August 20, 2019

Orange County
Planning and Zoning Commission

Re: Land Use Amendment #PSP-16-12-421

Marcel & Kathryn Montreuil 8548 Abbotsbury Dr. Windermere, FL 34786

In October 2015 I came before you to express our concerns over the redevelopment of the wetlands adjacent to our home. Almost four years later our concerns have not changed. The building up of the surrounding area would take away our wooded views, increase traffic, decrease our property value and likely increase the probability of flooding which would result in higher insurance premiums.

As presented previously, before we purchased our home, I contacted Orange County Public Works, Transportation Planning Division and was assured by the Chief Transportation Planner, Mr. Brian Sanders that we would be "pleased". His assurance was due to the area behind us was designated both wetlands and conservation. I have submitted a copy for your review.

In summary, we paid a premium price for our home to back up to nature and not to look at other buildings behind us. Had we not received the assurance of Orange County Planning and Zoning Commission that the area would not be built upon, we would not have purchased the home.

We are asking that you deny this amendment to protect our way of life and our wetland areas.

Respectfully,

Marcel & Kathryn Montreuil



October 15, 2015

Orange County
Planning and Zoning Commission
Re: Land Use Amendment #2015-2-A-1-4

Marcel & Kathryn Montreuil 8548 Abbotsbury Dr. Windermere, FL 34786

In 2009 we had achieved our goals and our dreams of retirement.

Our main requirement for home location was a green rear view with no neighbors. We wanted to live in a quiet rural-like community among nature. Before we purchased our home we wanted to confirm that this was indeed going to remain a green area. I called Orange County Public Works, Transportation Planning Division and spoke to Mr. Brian Sanders, Chief Transportation Planner. I was informed both verbally and written, that we would be "pleased" as the area behind us was designated both wetlands and conservation. Mr. Sanders also emailed a copy of the recorded plat and area plan for our subdivision and surrounding area. I have submitted a copy to the clerk for your review.

We paid a premium price for the natural view, so as soon as our trees are cut down our property values go down with them. We will no longer enjoy the sounds of nature due to the increased noise levels. We will no longer be able to view the star filled night sky due to increased lighting. We would lose all privacy having neighbors behind us. We would have a higher probability of flooding, increased insurance rates and the possibility of personal property loss.

If the information we received from Orange County did not confirm this land use designation as permanent greenbelt and wetland conservation we would NOT have purchased our home.

If this amendment is passed we expect Orange County to compensate us for our loss of property value, quality of life and higher insurance costs for increased risk of flooding.

We request that you vote in agreement with Commissioner Boyd and the County Commission to keep any and all development on this parcel limited and restricted to only the northeast portion immediately adjacent to Fiquette Road and the remainder of the land be placed in permanent conservation easement.

Respectfully,

SOCIAL MEDIA

District 1 Facebook

ENEWSLETTER

Sign up today!

PROTECTING OUR **NATURAL RESOURCES**

LATEST NEWS

Horizon West Town Hall Meeting 2015 Presentation

News releases, fact sheets and e-newsletter archive

West Orange Relief High School

INITIATIVES

Transportation Public safety

Economic development

Environmental

Parks

MILESTONES

Key achievements

OUR NEIGHBORHOODS

Community highlights

CALENDAR

District 1 Events

MAPS

District 1

Horizon West

District 1 Future Roadway Program

WATER QUALITY IN LAKES O'DELL, FLOY AND CANE

SMART IRRIGATION STUDY

COMMISSIONER BOYD

WORK EFFORTS

LAKE DOWN **NUTRIENT REMOVAL FACILITY**

District 1 **Environmental Initiatives**

Protecting our natural resources

Preserving the natural environment has always been a priority for Commissioner Boyd. Growing up among the citrus groves and vast green spaces in West Orange County, he has worked hard to protect our natural resources as District 1 continues to grow.

Commissioner Boyd has focused on water quality improvements in Lakes O'Dell, Floy and Cane with the help of Orange County's Environmental Protection Division (EPD). In addition, he secured supplemental funding for the Oakland Nature Preserve, which features 130 acres of wetlands and uplands that are being restored. The preserve is free to the public for nature walks, self-guided tours, bird watching and many formal and informal programs.

In 2005, Orange County Utilities began an extensive effort to develop plans for alternate water sources in Orange County due to the prediction that the primary source of drinking water in Florida (the Floridian Aquifer) would reach its sustainable level by 2013. Research at the University of Florida and in other areas of the U.S. has shown that Smart Irrigation Controllers have the potential to conserve water by efficiently scheduling irrigation.

