

Fee: \$1000.00

PROJECT #: 22-205 00003-prior



DEVELOPMENT SERVICES 23-33 000002
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APPEAL OF DECISION BY BOA, PZC, OR DRC TO BCC
Including Decisions by Director or Manager

APPELLANT INFORMATION

Name: GENEVA CITIZENS ASSOCIATION INC.
Address: P.O. Box 553 City: GENEVA, FL Zip code: 32732
Telephone Number(s): 407-739-0372
Email Address: RT CREEDON@NETZERO.NET

APPEAL INFORMATION

Project name and number being appealed: XARBOROUGH RANCH ITEM # 1 ON 12-7 AGENDA
Project Address: 1355 SNOW HILL ROAD City: GENEVA, FL Zip code: 32732
Tax/Parcel ID Number: 34-20-32-5 55-0300-0000
Appealing decision of: PLANNING AND ZONING RE: PSP
Decision date: 12-7-2022
Signature: [Handwritten Signature] Date: 1-5-2023

SUBMITTAL CHECKLIST		Submittal requirements vary based upon the decision being appealed. All items must be provided prior to scheduling the BCC hearing.
<input type="checkbox"/>	Completed application.	
<input type="checkbox"/>	Written Notice of Appeal.	
<input type="checkbox"/>	Appeal fee.	
<input type="checkbox"/>	Additional information and supporting documents.	<u>3 PAGES INCLUDED HERE WITH</u>

The Geneva Citizens Association Inc. (GCA) appeals the decision by the Planning and Zoning Board (P&Z), 12/7/2022 approving the Yarborough Ranch Preliminary Subdivision plan based upon the following reasons:

GCA and other citizens attending the P&Z board meeting were not provided due process because we were prohibited from discussing the Development Order 07-05500040, despite the fact the Development Order was utilized in providing the basis for the approval at the P&Z. Additionally, the applicant was not restricted from discussing the development order during the same meeting. The same situation occurred during the P&Z board meeting on 10/25/2022; citizens were rebuffed when attempting to contest the D.O.

The assertion that 300 units are allowable for development on Tract 3 based upon the PSP and DO 07-05500040.

The preliminary site plan violates Part 57, because it amounts to a transfer of density without satisfying the requirements to do so.

The preliminary site plan violates the Comprehensive Plan and the Land Development Code because the requirements of the specific sections below have not been met, and in some cases ignored. This does not preclude us from addressing other sections of both the Comprehensive Plan and Land Development Code that may have been violated.

Comprehensive Plan:

Issue FLU 1. Protecting Neighborhoods

Issue FLU 11 Protecting of Rural Areas

Policy FLU 11.1 Recognition of East Rural Area

Policy FLU 11.4 Rural Cluster Development

Policy FLU 11.14 Protection of Natural Resources

Policy FLU 11.18 Rural Residential Cluster Subdivision Standards Consistent with Policy 11.4

Policy FLU 11.19 Design Principles for Rural Neighborhoods in the East Rural Area, in General

Land Development Code:

Sec 30.109 Optional Cluster Provisions

Sec 30.111 Open Space Easement

Sec 35.63 Blocks

Part 54 Aquifer Recharge Overlay Zoning Classification

Part 57 Econlockhatchee River Protection Overlay Standards Classification

Requested Resolution:

Development Order 07-05500040 be rescinded or amended to remove any references to development on Tract 3 (Paragraph A, B, C and D) and the Final Plat be revised to remove Development Order 07-05500040 or updated to reflect an amended development order which has removed all reference to Tract 3, while ensuring Paragraph E, a. and b. remain in tact.

Request that any future applications for Yarborough Ranch must meet the requirements of the current Comprehensive Plan and the LDC for development within the rural areas; specifically regarding the Econlockhatchee River Basin Protection zone requirements. Any said applications must also adhere to the established zoning district for the rural area of Seminole County.

We respectfully request that the Geneva Citizens Association Appeal of the 12/7/22 Planning & Zoning approval of the Yarbrough Ranch PSP be heard totally separately and distinct from any other Appeals that might be filed in this matter.

Dated January 4, 2023.

1/05/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:21:33
 PROJ # 23-33000002 RECEIPT # 0005530

OWNER:
 JOB ADDRESS:
 LOT #:

APPEALS 1000.00 1000.00 .00

TOTAL FEES DUE.....: 1000.00

AMOUNT RECEIVED.....: 1000.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01 BALANCE DUE.....: .00

CHECK NUMBER.....: 00000000116

CASH/CHECK AMOUNTS.....: 1000.00
 COLLECTED FROM: GENEVA CITIZENS ASSOCIATI
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE