

January 10, 2022

Subject: Support for Case # PSP-19-10-346 Lake Roberts Reserve

Dear Mayor and District County Commissioners,

We have lived on Walker Pond Rd for over 30 years. Several companies have come to the neighborhood over the years with plans to develop the acreage at the end of Walker Pond. During the past 5 years the neighbors have negotiated with the property owner/ developer, and he has offered to help us fix our flooding and drainage issues, lowered the number of proposed homes to 41 (originally 120 homes) and has offered to upgrade our one lane dirt (unmaintained) county road into a paved road. He has also agreed to put outlets for water and (possibly) sewer at the end of our driveways. As you know, septic cause a lot of damage to the environment, and I would love to get rid of mine.

This is the first time a developer has shown any interest in helping us fix our neighborhood issues. And he has negotiated on the number of homes. That was an important criteria for me.

My husband, Martin Rich and I, both support this development. We hope it will increase the value of our little home, but we also know that it will make it a lot easier to live on Walker Pond. We would like to see these changes come to fruition. Please support our neighborhood and vote YES.

Thank you,

Holly Hurst
Martin Rich

[12008 Walker Pond Rd](#)
[Winter Garden, Fl. 34787](#)
407-383-4418

January 10, 2022

Dear Mayor and District County Commissioners,

Hello, we are Lisa and Francois Dennaoui and live at 12007 Walker Pond Rd. just down the street from the proposed Lake Roberts Reserve Project with our three children, Sophia is 16, Sylvon is 14 and Armand is 12. We would like to voice our optimistic opinion of "YES" for the Lake Roberts Reserve project for several reasons. We have lived on Walker Pond Road for 16 years and while we love our neighborhood, the unpaved pothole-riddled narrow road, lack of sidewalks and a safe bus stop for our children, the well water quality is just terrible, no gas lines, and the terrible property flooding has continued to always be an enormous problem even with minimal rain. The road is a combination of a Substandard (30 feet) Unmaintained County Road Right-of-Way but is actually on average only (15 feet) wide connecting offset to several Public and Private Easements.

In the entire time we've lived on Walker Pond Rd., never once has Orange County done anything to help maintain our access. Secondly, the fact that Orange County provides us with Police, Fire, Emergency Medical, Garbage, Recycle and many other services become challenging with such narrow and unmaintained access. These large vehicles damage our road which is not maintained by Orange County. What improvements you see on Walker Pond Rd. today has been done over the years collectively and privately by the residents of Walker Pond Rd. Further, we pay the same taxes as our surrounding neighbors, but we don't have sidewalks for our children to walk or ride bikes safely to their bus stop. Nor do we have the benefit of county-maintained storm drains to alleviate the flooding we get from minimal rain. **WE JUST WANT THE COUNTY PROVIDED SERVICES THAT OUR NEIGHBORS HAVE AND THAT WE HAVE BEEN PAYING FOR ALL ALONG!**

The developer has agreed to bring the right of way up to Orange County Public Road standards, which is a huge offering that will be of benefit to all residents of Walker Pond Rd and Orange County. Further, having a sidewalk for our children to safely walk to the bus stop and neighbors' houses is something we are very much looking forward to. The developer has agreed to help solve a water drainage problem that already exists for several of the residents of Walker Pond Rd. with engineered retention ponds. They are adding in gas lines and city water, all things that add value and increase our standard of living.

Another point we would like to make is although the project is submitted for 41 homes, it is only a net gain of 37 new homes since 4 homes are already in existence on the subject property and will be torn down. We are certain there will be neighbors that will not like the idea of a new development coming in nearby, no matter the size. As well as, opposing neighbors who do not even live on Walker Pond Road who do not understand the hardship we continue to endure. However, we hope they will consider the relatively low impact this 41-lot subdivision would have versus the possibility of the land being annexed in the future to a bordering City and the potential of a much higher density later. As we see it, 37 new neighbors are a small price to pay for the benefits we all will receive.

Respectfully,



Lisa & Francois Dennaoui
12007 Walker Pond Rd.
Winter Garden, FL 34787



5833 West Concord Street
Orlando, FL 32808
O: 407.674.6900
www.dennaouiinc.com

January 10, 2022

Dear Mayor and District County Commissioners,

We are Lisa & Francois Dennaoui, owners of Dennaoui, Inc. an Orange County Construction Company. The business purchased the property of 12025 Walker Pond Rd. next door to our own as an investment property and is just down the street from the proposed Lake Roberts Reserve Project. We would like to voice our optimistic opinion of "YES" for the Lake Roberts Reserve project for several reasons. We have lived on Walker Pond Road for 16 years and while we love our neighborhood, the unpaved pothole-riddled narrow road, lack of sidewalks and a safe bus stop for our children, the well water quality is just terrible, no gas lines, and the terrible property flooding has continued to always be an enormous problem even with minimal rain. The road is a combination of a Substandard (30 feet) Unmaintained County Road Right-of-Way, but actually is only an average (15 feet) wide connecting offset to several Public and Private Easements.

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Respectfully submitted,

Lisa Dennaoui
President
Dennaoui, Inc.