

PZ24-20500006
Seminole Science School Expansion
Community Meeting Minutes/Notes

Date of Community Meeting: Tuesday, October 1, 2024

Time: 6:00 pm to 8:00 pm (meeting adjourned around 8:30 pm)

Location: Seminole Science Charter School, 3580 North US Hwy 17-92, Lake Mary, Florida

Date Notices were Mailed: September 14, 2024

Number of Notices Mailed: 152

Number of Attendees at Community Meeting: 14 (8 residents and 6 school/developer representatives)

Chris Klotz, Director of Development with Summit Construction Management Group, opened the meeting and discussed the project details with a Power Point presentation. Representatives from Seminole Science School provided general details of the school's daily operations.

Below were questions from the community residents during the meeting:

1. **Question:** Community question on lights and hours of operation of soccer field and general activities over the weekend.
Response: Seminole Science School (SSS) team response that they do not plan to conduct athletic activities past 8:30 PM, no immediate plans for lights, school will not rent the field or host 3rd party non-scholastic events.
2. **Question:** Community concern over development change of topography, stormwater drainage and impact on the subdivision to the west and north.
Response: SSS team explained the design and functionality of the stormwater pond, discharge, larger track of stormwater through various wetlands, Soldier's Creek and to Lake Jessup. SSS team further explained that the post development condition creates less impact on the surrounding stormwater management than the pre-development conditions existing today. Community members are not sure they agree and/or understand the stormwater engineering details.
3. **Question:** Community concern over setbacks and barrier from subdivision to the north.
Response: SSS team demonstrated setbacks and additional tree line that is being added along the north property line.
4. **Question:** Community concern over traffic layout both internally and specifically with the ingress/egress on Ronald Reagan. Concern over student drop-off occurring in the subdivision to the west on Silkwood Ct. if they miss the turn on Ronald Reagan.
Response: SSS team explained the process of design, queuing, stacking, traffic analysis and the school's operational means and methods for traffic control. Community not 100% satisfied on explanation or trusting of operational means and methods.
5. **Question:** Community questioned what Planned Development zoning for project actually means.
Response: SSS team explained the PD zoning and what is allowed/not allowed with our specific zoning request. SSS team further explained that PD zoning is site plan controlled and is approved with specific approval language and a list of restrictions/conditions of approval.
6. **Question:** Woodfield Subdivision Representative requests copy of power point presentation.
Response: Chri Klotz/Summit to provide.

Overall, the meeting was a success, the community members are very concerned about disruption of the existing stormwater conditions. They had a hard time understanding that our development is designed to accommodate all project drainage onsite, and it will be an improvement to the existing system. There was also concern about the added traffic. Generally, the community is in support of the project, but there were a couple of individuals that continued to express concern regarding the two issues above.

Notice of Community Meeting

Seminole County Project Number: 24-20500006

Application: Planned Development (PD) Future Land Use Map Amendment and Rezoning

Proposed Project: Seminole Science Charter School Expansion

Discovery Education Holdings, LLC is the property owner and applicant for this PD Future Land Use Map Amendment and Rezoning request. The subject property is located at the northwest quadrant of US Highway 17-92 and North Ronald Reagan Boulevard, in the Lake Mary area of unincorporated Seminole County, Florida (see attached location map).

The project site includes 7.85+/- acres and is comprised of three (3) parcels, identified by the Seminole County Property Appraiser with the following parcel ID numbers: 22-20-30-300-022F-0000, 22-20-30-300-0150-0000 and 22-20-30-300-0160-0000. Prior to required public hearings and final approval by the Board of County Commissioners, we are hosting a community meeting to provide details of the project and answer any questions.

Community Meeting Details

Date: Tuesday, October 1, 2024
Time: 6:00 pm to 8:00 pm
Location: Seminole Science Charter School
3580 North US Hwy 17-92, Lake Mary, FL

Subject Property Details

- Existing Future Land Use Designation: Low Density Residential (LDR) and Mixed Use (MXD)
- Proposed Future Land Use Designation: Planned Development (PD)
- Existing Zoning Category: Agricultural (A-1) and Retail Commercial (C-2)
- Proposed Zoning Category: Planned Development (PD)

Proposed Project Details and Summary

- The applicant/property owner is seeking a rezoning and an amendment to the comprehensive plan future land use map to Planned Development (PD)
- The proposed school expansion project includes:
 - Two-story school building for grades 6 through 12
 - Vehicle and bicycle parking areas
 - Queuing lanes for student drop-off and pick-up
 - Recreation Field
 - Extensive landscaping and buffering throughout the site

For additional information, please contact:

Ty Maxey, AICP, Project Planner, Summit Construction Management Group (representing the Applicant/Property Owner)

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COMMUNITY MEETING ATTENDEE SIGN-IN
 October 1, 2024
 SEMINOLE SCIENCE CHARTER SCHOOL
 Future Land Use Map Amendment and Rezoning - PZ24-20500006

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Comments

