

May 26, 2023

Joy Giles
Senior Planner
Planning and Development Division
1101 East First Street
Sanford, FL 32771

Re: Howell Branch Estates
Community Meeting Summary Report

Project no: PZ23-20000002

Ms. Giles,
The following is the required written summary of the Pre-Application Community Meeting that was conducted on May 25th, 2023.

Overview:

The required Pre-application community meeting for the Howell Branch Estates development was conducted on May 25th, 2023 from 6pm to 7pm. Our design team which included Pat Knight with Knightiera LLC and Bill Maki with Daly Design Group conducted the meeting to discuss the proposed rezoning of the property from A-1 to R-1BB to develop a 16 unit single-family subdivision on the 4.35 ac site.

This meeting was conducted consistent with the requirement of the Seminole County Community Meeting Procedure provided by planning staff. Daly Design facilitated the community meeting. The meeting was held at Lake Howell High School, which is located on Dodd Road, approximately 2 miles from the subject site. The purpose of the meeting was to discuss any concerns or objections to the proposed rezoning of the subject property to allow for a 16 unit single family community.

Notified Landowners:

106 (106) community meeting notifications were sent via USPS mail on May 15, 2023. Notifications were mailed to the property owners list that was provided by Seminole County on May 11, 2023.

A copy of the notification letter package and a list of notified property owners is attached to this summary letter. **Appendix A**

Community Meeting Attendees:

In total there were 7 participants in the community meeting not including the design team representatives..

Representatives from the Design Team:

Patrick Knight, Knighiera, LLC
Bill Maki, Daly Design Group

Property Owners in attendance and provided comments:

Rob Mallard, 3680 Bear Gully Rd. (407) 470-0531

Alfredo Agostini, 7896 Pleasant Pin Circle, alfredoago@yahoo.com, (407) 406-0378



Jorge Felux, 3740 Bear Gully Rd. (321) 278-1730
Gary Onellette, 5780 Shale Court, Winter Park, (407) 951-0726
Janet Cole, 7939 Pleasant Pine Circle, jcococole@gmail.com (407) 949-8802
Vincent Fioravanti, 7992 Pleasant Pine Circle, vincefio09@gmail.com (407) 848-8062
William Cole, 7937 Pleasant Pine Circle, chubbysyellowlab@hotmail.com (407) 919-8843

Phone and Email communication:

At the time of this report, our design team has not been contacted via email or phone from the community.

Design Team presentation:

Our design team prepared a presentation to discuss the proposed process for amending the existing zoning to allow for a single-family community to be developed on the subject site.

The presentation included exhibits showing the existing surrounding zoning and the conceptual layout plan that was provided to the County for the Pre-Application meeting held on March 15, 2023. A copy of the presentation boards are attached to this report. **Appendix B**

Summary of concerns, issues and or problems expressed at the community meeting:

Characteristics of the proposed community

- Participants in the meeting asked questions regarding the potential size and value of the proposed homes.
- Participants expressed that they understand that the site would be developed eventually, and they are generally supportive / prefer the site is developed as a single-family community.
- Participants in the meeting asked questions regarding the proposed treatment along the common boundary between the Enclave at Aloma and the proposed development. Also, participants asked questions regarding the buffer along Howell Branch Rd and what type of wall / fencing would be proposed.

The development team listened to all the concerns of the community and stated the anticipated size and price point for the homes would be consistent with the Enclave at Aloma community.

It was expressed by the participants that the surrounding community understands that the site will be developed at some point, they are generally supportive of a single-family community being developed on the subject site.

The development team explained that the request to Seminole County is to rezone the property to R-1BB to develop a single-family community consistent with the design standards of the zoning category. It was explained that the minimum lot size in R-1BB is 5,000 sf and a minimum lot width of 50'. It was also explained that if the proposed development is amended for any other type of development, another community meeting would be required, and they would be notified of any proposed changes.

The development team explained that any requirement for landscape buffers to the surrounding properties would be established with the review of Preliminary Subdivision Plans and the Final Engineering Plans.



Land Development Concerns.