Since more than 50 percent of the residential water use is for irrigation, Orange County Utilities became interested in Smart Irrigation Controllers as a potential practice to reduce landscape irrigation water use with residential customers. Commissioner Boyd is a strong proponent of this study.

Coming from an agricultural background, he realizes the great importance of water conservation and has been instrumental in gaining support for the project, which was approved by the Board of County Commissioners in August of 2009 and he continues to champion the effort.

Customer water use is being tracked for at least a three-year period and recommendations will be made to the Water Management Districts to support any potential rulemaking regarding the use of Smart Irrigation Devices.

As of February 2014, Utilities began to survey all 167 study participants to gain valuable insight about the products being tested and the study overall. The completed dataset is being analyzed and the final report for Phase I of the project will be completed by December 2014.

This project is collaboration between Orange County, the University of Florida, the Water Research Foundation and the South Florida and St. Johns River Water Management Districts, among others.

For more information, view the most current report on the Smart Irrigation Study.

Scheduled to begin in 2014, the Lake Down Sub-basin 9 is located on the east side of Lake Down, within the Cypress Creek and Butler Chain of Lakes drainage basins. The Butler Chain of Lakes study, conducted in 2007, identified the Lake Down Sub-basin 9 as a source of pollutarits (phosphorous) to the Butler Chain.

In June 2013, AMEC, Inc. was contracted by Orange County to identify the source of the elevated total phosphorus concentrations in the Lake Down Sub-basin 9 and to develop conceptual management recommendations to reduce the phosphorus concentrations and loadings discharging from Sub-basin 9 into Lake Down.

The final study report was submitted to Orange County in April 2014, and AMEC presented its findings at the May 19 Butler Chain of Lakes Advisory Board meeting.

GREEN PLACE PROGRAM
JOHN'S LAKE
CONSERVATION AREA

In 2007, Orange County purchased the Johns Lake Conservation Area through the Green PLACE (Park Land Acquisition for Conservation and Environmental Protection) Program. Johns Lake Conservation Area is located at 880 Avalon Road in Winter Garden. It is adjacent to Johns Lake and connected to Lake Tilden and Black Lake.

Future plans for the property include restoring the wet prairie system impacted by past land uses and opening the property for passive public recreational use. Green PLACE is in the beginning stages of planning the passive recreational uses for the parcel, which are scheduled to begin 2015. Recreation will include fishing, canoeing, kayaking and hiking while offering observation opportunities of the many different species of birds and wildlife.

View a detailed map of the John's Lake Conservation Area Map.

CONTACT US

Commissioner S. Scott Boyd 201 S. Rosalind Ave., 5th Floor Orlando, FL 32801

Email: district1@ocfl.net Phone: (407) 836-7350 Fax: (407) 836-5879

All e-mail sent to this address becomes part of Orange County public record. Comments received by our e-mail subsystem can be read by anyone who requests that privilege. In compliance with "Government in the Sunshine" laws, Orange County Government must make available, at request, any and all information not deemed a threat to the security of law enforcement agencies and personnel.

7/27/2015 9:51 AM

Print

Close

From: Kathryn Montreuil (kmontreuil@hotmail.com)

Sent: Sun 9/30/12 11:21 AM

To: Marcel Montreuil (marcel254@live.com)

2 attachments

Lakeside Village (4.30.2009).pdf (114.4 KB), Lakes of Windermere-Peachtree Plat.pdf (2.1

MB)

Subject: FW: Lakeside Village SAP Date: Thu, 30 Apr 2009 11:17:49 -0400

From: Brian.Sanders@ocfl.net To: kmontreuil@hotmail.com

Dear Catherine.

Please find attached a copy of the Lakeside Village Specific Area Plan which shows the proposed land uses and roadway network. It appears the area between the Lakes of Windermere-Peachtree and the subdivisions along Overland Road will be wetlands and conservation. I have also attached the recorded plat for your subdivision. Please read the Dedication and Plat Notes sections, they specify what can happen in the common and conservation tracts surrounding the neighborhood. I think you will be pleased.

Here are some additional links that demonstrate our future roadway network:

Click <u>HERE</u> for the currently adopted Transportation Element of Orange County's Comprehensive Plan. Overstreet Road shows up as a project but it has already been constructed.

Click <u>HERE</u> for the current status report for Orange County Roads and Infrastructure projects (updated monthly). Your new home is located in Commission District 1.

Click **HERE** for other transportation links.

Please let me know if you need additional roadway information or help on other Orange County Governmental aspects. I wish you and yours all the luck with your offer on your new home!

