

Boyce, Lucas D

From: Tom Valley <tvalleyups@aol.com>
Sent: Monday, October 26, 2020 10:26 AM
To: Public Comment
Subject: Fwd: Community Opposition to CDR-19-09-318 and PSP-20-02-037_10-26-20.pdf
Attachments: Community Opposition to CDR-19-09-318 and PSP-20-02-037_10-26-20.pdf

Chuck White
Jennifer Sticker App.

Sent from my iPhone

Begin forwarded message:

~~Jim Hall~~
James Taylor ^{not right now}
~~Garold Rennells~~

From: Tom Valley <TVALLEYUPS@aol.com>
Date: October 26, 2020 at 10:17:01 AM EDT
To: public.comment@ocfk.net
Cc: Nathaniel.Wicke@ocfl.net

• **Subject:** Community Opposition to CDR-19-09-318 and PSP-20-02-037_10-26-20.pdf

This is a presentation from the ~~Grande Pines community in opposition of the Chapel Crossing subdivision plan~~

We will have (3) speakers talking to this PowerPoint as follows

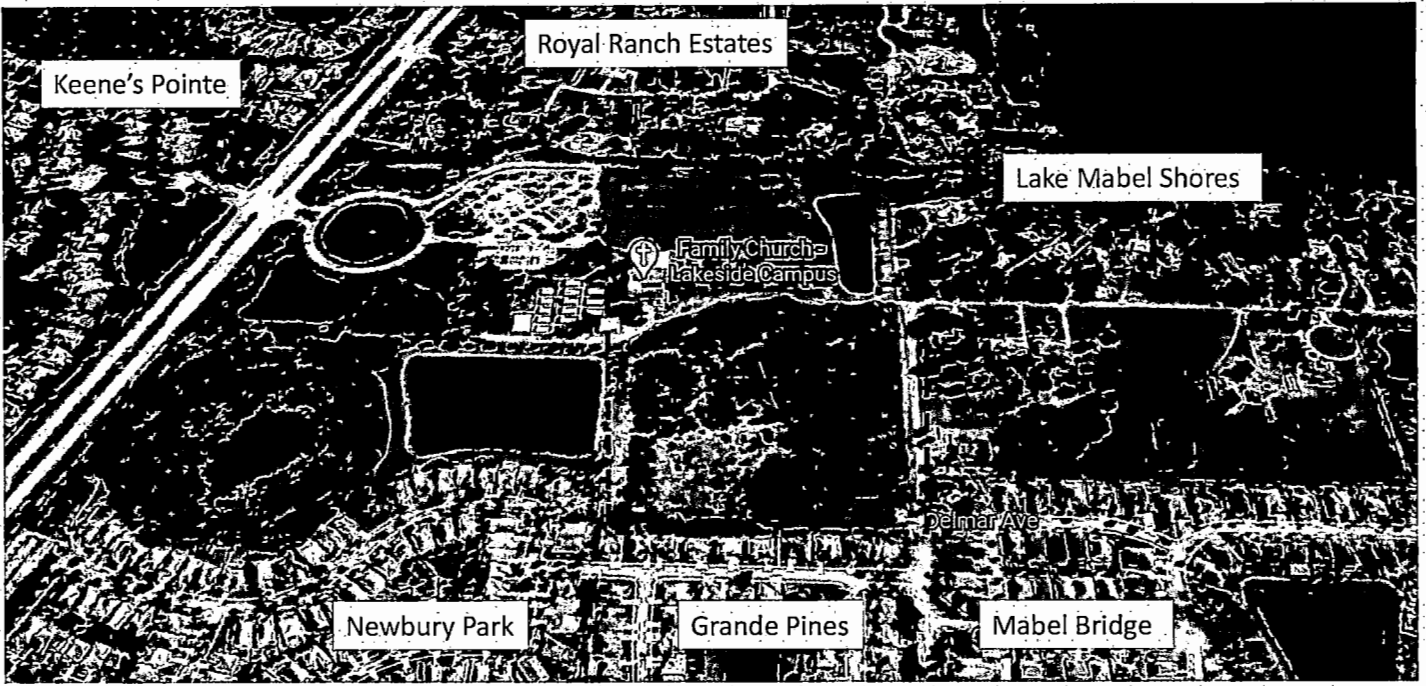
- 1 - Tom Valley slides 1 thru 4
- 2 - Missy Renard slides 5 thru 9
- 3 - Tom Triolo slides 10 thru 13

Slides 14 - 18 are exhibit only.

Could you please respond back to me that you received everything OK and can we be scheduled to speak 1st after the applicant finishes.

