

# Towns of Greenleaf Community Meeting

County Project Number 22-0000008

September 13, 2022, at 6:30 pm  
Lutheran Haven Community Room  
2041 W. SR 426, Oviedo, FL 32765

## Meeting Minutes:

- I. Call to Order
  - a. The meeting was called to order at 6:35 pm with 16 members of the public in attendance.
  
- II. Presentation
  - a. Doug Kelly of England-Thims and Miller, Inc. provided an introduction to the project including the proposed rezoning change from Agriculture to R-3A, the future land use change of the parcels fronting SR 426 from Commercial to Medium Density Residential, and the proposed concept plan with 33 fee - simple townhomes. Mr. Kelly indicated that there would be no impact to the existing wetlands located to the rear (west-side) of the site. He also indicated that the site is entirely outside of the 100-year floodplain and no floodplain compensation would be required for the development.
  - b. Shelby Eldridge of England-Thims and Miller, Inc. provided a summary of the steps for the rezoning process and future land use amendment and where the project currently resided in the county's development review process. Ms. Eldridge briefly described the perimeter landscape buffer and after the ETM presentation, a question-and-answer session followed.
  
- III. Public Input
  - a. Phil Lukas
    - i. Phil Lukas of Lukas Nursery inquired to the proposed storm drainage of the property. Mr. Kelly and Ms. Eldridge responded that any stormwater must be retained on site and that the site is currently in the early stages of engineering design.
  - b. Robert Kingsland
    - i. Robert Kingsland inquired to the drainage easement that runs along the north property line of the subject property indicating that it currently is not properly maintained by the property owner, St. Luke's or the county and tends to back-up during heavily rain events. Mr. Kingland indicated that the drainage flow originates from the Lutheran Haven property and is piped under SR 426 continuing westward along the north property line of the subject site and the drainage ditch then turns north. Mr. Kingsland stated that Seminole Co. Public Works was aware of the issue. Mr. Kelly and Ms. Eldridge thanked him for his comment and indicated that they were aware of the existing easement and would make sure that ETM engineering staff were aware of the situation.
  - c. Judy Duda
    - i. Judy Duda commented on the poor drainage that currently exists from the neighboring Seminole Trail. Ms. Duda as well as several attendees also commented that SR 426 is currently a heavily travelled road particularly in the morning and between 4pm to 6pm. Several attendees indicated that they believe the traffic is affected by those travelling to/from the Master's Academy and the nearby school backing up in front of the subject property from Slavia Rd.
  - d. Several other attendees inquired about the following items:

- i. What will the units sale for? ETM staff indicated that the proposed townhome project would be developed as a market-rate fee simple project, the actual price-point has not been provided to ETM.
- ii. How tall are the buildings? ETM staff indicated that the units would be two-story.
- iii. Several residents inquired about the amount of fill that would be placed on the site. ETM staff stated that the site was in the early stage of design and that no significant fill would be brought on site. The low-lying area of the site is to the west where the wetlands are located, and the design of the site avoids wetland impacts.
- iv. Several homeowners asked if the project would be fenced? ETM responded that at this point in time, the site will not be enclosed with a perimeter wall or fence.
- v. Several residents living along the westside of SR 426 said that after the Seminole County Trail went in, their driveways started to pond at the R/W line after it would rain and that they had complained to the county.
- vi. One resident stated that most of the homes on the west side of SR 426 were on septic and (shallow) private wells. ETM staff indicated that the proposed project would connect to county central water and sewer which runs along SR 426 in front of the subject property.
- vii. ETM staff provided their contact information to the attendees that requested follow up information.

IV. Adjournment

- a. The meeting adjourned at 7:40 pm.

Attachments:

- 1) Display Exhibit: Illustrative Concept Plan