

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (JOHN KELLY, APPLICANT).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 07-25-05 Regular Consent Public Hearing – 6:00

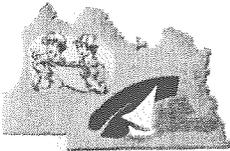
MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE PLANNED UNIT DEVELOPMENT (PLANNED UNIT DEVELOPMENT DISTRICT); (JOHN KELLY, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE PLANNED UNIT DEVELOPMENT (PLANNED UNIT DEVELOPMENT DISTRICT); (JOHN KELLY, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	JOHN KELLY, P.E., DYER, MILLS, & PRECOURT, INC. ABC AT OVIEDO MARKETPLACE	ALCOHOLIC BEVERAGE ESTABLISHMENTS; LDC SECTION 30.1353(b)(2)&(3)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT REQUESTS A SPECIAL EXCEPTION TO ESTABLISH A PACKAGED LIQUOR STORE. • THE PROPOSED 9,200 SQUARE FOOT PACKAGED LIQUOR STORE WILL BE LOCATED ON A 1.25 ACRE PARCEL LOCATED IN THE OVIEDO MARKETPLACE (AKA OVIEDO CROSSING) PLANNED UNIT DEVELOPMENT (PUD). • THE PUD'S MASTER PLAN ALLOWS FOR THE PERMITTED USES IN THE C-1 (RETAIL SERVICES) ZONING CLASSIFICATION. CONDITIONAL USES, SUCH AS ALCOHOLIC BEVERAGE ESTABLISHMENTS, ARE ALLOWED IF APPROVED BY THE BOARD OF ADJUSTMENT. 	

ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	PUD	HIP-TR	VACANT
	NORTH	PUD	HIP-TR	VACANT
	SOUTH	C-2	COMMERCIAL	COMMERCIAL
	EAST	PUD	HIP-TR	RESTAURANT
	WEST	CITY OF OVIEDO		VACANT
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE OVIEDO MARKETPLACE MASTER PLAN ALLOWS FOR 175.5 ACRES OF RETAIL SERVICES. THE EXISTING RETAIL SERVICES IN THE IMMEDIATE AREA CONSISTS OF A REGIONAL MALL, RESTAURANTS, LARGE AND SMALL RETAIL STORES.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>STAFF BELIEVES THE PROPOSED USE WOULD NOT SIGNIFICANTLY AFFECT TRAFFIC VOLUMES BEYOND THAT OF OTHER USES PERMITTED IN THE C-1 ZONING CLASSIFICATION.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES THE HIGH INTENSITY PLANNED DEVELOPMENT – TRANSITIONAL (HIP-TRA0 AS A LAND USE WITHIN THE URBAN AREA THAT ALLOWS FOR THE MEDIUM AND HIGH DENSITY COMMERCIAL USES ALONG MAJOR ROADWAYS.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE PROPOSED USE AND SITE PLAN MEETS THE SETBACKS, BUILDING SIZE AND LOT SIZE REQUIREMENTS OF THE OVIEDO MARKETPLACE MASTER PLAN.</p>			

	<p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>SECTION 30.1353(b)(3) OF THE LAND DEVELOPMENT CODE (LDC) REQUIRES A SPECIAL EXCEPTION FOR THE ESTABLISHMENT OF ANY BUSINESS SELLING ALCOHOLIC BEVERAGES IN THE C-2 DISTRICT, EITHER FOR ON-PREMISE OR OFF-PREMISE CONSUMPTION, WHERE THE SALE OF ALCOHOLIC BEVERAGES IS NOT INCIDENTAL TO OTHER PRODUCTS SOLD.</p> <p>THE LDC FURTHER APPLIES MINIMUM SEPARATION REQUIREMENTS BETWEEN ANY BUSINESS SELLING ALCOHOLIC BEVERAGES AS A PRIMARY USE AND LIKE ESTABLISHMENTS, CHURCHES, SCHOOLS AND PROPERTIES WITH RESIDENTIAL LAND USE OR ZONING. STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none">○ THERE ARE NO SCHOOL OR CHURCH OCCUPIED PROPERTIES WITH LOCATED WITHIN 1000 FEET OF THE PROPOSED BAR, AS MEASURED AT THE SHORTEST DISTANCE WITHIN PUBLIC RIGHTS-OF-WAY FROM THE ENTRANCE OF THE BAR.○ THE PROPOSED BAR MEETS MINIMUM SEPARATION REQUIREMENTS FROM LIKE ESTABLISHMENTS (500 FT), RESIDENTIAL PROPERTIES (500 FT), AND RESIDENTIAL BUILDINGS (100 FT).
<p>STAFF RECOMMENDATION</p>	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS APPROVAL OF THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ THE ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES SHALL BE PROHIBITED.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX



APPL. NO. BS 2005-008

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- ON/A **VARIANCE**
- SPECIAL EXCEPTION** for establishment of a store for retail sales of alcoholic beverages for consumption off-site only in a PUD parcel designated for Commercial (Retail Services) use.
 The proposed use is permitted under the Master Plan, but is a Conditional Use, requiring BoA approval.
- ON/A **MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR _____) OR PROPOSED (YEAR _____)**
- REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____**
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____**
- PLAN TO BUILD YES NO IF SO, WHEN _____**
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO**
- ON/A **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	James T. Barnes/Jambarco LLC	John C. Kelly, P.E. / DRMP
ADDRESS	1031 W. Morse Blvd., #300 Winter Park, FL 32789	1505 E. Colonial Drive Orlando, FL 32803
PHONE 1	407-628-8700 ext. 125	407-896-0594
PHONE 2		
E-MAIL		jkelly@drmp.com

PROJECT NAME: ABC at Oviedo MarketPlace

SITE ADDRESS: address not yet available; NW cnr of Red Bug Lake Rd. & Oviedo Crossing Terrace

CURRENT USE OF PROPERTY: vacant

LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: 1.2 acre(s) **PARCEL I.D.** 17-21-31-509-0000-0020

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS none

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 7 / 25 / 05 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

James T. Barnes
 SIGNATURE OF OWNER OR AGENT*

6/2/5
 DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL _____

APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): 370.00 **COMMISSION DISTRICT** 1 **FLU/ZONING** PUD/HIPTR

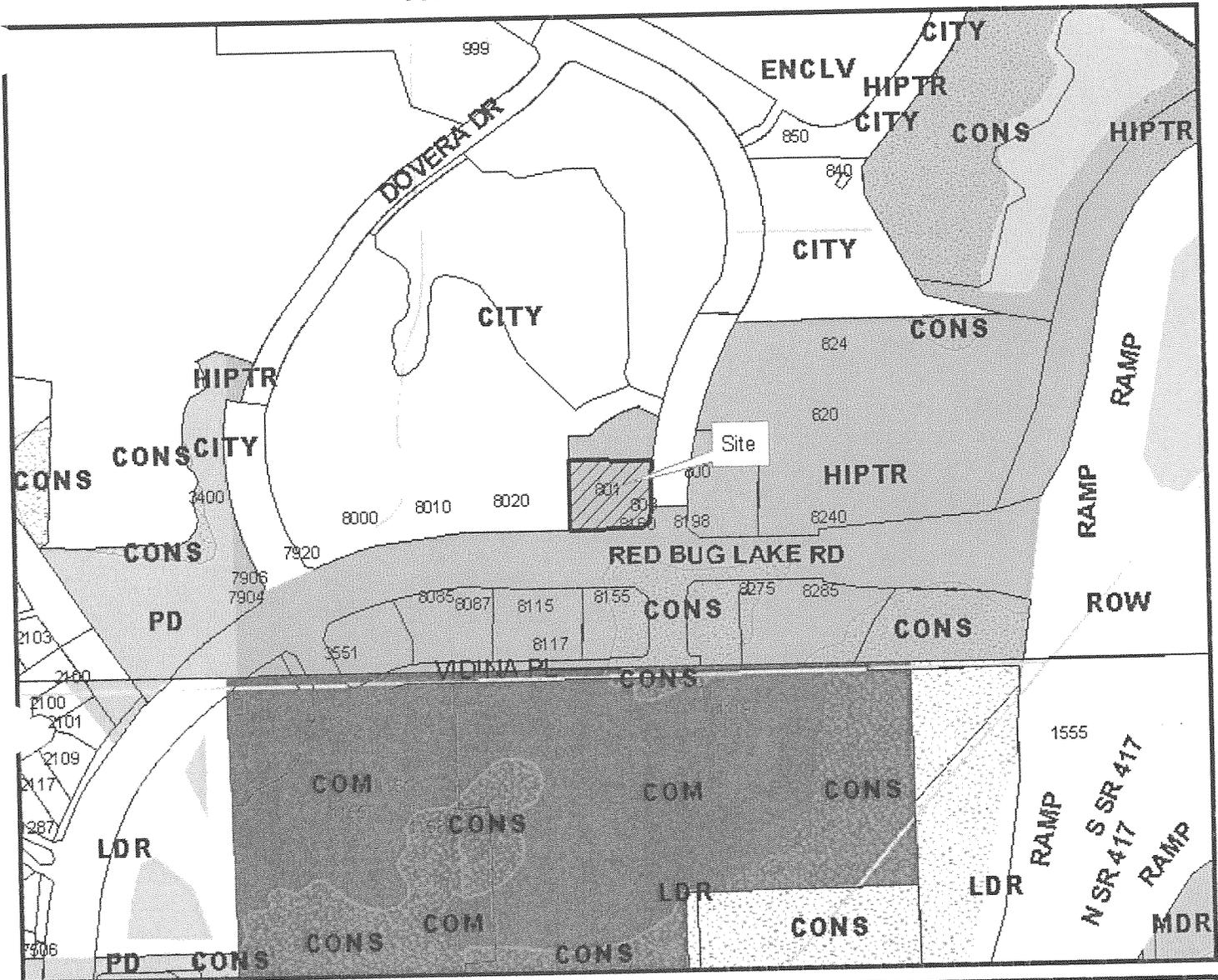
BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS North of Red Bug Lake Road Miami
west of the intersection of Red bug Lake Rd + S.R. 417

