

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: January 27, 2026

CASE # CDR-25-06-160

Commission District # 3

1. GENERAL INFORMATION

Applicant:	Marc Stehli Poulos & Bennett, LLC
Owner:	KB Home Orlando, LLC
Project Name:	Oasis Reserve Preliminary Subdivision Plan (PSP)
Hearing Type:	Preliminary Subdivision Plan (PSP)
Request:	To update lot numbers on Condition 13; update open space tables; revise drainage easements; update lot widths; update tree mitigation plans; and add utility and wall easements.

2. PROJECT INFORMATION

A. Overview:

The subject property is located south of Curry Ford Road, west of South Econlockhatchee Trail, east of South Chickasaw Trail, and consists of 14.59 gross acres. The property is designated Low Density Residential (LDR) on the Future Land Use Map and is zoned R-1 (Single Family Dwelling District), which allows for up to 56 units. A PSP was approved in 2021(PSP-21-10-314) to construct 56 single-family detached residential dwelling units that has a specific Condition of Approval #13 which prohibited accessory structures adjacent to drainage easements. During construction plan review, several tracts and easements needed to be adjusted for engineering requirements which resulted in the change of lot numbers.

Through this request, the applicant is seeking to update lot numbers on Condition 13 (changing from Lots 17, 18, 29, 30, 31, 32, 33, 34, and 43 to Lots 4 - 28, 33 - 37, and 40 – 43); update open space tables; revise drainage easements; update lot widths; update tree mitigation plans; and add utility and wall easements. This request is to adjust the

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condition of approval and plan to match the required construction plan changes.

B. Location: South of Curry Ford Road / West of S. Econlockhatchee Trail / East of S. Chickasaw Trail

C. Parcel ID(s): 12-23-30-0000-00-010;
12-23-30-0000-00-011;
12-23-30-0000-00-012

D. Total Acres: 14.59 gross acres

E. Water Supply: Orange County Utilities

F. Sewer System: Orange County Utilities

G. Schools:
Hidden Oaks ES
Enrollment: 419 / Capacity: 622
Liberty MS
Enrollment: 810 / Capacity: 1,516
Colonial HS
Enrollment: 2,687 / Capacity: 2,987

H. School Population: 23

I. Parks: South Econ Community Park - 1.2 Miles

J. Proposed Use: 56 Single-Family Detached Residential Dwelling Units

K. Site Data:
Maximum Building Height: 35 feet
Minimum Living Area: 1,000 sq. ft.
Minimum Lot Width: 50 feet
Building Setbacks:
Front – 20 feet
Side – 5 feet
Side Street – 15 feet
Rear – 20 feet

L. Fire Station: Fire station 81 - 901 South Econlockhatchee Trail

M. Public Notification: The notification area for this public hearing extended beyond 1,200 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Four hundred and eighty eight

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(488) notices were mailed to those property owners in the mailing area.

N. Community Meeting Summary:

If a Community Meeting was not required for this case.

O. Transportation:

The revised plans under CDR-25-06-160 will not trigger the transportation concurrency requirements via a Capacity Encumbrance Letter (CEL) application. IMPORTANT NOTE: Please contact the Concurrency Management Office at 407-836-5617 or concurrency@ocfl.net to discuss the EXPIRED Capacity Encumbrance Letter Approval. CEL-23-05-046 expired on October 6, 2024. This development cannot move forward at Permitting with an expired CEL.

P. Environmental Protection Division:

Environmental Protection Division (EPD) staff has reviewed the proposed request and did not identify any issues or concerns.

Q. Comprehensive Plan:

The subject property has a Future Land Use (FLUM) designation of Low Density Residential (LDR) and is currently zoned Single-family Dwelling District (R-1) which is consistent with the FLUM designation. The request is consistent with the comprehensive plan.