Thanks - Tom Valley
Tvalleyups@aol.com

Sent from my iPhone



Grande Pines, Lake Mabel Shores, Newbury Park, Royal Ranch Estates, Mabel Bridge, Thornhill, Royal Estates, Keene's Point - **Community Opposition**
First Baptist Church of Windermere - Land Use and Subdivision - CDR-19-09-318 & PSP-20-02-037

Community Opposition to Proposed Zoning Change of Use

1. **PD CONDITION / BUFFER ZONE** - The 14.7 acre subject property is designated in the current PD Site Plan and Conditions as Park / Civic Open Space. This park space was buffer zone between the Estate Home District (Grande Pines and Newbury Park) and the church and school facilities. It was condition of approval for the church's 1999 change of use request to add a church and school to the property, and included the greenspace per the required calculations. The church's proposed zoning change of use removes the buffer zone greenspace between neighboring community and school.
2. **DENSITY**- Proposed density increase does not follow Horizon West Village Planning guidelines for locating Garden District homes closer to Village centers, with Estate homes and greenbelts along the village boundaries.
3. **TRAFFIC** - Proposal will add significant traffic burden to Grande Pines and Newbury Park by:
 - a. Adding traffic stress through the 2 neighborhoods on streets that are already burdened from cut-through traffic caused by the deletion of the Reams Road intersection at 535.
 - b. Creating a safety risk for children within walking distance to Castleview Elementary
4. **ENVIRONMENTAL** - Current parcel conditions with pine trees and open spaces function as part of wildlife corridor, with abundant wildlife, including bald eagles, hawks, owls, coyotes, gopher tortoises and other animals utilizing the parcel. Allowing for this change of use would permit developers to profit while disrupting ecosystem and environment.
5. **NO COMMUNITY NEED** - Proposed change of use to high density residential development does not benefit Lakeside village, its residents, or the adjacent neighborhoods, and puts further stress on schools near capacity (*see Exhibits 2 & 3*) and is not needed from a housing standpoint (*See Exhibit 4*).

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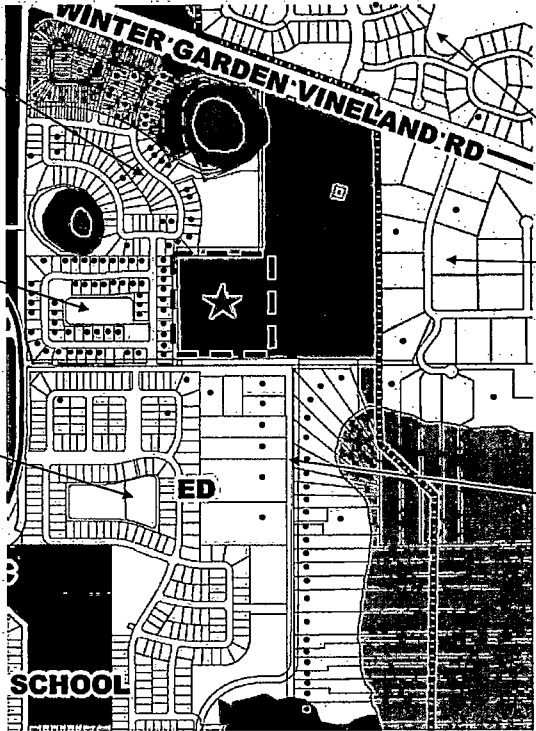
Community Opposition Petition – Resident Signatures

Newbury Park
31 Homeowners
Signed Petition

Grande Pines
54 of 60 Homeowners
Signed Petition

Mabel Bridge
13 Homeowners
Signed Petition

Thornhill &
Royal Estates
6 Homeowners
Signed Petition



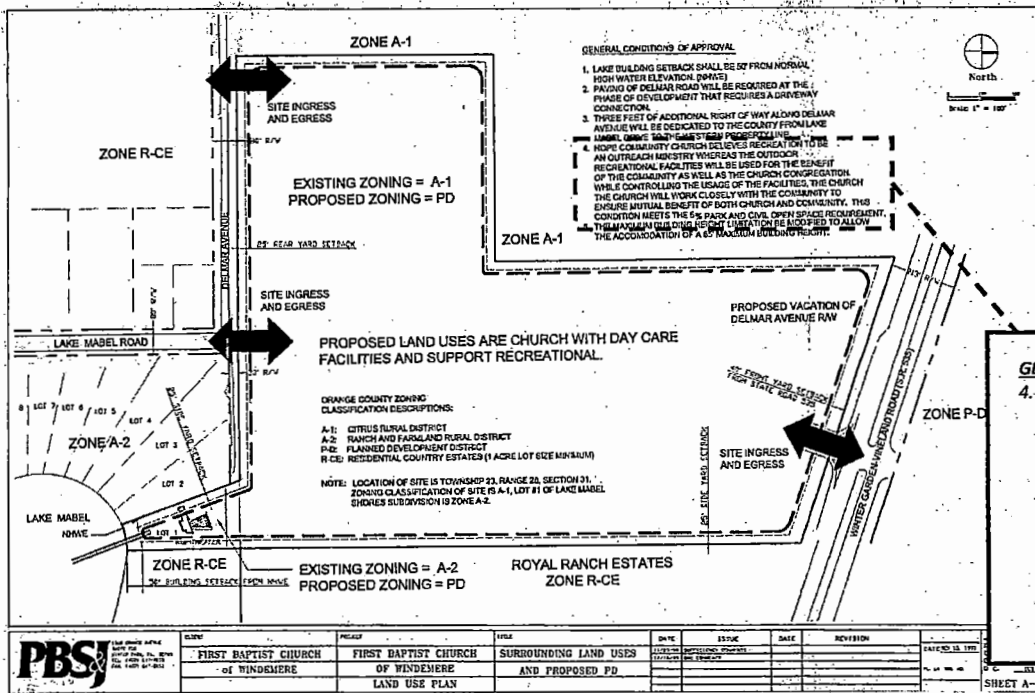
Keene's Point
14 Homeowners Signed Petition