PLANNING ADVISOR Kathy Fall **DATE** 6-3-05

SUFFICIENCY COMMENTS _____

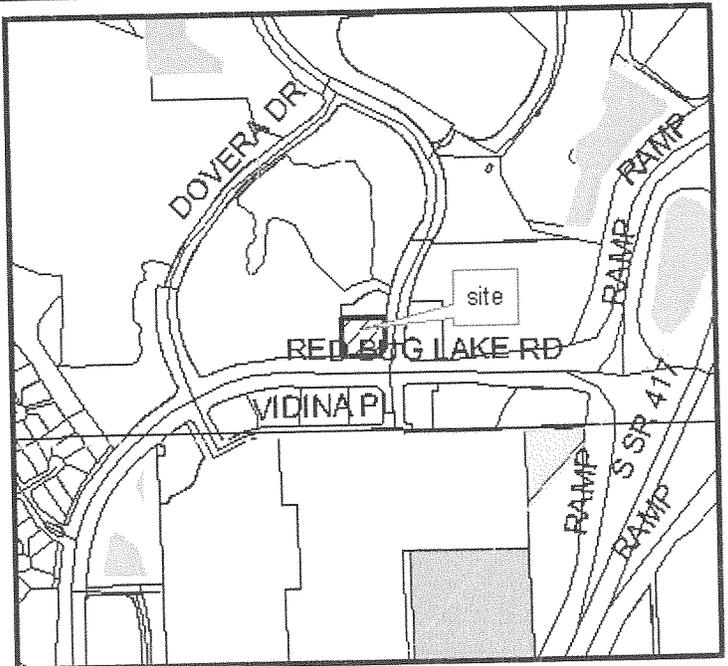
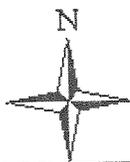
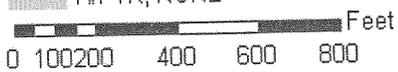
John C. Kelly, P.E./DRMP
 ABC at Ovideo Market Place