R. Zoning:

R-1 (Single Family Dwelling District)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (December 3, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Oasis Reserve Preliminary Subdivision Plan (PSP) dated "Received November 3, 2026", subject to the following conditions:

1. Development shall conform to the Oasis Reserve Preliminary Subdivision Plan dated "Received November 3, 2026," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the Board, or by action of the Board. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received November

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3, 2026," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to

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County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. "No Parking" signage shall be installed within the development, per the approved plan, prior to the county issued certificate of completion for the infrastructure.
9. Owner(s) of Lots 4 - 28, 33 - 37, and 40 - 43, as depicted on the approved Oasis Reserve Preliminary Subdivision Plan, dated "Received November 3, 2025", shall not be permitted to install any structure, including but not limited to masonry walls, sheds, pools, pool decks or pool enclosures, or landscaping within the Drainage Easement located on said Lots. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this condition, and through a conspicuous note in the Declaration of Covenants, Conditions, and Restrictions (CC&R's) that a Drainage Easement encumbers said Lots.
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated December 22, 2024, shall apply:
 - a. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.

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- b. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.
- c. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.

11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 25, 2022, shall apply:

- a. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
- b. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
- c. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
- d. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
- e. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.
- f. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.

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- g. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
- h. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
- i. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.
- j. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
- k. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
- l. Conveyance of the offsite Drainage Easement from Orange County Utilities to Orange County Public Works must occur prior to construction plan approval. It shall be the responsibility of the Engineer of Record to coordinate this effort as part of the construction plan approval process.

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- m. The applicant / owner has an affirmative obligation to expressly notify potential purchasers and / or tenants, through the appropriate mechanism, including a conspicuous note on the plat and on the Conditions, Covenants, and Restrictions (CC&Rs) for this project, that this development is adjacent to a regional water treatment plant, and that noises, odors and aesthetic objections may be associated with the function of this facility.
- n. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
- o. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.

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FUTURE LAND USE

Low Density Residential (LDR)



ZONING

R-1 (Single Family Dwelling District)



Oasis Reserve Preliminary Subdivision Plan (Cover Sheet)

Preliminary Subdivision Plan
for
Oasis Reserve
CDR-25-06-160
Orange County, FL

Information	Description
Address/Location	100 Northpark Center Loop, Suite 100 Orlando, FL 32819
Alt Survey/Geographic Accuracy	40' - 58' - 3509
Survey	Stephen McConn
True Mitigation And Reductions	1.00 - 12.06
Date	

Description	Date	Response To
Delegation To Orange County	7/2/2021	Response To County TIR
Response To County TIR	7/6/2021	Response To County DEC
Response To County DEC	7/6/2020	Response To County DEC
Response To County DEC	7/16/2022	Response To County DEC
Response To County DEC	7/20/2022	Response To County DEC
Add Secondary Impact Area	8/10/2022	Response To County DEC
Response To County DEC	8/10/2022	Submit For CDR
Submit For CDR	8/10/2022	Response To CDR/PPC communication
Response To CDR/PPC communication	8/10/2022	Response To CDR/PPC communication
Response To CDR/PPC communication	8/10/2022	Response To CDR/PPC communication



Victim Map

Civil Engineer/Planner: **Torodou & Bennett, LLC** 100 E. Evergreen St.
Orlando, FL 32803 (407) 487-2594
Landscape Architect: **Catalyst Design Group** 941 W. Morse Boulevard, Suite 100
Winter Park, FL 32789 (888) 279-4900

Civil Engineer/Planner
Portolos & Bennett, LLC
3600 16th Street, Suite 200
Orlando, FL 32803
(407) 467-2994

Civil Engineer/
Poulos & Benn
2822 E. Livingston St.
Orlando, FL 32803
(407) 487-2924

