAID PUBLIC RECORDS AND THE SOUTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N 89E57'08" W ALONG THE NORTH LINE OF SAID LANDS FOR A DISTANCE OF 385.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE RUN N 00E02'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE BOULEVARD SOUTH (AN 80' WIDE RIGHT-OF-WAY) FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OFFICIAL RECORDS BOOK 3122, PAGE 1138; THENCE RUN S 89E57'49" E ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 3122, PAGE 1138, FOR A DISTANCE OF 393.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"
LEGAL DESCRIPTION
CHASE GROVES

LEGAL DESCRIPTION OF CHASE GROVES
(This legal description reflects the removal of parcel #03-20-30-300-0100-0000)

PUD to PUD (Z2003-029)

PARCEL A

Block 2, BELAIRE, as recorded in Plat Book 6, Page 46, of the Public Records of Seminole County, Florida.

LESS:

Begin at the Northeast corner of said Block 2; thence run S.00°02'52".W along the East line of said Block 2 for a distance of 20.00 feet; thence run N.84°18'01".W for a distance of 200.98 feet to a point on the North line of said Block 2, said point being 200.00 feet Westerly of the aforementioned Northeast corner of Block 2; thence run N.89°59'19".E along said North line for a distance of 200.00 feet to the Point of Beginning.

Subject to any rights-of-way and easements of record.

PARCEL B

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 3, thence run N.89°50'20".W along the North line of the Northeast ¼ of said Section 3 for a distance of 40.00 feet to a point on the Northerly prolongation of the Westerly Right-of-Way line of Airport Boulevard (80' right-of-way), thence run S.00°03'51".E along said line for a distance of 514.35 feet to the southeast corner of lands described in Official Record Book 1231, Page 1698 of the Public Records of Seminole County, Florida, said corner being the POINT OF BEGINNING.

Thence continue S.00°03'51".E along the aforementioned Westerly Right-of-Way line of Airport Boulevard for a distance of 1057.48 feet to a point of curvature of a curve concave Easterly having a radius of 1949.36 feet; thence run Southerly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°37'32" for a distance of 395.63 feet to a point on the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51".E along the East line of said Northeast ¼ for a distance of 668.69 feet to a point on the Westerly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run S.52°28'50".W along said right-of-way for a distance of 353.99 feet to a point of curvature of a curve concave Southeasterly having a radius of 5033.80 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 11°47'10" for a distance of 1035.49 feet; thence run S.40°41'39".W along said Westerly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly having a radius of 5944.38 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line for a distance of 118.36 feet to a point on the South line of the North ½ of the Southeast ¼ of the aforementioned Section 3; thence run N.89°49'28".W along said South line for a distance of 918.35 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 3, thence run N.89°32'31".W along the South line of said Northeast ¼ of the Southwest ¼ for a distance of 400.00 feet to a point on the West line of the West 400.00 feet of said Northeast ¼ of the Southwest ¼; thence run N.00°19'37".E along said West line for a distance of 162.44 feet to a point on the South line of the North 1149.50 feet of said Northeast ¼ of the Southwest ¼; thence run S.89°44'36".W along said South line for a distance of 895.78 feet to a point on the East line of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida; thence run N.00°13'41".W along said East line for a distance of 1149.50 feet to a point on the South line of the West 210.00 feet of the Southeast ¼ of the Northwest ¼ of the aforementioned Section 3; thence run N.89°44'36".E along said South line for a distance of 193.28 feet to the Southeast corner thereof; thence run N.00°03'54".E along the East line of said West 210.00 feet of the Southeast ¼ of the Northwest ¼ for a distance of 1335.51 feet to the Northeast corner thereof, thence run S.89°26'51".W along the North line of said West 210.00 feet of the Southeast ¼ of the Northwest ¼ for a distance of 210.01 feet to the Northwest corner thereof, thence run N.00°03'54".E along the West line of the Northeast ¼ of the Northwest ¼ of said Section 3, for a

distance of 209.31 feet; thence run N.29°16'46".E along the Westerly line of lands described in Official Record Book 1056, Page 676 of the Public Records of Seminole County, Florida for a distance of 979.82 feet to a point on a curve concave Northerly having a radius of 199.79 feet and a chord bearing of N.85°05'36".E; thence run Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Lake Boulevard (80' right-of-way) through a central angle of 82°02'57" for a distance of 286.11 feet; thence run N.44°04'07".E along said Southerly Right-of-Way line for a distance of 140.69 feet to a point of curvature of a curve concave Northwesterly having a radius of 280.00 feet; thence run Northeasterly along the arc of said curve and said Southerly line through a central angle of 22°41'07" for a distance of 110.86 feet; thence run S.°89'57"49.E along the aforementioned Westerly line of Official Record Book 1056, Page 676 for a distance of 406.24 feet; thence run N.00°31'20".W along said Westerly line for a distance of 225.00 feet; thence run N.89°57'49".W along said Westerly line for a distance of 385.00 feet to a point on the Easterly Right-of-Way line of said Lake Boulevard; thence run N.00°02'52".E along said Easterly Right-of-Way line for a distance of 123.63 feet to a point on the South Right-of-Way line of 25th Street; thence run S.89°57'49".E along said South Right-of-Way line for a distance of 392.86 feet; thence run S.89°50'20".E along said South Right-of-Way line for a distance of 2188.25 feet to the Northwest corner of lands described in Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01".E along the Westerly line of said Official Record Book 1257, Page 794 of the Public Records of Seminole County, Florida; thence S.00°08'01"E. along the westerly line of said Official Records Book 1257, Page 794 for a distance of 127.17 feet; thence run S.27°57'23".E along said Westerly line for a distance of 143.95 feet; thence run S.56°44'30".E along said Westerly line and the Southerly line of the aforementioned Official Record Book 1231, Page 1698 for a distance of 200.75 feet; thence run S.66°42'39".E along said Southerly line for a distance of 179.72 feet to the POINT OF BEGINNING.

LESS

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest ¼ of the Southeast ¼;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast ¼ of the Southwest ¼;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast ¼ of the Southwest ¼, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

PARCEL C

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of said Section 3; thence run S.00°01'22".E along the East line of the Southeast ¼ of said Section 3 for a distance of 1310.86 feet to the Southeast corner of the North ½ of the Southeast ¼ of said Section 3; thence run N.89°49'28".W along the North line of said South ½ of the Southeast ¼ for a distance of 1472.77 feet to a point on the Westerly Right-of-Way line of Seaboard Coast Line Railroad, said point also being the POINT OF BEGINNING;

Thence continue N.89°49'28".W along the aforementioned North line of the South ½ of the Southeast ¼ for a distance of 110.34 feet to a point on a curve concave Southeasterly having a radius of 5847.10 feet and a chord bearing of S.37°23'38".W; thence run Southwesterly along the arc of said curve through a central angle of 05°53'34" for a distance of 601.36 feet; thence run S.34°26'51".W for a distance of 160.20 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 485.25 feet to a point on a curve concave Northwesterly having a radius of 4743.27 feet and a chord bearing of N.37°19'40".E, said point lying on the Easterly Right-of-Way line of Lake Mary Road (50' right-of-way); thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 05°45'37" for a distance of 476.88 feet; thence run N.34°26'51".E along said Easterly Right-of-Way line for a distance of 164.12 feet to a point of curvature of a curve concave Southeasterly having a radius of 5894.38 feet; thence run Northeasterly along the arc of said curve through a central angle of 06°14'48" and said Easterly Right-of-Way line for a distance of 642.63 feet; thence

run N.40°41'39".E along said Easterly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly have a radius of 4983.80 feet; thence run along the arc of said curve and said Easterly Right-of-Way line through a central angle of 11°47'10" for a distance of 1025.21 feet; thence run N.52°28'50".E along said Easterly Right-of-Way line for a distance of 189.72 feet to a point on a line that lies 100.00 feet East and parallel with the East line of the Northeast ¼ of the aforementioned Section 3, thence run S.00°03'51".E along said line for a distance of 99.01 feet to a point on the aforementioned Westerly Right-of-Way line of Seaboard Coast Line Railroad; thence run S.42°53'19".W along said Westerly Right-of-Way line for a distance of 2016.02 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL D

That part of Sections 3 and 10, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of said Section 3; thence run S.00°01'22".E along East line of the Southeast ¼ of said Section 3 for a distance of 1371.86 feet to a point on the South line of the North 61.00 feet of the South ½ of the Southeast ¼ of said Section 3, said point being the POINT OF BEGINNING.

Thence continues S.00°'01"22.E along said East line of the Southeast ¼ for a distance of 853.82 feet to a point on the Northerly line of Hidden Lake, Phase II, Unit IV, as recorded in Plat Book 25, Pages 66 and 67 of the Public Records of Seminole County, Florida; thence run S.59°58'38".W along the Northerly line of said Hidden Lake, Phase II, Unit IV for a distance of 790.60 feet to the North line of Hidden Lake, Phase II, Unit III as recorded in Plat Book 25, Pages 64 and 65 of the Public Records of Seminole County, Florida; thence run N.89°57'30".W along the North line of said Hidden Lake, Phase II, Unit III and the North line of Hidden Lake Phase II, Unit I, as recorded in Plat Book 24, Pages 15 through 17 of the Public Records of Seminole County, Florida, for a distance of 1233.82 feet to the Northwest corner of said Hidden Lake Phase II, Unit I; thence run S.29°54'53".E along the Westerly line of said Hidden Lake Phase II, Unit I, for a distance of 601.56 feet to the Northeasterly corner of Ramblewood as recorded in Plat Book 23, Pages 7 and 8 of the Public Records of Seminole County, Florida; thence run S.60°06'21".W along the Northerly line of said Ramblewood for a distance of 1056.12 feet to the Northwesterly corner thereof; thence run S.89°56'37".W for a distance of 866.14 feet to a point on a curve concave Southeasterly having a radius of 1617.02 feet and a chord bearing of N.30°36'57".E, said point being on the Easterly Right-of-Way line of the Seaboard Coast Line Railroad; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 24°32'43" for a distance of 692.73 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 1466.77 feet; thence run S.83°42'28".E along said Easterly Right-of-Way line for a distance of 12.46 feet; thence run N.42°53'19".E along said Easterly Right-of-Way line for a distance of 868.93 feet to a point on the aforementioned South line of the North 61.00 feet of the South ½ of the Southeast ¼ of Section 3; thence run S.89°49'28".E along said South line for a distance of 1447.64 feet to the POINT OF BEGINNING.

Subject to any rights-of-way and easements of record.

PARCEL E – S.O. Chase Parcel

The South 943.50 feet of the North 1029.50 feet of the West 142.00 feet of the Northwest ¼ of the Southeast ¼;

AND

The South 943.50 feet of the North 1029.50 feet of the Northeast ¼ of the Southwest ¼;

AND

The South 120.00 feet of the North 1149.5 feet of the Northeast ¼ of the Southwest ¼, less the East 400.00 feet thereof;

All lying in Section 3, Township 20 South, Range 30 East and lying East of LOCH ARBOR, ISLE OF PINES, Section Two, as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida.

Subject to any rights-of-way and easements of record.

LESS:

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of the Northwest ¼ of Section 3, Township 20 South, Range 30 East, and run S. 00°13'45" E. along the East line of said Northwest ¼ for a distance of 120.00 feet to the Southeast corner of lands described in Official Records Book 3122, Page 1138, of the Public Records of Seminole County, Florida, being on the Westerly line of Casa Verde Boulevard and the POINT OF BEGINNING; thence continue S. 00°13'45" E. along said right-of-way line for a distance of 150.82 feet to the point of curvature of a curve concave Northeasterly having a radius of 1188.16 feet and a central angle of 07°38'05"; thence run Southeasterly along the arc of said curve and said right-of-way line for a distance of 158.33 feet to the Northeast corner of Tract AA, CHASE GROVES UNIT 1, according to the Plat thereof, as recorded in Plat Book 44, Pages 24 through 28, of the Public Records; thence run N. 89°57'49" W. along the North line of said Tract AA and the North line of CHASE GROVES UNIT 3, as recorded in Plat Book 57, Pages 48 and 49, of said Public Records for a distance of 20.08 feet; thence run N. 00°02'52" E. along the East line of lands described in Official Records Book 2658, Page 926, of said Public Records and the Southerly prolongation thereof for a distance of 228.55 feet to the Northeast corner of said lands; thence run N. 89°57'08" W. along the North line of said lands for a distance of 385.00 feet to the Northwest corner thereof; thence run N. 00°02'52" E. along the Easterly right-of-way line of Lake Boulevard South (an 80' wide right-of-way) for a distance of 80.00 feet to the Southwest corner of the aforesaid Official Records Book 3122, Page 1138; thence run S. 89°57'49" E. along the South line of said Official Records Book 3122, Page 1138, for a distance of 393.06 feet to the POINT OF BEGINNING.

STATEMENT OF REASONS FOR REQUESTING AMENDMENT

The Property is identified as Tax Parcel Id: 03-20-30-501-0300-0000 and comprises approximately 2.002 acres (the "Property"). The Property is located in between Lake Boulevard South and Casa Verde Boulevard and is adjacent to a parcel that lies directly along the frontage of County Road 46A in Seminole County. The Property currently has an Agricultural/Low Density Residential land use designation under Seminole County's Comprehensive Plan. We are requesting that the designation be changed to Commercial for the reasons discussed below.

The Property is surrounded by parcels designated Commercial and Single-Family uses. In light of the designated land uses surrounding the Property and the current development trends, a future land use designation of Agricultural is impractical. In addition, because several of the parcels surrounding the Property have already been developed as subdivisions, the need to develop the Property as Low Density Residential is not necessary. As you know, C.R. 46A has recently been improved/widened in anticipation of continued development along this corridor and because the Property has direct access to C.R. 46A it is an ideal location for commercial use. Furthermore, the addition of a Commercial use designation in this area will act as infill and help prevent urban sprawl.

By changing the future land use designation of the Property to Commercial, the County will be furthering its goals under its Comprehensive Plan, which include encouraging infill development and providing transitional land use designations on certain parcels to ensure a compatible transition of land use density between existing low density residential and higher density residential and non-residential uses. The flexibility to develop the Property as a commercial site will provide an opportunity to bring additional services to the area so that surrounding residential communities need not drive long distances. Furthermore, the infrastructure required to support a Commercial use designation is already in place.

We respectfully request that the County take the foregoing into consideration and approve a Small Scale Comprehensive Plan Amendment granting a change in future land use designation to Commercial. The owner of the Property is aware of the surrounding residential developments and will work in good faith with the County to ensure that any development will include adequate landscape buffers to maintain the ascetic quality of surrounding neighborhoods and the village-like atmosphere.

STATEMENT OF REASONS FOR REQUESTING AMENDMENT

The Property is identified as Tax Parcel Id: 03-20-30-300-0100-0000 and comprises approximately .783 acres (the "Property"). The Property lies directly along the frontage of C.R. 46A and is currently part of the Chase Groves DRI located in Seminole County, Florida. There is also direct access to the Property from Casa Verde Boulevard located to the east. The Property currently has a PUD future land use designation under the Comprehensive Plan because it is part of the Chase Groves DRI. In conjunction with this request for a Small Scale Comprehensive Plan Amendment, we are in the process of filing a Notice of Proposed Change asking that the Property be removed from the Chase Groves DRI. We are requesting that the future land use designation be changed to Commercial for the reasons discussed below.

Because we are requesting that the Property be removed from the Chase Groves DRI, it no longer is practical for the PUD future land use designation to be maintained. The majority of the land that comprises the Chase Groves DRI has a future land use designation of PUD and is residential in nature. The size and location of the Property make it impractical to use it for residential development. In fact, because the Property is located directly off C.R. 46A with additional access from Casa Verde Boulevard it makes it an ideal location for commercial development. The existing infrastructure, including the widening of C.R. 46 A, has the capacity to handle commercial development on the Property.

A change of the future land use designation of the Property from PUD to Commercial will allow the County to promote a variety of its goals under its Comprehensive Plan. The addition of a commercial site in this area will serve as a compatible transition of land between existing low-density residential uses surrounding the Property and in effect will serve as infill development and help prevent urban sprawl. The Applicant is also processing a Notice of Proposed Change to the Chase Groves Development of Regional Impact to remove this property from the DRI. Because Dr. Hardwick is a different property owner from the developer of the Chase Groves DRI, and because of the location and small size of Dr. Hardwick's property, removal from the DRI is logical. Otherwise, Dr. Hardwick would be required to submit annual reports to the governmental agencies and participate in a DRI of which he is only an owner of a small portion of the total DRI property.

In light of the foregoing, we respectfully request that the County take the information presented into consideration and approve a Small Scale Comprehensive Plan Amendment granting a change in the future land use designation to Commercial. The owner is mindful of the surrounding residential developments and will work in good faith with the County to ensure that any future commercial development will incorporate adequate landscape buffers to maintain the aesthetic quality and integrity of the neighborhood.

PART 38. CN RESTRICTED NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 30.701. Description of district.

This district is designated to serve those areas in Seminole County that are predominantly residential in character but which require some neighborhood service establishments and shops. Such commercial uses permitted in this district shall be highly restrictive and designed to serve primarily the residents of the immediate neighborhood.
(§ 5.541, LDC, through Supp 16).

Sec. 30.702. Permitted uses.

(a) Artist studios.

(b) Barber and beauty shops.

(c) Book, stationery, and newsstands.

(d) Clinics, except animal.

(e) Confectionery and ice cream stores.

(f) Dance and music studios.

(g) Drug and sundry stores.

(h) Fire stations.

(i) Florist and gift shops.

(j) Hobby and craft shops.

(k) Interior decorating and draperies.

(l) Jewelry stores.

(m) Laundry and cleaning pick-up stations.

(n) Libraries.

(o) Locksmiths.

(p) Luggage shops.

(q) Office, business, and professional.

(r) Photographic studios.

(s) Physical fitness studio.

(t) Retail paint and wallpaper stores.

(u) Post offices.

(v) Retail sporting goods.

(w) Schools, public, private, or parochial.

(x) Shoe repair shops.

(y) Tailoring shops.

(z) Tobacco shops.

(aa) Toy stores.

(bb) Watch and clock repair.

(cc) Wearing apparel stores.
(§ 10, Ord. No. 81-59, 9-1-81; § 5.542, LDC, through Supp 16; Ord. No. 96-5, § 15, 7-9-96).

Sec. 30.703. Special restrictions.

(a) No consumption of food or drink will be permitted on the premises of any business in this zone.

(b) All parking areas and drives used by the public shall be paved.

(c) Compliance with Section 30.1228, Active/Passive buffer setback design standards, is required when property assigned the CN zoning classification abuts property assigned a residential zoning classification or land use designation. Incandescent lighting may be used for illuminating the parking area, advertising signs, or any portion of the property as long as the direct light is not visible to drivers on the highways and no red or green illumination will be permitted within one hundred (100) feet of any street intersection.

(d) No advertising sign shall be higher than fourteen (14) feet at its highest point above grade and there shall be a nine (9) foot clearance to the bottom of the sign. No advertising sign shall be wider than eight (8) feet. Any variance shall be approved by the board of adjustment after public hearing.

(e) No outside amplification of sound shall be permitted which will carry to outside areas.

(f) No business operating upon property assigned the CN zoning classification shall operate other than between the hours of 7:00 a.m. and 11:00 p.m. If the building or use is adjacent to property assigned a residential zoning classification or land use designation, the hours of operation may be limited by the board of county commissioners or voluntarily by the property owner or developer to between 7:00 a.m. and 9:00 p.m.

(g) In any CN Restricted Neighborhood Commercial District no outside storage of parts, supplies, or materials shall be permitted.
(§ 5.543, LDC, through Supp 16; Part XXXI, § 1, Ord. No. 93-1, 2-23-93).

Sec. 30.704. Prohibited uses.

The following uses are specifically prohibited in a CN District:

(a) Service stations.

(b) Restaurants and/or drive-ins.

(c) Banks.

(d) Funeral homes.

(e) Parking garages or lots.

(f) New or used car lots or sales rooms.

(g) Hotels and motels.

(h) Day nurseries.

(i) Animal clinics.

(j) Self-service laundry.

(k) Bars and/or cocktail lounges.

(l) Bakeries.

(m) Plumbing shops.

(n) Appliance stores.

(o) Outdoor advertising signs.

(p) Flea markets.

(§ 5.544, LDC, through Supp 16).

Sec. 30.705. Conditional uses.

Communication towers.

(Ord. No. 96-5, § 16, 7-9-96).

Sec. 30.706. Building height.

No building or structure shall exceed thirty-five (35) feet in height unless otherwise provided herein.

(§ 5.545, LDC, through Supp 16; Ord. No. 96-5, § 16, 7-9-96).

Sec. 30.707. Building site area requirements.

Adequate area shall be available for off-street parking and bufferyard requirements.

(§ 5.546, LDC, through Supp 16; Part XXXI, § 2, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96)

Sec. 30.708. Front, side and rear yard requirements.

(a) Front yard setback shall be a minimum of fifty (50) feet from the front property line and all road rights-of-way. Off-street parking may be provided in front, provided access shall not interfere with street and highway traffic.

(b) Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.

(c) Rear yard setback shall be a minimum of ten (10) feet except when a rear lot line abuts property assigned a residential zoning classification or land use designation.

(d) Adjacent to residential. See Section 30.1228, Active/Passive buffer setback design standards.

(§ 5.547, LDC, through Supp 16; Part XXXI, § 3, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96)

Sec. 30.709. Landscaping and buffer requirements.

See Section 30.1228, Active/Passive buffer setback design standards.

(§ 5.548, LDC, through Supp 16; Part XXXI, § 2, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96)

Sec. 30.710. General provisions for all landscaped areas.

See Section 30.1226.

(§ 3, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96)

Sec. 30.711. Open space requirements.

See Part 70, Chapter 30.

(§ 3, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96)

Sec. 30.712. Parking requirements.

See Part 64, Chapter 30.

(§ 5.549, LDC, through Supp 16; Part XXXI, § 3, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96).

Sec. 30.713. Performance standards.

See Part 68, Chapter 30.

(§ 5.550, LDC, through Supp 16; Part XXXI, § 3, Ord. No. 93-1, 2-23-93; Ord. No. 96-5, § 16, 7-9-96).

Secs. 30.714—30.720. Reserved.

[The next page is 30-461]

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September 3, 2003

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Mr. Matt West
Seminole County Planning
1101 E. First Street
Sanford, FL 32771

RE: Chase Groves Notification of a Proposed Change (NOPC) - ECFRPC #5319

Dear ~~Mr. West:~~ MAH

We have reviewed the referenced NOPC dated July 22, 2003. It is our understanding that the only change proposed is to remove a 0.783 acre parcel from the DRI. This parcel was designated as open space on the Master Development Plan. The parcel will be combined with an adjacent 2.002 acre parcel for development as a commercial use. The request to remove the parcel from the DRI is so the applicant would not be required to file an annual report.

From the information provided, it is evident that the parcel was not slated for development and that it was open space. Therefore, no impacts were associated with its use. In addition, the commercial parcel proposed is not linked with the existing Chase Groves and there is no sharing of infrastructure such as stormwater, internally linked roadways or common irrigation system. Finally, there is no common marketing plan between the proposed commercial parcel and the DRI.

Given the above, it is apparent that the parcel is not inextricably linked to the remainder of the Chase Groves DRI and we have no objections to the deletion of the parcel from the DRI.

In conclusion, It is our opinion that these proposed changes do not result in an automatic substantial deviation determination pursuant to the threshold criteria of section 380.06(19), Florida Statutes, nor is it expected that it will cause new or increased impacts to regional resources or facilities when considered independently or cumulatively with prior project changes. We therefore do not recommend that this proposal be submitted for additional regional review by this agency.

If you have any questions, please give me or Fred Milch a call at 623-1075, extension 315.