Royal Ranch Estates
5 Homeowners Signed Petition

Lake Mabel Shores
32 of 33 Homeowners Signed Petition

Note: Not all homes in communities noted received the County's notice per Buffer Map layout, yet there is clear interest in opposing by those who found out through other sources.

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1. BUFFER ZONE

In 1999, the church requested a change of use from A-1 to PD to build a church and school facility on their property. Contingent on approval of this application was designation that this 14.7 acre parcel be a buffer zone of outdoor recreational facilities between neighborhoods and the church/school.

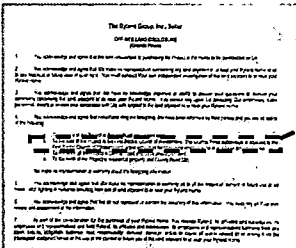
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1. BUFFER ZONE

When Grande Pines was later in development, Ryland Homes included a public area sidewalk between 2 of the homes on Native Pine Way, to connect the neighborhood to the future park. The builders and realtors relayed this future park to potential residents as a selling feature, and made assurances to the new owners, based on good faith that the land use the Church had designated, and sought approval from the county for, would be constructed. Homeowners in both Grande Pines and Newbury Park signed closing documents and paid lot premiums to back up to the park which is shown in legal documents as ball fields.

The Grande Pines community fence currently has a gate at the end of the sidewalk for access to the future park.



*The Ryland Group - OFF-SITE DISCLOSURE (Grande Pines)
 b. To the east of the Project is the First Baptist Church of Windermere. The Grande Pines subdivision is adjacent to the First Baptist Church of Windermere's active recreation facilities...*

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Tuesday, December 22, 2009

Text of Email to Neighbors of Windermere Community Church

I wanted to thank all of you for emailing me about the Windermere Community Church application [to add independent and assisted senior living], which the Orange County Planning and Zoning Board heard last Thursday.

I considered all testimony and evidence carefully and made a motion to deny the application's transmittal for lack of consistency with the County's comprehensive plan and compatibility with the adjacent neighborhoods. My motion carried 6-1. The Planning and Zoning Board's recommendation will go to the Board of County Commissioners for consideration in the next month or so.

The ballfields, a condition in the development plan approved by Orange County in 2000, fulfilled the Church's 5% open space/civic requirement under the Horizon West Code. (Our revised Code increased the requirement to 7.5%). As I pointed out, the County's Future Land Use Element made the civic space contribution "permanent." In any event, I can't imagine a school on the church property without ballfields.

I presented information from the County's demographic study. Over the next two decades the need for senior housing to accommodate our aging population will become acute. The Lakeside Village Special Area Plan and the County's Comprehensive Plan require a mixing of uses and housing choices for all age groups.

My sense, at the end of the hearing, was that no one felt good about the discord in our community. Perhaps no one felt more pain than Pastor Matheson, who had no intention to upset the Church's neighbors.

I am hopeful that, before the Board of County Commissioners considers the application, representatives of the Church and the surrounding neighborhoods can come together and reach a consensus that: (1) preserves the ballfields and establishes a time-frame for their establishment; (2) preserves and extends a pine tree buffer between the Church property and the neighborhoods; (3) allows a reasonable amount of senior housing in a pleasing, aesthetic form that enhances our community.

I would ask those neighbors who walked door-to-door, conducted research, organized the email campaign, and otherwise took the lead, to form a committee to meet with Pastor Matheson and other Church representatives. I am asking for everyone's reasonableness and good faith.

My role with this application is officially done, but please let me know if I can assist you in any way. I am truly appreciative for the community's very passionate interest and involvement--and wish you and your families a Merry Christmas and Happy New Year.

Rick Geller

(Jan. 26, 2010 UPDATE: Windermere Community Church withdrew the application before the County Commission could act on it. The Church indicated an intent to submit a revised application.)

