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

ELEVEN 18 ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

PERSPECTIVE VIEW 2

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

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)

TUSKAWILLA STORAGE – PD REZONE AND MASTER DEVELOPMENT PLAN

SIGN IN SHEET

EXHIBIT A

NAME	ADDRESS	PHONE	EMAIL
JANET CLARKE	1514 EAGLE WIND	843-441-	janet.clarke123
Daniel Clarke	TERR. WINTER SP.	9095	@OUTLOOK.com
Elizabeth Endress	1306 Swift Creek Way		
Katharine Taylor	"		
Joseph Taylor	1306 Swift Creek way	407-775-1259	Josephtaylor1259@gmail.com
Briana Kelly	385 Singing Tree Lane	407-256-1779	
Leslie Schroeffel	400 Michael Blake Blvd		
Glenn Knies	981 TALON PLACE, Winter Springs	812-639-7140	glenn.knies@gmail.com
LOIS KOPANSKI	601 Casa Park Court G W Springs	407 617-6132	losdkopanski@gmail
MATT MILLER	150 WOODED VINE	386-848-6102	mil[illegible]@gmail.com
PAUL ZUROMSKI	"	407 506 2040	PZUROMSKI@CFL.RR.com
Patricia Long	1365 Congressional CT Winter Spgs	407-595-8538	pal134@gmail.com
KARLENE DUKE	1344 CONGRESSIONAL CT WINTER SPGS.	407-687-9800	phpal74@aol.com
Scott Tooly	1323 Silver Moon Lane Winter Springs	352-361-1512	tooleys77@gmail
Ray Brengle	731 Tamberwade.	407-937-8477	[illegible]
Lee Vickers	204 Heathwood Ct	407-366-7046	
Susan Vickers	"	"	
JEAN VERSINO	206 BURGESS DRIVE W.SPS	407-366-8349	
RICK + SUSIE MONTE	206 WOODED VINE DR	321-230-0722	riche1622@gmail.com
Timothy & Marguerite Orf	702 Cottontail Ct, W.S., Fl.	678-641-7694	torf15@aol.com
Colleen Masters	1117 Seafarer Lane W.S		Cmasters213@aol
Kim Martin	306 Balfour Dr	407-6186442	
Kelly Thomas	320 Balfour Dr	407 462 2898	kegribb1@gmail
GAIL TWADELL	372 Dancing Water DR	407-256-7117	gtwadell@gmail.com
Gabrielle Millar	380 Dancing Water Drive	407-429-9627	gobby8848@juno.com

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NAME	ADDRESS	PHONE	EMAIL
Bob Sibley	233 Tavestock Loop		
Andrea Kornblau	601 Cruz Bay Circle		
Susan Couvillion	505 Mark Run		
Jerry Proctor	501 Mark Run		
Kathe Endres	1306 Swift Creek Way		
ED JOHNSON	1107 PHEASANT CIRCLE		
Phil Snyder	1449 Rushing Rapids Way		
Ron Howard	317 Balfour Dr.		
Tori Howard	"		
Peter Kucera	1419 HAPPY BIRD LN		
Debbie Rice	109 View Point Place		
Cheryl Briggs	1301 Silver Moon Lane		
Christina Higley	Avery Park		
Mary Callaway	144 Peregrine Ct Winter Spgs		
Scott Callaway	" " "		
Betty Carpenter	1045 Forest Circle WS.		
Victoria Colangelo	189 Cherry Creek Cir. WS	407-808-2222	vcolangelo@winterspringsfl.org
Bill & Mary Rinaldi	209 Bungalow Dr. Winter Springs FL		
Cleve + Nancy O'Neal	106 Avery Lake Dr. Winter Springs, FL	407-463-1415	cleveoneal@yahoo.com
ROBIN + TOM CAREY	110 E. PANAMA ROAD WS	[redacted]	rwc.elec@yahoo.com
James Steinmetz	1218 Winding Chase Blvd		
Karen Meyer	741 Andover Circle		