Sincerely,

Sandra Glenn
Executive Director

c: Charles Hardwick, Applicant
Meredith Pickens, Shutts & Bowen
Marina Pennington, FDCA
Tony Mathews, Seminole County Planning Department

SEMINOLE COUNTY GOVERNMENT

DEVELOPMENT REVIEW STAFF COMMENTS

PROJECT NAME	LAKE BOULEVARD/CASA VERDE	PROJECT NO.:	03-22000005	MEETING DATE:	NA
PROJECT MANAGER:	TONY MATTHEWS				
PROJECT DESCRIPTION	PCD SITE PLAN				
LAND USE AMEND NO.	09-03SS.06				
ZONING NO.	Z2003-029				
LAND USE AMENDMENT DESCRIPTION	SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO PLANNED DEVELOPMENT				
REZONE DESCRIPTION	REZONE FROM A-1 AND PUD TO PCD; PUD to PUD				
NO OF ACRES	APPROXIMATELY 2.8 ACRES				
BCC DISTRICT	DISTRICT 5 - DARYL MCLAIN				
LOCATION	SOUTHWEST CORNER OF CR 46A AND CASA VERDE BOULEVARD				
WATER UTILITY	SEMINOLE COUNTY				
SEWER UTILITY	SEMINOLE COUNTY				

APPLICANT	**CONSULTANT**
MEREDITH HARPER PICKENS – SHUTTS AND BOWEN, LLP 300 SOUTH ORANGE AVE, STE 1000 ORLANDO FL 32802 407-423-3200 407-849-7261	SAME

DEVELOPMENT REVIEW DIVISION (CENTRAL SEWER)					
Applicant	**Acreage**	**Existing Use**	**Plan Amendment Request From: To:**		**Rezoning Request From: To:**
Casa Verde/Lake Boulevard	2.8	Residential /open space	LDR to PD		A-1and PUD to PCD; PUD to PUD
Service Area/Provider	**Plant Facilities Serving the Site**	**Will Request Require Central Sewer**		**Service Letter Needed If So, From Whom**	**Amendment to Service Area Needed**
Seminole County		Yes			None
Programmed Improvements (If County - By Year) None	**Improvement Needed at Plant to Accommodate Request (By Year)** None				
Closest Mains Recommended for Connection: 8" gravity sewer	**Any Relevant Concerns Regarding Main (or Line) Capacity or Expansion at This Time for This Site:** No None				
Size and Type (Gravity or Force Main): 8" gravity sewer **Location (Including Side of Road):** Manhole on Lake Boulevard approx. 100' south of the property. **Utility Owner:** Seminole County					
Problems/Deficiencies/Findings/ Comments/Special Conditions:	None				
Name of Person Completing Form: Alan Willis 10/6/03					

DEVELOPMENT REVIEW DIVISION (CENTRAL WATER)					
Applicant	**Acreage**	**Existing Use**	**Plan Amendment Request From: To:**		**Rezoning Request From: To:**
Casa Verde/Lake Boulevard	2.8	Residential /open space	LDR to PD		A-1and PUD to PCD; PUD to PUD
Service Area/Provider	**Plant Facilities Serving the Site**	**Will Request Require Central Water**		**Service Letter Needed If So, From Whom**	**Amendment to Service Area Needed** None
Seminole County					No
Programmed Improvements by Year (if County) None	**Improvement Needed at Plant to Accommodate Request (By Year)** None				
Closest Mains Recommended for Connection: 8" water main	**Any Relevant Concerns Regarding Main (or Line) Capacity or Expansion at This Time for This Site:** No None				
Size and Type (Gravity or Force Main): **Location (Including Side of Road):** **Utility Owner:**	8" water main West side of Casa Verde Blvd. Seminole County				
Problems/Deficiencies/Findings/ Comments/Special Conditions:					
Name of Person Completing Form: Alan Willis 10/6/03					

DEVELOPMENT REVIEW DIVISION (WETLANDS AND FLOODPRONE)					
Applicant		**Acreage**	**Existing Use**	**Plan Amendment Request From: To:**	**Rezoning Request From: To:**
Casa Verde/Lake Boulevard		2.8	Residential /open space	LDR to PD	A-1and PUD to PCD; PUD to PUD
Percent of Site in Wetlands	**Will Use Encroach Into Wetlands**	**Can Site Be Developed with Code Compliance**	**Identify Any Threatened or Endangered Species, or Species of Special Concern**		**Site Within any Protection Zone**
0%	No	Yes	To be determined prior to site development.		None
Findings/ Comments/Special Conditions: None					
Name of Person Completing Form: Jim Potter/Tonya Haley					

DEVELOPMENT REVIEW DIVISION (STORMWATER)

Applicant	Acreage	Existing Use	Plan Amendment Request From: To:	Rezoning Request From: To:
Casa Verde/Lake Boulevard	2.8	Residential /open space	LDR to PD	A-1and PUD to PCD; PUD to PUD

Facilities Serving Site:	Drainage Basin:	Percent of Site Flood Prone:	Can Site Be Developed with Code Compliance	Adopted LOS Standard	
	Lake Monroe		Yes		

Programmed Improvements(By Year):	Improvements/Modifications Needed to Accommodate Request (By Year or Development Phase)

Problems/Deficiencies/Findings/Comments/Special Conditions:

Name of Person Completing Form: Mehul Parekh

DEVELOPMENT REVIEW DIVISION (TRANSPORTATION)

Applicant	Acreage	Existing Use	Plan Amendment Request From: To:	Rezoning Request From: To:
Casa Verde/Lake Boulevard	2.8	Residential /open space	LDR to PD	A-1and PUD to PCD; PUD to PUD

Estimated Site Trip Generation:	
	Existing FLU 90 ADT **Proposed FLU** As an example of potential trip generation based on the applicant's proposed PCD preliminary site plan, a 14,250 square foot pharmacy could generate an average of 1,254 ADT; a 7,500 square foot bank facility could generate an average of 1,987 ADT; a 7,500 square foot specialty retail (i.e., small strip commercial development) could generate an average of 300 ADT.

(Arterial/Collector) Serving Site by Roadway Segment	Existing ROW	Programmed Improvements by Roadway and Segment by Year (Including ROW Acquisition)
Name: From/To		
CR 46 A from CR -15 to Airport Blvd.	200'	None

Improvements Needed to Accommodate Request:
None
Problems/ Deficiencies:
None
Special Conditions/Comments:
Right in Only driveway only acceptable access on CR 46A.
Name of Person Completing Form: Tracy Phelps

PUBLIC SAFETY

APPLICANT	ACREAGE	EXISTING USE	PLAN AMENDMENT REQUEST From:	To:	REZONING REQUEST From:	To:
Lake Boulevard/Casa Verde	2.8	Residential /open space	LDR	PD	A-1 and PUD	PCD; PUD to PUD

Name of station serving site:	Station No.	Response Time	Problems/Deficiencies:
Sanford's West Side Fire Station	Station 38	Less than 5 minutes	

Findings/Comments/Special Conditions:

This area is covered by the first response agreement with Sanford. The closest engine responds from Station 38 and within the 5 minute response time.

Name Of Person Completing Form:

Leeanna Raw, Assistant Chief/Planning

PLANNING

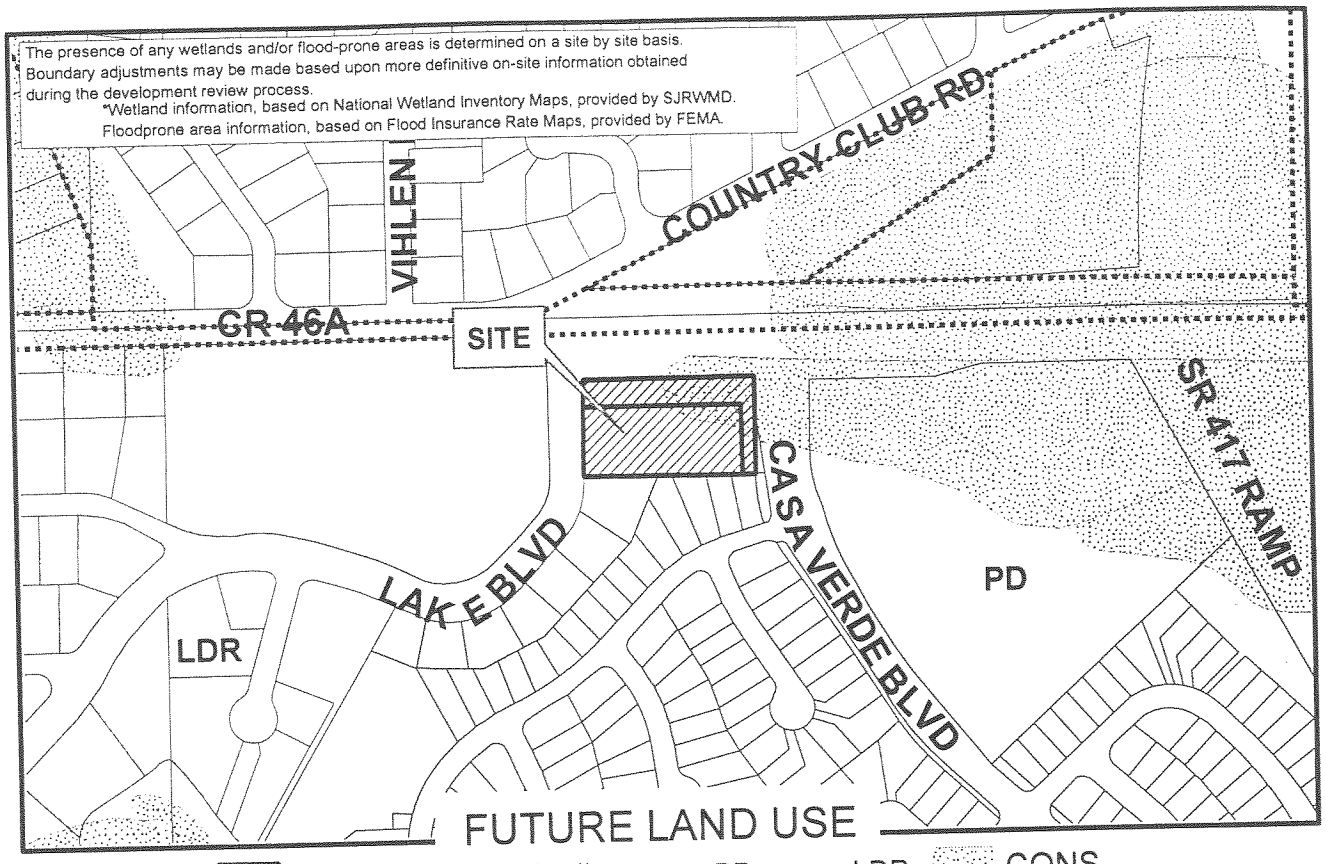
Applicant	Approximate Acres	Existing Use	Plan Amendment	Rezoning
Lake Boulevard/Casa Verde	2.8	Residential/ open space	**From:** Low Density Residential **To:** Planned Development	**From:** A-1 and PUD; PUD **To:** PCD; PUD
Maximum Allowable Density Under Current FLU Designation	**Maximum Allowable Density Under Proposed FLU Designation**		**Description of Land Use and Surrounding Properties**	**Special Issues/History**
4 units per net buildable acre	NA		**Site:** Residential **East:** Vacant **West:** Vacant **North:** Vacant **South:** Residential	A portion of the site is within the Chaser Groves DRI and will be removed from the DRI to be added to the abutting property.

Applicable Plan Policies (but not limited to)

TRA 14.1 (Coordination of Plans and Programs)
TRA 10.10 (Access Control to Protect Residential Uses)
POT 4.5 (Extension of Service to New Development)
SAN 4.4 (Extension of Service to New Development)
PUB 2.1 (Adopted Level of Service)
IMP 2.4 (Preliminary Development Orders (Capacity Determination)
FLU 1.2 (Flood Plain Protection)
FLU 1.3 (Wetlands Protection)
CIE 3.2 (Application to New Development)
CON 3.13 (Protection of endangered and Threatened Wildlife)
FLU 2.4 (Neighborhood Commercial Uses)
FLU 2.5 (Transitional Land Uses)
FLU 2.11 (Determination of Compatibility in the Planned Unit Development and Planned Commercial Development Zoning Classifications)
FLU 2.7 (Location of Industrial Uses)
FLU Exhibit 4 (Future Land Use Densities And Allowable Zoning Classifications) Planned Development Future Land Use Designations)
IGC 3.3 (Plan Coordination)

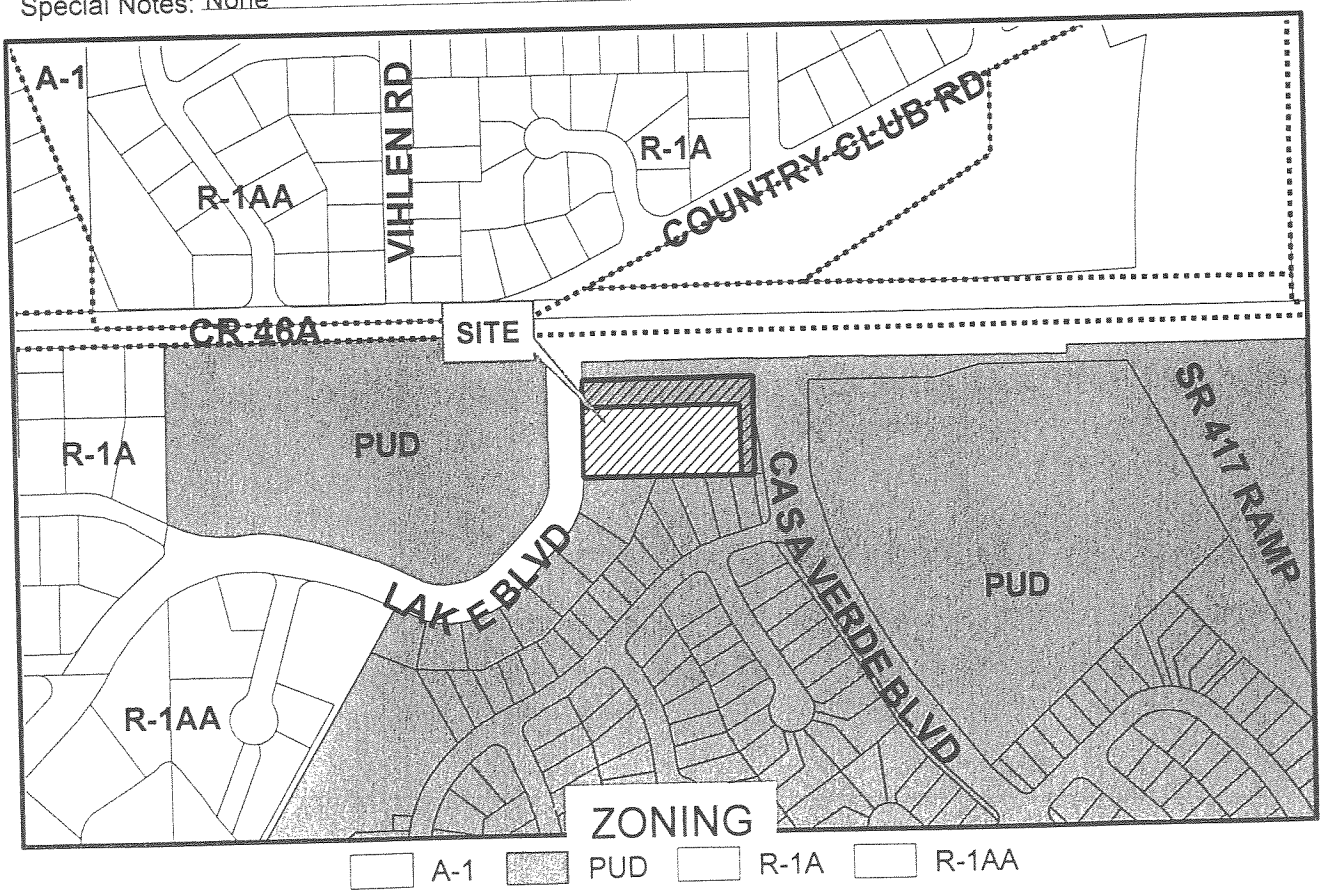
Recommendation/ Special Conditions

Name Of Person Completing Form: Tony Matthews



	Amend/ Rezone#	From	To
FLU	09-03SS.06	PD/LDR	PD
Zoning	Z2003-029	PUD/A-1	PCD
Zoning	Z2003-029	PUD	PUD

Applicant: Meredith Harper-Pickens
Physical STR: 03-20-30-300-0100-0000 & 501-0300-0000
Gross Acres: +/- 2.8 BCC District: 5
Existing Use: Vacant
Special Notes: None



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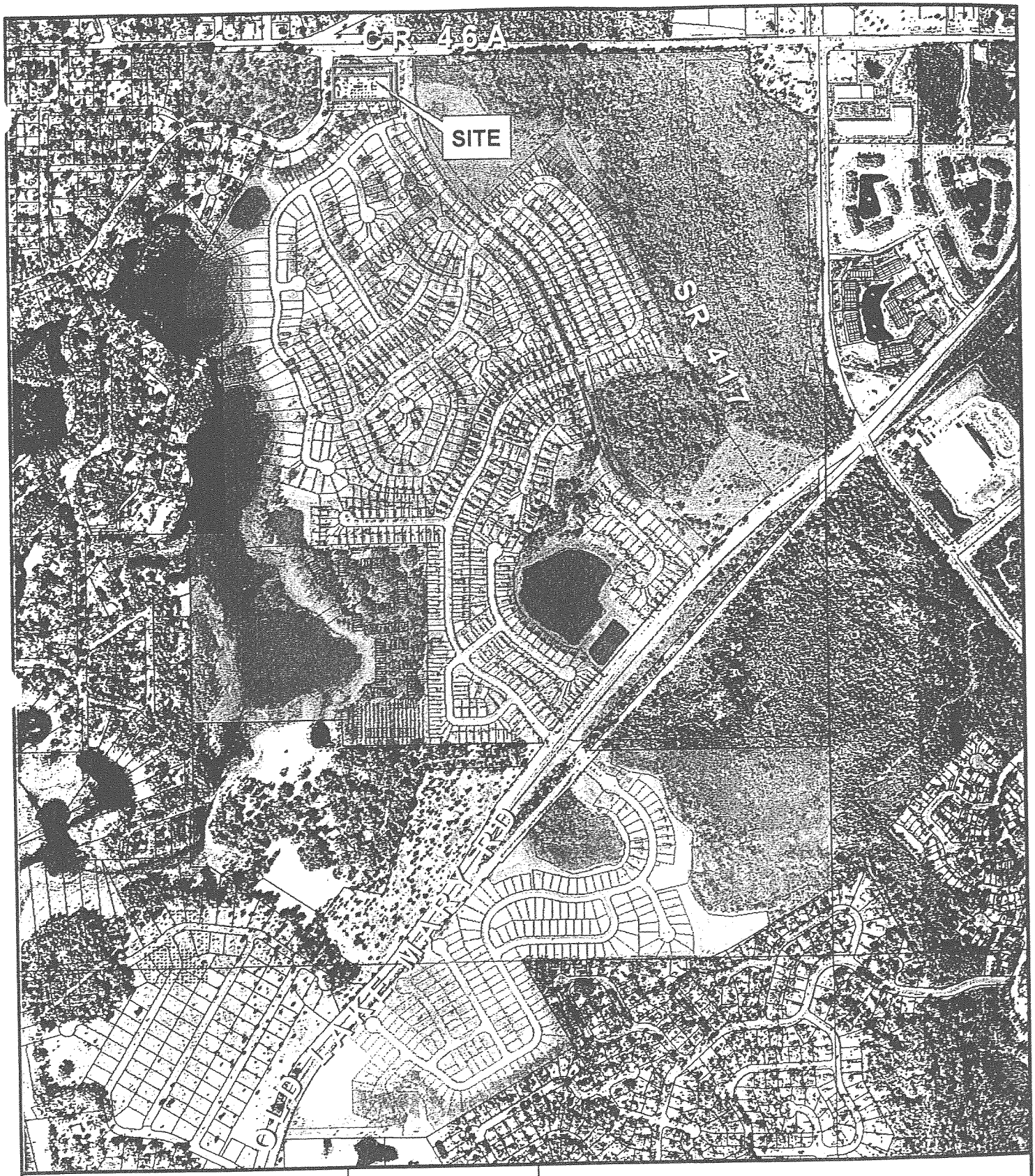


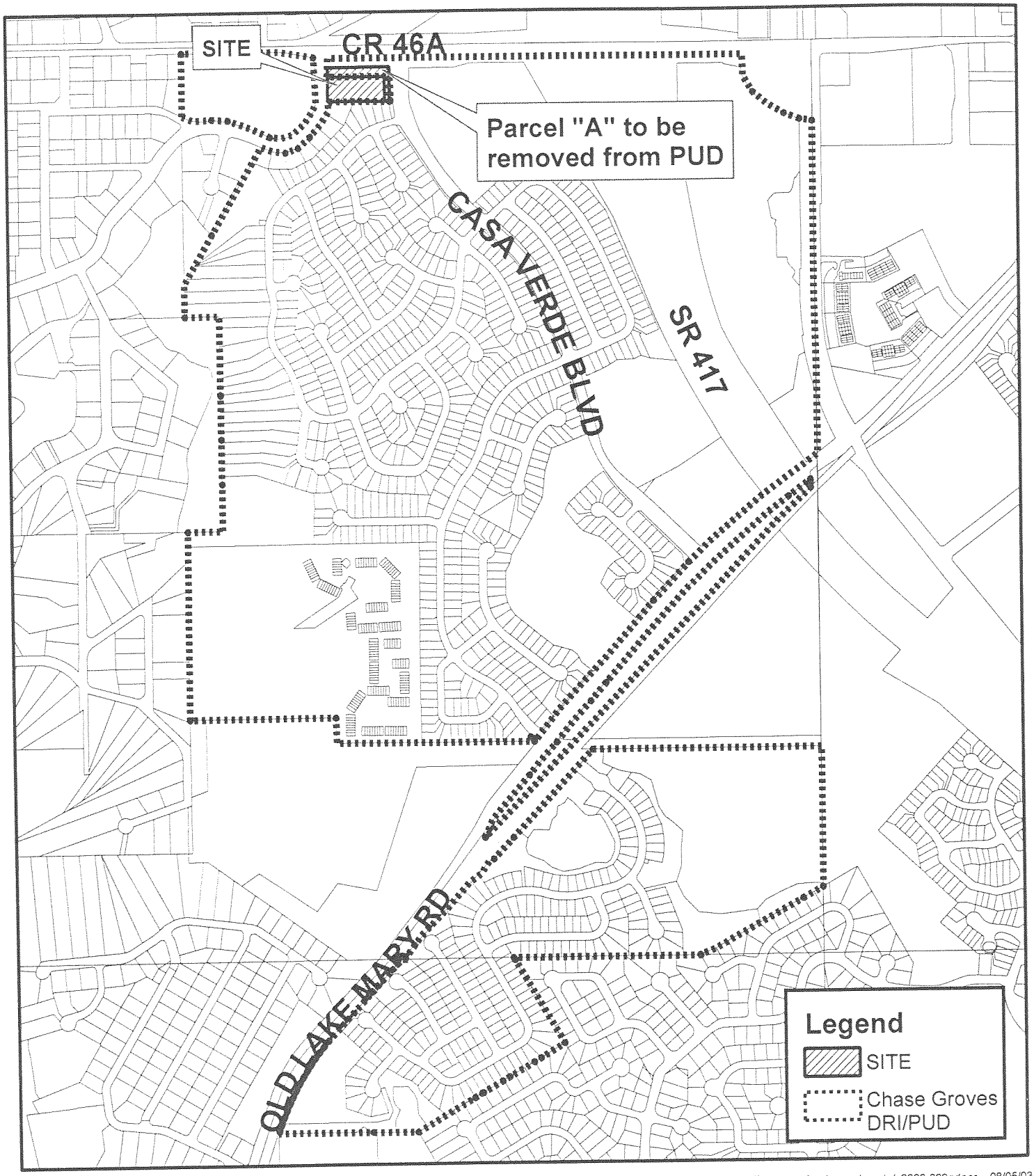
Amendment No: 09-03SS.06
From: PD/LDR To: PD
Rezone No: Z2003-029
From: PUD/A-1 To: PCD
From: PUD To: PUD

Subject Property

N

February 1999 Color Aerials

filename L:/pl/projects/p&z/2003/staff_report_pkgs/amendments/z2003-029adaer 08/05/03



