

**From:** [PlanDesk](#)  
**To:** [Sillaway, Annie](#)  
**Subject:** FW: 3535 Old Lockwood Rezoning  
**Date:** Friday, January 27, 2023 3:53:33 PM  
**Attachments:** [image002.png](#)

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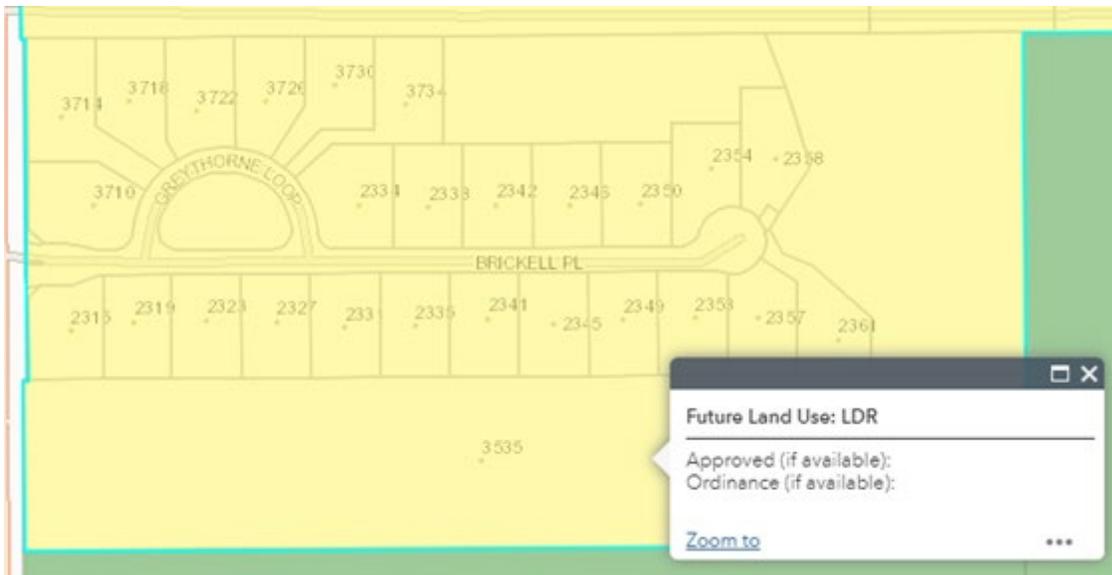
**From:** AJ Verstrate <ajverstrate@gmail.com>  
**Sent:** Friday, January 27, 2023 3:41 PM  
**To:** PlanDesk <PlanDesk@seminolecountyfl.gov>  
**Subject:** Fwd: 3535 Old Lockwood Rezoning

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Please pass this to Annie Sillaway.

Living in Hampton Estates on Brickell Place (community immediately adjacent to the property in question 36-21-31-300-001H-0000), I am trying to understand why there is the need to change from A-1 to R-1A or R-1AA (as we requested during the public comment meeting) rather than submitting the PD now. It appears they are trying to circumnavigate something. Can you advise what P&Z is requiring with changing from A-1 to R-1A/R-1AA?

The future land use map indicates LDR



Our request is the subject property maintain similar zoning to the immediately adjacent property which is driving our request for R-1AA zoning especially since

the subject property is directly adjacent to the Econ River Wilderness area as well and we (as residents and concerned citizens) do not need to end up with high density housing next to an ecologically sensitive area.

--

Sincerely,  
AJ Verstrate  
2342 Brickell Pl  
Oviedo, FL 32765

----- Forwarded message -----

From: **Jeremy Anderson** <[janderson@commonoakengineering.com](mailto:janderson@commonoakengineering.com)>

Date: Thu, Jan 26, 2023 at 4:02 PM

Subject: 3535 Old Lockwood Rezoning

To: <[bangashtusk@gmail.com](mailto:bangashtusk@gmail.com)>, <[fei.qian@gmail.com](mailto:fei.qian@gmail.com)>, [reke78@gmail.com](mailto:reke78@gmail.com) <[reke78@gmail.com](mailto:reke78@gmail.com)>, <[tina@sellingfloridadreams.com](mailto:tina@sellingfloridadreams.com)>, [ajverstrate@gmail.com](mailto:ajverstrate@gmail.com) <[ajverstrate@gmail.com](mailto:ajverstrate@gmail.com)>

Hi all,

Thank you again for attending our neighborhood meeting. I wanted to follow up with you since speaking with the owner and the county about your questions and the next step forward.

In summary, the owner has stated that he does not intend to build any principal home structures less than 2,300 sf which I understand from our discussion was the minimum that seemed reasonable to you. He and his family do plan to construct an accessory dwelling unit on one or more lots, because he is visualizing guest homes on one or more lots.

We checked the proposed minimum property areas, and they are large lots over 0.28 acres (minimum) so we do not plan to increase the lot width.

Following the rezoning, we will enter into the subdivision portion of the project and that is when the actual engineering will take place. For now, we are simply applying for the rezoning to R-1A.

I hope that this addresses your questions. You can reach out to me with any follow up questions, or to our planner Annie Stillway.

