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**To:** [Clerk of BCC](#)  
**Subject:** HOFFNER TOWNHOMES REZONING REQUEST, RZ-19-10-044: TUESDAY, NOV 17, 2 PM BCC MEETING  
**Date:** Monday, November 16, 2020 9:03:22 AM

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TO: CLERK OF THE BOARD OF COUNTY COMMISSIONERS, ORANGE COUNTY FLORIDA

RE: HOFFNER TOWNHOMES REZONING REQUEST, RZ-19-10-044

CITIZEN REQUEST: Please read the following letter into the record before the County Commissioners at their meeting tomorrow, Tuesday, November 17, at 2 pm. My full contact information follows the letter--thank you.

Dear Commissioners Uribe, Vanderley, Moore, Gomez Cordero, Bonilla, Siplin, and Mayor Demings:

I wish to state my **opposition** to the approval of the above rezoning request, which asks that a zoning restriction on the subject property be removed, in order to double the allowable density. This zoning restriction was put in place in approximately 1996, and I believe it was done so for good reasons.

The property for which the zoning change is being requested is a "transition" property, as it has an R-2 (multifamily) zoning, and it is directly adjacent to a long-established single family neighborhood--Petroff and Tinkham Avenues. This Petroff/Tinkham neighborhood has not received very much love from Orange County: (1) It is low-lying, has poor or non-existent storm drainage, and experiences flooded yards during the rainy season (In a separate email I'll send pictures of this flooding). (2) Petroff Avenue is a single track lane where a car must pull off the road into a driveway in order for a second car to pass, and Tinkham Avenue is unpaved, rough, full of potholes and quite a shabby and substandard "street".

The property for which the zoning change is being requested will need to have its elevation raised with fill dirt, which will create a dam on its Eastern edge, exacerbating the flooding issues in the existing neighborhood. Also, the proposed townhome project will completely remove 4 acres of lush, pristine forest, and there will be a large loss of the cozy neighborhood feel and viewscape that now exists--and this be will true not only in the Petroff and Tinkham areas, but also in Cardinal Park & Conway Acres, which are other close-by long-established neighborhoods. In addition, the townhomes preliminary project plan shows that the 4 acres will be in essence **completely covered by rooftops and pavement, and thus made fully impervious.**

These are the main reasons I offer in asking that this request be denied.

However, if you feel that you must approve the request to remove the zoning restriction, I offer a compromise idea. If the developer of the townhomes project would leave in place--as is--a 20-25 feet wide portion of the property & forest on the **East** side of their property as a natural landscape buffer (understanding that for the entrance driveway there would have to be an exception), I believe this could possibly solve the drainage & transition problems by leaving some pervious, naturally drainable surface in place. It would also help lessen the loss of the neighborhood feel by providing a landscape buffer between the two different zonings. If the zoning restriction is removed, and the density is doubled, it will still be a shocking change, but this compromise just might help alleviate the worst of the shock to the long-existing established neighborhood.

Thank you very much for reading and considering these details. Again, there will be another email with pictures of some recent flooding in this neighborhood.

Michael Hurley

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