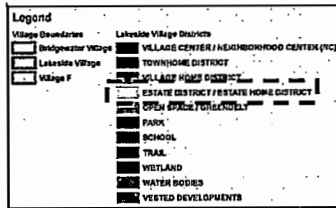
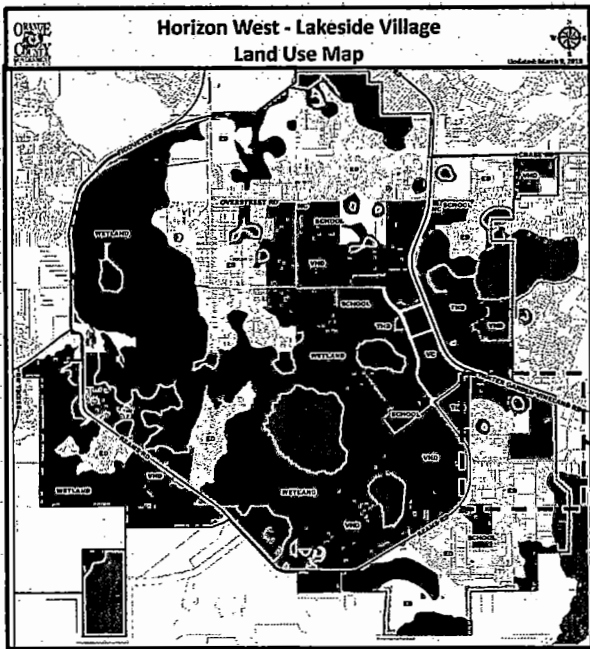
1. BUFFER ZONE

In 2009, the church requested another change of use request to turn that same buffer zone designation into an assisted living facility. Neighboring communities opposed that application due to incompatibility with adjacent neighborhoods and its deletion of the prior buffer zone contingency. The commissioners voted 6-1 against the application.

At that time, District 1 Orange County Planning and Zoning Commissioner Rick Geller wrote an email and blog post to the Church's neighbors explaining his motion to deny "for lack of consistency with County's comprehensive plan and compatibility with the adjacent neighborhoods" and noted that the ballfields were "a condition in the development plan approved by Orange County" and that "the Future Land Use Element made the civic space contribution "permanent"."

Just like then, this current change of use request fails to maintain the buffer zone park and is incompatible with adjacent Estate Home neighborhoods.

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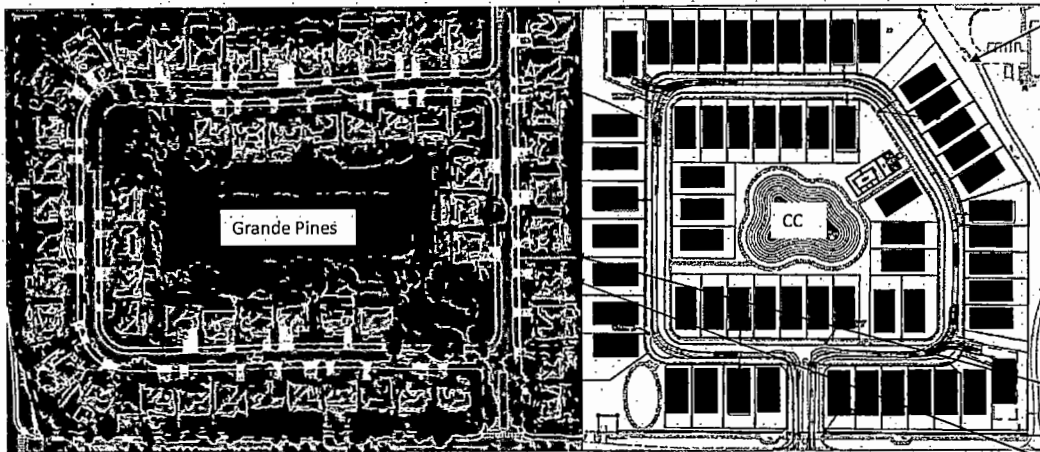
2. DENSITY

This application is in direct violation of FLU4.1.1, which states that higher density residential development should be located in close proximity to the Village Center. This site is located at the outer perimeter between the Estate Home District (3 DU/acre) and the edge of the Village, and should therefore have the lowest density. This PD revision requests to change the district designation to Garden Home, and increase the density to 4-6 DU/acre.

The applicant is further requesting to use additional TDR's to further INCREASE the density from 54 Garden homes on this acreage to 61 homes – pushing density even higher along the village boundary.

All neighborhoods around this parcel are Estate Home Districts and Residential Country Estates, so this request is completely INCOMPATIBLE with local neighborhoods.

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Site Plan does not include a buffer zone between different uses and intensity - residential and commercial/private school and church.

2. DENSITY

Example of incompatibility: Comparison with Grande Pines.

