



October 17, 2024

TO: Mayor Jerry L. Demings  
Commissioner Christine Moore, District 2  
Commissioner Mayra Uribe, District 3  
Commissioner Maribel Gomez Cordero, District 4  
Commissioner Emily Bonilla, District 5  
Commissioner Michael "Mike" Scott, District 6

FROM: Commissioner Nicole Wilson, District 1

SUBJECT: Commissioner's Report: Urgent Flooding/Infrastructure Issues at the Reams Road/Ficquette Road Intersection

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I would like to share deep concerns about the persistent flooding and infrastructure deficiencies at the intersection of Reams Road and Ficquette Road, where it meets Summerlake Park Boulevard. This critical roadway serves as a primary access point for residents of Horizon West and surrounding areas, yet it is increasingly unsafe, especially during heavy rainfall and tropical storm events. Most evident by the 2022 hurricane season and further compounded by this year's storms.

The flooding issue stems largely from the surrounding conservation wetlands and Lake Hancock, which are hydrologically connected. The northwest lane, where Reams Rd turns into Summerlake Park Blvd, is directly impacted by the wetland adjacent to Lake Hancock. The elevation and constant water flow from the lake have overwhelmed the roadway, causing consistent and dangerous flooding.

Similarly, the northeast side of the intersection is inundated by runoff from another large wetland, which has reached max saturation levels. Despite efforts by Public Works, including emergency pumping and the installation of tiger dams, flooding persists. The road remains hazardous even after round-the-clock mitigation efforts.



Approval for Development in the Lake Reams Basin, occurred under conservation impact permits that allowed construction in these wetlands in 2019/2020. The long term impact of these decisions are now apparent. These developments are failing to keep their runoff on-site. Our retention ponds, intended to manage runoff and protect roadways, are failing to perform as needed. Residents have reported that while the retention ponds remain half-empty, the roads are submerged, underscoring the ineffectiveness of our current mitigation strategies.

Public Works has exhausted its resources attempting to manage this problem. Just before Hurricane Milton, emergency measures were enacted to reduce water levels, but with no permanent solution, the area remains vulnerable to flooding. The water simply has nowhere to go, and the low-lying roads continue to absorb the overflow from the adjacent wetlands.

Again, the repeated flooding is a public safety concern. As emails and calls to our offices have indicated, drivers experience extreme difficulty navigating the flooded roadway. There is also increasing frustration that infrastructure improvements have not kept pace with the developments and environmental conditions in the area.

Compounding this issue is the delayed improvements of Reams and Ficquette Rd. Although Public Works is in the process of securing right-of-way (ROW) acquisitions to facilitate the expansion, progress has been slow. Construction is expected to begin in the summer of 2025.

Given the ongoing safety risks, I am formally requesting that this Board consider a temporary suspension of comprehensive plan text and map amendments, rezonings, and special exceptions in the affected area.

This would provide Public Works with the necessary time to implement permanent solutions to the flooding problem, to review and upgrade the design of retention ponds to ensure proper runoff, and complete the long-awaited road expansion without the pressure of new developments exacerbating these issues. I urge the Board to prioritize the Reams Road expansion project to relieve congestion and improve infrastructure resiliency. It's essential that we allow our Public Works experts to identify long-term flood mitigation strategies that address the immediate problem, as well as the future growth in Horizon West.

Without such a pause, the continued approval of additional developments will only heighten the risks of flood related hazards and property damage. We must act quickly to protect the health, safety and welfare of Orange County residents.

COMMISSIONER NICOLE H. WILSON, DISTRICT 1

201 South Rosalind Avenue, 5th Floor · Reply To: Post Office Box 1393 · Orlando, Florida 32802-1393  
407-836-7350 · Fax 407-836-5879

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Thank you for your consideration.

Sincerely,

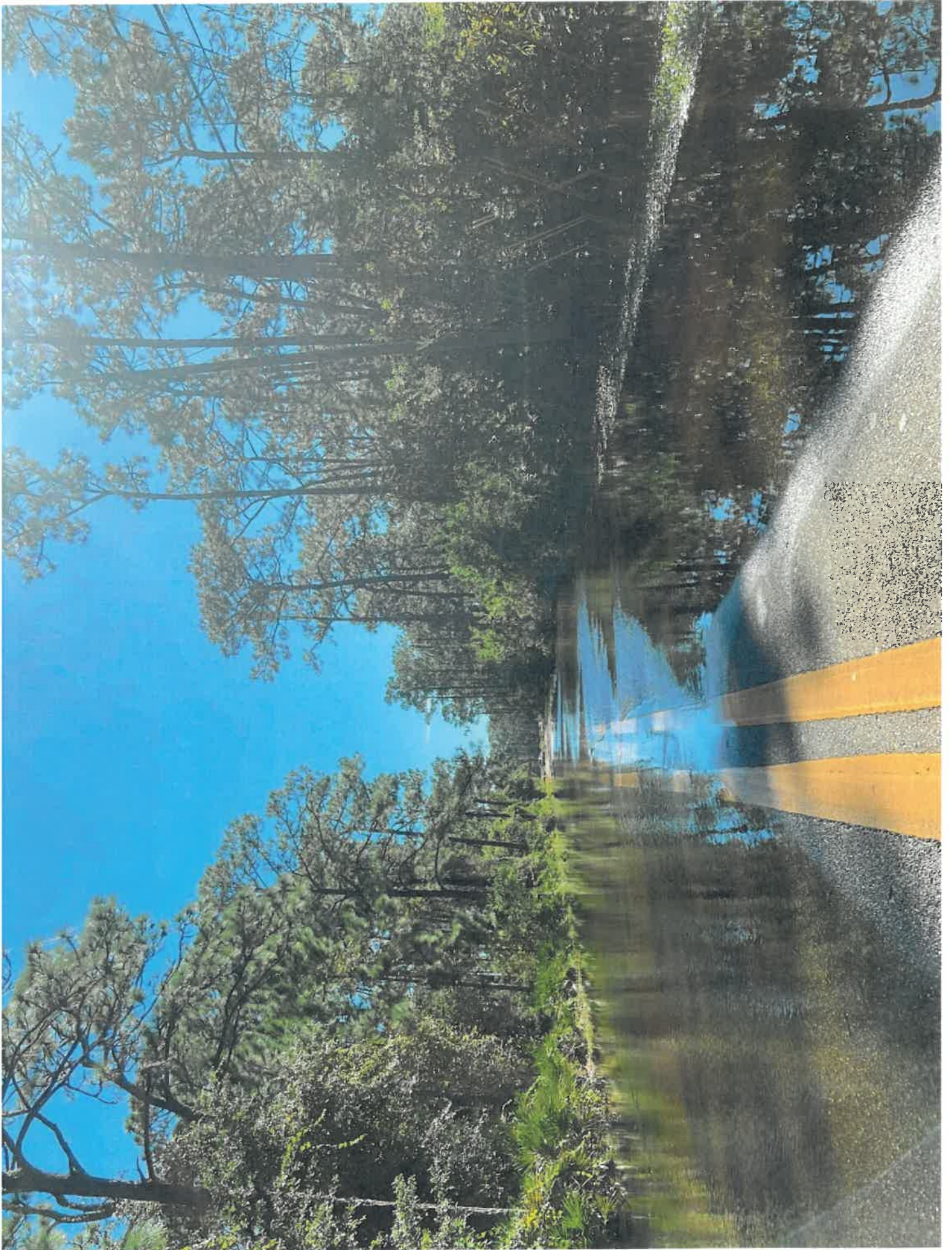
/s/

Nicole H. Wilson

Commissioner, District 1

Cc: County Administrator Byron Brooks, Jon Weiss, Joseph Kunkel, Cheryl Gillepsie