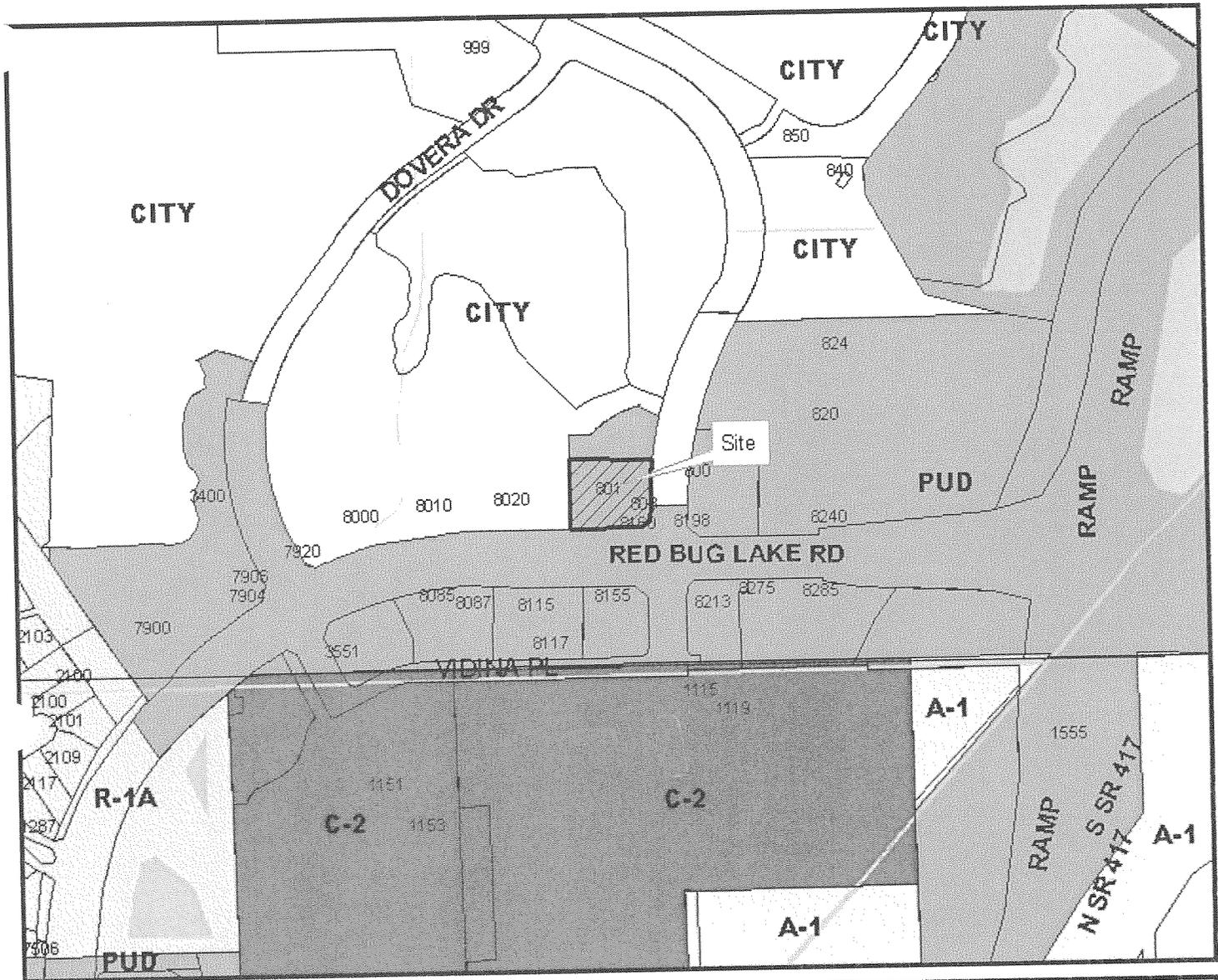
Seminole County Board of Adjustment
 July 25, 2005
 Case: BS2005-008
 Parcel No: 17-21-31-209-0000-0020

Future Land Use

- | | | | | |
|--|-------------|-------------------|--|---------------------------|
| | CONS, LDR | Parcel Use | | All Other Values |
| | CONS, MDR | | | Vacant Residential |
| | CONS, PD | | | Single Family Residential |
| | CONS, COM | | | Mobile Home |
| | CONS, HIPTR | | | BS2005-008 |
| | LDR, NONE | | | |
| | MDR, NONE | | | |
| | PD, NONE | | | |
| | COM, NONE | | | |
| | HIPTR, NONE | | | |



John C. Kelly, P.E./DRMP
ABC at Ovideo Market Place



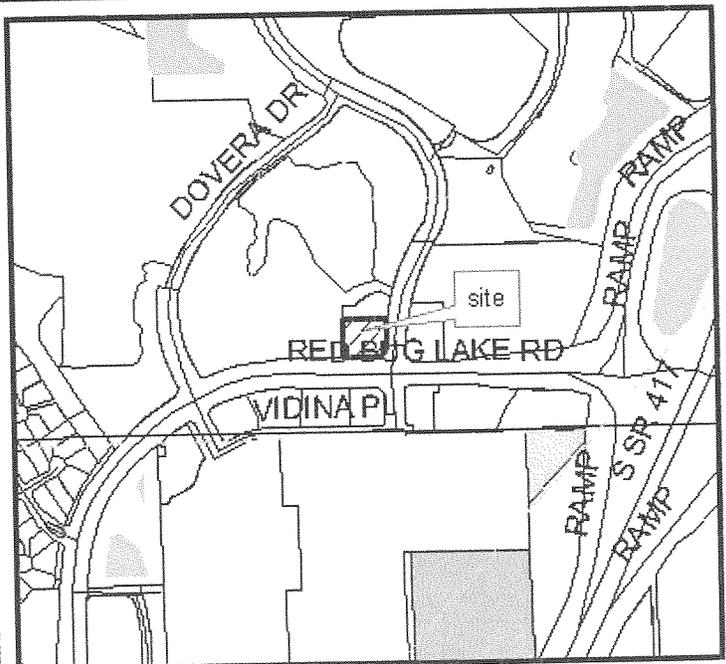
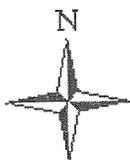
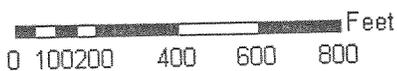
Seminole County Board of Adjustment
July 25, 2005
Case: BS2005-008
Parcel No: 17-21-31-209-0000-0020

Zoning

- A-1 Agricultural-1Ac
- R-1A Single Fam-9000
- C-2 Retail Commercial
- PUD Planned Unit Dev.

