

Plat Book 6, Page 96 of the Public Records of Seminole County, Florida, located approximately 450 feet north of N CR 426, and 210 feet east of Walsh Street, Oviedo; (Marilourdes Diaz-Deyo Revocable Trust, Applicant) District2 - Zembower (Joy Giles, Principal Planner)

Ms. Giles presented the item as outlined in the agenda memorandum.

The Applicant Marilourdes Diaz-Deyo addressed the Board and briefly explained her request.

With regard to public participation, no one spoke and public input was closed.

Motion by Chairman Zembower, seconded by Commissioner Dallari, to adopt appropriate Resolution #2025-R-13 vacating and abandoning a portion of undeveloped right-of-way known as Turkey Avenue in the Swopes Amended Plat of Iowa City, as recorded in Plat Book 6, Page 96 of the Public Records of Seminole County, Florida, located approximately 450 feet north of N CR 426, and 210 feet east of Walsh Street, Oviedo; Marilourdes Diaz-Deyo Revocable Trust, Applicant; as described in the proof of publication.

Districts 1, 2, 3 4, and 5 voted AYE.

25. Seminole Science School Expansion Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard; (Z2024-013/06.24SS.01) (Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant) District4 - Lockhart (Annie Sillaway, Senior Planner) [2024-1612](#)

***Continued to March 25, 2025.***

Ms. Sillaway presented the item as outlined in the agenda memorandum.

Attorney S. Brent Spain, on behalf of the Applicant, addressed the Board and presented the request (presentation received and filed).

With regard to public participation, the following spoke in opposition and addressed concerns of traffic, parking, excess noise, retention pond, block wall: Curtis Wilson, John McClellan (who also requested if approved, the school field can only be used for school activities and not rented out to other entities on the weekends), Scott Leitner, and Shawn Larken.

The following spoke in support: Ansu Sebastian, Becc Lester-Beam, Michelle Jump, Alan Ambler, Jayaram Brindala, and Mohammed Salehi.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

Mr. Spain provided rebuttal to public comments in opposition.

There were questions and comments from the Board.

Vice Chairman Herr stated her concerns with the traffic, and she doesn't understand how they queue up 970 vehicles, because there are no school buses, on that road system all at once. She does not want this to become a county problem to expand the road. Mr. Spain advised they are open to a condition that requires continuing monitoring of the traffic pattern for first few years of operation to see if there are issues that they are required to add a turn lane.

Commissioner Lockhart inquired how many faculty and staff are anticipated to be working out of this building. Chris Klotz, Summit Construction Group, responded there are approximately 60 staff members planned for the new campus. The Commissioner provided a history of the very recent communication she has had with the developer where she expressed the most intense negative impacts on the community had been placed closest to the community, and she had requested they come back with things they would propose to mitigate some of the negative impacts. One thing she was very clear with them was she would not support a D.O. where the field was lighted. With the parking as laid out, she has concerns of cars sitting idling for a period of time and the exhaust, which a fence won't help. She requested mitigation on that. Sound is her third biggest issue. With 970 students, approximately 140 students would be eligible to drive, there are 60 staff, and there are only 130 parking spaces; and she does not believe there is adequate student parking. She advised she was told there were no other accommodations the developer would be making except for some additional vegetative buffering. She confirmed with staff this morning there were not any changes that were going to be proposed. Now, at the meeting, they are being told of concessions, none of which are in writing nor in the D.O. She is not satisfied with the proposed accommodations. Mr. Klotz responded they did attempt to address the first three concerns of field lighting, sound, and the pond. Commissioner Lockhart stated since there is so much to be done, she would like to continue this item. Discussion ensued.

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to continue to date-certain March 25, 2025, the request to adopt an ordinance enacting a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development; adopt an ordinance enacting a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard; and associated D.O. #24-20500006; Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

7. Approve and authorize the Chairman to execute the Interlocal Agreement by and between Seminole County and the City of Lake Mary regarding the limited transfer of development authority to the County for the purposes of developing the Seminole Science Charter School Expansion. District4 - Lockhart (Jose Gomez, Development Services Director) [2024-1443](#)

Mr. Gray announced this item was being pulled and will be brought back with Item 25.

Chairman Zembower recessed the meeting at 4:01 p.m., reconvening at 4:13 p.m.

### **Public Hearings - Legislative**

26. Adopt Ordinance to create the Bear Gully Lake Management Municipal Services Benefit Unit [MSBU]; Adopt the associated initial variable rate assessment roll required for funding the requested public services. District1 - Dallari (Tameka Morton, MSBU Program Manager) [2024-1731](#)

#### **Ordinance #2025-4**

Ms. Morton addressed the Board and presented the item as outlined in the agenda memorandum.

With regard to public participation, Harvey Barnett and David Syme spoke in opposition.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

There were a few questions for staff from the Board.

Motion by Commissioner Dallari, seconded by Vice Chairman Herr, to adopt Ordinance #2025-4 creating the Bear Gully Lake Management Municipal Services Benefit Unit [MSBU]; and adopt the associated initial variable rate assessment roll required for funding the requested public services; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

### **VII. COUNTY ATTORNEY'S REPORT**

No report.

### **IIIX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS**

No report.

### **IX. DISTRICT COMMISSIONER REPORTS**

#### **District 1 - Commissioner Dallari**

Commissioner Dallari reported on events and meetings.