Garden Home site planning and design is not compatible with adjacent Grande Pines Estate Home community.

Layout shown would make GP existing sidewalk and gate open to new home site rear yards

Lot sizes are not consistent with adjacent existing homes along shared lot line - CC = 72' Lots
 GP = (1) 85' Lot, (6) 80' Lots, (3) 70' Lots = AVG 77.5'

This would lead to a degradation of property values for all neighboring communities which are part of the Estate/Rural Country Estate area on the village boundary.

	Development		PSP-20-02-037 Notes
	Grande Pines	Chapel Crossing	
Name	Grande Pines	Chapel Crossing	Community name may be considered exclusionary to potential residents of other faiths.
Number of Homes	60	61	Overall subdivision is much smaller than Grande Pines and significantly more dense.
Individual Lot Size	70'-85'+	50'-72'	Only 5 lots are 72'; 7 are wedge shape and 46 are only 50'.
# Garages	3 car	2 car	Not having options for a 3rd car can reduce home values.
Street Setbacks	20'	7' Porch/15' Front	Homes are set incredibly close to sidewalks.
# Stories	1 & 2	2	No single story option for those that can't utilize second floor or need a smaller home. Does not allow for diversity of life stage.
Rear yard sized for private pools	Yes	No	Allowing room for a pool increases home value potential.
Roadway Access	2 entry/exits	1 entry/exit	Does not follow HW community principles promote connectivity for walkability and ease of traffic.
Retention Pond	Large	Small	drainage will be an issue affecting nearby communities that currently flood due to church's current ineffective retention pond.
House types	6 plans/3 elevations each	3 plans/2-3 elevations each	Lack of plan diversity reduces curb appeal.

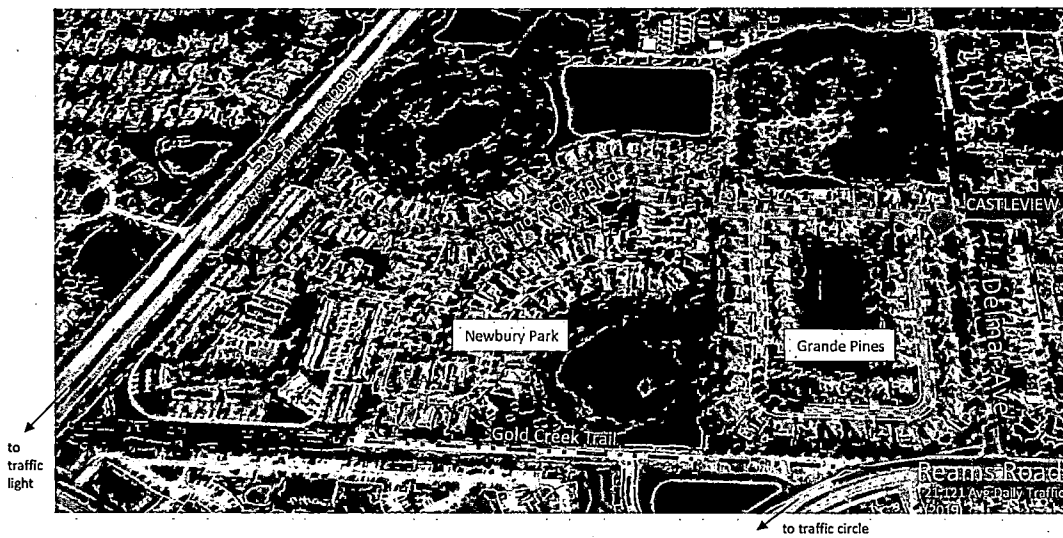
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3. TRAFFIC

When the intersection of Reams Road and 535 was demolished, it sent a considerable amount of traffic thru Grande Pines and Newbury Park. Drivers are taking this route to avoid the back ups at the circle near Bay Lake elementary and the traffic light at 535.

This is especially dangerous now that children are walking these main roads at rush hours, as the only connectors to get to Castlevue Elementary in the neighboring Mabel Bridge community as well as for bus stops for Middle and High School.

Adding 60 additional houses with up to 120 cars twice a day on these already stressed roads is hazardous, reckless and a huge negative to the community.



- · · — · · — CLOSED Reams Road
- · · — · · — CLOSED Gold Creek Trail
- · · · · Traffic Pattern
- Bus Stop
- · · · — Elementary School Walkers

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4. ENVIRONMENTAL

Current parcel conditions with mature pine trees and open spaces function as part of wildlife corridor, with bald eagles, hawks, owls, coyotes, gopher tortoises, skinks and other animals utilizing the parcel for habitat and refuge. Allowing for this change of use would permit developers to profit while disrupting ecosystem and environment.

