



MADDEN

MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

October 8, 2024

Dear Neighbor:

The original meeting that was scheduled for Thursday, Oct. 10th was cancelled due to Hurricane Milton. This letter is to inform you of the rescheduled community meeting to discuss the future development of 3.53 Acres located on the north side of W. SR 46 between Bernini Way and Lake Forest Blvd., identified as Parcels 30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40 per Seminole County Public Records. **The meeting will be held at the Lakeside United Methodist Church, 121 N. Henderson Lane, Sanford, FL 32771 on Tuesday, October 22, 2024 at 6:00 p.m.**

The subject property is currently zoned as Planned Development (PD) with a future land use designation of HIPTI & PD. Our development application requests that self-storage be added as an allowable use.

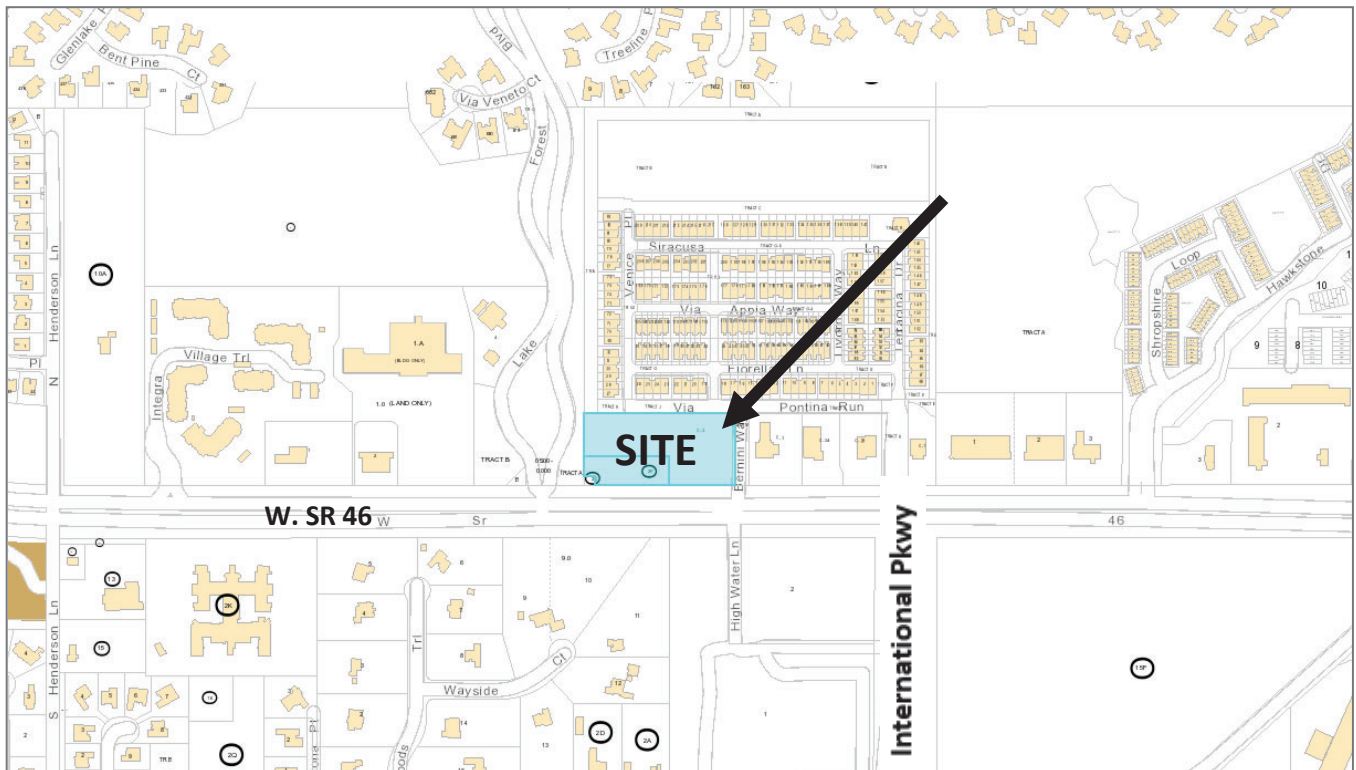
If you have any questions and/or require additional information, please don't hesitate to contact me at 407-629-8330 / chad@madden-eng.com.

