



**Interoffice Memorandum**

**DATE:** June 24, 2020  
**TO:** Mayor Jerry L. Demings  
-AND-  
Board of County Commissioners  
**FROM:** Jon V. Weiss, P.E., Director  
Planning, Environmental and Development  
Services Department

**CONTACT PERSON:** **Eric Raasch, DRC Chairman**  
**Development Review Committee**  
**Planning Division**  
**(407) 836-5523**

Eric P. Raasch, Jr., AICP

Digitally signed by Eric P.  
Raasch, Jr., AICP  
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**SUBJECT:** July 7, 2020 – Public Hearing  
Applicant: Eitan Aharoni, Aharoni Family Trust  
Woodlands Village Preliminary Subdivision Plan  
Case # CDR-19-12-413 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 13, 2020, to approve a substantial change to the Woodlands Village Preliminary Subdivision Plan (PSP) to split Lot 10 into Lots 10 and 67, increasing the number of lots in the subdivision from 66 to 67.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

**ACTION REQUESTED:** **Make a finding of consistency with the Comprehensive Plan and approve the Woodlands Village PSP dated "Received May 26, 2020", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/EPR/lme  
Attachments

**CASE # CDR-19-12-413**

Commission District # 1

**1. REQUEST**

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 13, 2020, to approve a substantial change to the Woodlands Village Preliminary Subdivision Plan (PSP) to split Lot 10 into Lots 10 and 67, increasing the number of lots in the subdivision from 66 to 67.

**2. PROJECT ANALYSIS**

- A. Location: North of Conroy Windermere Road / East of South Hiawassee Road
- B. Parcel ID: 11-23-28-8260-00-100
- C. Total Acres: 39.39 gross acres (overall PSP) /  
0.68 gross acres (existing Lot 10)
- D. Water Supply: Orlando Utilities Commission
- E. Sewer System: Septic
- F. Schools: Windy Ridge K8 – Enrolled: 1,246 / Capacity: 1,229  
Chain of Lakes MS – Enrolled: 1,225 / Capacity: 996  
Olympia HS – Enrolled: 3,081 / Capacity: 3,262
- G. School Population: 28
- H. Parks: Shadow Bay Park - 0.2 Miles
- I. Proposed Use: 67 Single-Family Residential Dwelling Units (1 New Unit)
- J. Site Data: Maximum Building Height: 35 Feet  
Minimum Living Area: 1,200 Square Feet  
Building Setbacks:  
25' Front  
30' Rear  
7.5' Side  
10' Side Yard
- K. Fire Station: 33 - 1700 South Apopka Vineland Road
- L. Transportation: The Transportation Planning Division reviewed this request but did not identify any issues or concerns.

### 3. COMPREHENSIVE PLAN

The subject property has a Future Land Use Map designation of Low Density Residential (LDR) and a zoning of R-1AA (Single-Family Dwelling District). The zoning is consistent with the underlying FLUM designation.

### 4. ZONING

R-1AA (Single-Family Dwelling District)

### 5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Woodlands Village Preliminary Subdivision Plan dated "Received May 26, 2020," 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 BCC, or by action of the BCC. 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 May 26, 2020," 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 of County Commissioners ("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, 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