Very truly yours,

Brian Sanders

Chief Transportation Planner

Orange County Public Works

Transportation Planning Division

407-836-8022

From: Driggers, Brandy [mailto:Brandy.Driggers@ocfl.net]

Sent: Thursday, April 30, 2009 10:30 AM

To: Sanders, Brian **Cc:** Howard, Catherine

Subject: Lakeside Village SAP

Please find attached the Lakeside Village SAP with roadway networks.

Brandy Driggers, Senior Planner

Comprehensive Planning Section

Orange County Planning Division

201 S. Rosalind Ave., 2nd Floor

PO BOX 1393

Orlando, FL 32802-1393

Tel: 407-836-5615

Fax: 407-836-5862

brandy.driggers@ocfl.net

****Florida has a very broad public records law. As a result, any written communication created or received by Orange County officials and employees shall be made available to the public and media, upon request, unless such written communication falls within an exception or exemption to the Public Records Act.****

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

7/24/2015 10:08 PN



LAKES OF WINDERMERE-PEACHTREE

IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE.PLAT BOOK 30. PAGES 106-107

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST.

ORANGE COUNTY, FLORIDA

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY MAY OTHER CAPPING OR DISTAL FORM OF THE PLAT.

LEGAL DESCRIPTION

IN PART REPLATTING & PORTION OF LAKE REAMS ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 30, PAGES 106-107, PUBLIC RECORDS OF DRANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS!

BEGIN AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, THENCE NEST 18'70"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 DF SAID SECTION 35. A DISTANCE OF 2424.91 FEET TO A POINT ON THE HORTHERLY RIGHT-OF-WAY LINE OF REAMS ROAD, AS RECORDED IN PLAT BOOK 30, PAGES 106-107, PUBLIC RECORDS OF GRANCE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, MAYING A CENTRAL ANGLE OF 03"56"53" AND A RADIUS OF 1292.65 FEET; THENCE FROM A TANGENT BEARING OF NED-03'04"W. RUN NORTHWESTERLY ALONG THE ARC OF SAID CURYE AND SAID HORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF SW. OT PEET TO THE POINT OF TANGENCY; THENCE H63"59"51"W, A DISTANCE OF 1016.01 PEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NOS"47"44"E, A DISTANCE OF 1380.71 FEET: THENCE N14"00"27"E. A DISTANCE OF 1244.91 FEET; THENCE NOT" DS'24"E, A DISTANCE OF 44T.18 FEET; THENCE S82"84"18"E, A DISTANCE OF 80.16 FEET; THENCE N88"13"46"E, A DISTANCE OF 1195-87 FEET; THENCE S82*12'27"E, A DISTANCE OF TTB.O1 FEET; THENCE S85"22"19"E, A DISTANCE OF 869.74 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 38, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE RUN SOD-37'27"M, ALONO SAID EAST LINE, A DISTANCE OF 3681.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 268-192 ACRES, MORE OR LESS.

This is to certify that the undersignes, ASIDN NOOS CRI, MOD.

INITIO PARTAINSHIP, is the terful Owner of that lends cears lied.

In the cention hereon, tess Lots \$1, 12, 115, 117, 119, 120, 129, 130 and 131, and PALE MODE CORNACTOR; is the lentul Owner of Lots 11, 12, 119, 119, 120, 129, 130 and 131, harvester referred to 60 "Owner", and front they have sound the same to be surveyed, and this plot, node and in accordance with said survey, is hereby adocated as the true and correct state of the control of the c

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IN WITHERS WHEREOF, PLATE HOME COMPORATION has caused these presents to be aligned and arrested to or utinessed by the Authorized Representative named below on the 10.00 day of Septes.

DIKEAS OF PRINCES

STATE OF FLORIDA COUNTY OF DRANGE

" LARRY KAUFMAIN

THIS IS TO CERTIFY, that on SECTIMANS 18, 2.003 before a on officer duty authorized to take advanviadquarants in the State and County aforesaid, parsonally appeared:

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DP.OLESSE. Completion No.

CERTIFICATE OF REVIEW

BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177 Fforida Statutes. Dome 2 Mc Kar Date: . 4/44/03 ...

CERTIFICATE OF APPROVAL

BY ZONING DIRECTOR

0,3003

My Commission Expirest Affile 4, 2005

BOOK 55 PAGE 20

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Nathan Clark

STATE OF FLORIDA COUNTY OF BRANCE

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CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, dose hereby certify that sold plat is a correct representation of narray certify that said plat is a correct representation of the lands threain described and that said blat was experied under her direction and supervision; and that this plat complies with all of the survey resultrements as required by Chapter 117, Florido Statutes; and that said land is located in Crange Courty, Florido.