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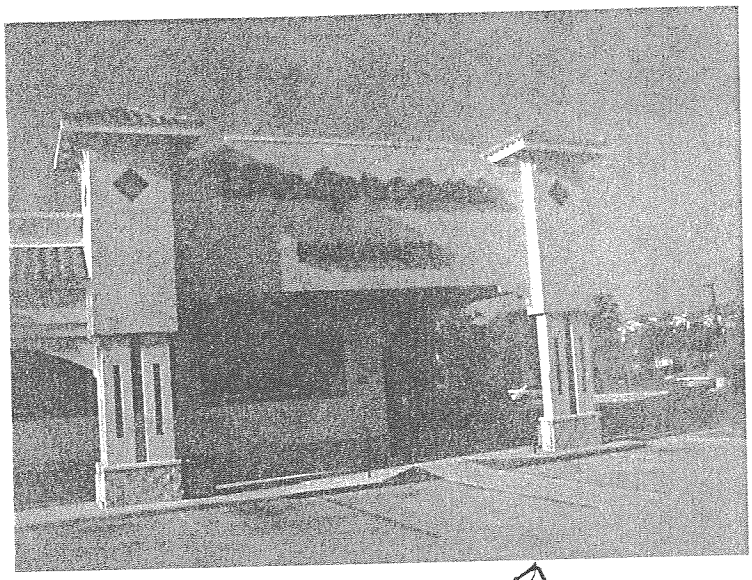
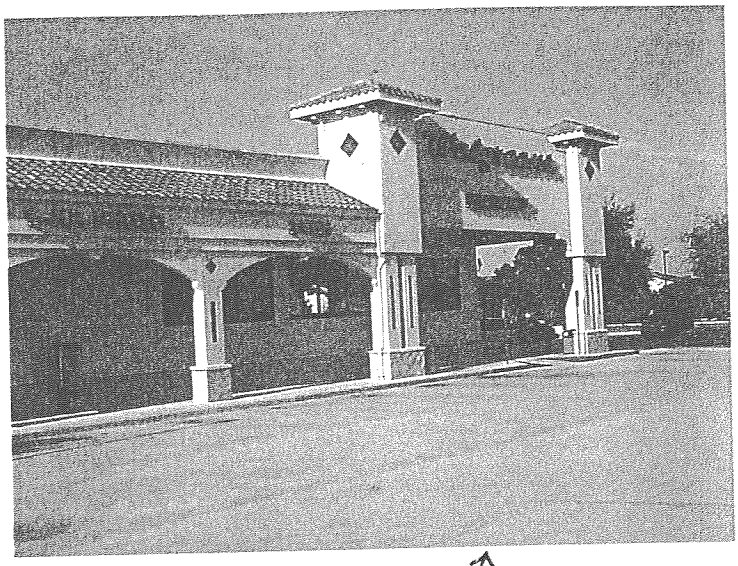
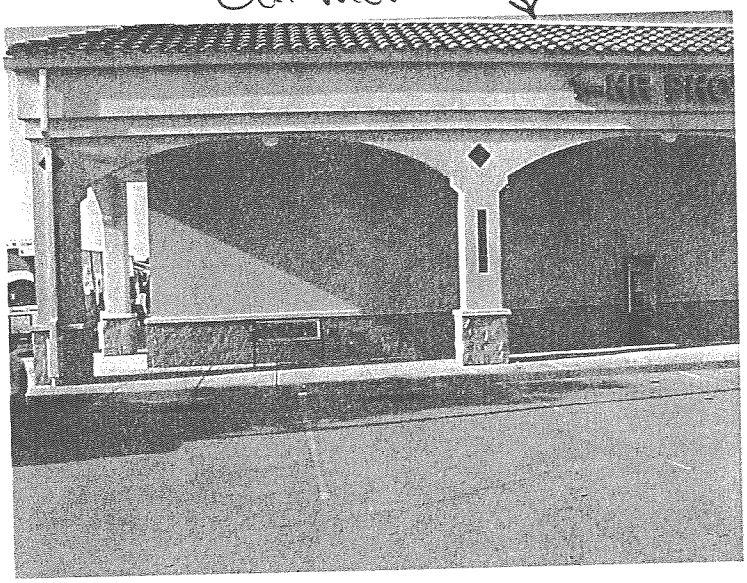
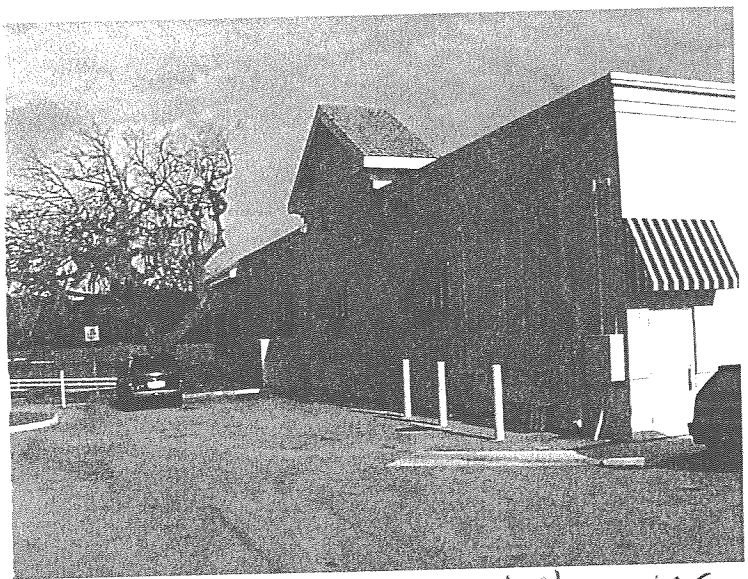


Oakmont

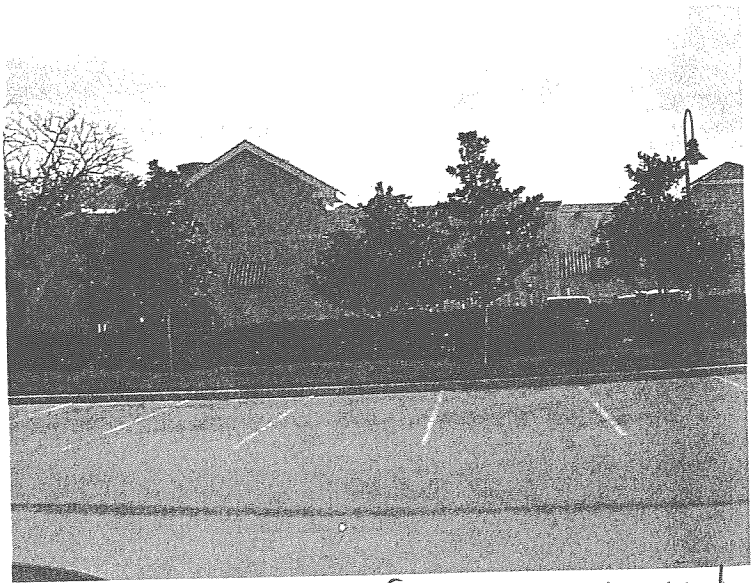


Oakmont





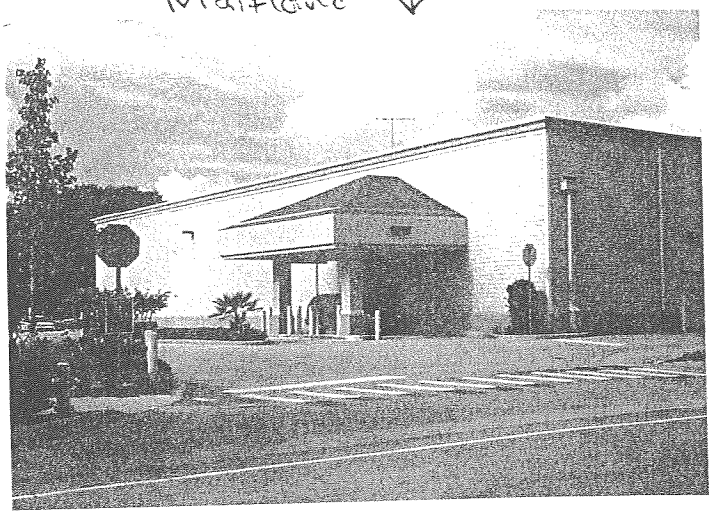
Rear of Oakmont retail center

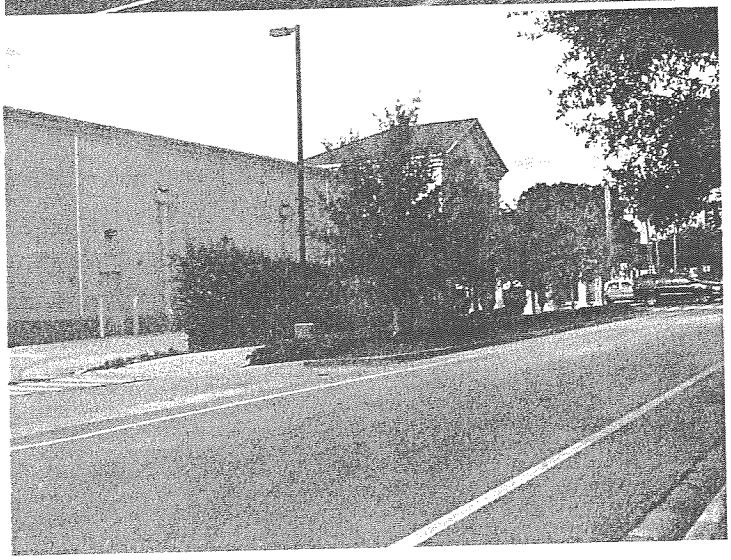


Oakmont from residential property

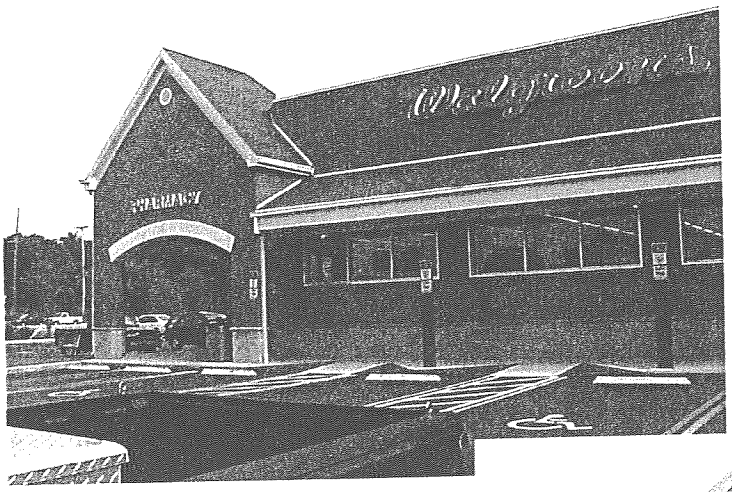
Maitland

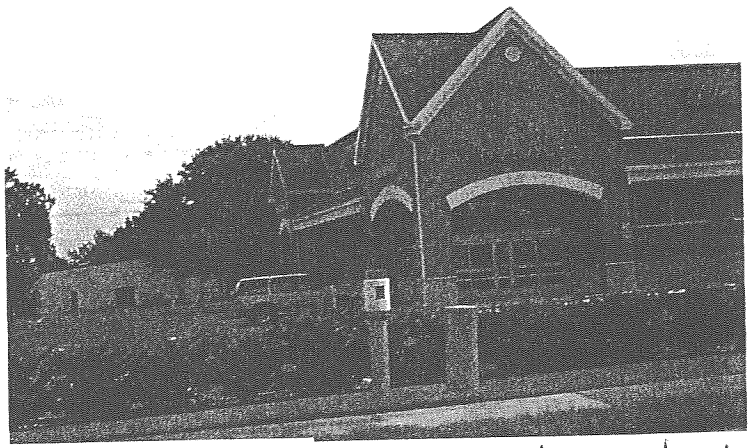
Maitland





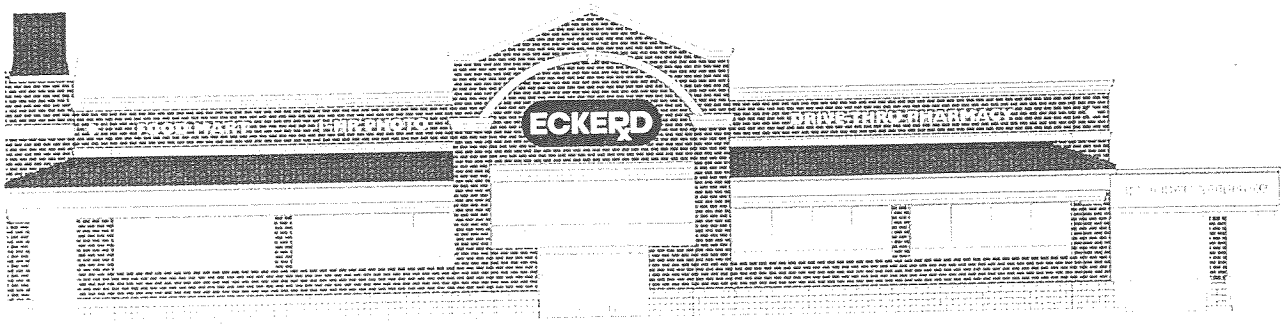
Longwood - 427/434



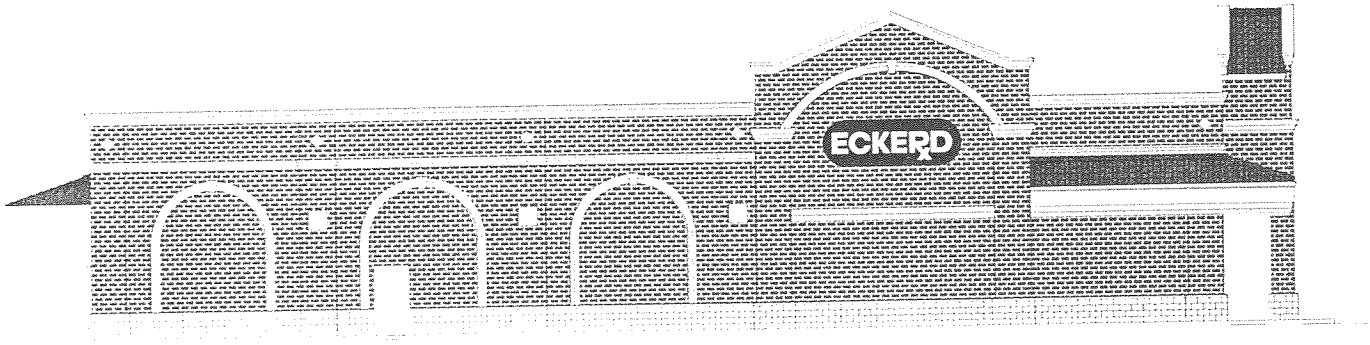


Longwood - 427/434

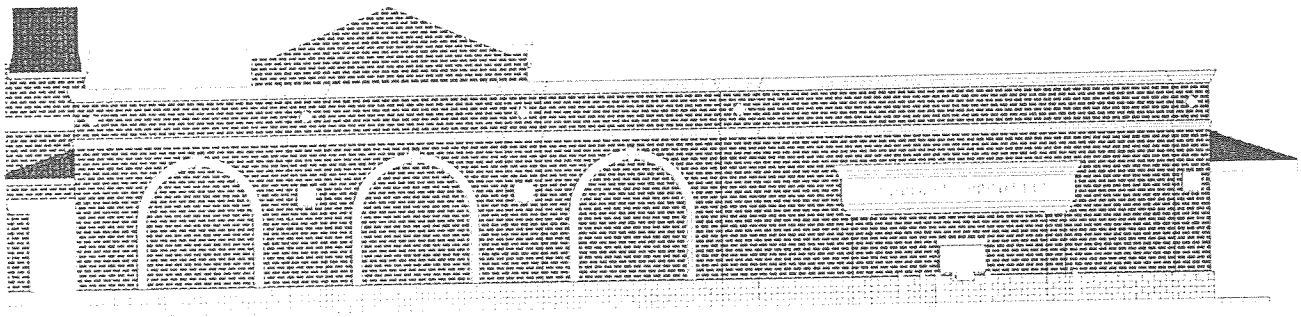
ECKERD • PROTO 2002 - BRICK



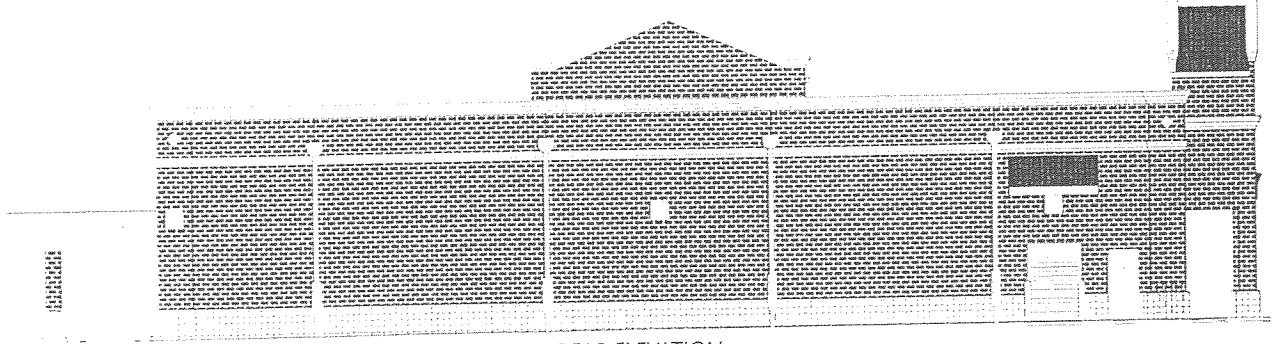
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SITE DATA

1. SITE AREA 2.785 ACRES
2. EXISTING ZONING: PUD & A-1
3. EXISTING LAND USE: PUD & LDR
4. PROPOSED ZONING: PCD
5. SURROUNDING ZONING: PUD
6. NO WETLANDS ON SITE
7. ALL USES ALLOWED WITHIN CN ZONING TO BE ALLOWED ON SUBJECT PROPERTY AS WELL AS BANKS AND SIT DOWN ONLY RESTAURANTS
8. EXISTING USE IS A REMNANT ORANGE GROVE AND SINGLE FAMILY RENTAL HOME

SOILS/FEMA INFORMATION

TYPE 20 – MYAKKA FINE SANDS
TYPE 31 – TAVARES FINE SANDS (0-5% SLOPES)

ACCORDING TO FEMA FIRM COMMUNITY PANEL NO 12117C0045 E (EFFECTIVE DATE APRIL 17, 1995) THE ENTIRE SITE LIES IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

PROPOSED SITE IMPROVEMENT INFORMATION

WATER: SEMINOLE COUNTY
SEWER: SEMINOLE COUNTY
FIRE PROTECTION: SEMINOLE COUNTY
ELECTRICITY: FLORIDA POWER CORPORATION
NATURAL GAS: TECO PEOPLES GAS
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS
CABLE: TIME WARNER
* PEDESTRIAN ACCESS TO BE PROVIDED IN ACCORDANCE WITH SEMINOLE COUNTY REQUIREMENTS
WATER WILL BE SERVED FROM AN 8" WATER MAIN ON THE WEST SIDE OF CASA VERDE BLVD
SANITARY WILL BE SERVED FROM EXISTING GRAVITY SEWER APPROX. 910' SOUTH ON LAKE BLVD.

STORM WATER MANAGEMENT

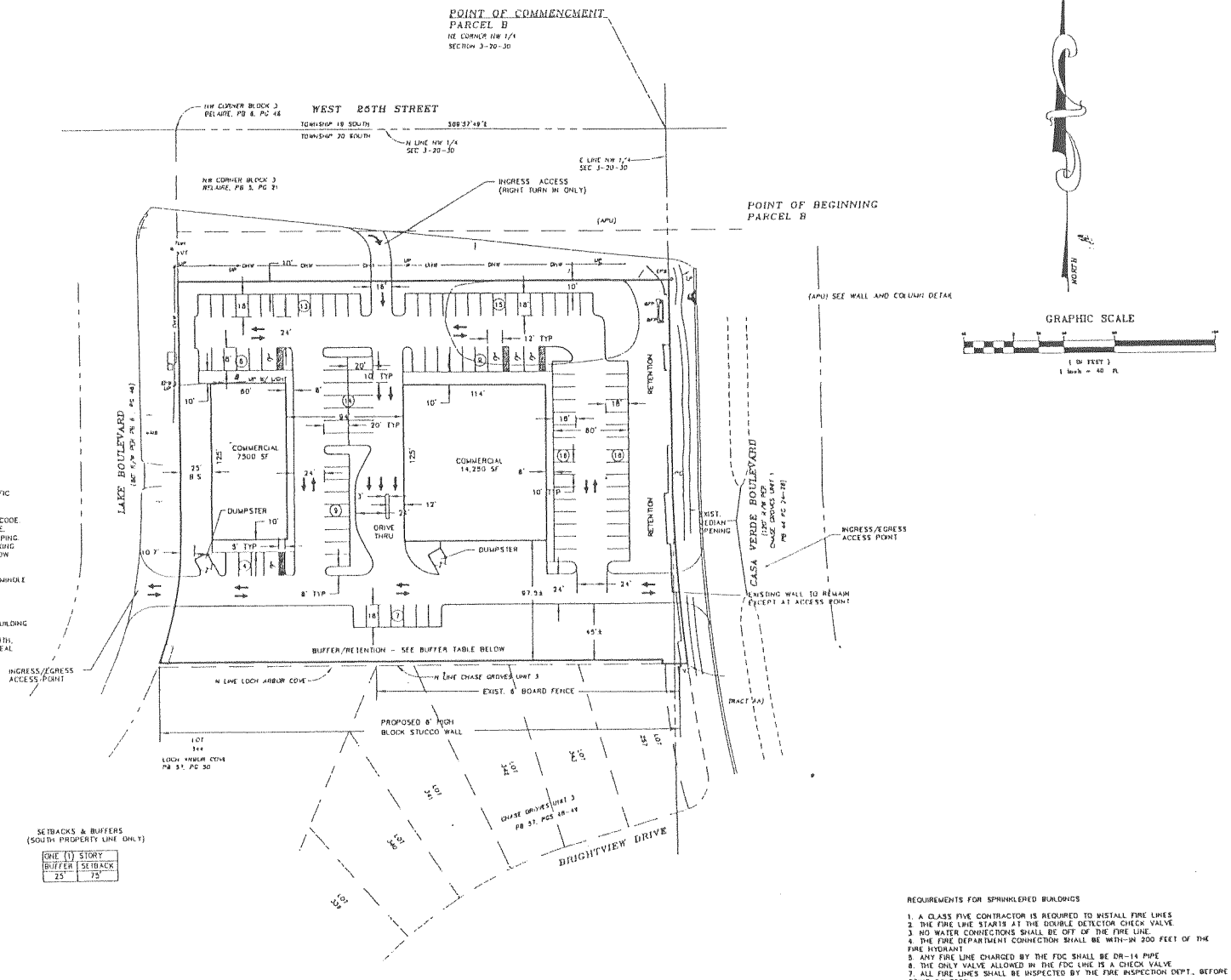
STORM WATER FACILITIES WILL BE PROVIDED TO MEET WATER QUALITY AND QUANTITY REQUIREMENTS IN ACCORDANCE WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND SEMINOLE COUNTY STORM WATER CRITERIA. NO MORE THAN 50% OF THE BUFFER AREA WILL BE UTILIZED FOR RETENTION.

SITE LIGHTING

POLE HEIGHT: MAXIMUM HEIGHT SHALL BE 20' OVERALL
FIXTURE TYPE: DOWNWARD LIGHT THROWING TYPE
SHIELDS SHALL BE PROVIDED AS NECESSARY TO LIMIT SPILLOVER TO A MAXIMUM OF 0.5 FOOT CANDLES OUTSIDE THE BOUNDARIES OF THE SITE.
THE MINIMUM SETBACK OF THE LIGHT SOURCE FROM THE PROPERTY LINE SHALL BE A HORIZONTAL DISTANCE OF 10'.

PARKING AND LANDSCAPING

1. PARKING SPACES SHALL BE 10' X 20' AND BASED ON SPECIFIC USE. PARKING SHALL BE REDUCED TO 18' WHERE ABUTTING LANDSCAPED AREAS AND SIDEWALKS 8' OR GREATER IN WIDTH.
2. HANDICAPPED SPACES SHALL BE SIZED AND PROVIDED PER CODE.
3. INTERNAL LANDSCAPING SHALL MEET SEMINOLE COUNTY CODE.
4. ONE (1) TREE FOR EVERY 200 SQ FT OF INTERNAL LANDSCAPING.
5. INTERNAL TREE ISLANDS SHALL BE USED TO SUBDIVIDE PARKING BAYS SO NO MORE THAN 20 SPACES IN AN UNINTERRUPTED ROW (MIN. 8' WIDE)
6. TREES AND SHRUBS SHALL BE PROVIDED PER CODE.
7. ALL EXTERNAL PERIMETER LANDSCAPE BUFFERS TO MEET SEMINOLE COUNTY CODE.
8. PARKING REQUIRED – 21,750SF/200= 109+5P
PARKING SHOWN 109 SPACES (INCLUDING 5 HC)
9. PROPERTY MAYBE PLATTED AT A LATER DATE.
10. ALL BUILDINGS TO BE LIMITED TO ONE STORY AND A 35' BUILDING HEIGHT.
11. ADJACENT TO LOTS 344,341,342,343, AND 257 TO THE SOUTH, THE OWNER SHALL INSTALL 4 UNDERSTORY TREES PER 100 LINEAL FEET WITHIN THE REQUIRED LANDSCAPE BUFFER.



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LAND USE BREAKDOWN

USE	AREA (ACRES)	% OF SITE
COMMERCIAL BUILDINGS	.499	17.92
ROADS, PARKING & SIDEWALKS	1.414	50.77
OPEN SPACE, BUFFERS & RETENTION	.872	31.31

OPEN SPACE REQUIRED = .696 ACRES (25%)
OPEN SPACE PROVIDED = .872 ACRES (31.31%)

REQUIREMENTS FOR SPRINKLERED BUILDINGS

1. A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES
2. THE FIRE LINE STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
3. NO WATER CONNECTIONS SHALL BE OFF OF THE FIRE LINE.
4. THE FIRE DEPARTMENT CONNECTION SHALL BE WITH-IN 200 FEET OF THE FIRE HYDRANT
5. ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE
6. THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
7. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT., BEFORE BEING COVERED.
8. A SEPARATE PERMIT SHALL BE REQUIRED TO INSTALL THE FIRE LINE.