POULOS & BENNETT

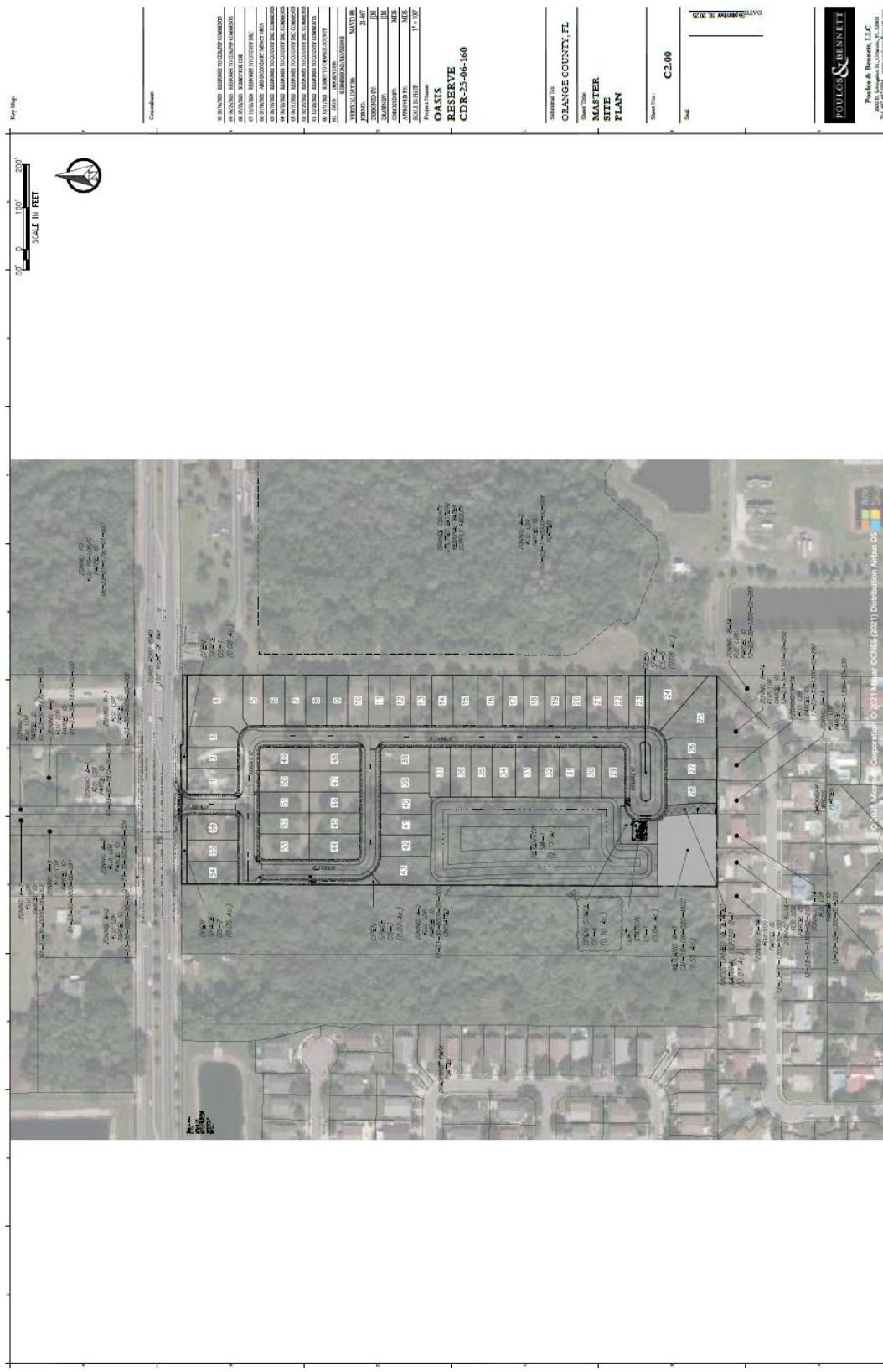
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RECEIVED
By DRC Office at 9:15 am, Nov 03, 2010

DATE: October 30, 2005 — PSP PLANS FOR OAKS RESERVE

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Site Plan Sheet



Public Notification Map

Oasis Reserve PSP_CDR-25-06-160

