



## Interoffice Memorandum

DATE: April 15, 2021

TO: Mayor Jerry L. Demings  
-AND-  
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

SUBJECT: April 27, 2021 – Public Hearing  
Applicant: Stephen Allen, Civil Corp Engineering, Inc.  
Willamar Country Estates Preliminary Subdivision Plan  
Case # PSP-20-02-054 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of February 24, 2021, to approve the Willamar Country Estates Preliminary Subdivision Plan (PSP) to subdivide 10.62 acres in order to construct seven single-family residential dwelling units.

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 Willamar Country Estates PSP dated "Received March 4, 2021", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/EPR/lme  
Attachments

**CASE # PSP-20-02-054**

Commission District # 1

**1. REQUEST**

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of February 24, 2021, to approve the Willamar Country Estates Preliminary Subdivision Plan (PSP) to subdivide 10.62 acres in order to construct seven (7) single-family residential dwelling units.

**2. PROJECT ANALYSIS**

- A. Location: Southeast of Reams Road / West of Winter Garden Vineland Road
- B. Parcels: 32-23-28-0000-00-001, 32-23-28-0000-00-005,  
32-23-28-0000-00-006, 32-23-28-0000-00-003
- C. Total Acres: 10.62
- D. Water Supply: Well
- E. Sewer System: Septic
- F. Schools: Castleview ES - Enrolled: 716 / Capacity: 791  
Horizon West MS - Enrolled: 1,243 / Capacity: 1,194  
Windermere HS - Enrolled: 3,931 / Capacity: 2,753
- G. School Population: 3
- H. Parks: Tibet Butler Preserve – 0.1 Miles
- I. Proposed Use: 7 Single-Family Residential Dwelling Units
- J. Lot Dimension: Maximum Building Height: 35'  
Minimum Living Area: 1,500 Square Feet  
Minimum Lot Width: 130'  
Building Setbacks:  
35' Front  
10' Side  
50' Rear  
50'NHWE
- K. Fire Station: 35 – 7435 Winter Garden Vineland Road

- L. Transportation: Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in the decision to approve this preliminary subdivision plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

### **3. COMPREHENSIVE PLAN**

The subject property has an underlying Future Land Use Map (FLUM) designation of Rural Residential Enclave 1/1 and it is located within the Lake Mabel Rural Residential Enclave. The subject property is designated R-CE (Country Estate District) on the Zoning Map, which is consistent with the FLUM Designation.

### **4. ZONING**

R-CE (Country Estate District)

### **5. REQUESTED ACTION:**

Approval subject to the following conditions:

1. Development shall conform to the Willamar Country Estates Preliminary Subdivision Plan (PSP) dated "Received March 4, 2021," 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 March 4, 2021," 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, or any other development order, 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 any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all

plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.

7. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
8. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the prior use of this property, where applicable, as a citrus grove, landscape nursery, or any other prior use that had potential for soil or groundwater contamination.
10. The covenants, conditions, and restrictions (CC&Rs), or as appropriate, a recorded restrictive covenant on the property and a note on the plat shall include notification to the homebuyers and HOA/POA that neither potable wells nor irrigation wells using local groundwater will be allowed on site.
11. This site is located in close proximity to the Tibet Butler Preserve. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.
12. Lake Mabel is located within the Windermere Water and Navigation Control District that has an established Municipal Service Taxing Unit (MSTU) for the purpose of funding lake management services. To the extent this project is part of the taxing district, it shall be required to be a participant.
13. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a

maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.

14. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
15. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
16. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
17. No parking signs shall be installed along one side of subdivision streets / roadways within the development prior to issuance by county of a certificate of completion for the infrastructure.
18. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
19. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
20. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the

pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.

21. Prior to plat pre-sufficiency, the various properties shall be reconfigured and deeds recorded in the public records of Orange County so as to not create a divided interest in any lot or tract.
22. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
23. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.
24. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
25. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
26. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to