The drainage from 60 additional houses would also overwhelm an already insufficient drainage system. Their plan is to feed the drainage in to Retention Pond #4 on Delmar Ave. which then flows through a spreader swale in to Lake Mabel. This pond already failed several years ago and flooded the adjacent homes.

Transfer of Development Rights (TDR) The Comprehensive Plan states that rights are transferred “to encourage the implementation of the greenbelt requirements, ... preserve other important uplands, agricultural areas, water reuse area, Floridian aquifer recharge, wetland connections and wildlife corridors...” in exchange for increasing planned densities at village centers. This application is in opposition to this concept as it is requesting to use TDR’s to increase density along the village boundary - where natural wildlife corridors occur.

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5. No Community Need

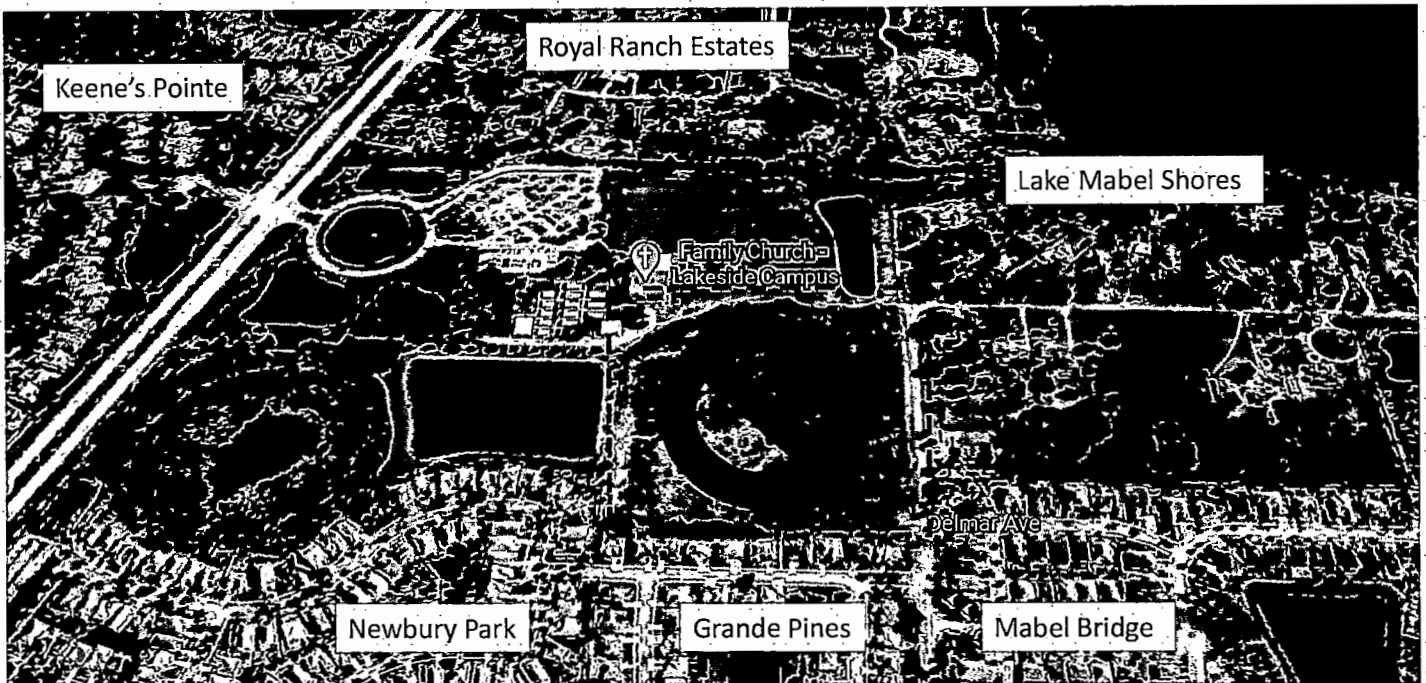
There is no community need (see Exhibits) or benefit for this development and the church hasn't proven that their property rights are being violated by the current zoning, to warrant this drastic change of use and requested density. The current zoning designation was originally requested by, and granted to, the church and now they want to arbitrarily change it again.

This is a purely profit driven endeavor, to pack as many houses as possible on a small site, inconsistent with Horizon West planning principals and directly negatively impacting all the surrounding neighborhoods and the delicate Lake Mabel ecosystem.

Horizon West has won numerous awards for community planning principles, this proposed community would have NOT have been allowed in the original master planning.