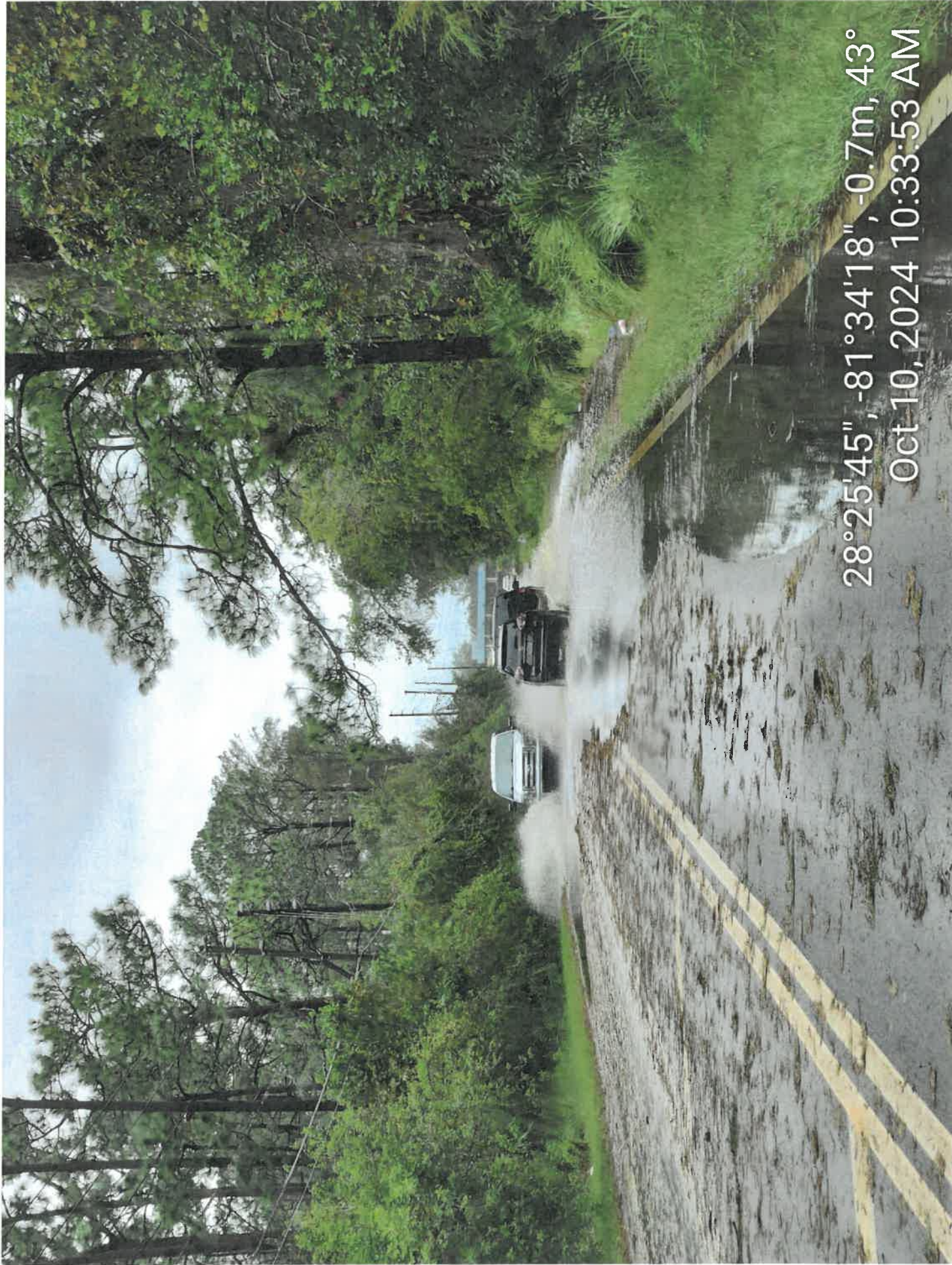






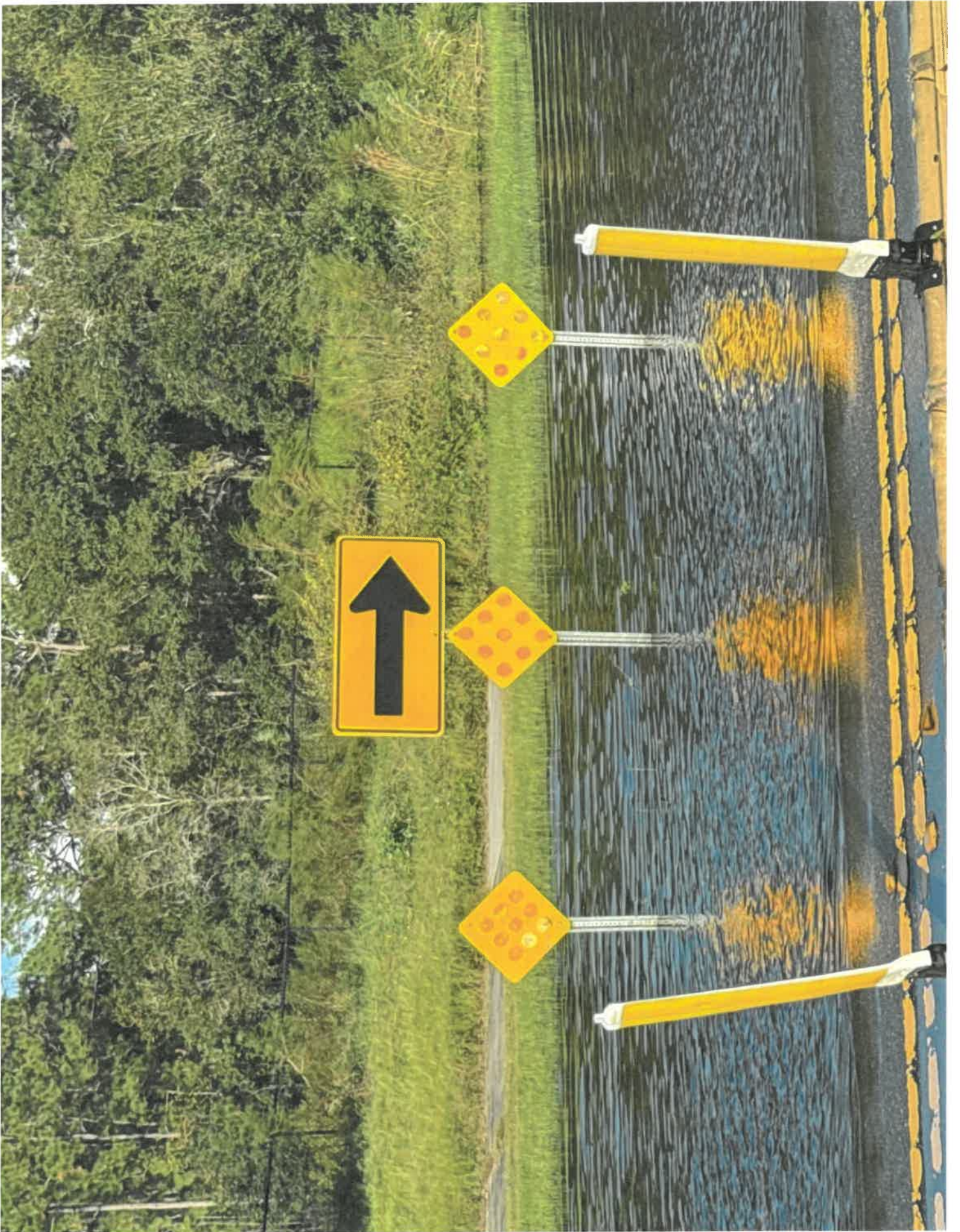
28°26'57", -81°35'47", -20.6m, 39°  
Oct 10, 2024 10:40:43 AM



