

Meeting Minutes

Date: October 19, 2023

Time: 7:00pm- 8:30pm

Location: Highlands Clubhouse

Present:

- Pulte
- Representatives for Armond
- Philip Hursh, *City of Winter Springs Interim City Manager*
- Bilal Iftikhar, *Director of Utilities*
- Terilynn Rolle, *City of Winter Springs City Development*
- Tom Chargue, *Harbor Winds HOA*
- David Prescott, *Wildwood HOA*
- Louie Hilal and Desma Underwood, *Highlands HOA*
- Paine Anderson, *Highlands Property Management*

Meeting Agenda: Discussion of Pulte's proposed development project and concerns from various homeowner associations.

Meeting Minutes:

The meeting was called to order, with the following attendees present.

Pulte: Pulte initiated the meeting by distributing site maps and outlining their goal of constructing 492 homes. They clarified that the site maps were preliminary and explained that they could petition the state for land usage under the Live Local Act. This meeting marked the initial step in a series of meetings and public hearings. Pulte stressed the necessity of conducting water and traffic studies before proceeding with the development.

Tom - Harbor Winds:

- Raised concerns about the need to widen roads before the development takes place.
- Expressed concerns about flooding in ponds and storm drainage issues.

Wildwood:

- Highlighted concerns related to wildlife displacement, flooding, and increased traffic due to the proposed development.

Highlands:

- Expressed opposition to lifting the conservation easement.
- Raised concerns about school overcrowding and the absence of a Winter Springs Fire Department.
- Inquired about Pulte's plans for addressing these issues.

Pulte: Responded by mentioning that new homes would be subject to fees contributing to various municipal infrastructures, including schools, fire, and police services.

Highlands:

- Voiced concerns about the lack of a road on Sheoah Blvd, which they opposed.
- Addressed drainage issues and maintenance problems within their neighborhood, including tree root blockages.
- Sought information from City Water regarding their drainage plans.

City representatives stated that they were observers in the meeting and declined to answer questions.

Pulte: Assured the attendees that comprehensive water surveys would be conducted and engineers would address flooding issues.

Highlands:

- Suggested the construction of a greenspace and living hedge instead of a wall.
- Reiterated their opposition to high-density housing and townhouses.
- Discussed the possibility of a par 3 golf course if the easement were to be lifted.
- Inquired about the maintenance and access to "Passive Recreation" land.

Pulte: Acknowledged that these matters needed further discussion.

Highlands:

- Asked what benefits the neighboring areas would receive from the project.

- Inquired about capital improvement funds for the passive area surrounding their community.
- Mentioned maintenance issues related to an maintained trail that connects to their community and asked if Pulte would maintain it. The Highlands HOA has asked the property owner to fix the bridge and he has declined several times. Asked if this would be fixed and would we still have access to the trail or possibly have the trail as our property once fixed.

Pulte: Promised to address these concerns.

Highlands:

- Inquired about plans for the commercial area, which Pulte did not have a current plan for.

The meeting was adjourned, with Pulte indicating that they would return with additional ideas for presentation in two to three weeks, and they expressed uncertainty about the next steps.