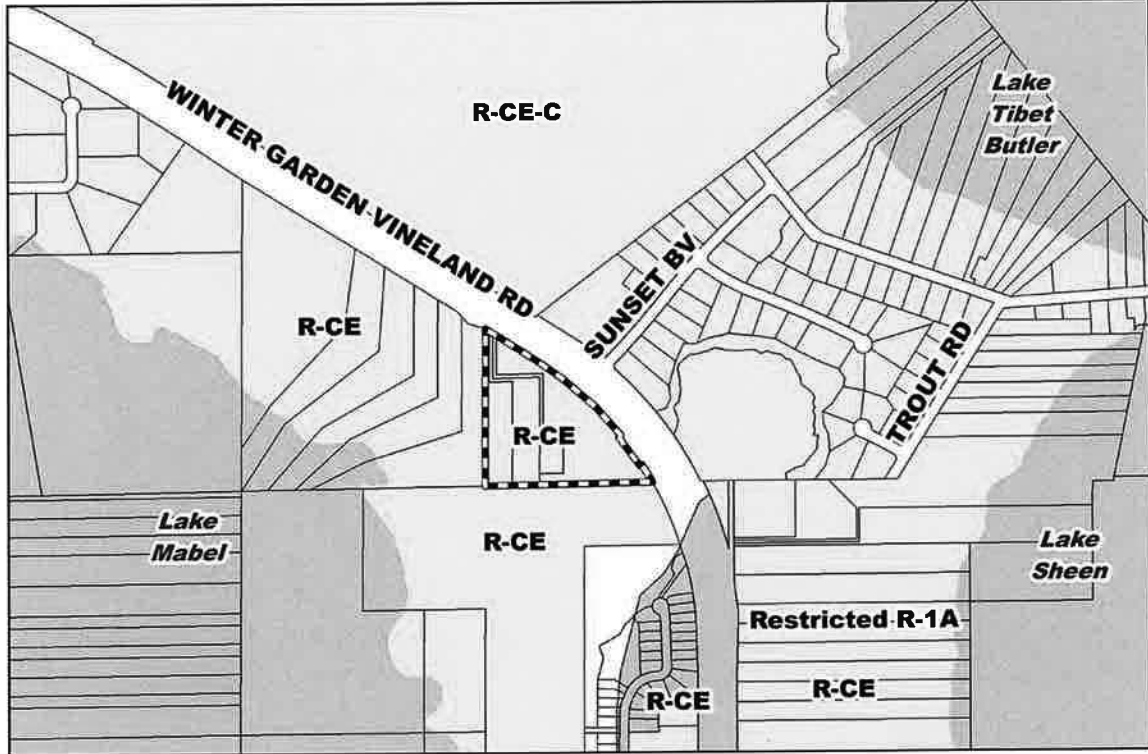
Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.

27. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.



## Zoning Map

PSP-20-02-054



Subject Property



Subject Property

### Zoning Map

**ZONING:** R-CE (Country Estate District)

**APPLICANT:** Stephen Allen, Civil Corp Engineering, Inc.

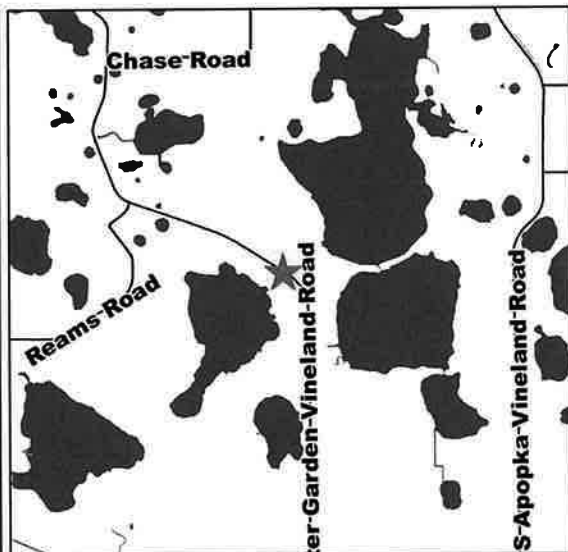
**LOCATION:** Southeast of Reams Road /  
West of Winter Garden Vineland Road

**TRACT SIZE:** 10.62 gross acres

**DISTRICT:** # 1

**S/T/R:** 32/23/28

1 inch = 800 feet



## Site Data & Notes Sheet

### WILLAMAR COUNTRY ESTATES CASE # PSP-20-02-054

#### SITE DATA

PROPERTY LOCATION:  
8910 WINTER GARDEN VINELAND RD,  
ORLANDO, FL 32836

PARCEL IDS:  
32-23-28-0000-00-001, 32-23-28-0000-00-003,  
32-23-28-0000-00-006, 32-23-28-0000-00-005

LAND OWNERS:  
WILLAMAR, LLC  
CONTACT: AUDREY ARNOLD  
9966 WINTER GARDEN VINELAND RD  
ORLANDO, FL 32836

TOTAL SITE & GROSS DEVELOPABLE AREA:  
GROSS DEVELOPABLE AREA- 8.53 ACRES(371,567 SF)  
WETLANDS BUFFER/CONSERVATION EASEMENT AREA- 0.485 ACRES (21,138 SF)  
WETLANDS- 1.603 ACRES (69,810SF)  
TOTAL SITE AREA- 10.618 ACRES(462,520 SF)

PROPERTY ZONING:  
R-CE (COUNTY ESTATE DISTRICT)

FUTURE LAND USE:  
RURAL RESIDENTIAL ENCLAVE 1/1, LAKE MABEL

SETBACK REQUIREMENTS

FRONT	35'
SIDE	10'
SIDE STREET	15'
REAR	50'
WETLAND	50'