Sincerely,

Chad Moorhead

Chad Moorhead, P.E.
Project Manager

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MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

October 23, 2024

Seminole County
Attn: Annie Sillaway
1101 East First Street
Sanford, FL 32771

**RE: Terracina Storage – 10/22/2024 Community Meeting Summary
Project # 22-20500012**

Dear Annie:

We sent out the attached notices on September 30, 2024 and again on October 8, 2024 due to Hurricane Milton. The meeting had to be rescheduled from October 10 to October 22 again due to the hurricane. Approximately 10 people attended the community meeting. We presented our MDP, conceptual site plan and renderings for the phase 1 and 2 proposals, landscape exhibit, and a concept plan showing the allowable fast-food drive through restaurants that would be allowed without a zoning modification at the meeting. We explained the differences between the previous plan and the new one. There were general concerns over the use, but when we explained the existing allowable uses within the PD that could already be built onsite without any public hearings the crowd seemed to be in general agreement that the storage use was an upgrade from a traffic generation and overall intensity perspective. We explained the landscaping plan and how it was prepared with both the Terracina residents in mind and the passersby on SR 46. We offered to visit the site when the landscaping was being installed to make sure that the views from the townhouses directly adjacent to the site would be blocked by the newly installed trees. Mr. Hattaway addressed the crowd and explained that the zoning modification as being asked for so that this storage facility could be built for his family and more particularly for his grandson. We told the attendees that they would be notified by the County of any public hearings if they received our invitation to the community meeting. The meeting was adjourned.

If you have any questions or need further information, please do not hesitate to call our office at 407-629-8330.

Sincerely,

Chad Moorhead


Chadwyck H. Moorhead, P.E.

CHM:nwm
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431 E. Horatio Avenue ■ Suite 260 ■ Maitland, FL 32751 ■ 407-629-8330 ■ FAX 407-629-8336

Community Meeting Sign In Sheet

PROJECT NAME: Terracina
 DATE OF MEETING: 10/22/24

NAME	ADDRESS	EMAIL ADDRESS &/OR PHONE #
Annette Paone	5381 Via Appia Way	407-474-6239
DAN HERMANS	293 Terracina Dr.	407-790-1281
Kristen DeRosario	5117 Fiorella Ln.	321 940 1391
Lynne Polin	5121 Fiorella Ln	LP045@AOL.com 863 602 9780
STEPHANIE NORTH CUT	5096 FIORELLA LN	
Jerry Bogan	5579 Siracusa Ln	407.754.4920
Harry Price	5596 Siracusa Ln	407-314-1507
Jean Conner	441 Livorno Ln.	407-739-7406

JIANG, NING
108 ROSA BELLA VW
DEBARY, FL 32713-5419

DUNCAN, JOHANNA T
113 WAYSIDE CT
SANFORD, FL 32771-9541

ARIOTTI, SCOTT R ENH LIFE EST
628 VENICE PL
SANFORD, FL 32771-5450

SIEGFRIED, THOMAS L
5122 FIORELLA LN
SANFORD, FL 32771-5448

MELENDEZ, RICHARD U & GODOY, FEXYS B
5142 FIORELLA LN
SANFORD, FL 32771-5448

BENDER, SHEREE
5447 VIA APPIA WAY
SANFORD, FL 32771-5455

PIRMOHAMED, IMRAN M & HUSSEIN, TANVEER M
5126 FIORELLA LN
SANFORD, FL 32771-5448

TERRACINA AT LAKE FOREST OWNERS ASSN INC
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ETAL
601 HILLVIEW DR
STE 105
ALTAMONTE SPG, FL 32714-1527

SULLIVAN, KRISTIN M
1638 SWALLOWTAIL LN
SANFORD, FL 32771-8079

DEL ROSARIO, JOSE & KRISTEN
5117 FIORELLA LN
SANFORD, FL 32771-5449

PEYTON, JEFFREY M & KRISTIN A
703 COPPER CREEK DR
NEW SMYRNA, FL 32168-5423

ELIA, JEFFREY I
5134 FIORELLA LN
SANFORD, FL 32771-5448

TERRACINA AT LAKE FOREST OWNERS ASSN INC
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

LESTER, KRISTINA L
608 VENICE PL
SANFORD, FL 32771-5450

GARCIA, DEBBIE
5092 FIORELLA LN
SANFORD, FL 32771-5445

TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ETAL
601 HILLVIEW DR
STE 105
ALTAMONTE SPG, FL 32714-1527

WASHINGTON, WILLIE
5146 FIORELLA LN
SANFORD, FL 32771-5448

LAKE FOREST MASTER COMMUNITY ASSN INC
C/O ARTEMIS LIFESTYLE SERVICES INC
1631 E VINE ST # 300
KISSIMMEE, FL 34744-8310

REED, ROBERT & AMANDA
95324 BENTGRASS CT
FERNANDINA BEACH, FL 32034-5455

VELAZQUEZ, WILMA & ORTIZ, WILFRED
330 W 28TH ST
APT 13D
NEW YORK, NY 10001-4722

XU, JENNIFER & XU, RENLIANG
620 VENICE PL
SANFORD, FL 32771-1955

ROWELL, STEPHANIE M
5118 FIORELLA LN
SANFORD, FL 32771-5448

LAKE FOREST MASTER COMMUNITY ASSN INC
C/O ARTEMIS LIFESTYLE SERVICES INC
1631 E VINE ST # 300
KISSIMMEE, FL 34744-8310

PARFENOVICH, YANA & LESYK, OSTAP
4263 S 95TH ST
GREENFIELD, WI 53228-2174

MARCINKO, ANDREW TR
1002 CUTLER LN
HUDSON, OH 44236-5100

LAKE FOREST MASTER COMMUNITY ASSN INC
C/O ARTEMIS LIFESTYLE SERVICES INC
1631 E VINE ST # 300
KISSIMMEE, FL 34744-8310

ARMAIRA LLC
2121 PONCE DE LEON BLVD
SUITE 1050
CORAL GABLES, FL 33134-5224

FRANCO, RONALD A
5411 VIA APPIA WAY
SANFORD, FL 32771-5455

FIFTH THIRD BANK
C/O SLK GLOBAL SOLUTIONS AMERICA
2727 LYNDON B JOHNSON FWY STE 806
DALLAS, TX 75234-7334

AYALA, ROSARIO & AYALA, YESENIA R
5419 VIA APPIA WAY
SANFORD, FL 32771-5455

MAQBOOL, FAHAD & MAQBOOL, FAIZAN
5137 FIORELLA LN
SANFORD, FL 32771-7112

CRAFTON, MALCOLM & CORNELIA C
603 TURNSTONE TRCE
NEW SMYRNA, FL 32168-1727

TERRACINA AT LAKE FOREST OWNERS ASSN INC
C/O PREMIER ASSOCIATION MANAGEMENT OF CENTRAL FLOR
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