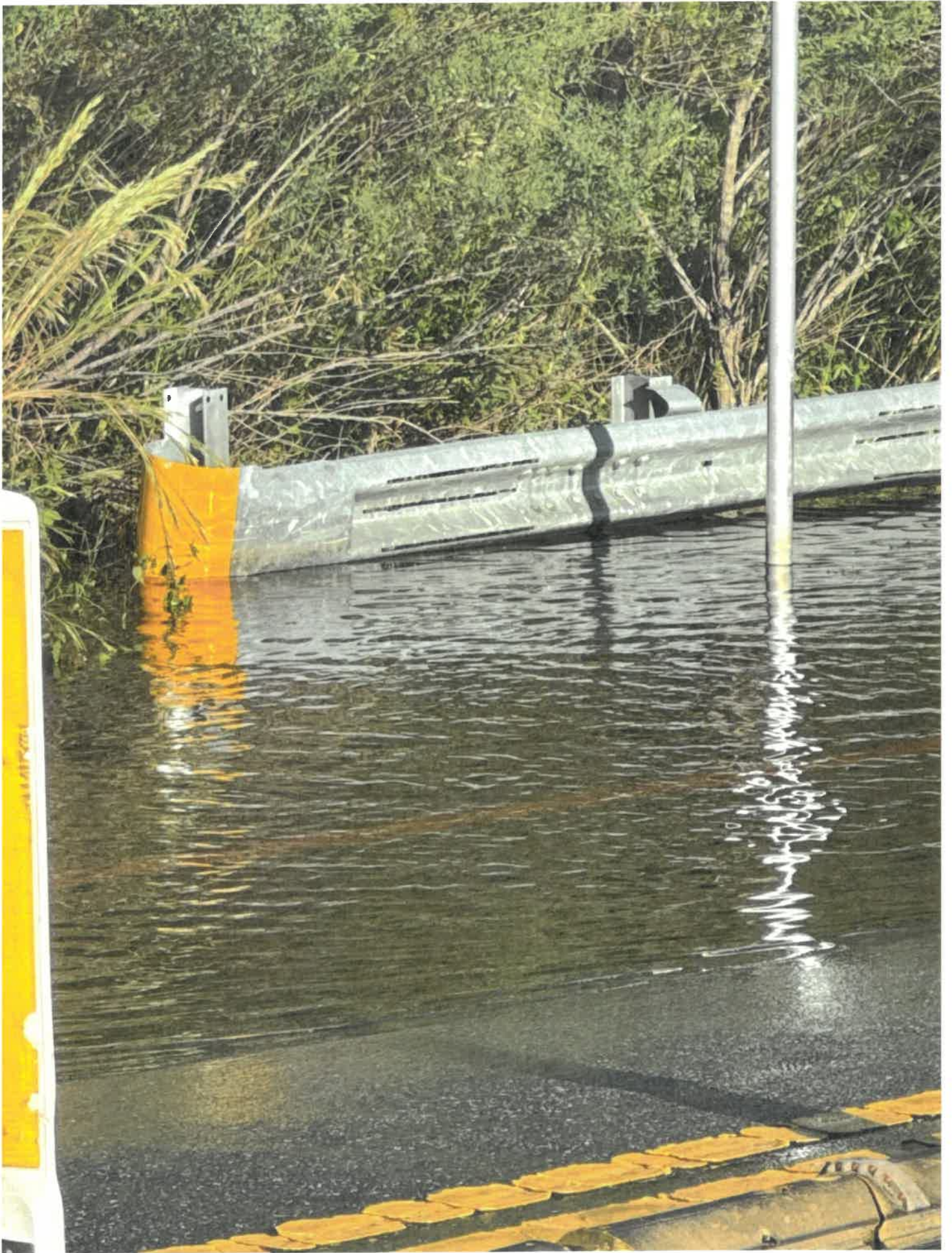


28°25'45", -81°34'18", -0.7m, 43°  
Oct 10, 2024 10:33:53 AM





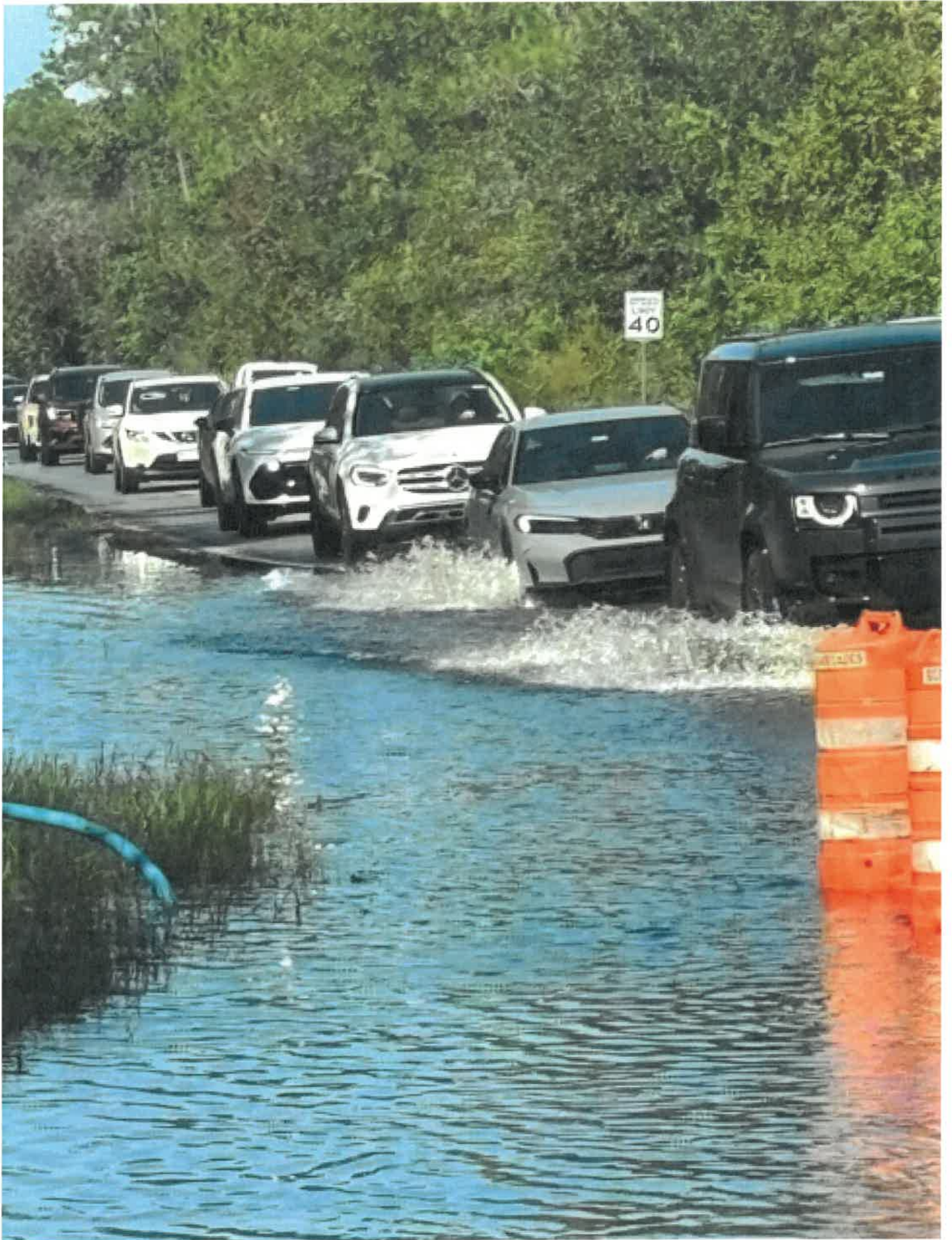




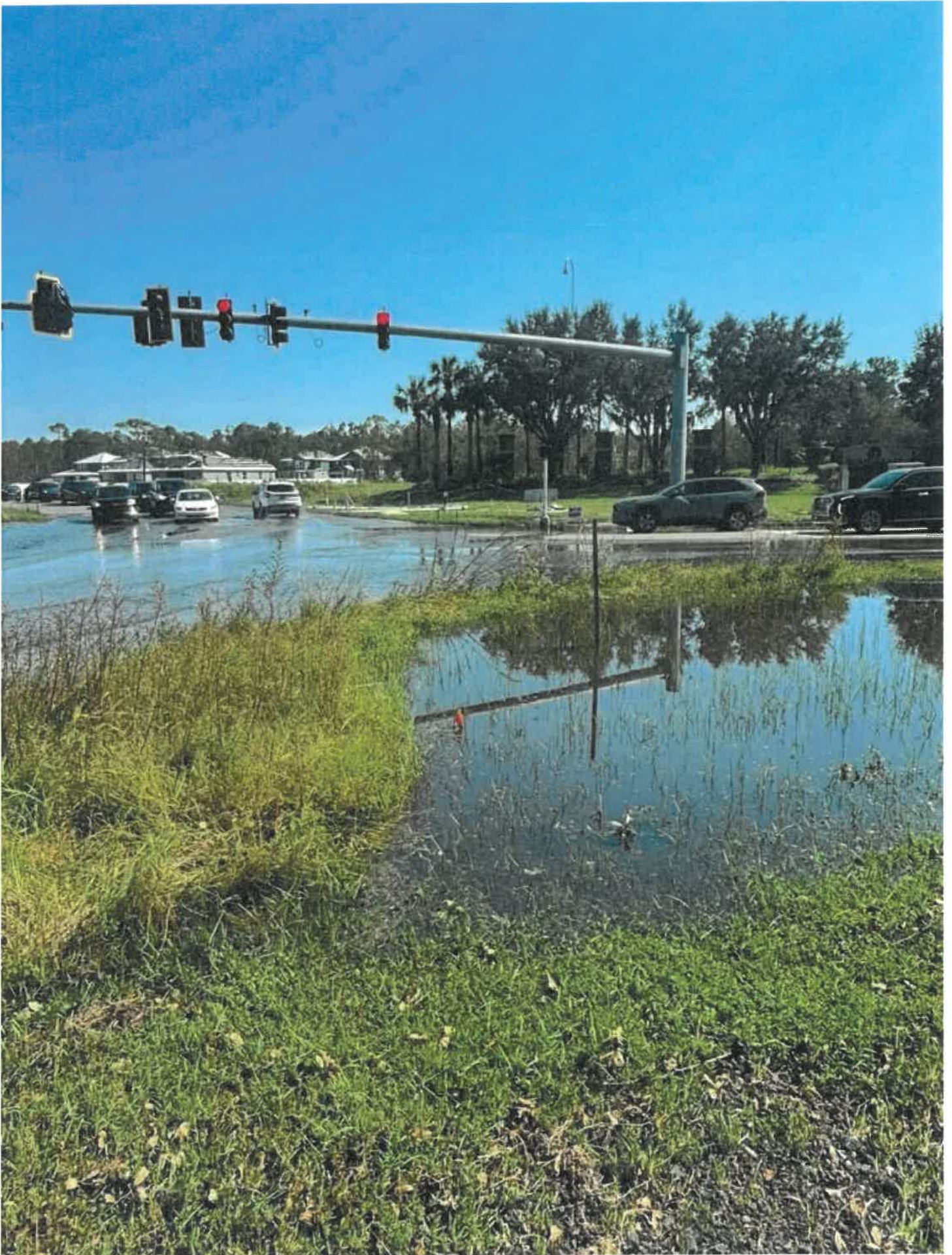














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**RE: District 1 update on Reams Rd and Big Sand Lake Rd**

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**From** Blackadar, Brett W <Brett.Blackadar@ocfl.net>

**Date** Thu 10/17/2024 11:51 AM

**To** Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>

**Cc** Weiss, Jon <Jon.Weiss@ocfl.net>; Ussach, Susan <Susan.Ussach@ocfl.net>; Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>; Moody, Darrell J <Darrell.Moody2@ocfl.net>; Watrel, Jane C <Jane.Watrel@ocfl.net>; Brooks, Byron W <Byron.Brooks@ocfl.net>; Harrington, Roseann E <Roseann.Harrington@ocfl.net>; PIO <PIO@ocfl.net>; District1, Mail <District1@ocfl.net>; Aker, Ralphetta <Ralphetta.Aker@ocfl.net>; Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Bechelli, Suvane L <Suvane.Bechelli@ocfl.net>; Albino, Alexis N <Alexis.Albino2@ocfl.net>; Dietzen, Andrew J <Andrew.Dietzen@ocfl.net>; Castellero, Humberto L <Humberto.Castillero@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>; Rosario, Johnny <Johnny.Rosario@OCFL.NET>

 2 attachments (429 KB)

Reams Rd with median.jfif; Reams Rd without median.JPG;

Commissioner Wilson,

As a follow-up to the email chain below, I wanted to send you a quick update on the flooding on Reams Rd in the area next to the 7-eleven.