- Residents expressed concern about the potential for flooding due to the development and how that may impact their communities.

Bill Maki explained the pre-and post-stormwater requirements of the County and the WMD. He also explained the requirement to keep the existing volume of water that currently flows from the site at pre-development level. Additionally, he explained that during the PSP and Final Engineering review stage the Civil engineer will design the pond to meet the requirements of the County and the WMD and will be required to provide calculations to demonstrate compliance with the stormwater standards.

Pat Knight explained the existing drainage pattern generally flows from south to north and it is our expectation that the final design will also drain towards the north adjacent to the existing Seminole County Stormwater management pond.

To the best of our knowledge all topics and concerns expressed at the pre-application community meeting held on May 25, 2023, have been documented with this summary report.

Sincerely



William Maki, RLA
Project Manager
Daly Design Group

Cc: Tina Demostene
Dave Brown
David Glunt



Appendix A



daly design group inc
phone 407.740.7373

- 913 N Pennsylvania Ave
- www.dalydesign.com

- Winter Park, fl 32789
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May 11, 2023

Re: Community Meeting Notification Letter

Dear Property Owner:

We would like to invite you to attend a community meeting to discuss an application that has been submitted to Seminole County to rezone the 4.34 ac property located at 5215 Howell Branch Road, Winter Park FL 32789 (PID# 35-21-30-300-0400-000). The request is to rezone the property from Agricultural A-1 to R-1BB. The community meeting will be held at the following location, date, and time:

**Lake Howell High School
4200 Dike Road,
Winter Park FL. 32792
Community Meeting
Thursday May 25th, 2023, at 6:00 PM – 7:00 PM**



**The meeting will be held in the Senior Cafeteria
Located behind the New Construction**

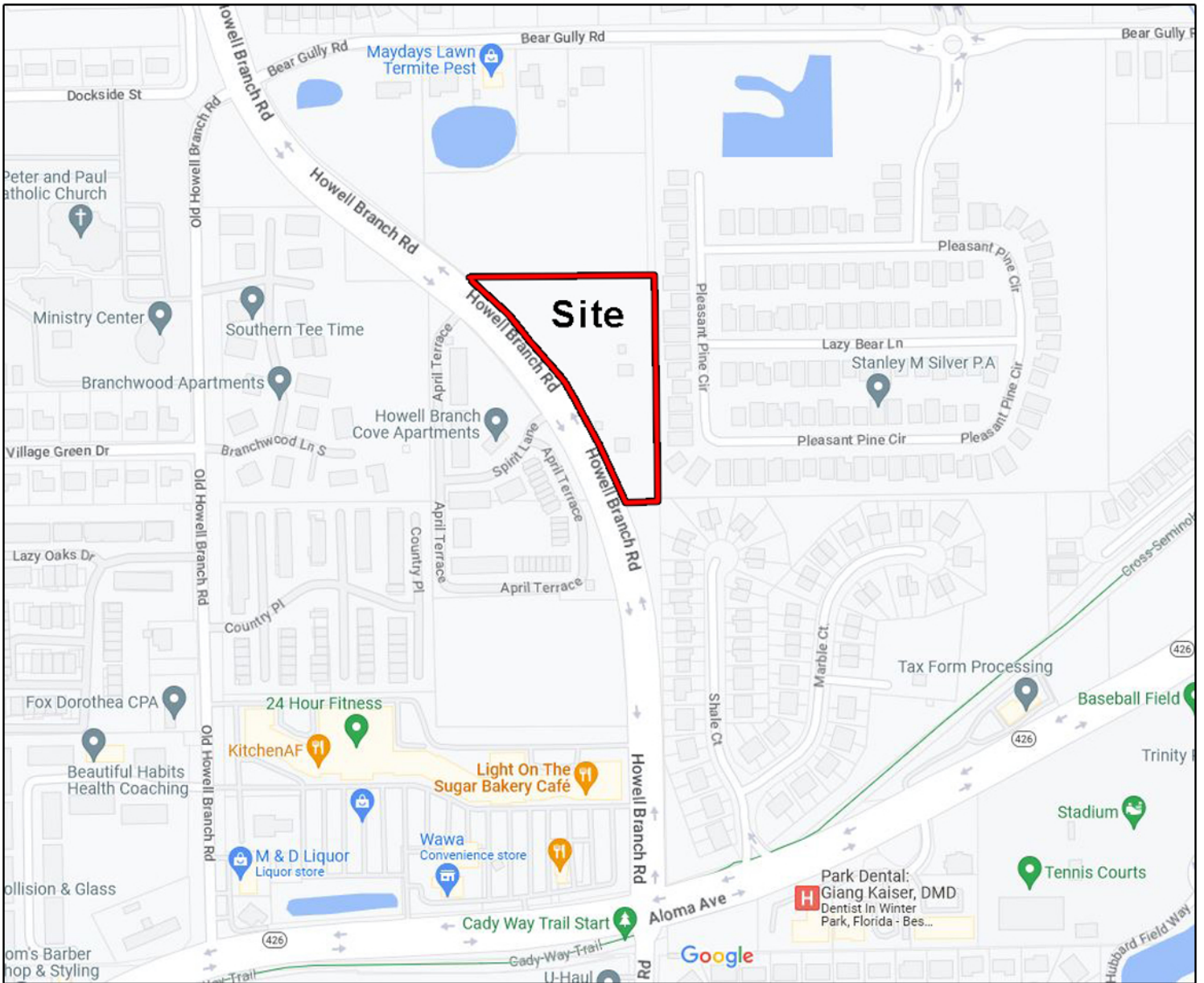
The applicant is requesting to amend the existing zoning on the property to construct a single-family residential community consistent with adjacent residential communities on the 4.35 ac site. Access to the community will be provided along Howell Branch Road. The community meeting is an opportunity to discuss the proposed amendment to address any comments and concerns you may have regarding this proposal.

