

## Boyce, Lucas D

---

**From:** Kim Richard <kimrichard05@gmail.com>  
**Sent:** Monday, July 6, 2020 2:34 PM  
**To:** Public Comment; District1, Mail  
**Cc:** Matt Price  
**Subject:** Case #CDR-19-12-413 , Lot Split  
**Attachments:** WVHOA Homeowner Concerns.docx

Orange County Board of Commissioners,

Thank you for the opportunity to submit documents as a speaker for this important hearing on July 7, 2020 at 2pm regarding a lot split proposal for Eitan Aharoni (case #CDR-19-12-413). Our HOA board has spent the last few weeks fielding phone calls and emails from concerned homeowners in our neighborhood and Woodlands of Windermere and Conroy Club who border our community.

The approval process by the Development Review Committee (DRC) with Mr. Aharoni has been an education for us and I am surprised our HOA was not contacted or asked for any feedback regarding a request to add an additional lot to our community. I believe the DRC should review this and include HOAs in the future as part of its approval process.

Mr. Aharoni has served on our HOA board for the past two years and has not engaged in any conversation with us regarding his desire to split his lot. Our first realization of this proposal was when we received the Public Notice of this hearing. I see from reading the communication he submitted to the county that this was his intention from the time he purchased the home. Had Mr. Aharoni discussed this with the board and gotten feedback from the community prior to going to the county, maybe he would have looked at other options to achieve his goals for his family. Instead, the HOA is faced with high legal fees and concerned homeowners who oppose this action, all while dealing with a pandemic.

As submitted by the President of our HOA, Matt Price, 57 of the 66 homes or 86% in our neighborhood, have signed a petition to oppose this action. The petition has been submitted by Matt Price for your review.

I am submitting a list of 12 concerns that were presented to the HOA board from our homeowners and surrounding communities. I hope all those involved in the decision to approve or deny this request will have time to review this document.

I would like to encourage our commissioners to **OPPOSE** this proposal and represent what is best for our community.

Thank you,

Kim Richard  
Secretary  
Woodlands Village HOA  
Homeowner  
7131 Shady Wood Lane, Orlando FL 32835

# **Woodlands Village Lot Split**

## *Concerns Expressed to HOA from Homeowners and the Surrounding Communities*

1. At the last HOA Board meeting on June 22, Mr. Aharoni was very adamant that the new house would be set back and people "wouldn't even see it". All 66 homes are visible to the street and have great curb appeal. To now allow a home to have a greater set back than what the other homes are currently built at, would make this home stand out as not only different, but would hurt the value of all homes. The appearance of a house that can't be seen from the street is unappealing.
2. The plans submitted to the County do not conform to the CCRs in our HOA mandated community. The plans show a garage in the front, facing the street. The HOA rules state all houses should have the garage side facing, which makes his building non-compliant. Upon looking further, in order to meet that section of the HOA rules, I am not sure how he can meet this rule as well as the minimum size of 2,200 sq. ft.
3. Mr. Aharoni's current house is 2,231 square feet per the property appraiser. That is one of the smallest homes in the neighborhood already. It barely clears the 2,200 square foot condition. If you look at his plat and compare the "open area" to the existing house for print, it barely fits with front facing garage. Add in the side garage, it doesn't fit.
4. The safety of driving through a construction zone through a blind corner. The location of this plan's land split is in an awkward section of the subdivision. There is high possibility of pedestrians and vehicle accidents when/if construction would take place for approximately 8-10 months period. Adding a new driveway to three established driveways in that section that are evenly spaced would now cause a road hazard with this possible fourth driveway in a blind curve with vehicles blocking your view (increasing possible accidents).
5. Noise (construction machinery), air (dust and dirty build up) and environmental pollution. No research to compare on the feasibility impact – what impact this will have on the surrounding neighbors and long-term impact? No communication has been provided.
6. Short and long-term health concerns for the community have not been discussed regarding the attempt to build a custom home in the middle of an established neighborhood. What impact will this have on the people that live here and have to deal with construction during this period?
7. Woodlands Village is platted for 66 lots in this subdivision of which all 66 homes have existed for at least 34 years. The two smallest lots are .40 acres and the average lot size is .47 acres. Making 2 lots 30% smaller than the average and 17.5% smaller than the smallest lot would be detrimental to not only the original approved plans for our community but the continued value of each home within this community.
8. Septic in the back of the proposed new home and the run-off going between the two neighborhoods backyards and the potential for flooding - environmental impact (18 Foot drop in elevation). Out of the 66 homes in the community, ALL of the 66 homes have the septic tank and drain field in the front yard which then would drain into the street. If this plan is approved, the new drain field would drain into the back fence and into the neighboring lots backyard where children could play.
9. If Mr. Aharoni sells his existing house, it is one of the smallest and now is on a small lot. Not great for comparisons when future homeowners are selling.

10. If this is approved, it could lead to other lots being divided in this neighborhood and surrounding established neighborhoods, like Woodlands of Windermere and Conroy Club. For example, Lot 31 in Woodlands Village (.75 acre) is even larger than lot 10.
11. There are alternative ways for his daughter to be accommodated and to use the space available in lot 10 if Mr. Aharoni desires. He could add an addition to his house (as someone else has recently done just 6 lots down the street from him) to accommodate his daughter or she could purchase a home within the community (of which there are 2-3 for sale currently). I believe either one of these ideas would get Mr. Aharoni the outcome he desires.
12. Looking at the CCR's found on the comptroller website book 10765 page 5123, they state on page 10 (page 1 of CCR) under use of land that no building can be erected except for one detached single-family home on each lot.