

Project Name: 2825 Waldens Pond Cove  
 Project No.: BS2024-003  
 Applicant: Carol McIntyre  
 Project Opposition: 7 Addresses



-  Site
-  Municipality
-  Opposition

**From:** [Erin Mease](#)  
**To:** [Padin, Hilary](#)  
**Cc:** [Randy Mease](#)  
**Subject:** Assisted living  
**Date:** Tuesday, March 25, 2025 6:23:48 PM

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We bought in 2020 to have land and also live in a safer neighborhood for our family of five. It is quiet but that would change with the constant sound of ambulances. Every fall...every little thing the ambulance will be called. We will have more vehicle traffic with visitors coming and going. My kids and many others like to ride their bikes and scooters so the extra traffic puts them more at risk of getting hit, etc. Are these visitors honestly just visiting and not looking at our houses to possibly come back at a different time to steal? Will they all not be convicted child molesters that could be tempted to try again because they'll see kids out playing? I know people need assisted living places but it shouldn't be on one acre in a residential neighborhood. Thanks. Erin Mease  
Sent from my iPhone

**From:** [Kevin Booth](#)  
**To:** [Padin, Hilary](#)  
**Subject:** Fwd: 2825 WALDENS POND COVE SPECIAL EXCEPTION 2825.  
**Date:** Friday, March 28, 2025 4:47:24 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Kevin Booth <jkbooth407@gmail.com>  
**Date:** March 28, 2025 at 3:39:07 PM EDT  
**To:** hpadin@seminolecountyfl.gov  
**Subject:** 2825 WALDENS POND COVE SPECIAL EXCEPTION 2825.

Ms Padin,

I would like to register my opposition to the proposed assisted living facilities at the above address. My address is 1739 Sunwood Dr. As you know these are single family residences. These proposed changes would be disruptive to our community.

I respectfully request you deny this special exception.

I may be reached at 407-335-0263 for further discussion.

Thank you,

James Kevin Booth  
1739 Sunwood Dr  
Longwood , Fl. 32779

Sent from my iPhone

March 31, 2025

To: Hillary Padin, Planner  
Seminole County Planning and Development Division

Subject: Request for Special Exception - 2825 Walden's Pond Cove, BS2024-03

Ms. Padin,

I oppose this petition for an exemption to Mandarin's A-1 zoning. Allowing operation of an assisted living facility (ALF) on Walden's Pond Cove or, for that matter, any other street in Mandarin, is highly inappropriate and negatively impacts property values and quality of life for Mandarin homeowners.

This is a residential neighborhood of single-family homes ranging in size from 3 to 5 bedrooms, with each house on one acre. Granting special exemptions to the A-1 zoning undermines the stability of our community. I am a homeowner who has lived here since my house was built in 1985. Commercial investors who purchase houses for ALFs would have no intention of living here nor would those who operate, service and staff these facilities. Other concerns include Increased traffic and parking for additional vehicles.

If an exemption is allowed for one ALF, others may follow. Mandarin could easily become a Go-To investor choice for commercial business development at the expense of the 280+ homeowners who reside here.

I appreciate the opportunity to submit my input in writing. And I hope Seminole County decision makers for zoning exemptions will consider my remarks and the potential negative implications for all homeowners in Mandarin.

Christine A. Willard  
1938 Long Pond Drive  
Longwood FL 32779



Dear Ms Padin,

We have been residents of Mandarin Estates since 1986. The house that has applied for the special exception from 6 to 8 clients may not meet the needs of the residents. The original model 704 that Greater designed was 4 bedrooms /2 baths , single residential property for One Family!

In reviewing the website for the above address given is model 704 4 bedroom/2 baths.

The website presentation has excluded one bedroom and both bathrooms in its depiction of the facility. The website does not show the garage either.

Our concerns are as follows:

1. Inadequate bath and restroom facilities for the clients
2. Have the doors been widened to accommodate the current wheelchair requirements in all rooms?
3. Is there an adequate fire protection in the ceiling thru out the house(water sprinklers and alarms)
4. Is there adequate egress for senior residents in case of an emergency, such as a fire?
5. Since the garage and the 4th bedroom are not shown on their website , will they be utilized to accommodate 2 more residents?
6. Will there be caretakers staying the night? Where are their quarters?

By allowing this assisted living facility to expand to 8 clients or more which is past the requirements for A-1 zoning(t) signal the start for others to operate additional facilities within a neighborhood that was established to be a single family dwelling development (q).

