

November 14, 2023

COMMUNITY MEETING NOTIFICATION LETTER

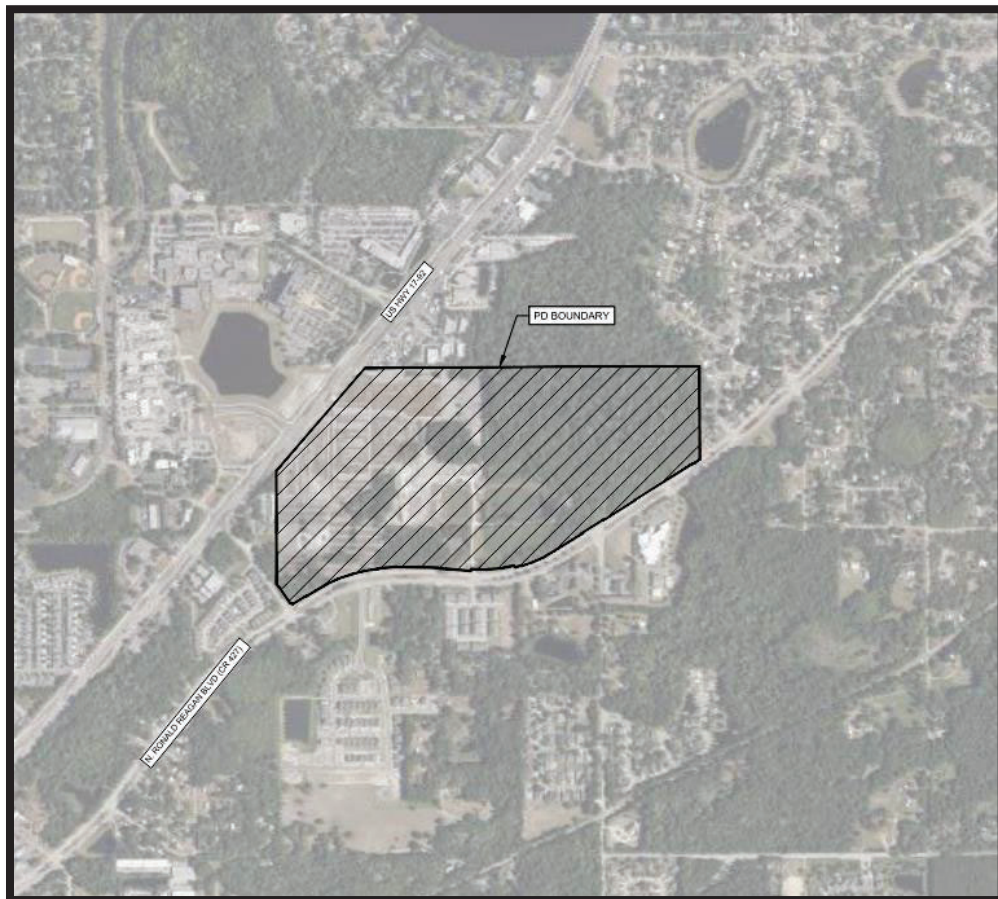
REAGAN CENTER PLANNED DEVELOPMENT MAJOR AMENDMENT

Dear Affected Property Owner,

The applicant for Reagan Center is inviting you to attend a Community Awareness and Participation meeting that will be held Wednesday, December 6, 2023. We will be discussing the future development of the Reagan Center property (formerly Flea World). The 110-acre property is on the east side of N US Hwy 17/92 and north of CR Ronald Reagan Blvd located opposite of the Five Point Seminole County Government Center.

We are requesting a major amendment to the current Planned Development approved by Seminole County on December 1, 2018. The proposed development will be downsized with significantly less density than the current approved development plan. It uses would be similar and may include: multifamily, retail, hotel, assisted or independent living facility, possible medical and governmental office facilities.

Community Meeting Location
Wednesday, DECEMBER 6, 2023 from 6:00 PM to 7:30 PM
UF Agricultural Center (Five Points Government Center)
250 County Home Road
Sanford, FL 32773



Meeting Sign-In

Project: Reagan Center Community Meeting

Date: December 6, 2023

Facilitator: Integra Consultants and Staff

Time: 6:00 pm

Place/Room: UF Ag Extension Center Auditorium 5 Points

Print Name	Street Address (optional)	City	Phone (optional)	Email (optional)
1. Amanda Ayers	1249 Evelyn St	Sanford		
2. THOMAS Bledsoe	⁵⁰⁰⁰ Thomas Stable Rd	Sanford	407 333-5834	BledsoeGT@901
3. Clay McMillan		Sanford		
4. Surround Please		Sanford		
5. JOHN GUY	4852 CLIVEDEN LOOP	SANFORD		
6. Ken Bradwood	711 Greentree Ct	Lake Mary	Kbradwood	Kbradwood@hotmail.com Kbradwood@hotmail
7. Eunice Kindle	120 E PLANTATION BLVD	LAKE MARY		eunicekindle@roland.com
8. DESTIN BRUNICKMAN		ORLANDO		dbrunickman@kpmg.com
9. David McKeown		Lake Mary		
10. NINA KELLY				
11. Jaelyn Carol Ross	^{4850 Hester Ave} 5112 Fillmore Ave	SANFORD		
12. Tiffany Lee		Sanford		
13. Leif + Julia Hsieh		Sanford		
14. Ben Chang Tom Donohue		Sanford		
15. Erika Steldon		Sanford		
16. Jose R. Gonzalez	2914 Pinyon pine lane	Sanford	32773	
17. ROBERT SINCLAIR		SANFORD	(407) 256-1238	ROBERTSINCLAIRE@100.com
18.				