Parcel Use

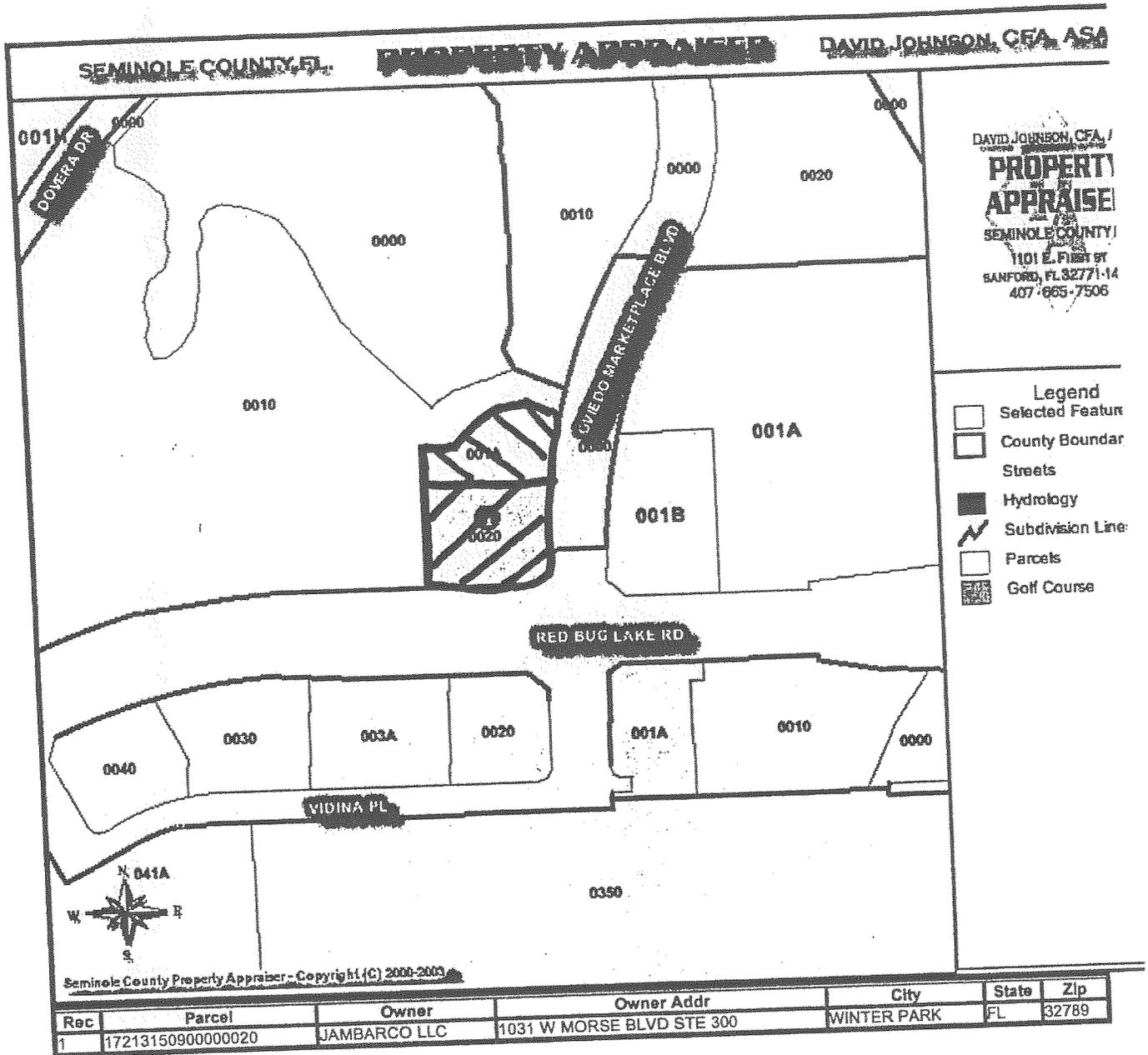
- All Other Values
- Vacant Residential
- Single Family Residential
- Mobile Home
- BS2005-008





