

Tuskawilla Storage PD (Project No. 22-20500015)
Minutes of Community Meeting Held on March 14, 2023

Community Meeting was held in the Banquet Room at The Foundry Church, 1491 East State Road 434, Winter Springs, Florida.

In attendance for the Applicant were Dave Axel, Axel Real Estate, Inc., and S. Brent Spain, Esquire, Theriaque & Spain.

Eighty-seven (87) members of the public filled out the Applicant's "Sign In" Sheets as requested by Mr. Axel before and during the community meeting. (*See Exhibit "A"*). Fourteen (14) members of the public also filled out a separate sign-in sheet that the Winter Springs Mayor had set out at the community meeting. (*See Exhibit "B"*)

The community meeting started at approximately 6:08 pm by Dave Axel

Dave Axel welcomed those in attendance and provided an introduction. Mr. Axel then provided an overview of the Tuskawilla Storage PD and Seminole County's PD review process. He discussed the proposed Master Development Plan (MDP) and 3d renderings of the proposed project. He also discussed the limitations imposed on the site as part of the MDP and the proposed Development Order. Mr. Axel and Mr. Spain displayed oversized 24" x 36" poster prints of the proposed MDP, architectural renderings of the proposed building, a conceptual 3d rendering from Tuskawilla Boulevard, and a 3d rendering of the vegetative buffer along the eastern property line of the site. The poster prints were on display before, during, and following the conclusion of the community meeting for attendees to view.

Following his presentation, Mr. Axel opened the floor to questions and comments from those in attendance.

Attendees asked questions or made comments regarding a wide range of matters, including the following topics: location of fire water tank, buffer zones, driveway and access locations, traffic generation, hours of operation, types of commercial uses, impact on home values, incompatibility with nearby neighborhoods, public notice for the community meeting, the timing of the community meeting, traffic safety, opposition to the project, use of the storage units by contractors, whether the operator is a franchise or independent, security for the site, after-hours access, signage requirements, perimeter fencing, soil testing from prior industrial uses on the site, stormwater retention, visibility of building, status of the approval for the project, other preferred uses for the site, building height and number of stories, exterior lighting, other uses allowed on M-1 zoned property, status of permit for septic system, ability to connect to water and sewer lines, traffic study, number of storage units, vehicular stacking at entrance, sidewalks on Tuskawilla Boulevard, setbacks, children walking to nearby schools, other alternative zonings, EMS services, crime, noise, whether the operator/developer is local, potential for outside storage, name of the project, the decision to seek PD zoning, whether there is a Plan B for the site, zoning for the rear of the site, design/architecture of building, windows, buffer from Tuskawilla Crossings, and other potential buyers.

Mr. Axel allowed time for every question or comment desired by any attendee at the community meeting and he answered or responded to every question.

Following all questions and comments by the attendees, Mr. Axel thanked everyone for attending and advised the attendees that he anticipated Seminole County to consider the application at public hearings in May. He advised that the County would mail notices regarding such meetings. Mr. Axel concluded the community meeting at approximately 7:32 pm. Mr. Axel and Mr. Spain stayed on site until approximately 8:00 pm to speak to individual attendees and to allow attendees time to look at the poster prints on display.



PERSPECTIVE VIEW 1

TUSKAWILLA SELF STORAGE
STORAGE FACILITY
TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708
2023-02-20



PERSPECTIVE VIEW 2

TUSKAWILLA SELF STORAGE
STORAGE FACILITY
TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708
2023-02-20

MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)
 TUSKAWILLA STORAGE - PD REZONE AND MASTER DEVELOPMENT PLAN
 SIGN IN SHEET

NAME	ADDRESS	PHONE	EMAIL
JANET CLARKE	1514 EAGLE LANE TER. COUNTRY SP.	843-441-9095	janet.clarke123@outlook.com
Elizabeth Endress	1306 Swift Creek Way		
Katharine Taylor	"		
Joseph Taylor	1306 Swift Creek Way	407-775-1259	JosephTaylor1957@gmail.com
Briane Kelly	385 Sings Trail Lane	407-256-1779	
Leslie Schmeddel	400 Michael Blake Blvd		
Glenn Hines	981 THORN PLATE, Winter Springs	812-639-7240	glenn.hines@gmail.com
KEIS KO PANSKI	601 Casa Paric Court & Spring	407 617-6132	10skkopanski@gmail.com
MRS J MILLER	150 WOODS VINE	336-248-6102	millersj@gmail.com
PAUL SUPOMSKY	"	407 506 2040	PAULSUPOMSKY@CFI.PC.COM
Patricia Long	1365 Conqueror Ct Winter Spg	407-595-8538	pat134@gmail.com
KAREN DUKE	1344 CONGRESS RD at WINTER SPG	407-684-9800	phpal74@aol.com
Scott TOLLY	1323 Silverman Lane Winter Spg	352-361-1512	toolst37@gmail.com
Ray Bregle	731 Tanglewilde	407-937-8411	raybregle@gmail.com
Lee Vickers	204 Heatherland Ct	407-366-7042	
Susan Vickers	"	"	
JEAN VEREINIO	204 BURGESS DR W.S.P.	407-366-8349	
LICK & SUSIE MANTLE	756 WOODED VINE DR	321-730-0722	nichelle2@gmail.com
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Kim MATTHEW	306 Balfour Dr	401-6186442	