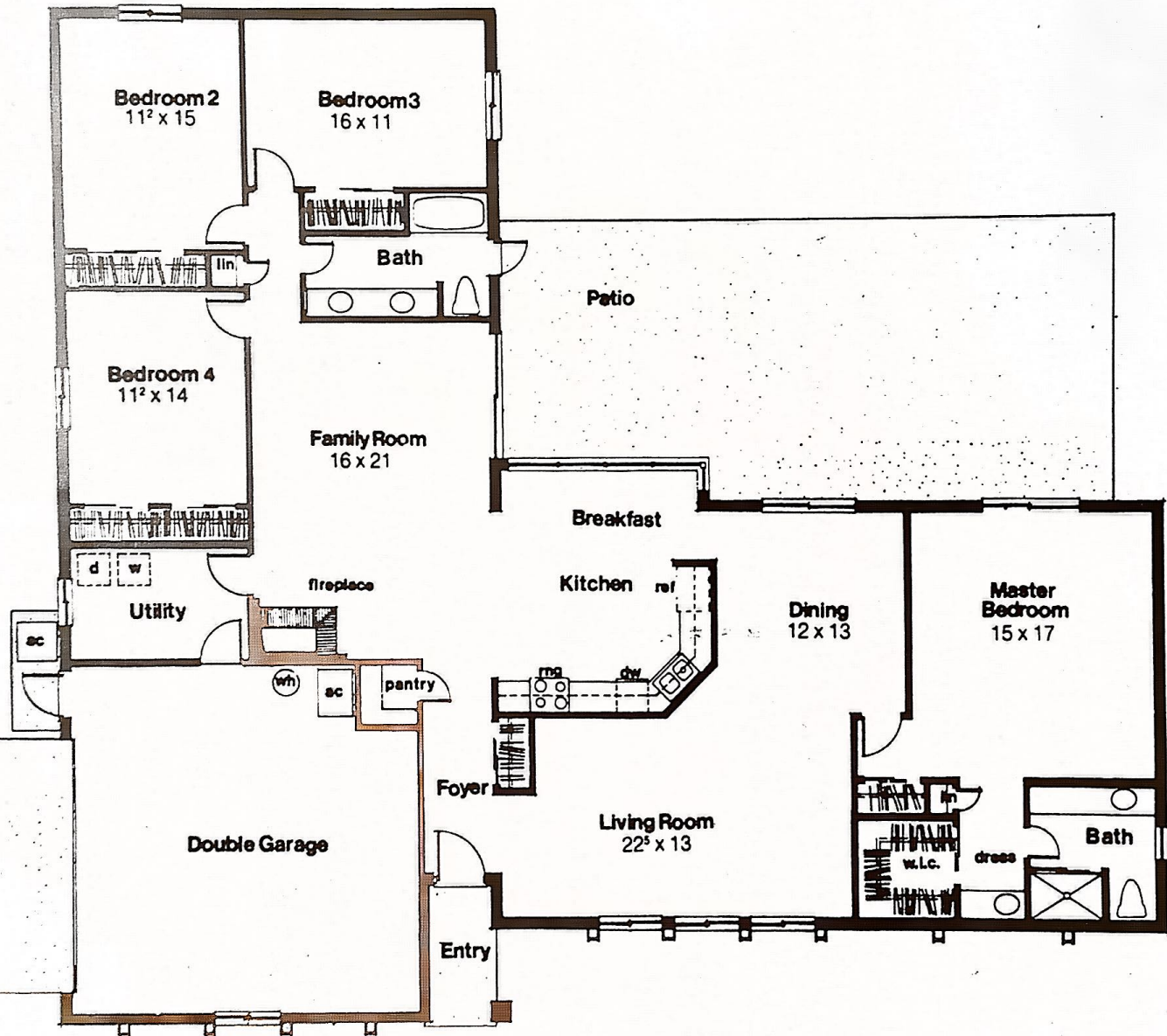
How does this facility meet community residential homes under A-1(t)?

We feel that Seminole County should not approve this plan!

Barbara and David Strain

# MANDARIN CLUB ESTATES

MODEL 704 • 4 bedroom-2 bath



## GREATER

Because we are always improving our homes we reserve the right to substitute building materials, appliances and fixtures of like kind and quality and to change features, options and architectural details without prior notice.