MADDEN engineering, inc.
CIVIL ENGINEERS
431 E. Horatio Avenue Suite 260
Maitland, Florida 32751
(407) 628-8330

PRELIMINARY SITE PLAN
FOR
DR. HARDWICK PROPERTY
SEMINOLE COUNTY FLORIDA

CLIENT
DR. CHARLES HARDWICK
112 CRYSTAL KEY SOUTH
SANFORD, FLORIDA 32773

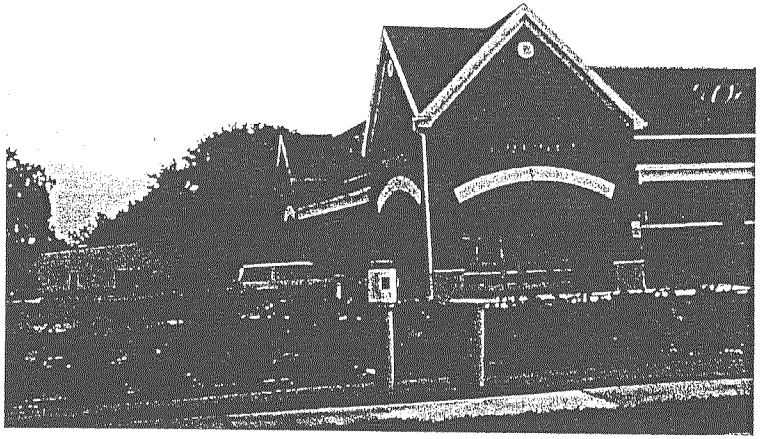
ENGINEER IN CHARGE
CHARLES M. MADDEN P.E. # 38317
CERTIFICATE OF AUTHORIZATION NO. EB-0000772

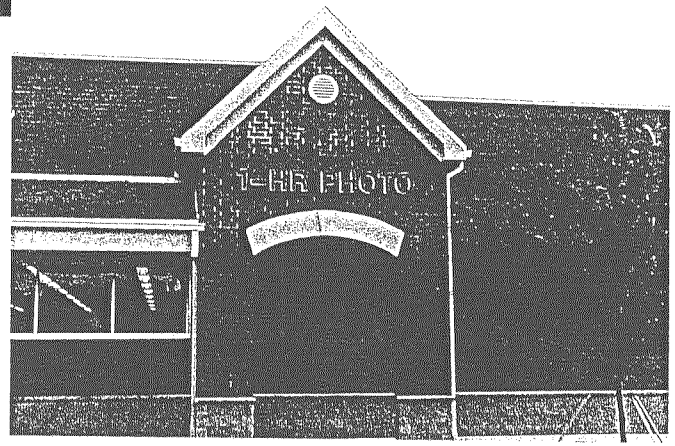
DATE	REVISIONS
8/2/03	REVISED PER SEMINOLE COUNTY COMMENTS

JOB # 2130
DATE 6/30/03
SCALE 1"=40'
DESIGNED BY KDB
DRAWN BY KDB
APPROVED BY CMM

C-1

PUBLIC COMMENT




1-HR PHOTO

9/17/03
11:30 AM

Chatherine Teeters
2681 Alamosa Place

Calling to voice general opposition
to Rezoning at
Lake & Casa Verde

Darryl McClain
County Commission Chairperson
1101 E. First Street
Sanford, FL 32771

Dear Darryl:

As a homeowner in the Chase Groves subdivision of Chase Crossings, I recently attended two homeowner's association meetings regarding the rezoning of Dr. Hardwick's property on 46A. I am appalled at the misinformation being fed homeowners and equally dismayed by the wording in their petition. This group is running on emotion and not on logic. In their petition, they state the site would create a variety of nuisances. "NOISE & AIR POLLUTION" – no more than people in the neighborhood running their lawnmowers, weedeaters, un-muffled cars, 2 cycle scooters or the ever apparent 727's flying over as we are on the flight pattern into OSIA. "LIGHT POLLUTION" – many homes in our subdivision have flood lights. "CRIME & LOITERING" – this terminology is used to denote those persons from a less fortunate social status "INDUSTRIAL TYPE TRUCK DELIVERIES" – I witnessed these in my neighborhood over the weekend.... UPS, FED EX, ROOMS-TO-GO, SEARS.

I grew up in Sanford where neighborhood pharmacies & businesses were the norm & not detrimental to the neighborhood. Businesses still exist cohesively in Sanford within neighborhoods. Your business on Park Avenue is evidence of this.

Our neighborhood has experienced many at-home businesses including lawn services, locksmith services, Carpentry & home repair services, etc... so to imply a commercial enterprise at this location would devalue the neighborhood is contradictory to what currently exists or previously existed within our neighborhood.

Please keep an open mind regarding this rezoning as many homeowners within Chase Groves are not adversely effected to, nor are opposed to this proposed rezoning.

Regarding the alliance with Loch Arbor in this battle, I remember the battle between the residents of Loch Arbor and the developers of Chase Groves. This Loch Arbor residents were presented similar reasons for opposing the development of Chase Groves.

Thank you

Rob Crews
2642 Amaya Terrace
Lake Mary, FL 32746
407-416-5971

Kimberly & Todd Petersohn
2563 Dwyer Lane
Lake Mary, FL 32746

September 24, 2003

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Blvd. / Casa Verde Re-Zone from Low Density Residential to Planned Commercial Development. Commercial development at the southwest corner of 46A and Casa Verde Blvd. P & Z Item # E. Case # Z2003-029. Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

We are Chase Groves homeowners and **oppose** the above stated rezoning of the subject property to any type of Commercial Land use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which backs up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, and Crystal Lake. A commercial use on that site would create noise and air pollution, light pollution, crime and loitering, constant traffic, commercial trash and industrial type truck deliveries, dumpster garbage truck traffic & pollution and destroy the values and quality of life for homeowner in Chase Groves.

Sincerely,

Kimberly & Todd Petersohn
407-829-8254

To: Seminole County Planning & Zoning Commission.

Attention :Seminole County Commissioners

2. Seminole County Planning Department tmatthews@co seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

RE: **Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.**

Dear Mr. Matthews :

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our low density restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

There also is a a traffic problem on 46A for both joining and exiting traffic both Casa Verde and Lakeland Boulevard . Road 46A is being expanded to a four lane road connecting to the I-4 as well as The 417 Greenway . This road is already to heavily congested during both evening and morning rush hours . Often with driving at high speeds . The potential for traffic accidents for both local residents and commuters makes the rezoning a accident potential and traffic hazard to the community and their families .

Please deny this re-zoning request. Thank you.

Daniel Spellman
178 Brightview Drive
Lake Mary ,Florida 32746

Phone
Phone : 407 324 2212

Daniel Spellman

DAVID & JACKLYN MARCUS
211 SOUTH CRYSTAL DRIVE
SANFORD, FL 32773
407-302-8265

TO: Daryl McLain, County Commissioner No. of Pages 1 (including cover sheet)

FROM: David and Jacklyn Marcus

FAX NO. 407-665-7958

RE: Rezoning of the Property at the SE corner of Lake Blvd and CR 46A.

DATE: 9/24/03

Please be advised that we are **OPPOSED** to this proposed rezoning. Thank you.

September 17, 2003

Dear Mr. McLain,

I am writing you in opposition to the rezoning of the property at 46A and Lake Blvd. in Sanford. I live on Lake Blvd. and am primarily concerned about the increase in traffic and crime if the property mentioned is rezoned to commercial.

My husband and I moved to this neighborhood to get away from our busy former neighborhood in Winter Park. We had cars crash into our mailbox and automobiles 4 times at the previous home. We were thrilled to find such a pristine and quiet neighborhood such as Loch Arbor. It is the true family neighborhood that we were looking for. Since moving in, we have had our first child. We look forward to the day that she can play in our front yard with all of the other neighborhood children. We don't want to have to worry about automobiles driving through our yard or criminals frequenting our neighborhood.

If the proposed drugstore is built, it will bring an increase in traffic down our street with people cutting through to avoid the traffic lights on 46A. It will also bring crime. I have been told that the Walgreen's that is located at 25th Street and 17-92 has been robbed 3 times and a body was found in the trunk of a car parked in the parking lot. These are not the type of activities that we need occurring in our neighborhood.

Please preserve our neighborhood and it's residents rather than giving in to investors. Thank you for your time and efforts.

Sincerely,

Cami Harger

Cami Harger

Barbara Knapp
941 Brightview Drive
Lake Mary, FL 32746

September 26, 2003

Daryl McLain
Chase Groves, Dist. 5 Commissioner
101 E First Street
Sanford FL 32771

RE: Lake Blvd / Casa Verde
Rezone to Planned Commercial Development

Dear Commissioner McLain:

Because of a work assignment, I will not be able to attend the Wednesday, October 1st re-zoning meeting of the commission. I would like to register my objection to the proposed re-zone. The commercial zone ends across from this particular parcel of land and as a resident in the area I would like to see it stay that way.

The traffic problems on Casa Verde and Brightview Drive as you enter from Old Lake Mary road are already horrendous with speeders and loud car stereos both day and night. If another business is allowed to open, particularly one that is open 24 hours a day, the traffic problems will only increase as more and more consumers realize that they can take a "shortcut" through our already heavily traveled neighborhood.

This is not to mention the already heavily used HE Thomas Boulevard. Since its widening, it has come to run parallel to Lake Mary Boulevard. Many commuters use it to avoid the overcrowded, heavily used Lake Mary Boulevard. This traffic, too, is bound to increase with the opening of businesses near International. Trying to get out of Casa Verde on the way to work is a nightmare now, never mind with another business with its entrances and exits.

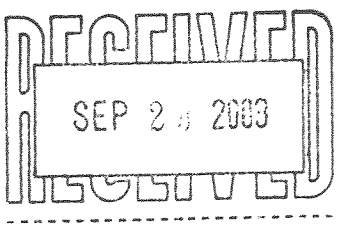
Also, the homes in both of these areas (Lake Boulevard, Casa Verde and Brightview Drive) are new, well appointed and in a desirable neighborhood. The introduction of the commercial business is bound to draw an element of society that will litter, deface and vandalize closer to the residential area. This will greatly influence our property values.

There are several other already zoned commercial areas where these businesses can locate. Keep the area zoned for Low Density Residential.

Sincerely,

Barbara Knapp

Barbara Knapp



9.27.2003

Dear Mr. Matthews,

I do hope the Saminole County Planning board does not re-zone Lake Blvd. and 46A from low density residential to planned commercial development.

My husband James and I have lived on Sunset Drive in Loch Arbor for close to 23 years. However, we remain the new-comers on the street as most of our neighbors have been here close to 40 years or more. I hope the planners can understand how "dug in" the families here feel and how much we cherish an old time neighborhood like this.

Commercial development belongs on Airport Blvd and Rinehart Rd. Neighborhoods on 46A need to be held together, not divided by patches and strips of commercial lots. Having been a victim of burglary I fear the re-zone will bring more crime as well as traffic and pollution to the area.

I would like to see the Seminole County Planning and Zoning Commission recommend a cohesion of civility so that the safety, life styles and property values of many will not be supersaded for the profit of one.

Re-zoning the very last patch of orange groves on Lake Blvd - 46A to commercial would be a disaster for our lovely old neighborhood. Please don't do it.

Please make my letter part of the public record.

Thank you.

Geraldine M. Spairs

G M Spairs

Thank you Mr. Chairperson and the board for letting me express my views tonight.

My name is John Lang and I am here tonight with my wife, Victoria. We live at 106 Brightview Dr., immediately adjacent south of the proposed rezone area. We are opposed to rezoning the land in question from residential and agricultural to commercial use.

The reason why I chose to speak tonight is that the proposed changes to the zoning effects my family and our immediate next-door neighbors much more than anyone else. Like the others in Chase Groves, we purchased our house with the understanding that the property behind us was not zoned for commercial use. We wholeheartedly agree with the arguments that changing the zoning would,

1) Reduce our property values, especially those houses fronting the property, like ours,
2) Significantly increase traffic and danger in our neighborhood, and
3) Increase the potential for crime in the area.

Of paramount importance to the residents fronting the property, is that re-zoning it to commercial use would drastically reduce our quality of life.

Specifically, regardless any "buffer" zone that currently or may be proposed,

- We will have the night sky in our backyards lit up brightly each night
- We will have severely increased noise not only from customer traffic but also from delivery trucks, garbage trucks and service vehicles directly behind us, and,
- **Most importantly**, we will lose the privacy and security that should be part of a residential area and a county that truly cares about its citizens. Knowing that the residential community has been in place and is opposed to the rezoning, an impartial board would not recommend the proposed changes.

Since a picture often "says more than a thousand words", we have brought with us photographs from the backyards of those Chase Groves residences, like ours, which directly border the property proposed for rezoning, 102, 106, 110, and 114 Brightview Drive respectively, which we would like to submit to the board along with a copy of my comments tonight for public record.

You can literally see the privacy we cherish so much and visualize the drastic impact such a change in zoning would have on our daily lives. These residences have small front yards so we spend a significant amount of time in our backyards relaxing and enjoying our homes and families. The proposed changes would drastically reduce this valuable and cherished use of our property.

I urge you, with the vast majority of our neighbors, to reject the proposed rezoning of the area from residential and agricultural to commercial use.

Thank you for your time and consideration of our position.

REGULAR MEETING OF THE SEMINOLE COUNTY LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM 1028
WEDNESDAY, OCTOBER 1, 2003 7:00 P.M.

REGARDING:

G. Lake Boulevard / Casa Verde; **Meredith Pickens/Shutts & Bowen, applicant**; Small Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and rezoning from A-1 (Agriculture) to PCD (Planned Commercial Development District) on approximately 2 acres and rezoning from PUD (Planned Unit Development) to PCD (Planned Commercial Development District) on approximately 0.8 acres to allow a commercial development at the southwest corner of CR 46A and Casa Verde Boulevard; and rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) on approximately 416.9 acres; amendment to the PUD Final Master Plan and Commitments, Classification and District Description for the Chase Groves PUD (Z2003-029; 09-03SS.06).

Commissioner McLain – District 5

Tony Matthews, Principal Planner

Good Evening members of the Planning and Zoning Committee

My name is Gregg Chouinard. I reside @ 130 Brightview Drive in Chase Groves, a deed restricted community.

Let it be known that I am strongly opposed to the re-zoning from residential and agricultural to commercial property located at 46A, Lake Blvd and Casa Verde.

- After reviewing public records which stated that all the surrounding land was zoned for residential or agricultural use, we used this knowledge and made a life decision and our largest investment to build our custom home in Chase Groves.

- The proposed 35 foot commercial structure which is adjacent to our back patio is not conducive to the aesthetics of our deed restricted community.

- The proposed commercial re-zoning lends itself to disrupting our quality of life due to:

A. INCREASING **TRAFFIC** via Lake Blvd, which is visible from our back patio along with the noise that additional traffic produces.

B. Our quality of life would be affected by the proposed SIXTEEN FEET COMMERCIAL FLOURESCENT **LIGHTING** which would create continuous light and would be visible from our bedroom window effecting the quality and quantity of our sleep.

C. If the proposed re-zoning were to be approved and the proposed Pharmacy built our quality of life would be affected with the possibility of drug related **CRIME** with after hour break-ins.

D. The proposed structure outlines commercial trash dumpsters. Our quality of life would be affected by the **ODOR** such **commercial trash dumpsters** omit.

All of these concerns cannot be addressed nor concealed by a six foot stucco wall and a tree every 12 feet. I don't agree that this buffer is an adequate transition from residential to commercial property. I am opposed to the proposed rezoning for all of these reasons and ask that you take these life altering situations into consideration. Our deed restricted community and all of our property values are threatened by this re-zoning, and I ask that you do not re-zone this property.
Thank You for your time.

Lake Blvd/Casa Verde Rezoning

Mr. Chairman, commission members, ladies & gentlemen, good evening.

My name is John Kinloch, homeowner, taxpayer and voter at 2532 Abacus Court, in Chase Groves. The close proximity of the land in question to my home makes me a substantial stakeholder in tonight's hearing, and I rise in strong opposition to the rezoning of the subject property to any commercial use.

Chase Groves is a relatively new, deed restricted, residential community. Compatibility of such a deed restricted, residential community is at substantial odds with any commercial property that directly abuts it. This fact has not been afforded the proper level of consideration in your plan description.

Perhaps it is just an oversight, but considering our abutting properties are in a deed restricted, residential community it is quite significant. This fact cuts directly to the heart of the matter and requires serious consideration. It is not just a matter of can we build it, but should we build it.

So, why should these deed restricted, residential homes be given substantial consideration, because commercial property, without affording any type of transitional zoning, next to any residential property, is just completely incompatible.

Why is it incompatible? What homeowner wants a commercial property in their backyard, especially one who paid for a premium lot? What deed restricted, residential community, wants commercial property to abut their neighborhood? This proposal calls for almost 22,000 sq. feet of commercial property, certainly not insignificant in the scheme of things.

What kind of traffic will this commercial property bring to our deed restricted, residential community. A substantial amount I suspect, especially since the plans call only for exits of the commercial property onto either Lake Blvd or Casa Verde.

In addition to the associated hazards from increase traffic to our deed restricted, residential community, what kind of further erosion to our quality of life and homeowner value will we see due to this 35 foot high structure which will directly abut homes with no transitional zoning?

What about the

Increase noise and air pollution,
Commercial trucks,

Dumpsters/refuse areas only 50 ft from a homeowner's backyard,
16 foot high lighting,
Drainage issues,
And not to mention the potential for increased criminal activity

A six foot wall and some trees aren't going to hide the fact that this 22,000 sq. foot commercial property exits in my deed restricted, residential community.

Most people can relate to the pride that owning their own home affords. It represents in general, the single largest investment we make in our lives. When considering the decision to purchase a home, it isn't made lightly. Significant consideration is given to the type of neighborhood you will be living in such as a deed restricted one.

This re-zoning to commercial certainly wasn't in my master plan and definitely wasn't part of the Chase Groves master plan, and is completely out of sync with the residential flavor of our deed restricted, residential community.

So...who benefits from this change to commercial? Certainly not the homeowners in this deed restricted, residential community. To not afford some sort of transition from residential to commercial is completely incompatible and should be rejected.

As a homeowner, taxpayer and voter of the community, any change should benefit the quality of life for the residents that live within the community. It is our voices that should be given the highest degree of benefit and consideration. We are here tonight to say very strongly that we don't need this commercial property in our deed restricted, residential community. We don't want this commercial property in our deed restricted, residential community. And we ask that you recommend denial of the rezoning of the subject property to any commercial use.

Mckennadad@aol.com
09/18/2003 10:16 AM

To: tmatthews@co.seminole.fl.us
cc:
Subject: Re Zoning

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Michael F McKenna

114 Brightview Dr.
Lake Mary, FL 32746
407 446-0777

joe burns
<joeburns@yahoo.com>

09/23/2003 12:41 PM

To: plandesk@co.seminole.fl.us
cc:
Subject: LANDFILL near the HIDDEN OAK ESTATES SUBDIVISION

SIR,

I want to add my support and that of my family to the discussion on the landfill project proposed in my neighborhood.

Unfortunately I and many of my neighbors were unable to attend but rest assured those who did represented us fairly.

The 100 families of hidden oak estates as well as the adjoining neighbors and subdivisions speak as one voice on this matter.

thank you, joseph burns

Do you Yahoo!?
Yahoo! SiteBuilder - Free, easy-to-use web site design software
http://sitebuilder.yahoo.com

Donatser@aol.com

09/23/2003 01:30 PM

To: dmclain@co.seminole.fl.us, tmatthews@co.seminole.fl.us
cc:
Subject: rezoning

We are opposed to the re-zoning of the soutwest corner of 46A and Casa Verde Blvd. We feel that the re-zoning of this property will destroy the values and quality of life for homeowners in Chase Groves.

Thank you,
Charles Conatser
203 Brightview Dr.
Lake Mary, Fl. 32746

"windsmom1"
<whill3@cfl.rr.com>
09/16/2003 10:56 AM

To: <TMATTHEWS@CO.SEMINOLE.FL.US>
cc:
Subject: OPPOSED to and AGAINST

Dear Mr.Matthews

I AM E MAILING YOU TO PLEASE VOTE AGAINST REZONING OUR NEIGHBOR ON LAKE BLVD/CASA VERDE

we moved here 2 yrs ago from broward county and we saw what happened to broward with all the commercial buildings we lived there a very long time and we thought it best to move up to seminole to be with our children as the yrs are gaining us on my father in law will be 96 in jan
hubby is 70 and we do not have the strenth to move again we moved here b cause of our kids

son lives at 114 brightview dr
daughter lives at 118 brightview dr

and we live at 122 brightview dr

so you can clearly see why we need this communitey to stay as it is

my children have children and if they need to move because it is so longer safe we all suffer us the kids and the g/kids

im not even sure you will read this but please do not vote for the rezoning of the subject property to any type of commercial land use

thank you so much if you do get to read this

GOD BLESS

MRS.W,H.HILL
122 BRIGHTVIEW DR
LAKE MARY,FLA 32746

Diane Merkt
09/24/2003 07:58 AM

To: Tony Matthews/Seminole@Seminole
cc:
Subject: (no subject)

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 09/24/2003 07:57 AM -----

Batsapp@aol.com
09/23/2003 04:48 PM

To: dmclain@co.seminole.fl.us
cc:
Subject: (no subject)

Mr. McLain:

I am writing to you regarding a land use amendment proposal that has currently come to my attention. Apparently there is a proposal that will rezone the
Southeast corner of Lake Blvd. and CR 46A in Sanford from a residential to a commercial zone. I have heard from different sources that Walgreens plans a store for this location.

As a lifelong Sanford/Seminole County resident I must express my extreme disapproval of the proverbial "commercial knife" being thrust into the heart of
this residential only area. County road 46A, west of Airport Blvd. has long been a residential reserve, if you will. Even in the City of Lake Mary, in all
of its progression, the people have deemed it necessary to keep any rezoning from occurring on CR 46A.

My wife and I moved our family to the Crystal Lakes area over two years ago to get away from the growing commercial encroachment of our community. The streets in our neighborhood are relatively quiet and peaceful. That is the way
we would like to keep them. I am sure you would take the same view if someone proposed a strip mall or grocery store in your neighborhood. The quiet celery fields and orange groves would never be the same.

My concern, along with many others, regarding this matter is growing by the day. Not one individual I have spoken to supports a commercial rezone in this area. I have expressed my thoughts on this subject and thank you for your time. Your attention to the problem at hand will be greatly appreciated. Thank
you once again.

Sincerely-
Brady A. Sapp

"John Lang" <johnrl693@hotmail.com>

09/17/2003 10:32 PM

To: tmatthews@co.seminole.fl.us
cc:
Subject: RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential to Planned Co

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential to Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create:

NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

This would literally be in our backyard beyond our swimming pool and 6' fence.

Sincerely,

John R. and Victoria E. Lang 106 Brightview Drive, Lake Mary, FL 32746

(407) 688-9412

Send and receive larger attachments with Hotmail Extra Storage.

TLCM97@aol.com
09/22/2003 06:11 AM

To: dmclain@co.seminole.fl.us
cc: tmatthews@co.seminole.fl.us
Subject: Chase Groves

Mr. Mclain & Mr. Matthews;
It is my understanding that a meeting scheduled for October 1st regarding the rezoning of Lake Blvd/Casa Verde Blvd in Lake Mary (case #Z2003-029) was moved to September 17th without or with very few representatives of Chase Groves present to state their case. It is also my understanding that the rezoning was approved to make it commercial. If this is truly the case, I am highly outraged. This just proves that county government cares more about making money than about their citizens. Have you actually visited the area in question? If so, you would understand what a mess this is going to create. Traffic is already bad enough, and now you plan on putting businesses in there that will not only make it worse but create multiple problems with criminal element, trash, and noise. How are you going to prevent any of these problems? You aren't. You can't. Neither can the developer or owners of these proposed businesses. I would even venture to say the meeting was moved up to prevent an outpouring of opposition that you knew was coming. Mr. Mclain, as District Commissioner for Chase Groves, I would hope that you would have our best interests at heart, but that does not appear to be the case. Having the businesses on one side of the greenway and homes on the other was just fine. I can't imagine this move benefiting anyone but the developer. We do not need any pharmacies or anymore convenience stores nearby.
Since there doesn't appear to be any way to change this just know for the record I am one of many upset homeowners/tax payers. It's really too bad you must resort to sneak tactics (i.e. moving the meeting) to get what you want and avoid any opposition.
Tamara (Tami) Maroon
2550 Dwyer Lane
Lake Mary, FL 32746

"Karen Culpepper"
<kculpepper@cfl.rr.com>

09/21/2003 05:46 PM

To: <tmatthews@co.seminole.fl.us>
cc:
Subject: 46A rezoning

Mr. Matthews,

We are sending our opposition to the rezoning of the corner of 46A and Casa Verde from residential to commercial. Putting businesses in the middle of a residential area is definitely not in the best interests of the residents in this area. Please vote NO to granting this rezoning request.

Sincerely,
Karen and Bert Culpepper
2687 Adele PL
Chase Groves

Jeffgre@aol.com

09/19/2003 01:00 PM

To: Jeffgre@aol.com
cc:
Subject: P & Z item #E, Case #Z2003-029

My name is Jeff Green and I am a resident of Chase Grove in Lake Mary. I wish to have my name put on record that I am against the re-zoning of property located on S/R 46A and Casa Verde Blvd from residential to commercial.

Thank you and please confirm.

Sincerely,

Jeffrey A. Green

Resident of Chase Groves

evydk@earthlink.net

09/19/2003 11:47 AM
Please respond to evydk

To: tmatthews@co.seminole.fl.us
cc:
Subject: Re-zoning

I am a Chase Grove home owner and are OPPOSED AND AGAINST rezoning of Lake Boulevard/Casa Verde corner of 46A and Casa Verde Blvd. P & Z Item #E Case#Z2003-029 Seminole County. Noise & air pollution, light pollution, crime & loitering, dumpster garbage truck traffic & pollution will destroy the values and quality of life for homeowners in Chase Groves. We have to put up with all the noice from the airplanes, we do not need any more pollution or noice in the neighborhood.