Our traffic contractor removed the center median yesterday afternoon to give more room for cars to maneuver around the flooded area on the north side. I have attached a picture of the area taken earlier this week, and one taken yesterday afternoon by our contractor's dash cam (which shows the median has been removed).

Please let me know if you have any questions,

**Brett W. Blackadar, P.E., PMP, PTOE**  
**Deputy Director**  
**ORANGE COUNTY PUBLIC WORKS DEPARTMENT**  
4200 S. John Young Parkway  
Orlando, FL 32839

407-836-7805 (Phone)  
[brett.blackadar@ocfl.net](mailto:brett.blackadar@ocfl.net)



**From:** Blackadar, Brett W  
**Sent:** Tuesday, October 15, 2024 1:51 PM



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**RE: District 1 update on Reams Rd and Big Sand Lake Rd**

---

**From** Blackadar, Brett W <Brett.Blackadar@ocfl.net>

**Date** Mon 10/14/2024 10:59 AM

**To** Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>

**Cc** Weiss, Jon <Jon.Weiss@ocfl.net>; Ussach, Susan <Susan.Ussach@ocfl.net>; Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>; Moody, Darrell J <Darrell.Moody2@ocfl.net>; Watrel, Jane C <Jane.Watrel@ocfl.net>; Brooks, Byron W <Byron.Brooks@ocfl.net>; Harrington, Roseann E <Roseann.Harrington@ocfl.net>; PIO <PIO@ocfl.net>; District1, Mail <District1@ocfl.net>; Aker, Ralphetta <Ralphetta.Aker@ocfl.net>; Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Bechelli, Suvane L <Suvane.Bechelli@ocfl.net>; Albino, Alexis N <Alexis.Albino2@ocfl.net>; Dietzen, Andrew J <Andrew.Dietzen@ocfl.net>; Castillero, Humberto L <Humberto.Castillero@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>; Rosario, Johnny <Johnny.Rosario@OCFL.NET>

Commissioner Wilson,

As a follow-up to my email below, our Roads and Drainage team did access this area of Reams Rd this morning.

There is flooding on the roadway in this area, but it is passable. There is no opportunity to pump in this location, but we will continue to monitor the area.

The pumping that we are doing to the east should eventually help this area as well.

Have a great day,

**Brett W. Blackadar, P.E., PMP, PTOE**  
**Deputy Director**  
**ORANGE COUNTY PUBLIC WORKS DEPARTMENT**  
4200 S. John Young Parkway  
Orlando, FL 32839

407-836-7805 (Phone)  
[brett.blackadar@ocfl.net](mailto:brett.blackadar@ocfl.net)



**From:** Blackadar, Brett W

**Sent:** Monday, October 14, 2024 7:39 AM

**To:** Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>

**Cc:** Weiss, Jon <Jon.Weiss@ocfl.net>; Ussach, Susan <Susan.Ussach@ocfl.net>; Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>; Moody, Darrell J <Darrell.Moody2@ocfl.net>; Watrel, Jane C <Jane.Watrel@ocfl.net>; Brooks, Byron W <Byron.Brooks@ocfl.net>; Harrington, Roseann E <Roseann.Harrington@ocfl.net>; PIO <PIO@ocfl.net>; District1, Mail <District1@ocfl.net>; Aker, Ralphetta



<Ralphetta.Aker@ocfl.net>; Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Bechelli, Suvane L <Suvane.Bechelli@ocfl.net>; Albino, Alexis N <Alexis.Albino2@ocfl.net>; Dietzen, Andrew J <Andrew.Dietzen@ocfl.net>; Castillero, Humberto L <Humberto.Castillero@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>; Rosario, Johnny <Johnny.Rosario@OCFL.NET>  
**Subject:** RE: District 1 update on Reams Rd and Big Sand Lake Rd

Commissioner Wilson,

Thank you for bringing this concern to our attention.

I just talked to Ed Avellaneda and his team will be evaluating this area this morning to see what action can be taken to help resolve this issue.

We will keep you updated after they have evaluated the situation.

**Brett W. Blackadar, P.E., PMP, PTOE**  
**Deputy Director**  
**ORANGE COUNTY PUBLIC WORKS DEPARTMENT**  
4200 S. John Young Parkway  
Orlando, FL 32839

407-836-7805 (Phone)  
[brett.blackadar@ocfl.net](mailto:brett.blackadar@ocfl.net)



**From:** Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>  
**Sent:** Sunday, October 13, 2024 8:43 PM  
**To:** Blackadar, Brett W <Brett.Blackadar@ocfl.net>  
**Cc:** Weiss, Jon <Jon.Weiss@ocfl.net>; Ussach, Susan <Susan.Ussach@ocfl.net>; Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>; Moody, Darrell J <Darrell.Moody2@ocfl.net>; Watrel, Jane C <Jane.Watrel@ocfl.net>; Brooks, Byron W <Byron.Brooks@ocfl.net>; Harrington, Roseann E <Roseann.Harrington@ocfl.net>; PIO <PIO@ocfl.net>; District1, Mail <District1@ocfl.net>; Aker, Ralphetta <Ralphetta.Aker@ocfl.net>; Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Bechelli, Suvane L <Suvane.Bechelli@ocfl.net>; Albino, Alexis N <Alexis.Albino2@ocfl.net>; Dietzen, Andrew J <Andrew.Dietzen@ocfl.net>  
**Subject:** RE: District 1 update on Reams Rd and Big Sand Lake Rd

Thank you Brett,  
I've been getting calls today from residents who report dangerous conditions down from the Tiger Dam, in front of the gas station/shopping plaza. Has that area been evaluated for pumping?

*Nicole Heilman Wilson*

Vice Mayor  
Commissioner, District 1  
201 S. Rosalind Avenue, 5th Floor  
Orlando, FL 32801  
407-836-7350 – Direct  
Sign up for my newsletter



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## Increased Stormwater Level in Lake Reams Area

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**From** Don Kendzior <don.kendzior@gmail.com>  
**Date** Tue 10/15/2024 4:20 PM  
**To** Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>  
**Cc** District1, Mail <District1@ocfl.net>

[Some people who received this message don't often get email from don.kendzior@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Wilson,

The current stormwater mitigation efforts on Reams Road appear to be having detrimental consequences on water levels in the Lake Reams area leading to increased road flooding near Center Drive, and at the existing culverts, and around residences in the area.

Water level in the Lake Reams conservation area has surpassed what was measured in the previous five hurricane and tropical storm events - despite the area only recording half the rainfall of those storms. Weather monitoring stations, including my own, recorded about 8.50 inches of rain for the hurricane Milton. That is less than half that received during hurricanes Irma, Ian, and Nicole.

I compared photos of the previous storm events and the water level for this event exceeds that of the previous storms despite receiving less rainfall. The water level should have crested this past Saturday and begun receding by now, but it has not. It may have crested yesterday but is still at the same level today.

So the question is: if the area received half the rainfall of previous events why is the water level higher?

It appears that the intentional damming of water flow on Reams Road, while keeping the roadway passable, has blocked historical water flow to Bay Lake. The result is water backing up to the south and west, overwhelming the existing culverts, and increasing water levels in the conservation areas and around residences in the area. Whatever existing pumping is going on appears to be insufficient to significantly reduce water levels.

I believe some attention must be given to increasing pumping to Bay Lake and/or water flow south through Disney to drop the water levels in the Lake Reams areas to the north. Are you aware if Disney has moved more water through its system as was arranged during hurricane Ian?

Regards,

Don Kendzior



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**RE: Increased Stormwater Level in Lake Reams Area**

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From Herrick, Jason <jherrick@oversightdistrict.org>

Date Thu 10/17/2024 2:32 PM

To Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>; Don Kendzior <don.kendzior@gmail.com>; Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>; Blackadar, Brett W <Brett.Blackadar@ocfl.net>

Cc District1, Mail <District1@ocfl.net>; Luetzow, Katherine <KLuetzow@oversightdistrict.org>

[Some people who received this message don't often get email from jherrick@oversightdistrict.org. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Yes, the District has been coordinating with Orange County regarding Reams Road. We have been and continue to pump this area in connection with the County's pumping. We have been in close coordination with Orange County Public Works, and remain open to continued collaboration regarding potential solutions.

Thanks!