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Map Output



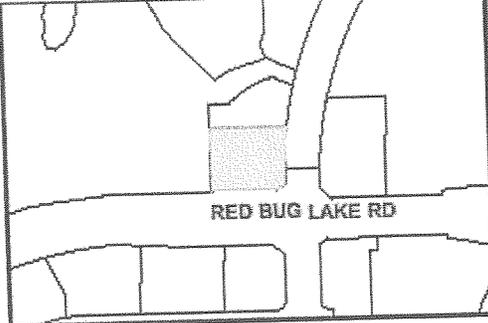
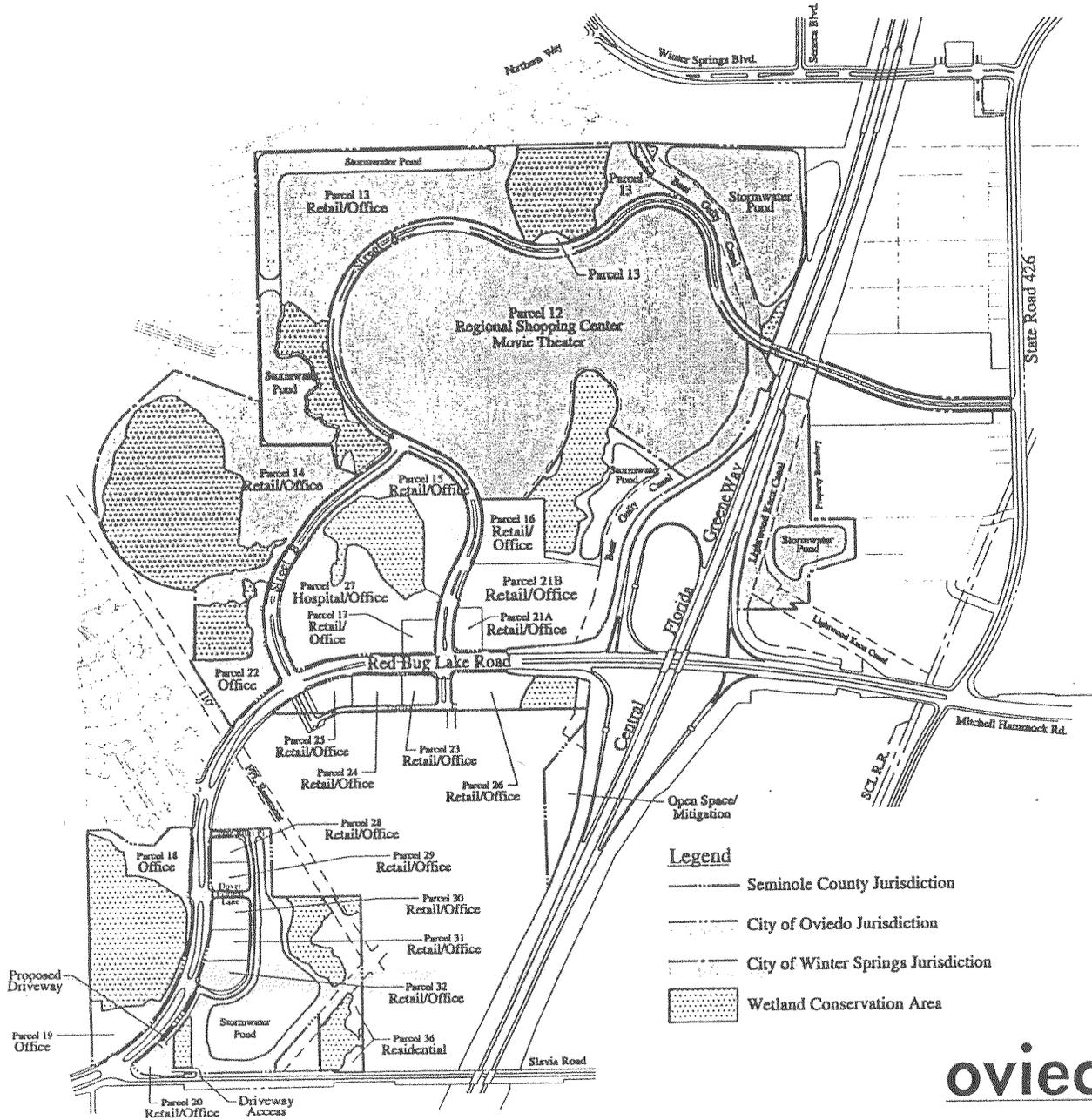
<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>	 <p>RED BUG LAKE RD</p>																									
<p align="center">GENERAL</p> <p>Parcel Id: 17-21-31-509-0000-0020 Tax District: 02-COUNTY-DOVERA</p> <p>Owner: JAMBARCO LLC Exemptions:</p> <p>Address: 1031 W MORSE BLVD STE 300</p> <p>City,State,ZipCode: WINTER PARK FL 32789</p> <p>Property Address:</p> <p>Facility Name:</p> <p>Dor: 10-VAC GENERAL-COMMERC</p>		<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$479,160</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$479,160</p> <p>Assessed Value (SOH): \$479,160</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$479,160</p> <p>Tax Estimator</p>																								
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>SPECIAL WARRANTY DEED</td> <td>12/2003</td> <td>05148</td> <td>1911</td> <td>\$618,300</td> <td>Vacant</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>08/1997</td> <td>03289</td> <td>0697</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1997</td> <td>03285</td> <td>0197</td> <td>\$876,000</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	SPECIAL WARRANTY DEED	12/2003	05148	1911	\$618,300	Vacant	CORRECTIVE DEED	08/1997	03289	0697	\$100	Vacant	WARRANTY DEED	08/1997	03285	0197	\$876,000	Vacant	<p>2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$8,098</p> <p>2004 Taxable Value: \$479,160</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>SQUARE FEET</td> <td>0</td> <td>0</td> <td>47,916</td> <td>10.00</td> <td>\$479,160</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	47,916	10.00	\$479,160	<p>LEGAL DESCRIPTION PLAT</p> <p>LOT 2 OVIEDO CROSSING PH 2A PB 52 PGS 15 & 16</p>												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																					
SQUARE FEET	0	0	47,916	10.00	\$479,160																					
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																										