- Does the application abide by adjacent acre densities called out in neighborhood planning? **NO**
- Does the application take into consideration existing environmental features and support the overall vision of Lakeside Village? **NO**
- Does the application contribute to a sense of place with quality architectural design and respect for environmental protection? **NO**
- Do the building sizes and property layouts ensure that adjacent neighborhoods do not become a mix of inappropriate sized buildings? **NO**
- Does the application protect family life and property values for adjacent neighborhoods? **NO**
- Does the application support sustainability? **NO**
- Does the application support the principal of scenic vistas and nature based recreation for village residents? **NO**
- Does the application ensure neighborhood connectivity and walkability? **NO**
- Does the application support the comprehensive long-term master planning guidelines to avoid piecemeal growth? **NO**
- Does the application appeal to permanent community residents with elements that build community life? **NO**
- Does the application benefit only the commercial stakeholders to the detriment of the community? **YES**

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On behalf of residents in the communities listed below, as well as the local wildlife population, we respectfully request that you vote to deny approval for this proposed change of use for the many reasons provided. Thank you for your time and consideration.

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ADDENDUM

Grande Pines, Lake Mabel Shores, Newbury Park, Royal Ranch Estates, Mabel Bridge, Thornhill, Royal Estates, Keene's Point - **Community Opposition**
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2020-2021 PROFILE

ADMINISTRATION

David Bealtes
School President

Cari Greatham, M.Ed., K-12
Vice President of Education

Amanda Duvish, M.Ed., NCFE
Lakeside Campus
Principal

CALENDAR

2 Semesters, each
comprised of two
9-week grading periods.

School Day is
8:15 am - 2:45 pm.
Complimentary morning
care opens at 7:30 am.
After school care is
available until 6:00 pm
through Family Church for
an additional fee.

**ACCREDITATIONS
AND AFFILIATIONS**



SCHOOL AND COMMUNITY

Foundation Academy, a PreK3 through 12th grade private Christian school, was founded in 1958 as a ministry of Winter Garden's First Baptist Church. All grades were housed at the church campus until 2007 when the Upper School grades moved to a new 70-acre property in South Winter Garden. In 2019 a third campus began at Family Church, Lakeside location with a kindergarten class. The campus will grow a new grade level each school year through 6th grade. Students will then transition to our Third Campus for 7th through 12th grade. Currently, Foundation Academy serves 900 students in grades PreK3 through 12. The school continues to grow and thrive as a part of the Orlando Metropolitan area, which is supported by tourism, aerospace, entertainment, and technology industries.

FACILITIES

The FA Lakeside campus is comprised of 40+ acres providing green space for outdoor learning activities. Currently, our facility consists of a large indoor auditorium, a school office, an enrichment classroom, and one kindergarten classroom and one 1st grade classroom with additional grade levels to be added each year. Phase 1 of the expansion includes a 5,000 SF building which will serve as a cafeteria and indoor play area. In addition, 9,000 SF of new classroom space will be built in the future.

OUTDOOR CLASSROOM

Our detailed gardening curriculum provides valuable life skills that are integrated with subjects such as Math, Science, Social Studies and more. In addition to the garden space, our beautiful campus provides room for outdoor lessons, picnic lunches, and exploration.

ACADEMIC PROGRAM

CURRICULUM

The curriculum is carefully chosen for each subject with the highest academic goals in mind. A variety of publishers, both Christian and secular, are used. All subjects are taught from a Biblical worldview. Educational field trips are offered at each grade level that complement curriculum content.

ACCELERATED READER

Accelerated Reader (AR) is a reading support program that begins in the 1st grade. AR is a unique computerized reading management system for tracking advancement while motivating children to read literature outside the classroom curriculum.

ENRICHMENT

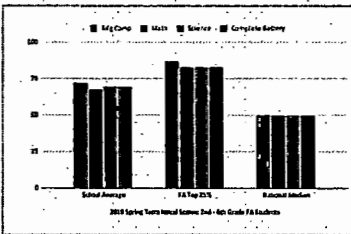
Foundation is pleased to offer enrichment classes in Art, Computer/Media, Music, Physical Education, and Spanish for Kindergarten & 1st grade.

CHAPEL

Chapel is held weekly in the church auditorium. An exciting time of praise and worship is followed by an engaging message centered on thematic lessons from the Bible with practical life applications. This year's theme is "Go Courageous" supported by 1 Corinthians 16:13.

STANDARDIZED TESTING

Standardized testing is administered each year in grades beginning in Kindergarten. Percentile median scores from the 2019 spring test of the Terra Nova3 in grades 2-6 are noted below. FA students are significantly above the national median scores of 50%.



*Due to the COVID-19 virus, some students are not able to attend. This chart is reflective of the test takers given.

LAKESIDE CAMPUS

Kindergarten-1st grade
6544 Winter Garden/Windward Rd
Orlando, FL 32834
407-414-1700

MISSION

Foundation Academy partners with families and the church to build a firm foundation for life through Christ-centered education.

ATHLETICS

Lisa Evers, M.A.
Athletic Director

The Lakeside Developmental Sports Program aims to teach and train young people in the fundamentals of both team and sports in an environment conducive to learning. The focus is on fundamentals and development. Currently, the program offers 4 seasons in which students will be able to play Basketball, Soccer, Volleyball, and Flag Football. In addition to the Sports Program, students have the option of participating in Speed and Agility.