Jason D. Herrick, P.E.

Director of Public Works and Utilities Advisor

Central Florida Tourism Oversight District

Mobile (407) 810-6051

[https://gcc02.safelinks.protection.outlook.com/?](https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.oversightdistrict.org%2F&data=05%7C02%7CDistrict1%40ocfl.net%7C3861d851f9b44e41dd0108dceeda1ad1%7Cd054bfee60a64f9f8d90a10bc4585279%7C0%7C0%7C638647867729068029%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=bpaCNdcEFiG6%2BVbQyhe4WWCXaLND8PAJrUSPF6hAysk%3D&reserved=0)

[url=http%3A%2F%2Fwww.oversightdistrict.org%2F&data=05%7C02%7CDistrict1%40ocfl.net%7C3861d851f9b44e41dd0108dceeda1ad1%7Cd054bfee60a64f9f8d90a10bc4585279%7C0%7C0%7C638647867729068029%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=bpaCNdcEFiG6%2BVbQyhe4WWCXaLND8PAJrUSPF6hAysk%3D&reserved=0](http%3A%2F%2Fwww.oversightdistrict.org%2F&data=05%7C02%7CDistrict1%40ocfl.net%7C3861d851f9b44e41dd0108dceeda1ad1%7Cd054bfee60a64f9f8d90a10bc4585279%7C0%7C0%7C638647867729068029%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=bpaCNdcEFiG6%2BVbQyhe4WWCXaLND8PAJrUSPF6hAysk%3D&reserved=0)

All e-mails to and from Central Florida Tourism Oversight District are kept as a public record. Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

-----Original Message-----

From: Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>

Sent: Tuesday, October 15, 2024 5:37 PM



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**Re: Fiquette / Reams / Summerlake**

---

**From** Theresa Dawsey <theresadawsey@hotmail.com>

**Date** Wed 10/16/2024 3:51 PM

**To** Blackadar, Brett W <Brett.Blackadar@ocfl.net>

**Cc** District1, Mail <District1@ocfl.net>; Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brett,

This situation continues to get worse. It was bad before the new homes went in. Builders are continuing to build impacting the current infrastructure and not required to address the impact before adding homes. Very disappointed that this is allowed to go on. Even without the water it is very difficult to get thru the intersection. It's a matter of time before the new fire departments response time will be delayed and an emergency will pay the price.

Theresa

On Oct 16, 2024, at 2:51 PM, Blackadar, Brett W <Brett.Blackadar@ocfl.net> wrote:

Theresa,

As a follow-up to Alexis's email below, we have been monitoring the intersection of Fiquette and Reams Rd very closely. Unfortunately, there are not any options for pumping at this time since the surrounding water bodies are all very high.

We have to make sure that we don't cause any negative consequences in other areas when we get permission to do a pumping operation.

Please let me know if you have any other questions.

**Brett W. Blackadar, P.E., PMP, PTOE**  
**Deputy Director**  
**ORANGE COUNTY PUBLIC WORKS DEPARTMENT**  
4200 S. John Young Parkway  
Orlando, FL 32839

407-836-7805 (Phone)  
[brett.blackadar@ocfl.net](mailto:brett.blackadar@ocfl.net)



**Fiquette / Reams / Summerlake**

---

**From** Theresa Dawsey <theresadawsey@hotmail.com>

**Date** Mon 10/14/2024 11:09 PM

**To** District1, Mail <District1@ocfl.net>

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Here are recent photos of the extremely dangerous and now health hazard at the intersection of Fiquette and Reams Road. A pump was placed at the location and had never been activated. I will also be sending this to the governor's office. Another example of our traffic engineers inability to do their job.



---

**FW: 311 Activity UID# 2996801: Update**

---

**From** Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>  
**Date** Thu 10/17/2024 11:14 AM  
**To** District1, Mail <District1@ocfl.net>; Bechelli, Suvane L <Suvane.Bechelli@ocfl.net>  
**Cc** Blackadar, Brett W <Brett.Blackadar@ocfl.net>; Ramos, Jose L <Jose.Ramos@ocfl.net>; Marlette, Daniel L <Daniel.Marlette@ocfl.net>; Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Baker, Michael <Michael.Baker@ocfl.net>; Barde, Hitesh <Hitesh.Barde@ocfl.net>; Rosario, Johnny <Johnny.Rosario@OCFL.NET>; Shupp, George <George.Shupp@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>

Susie:

Just to give you a heads up.

Eduardo Avellaneda, P.E.  
Manager Roads & Drainage Division  
4200 S. John Young Parkway  
Orlando, Florida 32839  
Ph: (407) 836-7958

**From:** Marlette, Daniel L <Daniel.Marlette@ocfl.net>  
**Sent:** Thursday, October 17, 2024 10:51 AM  
**To:** Rosario, Johnny <Johnny.Rosario@OCFL.NET>  
**Cc:** Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>  
**Subject:** FW: 311 Activity UID# 2996801: Update

FYI- just wanted to give you a heads up

**From:** Ramos, Jose L <Jose.Ramos@ocfl.net>  
**Sent:** Thursday, October 17, 2024 10:24 AM  
**To:** Marlette, Daniel L <Daniel.Marlette@ocfl.net>  
**Subject:** Fw: 311 Activity UID# 2996801: Update

The saga continues, just wanted to share what the report says.

**From:** Orange County 311 <GovernmentInformation@ocfl.net>  
**Sent:** Thursday, October 17, 2024 10:12 AM  
**To:** Montalbano, Erin N <Erin.Montalbano@ocfl.net>  
**Subject:** 311 Activity UID# 2996801: Update

This is an automated message. Please do not reply to this email.  
A citizen update has been added to **311 Activity UID# 2996801.**



**Note:** Daphka Monde | Citizen Update | 1-Update to Citizen | Note: Reporter states she has been driving through the flooded water since the hurricane. Reporter has a water mark on her black car because that is how high the water is. Reporter will call the mayor. Reporter states nobody has done anything about it. Reporter states it is not fair what they've had to endure. Reporter states this is a constant problem that the mayor said was not going to happen again because they were going to put pumps out there. Reporter states they need to come out. DM

\*\*\*\*\*

\*

Below is some information for this Activity. Please log into 311 CMS for more details and to update the Activity.

**Created on:** 10/16/2024 10:20:22

**Assigned to:** Erin Montalbano;

**Category:** Traffic & Transportation>Flooding/Stormwater>Flooding/Standing Water

Citizen Contact

**Name:** Janice Chappelle

**Phone:** 2162185616

**Incident Address:** 34786

**Intersection:** REAMS RD and SUMMERLAKE PARK BV

**Description:** The caller is reporting standing water on the right-of-way (ROW) that is currently flooded. NP

\*\*\*\*\*

\*\*

Last Edited By= System :: Rule

Last Edit Date and Time= 10/16/2024 12:00:45



---

**RE: Summerlake / Reams / Fiquette flooding**

---

**From** Avellaneda, Eduardo <Eduardo.Avellaneda@ocfl.net>

**Date** Wed 10/16/2024 2:05 PM

**To** District1, Mail <District1@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>; Blackadar, Brett W <Brett.Blackadar@ocfl.net>

**Cc** Wilson, Nicole H (Commissioner) <Nicole.Wilson@ocfl.net>; Kunkel, Joseph C <Joseph.Kunkel@ocfl.net>; Baker, Michael <Michael.Baker@ocfl.net>; Barde, Hitesh <Hitesh.Barde@ocfl.net>; Rosario, Johnny <Johnny.Rosario@OCFL.NET>; Shupp, George <George.Shupp@ocfl.net>

Susie:

There are many different perceptions as to the cause of this flooding. The attached aerial clearly depicts the existing wetlands and the two lanes that are flooded.

The **northwest lane** is the southbound Reams right turn into Summerlake and is directly affected by the wetland connected to Lake Hancock. The lake and the wetland are at the same elevation and the system constantly bleeds towards the intersection, thus creating the flooding.

The **northeast lane** is also receiving runoff from the large wetland on the northeast side of the intersection. This wetland is at a very high stage, and very saturated due to continuous rains and the hurricane.

The only choice to pump would have been to the existing pond on the south of the intersection, but we had no place to set a pump without closing the intersection. Since we were able to maintain traffic flow during all times, the choice was to monitor the area constantly, and keep traffic flow, as restricted as it was.