Sincerely, Evy French 749 Brightview Dr. Lake Mary

"Gregg Chouinard"
<greggc@lycos.com>

09/09/2003 08:09 PM
Please respond to
greggc

To: TMatthews@co.seminole.fl.us
cc:
Subject: Corner of 46a, Casa Verde, & Lake Dr. Project

Mr Matthews,
I am writing you concerning the project that is being planned for the corner of 46a, Casa Verde & Lake Dr. My name is Gregg Chouinard and I live in Chase Groves and I would like any information that is available concerning this project. I spoke to a man today on the phone, I don't remember his name, but he directed me to you on this subject. Could you please contact me at your earliest convenience concerning this issue. My phone # 407-963-0817 and e-mail is greggc@lycos.com. Any information would be greatly appreciated.
Thank You
Gregg Chouinard
407-963-0817
greggc@lycos.com

Get advanced SPAM filtering on Webmail or POP Mail ... Get Lycos Mail!
http://login.mail.lycos.com/r/referral?aid=27005

robilcorb@aol.com
09/27/2003 09:50 AM

To: tmatthews@co.seminole.fl.us
cc:
Subject: Rezoning 46A

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029 , Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you

Bill E. Boyd & Roberta I. Boyd

358 Brightview Dr.
Lake Mary, Fl

"Laura"
<laurajane@cfl.rr.com>
09/27/2003 09:43 AM

To: <tmatthews@co.seminole.fl.us>
cc:
Subject: No to rezoning in Chase Groves

To: <?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" />
Seminole County Planning & Zoning Commission, Seminole County Commissioners<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential

To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Barry Brandt

803 Delfino Place

Lake Mary, Fl. 32746

407-328-1060

Hector Rodriguez
<hector.rodriguez@veritas.com>

10/01/2003 04:17 PM

To: "'dmclain@co.seminole.fl.us'" <dmclain@co.seminole.fl.us>,
"'tmatthews@co.seminole.fl.us'" <tmatthews@co.seminole.fl.us>
cc: "'hrodriguez9@cfl.rr.com'" <hrodriguez9@cfl.rr.com>
Subject: Lake Blvd/Casa Verde Re-Zone from Low Density Residential

This mail is regarding the Re Zoning on our community, and my concerns on it.

I moved to Lake Mary, seeking peace and be away from traffic, crowded communities and others. We do not need more stores and gas stations. We are only 10 minutes away from everything, including the Seminole Mall. Doing so, will make more unhappy residents.

You have my disapproval on this non sense project.

Please call me for any other concerns

Sincerely

Hector M. Rodriguez

Héctor M. Rodríguez
México Inside Sales Advisor
Latin American Region

DIRECT: 407.357.5187
US SALES: 800.327-2232
INTERNATIONAL: 407-357-7501 Option 2
MEXICO TECHNICAL SUPPORT: 866-687-2564
MEXICO LOCAL SALES: 52.55.5091.0660

FAX: 407.357.7770
hrodriguez@veritas.com
www.veritas.com/la

VERITAS Software Corporation
400 International Parkway | Heathrow, FL 32746

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****

Hector Rodriguez.vcf

Diane Merkt
10/01/2003 03:45 PM

To: Tony Matthews/Seminole@Seminole
cc:
Subject: Oppose rezoning of 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 10/01/2003 03:44 PM -----

"Peter Hacaga" <phacaga@cfl.rr.com>
10/01/2003 11:42 AM

To: <dmclain@co.seminole.fl.us>
cc:
Subject: Oppose rezoning of property

To:Daryj McLain,County Commissioner

We oppose the current rezoning of the property at the southeast corner of Lake Blvd. and CR 46A. Allowing for commercial development. Thank you Daryl McLain,County Commissioner.

Sincerely
Peter Hacaga
Betty Hacaga
Catherine Oakley
Raymond Oakley
187 Lake Blvd.
Sanford,Fl. 32773

John Sawran
<jsawran@cfl.rr.com>

09/30/2003 07:21 PM

To: dmclain@co.seminole.fl.us
cc:
Subject: Re-Zoning Proposition:Lake Blvd. at CR46A

Attention: Daryl McClain, County Commissioner

While we will be unable to attend the Planning & Zoning Public Hearing on October 1, 2003, we are opposed to any proposition to Re-Zone this property from Residential.

Mr. & Mrs. John Sawran
1091 Via Como Place
Lake Mary, Florida 32746

Kevin Stewart
<KevinS@mjharris.com>

To: "'dmclain@co.seminole.fl.us'" <dmclain@co.seminole.fl.us>
cc:
Subject:

10/01/2003 08:21 AM

As a home owner in the subdivision of Tuscany of Lake Mary, I am very much opposed to the rezoning of the land on the southeast corner of Lake Blvd & CR 46A. I believe that rezoning this land and allowing it to become the site for commercial use, is not in the best interest of the home owners in this area. Please voice your dissention in the rezoning of this property.

Sincerely;

Mr. Stewart

Diane Merkt
10/01/2003 03:45 PM

To: Tony Matthews/Seminole@Seminole
cc:
Subject: rezoning

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 10/01/2003 03:43 PM -----

"B & K CROSBY" <kc99@vol.com>
10/01/2003 12:17 PM
Please respond to kc99

To: dmclain@co.seminole.fl.us
cc:
Subject: rezoning

Please,please don't allow the rezoning on the property on 46A and Lake Blvd. An all night store would be so unwelcome there. We are all concerned voters. Thanks, Kate Crosby 428 W.Crystal Dr.

B & K CROSBY
kc99@vol.com

Richard Genslinger
<rt_genslinger@yahoo.com>

10/01/2003 11:07 AM

To: dmclain@co.seminole.fl.us
cc: tmatthews@co.seminole.fl.us, dmerkt@co.seminole.fl.us, Sharon Sullivan <slsappraiser@earthlink.net>, "Us @ home" <genslinger@netzero.net>
Subject: Public Record Input - Lake Boulevard / Casa Verde Small Scale Land Use Amendment

Richard Genslinger<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />
<?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" />**2690**
Adele Place
Lake Mary, FL 32746

Daryl G. McClain, Chairman – District 5
Board of County Commissioners
1101 E. First Street
Sanford, FL 32771

Commissioner McClain,

Greetings. My name is Richard Genslinger and I'm a homeowner and member of the Architectural Review Committee for unit 4B in the Chase Groves community. As a concerned citizen and community-involved home owner, I would like to thank you and your staff for allowing me to provide my input for the public record regarding the Lake Boulevard / Casa Verde small scale land use amendment to be addressed at the regular meeting of the Seminole County Planning and Zoning Commission on Wednesday, October 01, 2003.
For the record, I am opposed to the rezoning of the subject property to commercial from low density residential. I oppose the rezoning for the following reasons:

- Quality of life impact is inestimable – the property adjacent immediately to the south of the subject property will become less desirable parcels to future prospective homeowners.
- Compatibility issue: The existing residential community appears to be incompatible with the proposed adjacent land use – Professional offices would probably serve the best interest of the community.
- Concern for the well being of our neighborhood must have a higher value than the desire of the county to increase tax revenue from the proposed commercial development.
- Preserve the historical significance of Chase Groves and maintain the architectural appeal of the community. It is inappropriate for buildings that do not meet this standard and is not in keeping with the intent of the restricted transitional zoning plan.

I ask for your consideration of the following as a community solution to the proposed development:

- Development should be limited to professional office such as banking and financial institutions as described in paragraph 1 in Seminole County Development Order #03-22000005, or to Health Services such as Doctor and Dental offices, and Community Services such as Real Estate and Insurance offices. It is unacceptable that the notion of increased traffic from a restaurant and pharmacy will not adversely impact the Chase Groves community. An impact study needs to be commissioned since the proposed development will use the side streets of Lake Boulevard and Casa Verde as the only means of exit from the property.
- Conditions and commitments on the developer as stated in Seminole County Development Order #03-22000005 are extensive, but need further consideration, especially regarding the following concerns:
    - The ability of the developer to subdivide the subject property as stated in paragraph 19; consider no further subdivision for the subject property.
    - The height of the proposed six (6) foot stucco wall as a buffer to the adjacent single family lots as described in paragraph 21; consider an eight (8) foot stucco wall to reduce site lines of the proposed subject property from the existing adjacent single family homes.
    - The building height of 35 feet as proposed in paragraph 12 appears to be excessive; consider 28 feet as the 'not to exceed' height to minimize the impact on site line to the existing single family homes.

Again, thank you for your time and service. Your consideration of all facts in this matter is greatly appreciated.

Sincerely,

Richard Genslinger

cc: Tony Matthews,
Seminole County Planning Department

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Planning_Zoning_letter_031001.d

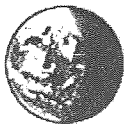
Doug M.

"Margie Graham" <msgraham@cfl.rr.com>

09/08/2003 08:20 PM

To: <dmerkt@co.seminole.fl.us>
cc:
Subject: CHASE GROVES AREA 46A PROJECT

My name is Margie Graham. We have lived here in Chase Groves for over 3 years now. We live here at 2534 Fletch Court. I attended our homeowners meeting tonight and I feel we need this proposed drug store. I am surprised by the homeowner boards lack of support for this project. I feel we need this drug store. I hope you will allow the project to be approved. It now takes over 10 minutes to get to a drug store from our home. We can not stop development because the homeowner board keeps fighting these projects. They made Kash and Karry give up last year after all of their crazy concerns. How much longer is this going to happen. It sure is funny everyone wants a drug store but, not in their backyard. Please, consider this to move this project ahead. We need this drug store. Thank you. RON & MARGIE GRAHAM 2534 Fletch Court Lake Mary, FL 32746 phone# (407) 328-5061 e-mail address is: msgraham@cfl.rr.com



"Shelley Herter" <barefootmaniac@hotmail.com>

09/29/2003 04:34 PM

To: tmatthews@co.seminole.fl.us
cc:
Subject: Proposed Rezoning

Dear Mr. Mathhews:

My name is Shelley Herter. I live at 304 Lake Blvd., and am extremely concerned about the proposed rezoning of the property on the southeast corner of Lake Blvd. and CR 46A.

Please make my letter a part of the public record. I wish to express my oppositin to any commercial development whatsoever on that property. The Loch Arbor neighborhood (as opposed to "development") has been a location long coveted by hopeful home-buyers for at least half a century because of its impressively low crime rate, its huge old trees, and its continuity as a quiet, pleasant area where homes as often as not are passed down in families rather than sold. I have lived here since 1978, and am still one of the newcomers.

I believe that any commercial establishment on that corner will increase traffic, noise, crime, litter and vagrancy, and will endanger children and pets as well as all the residents who enjoy walking, bike-riding and stroller-pushing in their safe and peaceful neighborhood.

Dr. Hardwick purchased this property as an investment, and has a right to develop it and turn a profit if he can. However, he does not have the right to expect that he can triple his profit by finagling a rezoning when the people who have lived in that "zone" as it is for many, many years do not want their neighborhood changed in that way. He bought a piece of property *hoping* for a rezoning -- but that is not a guarantee.

Thank you for your time and your attention to the wishes of your constituents.

Shelley A. Herter 407-321-0886

Outside of a dog, a book is man's best friend. Inside of a dog, it's too dark to read. - Groucho Marx

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Jennifer Follett
<zoe94cj97@yahoo.com>

09/27/2003 04:26 PM

To: tmatthews@co.seminole.fl.us
cc:
Subject: question about rezoning in Chase Groves

Mr. Matthews,

Could you tell me the benefits and the draw backs that the Chase Grove residents will experience if the rezoning went forward. I don't want to fight it if there are benefits. I always am prepared for SOME drawbacks.

Thank you for your quick response.

Mrs. Follett
Chase Groves Resident

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"Lyn Stallings"
<cstallings@cfl.rr.com
>

09/27/2003 10:25 PM

To: <tmatthews@co.seminole.fl.us>
cc:
Subject: rezone

I am writing in opposition of the rezone of **Lake Boulevard / Casa Verde**. **We are against this rezone.**

⌘ YOUR LOGO, Inc. Insert a catchy tag line or saying here

Lyn Stallings
cstallings@cfl.rr.com

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Gretchen Venn
09/30/2003 03:26 PM

To: Tony Matthews/Seminole@Seminole
cc:
Subject: URGENT

----- Forwarded by Gretchen Venn/Seminole on 09/30/2003 03:25 PM -----

Suechris43@aol.com
09/30/2003 09:11 AM

To: dmclain@co.seminole.fl.us
cc: dvanderweide@co.seminole.fl.us, gmaloy@co.seminole.fl.us, chenley@co.seminole.fl.us, rmorris@co.seminole.fl.us
Subject: URGENT

RE: rezoning of Lake Blvd. and CR 46A for any commercial building.

I know, first of all, that you would not want your neighborhood spirit interrupted by any commercial property. When did the "bigwigs" become more important than the homeowners of America? It seems as tho they are not content to just stay in a commerical area but look for places where families enjoy peace and solitude and safety(altho crime does creep into our areas without commercial near by). You know very well that Eckerds and Walgreens always seek to be near each other so if one comes the other will come as well, just like Burger King and McDonalds. It has become natural for all of us to turn our back and gradually allow "things"(for lack of another word) to come into places where they do not belong. For a long time now we have tried to "straighten" out crime and complacency in schools but the "things" have become so strong they are hard to fight now. Our children bear the brunt of our complacency in the school system and our families will bear the brunt of commercial in our neighborhoods.
We own a mortgage company in Sanford and understand business growth and how it effects the community. We also understand the need for families to be in a safe area. You were elected to be our representative so you have heard me speak.
Sincerely,
Sue Christensen

Tony Matthews

10/27/2003 12:48 PM

To: Lois Stabler/Seminole@Seminole
cc:
Subject: Re: Pharmacy

I spoke with Mr Lehman; he and his wife (Maria) are opposed to the Casa Verde request. I told him I would let Commissioner Van Der Weide know of their opposition. Thanks

Tony Matthews
Planning Division
1101 East First Street
Sanford, FL 32771
407-665-7371
Lois Stabler

Lois Stabler

10/21/2003 02:25 PM

To: Tony Matthews/Seminole@Seminole
cc:
Subject: Pharmacy

Maria Lehman 407-894-5000 x 22

Ray Lehman 407-324-7285

Even though it certainly looks like they're related, please call them both FOR Commissioner VDW. Thank you Tony

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

Sonja205@aol.com

09/26/2003 05:26 PM

To: tmatthews@co.seminole.fl.us, dmclain@co.seminole.fl.us
cc:
Subject: Lake Blvd.-Casa Verde Re-Zone from Low Density Residential

Dear Mr. Matthews,

Thank you for your phone call the other day regarding the re-zoning of the corner of Lake Blvd.-Casa Verde at southwest corner of 46A from low density residential to Planned Commercial Development. Since our conversation, I have given the matter much thought and wish to register my strongest opposition.

We live in a home at 205 Lake Blvd that was built by my husband's grandfather Roy Frank Symes in 1923. It has been continously occupied by our family since it was built. Our house sits on 2 1/2 acres and is architecturally as well as historically significant. My husband Robert and I have lived here since 1978. Needless to say, we have wittnessed many changes to our neighborhood since that time; most have been of negative impact to our quality of life as well as to the value of our estate. To have commercial re-zoning at our corner would doubtless continue to drive down not only our property value, but also the values of the property of our neighbors in Loch Arbor as well as Chase Gr oves, Idyllwilde, and Ravenna Park.

It seems to me that allowing such a re-zoning would only open the way for further commercial development along 46A west of the Greenway cutting old and continuous neighborhoods apart from one another and creating a strip-sprawl of commercial centers that would seriously detract from the residential ambience we now enjoy. I hope the planners of Seminole County can appreciate how we old timers feel. I also would suggest that the proper and natural corridor for this type of commercial development would be along Airport Blvd. which has always had zoning of this nature.

I would also like to point out that the Hardwick property was originally owned by Katherine and John Malloy who, before their deaths, strongly resisted the development of their property as part of the PUD which is now Chase Groves. The Malloys' refusal to sell their property to the Chase family back when the PUD was proposed is largely why our neighborhood has maintained its character for as long as it has. I am sure that they could have sold out for a handsome profit. This brings me to the point that even though Dr. Hardwick purchased the property to make money does not follow that he be allowed to triple his profits at the expense of four entire neighborhoods.

Loch Arbor has recently experienced a rash of break-ins and an increase in vandalisms. Re-zoning can only add to our woes. Lake Blvd. already is used as a drive through street where pets are run over and children riding their bikes or walking to and from school are at considerable risk. I wish to propose that whatever happens to this corner, that the entrance to Lake Blvd. be vacated and a cul de sac be created to stop vagrants and speed freaks from using our street as a freeway. Another item on my wish list is that the property west of this corner that the county now owns be used as a green space, perhaps a small park where neighbors can bring their children to play and walk their pets thereby creating an atmosphere that brings people together rather than isolating them in islands of homes threatened by the noise, pollution, traffic and crime that accompanies commercial development.

Plan slow growth for our pretty old tree-filled neighborhoods, not fast

track- instant cash windfalls that will only leave us with suburban blight.

Please make my letter a matter of public record.

Thanks for your attention,

Sonja Greenlee

"matthew estes" <mateo_estes@hotmail.com>

To: tmatthews@co.seminole.fl.us
cc:
Subject:

09/30/2003 07:22 PM

I am opposed and against the lake blvd / casa verde rezone from low density residential to planned commercial development at the southwest corner of 46a and casa verde
case z 2003-029 *I*saac estes and linda estes at 929 delfino place lake mary fl 32746

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PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

RAYMOND TOSSI / SHANNON TOSSI
NAME

432. W. CRYSTAL DR.
STREET ADDRESS

SANFORD | FL. | 32773 | 407-322-1811
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL raytossi@yahoo.com

AGENDA NO.: G

AGENDA ITEM:

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: WE BOUGHT INTO THIS AREA DUE TO ITS RESIDENTIAL NATURE, HISTORY, + PRESTIGE. WE FEEL THAT OUR AREA SHOULD NOT BE INFLUENCED BY COMMERCIAL BUSINESS RAMIFICATIONS. WE ALREADY HAVE PEOPLE LOITERING @ AREA CONVENIENCE STORES, ADDING THIS ESTABLISHMENT SO CLOSE CAN HAVE NO POSITIVE IMPACT. IN NO WAY SHOULD A COMMERCIAL BLDG BE ADDED TO THIS NEIGHBORHOOD. WE DO NOT NEED THE ADDITIONAL TRAFFIC, CRIME, AND WORRY OF OUR CHILDREN NOT BEING SAFE!!!

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

NAME Doug WELLS

100 ORANGE DR
STREET ADDRESS

SANFORD FL 32773
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: 6

AGENDA ITEM: REZONING TO PCD

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I DO NOT FEEL THAT WE NEED A COMMERCIAL PROPERTY SO CLOSE TO OUR COMMUNITY. WITH THE CLOSENESS TO OFFICE COMM. PROP

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Darla Gerger
NAME

100 Orange Drive
STREET ADDRESS

Sanford FL 32773
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL retailclear@aol.com

AGENDA NO.: 6

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO _____

COMMENTS: A large % of our Neighbors are elderly - they use their trucks. We have moved to this area due to the fact We have teenagers And it is a safe Neighborhood If the Eckards is built in our OLD 1900 Neighborhood this will increase crim and traffic. We have taken a beating on Lake Dr for additional traffic already. We all have invested alot in our homes and improved them. In hopes that we can finally make a profit after we have worked so hard, provided job and kept our Neighborhood Clean. All this will change.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Jenna Witt
NAME

102 Brightview Dr.
STREET ADDRESS

Lake Mary FL 32746 407-302-3225
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL ✓

AGENDA NO.: _____

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I am here to oppose the rezoning of the land at Casa Verde + 46A. I am a single parent & work very hard to afford the house I have in Chase Groves. The rezoning would be totally inconsistent with our family-oriented neighborhood. It would bring unwanted traffic, crime, noise + air pollution literally into my backyard. This would severely affect the quality of life of myself and my 8yr. old.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Dee Hillaard
NAME

208 Unewood Dr
STREET ADDRESS

Sanford	FL	32773	407-321-7257
CITY	STATE	ZIP CODE	TELEPHONE NO.

E-MAIL dhillard@cfl.rr.com

AGENDA NO.: VI

AGENDA ITEM: G

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: I've lived in Lake Arbor for 18 yrs. It has been a safe, quiet place to raise a family. Commercial Industry at the entrance to Lake Arbor will change this and probably decrease the value of our homes. Its just the beginning. Its all about money. A few people get rich, the Raw land is destroyed and the neighborhood is Changed Forever.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

RICHARD YEAGER
NAME

415 LAKE BLVD
STREET ADDRESS

SANFORD | FL | 32773 | 407-302-7551
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL RICHLYNYEAGER@WFBTV.NET

AGENDA NO.: 6

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I THINK THAT A COMMERCIAL ZONING WOULD BE OUT CHARACTER OF THE HISTORIC AREA OF LOCH ARBOR & THE HISTORIC "BELAIRE" GROVES & HOME SITE OF FOUNDERS HENRY S SANFORD, DE FOREST & CHASE FAMILIES. PRELIMINARY ROAD DRAWINGS FOR THIS LAST SECTION SHOWS A MEANDERING WALK OR TRAIL. I THINK THERE IS AN IDEAL OPPORTUNITY TO TO ENCOURAGE THIS PROPERTY INTO AN EXTENSION OR "TRAIL HEAD, HOPE FULLY CONNECTING WITH A NEW TRAIL ALONG CASA VERDE DRIVE

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Leslie & Matt Lormann
NAME

400 W. Crystal Drive
STREET ADDRESS

Sanford FL 32773 407 328-8514
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL MRSLORMANN@MSN.com

AGENDA NO.: G

AGENDA ITEM: Lake Blvd / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS: Concerns about traffic & noise levels
traffic will affect Idelwilde Elementary
students & neighborhood speed zones.
- Noise ~~level~~ level already increased by addition of 417 - do NOT need more.
- Buffer ~~less~~ distance allowed is NOT acceptable!
- Property value will be decreased with addition of Commercia
- Light levels will affect ~~our~~ near-by housing
- Endangered species survey has not been published!

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

NAME Kimberly Petersohn

STREET ADDRESS 2563 Dinger Ln

CITY Lake Mary STATE FL ZIP CODE 32746 TELEPHONE NO. 407-927-6554

E-MAIL kpetersohn@cfl.rr.com

AGENDA NO.: G

AGENDA ITEM: Lake Blvd / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: I oppose this re-zoning due to the negative affect it will have on the property values, increased traffic & noise pollution and security of our homes and our quality of life.

Seminole County

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Dennis Hillard
NAME

208 Vinewood Dr.
STREET ADDRESS

Sanford FL. 32773 407 321-7257
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: V1

AGENDA ITEM: 6

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I am Defenatly opposed to commercial of anything on this site for the following Reasons. Since Being a Resident of Loch Arbor for the past 20 years I have seen the influx of families with one or more Children. Commercial will increase Traffic thru the Loch Arbor community causing the probability of indangerment to our young. Changing this area from Residential to commercial is unexceptable for this.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Lethony Davis
NAME

2532 Abaco Ct
STREET ADDRESS

Lake Mary FL 32746 4076887229
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL davis7@cfl.rr.com

AGENDA NO.: IV

AGENDA ITEM: G

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** _____

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I am against this
Rezone

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Elaine E. Briggs
NAME

3202 Country Club Rd
STREET ADDRESS

Sanford, Fla 32771 407 323 1527
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: We have been living at this address for 31 years and are against any pharmacies in this area !!!!.

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PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Donald J. Morace
NAME

108 Loch Arbor Ct.
STREET ADDRESS

Sanford Fla. 32771 407 323-1759
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: 9

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR**? _____ **OR OPPOSITION**? ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: We have lived in this area for 32 years and do not need any more Commercial businesses in our residential area. Please Not it as is.

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PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

REBECCA HERTER
NAME

304 LAKE BLVD
STREET ADDRESS

SANFORD | FL | 32773 | 407-321-0886
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL

AGENDA NO.: VI-G

AGENDA ITEM: LAKE BLVD / CASA VERDE

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: I HAVE 2 SMALL CHILDREN AND WANT THEM TO GROW UP IN THE QUIET, SAFE NEIGHBORHOOD WHERE I GREW UP! THIS IS IMPORTANT!

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Jennifer Tate
NAME

111 Sunset Dr
STREET ADDRESS

Sanford FL 32773 407-268-3129
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: Lake Blvd / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I do not support the commercialization of the property located at Lake Blvd. & 46A.

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PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Ross Helfand / Karen Helfand
NAME

116 Crystal View East
STREET ADDRESS

Sanford FL 32773 407-302-6729
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL rhelfand@cfl.rr.com

AGENDA NO.: G

AGENDA ITEM: Lake Blvd / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: We do not support the commercialization of the property located at Lake Blvd + 46A.