All dimensions are approximate.



MR. AND MRS. LOUIS BAKSA, JR.  
1750 RUTLEDGE ROAD  
LONGWOOD, FLORIDA 32779

Ms. Hilary Padin, Planner  
Seminole County Planning and Development Division,  
1101 East First Street, Room 2028  
Sanford, FL 32771

Sent via email to [hpadin@seminolecountyfl.gov](mailto:hpadin@seminolecountyfl.gov)

March 26, 2025

Re: *2825 Waldens Pond Cove Special Exception Request*

Dear Ms. Padin:

We are writing to express our concerns regarding the above Special Exception request. We own a property in Mandarin Estates, and have lived here for more than sixteen years. We are unable to appear in person at the hearing, due to out of state travel that day. We respectfully ask, however, that the Board consider the following issues in weighing this request:

**Mandarin is a residential community, although it does not have an HOA.** This community is completely residential in nature. We chose to live here specifically because it does not have a mandatory Homeowners' Association (HOA), but that does not in any way mean we do not care about the neighborhood. When asked about our decision to purchase here, we expressed our confidence in the standards of zoning and use contained in county documents. The lack of an HOA does not abrogate the responsibility of the county to control zoning and usage, particularly to ensure the continued residential use of a property. We respectfully ask the Board not to betray the homeowners who have purchased here in reliance on the current zoning, and who have complied with its terms. It is patently unfair to change these terms without a compelling public need.

**The special use permit is not for an in-home business.** As we understand it, the intended use of this property is for a fully commercial assisted living facility, operated for profit. Please do not be swayed by arguments comparing this use to an in-home daycare or other home business (a use we also would oppose). This intended use is fully commercial, with no owner residing at the property. It appears that the property will be under the control of staff members. The Board should be aware of a complaint settled in June 2024 based upon failure to comply with

employee screening requirements at this property. This document is publicly available at [https://apps.ahca.myflorida.com/dm\\_web/DMWeb\\_DocsFO/14171093.pdf](https://apps.ahca.myflorida.com/dm_web/DMWeb_DocsFO/14171093.pdf).

We oppose any conversions of residential property to commercial use in Mandarin. The fact that this business could utilize the existing footprint of the house is irrelevant. We could easily convert our home to a restaurant, an office, or a retail facility using the existing footprint. None of those would be consistent with the property's zoning, and we doubt the Board would entertain such a request. This request should be treated no differently.

**The infrastructure in Mandarin is not capable of sustaining commercial traffic.** According to the public notice, this property is anticipated to have eight (8) residents. There is no indication whether any of these persons drive, which raises the possibility of eight additional vehicles at the property. Given that the property is for assisted living, there also will be multiple staff vehicles, and possibly visits from caregivers such as respiratory therapists, occupational therapists, or other individuals. These counts do not include additional vehicle traffic generated by family visits, or by emergency vehicles. Still more traffic likely will be generated by food delivery, laundry service, and other deliveries associated with commercial properties.

The roads in Mandarin are relatively narrow, and frequently curve in a manner that restricts visibility and requires heightened vigilance. Mandarin has only three points of entry and exit, all of which utilize the roads within the community (i.e., there is no buffer zone of any kind, as the entry and exit points pass directly in front of residences). The roads in and around Mandarin are incapable of sustaining this level of traffic, and every additional vehicle on these curved roads, particularly emergency vehicles, increases risk to others, including children in the area. Additional traffic also would add to the strain on Markham Woods Road and E.E. Williamson Road, both of which are overburdened now, particularly when any incident on I-4 adds to the local congestion.

Mandarin, unlike other Markham Woods Road communities, is not connected to county sewage in any way. Every home in Mandarin has septic, presumably a system designed for standard residential occupancy. Because none of these homes were intended for commercial septic, predictably, the septic impact to the environment would be severe if the exception is granted.

**This area has no compelling need for additional assisted living facilities, and Mandarin should not be converted to that use.** The establishment of these facilities is driven by a profit motive, not in response to a compelling public need. Lake Mary and its surrounding areas have multiple assisted living facilities. Even the most casual web search returns a lengthy list of properties, including those recently built in the Rinehart Road corridor. In addition, there are multiple properties available with current commercial zoning, including in the Douglas Road and Montgomery Road areas. Because commercially zoned properties typically command a higher



price, it is obviously more profitable to buy a residential property and then petition to flip it to a commercial use. This attempt at real estate profiteering, at the expense of current Mandarin residents, should be rejected by the Board.