NORTHCUTT, STEPHANIE
5096 FIORELLA LN
SANFORD, FL 32771-5445

GOTTFRIED, EMILY & GOTTFRIED, ANDREA R
632 VENICE PL
SANFORD, FL 32771-5450

OGLESBY, TONY V
5138 FIORELLA LN
SANFORD, FL 32771-5448

C&B CAPITAL VENTURES LLC
3535 RICE LAKE LOOP
LONGWOOD, FL 32779-3081

LAKE FOREST MASTER COMMUNITY ASSN INC
C/O ARTEMIS LIFESTYLE SERVICES INC
1631 E VINE ST # 300
KISSIMMEE, FL 34744-8310

SINHA, NILESH K & SRIVASTAVA, SHWETA
300 TERRACINA DR
SANFORD, FL 32771-5458

HATTAWAY, ROBERT T TR
377 MAITLAND AVE
STE 1001
ALTAMONTE SPG, FL 32701-5460

MCDONOUGH, CHRISTOPHER
5079 FIORELLA LN
SANFORD, FL 32771-5447

ROCHE, MATTHEW & ALEXANDRIA E
5415 VIA APPIA WAY
SANFORD, FL 32771-5455

RAJAGOPAL, VIJAY S & JEYARAMAN, BHANUPRIYA
5407 VIA APPIA WAY
SANFORD, FL 32771-5455

BARRY, ANDREA
5439 VIA APPIA WAY
SANFORD, FL 32771-5455

SMALLWOOD, JERRICK A
5095 FIORELLA LN
SANFORD, FL 32771-5447

PAONE, MICHAEL
112 WAYSIDE CT
SANFORD, FL 32771-9541

SIRIGINEEDI, SAIRAM A
5145 FIORELLA LN
SANFORD, FL 32771-5449

ESCORIZA, JACINTO TR & VELAZQUEZ, ADRIANA TR
5008 SHORELINE CIR
SANFORD, FL 32771-7130

KAY, PETER
1190 GATWICK LOOP
LAKE MARY, FL 32746-1947

SURRARRER, RHONDA
5100 FIORELLA LN
SANFORD, FL 32771-5448

EHRET, LINDA ENH LIFE EST
5099 FIORELLA LN
SANFORD, FL 32771-5447

SEENATH, SHERWIN & PATRICIA
600 VENICE PL
SANFORD, FL 32771-5450

THOTA, TARUN K & PRIYA SWAMY, SAI L
1619 MEADOWLARK DR
DELTONA, FL 32725-4610

WHEELER, VICKI L
289 TERRACINA DR
SANFORD, FL 32771-5451

TMP SANFORD PROJECT LLC
Attn: PHH US
745 5TH AVE STE 1406
NEW YORK, NY 10151-0099

TOSHNIWAL, AMOL & AARTI
5403 VIA APPIA WAY
SANFORD, FL 32771-5455

POLIN, LYNNE & SHADLEY, KRISTEN N
5121 FIORELLA LN
SANFORD, FL 32771-5449

LAKE FOREST MASTER COMMUNITY ASSN INC
C/O ARTEMIS LIFESTYLE SERVICES INC
1631 E VINE ST # 300
KISSIMMEE, FL 34744-8310

CANDO VARGAS, JUAN C & FIERRO BETANCOURT, LORENA V
5427 VIA APPIA WAY
SANFORD, FL 32771-5455

KUMAR, ASHOK & PARMILA, FNU
616 VENICE PL
SANFORD, FL 32771-5450

LU, JASON J
108 ROSA BELLA VW
DEBARY, FL 32713-5419

HATTAWAY, ROBERT T TR
377 MAITLAND AVE
STE 1001
ALTAMONTE SPG, FL 32701-5460

MODARRES FAMILY TRUST
1525 INTERNATIONAL PKWY
STE 3001
HEATHROW, FL 32746-7644

TERRACINA AT LAKE FOREST OWNERS ASSN INC
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3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

INTERNATIONAL 46 LLC
6414 MONTCLAIR BLUFF LN
WINDERMERE, FL 34786-1527

KEMPKE, COURTNEY
5130 FIORELLA LN
SANFORD, FL 32771-5448

RILEY, LOGAN T ENH LIFE EST
5141 FIORELLA LN
SANFORD, FL 32771-5449

LEWIS, PETER E & LISA T
5087 FIORELLA LN
SANFORD, FL 32771-5447