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PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Richard Milde
NAME

183 Lake Blvd.
STREET ADDRESS

Sanford FL 32773 407-321-5281
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL rmilde56@CFL.RR.COM

AGENDA NO.: _____

AGENDA ITEM: 46A Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS:

I am Opposed to a Commercial Rezoning on the corner of Lake Blvd. unless the County agrees to Dead End Lake Blvd at the corner of 46A prior to the opening of a Commercial Enterprise at that Corner.

9:12

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Hulon Black
NAME

105 Forrest Dr
STREET ADDRESS

Sanford | Fl. | 32773 | (407) 321-9602
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL

AGENDA NO.: G

AGENDA ITEM:

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO ~~✓~~

COMMENTS: Needs To Be Tabled Till Such Time 46A Expansion Project is Completed.

Progress is not having To Amend mistakes but Planning Properly From The onset.

This Rezoning Should not be At This Time

Since The 1996 Public Hearings on 46A Project It has Always been envisaged by Seminole Co. There would not be Any Commercial development From Lake Blvd. To Wayside.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Terry Bledsoe
NAME

108 W. Crystal Drive
STREET ADDRESS

Sanford FL 32773 407 3217580
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Terry Bledsoe.com

AGENDA NO.: G

AGENDA ITEM: Lake Blvd. / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: In the interests of progress and development, we in Loch Arbor subd. have dealt w/ the widening of 46A + existence of 417. Do not destroy our peaceful suburban lifestyle by allowing commercial development on our doorstep! My family will not patronize any commercial establishment placed in that area.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

NAME Joseph Bragga Jr.

3202 Country Club Rd
STREET ADDRESS

Sanford Florida 32071 4073231527
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: _____

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** _____

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO _____

COMMENTS: We have B Living at this adress for over 30 yrs. we are against any pharmacies in the area

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Brenda Turner
NAME

2694 Crater Ct
STREET ADDRESS

Lake Mary / FL / 32746 / 407-302-2956
CITY / STATE / ZIP CODE / TELEPHONE NO.

E-MAIL _____

AGENDA NO.: VI G

AGENDA ITEM: Lake Blvd & Casi Verdi

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ~~X~~

COMMENTS: We do not need a comercial buisness at this sight. Too much Traffic already on Casa Verdi using such area as short cuts.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

SHELLEY A. HERTER
NAME

304 LAKE BLVD
STREET ADDRESS

SANFORD FL 32773 407-321-0886
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL barefootmaniac@hotmail.com

AGENDA NO.: 11-G

AGENDA ITEM: LAKE BLVD / CASA VERDE

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X!

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO _____

COMMENTS: HOW MANY DRUG STORES DO WE NEED IN A 5-MILE RADIUS!? I DO NOT CONSIDER THIS A CONVENIENCE — I CONSIDER IT THE RUINATION OF MY NEIGHBORHOOD!

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

SEAN POLLAND
NAME

2546 DWYER LANE
STREET ADDRESS

LAKE MARY	FL	32746	407-836-5342
CITY	STATE	ZIP CODE	TELEPHONE NO.

E-MAIL POLLANDS@YAHOO.COM

AGENDA NO.: VI.G

AGENDA ITEM: LAKE BOULEVARD/CASA VERDE

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** _____

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: I AM AGAINST THE REZONING OF THIS PROPERTY. THE RESIDENTS WERE INFORMED THAT THIS PROPERTY WOULD BE DEVELOPED FOR RESIDENTIAL PURPOSES BY THE BUILDER D.R. HORTON. FURTHERMORE, THE PROPERTY IS INCOMPATIBLE WITH THE NEIGHBORHOOD IN GENERAL. THIS WOULD BE AN EYESORE FOR THE WHOLE AREA. THERE ARE NO COMMERCIAL BUSINESSES BETWEEN I-4 AND THE 417 ON SR46.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Carmen Deleon
NAME

473 Brightview Drive
STREET ADDRESS

Lake Mary FL 32746 407.3214854
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Camana0719@aol.com

AGENDA NO.: G

AGENDA ITEM: Rezoning Casaverde / 46A / Lake Blvd

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: I strongly oppose the rezoning of the property in question. I purchased my home with the understanding it was zoned Solely residential. The safety, tranquility, value of my home is being threatened by self serving developers who are only concerned with their financial gain and not the home owners of Chase Grove.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Henrique & Olga Zabala
NAME

497 Brightview Dr.
STREET ADDRESS

Lake Mary, FL 32746 (407) 324-4670
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL SANTIAGOZABALA@AOL.COM

AGENDA NO.: _____

AGENDA ITEM: G7

DO YOU WISH TO SPEAK **IN FAVOR**? _____ **OR OPPOSITION**? X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: As a 10 year resident of Chase Groves I am strongly opposed to the rezoning of the property on Casa Verde and 46A to Commercial. My peace of mind, security, Value of my home is being threatened. As a tax paying citizen I request this rezoning proposal be denied.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

NICOLE BEAUCHAMP
NAME

473 BRIGHTVIEW DRIVE
STREET ADDRESS

LAKE MARY | FL | 32746 | 407-321-4854
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL nicoleb@cfsecpa.com

AGENDA NO.: VI

AGENDA ITEM: G

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS: THERE ARE MORE THAN ENOUGH COMMERCIALLY ZONED AREAS AROUND OUR DEVELOPMENT, REZONING 46A + CASA VERDE IS NOT NECESSARY. THERE ARE UNOCCUPIED OFFICE + BUSINESS SPACES LESS THAN ONE MILE AWAY AT THE CORNER OF AIRPORT BLVD + 46A. USE AN AREA THAT IS ALREADY DEVELOPED FOR COMMERCIAL BUSINESSES.

IN ADDITION, I HAVE OWNED A HOME IN CHASE

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Mr. & Mrs. Lane Betts
NAME

422 West Crystal Drive
STREET ADDRESS

Sanford, FL 32773 407-322-0791
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Lanebetts@yahoo.com

AGENDA NO.: G

AGENDA ITEM: Oppose building on lots cornering Casaverde/Lake Blvd/46A

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** _____

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: As a resident of LOCH ARBOR COMMUNITY, I appear (& show in writing) that I am against the proposed construction at Lake Blvd (Casaverde) & HE Thomas (46A) Hwy. Hopefully, my opposition will be joined with others as we would like to prevent turning Lake Blvd into a thru street & we aim to protect the peacefulness we've had in our community.

8:26 t

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

MR & MRS DAN VAUGHN
NAME

2511 ABACUS CT
STREET ADDRESS

Lakemary FL 32746 407-687-7575
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: My husband and I purchased a Horton DR. and was Mislead by the Representive for DR Horton who told us the property where the orange grooves were was zoned residental. My husband verified this to make sure that was correct. We feel the Quality of enjoyment and the beauty of the large trees was an Asset to Chase Grove. If we wanted to live without Commerical, we could of bought AT the hills of Lake Mary. We were told Horton was to build homes in the $300,000 Range that sealed the deal for us. We feel were

8:31

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Kathy Teeters
NAME

2686 Alamosa Pl
STREET ADDRESS

Lake Mary FL 32746 407-268-3326
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL dteeters@cfl.rr.com

AGENDA NO.: 6

AGENDA ITEM: Lake Blvd. / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES X NO _____

COMMENTS: My main concern is about the amount of increased traffic on Casa Verde. There are many bus stops located on Casa Verde + Brightview (the middle brightview (the corner of) for Elem, Middle + High Schools. My daughter is a bus rider at that location.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Daniel Spellman
NAME

178 Brightview Drive
STREET ADDRESS

Lake Mary Fl. 407-324-2212
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS: Negative for Community

Traffic & Safety Roads Impact

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PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Vickie Pearson & Larry Pearson
NAME

115 Sunset Dr
STREET ADDRESS

Sanford FL 32773 407-323-5213
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: We do not want any part of our neighborhood to become commercial. We have a nice neighborhood and would like to keep it that way.

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8:07

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Jeffrey Swiatek
NAME

918 Delfino Pl
STREET ADDRESS

Lake Mary FL 32746 407-320-1975
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL JSWIATEK@BellSouth.net

AGENDA NO.: G

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS: _____

8:11

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Alan Putzke
NAME

118 Brightview Dr
STREET ADDRESS

Lake Mary | Fl | 32746 | 407-328-9273
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL _____

AGENDA NO.: 6

AGENDA ITEM: 6

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** V

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES V NO _____

COMMENTS: _____

8:04

Lot 343

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

JOHN LANG
NAME

106 BRIGHTVIEW DRIVE
STREET ADDRESS

LAKE MARY FL 32746 (407) 688 9412
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL JOHNRLANG@YAHOO.COM

AGENDA NO.: ~~XB~~ VI. NEW BUSINESS G.

AGENDA ITEM: LAKE BOULEVARD/CASA VERDE

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS: _____

8:15

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Josh Bond
NAME

110 Brightview Drive
STREET ADDRESS

Lake Mary FL. 32746 407-323-1582
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Jewlz2121@hotmail.com

AGENDA NO.: 6

AGENDA ITEM: Casa Verde / Lake

DO YOU WISH TO SPEAK **IN FAVOR**? _____ **OR OPPOSITION**? ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS: _____

8:22

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Gregg Chouinard
NAME

130 Brightview Dr
STREET ADDRESS

Lake Mary FL 32746 407 963 0817
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Greggc@lycos.com

AGENDA NO.: G

AGENDA ITEM: Lake Blvd / Casa Verde

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
October 1, 2003

Nick Balevich
NAME

2715 Amaya Terrace
STREET ADDRESS

Lake Mary FL 32746
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.:

AGENDA ITEM: G

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS:

9:09

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

DAVID MAXWELL
NAME

100 LOCH ARBOR CT
STREET ADDRESS

SANFORD FLA 32771 407-323-0684
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: G

AGENDA ITEM: LAKE BLVD CASA VERDE

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
October 1, 2003

LUIS MENDEZ
NAME

2662 ADELE PLACE
STREET ADDRESS

LK MARY | FL. | 32746 | 407-302-8390
CITY | STATE | ZIP CODE | TELEPHONE NO.

E-MAIL _____

AGENDA NO.: _____

AGENDA ITEM: G

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** _____

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO _____

COMMENTS: I TOTALY AGAINST THE REZONING.

8:57

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Charles J. Nawrocki

NAME

305 East Crystal Dr.

STREET ADDRESS

Sanford Fl 32773 407-322-9400

CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: G

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES X NO _____

COMMENTS: _____

9:00

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

PHILIP LEE
NAME

411 LAKE BLVD
STREET ADDRESS

SANFORD FL 32773 (407) 321-6388
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: G

AGENDA ITEM:

DO YOU WISH TO SPEAK **IN FAVOR**? _____ **OR OPPOSITION**? X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES X NO _____

COMMENTS:

8:53-

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

TOM SHEIBELBERGER
NAME

401 SUNSET DRIVE
STREET ADDRESS

SANFORD FL 32773 407-322-4706
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: _____

AGENDA ITEM: 6

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
October 1, 2003

TOM SHEIBENBERGER
NAME

401 SUNSET DRIVE
STREET ADDRESS

SANFORD FL 32773 407-322-4706
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: 6

AGENDA ITEM:

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES ✓ NO _____

COMMENTS:

9:04+

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Sonja Beerlee
NAME
205 Lake Blvd
STREET ADDRESS
Longwood FL 32773 407-321-1476
CITY STATE ZIP CODE TELEPHONE NO.
E-MAIL Sonja205@AOL

AGENDA NO.: VI-C

AGENDA ITEM: LAKE BLVD/CASA VERDE

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
October 1, 2003

Luis R. TORO
NAME

906 DEL FINO PL.
STREET ADDRESS

LAKE MARY FL. 32746 407-474-6407
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL EL TORO@AOL.COM.

AGENDA NO.: G

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: _____

Chuck Green resident

9:12

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

CLARENCE W. SMITH
NAME

2942 CROFTON WAY
STREET ADDRESS

Lake Mary FLA. 32746 407-322-1555
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: G

AGENDA ITEM: G

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
October 1, 2003

Scott and Francene Adams
NAME

191 Lake Blvd
STREET ADDRESS

SANFORD FL 32773 407-322-0132
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: 6

AGENDA ITEM: Lake Boulevard / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR**? _____ **OR OPPOSITION?** yes

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO no

COMMENTS: Do not rezone Comercial.

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

CHRISTOPHER HARRIS
NAME

844 MELENO PL
STREET ADDRESS

LAKE MARY FL 32746 407 330 7561
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: 6

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: _____

Seminole County

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

JOHN M. AUMAN
NAME

210 HOMEWOOD DR
STREET ADDRESS

SANFORD Fl. 32773 407323
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: VI-G

AGENDA ITEM: LAKE BLVD / CASE VERDE

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO _____

COMMENTS:

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

JAMES SPEIRS
NAME

105 SUNSET DRIVE
STREET ADDRESS

SANFORD FL 32773
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: VI-G

AGENDA ITEM: LK Blvd / Casa Verde

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
October 1, 2003

Mack Hill
NAME

122 Brightview Dr.
STREET ADDRESS

LK Mary Fl. 32746 407-302-8711
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Whill3@CFL.rr.com

AGENDA NO.: VI-G

AGENDA ITEM LK Mary Bl. / Casa Verde

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
October 1, 2003

NAME Dee Speirs

STREET ADDRESS 105 Sunset Drive

CITY Sanford STATE FL ZIP CODE 32773 TELEPHONE NO. 3238368

E-MAIL _____

AGENDA NO.: VI-G

AGENDA ITEM: Lake Blvd/Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES X NO _____

COMMENTS: _____

8:48

? realize Lake to Viola

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Staff explain notice

BOB WHITE
NAME

300 LAKE BLVD.
STREET ADDRESS

SANFORD | FL | 32773 | 407-322-6096
CITY | STATE | ZIP CODE | TELEPHONE NO.

project

E-MAIL _____

AGENDA NO.: G

9:16

AGENDA ITEM: _____

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES X NO _____

COMMENTS: _____

Want to be 1st speaker for those opposed

G.
HOA Rep.

8:57

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Sharon Sullivan, Chase Groves HOA President
NAME

290 Aldrup Way
STREET ADDRESS

Lake Mary FC 32746 407-322-5250
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL

AGENDA NO.: G.

AGENDA ITEM: Lake Blvd / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** ____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES X NO ____

COMMENTS:

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

John Kinloch
NAME

2532 Abacus Court
STREET ADDRESS

Lake Mary FL 32746 688-7209
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL JGKINLOCH_PHR@yahoo.com

AGENDA NO.: VI - New Business

AGENDA ITEM: G - Lake Blvd / Casa Verde

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
October 1, 2003

ROBERT W CHERNESKY + Barbara
NAME

2615 ALENA PL -
STREET ADDRESS

LAKE MARY FL 32746 407-302-6910
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL _____

AGENDA NO.: _____

AGENDA ITEM: _____

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
October 1, 2003

DOREEN A STANTON
NAME

130 BRIGHTVIEW DR
STREET ADDRESS

LAKE MARY FL 32746 407-252-7321
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL dorie.stanton@sdwingshoe.com

AGENDA NO.: 6

AGENDA ITEM: 6

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** X

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO X

COMMENTS:

PUBLIC COMMENT RECORD

SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING & ZONING COMMISSION
October 1, 2003

Bill Hill
NAME

122 Brightview Dr.
STREET ADDRESS

LK Mary Fl. 32746 407 302-8711
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL whills@CFL.rr.com

AGENDA NO.: VI-G

AGENDA ITEM: LK Mary / Casa Verde

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
October 1, 2003

Pat Hill
NAME

122 Brightview Dr
STREET ADDRESS

LK Mary Fl. 32746 407-302-8711
CITY STATE ZIP CODE TELEPHONE NO.

E-MAIL Whill3@CFI.rr.Com

AGENDA NO.: V1-G

AGENDA ITEM: Lake Blvd / Casa Verde

DO YOU WISH TO SPEAK **IN FAVOR?** _____ **OR OPPOSITION?** ✓

DO YOU WISH TO MAKE **ORAL COMMENTS?** YES _____ NO ✓

COMMENTS: _____

214

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

We the undersigned residents of Loch Arbor, Seminole County want to go on record as strongly opposing the rezoning of the property located at Lake Blvd., 46A and Casa Verde, for commercial purposes.

Modifications to the Chase Grove master PUD have been ongoing for many years, to the detriment of of Loch Arbor residents. The quality of life for Loch Arbor has been compromised, first by the change from planned cluster homes to single family lots, then further, reducing the size of lots and removing age old Oaks and Pines, creating run off into our once pristine lakes that now are a mass of weeds and white water lilies.

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COMMERCIAL USE WOULD BRING INCREASED NOISE FROM COMMERCIAL TRASH DUMPSTERS, AIR AND LIGHT POLUTION, INDUSTRIAL TYPE TRUCK DELIVERIES, CRIME AND LOITERING, CONSTANT TRAFFIC, DESTROYING THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN LOCH ARBOR AND SURROUNDING NEIGHBORHOODS.

PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Mary Cadet	107 Crystal View E	407-328-1178
Greg Douglas	105 Crystal View E	407-322-1748
Deborah West	108 Crystal View E	407-322-7126
Janice Winn	121 Crystal View So	407 328-9133

NAME	ADDRESS	PHONE #
Tea Barkow	309 Fairway Rd.	407-322-3728
Cami Harger	421 Lake Blvd.	407-302-6728
Richard Wagner	415 Lake Blvd	407-302-7551
Bill Massey	418 Lake Blvd.	407-322-3685
Jim Lavin	404 Lake Blvd	407 302-1967
DENNY	325 Lake	407-322-2770
Daniel Liberty	403 Lake	407 321-5826
Shannon Turner	303 Fairway Rd	407-688-2338
Cate Turner	303 Fairway Rd	407-688-2338
Judith A. Bergardus	305 Fairway Rd	407-321-727
[illegible]	307 Fairway Rd	407 330 9691
[illegible]	311 Fairway	407 322 3985
Hal & Judith Piering	409 Lake Blvd.	407-323-3067
[illegible]	414 Lake Blvd.	407-322-0118
Sue Polendore	405 Lake Blvd.	407-688-096[illegible]
Dannie R Polendore	405 Lake Blvd.	"
Kim Schultz	210 Forrest Dr	407 302-7756
[illegible]	208 Forrest Dr	407-328-7415
Beverley Wright	420 Lake Blvd	

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Julie von Eberstein	206 Mirror Dr.	407 328-7851
Edna Casella	200 Mirror Dr	407-330-3488
Frank Casella	200 Mirror Dr	407-330-3488
Anna Beverly	403 Sunset Dr.	407-322-4200
Nelson Beverly	403 Sunset Dr.	407.322.4200
Loretta McAdam	213 Ridge	407-321-0376
Lawrence McAdam	213 Ridge	407-321-0376
Allen Albert	207 Ridge Dr.	407-322-4499
Lionel L. Bass	206 Ridge Dr	407-323-2769
Anna May	205 Mirror Dr.	407-322-6392
Elizabeth Ganas	215 Ridge Dr.	407-322-6291
Greg Ganas	215 Ridge Dr	407-322-6291
Tom Ruffing	501 Crystal View N.	407-321-4835
Susan Harrell	108 Orange Dr	407 328-4718
Barbara Duple	171 Lake Blvd.	407-330-2674
[illegible]	104 Orange Dr	
Mikelann Renwick	104 Orange Dr	407 927 3850 cell
James H. Goldman	402 W. Crystal Dr.	323-9259
[illegible]	211 Forest Dr	

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
4) Vickie Pearson	115 Sunset Dr	407-323-9219
5) Jennifer Tate	111 Sunset Dr	407-268-3129
6) Karen T Helfer	116 Crystal View E	407-302-6729
Roy J Helfer	116 Crystal View E.	407-302-6729
7) [illegible]	212 Sunset	407-323-7660
Michelle Cabrera	212 Sunset Dr	407-323-7660
8) [illegible]	220 Sunset Dr.	(407) 322-3224
9) Ray Lehman	228 Sunset Dr	407-324-7285
Maria Lehman	228 Sunset Dr.	407 324-7285
10) Lynn M Lay	304 Sunset Dr	407 324 9756
[illegible]	304 Sunset Dr	407-324 9756
11) Mr. and Mrs. Paul and Cynthia Mason	402 Sunset Dr.	407-322-6934
12) Alvin and [illegible]	403 Sunset Dr.	407-322-4200
13) Florence Sheibenberger	401 Sunset Dr.	(407) 322-4706
[illegible] Sheibenberger	401 Sunset Dr	(407) 322-4706
14) [illegible] B. Wheat	201 Homewood Dr.	(407) 302-3719
[illegible]	201 Homewood	(407) 302-3719
15) Ida Halloway	224 Sunset Dr.	(407) 322-4743
Chauncey Halloway	224 Sunset Dr.	407 322-4743

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Kaye Everett	435 W. Crystal	407 608-1822
GERALDINE KEETH	205 Crystal View South	407 322.14[illegible]
Brenda Rose	407 Lake Blvd	407 321 5607
Ron Rose	407 Lake Blvd	(407) 521-5607

49

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Harlow Rhoades	106 Crystal View So.	322-0229
Mary Rhoades	"	"
Paul Mullin	503 Crystal View N.O.	

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Laura Lavin	404 Lake Blvd	407-302-1967

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Eugene & Linda		407-265-9435
EUGENE C TINDALL	114 W. CRYSTAL DR. SANFORD	
Bobbie Tindall	" " "	
BOBBIE TINDALL		
CE Morton	119 W. Crystal Dr.	
Norma & Gene Hunt	121 W. Crystal Dr.	407-321-4969
Dennis & Theresa Scott	201 S. Crystal Dr.	407-324-94[illegible]
JACK GRITTER	101 CASPIAN COVE SANFORD	407 321-774[illegible]
L. Tom	400 W. Crystal	407-3288514
JANE LINGLE	312 LAKE BLVD	407 322-3365
WALTER LINGLE	325 LAKE BLVD	407 322-2770

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Kimberly A Mathews	430 west Crystal Dr	407-330-7081
TOMASINA BETTS	422 West Crystal Dr.	407-322-0791
Erin J Lundquist	424 W Crystal Dr	407-322-2296
Lisa Marie	426 W Crystal Dr.	407-330-3274
Chester Crosby	428 W. Crystal Dr.	407-330-0988
J Mark Crosby	"	"
Barbara Barnes	430 W Crystal Dr	407-321-9134
JAN VANDEGRIFT	438 W. CRYSTAL DR.	407 3285211
MELANIE VANDEGRIFT	" "	" "
Lois Lehman	435 W Crystal Dr	
Chris Ladd	437 West Crystal Dr.	407 322-2786
[illegible]	412 West Crystal Dr.	(407)324-9411
Shannon Sterling	412 W. Crystal Dr	(321)377 2129
Christy Keebler	"	"
KURT LINGLE III	Loch Arbor Ct	407 323-4142
Sandra LINGLE III	Loch Arbor Ct.	407 323 4142

BNW

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Beverly Mason	309 E. Crystal Dr.	407 322-8195
Hanna Bill	201 Crystal View S. Sanford	407-328-6912
Frank Bonnville	201 Crystal View S. Sanford	407-328-6912
[illegible]	209 Crystal View S. Sanford	407 328-4669
John [illegible]	209 Crystal View S. Sanford	407 328-4669
Lucy + Bud Layer	207 Crystal View S. Sanford	407-322 2945
Sara J. Small	210 Crystal View S. Sanford	(407
Jeff W Small	210 Crystal View S. Sanford	26890
[illegible]	303 E. Crystal Dr. Sanf	407 323-3472
Donald Williams	P.O. Box 314 E. Crystal Dr.	407 322 8822
David + Bonnie Libonati	315 E. Crystal Dr. Sanford	323-4076
Al & Karen Wallace	203 Crystal View S. Sanford	323-2847
Cathy Oakley	187 Lake Blvd	407 328 4907
Peter Hacaga	187 Lake Blvd Sanford	407 328 490
Raymond Oakley	187 Lake Blvd Sanford	407-328-4907

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Patricia Bowen	118 W. Capital Dr.	402-322-783
Roger D Bowen	118 W. Capital Dr.	407.322-7836

NAME	ADDRESS	PHONE #
16) Warren Bishop	114 Sunset Dr	407-323-5409
17) Steve Parrish	201 Vinewood	407-322-7179
220 Homewood 18) Melinease Kimball		407 323 7983
222 Homewood 19) James C Collins		407-322-8995
20) James Mann		407-321-5514 223 HOMEWOOD
21) Virginia Overman	213 Homewood Dr.	407-328-9330
22) Allen Wiley	216 Sunset Dr.	407-324-7512
23) Eartha L. Hill	200 Homewood DR.	407 688 9420
24) [illegible]	229 Sunset Dr	407 322 0391
25) Rebecca Shipley	112 Sunset Drive	407-323-6259
WILLIAM 26) MARQUEZ [illegible]	113 SUNSET DR.	407-384-6526
27) Mildred Peters	109 Sunset Dr.	407-322-5090
GENE HUNT	120 N CRYSTAL	

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
MR & MRS Milde	183 Lake Blvd	407-321-5281
MR, MRS Scott Adams	191 lake Blvd.	407-322-01
Shelley A. Herter	304 Lake Blvd. Sanford	407 3210886
Jerry Colombo	175 Lake Blvd, Sanford	(407) 322-080
Carmen J Rodriguez	175 Lake Blvd / Sanford Fl 32773	407-322-0807
Robert M. White	300 LAKE BLVD. - SANFORD	407-322-6096
Robert Greenlee	205 Lake Blvd Sanford	321-1470
Amy Greenlee	205 Lake Blvd Sanford	321-1470
[illegible] Balk Wignall	205½ LAKE Blvd	302-3230
Nancy Rodriguez	205½ lake Blvd	302-3230
Barbara Dupre	171 Lake Blvd	407 330-2674
[illegible]	411 LAKE BLVD	(407) 321-6388
CARLA LEE	411 LAKE BLVD	(407) 321-6388
Dan Harger	421 LAKE BLVD	(407) 302-6728

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

NAME	ADDRESS	PHONE #
Matt Coleman	105 Vinewood	407 3024246
[illegible]	226 Vinewood	407-323-2318
Arthur J Click	228 Vinewood	407 322-4556
Alison Durham	234 Vinewood Dr.	407 322-6619
Joseph J Hoffman	217 VINEWOOD DR.	407-323-0465
Allan Le Keith	205 Crystal View South	407/322/1415
Peggy Lawrence	110 Crystal View South	407/322-5099
Bob Waters	114 West Crystal	407 415 4343
Francine Scott Adams	191 Lake Blvd	407 322-0[illegible]
[illegible]		(407) 324 9411
Shaney Whiting		(407) 324 9411
Martha H White		407-322-6096
Robert L De Vol		(407) 321-4619
[illegible]	200 Vinewood Drive	(407) 330-9625

Petition for Loch Arbor HOA opposing rezoning at 46A and Lake Blvd.