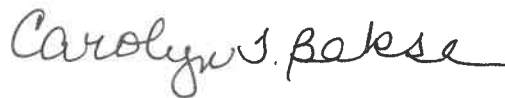
The Board also should consider that there is another property within Mandarin, at 1725 Sunwood Drive, whose owners appear intent on seeking approval for a fourteen (14) bed facility. This information is publicly available at <https://www.fala.org/facility-members/sunwood-assisted-living-a-home-for-bubby-and-zaidy>. These properties are within 2.2. miles of each other. If the current application is approved, the Board will face heightened pressure to approve the next one. It would be manifestly unfair for the county to allow Mandarin to be converted, parcel by parcel, to a commercial zone, with residential properties flipped for corporate owned, multi-unit housing. The Board must draw the line now, maintaining the residential nature of this neighborhood as currently zoned.

We respectfully ask that the Board deny this Special Exception. It is not needed, as the Lake Mary area has multiple assisted living facilities that comply with current zoning. It is not consistent with the neighborhood, as it is an exclusively commercial endeavor. The infrastructure of Mandarin, particularly its roads and sewage, are not suited to this addition. The traffic and septic impact of such dense residency in these properties would be severe. Finally, the many families who chose to live in Mandarin for its more rural, and exclusively residential, character deserve consideration from the Board. We ask that the current zoning of Mandarin Estates be preserved without exceptions.

Thank you.

A handwritten signature in dark ink, appearing to read 'LB Jr.', with a stylized, cursive flourish.

Louis Baksa, Jr.

A handwritten signature in dark ink, reading 'Carolyn T. Baksa', in a cursive script.

Carolyn T. Baksa

Regarding:  
Arrows Senior Care  
2825 Walden Pond Cove; Longwood, 32779

To Whom It May Concern,

My name is Kristi Mullins, and I am a concerned resident of Mandarin Estates in Longwood. I am writing to address an important issue regarding a request to increase the capacity of a Residential A-1 zoned home, 2825 Walden Pond Cove, that has been converted into an assisted living facility. Currently, this property accommodates six residents, but there is a proposal to expand that capacity to eight.

What troubles me most is that this facility is not owner-occupied; it operates solely as a business venture aimed at generating profit. The potential increase in capacity raises significant concerns for our community, as it may set an undesirable precedent, inviting more investors to purchase homes in our neighborhood for similar commercial purposes. For instance, an investor has already bought a property (1725 Sunwood Drive) with the same intention of converting it into a business under the name Sunwood Assisted Living, LLC. This home is just 2.2 miles from the property seeking to increase its capacity.

Our neighborhood is already home to a school with over 500 students and a church. Allowing an increase in capacity for this property would jeopardize the residential character of our community, as it could lead to more homes being transformed into businesses instead of the remaining family homes. While there is a demand for assisted living facilities, I believe that operating a business of this scale in a residential area is not the right solution.

I appreciate your consideration of my concerns regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristi Mullins', with a stylized, cursive script.

Kristi Mullins

**From:** [Nicholas Abatsas](#)  
**To:** [Padin, Hilary](#)  
**Subject:** In Reference to 2825 WALDENS POND COVE IS 1 OF 2 (THE OTHER BEING 1725 SUNWOOD DR.) ASSISTED LIVING FACILITIES IN MANDARIN, CURRENTLY PETITIONING THE COUNTY FOR A SPECIAL EXCEPTION TO EXPAND CAPACITY FROM THE MAXIMUM 6 RESIDENTS TO MORE.  
**Date:** Saturday, March 29, 2025 3:09:00 PM

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To Whom it may Concern,

I do not agree with expanding occupancy for the 2 residences. It is at a safe capacity to handle the care of the clients that live in the homes now. The residence on 2825 Walden pond cove is a 4 bedroom home and the residence on 1725 Sunwood Dr is a 5 bedroom home. I believe that a residence as an assisted living facility should be able to supply a bedroom and privacy for the individual living in the home. If you raise the occupancy, I do not believe that would be the case given the size of the home. So I personally do not agree. I am a homeowner in the mandarin estates and live at 1226 sunshine tree blvd., I have owned my home for over 20 years and would not be in agreeance to the ordinance.

Thank You ,  
Nicholas Abatsas