



# Lake Georgia Homeowners Association

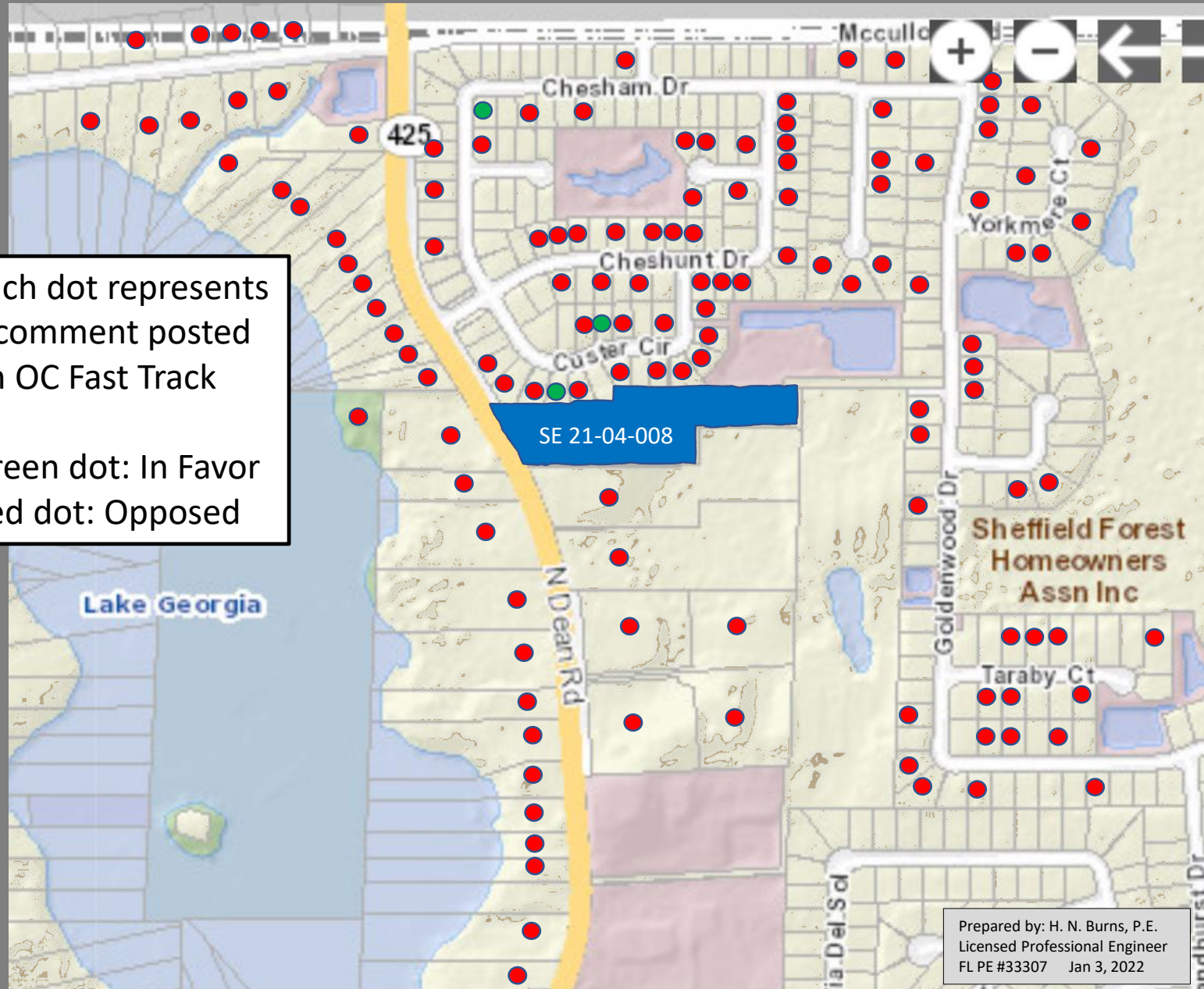
Dean Road Committee

Re: SE-21-04-008

January 11, 2022

Each dot represents  
a comment posted  
on OC Fast Track

Green dot: In Favor  
Red dot: Opposed



# Summary

There are more than 200 comments officially recorded on the county Fast Track website, the vast majority in opposition to the special exception.

The Lake Georgia Homeowners Association formed a committee to better visualize where these comments came from, focusing on the immediate neighbors and the surrounding community that would be most impacted by the special exception.