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Print Name	Street Address (optional)	City	Phone (optional)	Email (optional)
1. Raymond Morad		MORRIS @ CFL. RD. COM		
2. SHARON CAPO		SHARONCAPO@GMAIL.COM		
3. Joshua Sheldon		J.Sheldon302@gmail.com		
4. Jose R. Gonzalez		josegonzo@bellsouth.net		
5. Patricia Grebe	4406 Radio Ave Sanford			
6. Ashley Foster	2328 Britwell Pl Sanford			
7. Stephanie Foster	2348 Britwell Pl Sanford			
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Reagan Center Planned Development Major Amendment CAP Meeting December 6, 2023

Owner:

Boys and Girls Club of Central Florida
101 East Colonial Drive
Orlando, FL 32801

Applicant:

Integra Land Company, LLC
c/o David McDaniel
1525 International Parkway, Suite 2001
Lake Mary, Florida 32746

Community Meeting Report

Outreach: 604 addresses in the required Community Awareness and Participation Meeting (CAP) notification area were provided by Seminole County to invite neighboring citizens. The mailing was post-marked weeks ahead of the proposed meeting date. County staff approved a draft of the mailing. A copy of the mailing is attached separately to this report.

On Wednesday, December 7, 2023 a community meeting was scheduled for 6:00 pm to 7:30 pm to be held at University of Florida Community Extension Services auditorium at 250 County Home Road, Sanford, FL. The auditorium was set up with cafeteria tables and chairs for all guests, a sign in desk, and two poster board copies of the submitted site plan on easels. The doors were opened at about 6:35 pm and closed at 7:40 pm. The meeting started promptly at 6:00 pm and concluded at 7:30 pm and was attended by 30 residents and 3 applicant presenters of which 24 signed the sign-in sheet. Informal discussions with residents occurred with several residents after the conclusion.

The applicant's presenters (in order of presentation) were:

- 1) Randall Morris, RM Strategies, Inc. – Project Consultant
Welcome, property history, prior PD approvals (comparison), current application and the public hearing process.
- 2) Dustin Brinkman, KPM Franklin, Inc. – Project Engineer
Site plan presentation, proposed uses, densities, heights and ingress/egress.
- 3) David McDaniel, Integra Land Company, LLC – Contract purchaser of multi-family land
Company profile, description of structures, amenity packages, project phasing and timeline for governmental approvals and forecast of initial construction.

Presenters allowed questions during presentations of which there were several. After the presentations there was general Q & A of which at the conclusion some residents stayed for a brief informal interaction.

2) Questions or Concerns of Residents

Residents in attendance were quite engaged and frequently interactive discussions ensued. The issues raised and questions asked were quite pertinent and for the most part posed in a very positive fashion. However, some residents were vocal in their concerns.

- a) Several residents were not aware that this was once Flea World or that the applicant is requesting what now be the 3rd version of the Site Plan and Development Order.
- b) Several residents asked about the planned access to the development. Access points on Ronald Reagan Blvd and US Hwy 17/92 were discussed in detail.
- c) One resident asked about current and future ownership and maintenance of a lift station which currently is shared with their HOA.
- d) Several residents discussed the large wetland preserve (conservation easement) on the property seeking information and the development would affect it.
- e) A couple of residents asked about the type of apartments to be built, rental prices and a greater explanation of the amenities.
- f) Information was shared on the vehicular and pedestrian connectivity of the residential and commercial uses.
- g) There was a question on the development's effect on their home's property values.
- h) Several residents had concerns stating they were opposed to any affordable housing on the site.
- i) One resident was concerned about possible vagrants she believes are currently living on the site and potential safety issues.
- j) Several residents discussed traffic issues on Reagan Blvd. Their focus was on the current speed of the traffic and safety in exiting their sub-divisions. The future planned traffic signal at Hestor Avenue was discussed. Two residents thought there should be multiple traffic lights installed along Reagan Blvd.
- k) In the same vane, a couple of residents stated Reagan Boulevard needed to have street lights installed along its entirety.
- l) On resident who stated he was a former County employee stated the development would not have enough water plant or sewer plant capacity and the distribution system did not have the capacity to carry the additional required capacity. A brief summary of the recent Jacob's capacity study was given.
- m) Discussion occurred as to who might develop the remainder commercial portion of the property as it develops on a similar track with the multifamily property.
- n) The applicant's presenters repeatedly offered that if anyone needed any additional information about the multi-family project to go to the Integra web site, for a review of related public documents go to the County web site, or if a question comes up now or in the future contact us. A few residents did ask for business cards.

12/07/2023

Report submitted by:

RCM @ RM Strategies, Inc.