SANDRA V. BAILEY

Bowyer-Singiston & Associates, Inc. 820 South Mognolia Avenue Orlando, fiorisa 32801 Ceriffication of Authorization No. L61221

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

and allowed Book County Engineer

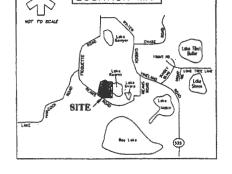
Dote: 9/29/03 CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

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I HARBY CERTIFY, That I have assuming the foregoing plot and that it complies in form with all the requirements of chapter 177. Florings Statutes, and was filled for record, as

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER



LOCATION MAP

BOWYER-SINGLETON & Associates, Incorporated

SHIME « PLANNIME » SUNVEYIME » SEVICENIMENTAL SOUTH MAGNICIA AVENUE » OFLANDO, ILORIDA 32801 407-843-8120 » FAX 407-849-8884 CERTPICATE OF AUTHORIZATION NO. LE 1321

KEY MAP

PLAT NOTES

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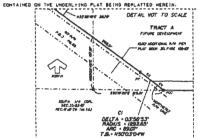
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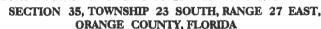
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ASSOCIATION. 16. BY APPROVAL OF THIS PLAT, ORANGE COUNTY, FLORIDA HEREBY RELINGUISHES ANT RIGHT, TITLE AND INTEREST IT HAS, AS WELL AS ANY RIGHTS OF THE PUBLIC, IN THE PUBLIC STREETS OR TRACTS



LAKES OF WINDERMERE-PEACHTREE

IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107



NOT PLATTED

SEC. 35-23-87





NOTICE THIS PLAT, AS RECORDED IN ITS UNAPHIC FORM, IS THE OFFICIAL DEPOTION OF THE BUBDHIODED LANDS DESCRIBED HEREIN AND WILL IN NO CINCLUSTANCES BE SUPPLANTED IN MITHORITY BY ANY OFHER GRAPHIC OR DIGITAL FORM OF THE PLAT.