We downloaded and printed out each of the 239 comment letters (both for and against) from the county's Fast Track website. We then organized the comments by street name and address.

Using the interactive map on the Orange County property appraiser's website, we located the specific property associated with each comment letter. For each comment letter, we placed a dot on the petition map (green dot in favor, red dot opposed)

Once we downloaded and geolocated each comment, it became very clear that the immediate neighbors and the surrounding community are overwhelmingly opposed to the special exception.

## Detail: Petition Map Process

- Download/print all 239 comments from Fast Track
- Sort by address, remove 34 duplicates
- For each comment:
  - Locate property on OCPAFL website map
  - Place red or green dot on OCPAFL map background

# Screen shot from Fast Track Website

OC Fast Track - BZA

fasttrack.ocfl.net/OnlineServices/DC\_BoardOfZoningAdjustment.aspx?SearchID=SE

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Select Comment from Fast Track

	Comment in opposition C. Bergman.pdf		
12/15/2021	<a href="#">BCC- Comment in opposition M. Stevens</a> - BCC Comment in opposition M. Stevens.pdf	Correspondence	pdf
12/14/2021	<a href="#">Comment letter - 2nd Coalter in opposition</a> - Comment letter in opposition Coalter 2.pdf	Correspondence	pdf
12/14/2021	<a href="#">DRC comments</a> - Comments by appellant - DRC Review of Special Exception Site Plan 21-04-008, 5733 N. Dean Road.pdf	Correspondence	pdf
12/14/2021	<a href="#">BCC- Comment form in opposition Hazen</a> - BCC- Comment form in opposition Hazen.pdf	Correspondence	pdf
12/8/2021	<a href="#">PLANS REVISED DEC 6, 2021</a> - Vaishnav Sangh of USA - OC DRC - 21_12_5 - Set.pdf	Land Development Plan	pdf
11/30/2021	<a href="#">Comment letter in opposition- Rosemary Shelhorn</a> - Comment letter - Rosemary Shelhorn in opposition.pdf	Correspondence	pdf
11/30/2021	<a href="#">Comment letter in opposition- Chevas Grace</a> - Comment letter - Chevas Grace in opposition.pdf	Correspondence	pdf
11/30/2021	<a href="#">Comment letter in opposition- Charlie Novell</a> - Comment letter - Charlie Novell in opposition.pdf	Correspondence	pdf
11/29/2021	<a href="#">Comment letter in opposition- Kathy Burns</a> - Comment letter - Kathy Burns in opposition.pdf	Correspondence	pdf
11/29/2021	<a href="#">Comment letter in opposition- Hoyt Burns</a> - Comment letter - Hoyt Burns in opposition.pdf	Correspondence	pdf
11/29/2021	<a href="#">Comment letter in opposition- Edwin Stead</a> - Comment letter - Edwin Stead in opposition.pdf	Correspondence	pdf
11/24/2021	<a href="#">Comment letter in opposition- David Harris</a> - Comment letter - David Harris in opposition.pdf	Correspondence	pdf
11/24/2021	<a href="#">Comment letter in opposition- Norma Masterson</a> - Comment letter - Norma Masterson in opposition.pdf	Correspondence	pdf

Windows taskbar: 5:00 PM 1/4/2022

# Download comment .pdf file

OC Fast Track - BZA

fasttrack.ocfl.net/OnlineServices/DC\_BoardOfZoningAdjustment.aspx?SearchID=SE

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12/15/2021	<a href="#">BCC- Comment in opposition M. Stevens</a> - BCC Comment in opposition M. Stevens.pdf	Correspondence	pdf	
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12/14/2021	<a href="#">DRC comments</a> - Comments by apppellant - DRC Review of Special Exception Site Plan 21-04-008 5733 N. Dean	Correspondence	pdf	

Download Document - Google Chrome

fasttrack.ocfl.net/fileservices/DownloadAttachment.aspx

<b>PERMIT NUMBER:</b> SE-21-04-008	<b>ATTACHMENT:</b> BCC- Comment form in opposition Hazen	<b>DATE:</b> 12/14/021	Download Document
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Note: Orange County Government takes reasonable precautions to ensure that these documents are of appropriate content and quality.