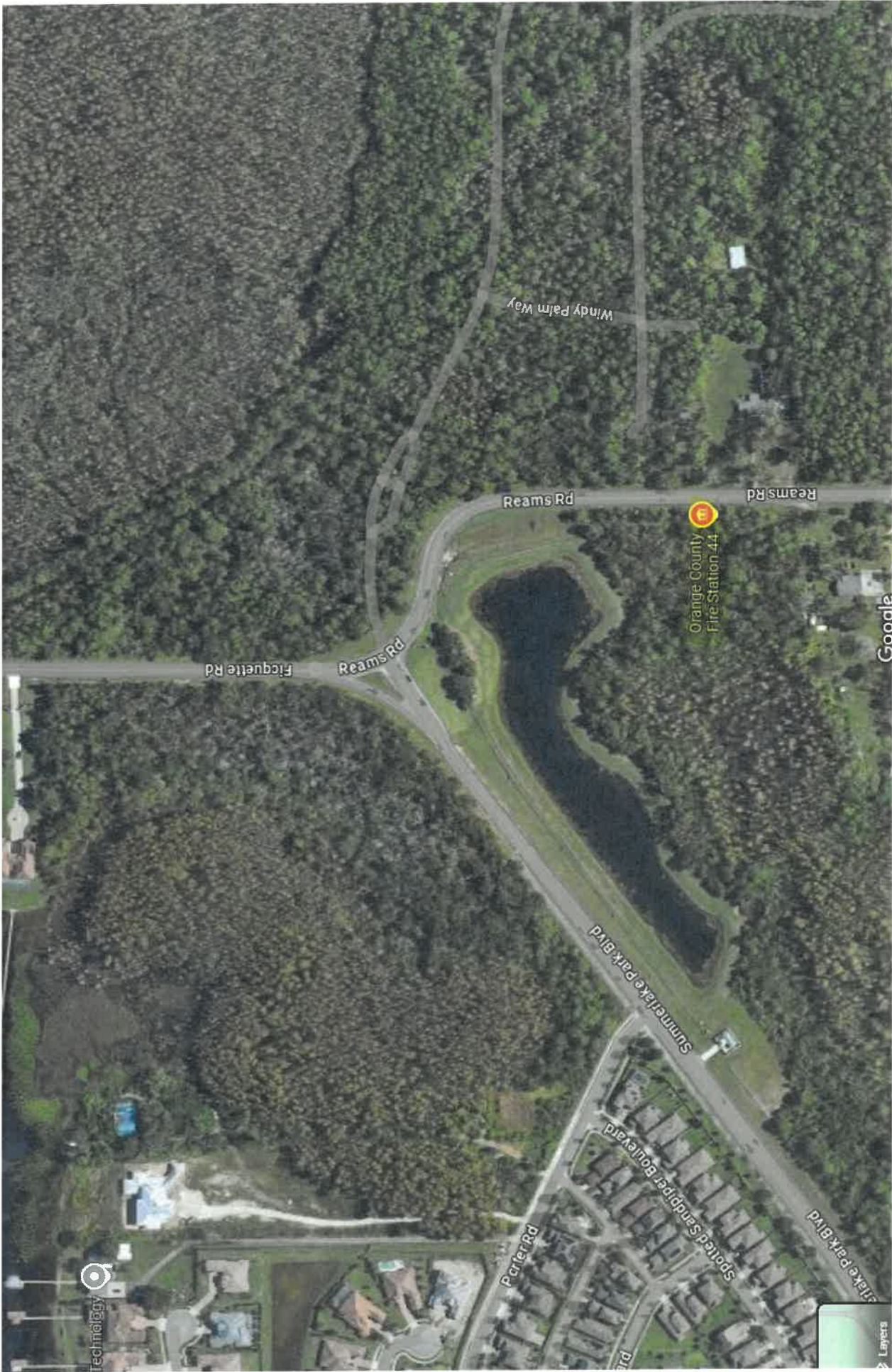
Upon the arrival of the dry season, we will look into the possibility of creating a connection between the north and south side, which would provide a short term option until long term mitigation options are pursued.

I also believe that it is important to note that a 6-inch pump would provide a discharge flow that is completely negligible compared to the flow coming from the wetland.

Hope this helps clarify the situation.

Eduardo Avellaneda, P.E.  
Manager Roads & Drainage Division  
4200 S. John Young Parkway  
Orlando, Florida 32839  
Ph: (407) 836-7958





\* Orange County Fire Station #44 \*

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## Summerlake/Reams/Fiquette Flooding

---

**From** Frank <yankpopo@aol.com>  
**Date** Wed 10/16/2024 10:21 AM  
**To** District1, Mail <District1@ocfl.net>

You don't often get email from yankpopo@aol.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

So yesterday I drove by the flooding and noticed that the retention pond is extremely low. In fact you can actually see where the water level used to be and that it is much lower now. This made me wonder if the wall of the retention pond was somehow breached which caused so much water in the area. Since my initial phone call yesterday I believe the pond may have been drained by the county or the construction going on in the area.

I can tell you that what is not happening now is the area is not being pumped. In hurricanes passed there was a pump diverting water up Summerlake Blvd(from Fiquette) into the storm drains farther down the road. The turn lane onto Summerlake is currently blocked due to a possible hole in the road. I am not sure if there is a hole in the road but I can tell you that in the past rather than blocking the turn lane they placed barriers or markers to indicate where the side of the road was located so people didnt drive off of it and into deeper water. I also believe the constant standing water is starting to create a hole in the road on Fiquette prior to Summerlake and Reams near the blocked turn lane.

If pumping does not happen soon and the turn lane isnt reopened the measures taken to temporarily fix this issue will create others I fear.

Thanks

Frank DelGuercio  
321-689-7707



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**Reams Rd**

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**From** Sarah Demarse <surrah00@yahoo.com>

**Date** Tue 10/15/2024 2:44 PM

**To** District1, Mail <District1@ocfl.net>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Firt of all I would like to say thank you for all the work you are doing. Second of all are there more plans to help with the horrific flooding that has happened on Reams Rd ? As a resident of " the preserve" I am extremely concerned about the traffic and flooding that has happened and are only getting worse.

Thank you

Sarah Demarse

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**OBJECTIONS TO REAMS TOWNHOME PROPOSAL - CASE NO. CDR-23-11-323**

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**From** Jason Murphy <jasonmmurphy0922@gmail.com>

**Date** Thu 8/29/2024 12:31 AM

**To** Planning Internet Mail <Planning@ocfl.net>; District1, Mail <District1@ocfl.net>; Mayor <Mayor@ocfl.net>

Some people who received this message don't often get email from jasonmmurphy0922@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Committee - Board of Commissioners and Mayor

**OBJECTIONS TO CASE NO. CDR-23-11-323**

Well - here we go again. After just recently objecting to a project (of smaller size) in close proximity to The Preserve on Reams Road, we now find ourselves being asked to consider another much larger project in the same vicinity - with an even greater impact on the entrance area to rear side of Disneyworld and the surrounding community off Reams.

I have the following objections and concerns regarding the planned community. The purpose of this letter is to express the overall community sentiment shared by many homes in The Preserve community, of which I am an owner, located adjacent to the planned construction we were recently made aware of.

This development is clearly NOT within the Master Plan for this community. In general, Reams Road has been over utilized by traffic in the area - accessed and the only way through to the West Clock parking lot for Disney World - by Hamlin, Windermere, Winter Garden and Horizon West - all of which continue unprecedented expansion. There have been no concrete plans set in place to follow through on the plan for expansion of fix Reams - dating back to 2017. There is no action we are aware of to start on that project - not that it would helps the overcrowding of this and similar new projects proposed in the area.

The schools in the area are already at capacity. This development would surely strain the resources for the kids already facing crowding in the local schools.

Changing the landscaping and access to Floridian and Reams is going to result is substantial flooding, and destruction of the wildlife in the area - leading to overcrowding and a lower standard of "living" for those of us who have been in the area for years.

As I asserted in the previous notice for a similar project - the following objections remain the same here:

First, as this Commission is well aware, you recently approved a revised plan at the end of Reams Road at Fiquette for a large single family home community, which is currently under construction. The addition of that community, as well as the stress from traffic and additional access necessary to Reams Road and the local area will only be made considerably worse by the addition of another community in the area.



Reams Road has been the subject of years of study and planning due to the extensive congestion related to the travel to Summerport, Hamlin and the North End of Walt Disney World and the remainder of Windermere. There are very few times throughout the day when the traffic is not extensive and at times dangerous for those that live in neighboring communities to exit and enter various projects. The addition of this townhome project, next to already congested areas, is going to make for significant problems in the area. We were told as homeowners that Reams Road would be reconstructed and expanded, only to have that plan continued year after year to some time unknown, far down the road.

This neighboring community will certainly impact congestion, creating years worth of noise and impact on property values. From what can be surmised from the rough sketches on the diagram, the project will directly abut the West Clock parking lot causing problems to the habitat in the area, and destroying the views and tree line that the Preserve community have enjoyed for over 20 years. Again, this will cause property values to drop in our community significantly. Not to mention the construction noise, nuisance and other problems that will be created as a result of the extensive change to the landscape and construction next door to our homes. I mention here as well that the cast members who rely on this parking lot and access to the North side of the parks are going to have a significant increase in the congestion in the area.

In addition, the area along the entry to The Preserve, and running down Reams Road to the east frequently floods during rainstorms and it is anticipated this addition of construction activity, and new neighborhood will severely impact drainage and access to the road during storms.

Please provide information for access to additional about this planned project as the notice is grossly ambiguous on the plan for the area - include how it will impact traffic, the environment, schools and the surrounding homes and neighbors.

We vehemently oppose this plan for the reasons above. However, I welcome a call or response in regard to any of the above. Your time and attention to this matter are greatly appreciated.

Written on behalf of Jason and Chelsi Murphy 8414 Abbotsbury, 34768, and Sally Pieper 8618 Greenbank, 34786, as well as dozens of concerned neighbors of The Preserve.