Exhibit 2



Legend

- Seminole County Jurisdiction
- City of Oviedo Jurisdiction
- City of Winter Springs Jurisdiction
- ▨ Wetland Conservation Area

LAND USE BY JURISDICTION

City of Oviedo			
Land Use	Parcel	Acres	Development Program
Retail	12	95.1	1,200,000 SF
Retail	13	20.1	200,000 SF
Total		115.2	1,400,000 SF

City of Winter Springs			
Land Use	Parcel	Acres	Development Program
Retail/Office	14	18.4	160,000 SF
Total		18.4	160,000 SF

Seminole County			
Land Use	Parcel	Acres	Development Program
Retail/Office	15	7.5	59,000 SF
Retail/Office	16	3.1	30,000 SF
Retail/Office	17	1.2	10,000 SF
Office	18	4.5	50,000 SF
Office	19	3.3	37,750 SF
Retail/Office	20	1.4	2,720 SF
Retail/Office	21A	1.4	5,683 SF
Retail/Office	21B	11.2	128,634 SF
Office	22	3.4	39,000 SF
Retail/Office	23	0.9	12,200 SF
Retail/Office	24	2.6	18,533 SF
Retail/Office	25	1.0	3,200 SF
Retail/Office	26	3.0	30,663 SF
Hospital/Office	27	15.6	104,981 SF
0-120 Beds			
Retail/Office	28	1.1	11,200 SF
Retail/Office	29	1.2	8,682 SF
Retail/Office	30	1.4	7,000 SF
Retail/Office	31	1.6	15,000 SF
Retail/Office	32	1.6	6,700 SF
Residential	36	1.3	4 DU
TOTAL		77.7	580,978 SF 0-120 Beds 4 DU

Notes:

- (1) Includes, but is not limited to Office, Clinical Facilities, and up to a 120-bed Hospital. The office component within Parcel 27 will not exceed 75,000 SF or 7 acres.
- (2) The exact location of wetlands to be removed in Parcel 16 may change at the time of final site planning and permitting. In no case, however, will the acreage to be impacted exceed 1.0 acre.
- (3) A land use equivalency matrix allows for the exchange of retail and office uses between parcels.
- (4) Parcels 12 and 13 are located within the City of Oviedo and are subject to a separate City of Oviedo FUD. Parcel 14 is located within the City of Winter Springs Jurisdiction.
- (5) Phasing dates changed in First Amended and Re-zoned Development Order dated December 17, 1997.
- (6) The number of parking spaces shown on the Master Development Plan are the minimum number to be provided. The City of Oviedo Parking Code will be adhered to.

LAND USE BY PHASE

Land Use	Parcel(s)	Acres	Development Program	Parking Spaces
PHASE 1a and 1b APPROVED				
Retail/Office	20, 21a, 21b, 23, 24, 25, 26, 28, 29, 30, 31, 32	29.1	250,197 SF	2,300
Office	18, 19, 21	12.9	126,800 SF	300
SUBSTANTIAL DEVIATION				
PHASE 2 (2003-2003) (S)				
Retail/Office	12, 16, 17	101.4	1,240,000 SF	7,300
Hospital/Office (1)	27	15.6	104,981 SF (1)	630
PHASE 3 (2002-2005) (S)				
Retail/Office	13, 14, 15	46.0	419,000 SF	1,750
Hospital	27	-	0 to 120 Beds	240
Residential	36	1.3	4 DU	-