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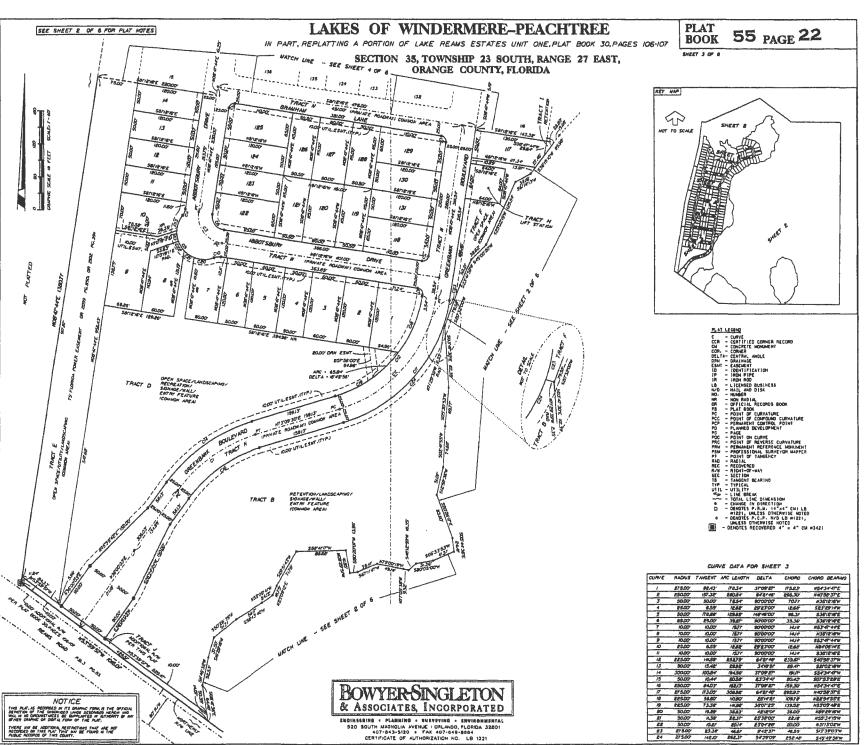
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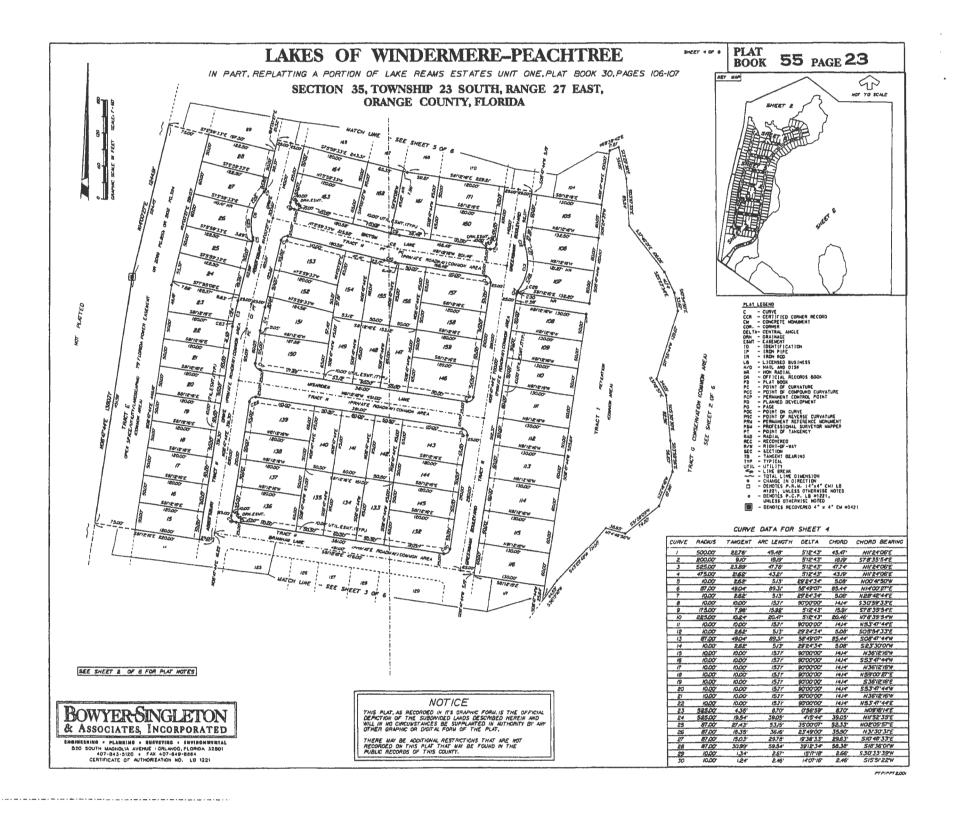
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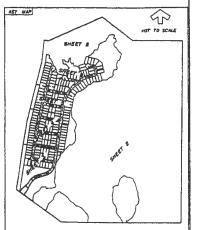




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PLAT BOOK 55 PAGE 24

SHEET 8 OF 6



SEE SHEET 2 OF 6 FOR PLAT NOTES

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23	10,00	282	5/3"	252474	8.08	MOCHESOW
24	87.00	48.04	89.31	88'49'07'	85.44	MITTOTET'E
25	10.007	842	5/3'	272434	8.08"	HERAE 44.E
26	87.00	23.65	46/8	30'24'41'	43.6€	32812 40W
U	87.00	8608.	43/3	28.54.55.	48.69	SOUTS SE
24	RESOU	2.45	4.91	rurar-	4.90	STE'STORE
29	£25.00°	778	18.56*	3.82.48.	15.56*	57913'23'E
30	873.00	\$9.03°	59.6E*	503'40	594/	587'84'58W
31	675.00°	38.0r	69.96	5.98,18,	23.93	SEERTSOW
32	878D0*	35.0°	69,95'	5'58'15'	49.95	SIGES OFW
33	675.00	8778	55.53	44848	8858	SIFO9 Q#W
34	725.00	2481	49.19	3,83,48.	49.18"	\$23'42'5/W
38	725.00	25.48*	80.94	40135	\$0.83	S19'45'27'W
36	785.00	45.20	80.38	3'88'54	50.37	\$154514W
37	7 26.00	27 61	55,18"	42540	85/7	\$1734'87'W
36	185.00	21.55	4875	183537	43.50	STIZFZTE
39	(79.00°	7.67*	14,92"	#53'1g	1432	\$74°26'08'E
40	(f3.00°	0.50	1.00	019:33	100	SBroz-ESFE
4/	150.00	8.67"	5.34'	ECE SE	5.34	SOCHOPE
48	150,00"	22.27	4417	W5054	43.85	STQ 44*2FE
43	78500	35.20	110.34"	#4373	110.20	N35'EB'40'E