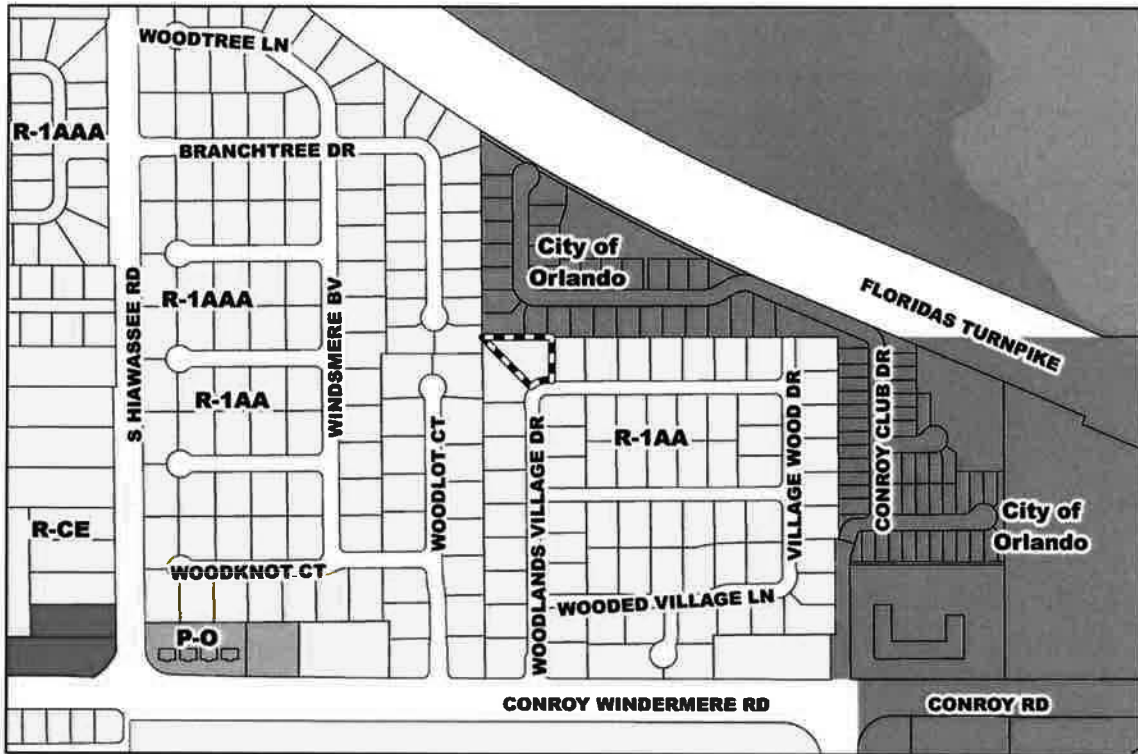
and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, 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 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. Prior to issuance of the initial certificate of occupancy, temporary or permanent, a sidewalk easement over the sidewalk within Lot 10 and new Lot 67 shall be dedicated to the County.
7. Lot 67 shall join the Municipal Service Benefit Unit (MSBU) for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project.
8. Lot 67 shall join the MSBU for the Roads and drainage system(s), including any retention pond(s), owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality.

9. Lot 67 shall be subject to the conditions of the Declarations of Covenants, Conditions and Restrictions as recorded in Official Records Book 3640 Page 1215 and any supplements and amendments hereto.
10. Approval of this plan constitutes a lot split.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 14, 1980, shall apply:
  - a. The use of septic tanks is subject to permitting by the Health Department.