Thank you.



**Jason M. Murphy, Of Counsel**

Woodland Hills | San Ramon | San Diego | Orlando

*Licensed in California and Florida*

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CA: 858-488-6767

FL: 407-289-8949

Direct: 415-265-1601

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**Re: Fw: Update on Reams Rd and Fiquette rd expansion**

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From Dave Cimo <cimodave@gmail.com>

Date Sat 8/10/2024 3:36 PM

To District1, Mail <District1@ocfl.net>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Alexis and thank you for your response and update. My wife and I did come to the meeting in 2023 held by the commissioner Wilson. That was the last update I remember her having regarding this important road expansion project. **The road traffic during peak times each day have been terrible. Traffic along Reams road has made it difficult and almost impassable for Fire Station #44 to exit onto Reams road.**

Also, I was surprised as I opened up your attachment regarding the Reams road expansion. **I now read that the expansion has been delayed with a 2026 commencement date. Can you please explain how home building expansion is being approved while the current roads are inadequate to handle the current traffic?**

Lastly, traveling north east on Seidel Road onto Summerlake park blvd is becoming increasingly difficult especially when turning right to travel to the Reams rd/Fiquette intersection. Can a 3 way stop sign be installed at Seidel and Summerlake Park Blvd? A simple stop sign would enable Seidel traffic to turn onto Summerlake Park Blvd.

Looking forward to reading your response.

Thank you,

Dave Cimo



## Intersection of Ficquette/Reams Road/Summerlake Groves

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**From** CFAGG@cfl.rr.com <CFAGG@cfl.rr.com>

**Date** Tue 10/4/2022 8:43 AM

**To** District1, Mail <District1@ocfl.net>

Hello,

Please stop development until the intersection of Ficquette/Reams Road/Summerlake Groves can be fixed. The traffic backs up for long distances everyday and the flooding/drainage issues are making the situation worse. The plan to fix it needs to happen now.

Please help us.

charles fagg  
cfagg@cfl.rr.com  
321-223-9965

**Concerned resident**

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**From** Nina McFall <ninamc80@yahoo.com>

**Date** Tue 10/4/2022 10:21 AM

**To** District1, Mail <District1@ocfl.net>

Hello,

I am a resident of winter garden Florida,

I live off of ficquette.

I would like to know what is going to be done and when on the massive flooding issues, ficquette has, reams and the yield to summerlake groves.

Ficquette is now backing up for 2 hours morning and night due to flooding and I have to go out another way if my neighborhood.

This has got to be fixed.

Concerned resident of winter garden

Sent from my iPhone



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## Reams Road Expansion

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From David Preyor <romanx7204@cs.com>

Date Tue 10/4/2022 11:23 AM

To Mayor <Mayor@ocfl.net>; District1, Mail <District1@ocfl.net>; District2, Mail <District2@ocfl.net>; District3, Mail <District3@ocfl.net>; District4, Mail <District4@ocfl.net>; District5, Mail <District5@ocfl.net>; District6, Mail <District6@ocfl.net>; Nicholas Weatherly <weatherly.nic@gmail.com>

Dear Mr. Mayor and County Commissioners,

We're writing on behalf of some homeowners in Windermere Isle which is located in District 1 on Reams Road between Summerlake Park Blvd and Floridian Pl. Our community is just under 5 years old so when the Reams Road Expansion project was introduced we didn't have a voice as to whether or not we were in favor of this project. Over the years the traffic on Reams Road has gotten worse because the area is growing rapidly and we do agree something needs to be done about this.

One of the major problems is the intersection of Reams/Ficquette and Summerlake Park Blvd. Traffic traveling eastbound on Summerlake gets backed up because the right turn lane just before getting to Reams Road only allows for maybe 4 cars to turn. If this right turn only lane was extended much further back it would alleviate the traffic backup which often goes beyond Seidel Road. We believe this in conjunction with a roundabout at this major intersection would allow for less traffic backups and an easier commute. We also believe this would eliminate the need to expand Reams Road which would save the county millions of dollars.

The main reasons we're opposed to this project is because it poses a danger to wildlife, will entice speeding, creates more noise pollution and is a safety hazard that directly impacts 17 homes in our community along Gorgona Isle Drive because the road will literally be only a few feet from the rear yard wall of these homes.

Throughout the years we have seen an increase in the number of cars speeding and careening off the road into several rear yards along the 535 corridor where the road is too close to these properties. It's inevitable that one day a vehicle will crash through our community wall and someone will be severely injured or killed.

As we stand opposed to the expansion we also realize something needs to be done so our hope is that you consider reducing the size of the 19' median and keeping the road as far away from our homes as possible. These medians are poorly maintained and eventually become an eyesore as evidenced on 535.

Attached are a few photos of accidents along the 535/Reams/Ficquette corridor. The photo with the ambulance occurred directly behind my home so hopefully you can understand our concerns if the road is expanded to close to our community.

We ask that you consider our proposal as this project will severely impact our lives. I'm a retired firefighter from the New York City Fire Department so protecting life and property has always been a priority to me. The inevitable always happens so our concern is to keep our community safe and to continue enjoying the tranquility of the area which is one of the reasons we chose this area as our home.

Perhaps we could set something up where you could come out to our community so you can experience first hand what we're talking about. Thank you for your consideration and time.

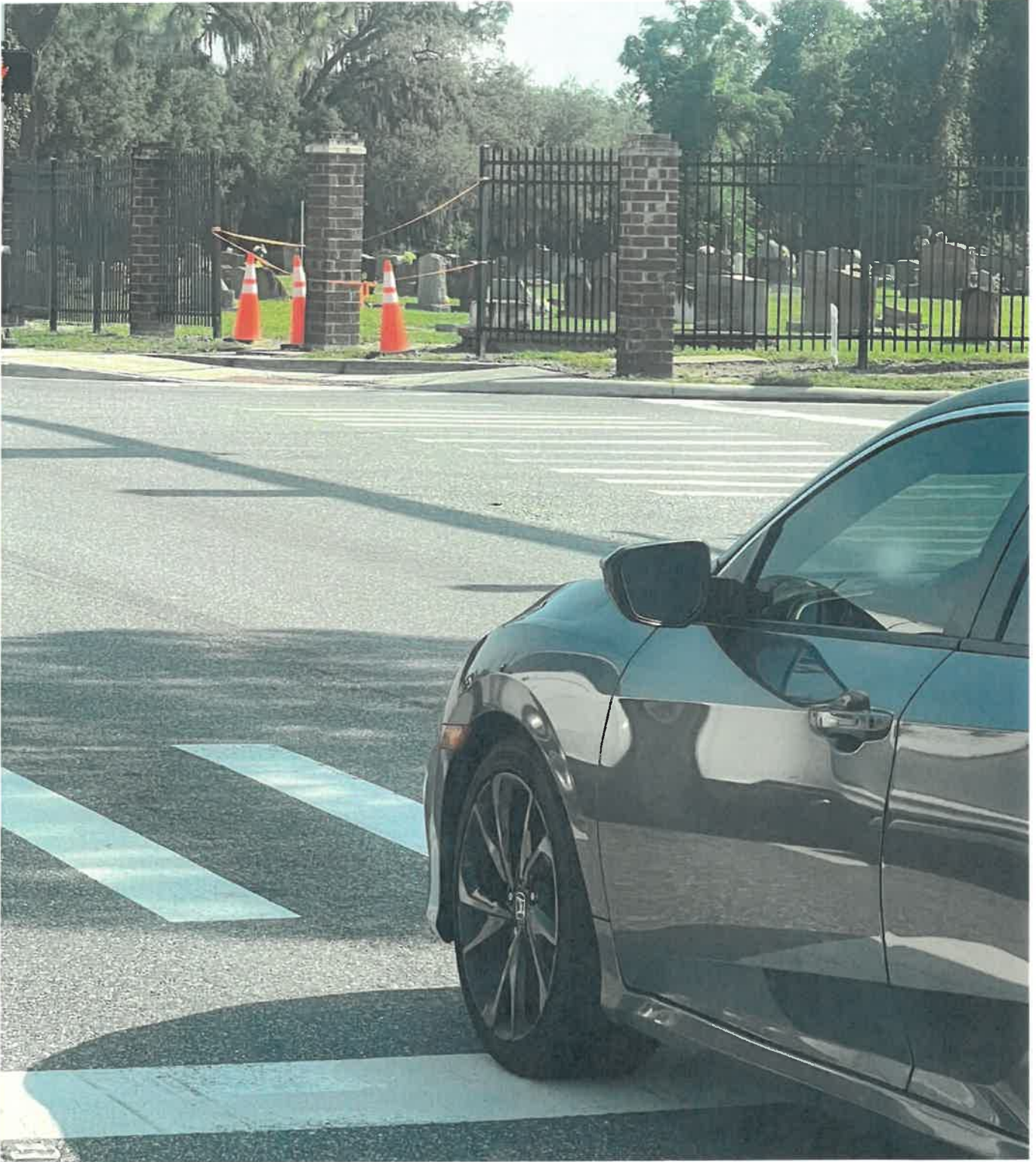
David Preyor/ Nic Weatherly...Windermere Isle Reams Road expansion group