EXISTING PROPERTY USE:  
SINGLE FAMILY HOMES

PROPOSED PROPERTY USE:  
SINGLE FAMILY SUBDIVISION (7 UNITS)

MAXIMUM BUILDING HEIGHT:  
ALLOWED = 35' (2 1/2 STORIES)

MINIMUM LIVING AREA: 1500 SF

MINIMUM LOT WIDTH: 130 LF

MINIMUM LOT AREA: 1 ACRE

DENSITY PROPOSED: 1 UNIT PER ACRE

OPEN SPACE REQUIRED: 40% PER INDIVIDUAL LOT

FLOOD ZONE  
THIS BUILDING/LOT LIES IN ZONES "X" AND "AE", BASED ON FLOOD  
INSURANCE MAP 12095C0395F COMMUNITY NO. 120179, ORANGE COUNTY  
FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.

PHASING  
THE SITE WILL BE DEVELOPED IN ONE PHASE.

UTILITY PROVIDERS:  
SANITARY - SEPTIC SYSTEM  
POTABLE WATER WILL BE MADE AVAILABLE FOR THE SITE AND WILL BE  
PROVIDED BY ORANGE COUNTY UTILITIES.  
RECLAIMED WATER WILL PROVIDED BY ORANGE COUNTY UTILITIES.  
POWER - DUKE ENERGY