**Zoning Map**

**CDR-19-12-413**



**Subject Parcel**



**Subject Property**

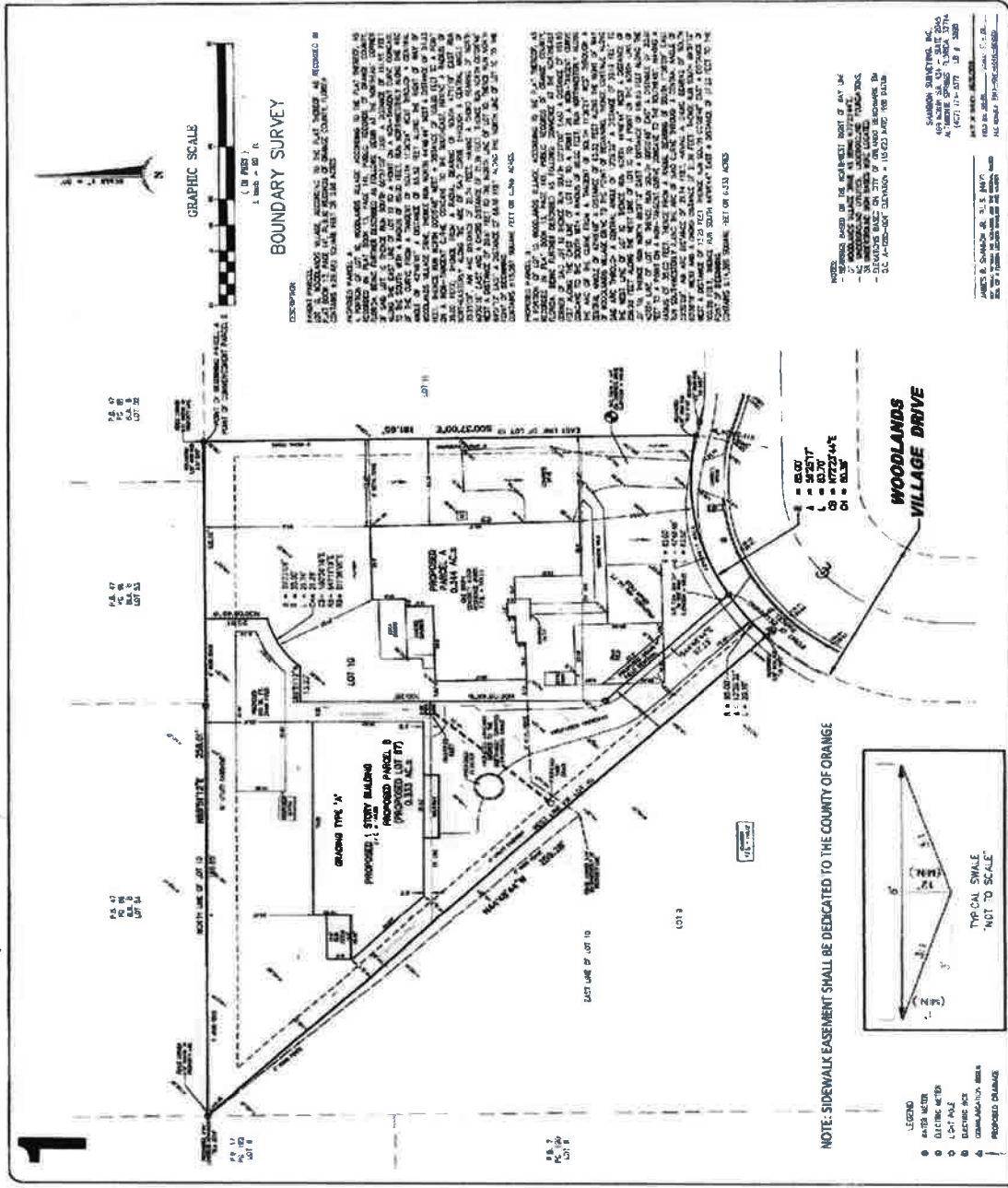
**Zoning Map**

**ZONING:** PD (Planned Development District)  
**APPLICANT:** Eitan Aharoni  
**LOCATION:** 4650 Woodlands Village Drive; Woodlands Village Subdivision  
**TRACT SIZE:** 0.68 gross acres  
**DISTRICT:** 1  
**S/T/R:** 11/23/28