BCC- Comment for....pdf

Show all

11/30/2021	<a href="#">Comment letter in opposition- Charlie Novell</a> - Comment letter - Charlie Novell in opposition.pdf	Correspondence	pdf	
11/29/2021	<a href="#">Comment letter in opposition- Kathy Burns</a> - Comment letter - Kathy Burns in opposition.pdf	Correspondence	pdf	
11/29/2021	<a href="#">Comment letter in opposition- Hoyt Burns</a> - Comment letter - Hoyt Burns in opposition.pdf	Correspondence	pdf	
11/29/2021	<a href="#">Comment letter in opposition- Edwin Stead</a> - Comment letter - Edwin Stead in opposition.pdf	Correspondence	pdf	
11/24/2021	<a href="#">Comment letter in opposition- David Harris</a> - Comment letter - David Harris in opposition.pdf	Correspondence	pdf	
11/24/2021	<a href="#">Comment letter in opposition- Norma Masterson</a> - Comment letter - Norma Masterson in opposition.pdf	Correspondence	pdf	

5:01 PM 1/4/2022



# Print the comment letter, with address

OC Fast Track - BZA

File | C:/Users/Buck%20Burns/Downloads/BCC-%20Comment%20form%20in%20opposition%20Hazen%20(1).pdf

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Reading list

BCC- Comment form in opposition Hazen (1).pdf

1 / 1 | 100%

1

4. I understand there is expert testimony that the performance standards of the R-1A zoning district are for single family residential lots intended to be developed with single family residential dwellings and further, that religious institutions are permitted by right in commercial and industrial zoning districts with entirely different performance standards. The site plan, as drawn, should be located in a commercial or industrial zoning district.

5. I urge you to review, specifically, how the application Site Plan and support documentation do not indicate consistency with your Comprehensive Policy Plan FLU 1.4.6.

6. I agree that the application support documentation and specifically the Site Plan is inconsistent and leaves significant questions that the BZA should have considered past County DRC permitting review of the subject property - specifically regarding the stormwater retention pond, lying directly adjacent to a low lying conservation area that is indicated on this Site Plan to be a very tiny area. In 2008 the Orange County DRC, in approving a preliminary subdivision plan for 6 SF home lots at 5733 N. Dean Road, indicated this property has no positive discharge and would need a stormwater facility to accommodate a 100 year storm, requiring a land area more likely to be as much as 15-20% of the developable land area. This Site Plan proposes a pond area of less than 3%. This would mean a far less intense use is more appropriate.

7. The 10,400 square foot building, based on an occupant load of 265 persons, relying upon an area of pavement for the parking of 97 automobiles, is not similar with the adjacent low density residential lots, is similar to a commercial or industrial zoning use and as presented in the site plan, is not compatible with the adjacent single family residential lots.

Resident Signature & Date

Resident Name

Address

Contact

Yohannes Morsic-Hazen

5762 N Dean Rd Orlando, FL 32817

Yohan-Hazen@gmail.com | 407-749-4747

5:03 PM 1/4/2022

# Comment letters sorted by address

Address	Resident Name	Signature	Date	Page
Cheslerfield	Jai Miller	[Signature]	11/21/21	1
CLAIMEL	Jai Miller	[Signature]	11/21/21	4
Goldenwood	Jai Miller	[Signature]	11/21/21	20
St Ives	Jai Miller	[Signature]	11/21/21	2
Yorkmore	Jai Miller	[Signature]	11/21/21	6
CUSTER	Jai Miller	[Signature]	11/21/21	13
Cheswood	Nicola Sinto	[Signature]	11/19/21	6
Chesham	Nicola Sinto	[Signature]	11/19/21	8
CHESHUNT	Nicola Sinto	[Signature]	11/19/21	20
TARABY CT.	Nicola Sinto	[Signature]	11/19/21	7
Dean Road	Nicola Sinto	[Signature]	11/19/21	31
JK GEORGIA	Nicola Sinto	[Signature]	11/19/21	29



Orange County Property Appraiser

vgispublic.ocpafl.org/webmaps/

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Orange County Property Appraiser Florida

Base map Layers Foreclosure Sales Parcel Search Legend Identify OCPA Tools Custom Print Trending Parcel Themes

Address Input Address

Select Parcel from OCPAFL Website


Verify Address from OCPAFL Website

Identify

Print Current Parcel Record

Links Info Values

1



5762 N DEAN RD, UNINCORPORATED, FL 32817 11/23/2021 9:54 AM

Previous Year:	<a href="#">View Parcel Record</a>
Parcel ID:	05-22-31-0000-00-047
Street Address:	5762 N DEAN RD

