



Waterford Lakes Community Association, Inc.

453 Mark Twain Blvd.
Orlando, Florida 32828
(407) 380-3803 phone
(407) 207-4888 fax
wlca@bellsouth.net

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Attention Waterford Lakes Residents:

There is an upcoming proposal to the Board of County Commissioners which will have an impact on our community.

The parcel known as N-19B, at the very end of Lake Underhill Road, is currently designated on the Orange County Comprehensive Future Plan Land Use Map for medium density residential, and currently approved on the Waterford Lakes Planned Development (PD) Master Plan for an elementary school use.

The Orange County School Board currently owns this property, but the original developer of Waterford Lakes, Russell Jacobson of Waterford Property Holdings, Inc., has first right of refusal on this property, if the School Board chooses to sell the property. Park Square Homes has subsequently entered into an agreement of purchase contract for the respective property, for the purpose of developing the land into a 75 single-family lot subdivision. This requires changing the land use back to the original density as approved in the Master Plan for the DRI, which would require a Land Use and Zoning Plan change.

The current plan by Park Square Homes is to build 75 single-family homes to be placed on 50-foot wide lots, with 5 foot set-backs to the left and right, the same size as the Jade Forest (N-19A) lots. There are approximately 15 acres suitable for building, so the density will be 5 units per acre. Medium Density Residential Future Land Use allows for 5 to 20 living units per acre.

If this amendment to the zoning and land use plan is approved by the Orange County Board of County Commissioners, Park Square Homes will be permitted to build 75 homes with no further questions. It should also be noted that the Orange County Comprehensive Future Land Use Plan would permit to build more units based on the approved density, than the 75 lots proposed. A change of this nature would also require a Land Use change to the Master Plan, and require a public hearing before the Board of County Commissioners (BCC).

This parcel is part of the original Waterford Lakes Development of Regional Impact (DRI), which originally had proposed this parcel to be part of N-19A with the same type of lot sizes. The DRI currently has 90 units available for the use in the development of N-19B. This would be the maximum number of units that the DRI would have to use for any development within the property.

If you would like to make your opinion heard, you should contact each of the Orange County Board of County Commissioners. The e-mails are very simple:

- Theresa Jacobs district1 @ ocfl.net
- Richard Brummer district2 @ ocfl.net
- Mildred Fernandez district3 @ ocfl.net
- Linda Stewart district4 @ ocfl.net
- Bill Segal district5 @ ocfl.net
- Tiffany Moore district6 @ ocfl.net
- Richard Crotty mayor @ ocfl.net

These seven people will vote on this issue in the near future. It is suggested that you let all 6 of the County Commissioners and the Mayor know how you feel, because each of them will cast a vote on this important issue within our community.

Thank you,

WLCA Board of Directors