SUMMARY OF LAND USE

Land Use	Parcel(s)	Acres	Development Program	Parking Spaces
Retail/Office	12, 13, 14, 15, 16, 17, 20, 21a, 21b, 23, 24, 25, 26, 28, 29, 30, 31, 32	176.5	1,809,197 SF	10,950
Office	18, 19, 22	12.9	126,800 SF	600
Hospital/Office	27	15.6	104,981 SF (1)	630
Residential	36	1.3	4 DU	-
Stormwater Ponds/Storm Pits	-	48.6	-	-
Wetland Conservation	-	89.3	-	-
Canals and Canal Easements	-	20.2	-	-
Open Space	-	36.0	-	-
Right-of-Way	-	30.8	-	-
TOTAL		431.2		12,440

oviedo marketplace

Revised July, 2003
Revised Dec, 1999
Revised Sept, 24, 1999
Revised April, 1998
Revised February, 1998
Revised August, 1997



Master Development Plan



GLATT
JACKSON
KERCHER
ANGLIN
LOPEZ
RINHL

- b. No building or parking facilities will be permitted within 250 feet of the project boundary.
- c. Building heights shall not exceed 35 feet within 275 feet of the boundary between the parcel and the adjacent residential uses, 45 feet within 300 feet of the boundary, nor 65 feet for the remainder of the said parcel.
- d. A 6-foot high masonry wall and 4-inch caliper trees, planted on 40-foot centers will be included in the buffer, where existing natural vegetation does not exist (see item #8).

6. Permitted Uses

a. Commercial (Retail Services)

- 1) Permitted uses shall include all permitted uses in the C-1 district as of the date hereof plus the following uses:

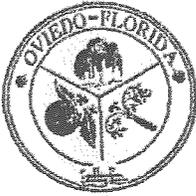
- Delicatessen
- Restaurants that serve alcohol
- Car wash
- Living quarters in conjunction with a commercial use, to be occupied by the owner or operator of the business or an employee
- Hospitals and nursing homes
- Health clubs
- Fast food restaurants with drive through windows
- Other uses approved by the Current Planning Division Manager which are similar or compatible with those uses set forth above

The determination of the Current Planning Division Manager shall be subject to appeal to the Board of County Commissioners.

2) Conditional Uses

The following uses may be considered as Conditional Uses and must be approved by the Board of Adjustment:

- Alcoholic beverage establishments
- Gasoline stations
- Mechanical or automotive garage
- Gasoline pumps



CITY OF OVIEDO FLORIDA

400 ALEXANDRIA BOULEVARD • OVIEDO, FLORIDA 32765 • (407) 977-6000
www.ci.oviedo.fl.us TDD LINE (407) 977-6340

BCC
CM
Dom's
Co attorney

P & D Director

JUN 29 2005

June 24, 2005

Ms. Patricia Johnson
Board of Adjustment Secretary
Seminole County Planning and Development Department
1101 East First Street
Sanford, FL 32771

Subject: Proposed Liquor Store-Red Bug Lake Road and Marketplace Boulevard

Dear Ms. Johnson:

On behalf of the Mayor and City Council of the City of Oviedo, I wanted to provide you with some perspectives from the City regarding the planned development of a retail liquor store use at the intersection of Red Bug Lake Road and Marketplace Boulevard, immediately adjacent to the City of Oviedo. This matter was discussed by our City Council at its June 20th regular meeting and I was asked to provide these comments to you on behalf of our elected officials.

The City is pleased to see that investment continues to occur within the area around the Oviedo Marketplace Mall. We have learned that a proposed liquor store is planned for the site at Red Bug Lake Road and Marketplace Boulevard. We have also learned that a hotel development may be proposed for this site and the immediately adjacent properties. While the City has no objection to development of this site for retail uses, the City does recognize that a hotel development at this site would generate significant property and sales taxes, as well as other tourist related taxes. The unified development of these adjacent parcels for a hotel use might also have less of an impact on the transportation system at this intersection and the immediately surrounding area. The hotel most likely will have a lesser daily traffic impact because its peak traffic flow will be different from the existing peaks on the adjacent road system. Although the liquor store will be compatible with the adjacent retail uses, the hotel will be a more complementary use to adjacent land uses because those persons staying at the hotel will frequent other area business.

The Oviedo City Council is pleased to see the continued investment in the area around the Oviedo Marketplace Mall and we applaud the County's efforts to work with developers to encourage this investment. All things being equal, the City would prefer the development of a hotel site at this location because of the additional benefits to the public treasury and to the surrounding retail businesses. I would appreciate it if you would relay these comments from our City's leadership to the members of the Board of Adjustment when they consider this case at its upcoming meeting.

If you or other members of the staff would like to learn more about the City's perspective, please do not hesitate to contact me at (407) 977-6000.

Sincerely yours,

Gerald J. Seeber
City Manager