*Extra-curricular and athletic programs are suspended on COVID guidelines above.

Exhibit 1

The church is partnering with Foundation Academy for their school curriculum located on this campus property.

This advertising is found online at:
https://issuu.com/foundationacademy/docs/issuu_lakeside_profile_rev_5.0

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EXHIBIT 2

Castle View Elementary is at 86% capacity and is only a little over a year old. Policy FLU4.14.5 specifies that "TDRs may be used only to extent that they do not cause the capacities of the neighborhood elementary schools to be exceeded." Adding 60 new residences to the 216 available already planned would jeopardize the schools capacity.



**Enrollment Summary by School
10/15/2020**

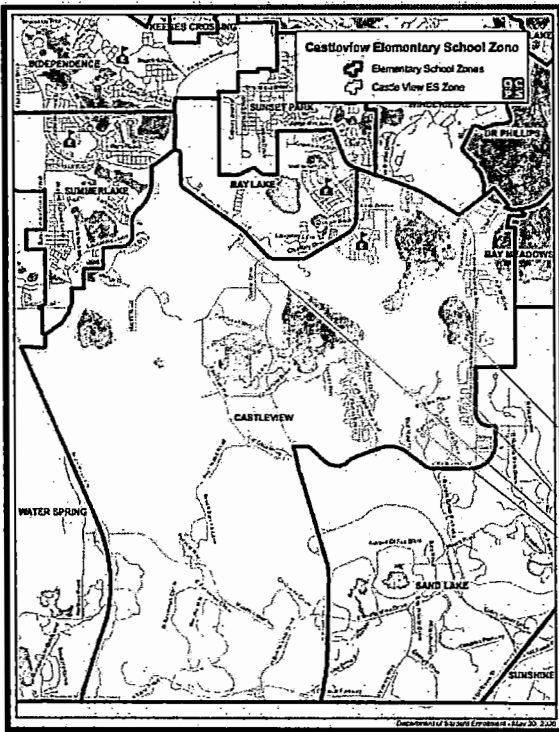
		Elementary									
		Federal Race Category					Federal Ethnicity		Total Capacity		
		White	Black	Native	Asian	Pacific	Multi	Non-Hisp	Hisp		
1012	Castleview Elementary	80%	6%	0%	11%	1%	2%	55%	45%	684	791

Current Available New Residences and builders lots – 216

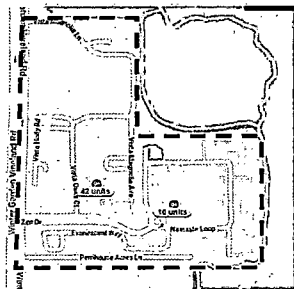
52 new vacant 2+ bedroom apartments

164 home sites available/owned by local builders in just 3 existing new home communities (sample)

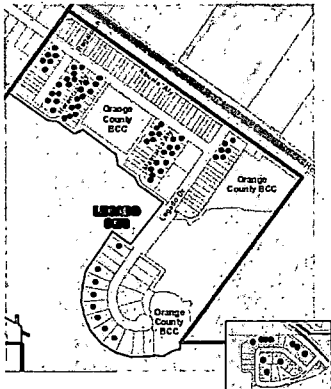
Capacity is for only 107 more students



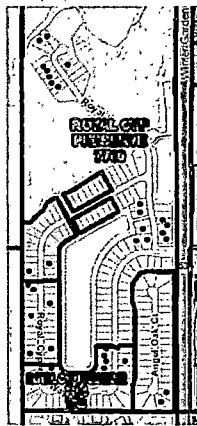
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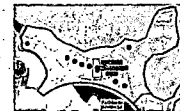
Vista Oaks and
Zen Apartments
52 new 2+ bedroom
apartments available



Mattamy Homes
- Legado
74 New
homes/sites
available



Toll Brothers-
Royal Cypress
Preserve
34 New
homes/sites
available



Golden Oak Development
54 New homes/sites
available

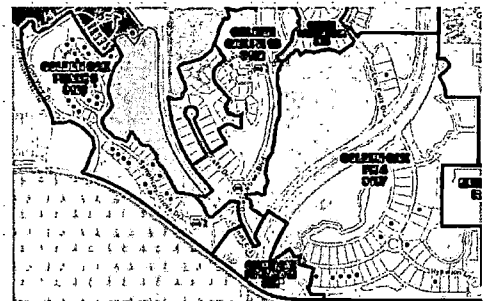


EXHIBIT 3

Current local inventory of 164 new homes/sites available at just 3 new development communities and 52 new-to-market apartments which will send students to Castleview Elementary. Additional 60 homes would stretch school beyond capacity, on top of other land already zoned future residential.

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THANK YOU

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