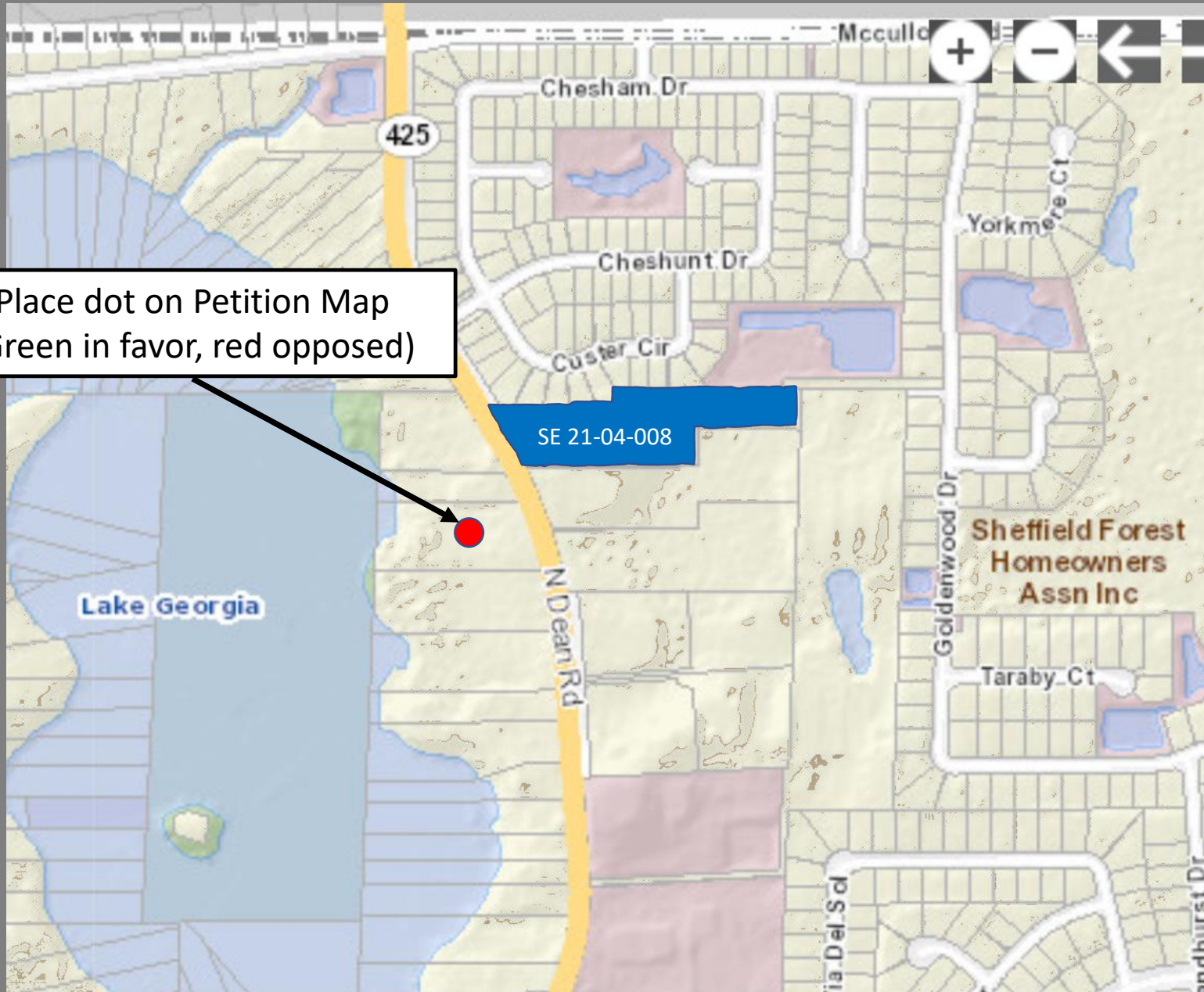
Glenn, The Hra Glenn LLC [396 Apts]

579,897.75 1,550,813.90 Feet

1 : 9,600

2:41 PM 1/3/2022

Place dot on Petition Map  
(Green in favor, red opposed)





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on OC Fast Track

Green dot: In Favor  
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