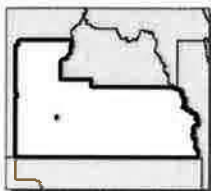


Site Plan Sheet

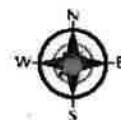
CDR-19-12-413



**Aerial**



**Woodlands Village PSP  
Case # CDR-19-12-413**



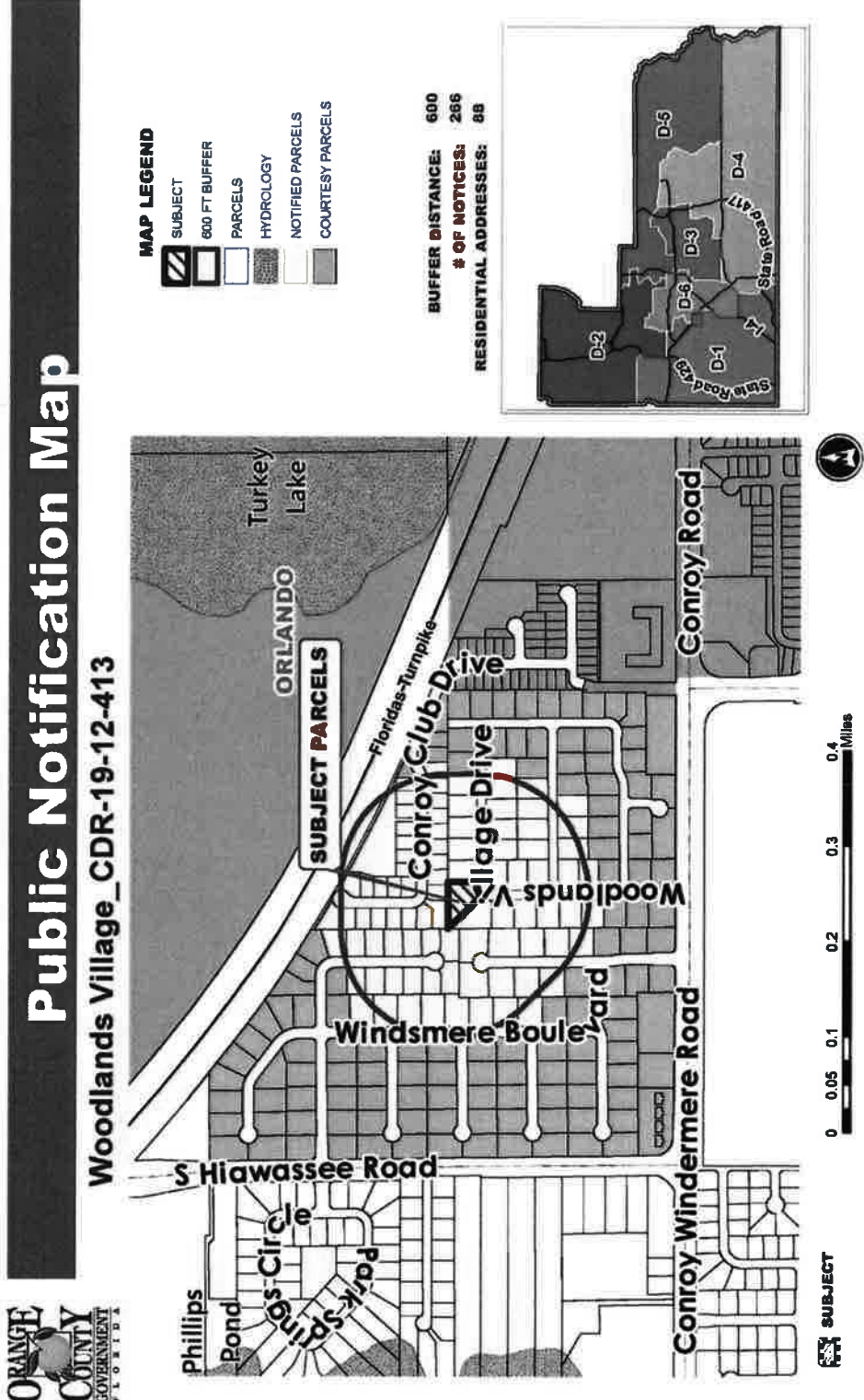
 Parcels	 Subject Property	 Jurisdiction	 Hydrology
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# Notification Map

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## Public Notification Map

Woodlands Village\_CDR-19-12-413