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
S.O. Stella Oritt	Forrest	323-6551
Charles R Brabban Jr	forrest	323-1592
Ella C Jenkins	213 forrest	407-322-5659
[illegible]	209 forrest	324-9582

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PLEASE DENY THIS REQUEST FOR REZONING.

~~NAME~~	ADDRESS	PHONE #
Carol Algeri	205 S. Crystal Dr.	407 323 0279
Dianna Algeri	205 S. Crystal Dr.	(407) 323-0279
Sophia Algeri	213 S. Crystal Dr	407 322-0687
Lynne Campbell	202 Vinewood Dr	407-328-7478

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

	NAME	ADDRESS	PHONE #
1)	J M Speirs	407 3238368	
2)	Jim Speirs	105 Sunset Drive	
3)	Betty Crawford	107 Sunset Dr.	407-322-5706
4)	Richard Crawford	110 Sunset Dr	407-322-7335

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
ELDA C BROHAN	915 VINEWOOD	Elda C Brohan 407-322-3171
Robert L BROHAN	915 Vinewood	R Brohan
Alinda Buerk	219 Homewood	Alinda Buerk 407-324-56
JAMES BUERK	219 Homewood	4073245699

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
John M. Aumsa	210 Homewood Dr.	4073237204
Amy L. Lockhart	417 Lake Blvd.	407-323-3383
	417 Lake Blvd	407-323-3383
Glenn Lingle	312 Lake Blvd	407 322 3365

Lakeview DR.
W. Crystal Dr. # 400-439

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Matthew Lorman	400 W. Crystal Dr.	(407) 328-8514
Shirley L Goldman	402 W. Crystal	
Flann Waldorf	404 W. Crystal	407-330-3326
* Jerry Sisalaumsak	418 W. Crystal Dr.	407-330-1332

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Mandy Geaga	415 LAKE	407-302-7551
Edna E. Bayer	301 Fairway Rd	407. 322-1424
Hary M. Bayer	301 Fairway Rd	407 322 1424
Sarah Bogardus	305 Fairway Rd.	407-321-7277

EAST CRYSTAL (ALL)
CRYSTAL VIEWS. (201-2

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Angie Carter	111 Crystal Dr.	407-324-3720
Charles Navrath	305 E. Crystal	407 322-9400
Horace E. Paul	310 E. Crystal	407-322-7879
[illegible]	309 E Crystal Dr.	407 322-8195

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
[signature]	432 W. Crystal Dr	407-322-1811
Sharon Tosi	432 W. Crystal Dr	407-322-1811
Sue Goldman (Schivard)	101 W Crystal Dr.	407 3227427
Tessa Duncan	110 W. Crystal Dr.	407-688-1786

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Katherine B. Cox	225 S. Cypress Dr	407 324-0366
Freda Engle	211 Ridge Dr.	407 322-5394
Phyllis Smith	401 Pine Dr.	407-322-1033
Jean Smith	401 PINE DR	407-322-1033

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LOCH ARBOR HOA SEMINOLE COUNTY

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Modifications to the Chase Grove master PUD have been ongoing for many years, to the detriment of of Loch Arbor residents. The quality of life for Loch Arbor has been compromised, first by the change from planned cluster homes to single family lots, then further, reducing the size of lots and removing age old Oaks and Pines, creating run off into our once pristine lakes that now are a mass of weeds and white water lilies.

Further modifications to this PUD and rezoning residential/agriculture property for commercial use are unacceptable for our neighborhood.

COMMERCIAL USE WOULD BRING INCREASED NOISE FROM COMMERCIAL TRASH DUMPSTERS, AIR AND LIGHT POLUTION, INDUSTRIAL TYPE TRUCK DELIVERIES, CRIME AND LOITERING, CONSTANT TRAFFIC, DESTROYING THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN LOCH ARBOR AND SURROUNDING NEIGHBORHOODS.

PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Tara Sapp	104 Vinewood Dr.	407-330-2260
[illegible]	104 Vinewood Dr.	407-330-2260
Bob Bledsoe	108 N. Crystal Dr.	407-321-7580
Donna Hallauf	208 Vinewood Dr.	407 321 7257

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Eric Fuqua	103 Pine Lake Dr.	407-321-0919
Renee L Thompson (Ren)	105 Pine Lake Dr Sanford 32773	
Adcock, Marcia	103 Pine Lake Dr.	407-322-0676

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

We the undersigned residents of Loch Arbor, Seminole County want to go on record as strongly opposing the rezoning of the property located at Lake Blvd., 46A and Casa Verde, for commercial purposes.

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Mildred Preston	309 Lake Blvd	407 330-9891
Debra Boone	307 Lake Blvd.	407-302-9988
Rita Fairbell	305 Lake Blvd	407-323-6486
Betty Haney	187 Lake Blvd.	407-328-4907

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Geraldine N Gibson	312 E Crystal Dr	407 323-8108
J R Duke	317 E Crystal Dr	

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Greg Fuhrmann	219 S. Crystal	407 322-5270
Francene & Scott	191 Lake Blvd.	(407) 322-0132
Cheryl J Willis	208 S Crystal	407 324 1236
[illegible]	208 S. Crystal Dr	407-324-1236

PETITION

LOCH ARBOR HOA SEMINOLE COUNTY

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Jack DaRocca	100 Caspian Cove	407-324-8667

PETITION

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PLEASE DENY THIS REQUEST FOR REZONING.

NAME	ADDRESS	PHONE #
Gene Ferguson	202 Dogwood Dr.	322 5261
Donna B. Coleman	508 Tangelo Dr.	322-1576
Rebecca A. Carman	209 Homewood Dr.	579-2745
Barbara Kreh	215 Homewood Dr	407-321-1523

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned ~~Chase Groves homeowners are~~ OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: **NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES. Please deny this re-zoning request. Thank you.**

Name and Address	Phone/e-mail
Patricia A Turner	122 Bright View Dr 407 303-9711
William H Hill	" " " " " "
Mack E Hill	" " " " " "

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
9/16/03.	
[illegible] 589 BRIGHTVIEW DR.	
[illegible] 401 Brightview Dr	
[illegible] 493 Brightview Dr.	
[illegible] 499 Brightview Dr.	
[illegible] 407 Brightview Dr.	
[illegible] 499 Brightview Dr.	
[illegible] 497 Brightview Dr.	
[illegible] 493 Brightview Dr	
[illegible] 473 Brightview Dr	
[illegible] 523 Brightview Dr	
[illegible] 521 Brightview Drive	
[illegible] 533 Brightview Dr.	
539 Brightview Dr.	
[illegible] 545 Brightview Dr.	

PETITION

Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
9/16/03 Rick Lemery 395 Brightview Dr.	407-302-4660/riclem@hotmail.com
Jim Stan 436 Brightview DR	
Gena Baker 490 Brightview Dr	
DANIEL MARTE 496 Brightview Dr	
JOEL SANTIAGO 502 BRIGHTVIEW DR	
Jerry Turner 532 Brightview Dr	
Harry Russell 538 Brightview Dr	
Donald C. McKinney 550 Brightview Drive	
Luz Leal 574 Brightview DR Lake Mary FL 32746	
JOHN LEAL 574 Brightview Dr Lake Mary FL 32746	
Resident 598 Brightview Dr	
[illegible] 641 Brightview Lake Mary	
[illegible] 629 Brightview Drive	407 268 9904
MAUREEN DENIZARD 623 BRIGHTVIEW DR LK MARY	407 323 6902
Molly + Michael Mompson 593 Brightview Drive	407-322-3416

Seminole County Board of Co...
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
2559 Dwyer Charles + Diona Bohn	407 688 1595 CBohn@CFL.RR.Co
2546 Dwyer SEAN Polland	407 3282924 POLLANDS.Yahoo.Co
* 296 ALDROP Michelle LAKE MARY	FL 32746 Noe
2570 Dwyer Belinda	407-3284689 ftsoksp@yahoo.com
2566 " "	
2562 " "	
2558 " " Kim Bouniady	407-268-9772 A.Bouniady@At
2554	
2550 " " Shannon Marcon	407-302-0512 IbanezKGs@aol.com
2546 Dwyer Michelle Polland	407-328-2924 pollands@yahoo.com
2542 " " Zomal Dwarka	407-321-3710 ZDwarkA@yahoo.com
2538 Dwyer Scott + Linda	407-370-0482
2534 " " Lussie WAFA ARSHAD	407 321-8749 wafa_arshad@hotmail.com
2530 " "	
2526 " " [illegible]	407-321-4339 KJTekel@aol.com
2522 " " Kellie Baker	407-328-4689 KCWH69@AOL
2518 " " BUFARD BUMGARDNER	407-322-8213 [illegible]
2518 " " Kathleen M Bungard	407-322-8213 KBun64@Hotmail.com
2511 " "	
2515 " " Blanca D. Cuevas Enrique Cuevas	407-320-703 ECuevas@CFL.RR.Co

OVER

PETITION

Chase Groves HOA and Residents

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Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
ANDREW HARRIS 2547 Fletch Ct	(407) 302-6017 AHARRIS@CFLIT.COM
DAVID & TRACY BURNS 2523 Fletch Ct	407 302 7127 burnssuge@cfl.rr.com
Doug Marchand 2518 Fletch Ct.	407-688-7444
MAX & Helen Goodwin 2511 Fletch CT	407-328-7740
Juan & Imelda TanTane 2620 Cahill Way	407 323-8350 JJTake@aol.com
Craig & Janell Estrada 1103 Brightview Dr.	407-695-2181
Craig & Heather Shadrix 2612 Annuya Terrace	407-328-7105 crshadrix@msn.com
Kelli & Chris Cheverenka & Barbara 2615 Glenn Rd	407-302-6910 BOB-CHEVRONSKY@WORLD NET.ATT.NET
Kathi & Joe Tillis 338 Aldrupiano	407 328 8646 TILLIS3@AOL.COM
J & Wendy Walker 339 Albany Way	(407) 321 2405
Scott Adams 191 lake Blvd	407-322-0132
Ron & Brenda Rose 407 lake Blvd	407 321 5607
Victor Nackos 327 Albany way	407 328-8534
Richard Geese 415 Lake Blvd	407-302-7551
FRANK AND ANGELA DIMONDA 2336 CONTESSA CT	407 328-6495
Jacqueline Dwitt Consultant	

PETITION

Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
Jeffrey A. Green	243 Brightview Dr Lakeview, FL 32746 407-322-4560
[illegible] Davis	2532 Abacus Court Lake Mary FL 32746 407-688-7229
Richard Kasmir	2539 Fletch Ct Lake Mary FL 32746 407-302-2287
LeRoy Watters	171 Brightview Dr Lake Mary 407-688-2152
Barbara Watters	171 Brightview Dr Lake Mary "
[illegible]	116 Brightview Dr.
Roscoe and Oliver James	134 Brightview Dr Lake Mary FL 407 302-1932
Donald Awalt	138 Brightview Dr 407 688 7157
Josh & Julie Bond	110 Brightview Dr 407-323-1582
Floyd + Connie Arons	2527 Abacus CT 407-302-3795
J WEBB	2536 ABACUS COURT 407 323 4585
Sandra Torruella	2543 Abacus Ct (407) 330-0685
Tom Clark	503 Brightview Dr 407 330 4802
Shelley Hertz	304 Lake Blvd 407-321-0886
Ron + Maureen Jasso	2674 Alamosa Pl. 407 323-1265

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
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Name and Address	Phone/e-mail
Karen Culpepper 2687 Adele PL	322-5420/kculpepper@cfl.rr.com
Bert Culpepper 2687 Adele Pl	322 5420/bert_culpepper@hotmail.com
NONI LUDWIG 2683 ADELE PL	302-6067 NONILUDWIG@GBA ONLINE.COM
John Armour 2665 ADELE PL	407-328-0963
Shell Armour 2675 ADELE PL	407 328-0963
NANCY GENSLINGER 2690 ADELE PL	407 302-9997
Deborah Wuchoff 2686 Adele PL	407-688-4619
[illegible] 231 Brightview Dr	407-322-3398
Donna Conatser 203 Brightview Dr	407-330-7319/DCONATSER@AOL.COM
[illegible] 178 Brightview	407-324-2212
[illegible] 2670 Adele Pl	407-321-4589 DKNUDSON@CFL.RR.COM
[illegible] 2650 Adele Pl	407 323-0859
Shawn D. [illegible] 2650 Adele Pl	407 323-0859

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Mr. Ben Tucker, Chairman
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Name and Address	Phone/e-mail
Cindy Bertrand 689 Brightview DR	407 323-0262
Linda Bailey 708 Alto Place Lake Mary FL 32746	
Unity Carlson 715 Alto Place Lake Mary FL 32746	407-324-2895
Robert Thompson 751 Alto Place 32746 Lake Mary	
Lisa Kaplan 768 Alto Place 32746	407-328-3118
Todd Banks 647 Brightview	
Florence M. Smith 7842 Crofton Way	
Jessica Braithwaite 7837 Crofton Loop	
Shirley A. Stover 726 Alto pl Lake Mary Fl	
Jonathan Sikia 733 Alto pl Lk Mary	407-328-7216
Gly Bourpaseuth 757 Alto Place Lake Mary	
Andre Washington 799 Alto Place Lake Mary, FL 32746	
Mills Kilborne 792 Alto Place Lake Mary FL 32746	
Mill Kilborne 792 Alto Place Lake Mary FL 32746	407-380-7911
STMARTIN 7836 CROFTON WAY LAKE MARY, FL 32746	407-323-1515
Dagmar Oppe 677 Brightview Dr Lk Mary FL 32746	
FRANK LOVE 671 BRIGHTVIEW DR LK MARY FL 32746	4073330896

2519 Dwyer
2523 " "
2527 " " David L. Zeidwig 302-7678
DZEIDWIG at Sihle.com
2531 Dwyer Ln Joanna Dalton
email: scitchr29@aol.com 302-9920
2535
2539 Dwyer Ln Velma Vhodges 407-328-5816 Velma Vhodges@aol.com
2543 — Phyllis + Mike Arkanoff 4-330-0248 Arky15@Hotmail
2547. Dwyer.
2551 " " H. G. Karim 407 302 8967 hgkarim@yahoo.com
2555 Dwyer Lane — R. Daswani (407) 322-6752 RAOU3eMSN.com
2563. " "
2567 " " Tina Elaiyar (407)484-0288
2571
2625 Amaya — Celina Pierra (407) 321-1878
AMAYA - 100 - 115 - 103 - 186 -

PETITION
Chase Groves HOA and Residents

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Seminole County Board of Commissioners
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Name and Address	Phone/e-mail
Jenna Witt 102 Brightview Dr - Lk Mary	407-302-3205
Julian Bode 2657 Crater Ct - Lake Mary	407-805-8513
PAUL DIETRICH 2670 CRATER CT LAKE MARY	407-325-7[illegible]
BERNIE & GINA WIENER 2670 CRATER CT. LAKE MARY	407-321-8218
DALLAS ADAIR 2655 Crater Ct. Lk. Mary	407-[illegible]
Samantha Gunn 2651 Crater Ct Lk Mary	407-[illegible]
Mathew Apple 2651 Crater Ct, Lk Mary	407 302-9771
Todd Joseph Allen 2661 Crater Ct Lake Mary	407 328-0952
[illegible] 2644 Crater Ct Lake Mary	407-[illegible]
[illegible] 2627 Arapaho Terrace	407 322-5826
[illegible] 2617 Crater Ct Lk Mary	407-[illegible]
[illegible] 2555 Clayton Ct Lake Mary	407-324-2736
[illegible] 251 Bright View Dr.	407 [illegible]

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address		Phone/e-mail
Marcelle Berry	2841 Contessa Crt Lake Mary, Fl. 32746	407-302-6411
Andrea Bonifacio	2539 Abacus Ct, Lake Mary 32746	407-323-8377
Daniel McCarthy	2548 Abacus Ct. Lake Mary, Fl 32746	
TUSHAR BULSARA	2544 ABACUS CT. " " 32746	
STEVE TAYLOR	2540 ABACUS CT " "	
Mary Tilford	3049 Dellcrest Pl. Lake Mary Fl. 32746	
SCOTT TILFORD	Same	407-688-6063
Charles S Patterson	3073 Dellcrest Pl.	407-328-8283
JOE Tantillo	3103 Dellcrest Pl	407-324-3292
Tracey Garrant	3109 Dellcrest Pl	407 320 0919

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address		Phone/e-mail
Marcelle Berry	2841 Contessa Crt Lake Mary, Fl. 32746	407-302-6411
Jeffrey Fogel	3042 Dellcrest Pl	407-782-9502
Peter Gilles	3030 Dellcrest Pl	407-688-0894
[illegible]	3006 Dellcrest Pl	407-328-8734
[illegible] Tosy Palmer	3000 Dellcrest Pl	407 324 9810
[illegible]	3001 Dellcrest Pl	407-302-0533
[illegible]	3013 Dellcrest Pl	407-328-7679
x Mary J. Williams	3025 Dellcrest P	407-330-7599
[illegible]	3031 Dellcrest Pl	407-330-3643
James J. King	3031 Dellcrest Pl	407-330-3643
John G Kinloch	2532 Abacus Ct	407 688 7229

PETITION
Chase Groves HOA and Residents

TO: **Seminole County Planning and Zoning Commission**
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: **Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.**

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Name and Address	Phone/e-mail
Marcelle Berry	2841 Contessa Crt Lake Mary, Fl. 32746 407-302-6411
~~Chris Stallings~~	
Chris Stallings	3127 Dellcrest Pl. Lk Mary Fl. 32746 (407)-324-5983
[illegible]	3121 Dellcrest Pl. Lk Mary, Fl. 32746 407 302-6019
Dale M. Seaman	3126 Dellcrest Pl. Lk Mary 407-322-3076
Craig A. Finnell	3114 Dellcrest Pl. Lk Mary 407-324-9331
Mercedes Baker	3114 Dellcrest Pl. Lk Mary (407) 324-9331
Sandra Weiss	2108 Dellcrest Pl Lk Mary 407 322-2846
Mary Thompson	3084 Dellcrest Lk Mary 407 328-3040
[illegible]	2537 Abacus Ct Lk Mary 4076887229
[illegible]	2519 Abacus Ct Lake Mary 4076887666

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address		Phone/e-mail
Victor L Nicklow	327 Aldrup Way	328-9534
Jacqueline B Faire	315 Aldrup Way	407 324-0125
James E Faire	315 Aldrup Way	407 324-0125
[illegible]	303 Aldrup Way	~~407~~ Keithmark007 @ AOL
Sandra [illegible]	297 ALDRUP WAY	407-328-9689
Jeff Johnson	297 ALDRUP WAY	407-328-9689
Katherine Nedred	279 Aldrup Way	407-688-2210
[illegible]	314 Aldrup Way	407-321-2414
[illegible]	332 Aldrup Way	268-3639
[illegible]	344 Aldrup Way	407-688-1353
[illegible]	344 Aldrup Way	407-688-1353
[illegible]	345 Aldrup Way	407-302-3214
Kenneth Jenkins	333 Aldrup Way	407-330-4913
Sharon Jenkins	333 Aldrup Way	407330-4913

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address	Phone/e-mail
1. Kathryn Mills 2659 Acuna Court	(407) 324-2661 Kmnkm1@aol.com
2. DAVID C JOINER 2624 CAHILL WAY	(407) 324-9926
3. IRIS E ROLDO 2660 CAHILL WAY	407-328-4825
4. FRANCISCO RAMIREZ 2672 Cahill	(407) 324-1154
5. Randy WEISS 2678 Cahill Way	(407) 321-7965
6. Antonio Britt 2689 Cahill Way	407-322-9968
7. Marie Chesser 2671 Cahill Way	407-688-0540

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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	Name and Address	Phone/e-mail
8	K S [illegible] 2677 Cahill Way	407-324-5404 - KSkaffey [illegible]
9	[illegible] 118 Brightview Dr.	407 328 9273 -
10	Josh & Julie Bond 110 Brightview Dr.	407-323-1582
11	Sarah Chasan 2523 Dwyer Ln	407-463-6997
12	Kathy Teeters 2686 Alamosa Pl	407-268-3326
13		
14		

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
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Name and Address	Phone/e-mail
2666 Adele Place	407-688-7492
2666 Adele Place	407-688-7492
2674 Adele Place	407-688-1466
322 Brightview Dr.	407-688-0712
"	"
163 Brightview Dr	407-688-7184
2658 Adele Place	407-323-2473
167 Brightview PL	407-302-2677
179 Brightview Dr.	407-688-0447
179 Brightview Dr.	407-688-0447
214 Brightview Dr.	407-302-6614
2654 Adele Place	407-323-0396
2654 Adele Place	407-323-0396

Grace C Bagley, 2637 Amaya Terrace, Lake Mary, FL

2631 - Amaya Terrac

Hubert Frank 2631 AMAYA TER. (407) 323-4166

Nanette Frank 2630 amaya Terrace (407) 321-3585

NFrank2@CFLRR.com

1 of 2

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
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Name and Address	Phone/e-mail
FRANK DELZINGARO 2626 ALAMOSA PL. 32746	(407) 302-3693
Joe Barrett 2638 Alamosa Place Lake Mary, FL 32746	(407)321-0032
John PEREZ 2662 ALAMOSA PL LK MARY FL 32746	407 3214654
Flor Tovar 2668 Alamosa pl. L.K Mary Fl. 32746	407 421 0410
Teeters Daren 2686 Alamosa pl LK Mary FL 32746	407 421 0410
Nicolas Delgado 2704 Alamosa pl LK Mary	
Sarah A Wells 2715 Alamosa Pl LK Mary FL 32746	463-0585
Veronica Nesbitt 2673 ALAMOSA pl LK Mary FL 32746	
Julie Ann Kelly 2655 Alamosa Pl. Lake Mary, FL 32746	407.302.0407
Terrence P. Kelly 2655 ALAMOSA PL LAKE MARY, FL 32746	407-302-0455
Melissa Hamilton 2619 ALAMOSA PL. LK. MARY FL 32746	330 423 58
Michael A Davis 2584 ALAMOSA PL LAKE MARY FL. 32746	
Apryll Rivera 2590 Alamosa Pl. Lkmary 32746	407-302-2203

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Chase Groves HOA and Residents

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Name and Address AMAYA + Aldrup - Phone/e-mail

Tina Mitchell 273 ALDRUP WAY -407-323-5522 - Breezi1337@AOL.COM
2601 - JEFF ALDERSON 2601 AMAYA TER 407-322-6421 JEFF@RAVE
2595 - Nils Johnson 2595 Amaya Terrace 407-302-1907 nilspar@hotmail.com
2589 -
2583 Diana Jeffries 407-322-0422 DJeff20@aol.com
2577 Amaya
2570 " " Cheryl Brown 407-330-6565 bbrownjr@cfl.rr.com
2576 " " Jean Wenger 407-322-9882 bjwenger@juno.com
2582 already signed
2588 " "
2594 Paul Sachse 2594 Amaya Ter 407 302 8665 reaper9521@aol.co
2600 " " Amaya
2606 " " Tammy Peterson 407-688-2493 tammyP61@hotmail.com
2612 - Craig Shadrix 2612 Amaya Terrace 407-328-7105 crshadrix@msn
2636 - Refused sig.