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NAME	ADDRESS	PHONE	EMAIL
Bibi Sibley	233 Tulestuck Loop		
Andrea Kimblan	601 Cruz Bay Circle		
Susan Couvillion	505 Marc Run		
Jeanne Treeste	504 West Park		
Robert Endreus	1306 Swift Creek Way		
157 Johnson	1107 Pleasant Circle		
Phil Snyder	1447 Raging Rapids Way		
Ron Howard	317 Eagle four Dr		
Toni Hubbard	"		
Peter Lucern	1419 HAPPY BIRD LN		
Debra Rice	109 N. LINDA POINT ROAD		
Cheryl Briggs	1301 Silver Moon Lane		
Christina Hoyer	Avery Park		
Mary Callaway	144 Peregrine Ct Winter Spgs		
Scott Callaway	" " "		
Bobbi Campbell	10415 Freshlin Rd N.S.		
Michelle Charrello	189 Cherry Creek Cir. N.S.	407-808-2272	volangelad@att.net
Bike 19401 R. R. Road	208 E. Main St. Winter Springs, FL		
Clare & James O'Hara	106 Avery Gate Dr. Winter Springs, FL	407-463-1415	clunet@comcast.net
Robin + Tom Carey	110 E. TAMPA ROAD W.S.		rucelec@yahoo.com
James Stein Metu	1218 Winding Chase Blvd		
Karen Meyer	741 Anderson Ln		

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NAME	ADDRESS	PHONE	EMAIL
Debbie SACKETT	404 Michael Blake Blvd, W.S	407 252 3110	DSACKETT@AOL.COM
Net Gallo	199 NABINDA Terrace	407 977 4353	RETI.GALLO@icloud.com
Gina Shafer	S S S Winter Springs Village	—	—
Kendra McCard	1108 Phlegast Cir. W.S.		KMCCARD@alumni.33005.FZ.ORG
Michelle Marino	409 Rock Lake Dr. WS	602 801-7949	mmarino18@gmail.com
Brund Lara Mangiacelli	4116 Park Lake Dr. WS		
Sean Filis Aime & Mary Madeline	449 Danciny Under Dr.		
Susan French-Rob Hambrecht	906 Augusta National Blvd WSP		teachmuse@aol.com
Trudy Brown	118 Avery Lake Drive, Winter Springs		gjbrown1060@gmail.com
Randy Cole	350 Woodgoad Vine Dr, WS	321-278-6515	bugleol@charter.net
Rob Elliott	835 Woodchuckery Ct. 32708	844 4443	cellwith@winterspringfl.org
Bill Bishop	132 Avery Lake Drive W.S. 32708		"
John & Sandra Citrone	307 Streamview Way.	407-221-7011	SCITRONE@CFL.RR.COM
Linda Freeburn	1604 Courte Ct 32708		Linda-freeburn@hotmail.com
Jan Flehedy	1442 Trailhead Pl. 32708	407-716-6443	Jan.Flehedy@AOL.com
Mike Cicca	109 S. Johns Landing Dr.	407 461 9278	micicca@407.com

**MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)
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SIGN IN SHEET**

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EXHIBIT A

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TUSKAWILLA STORAGE – PD REZONE AND MASTER DEVELOPMENT PLAN
SIGN IN SHEET**

[illegible]

EXHIBIT A

Name	Address	Email	Phone
George Acha	587 SUMNER	GOACHAS14 @Gmail	407-695-1209
Ken Spalthoff	331 wooded vine Dr.	Ken42900 @Gmail	407-340-6329
LeeAnn Spalthoff	331 Wooded Vine Dr.	leeannspalthoff @yahoo.com	908 902 6521
Gina Shafer	Winter Springs Villiage	gina.gata@gmail	—
ART GALLO	199 NANOINA TUNAGE	ART.GALLO@ ICLOUD.COM	407-977-4353
Minette Sterling-Vgori	428 Dancing Water Dr	ugorjims@ hotmail.com	912-682-4656
Kurt Mieriche	1820 Seneca Blk Winter Springs	KMieriche @AOL	407-257-1706
Gail Hoepner	988 Papaya Lane	hoepnera@ gmail.com	407-617-8769
David Shoemaker	1572 Graceful Doe Loop, Winter Springs, FL	Shoemaker. Dave@icloud .com	
Phillip Pernice	1763 OWASCO ST WS FL	p2-4000@icloud. com	407 409 4204
Andrew Maxon	1373 Blue Spruce Ct. Winter Springs	amaxon@gmail. com	407-
Ronda McLaughlin	518 Sagescree RT W.S	rmommy@ gmail.com	
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