If you are unable to attend the meeting, please feel free to email your comments to Bill Maki at bmaki@dalydesign.com or call the office at (407) 740-7373 if you have any questions regarding the proposed application.

We look forward to meeting you to discuss the proposed development.

Attachments: Location Map, Aerial Map





5215 Howell Branch Rd Location Map



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Job No.: 23204 Scale: nts Date: 04.12.23





Howell Branch Road Property Seminole County, Florida



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Job No.: 23204 Scale: nts Date: 02.16.2023

ADJ_AG	INCOME_VALUE
FUENTES, CHRISTIAN	5818 MARBLE CT
ZIBRACK, STEVEN A	5812 MARBLE CT
DI ALESSANDRO, SERGIO	5806 MARBLE CT
MONJE, JORGE & CASTELBLANCO, YOLANDA	5800 MARBLE CT
LHOD LLC	4622 NORTH LANDMARK DR
SMAGIN, VADIM & RAISA	5788 MARBLE CT
DICKERSON, ERICKA	5782 MARBLE CT
BRUCE, MARY B	5770 MARBLE CT
ALOMA PARK HOMEOWNERS ASSN INC C/O SENTRY MANAGEMENT INC	2180 W SR 434 STE 5000
SEYMOUR, JEREMY & CYDNE	7883 PLEASANT PINE CIR
MUSCARELLA, ROBERT H & DIANE M	7887 PLEASANT PINE CIR
NGUYEN, THANH-THUY T & HOANG, THUAN L	7891 PLEASANT PINE CIR
PATEL, SHILPA & FERO, JESSE	7895 PLEASANT PINE CIR
NGUYEN, TOAN T CO-TRS & NGUYEN, BEATRICE CO-TRS	7899 PLEASANT PINE CIR
OCHOA, FABIAN V & CALLE, MARIA B	7107 WINDING LAKE CIR
LOPEZ, FERMIN	5450 COZY OAK CV
CONFIDENTIAL PER STATUTES 119.071	1101 E 1ST ST
OXAMENDI, ANNALIE	5458 COZY OAK CV
POKHAREL, NABARAJ & ACHARYA, DIBYA	5462 COZY OAK CV
KEMEH, HAMMAM & DEEB, SUZANAH A	7909 PLEASANT PINE CIR
VO, HOANG & LE, LIEN	7913 PLEASANT PINE CIR
MENDOZA, GERARD J & MARIA L	7917 PLEASANT PINE CIR
HIGDON, AMANDA & GILL, ADAM	7921 PLEASANT PINE CIR
RIVERA, DANIEL E & MONTERO, ZUNIGA MARIA	7925 PLEASANT PINE CIR
SHAH, KRUPALI P & THUMU, ADITYA R	7929 PLEASANT PINE CIR
GAMBALE, FREDRIC J & KINDER, ERICA J	7933 PLEASANT PINE CIR
COLE, WILLIAM R JR & JANET M	7937 PLEASANT PINE CIR
GRAHAM, BRIAN W & TORRES, MICHELLE A	7941 PLEASANT PINE CIR
COLLURA, OKSANA & THOMAS	7945 PLEASANT PINE CIR
WOLFSKILL, BRANDI	7949 PLEASANT PINE CIR
OLIVER, LAFONTAINE & DENISE	7953 PLEASANT PINE CIR
NHUYEN, HIEP & TRAN, TRANG	7957 PLEASANT PINE CIR
VAN, DAI & DE LEON, JOSEFA	7961 PLEASANT PINE CIR
FOREMAN, DUSTIN T & KATIE R	7965 PLEASANT PINE CIR
CONFIDENTIAL PER STATUTES 119.071	1101 E 1ST ST
CHANDRA, SUMEET & ASHITA	1520 HOLTS GROVE CIR
VALDEZ, RICARDO A & RIVERA, MARIA D	7977 PLEASANT PINE CIR
CHAU, PHUONG H & NGUYEN, ANH V D	7213 SHEEHAN CT
HAYES, THOMAS E & GEORGE, YVONNE A	7985 PLEASANT PINE CIR
SCHOCKWEILER, CATHERINE A	7989 PLEASANT PINE CIR
MALLARD, ROBERT N & MICHELLE	3680 BEAR GULLY RD
MALLARD, ROBERT N & MICHELLE	3680 BEAR GULLY RD
MALLARD, ROBERT N & MICHELLE	3680 BEAR GULLY RD
FULTON, NICOLE L	3690 BEAR GULLY RD
DEVACK, PAMELA ENH LIFE EST	3710 BEAR GULLY RD
FELIX, JORGE B	3740 BEAR GULLY RD
MENA, YADELIS F	3770 BEAR GULLY RD
SEMINOLE B C C	1101 E 1ST ST
BRANCHWOOD GARDENS LP	711 STEWART AVE
SEMINOLE B C C	1101 E 1ST ST
POULOSE, SHEENA	7880 PLEASANT PINE CIR
MEHTA, JAYESH & POOJA	7884 PLEASANT PINE CIR
TORRES, JOSE JR & MILANDER, CONNIE	7888 PLEASANT PINE CIR