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NAME	ADDRESS	PHONE	EMAIL
Debbie SACKETT	404 michael BLAKE BLVD, WS	4072523410	DSACKIT@AOL.com
ART GALLO	199 NANDINA Terrace	4079774353	ART.GALLO@icloud.com
Gina Shafer	" " " Winter Springs Villiage	—	—
KEVIN McCANN	1109 PHEASANT CIR W.S.		KMCCANN@WINTERSPRINGSFL.ORG
Michele Marino	409 Park Lake Dr. WS	612 801-7949	mmmarino[illegible]@gmail.com
Bruno & Lara Mangiarelli	416 Park Lake Dr. WS		
Jean Fils Aime & Mary Dalive	449 Dancing water Dr.		
Susan French-Bob Hambrick	906 Augusta National Blvd WSp		teachinsue@aol.com
Trudy Brown	118 Avery Lake Drive, Winter Springs		gjbrown1060@gmail.com
Renate Cole	350 Wooded Vine Dr, WS	321-278-6515	mgcole01@charter.net
Rob Elliott	925 Chockenberg Ct. 32708	846 6463	relliott@winterspringfl.org
"	"	"	"
Bill BISHOP	132 AVERY LAKE DRIVE W.S. 32708		
JOHN & SANDRA CITRONE	307 STREAMVIEW WAY.	407-221-4011	SCITRONE@CFL.RR.Com
LINDA FREEBURN	1604 COUGAR CT 32708		linda_freeburn@hotmail.com
Pam Flaherty	1442 Trailhead Pt. 32708	407-716-6443	pam.flaherty04@gmail.com
MIKE CIOCCA	109 St JOHNS LANDING DR.	407 461 9278	MCIOCCA@AOL.COM

MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)

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EXHIBIT A

NAME	ADDRESS	PHONE	EMAIL
OLEKSANDR TOVSTOLIS	1408 Rushing Rapids Way	405-334-9196	atovstolis@gmail.com
MIKE COLE	350 WOODED VISTA	407-542-8769	mikecole963@charter.net
SKIP ARCK	1104 PHEASANT CIRCLE	407-766-6996	ZARCK@CFL.RR.COM
Deborah Larson	424 Michael Blake Blvd	517-862-9053	dlflamingo@aol.com
Travis Hull	363 Dancing Water Dr. WS, FL 32708	407-694-1579	travisjhull@gmail.com
Mark & Amy Erickson	317 Burgess Dr. Lake Mary 32708		

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NAME	ADDRESS	PHONE	EMAIL
PHIL HURSH	CITY OF WINTER SPRINGS	(407) 385-9857	PHURSH@
SARAL Elliott	Winter Springs	407-314-6922 @11104#8689 @gmail.com	WINTERSPRINGSFL.ORG
DEBRA McCLOSKEY	WINTER SPGS.	407-257-0136	
Dave & Lois Krabanski	Tuskawilla		
Randi Luxon	Winter Springs	407 719 8124	ROBMLUXON@aol.com
Baeb Buffington	" "	407-921-5238	bstbuff@aol.com

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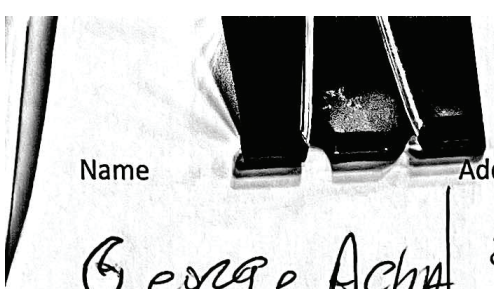
SIGN IN SHEET

NAME	ADDRESS	PHONE	EMAIL
Lillian Keyhan	171 Wooded Vine Dr.		Gringa Chula1@aol.com

EXHIBIT A



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Bruno Mangiarelli	416 Park Lake	BMangiarelli@GMail.com	

EXHIBIT B