HDR





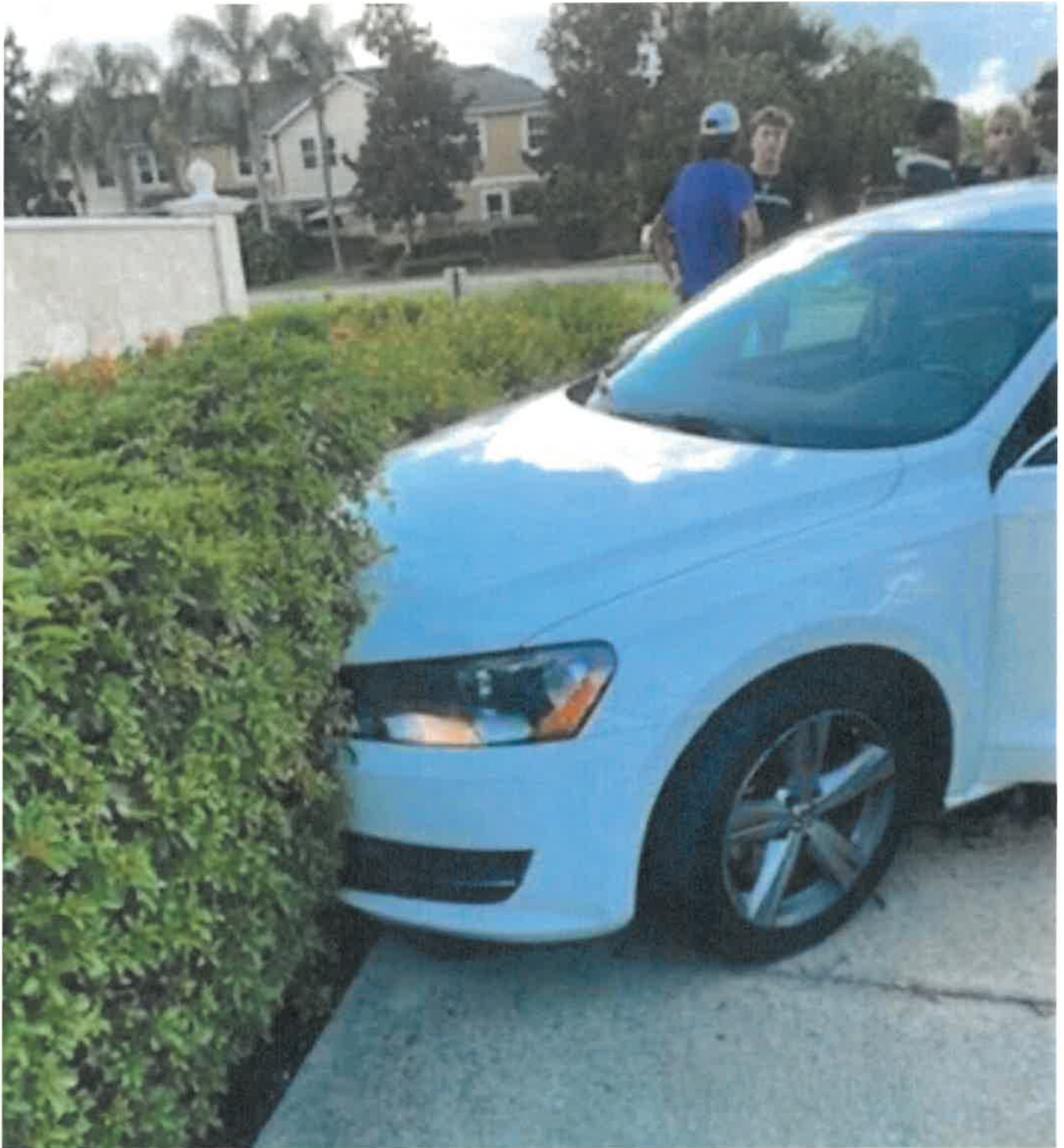






Jun 11 · 🌐

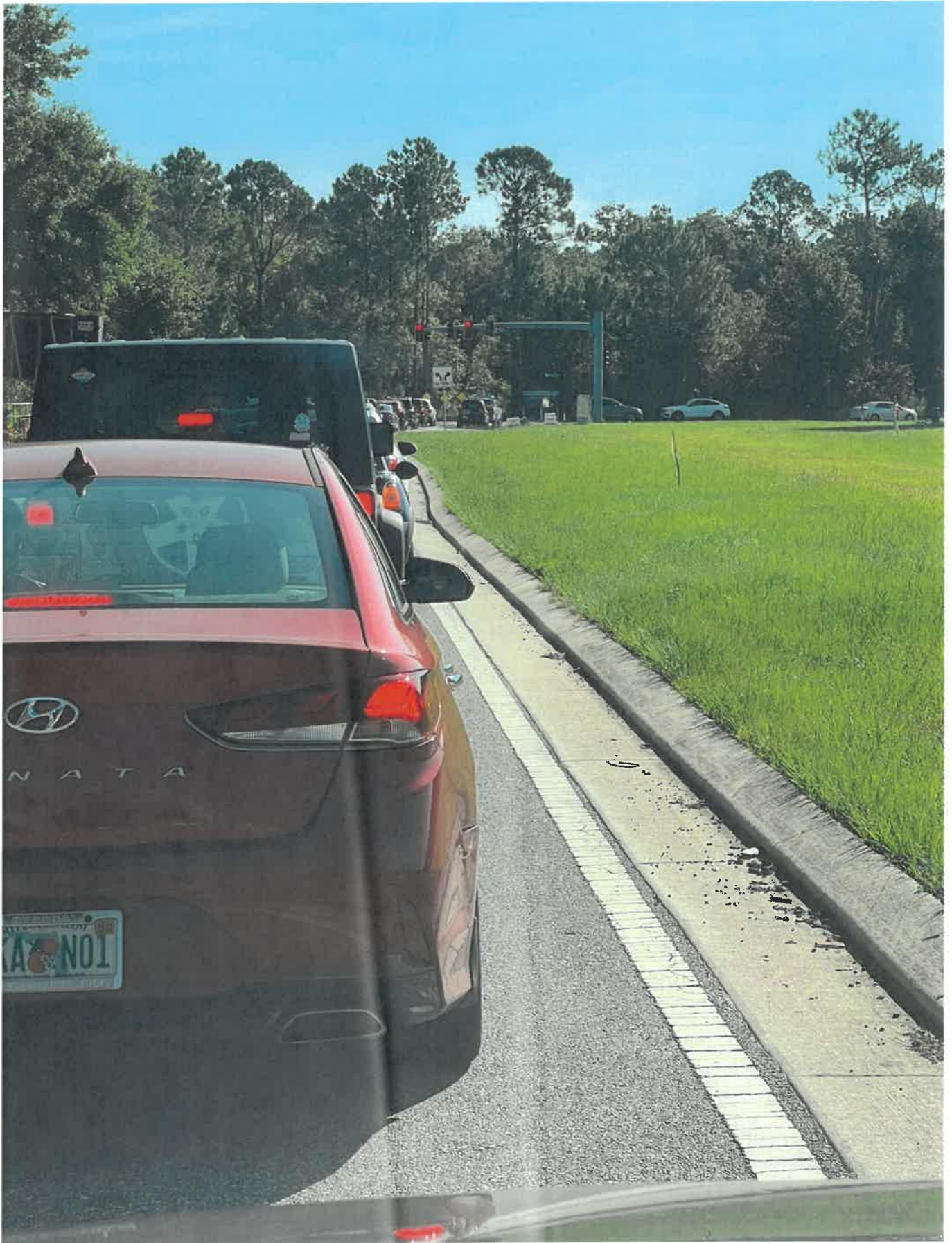
Car exceeding 45mph posted speed on Reams Rd crashes into shrubs, destroys palm tree and nearly takes out part of the front entrance column.











8:20



Sunday  
12:00 PM

Edit



OrangeObserver.com



NEWS



WEST ORANGE TIMES & OBSERVER

THURSDAY, SEP. 8, 2022 3 days ago

## Residents: Street racing on Reams will end in tragedy



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## Reams Road

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**From** Riddle, Lexi A. <Lexi.A.Riddle@disney.com>

**Date** Tue 10/4/2022 5:26 PM

**To** District1, Mail <District1@ocfl.net>

Hello,

I just wanted to reach out to see if there was anything that you could do to reduce the flooding that is regularly occurring on Reams Road. While this road has historically had some challenges, the recent construction in the area has seemingly exacerbated the issue. As you know the road has also been intermittently blocked for safety concerns, particularly following the hurricane. In addition to my personal observations of the flooding while utilizing the road on my way to work at Magic Kingdom for the Operations Leadership Team, Disney Cast that are members of my team have been complaining regularly about the roadway, attributing it as the reason they are late to work, and several individuals (including our local Disney Safety Champion) personally suffered damage to their cars from the excessive water that is causing cars to become stuck while concealing underlying pot holes and construction debris.

Thank you for your attention to this matter,

**Lexi Riddle** I She/Her/Hers [why is this important?](#)

Guest Experience Manager

Magic Kingdom, Fantasyland Attractions