VADAKKETHADATHIL, PADMANABHAN R & VISWAN, NISHA	7892 PLEASANT PINE CIR
AGOSTINI SOSA, ALFREDO E	7896 PLEASANT PINE CIR
DRUPIEWISKI, KENNETH & ELIANA	7900 PLEASANT PINE CIR
GUEx CHRISTIAN & ROSELENE REVOCABLE TRUST	PO BOX 678080
SMITHMAN , RYAN P & LISA M	8098 LAZY BEAR LN
PHILLIPS, WALTER & ANGELA	8102 LAZY BEAR LN
THOMAS, VIOLET V	8106 LAZY BEAR LN
LIU, JIANXIN & SHEN, QI	8112 LAZY BEAR LN
RUDZIK, JOHN A JR & LYNNE A	8116 LAZY BEAR LN
CHADDAH, AMAN & ANAMIKA	8120 LAZY BEAR LN
ROVINSKY, KAREN J & ROVINSKY, TIMOTHY L	8124 LAZY BEAR LN
NISSING, NORBERT N ENH LIFE EST & NISSING, KATHRYN A ENH LIFE EST	8125 LAZY BEAR LN
EWEN, ANTHONY E ENH LIFE EST	8121 LAZY BEAR LN
YAW, BRET & ELIZABETH	8117 LAZY BEAR LN
NOBOA, LUCAS P & KATRINA E	8113 LAZY BEAR LN
HE, XIAOPIONG & YANG, XIAOJIANG	3606 148TH ST
MURPHY, SHARER & JENEL	8105 LAZY BEAR LN
NICHOLSON, FRANCIS P & HELEN	8101 LAZY BEAR LN
ARBOLINO, MICHAEL F & SANDRA	7972 PLEASANT PINE CIR
MINK, MATTHEW S & KRISTI L	7976 PLEASANT PINE CIR
HERMAN, CHRISTOPHER & KRISTEN	7980 PLEASANT PINE CIR
PICCOLO, RONALD F & DOMINIQUE	7984 PLEASANT PINE CIR
LUBRANO, PAUL C & KRISTINE M	7988 PLEASANT PINE CIR
FIORAVANTI, JESSICA M & VINCENT	7992 PLEASANT PINE CIR
ENCLAVE AT ALOMA MASTER ASSN INC C/O VISTA COMM ASSOC MGMNT	323 CIRCLE DR
ENCLAVE AT ALOMA MASTER ASSN INC C/O VISTA COMM ASSOC MGMNT	323 CIRCLE DR
ENCLAVE AT ALOMA MASTER ASSN INC C/O VISTA COMM ASSOC MGMNT	323 CIRCLE DR
SEMINOLE B C C	1101 E 1ST ST
HOWELL BRANCH COVE LTD C/O CONCORD MGNMT (2307)	PO BOX 940279
SEMINOLE B C C	1101 E 1ST ST
SUKHU, DHANRAJ & PADMINE	3741 HAWTHORNE LN
SUKHU, RAVI & TOROMANIE	5822 SHALE CT
BLUHM, LAURA C	5816 SHALE CT
ZOLLER, HARVEY F	5810 SHALE CT
PISCOPO, cassandra	5804 SHALE CT
HATLEY, MARK A	5798 SHALE CT
DOSTER, MARTHA J	5792 SHALE CT
MOREAU, PATRICIA	5786 SHALE CT
OUELLETTE, GARY M	5780 SHALE CT
SCHMIDTHUBER, BARBARA	5774 SHALE CT
MARCINAK, DONALD E CO-TRS & MARCINAK, PAULA L CO-TRS	PO BOX 752
BALSON, JULIA L	5762 SHALE CT
LEE, ELIZABETH & GEORGE E	5769 SHALE CT
MITCHELL, SUSAN T & PARKER, DAVID R	4046 N GOLDENROD RD
SHULL, DAMIAN	5781 SHALE CT
DAVID, DUSTYN	5787 SHALE CT
HERNDON, ANTONIO & HERNDON, AQUITA D	5793 SHALE CT
RENTAS, RYAN A	5799 SHALE CT
TOOPKEMA, JOANN G	5805 SHALE CT
NEWSHALE LLC	4622 NORTH LANDMARK DR
HORTON, ALEXANDER & HORTON, KAREN & GALEN	4077 N CHINOOK LN
KENNELLY KATHLEEN S REV TRUST	3680 SCALA PT

Appendix B



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- Legend**
- A-1/Agriculture
 - R-1BB/Single-Family Dwelling
 - PD/Planned Development
 - R-1A/Single-Family Dwelling
 - R-3A/Multiple-Family Dwelling
 - C-2/Retail Commercial

Existing Zoning

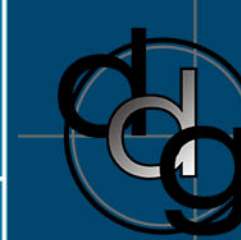


- Legend**
- A-1/Agriculture
 - R-1BB/Single-Family Dwelling
 - PD/Planned Development
 - R-1A/Single-Family Dwelling
 - R-3A/Multiple-Family Dwelling
 - C-2/Retail Commercial

Proposed Zoning

Howell Branch Road Property

Seminole County, Florida



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