**Annie Stillway**

Senior Planner

Development Services | Planning & Development

O: (407) 665-7936

1101 E. 1<sup>st</sup> Street, Sanford, FL 32771

Sincerely,  
Jeremy

Jeremy R. Anderson, P.E.

**Common Oak Engineering, LLC**

4016 Edgewater Drive

Orlando, FL 32804

C: (407) 505-8374

O: (407) 951-5915

[www.commonoakengineering.com](http://www.commonoakengineering.com)

**From:** [AJ Verstrate](#)  
**To:** [Sillaway, Annie](#)  
**Cc:** [PlanDesk](#)  
**Subject:** Re: 3535 Old Lockwood Rezoning  
**Date:** Friday, January 27, 2023 5:35:28 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)

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Hi Annie,

The preliminary subdivide that was shown to us had 9 total lots plus 2 conservation areas. 8 lots were 75' to 80' wide. 70' min for R-1A could end up detracting from our home values. 1 large lot for the existing home on the property so I do not see the harm in requiring R-1AA to be similar to us. There is no road separating our parcels.

On Fri, Jan 27, 2023 at 16:26 Sillaway, Annie <[asillaway@seminolecountyfl.gov](mailto:asillaway@seminolecountyfl.gov)> wrote:

Good afternoon AJ,

Thank you for sending in your concerns about the rezone. The existing Future Land Use for the proposed site to be rezoned is LDR (Low Density Residential) with A-1 zoning.



The reason for the rezone from A-1 to R-1A is that the applicant would like to subdivide the proposed site into a few single family residential lots. At this time we don't know how many lots they are proposing, that information is not needed until the Preliminary Subdivision Plan. This property is not being developed into high density residential. In order to develop high

density residential like apartments, it would require a Future Land Use Amendment to HDR (High Density Residential), and staff would not support that request.

Thank you again for reaching out, I hope I have answered all of your questions.

If you have any further questions, please let me know and I will be happy to help.

Kindest Regards,



**Annie Sillaway**

Senior Planner  
Development Services | Planning & Development

O: (407) 665-7936  
1101 E. 1<sup>st</sup> Street, Sanford, FL 32771  
[asillaway@seminolecountyfl.gov](mailto:asillaway@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

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**Sent:** Friday, January 27, 2023 3:53 PM  
**To:** Sillaway, Annie <[asillaway@seminolecountyfl.gov](mailto:asillaway@seminolecountyfl.gov)>  
**Subject:** FW: 3535 Old Lockwood Rezoning

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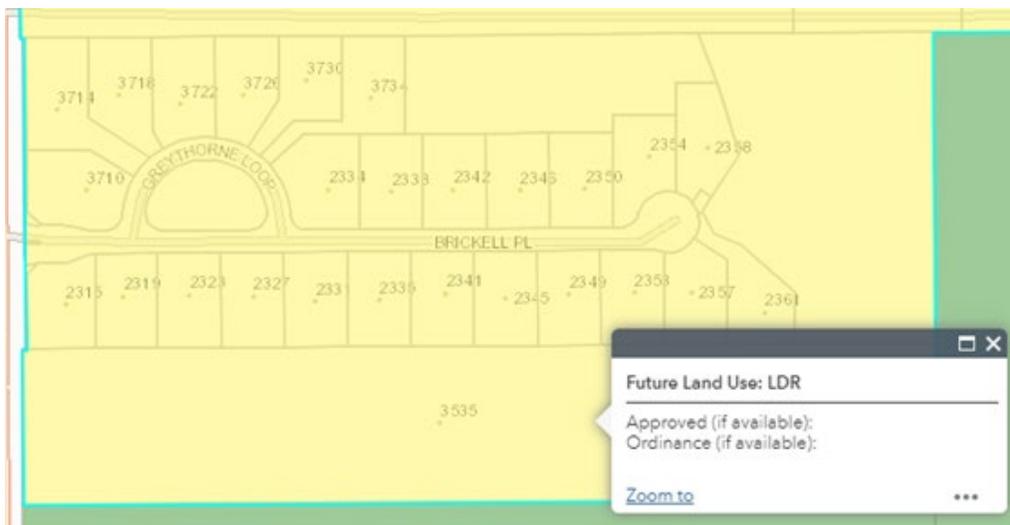
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Sincerely,

AJ Verstrate

[2342 Brickell Pl](#)

[Oviedo, FL 32765](#)

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To: <[bangashtusk@gmail.com](mailto:bangashtusk@gmail.com)>, <[fei.qian@gmail.com](mailto:fei.qian@gmail.com)>, [reke78@gmail.com](mailto:reke78@gmail.com) <[reke78@gmail.com](mailto:reke78@gmail.com)>, <[tina@sellingfloridadreams.com](mailto:tina@sellingfloridadreams.com)>, [ajverstrate@gmail.com](mailto:ajverstrate@gmail.com) <[ajverstrate@gmail.com](mailto:ajverstrate@gmail.com)>

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**Annie Sillaway**

Senior Planner

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Jeremy

Jeremy R. Anderson, P.E.

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Thanks,

AJ

Sent from Gmail Mobile