→ OVER →

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
850 Brightview Dr	
838 Brightview Dr.	
832 BRIGHTVIEW DR	
826 Brightview Dr	
826 BRIGHTVIEW DR	
2803 Clough Terrace.	
820 Bright view Dr.	
814 BRIGHTVIEW DR.	
808 BRIGHTVIEW DR	
827 Bright View Dr	
839 BRIGHTVIEW DR	

PETITION

Chase Groves HOA and Residents

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Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
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Name and Address	Phone/e-mail
[signature]	324-4915
[signature]	330-1227
[signature]	739-2680
[signature]	302-0494
[signature]	407-324-9917
[signature]	407-328-2367
[signature]	
[signature]	407-416-5655
[signature]	407 330 0656
[signature]	407-330-9823
[signature] 2615 ALENA PL	407-302-6960

Grace C Bagley 2631 Amaya Terrace - Lake Mary, FL

2631 - Amaya Terrac

2631 AMAYA TER. (407) 323-4166

2630 Amaya Terrace (407) 321-3585

KFrank2@CFLRR.com

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Name and Address	Phone/e-mail
Andrea Boyd	659 Brightview Dr.
[illegible]	2540 [illegible] Way
Barbara Knowles	695 Brightview Dr
Margaret Gross	655 Brightview Dr
Michael Mendez	706 Brightview DR.
[illegible]	753 Brightview Dr.
[illegible]	780 Alto Place
[illegible]	786 Alto Place
[illegible]	787 Alto Place
[illegible]	732 ALTO place
Jose E. [illegible]	359 BRIGHTVIEW DR
[illegible]	352 BRIGHTVIEW DR
Janet K. Carmene	702 Alto Place

PETITION

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Name and Address	Phone/e-mail
Christa Gonzalez 202 Brightview	407-302-8652
[illegible] 202 Brightview	407-302-8652
[illegible] 906 Delfine Rd	407-474-6407
CHRISTOPHER HARRIS 844 DELFINO PL	407 330 3561
Arlene Figueroa 2631 Amaya	407-323-4166
Gerald J Colombo 175 Lake Blvd	(407) 322-0807
Barb Dupre 171 Lake Blvd	407-330-2674
~~[illegible]~~ CARMEN RODRIGUEZ	407-322-0807
H. G. KARIM 3551 DWYER AV	407 302 8967
TRICIA PARKS 118 BRIGHTVIEW DR	407-328-9275

PETITION
Chase Groves HOA and Residents

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Mr. Ben Tucker, Chairman
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Name and Address	Phone/e-mail
Pamela Hull 886 Brightview Dr.	407-688-8005
Brad Hylton 892 Brightview Dr.	407-688-0483
REX LUSTRE 928 BRIGHTVIEW DR WP	407-328-4678
[illegible] 917 Brightview DR	407-323-2305
FRANCISCO LAMBIS 905 BRIGHTVIEW DR.	407-320-0595
[illegible] 895 Brightview DR	(407) 321 0123
[illegible] 2576 [illegible]	407-688-9162
[illegible] 106 Brightview Dr	407-688-9412
[illegible] 106 Brightview Dr	407-688-9412

2-82

PETITION
Chase Groves HOA and Residents

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Mr. Ben Tucker, Chairman
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Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address	Phone/e-mail
[signature] 2596 Alamosa Place	407 323-8002
[signature]	
Roseann Weiss 2608 Alamosa Pl	
Maryann Kenney 2620 Alamosa Pl	407-322-7481
[signature] Shawn Kenney 2620 Alamosa	407-322-7481
Gina Gilchbold 210 Brightview	407-302-1614
Rachel Adelman 2560 Arena Ln.	407-321-4455
Susan Adelman 2560 Arena Ct	407 321 4455

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address		Phone/e-mail
[illegible]	929 Brightview	407-302-2971
Barbara A. Kopp	941 Brightview	407-324-9817
[illegible]	947 Brightview	407-333-7022
[illegible]	923 Brightview	407 321 6141
[illegible]	911 Brightview	407 323-7386
[illegible]	905	407-320 0895
[illegible]	893	
[illegible]	897 Brightview Dr	407 688-2027

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
Jared Wendy Walker 339 Aldrup Way	(407) 321-2405
Joe + Kathy Willis 338 Aldrup Way	321 229 7714
2586 Alena Pl.	407-323-9982
Tami LaRenna 2573 Alena Pl.	407-328-1228
Javier Escamilla 2597 ALENA PL	407 925 2883
Cheryl & Curtis 2699 Alena Pl	407-330-3862
Robert + Barbara Clemm 2615 Alena Pl.	407-302-6910
Barbara Cl	

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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9/22/03

Name and Address	Phone/e-mail
Jeffrey Zamor 587 Brightview Dr.	
SANDRA ARNOLD 431 BRIGHTVIEW DR	
Deborah Brubaker 437 Brightview Dr	
Queen Taylor 526 Brightview Dr.	
Lillian Mitchell Jordan 551 Brightview Drive	
[illegible] Diaz 563 BRIGHTVIEW DRIVE	
[illegible] 478 Brightview Drive	
Rama Cleaky 460 Brightview Drive	

PETITION

Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
Anita A. Washington, 2859 Copper Ridge Ct. Lk Mary	(407) 321-5814
Darrin B Washington 2859 Copper Ridge Ct. Lk Mary	(407) 321-5814
[illegible] 2829 Copper Ridge Ct Lake Mary	321-1273
[illegible] 2787 Copper Ridge Ct, Lake Mary	323-7966
James C. Denning 2786 Copper Ridge Ct, Lake Mary	(407) 321-6336
Claude D. Henderson 2792 Copper Ridge Court Lake Mary	(407) 328-9946

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address	Phone/e-mail
[illegible]	
[illegible]	
Jean [illegible] Castille 2572 Anona Ct. Lake Mary, FL 32746	
Gregg Chaminard 130 Brightview Dr Lake Mary FL 32746	407 963 0317

PETITION

Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. P & Z Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Name and Address	Phone/e-mail
ISAAC CHOWRIMOOTOO	407-323-3454 ichowrimootoo@yahoo.com
Bibi Chowrimootoo	407 323 3454
Shelley Dwarka	407-321-3710
James Dwarka	407-321-3710
Annette Chowrimootoo	407-323-3454

PETITION

Chase Groves HOA and Residents

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Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
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Name and Address	Phone/e-mail
Ray & Arlene Bell 2858 Copper Ridge Ct.	(407) 324-2167
Robin Kimpichan 152 Brightview DR	(407) 322-8900

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
Mr & Mrs Dan Vaughn 2511 Adams Ct	407-687-7575
Mr. & Mrs David Zeidwig 2527 Dwyer Ln	407-302-7678

PETITION
Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address — Phone/e-mail

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Name and Address	Phone/e-mail
Michael McKenna 114 Brightview Dr	407-446-0777

PETITION

Chase Groves HOA and Residents

TO: Seminole County Planning and Zoning Commission
Mr. Ben Tucker, Chairman
Seminole County Board of Commissioners
Mr. Daryl McLain, Chairman

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Name and Address	Phone/e-mail
ART MCCarty 150 Brightview Dr. Lake Mary FL 32746	407 328 4453

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Linda Durfee 2535 Dwyer Ln; Lake Mary	407-330 0982
Linda Durfee 9/18/03	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Jeff Green 243 Brightview Drive Lake Mary, FL 32746	(407) 322-4562

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Isaac Khowrimootoo 2510 Fletch Ct Lake Mary FL 32746	407323 3454
Bibi Khowrimootoo 2510 Fletch Ct Lake Mary FL 32746	407323 3454

Urgent Action Required

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1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Neil T. McConville
Maria R. McConville
9/21/03

Please deny this re-zoning request. Thank you.

Name and Address		Phone
MR. NEIL T. McCONVILLE	2823 Copper Ridge Ct.	407-328-1278
MRS. MARIA R. McCONVILLE	LAKE MARY, FL 32746	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Margaret Green	407 373 4167
695 Brightview Dr Lake Mary Fl.	

Urgent Action Required

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1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Lisa Dorer	407-688-1870
893 Delfino Place Lk Mary	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

Andre' & Yalile Washington (Andre' & Yalile Washington) (407) 323-9090
799 Alto Place, Lake Mary, FL. 32746

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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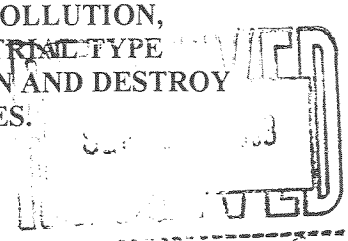


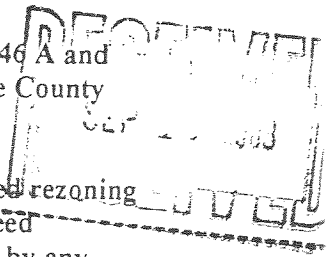
Please deny this re-zoning request. Thank you.

Name and Address WILLIAM H. HILL Phone 407-302-8711

William H. Hill 122 BRIGHTVIEW DRIVE LAKEMARY, FL 32746

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.



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Please deny this re-zoning request. Thank you.

Name and Address Cynthia Caldwell, 715 Alto Place Phone 407-324-2695
Lake Mary, FL 32746

RECEIVED SEP 2 2003

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # F, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
Sean & Shana del Castillo	2572 Acuna Court	407 321 [illegible]
[signature]	Lake Mary, FL 32746	
September 29, 2003		

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address Phone 407-302-0009

Shirley A. Stover - 726 Alto Place
Lake Mary, FL 32746-2342

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

RECEIVED
SEP 26 2003

Name and Address Phone

Luis Mendez 2662 Adelie R. Lk. Mary, FL. 32746 407-302-8348

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Mike & Shami Jabbari	(407)786-6448
Mike Jabbari	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: **Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.**

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Jeffrey and Mary Linda Swiatek	407-320-1975
918 Delfino Pl Lk Mary FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	**Phone**
IVAN WEBB 2536 ABACUS CT LAKE MARY FL 32746	407-323-4585

Urgent Action Required

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09/22/2003 12:07 4073234585 IL & BH WEBB PAGE 01/01

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Philip Simmons	407-322-7274
898 Delfino Place, Lake Mary FL 32746	

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
James Gilchrist	407-328-5367
2848 Crofton Way	
Lake Mary FL 32746	

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Kenneth R Cayer	407-324-8535
942 DOLPHIN PL. LAKE MARY	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

Pina and David Kaplan 407-322-3118

768 Alto Place Lake Mary, FL 32746

Urgent Action Required

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Sep 22 03 10:14p Pina Kaplan 407-323-3227 p.1

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Scott Durfee 2538 Dwyer Ln, Lake Mary	407 3200982
[signature] 9/18/03	

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

Kevin McGuire 407-324-4536

Kevin McGuire 2654 Cahill Way, Lake Mary, FL

9/19/03

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Vicki Hicks 2527 Fletch Ct Lake Mary	407-328-1150

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Nancy Russell 538 Brightview Dr. Lk Mary FL	4073304571
George Russell 538 Brightview Dr. Lk Mary FL	4073304571

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
PETE C. BAKER	407 321 2252
924 DELFINO PL. LK. MARY FL 32746	

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
DANIEL H. VAUGHN SR. 2511 ABACUS CT. LAKE MARY FL 32746	
CYNTHIA S. VAUGHN 2511 ABACUS CT LAKE MARY FL 32746	407-687-7575

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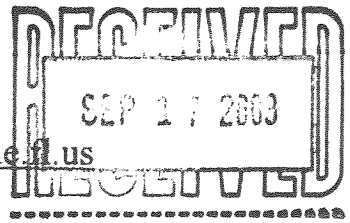

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
[illegible]	(407) 324-7141 9-20-03
935 Delfino Pl. Lacke Mary	

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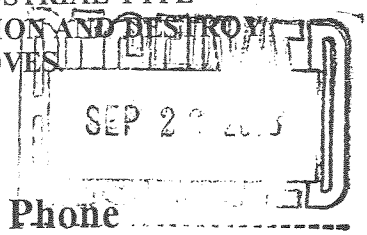

Please deny this re-zoning request. Thank you.

Name and Address	Phone
MIKE & FRIEDA COSTNER	(407) 302-6845
2787 AMAYA TERRACE, LAKE MARY 32746	

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Mike & Shami Jabbari	(407)786 - 6448
Mike Jabbari	

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Name and Address	Phone
Yvette Hicks	
2527 Fletch Ct Lake Mary	407-328-1150

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1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address Cynthia Collins, 715 Alto Place **Phone** 407-324-2695
Lake Mary, FL 32746

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

Sharon Sullivan 2904 Aldridge Way, Lake Mary FL 32746 407-322-5250

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
SHAIDA & SHABBIRALI BHOJANI	407-688-1466
2674 ADELE PLACE LAKE MARY FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
DONALD [illegible] 102 Brightview Dr.	407-302-3225

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
[signature]	862 Brightview Dr.	407-302-1430
Tina Williams	Lake Mary	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Please deny this re-zoning request. Thank you.

Name and Address	**Phone**
Mark & Helen Goodwin	407.328.7740
2511 Flotch Ct. Lake Mary, FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Rene French	407-330-0656
749 Brightview Dr Lake Mary	407-774-2044

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
Michael ODell	868 Brightview Dr. Lake Mary	407 302 3025
Laurie Konwath	" "	"

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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County Planning & Zoning Commission, Seminole County Commissioners

Boulevard/Casa Verde Re-Zone from Low Density Residential
To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Denise Rad 829 Delfino Place Lake Mary, FL 32746	407 323 5180

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
JAMES A DENDINGER	407 321 0336
2786 COPPER RIDGE COURT	LAKE MARY

09-27-03

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

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2. Seminole County Planning Department tmatthews@co.seminole.fl.us
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RECEIVED
SEP 11 2003

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Stefan + Rose Jungstrand	407 302-7735
2515 Fletch Court Lake Mary FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address Cheryl Wilkes 2814 Abagm Terrace **Phone** 407-322-3882
Casselberry FL 32746

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Ksenia Cruey	407-492-2975.
948 Brightview Dr, Lake Mary FL 32746	

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
FARROD RAD	[signature]	407 323 5180
899 Delfino pl	LAKEMARY, FL 32746	

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
Sean & Shana del Castillo	2572 Acuna Court	407 321 8598
[signature]	Lake Mary, FL 32746	
September 29, 2003		

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address	**Phone**
SONNY ZAMOR	407-323-7686
587 BRIGHTVIEW DR LAKE-MARY FL. 32746	

Sonny Zamor 9/21/2003

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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FROM :ZAMOR FAX NO. :4073237686 Sep. 22 2003 10:37AM P1

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Joshua Cruse	407-435-0306
948 Brightview dr Lake Mary, FL 32746	

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Tom Cook 947 Delfino Place, Lake Mary, FL 32746	407-321-7011

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Kenneth A. Jenkins	407 330-4913
333 Aldrup Way Lake Mary FL 32746	

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
BEVERLEY M BUCKLEY	407 324-1032
2773 COPPERRIDGE CT LEMARY FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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09/25/2003 22:32 FAX 4076657171

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Barbara Knowles	407-323-8849
695 Brightview Dr.	

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Please deny this re-zoning request. Thank you.

Name and Address			Phone
Shelley Dwarka	2542 Dwyer LN	Lake Mary	407-321-37
Jamal Dwarka	2542 Dwyer LN	Lake Mary	407-321-3710

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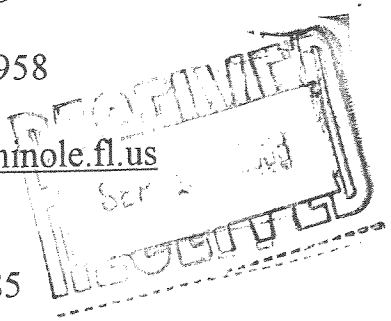

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
DIANE BOHN	2559 DWYER LANE	407-688-1595
CHARLES BOHN	2559 DWYER LANE	407-688 1595

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
Richard GEIBERT	407-324-0501
2554 Owyee Lane Lake Mary FL 32746	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

EDWARD THOMAS (GM) 407-322-4580

2720 Cahill Way - LAKE MARY, FL. 32746

9/15/03.

Urgent Action Required

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RECEIVED SEP - 2003

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this rezoning request. Thank you.

Name and Address		Phone
Scott AND Francine	Adams	407-322-0132
191 Lake Blvd.		

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Tyler Lofland 886 Delfino pl.	407-328-1711
Tyler Lofland	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Glenn J. & Jeanette Hollingsworth	407-324-1491
2661 Alamosa Place Lake Mary Florida 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
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1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Gerald J Colombo	(407) 322-0807
175 Lake Blvd	(407) 322-0807
Sanford, FL 32773	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Floyd Arons	407-302-3795
2527 Abacus Ct. Lake Mary FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
ROBERT W. CHERNESKY	407-302-6910
Robert W Chernesky - 2615 Olena Place Lake Mary Fl	

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Harry Creed 2576 ACUNA Ct.	407-688-9162

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Gloria Clark	407 328 2878
2519 Fletch Ct. Lake Mary FL 32746	

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address 321 ALDRUPWAY **Phone** 328-9534
Victor L Nielsen
LAKE MARY, FL 32746

Urgent Action Required

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
Stephanie Simmons	407-322-7274
698 Delfino Place, Lake Mary FL 32746	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
CARL L Delman	407- [redacted] 330.3181
2793 Copper Ridge CT. Lake Mary, FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
MICHAEL + PHYLLIS ARKANOFF	407-330-0248
2543 DUNYEN LN LAKE MARY FL 32746	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
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Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Ronald & Annie McKinney	407-328-4908
550 Brightview Dr, Lake Mary FL 32746	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

RECEIVED
SEP 17 2003

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: **Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.**

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

Enrique Cuevas 407-320-7038
2515 Dwyer Cir Lake Mary Florida 32746 Cell 407 435-5415

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

RECEIVED SEP - 2003

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

Emily Cook 407-321-7011

947 Delfino Place, Lake Mary, FL 32746

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Attention: Tony Matthews
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Jaimie Lynn Boschal 948 Delfino Place.	407-688-0449

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Lorenzo Jordan + Lillian McGill-Jordan 551 Brightview Drive, Lake Mary, FL 32746	407-328-7392

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Suzy + Don Davis 2514 Fletch Ct. Lake Mary	407-323-5351

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
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1101 E. First Street, Sanford, FL 32771
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Name and Address **Phone**

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William Mills Kilbourne III 792 Alto Place Lake Mary FL 32746 9/26/03

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
David & Tracy Burns 2523 Pletch Ct Lk Mary FL 32746	407 302 7127

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Christopher J. Brodal 948 Delfino Pl	407-688-0449

Urgent Action Required

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Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

THIS INTERSECTION IS ALREADY TOO DANGEROUS!

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
Laurie D'Ambrosio	407-324-9917
724 Alta Pl Lake Mary FL 32746	

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: **Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.**

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	**Phone**
SharonAkins 2527 Abacus Ct, LK Mary	407-302-3795

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
PATRICK R CHILDS	407 321 8848
2773 ALAGON TERRACE	

Urgent Action Required

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1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address Lenthony Davis 2532 Abacus Ct **Phone** 4076887229

Urgent Action Required

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1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Sep 23 03 05:45p Lenthony Davis 4073240091 p.1

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

Loch Arbor

The undersigned ~~Chase Groves~~ homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
SONJA GREENLEE 205 LAKE BLVD.	407-321-1470
Robert GREENLEE 205 LAKE	" " "
Amy Greenlee	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

ORIGINAL RECEIVED SEP 2 2003

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Josh + Julie Bond	407-323-1582
110 Brightview Drive Lake Mary, FL. 32746	

Urgent Action Required

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1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # F, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
David & Linda Bennett	407 324 5763
2845 Aragon Terrace, Lake Mary, FL 32746	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

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Please deny this re-zoning request. Thank you. Maria Perelli 9/21/03

Name and Address **Phone**

MRS. MARIA PERELLI, 2823 Copper Ridge CT. 407-328-1278
LAKE MARY, FL

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Brenda Turner & Wesley Turner 2694 Crater Ct Lake Mary FL 32746	407-302-2956

Urgent Action Required

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1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

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Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address Terrence P. Kelly 2655 Alamosa Place Lake Mary, FL 32746 **Phone** 407-302-0455

Urgent Action Required

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1. Seminole County Commissioner
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Vanessa Mendez	407.322.3441
706 Brightview Dr., Lk. Mary, FL 32746	

Urgent Action Required

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Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.

The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	Phone
Craig Ostrom 1163 Brightview Dr.	407-688-2184
Janell Ostrom, 1163 Brightview Dr	407-688-2184

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

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Please deny this re-zoning request. Thank you.

Name and Address	**Phone**
C. J. RODRIGUEZ	407-322-0807
175 LAKE BLVD. SANFORD, FLA 32773	

Urgent Action Required

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Stephanie Simmons	407-322-7274
698 Delfino Place, Lake Mary FL 32746	

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Roma Sealey	407-322-4056
460 Brightview Dr. Lake Mary	

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address		Phone
Yamila Orsini	780 Alto Place Lake Mary FL 32746	407-333-9960

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Ricardo L. Orsini 784 Alto Place Lake Mary FL	407-324-5349

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1101 E. First Street, Sanford, FL 32771
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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Philip Simmons 898 Delfino Place, Lake Mary FL 32746	407-322-7274

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Ivette Garcia	(407) 463-1178(C)
780 Alto Place Lake Mary Fl 32746	(407) 321-5192

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Please deny this re-zoning request. Thank you.

Name and Address		Phone
James & Jacqueline Air	315 Aldrey Way Ch Mary FL.	407 324-0125

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
9/30/03 Yolanda Williams	(407) 330-2963
2568 Acuna Court, Lake Mary FL 32746	

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
BRIAN JACOBS	407) 324-5899
911 DELFINO PL LAKE MARY, FL 32746	

Brian Jacobs

Urgent Action Required

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To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

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The undersigned Chase Groves homeowners are OPPOSED to and AGAINST the above stated rezoning of the subject property to any type of Commercial Land Use. The quality of life in our fine deed restricted, residential community of Chase Groves would be damaged and adversely affected by any commercial use of that land which would back up to many of our homes. This spot zoning is poor planning, inconsistent with the existing residential character of Chase Groves, Loch Arbor, Crystal Lake. A Commercial use on that site would create: NOISE & AIR POLLUTION, LIGHT POLLUTION, CRIME & LOITERING, CONSTANT TRAFFIC, COMMERCIAL TRASH, INDUSTRIAL TYPE TRUCK DELIVERIES, DUMPSTER GARBAGE TRUCK TRAFFIC & POLLUTION AND DESTROY THE VALUES AND QUALITY OF LIFE FOR HOMEOWNERS IN CHASE GROVES.

Please deny this re-zoning request. Thank you.

Name and Address	**Phone**
John G Kinlaw 2532 Abacus Ct Lake Mary	407 688 7225

Urgent Action Required

Chase Groves Homeowners: Please sign, date and put your address on this notice and Mail or Fax or e-mail to Commissioner Daryl McLain, our District Commissioner for Chase Groves and Tony Matthews with the Seminole County Planning Dept. before the Wednesday, Oct. 1, 2003 Re-zoning Meeting. Please plan on attending the Planning and Zoning Public Hearing on Oct. 1, 2003 at 7 PM at 1101 E. First Street, Sanford. In addition to writing opposition, it is highly recommended that all homeowners call Mr. McLain's office at 407-665-7209 and request that your opposition to this re-zoning is officially put on record with Mr. McLain. Your registered phone call stating your opposition to this rezoning is then public record with his office.

1. Seminole County Commissioner
Daryl McLain, Chase Groves District 5 Commissioner dmclain@co.seminole.fl.us
1101 E. First Street, Sanford, FL 32771
Phone: 407-665-7209 Fax Number: 407-665-7958

2. Seminole County Planning Department tmatthews@co.seminole.fl.us
Attention: Tony Matthews
1101 E. First Street, Sanford, FL 32771
Phone 407-665-7373 Fax Number: 407-665-7385

Chase Groves Residents meetings scheduled for Monday September 22 and 29, 2003 at 7PM at the corner of Abacus Court and Brightview Drive. Bring all completed petitions, letters and other information regarding this issue. Remember to attend the re-zone meeting on Wednesday, October 1, 2003 at 7 PM.

Sep 23 03 05:45p Lenthony Davis 4073240091 p.1

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Please deny this re-zoning request. Thank you.

Name and Address **Phone**

TAMMY & TIMOTHY WALKER 2797 ARAGON TER. 407-320-738

Tammy Walker 9/22/03

Urgent Action Required

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Larry Liszka Teresa Liszka	407-688-0873
2835 Chase Grove Blvd. Ct, Lake Mary, 32746	

To: Seminole County Planning & Zoning Commission, Seminole County Commissioners

RE: **Lake Boulevard/Casa Verde Re-Zone from Low Density Residential To Planned Commercial Development. Commercial development at the southwest corner of 46 A and Casa Verde Blvd. P & Z Item # E, Case # Z2003-029, Small scale plan amendment. Seminole County Planning and Zoning Meeting Date: Wednesday, October 1, 2003 at 7 PM.**

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
ZORAN ALEKSIC, 887 DELFINO PLACE	407-323-3304

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Please deny this re-zoning request. Thank you.

Name and Address	Phone
Mr & Mrs Clement Andres	(407) 323-902
930, Delphi Pl, Lake Mary, FL. 32746	

Urgent Action Required

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Name and Address	Phone
Darlene & Kenneth Brown	407-330-0821
723 Delfino Place Lake Mary FL 32746	

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