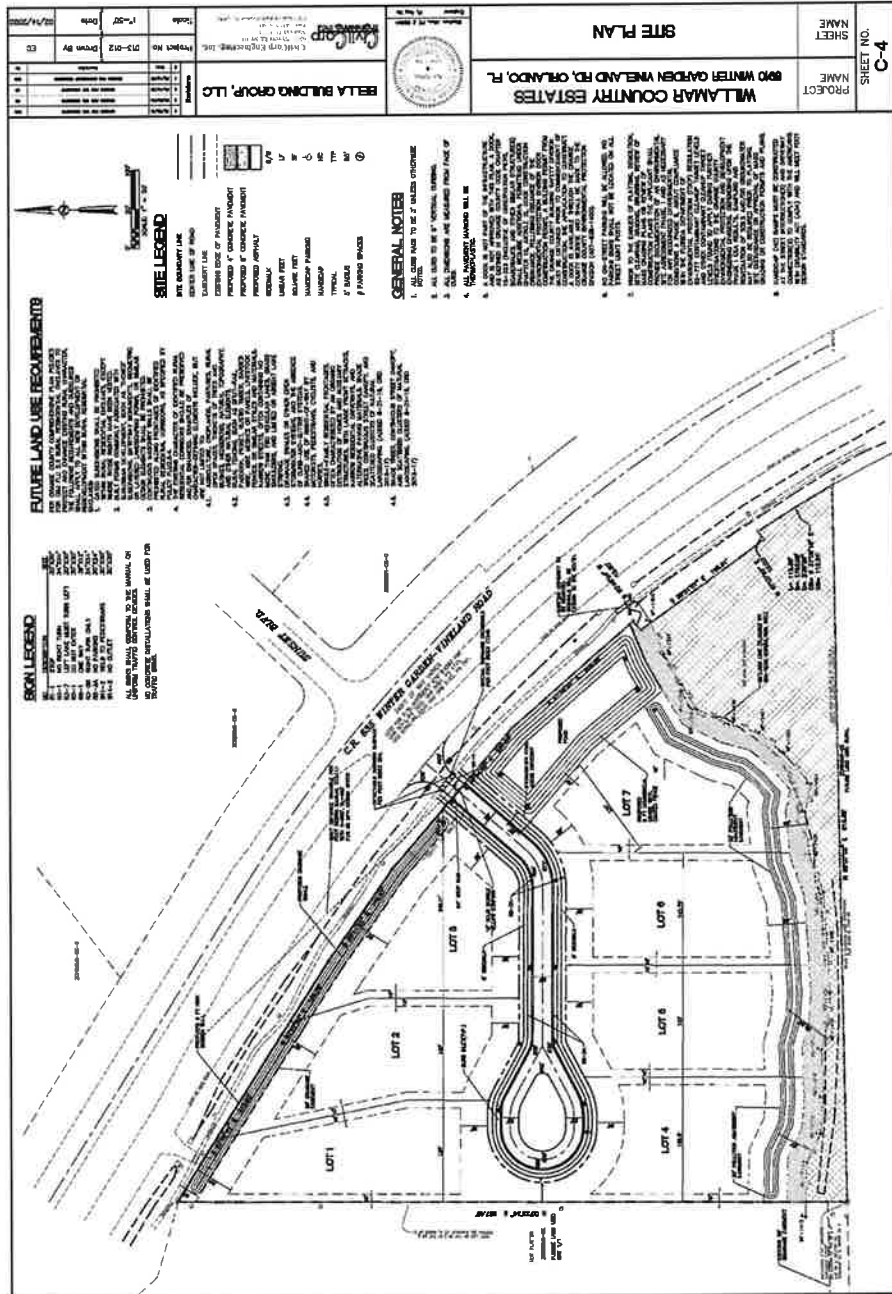
TRAFFIC STATEMENT:  
BASED UPON THE DATA FROM THE ITE, 10TH ADDITION

SINGLE FAMILY DETACHED HOUSING (ITE CODE 210)  
DAILY: 7 DWELLING UNITS @  $0.92Ln(X) + 2.71 = 76$  ADT  
PM PEAK: 7 DWELLING UNITS @  $Ln(T) = 0.96Ln(X) + 0.20 = 8$  TRIPS  
WHERE T=TRIPS & X=DWELLING UNITS

SCHOOL AGE CHILDREN:  
ELEMENTARY SCHOOL:  $0.162 * 7$  UNITS= 1 STUDENT  
MIDDLE SCHOOL:  $0.076 * 7$  UNITS= 1 STUDENT  
HIGH SCHOOL:  $0.092 * 7$  UNITS= 1 STUDENT

CONSERVATION AREA DETERMINATION  
WETLAND DELINEATION IS PER CAD-20-06-110

# Site Plan Sheet

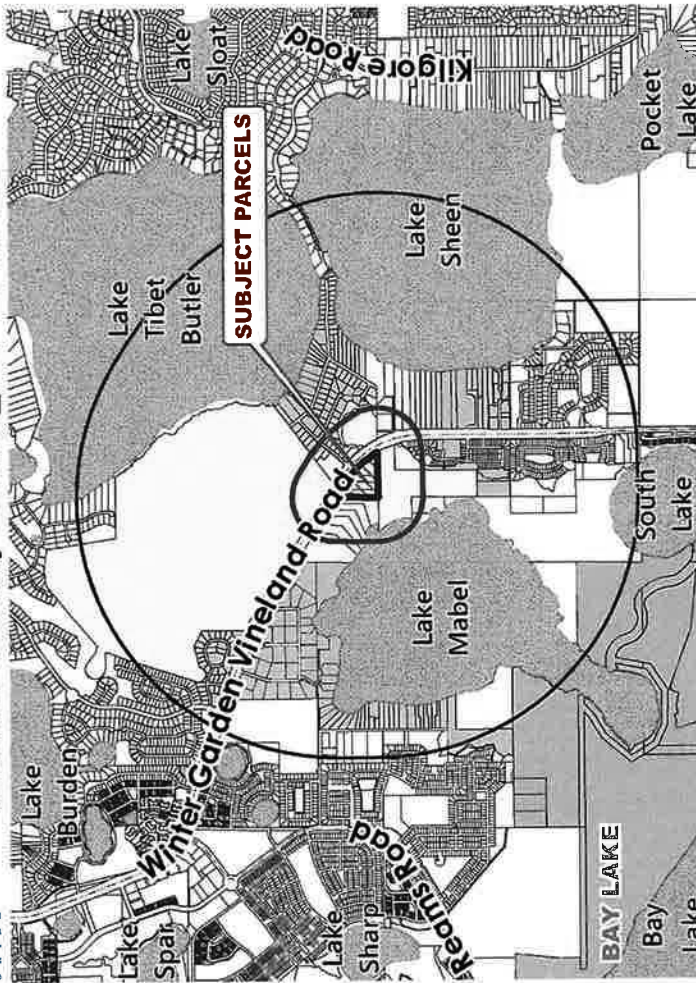


# Notification Map

\\ocnas\mdept\Business\Systems\Board Administrations\SUBSTANTIAL CHANGE\2020\RC\Willamar Country Estates\_PSP-20-02-054\PS

## Public Notification Map

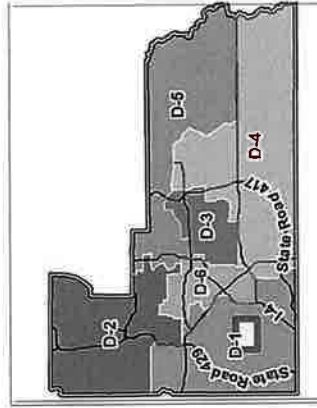
Willamar Country Estates\_PSP-20-02-054



**MAP LEGEND**

	SUBJECT
	900 FT BUFFER
	1 MILE BUFFER
	HYDROLOGY
	PARCELS
	NOTIFIED PARCELS
	COURTESY PARCELS

**BUFFER DISTANCE:** 900  
**# OF NOTICES:** 337  
**RESIDENTIAL ADDRESSES:** 323



**SUBJECT**