



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, April 9, 2019

2:00 PM

County Commission Chambers

19-412

Preliminary Subdivision Plan

Kathy Hattaway, Poulos & Bennett, LLC, Estates of Lake Hancock Planned Development / Estates of Lake Hancock Preliminary Subdivision Plan, Case # PSP-18-09-310; District 1

Consideration: Estates of Lake Hancock Planned Development / Estates of Lake Hancock Preliminary Subdivision Plan, Case # PSP-18-09-310, submitted in accordance with Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89; This Preliminary Subdivision Plan (PSP) is a request to subdivide 20.65 acres in order to construct 4 single-family detached residential dwelling units. This project is proposed to be a gated community under Orange County Code Sections 34-280, 34-290, and 34-291. The request also includes the following waivers from Orange County Code:

- 1) A waiver for Lot 76 only from Section 38-79(114)(h), to allow an accessory structure to have a maximum building height of thirty-five (35) feet / two (2) stories, in lieu of a maximum height of fifteen (15) feet / one (1) story.
- 2) A waiver for Lot 76 only from Section 38-1384(e), to allow a maximum height of six (6) feet for a fence or wall in the front yard setback, in lieu of the maximum height of three (3) feet, six (6) inches.
- 3) A waiver for Lot 76 only from Section 38-1384(j), to allow a maximum living area of one thousand five hundred (1,500) square feet for the accessory unit over the stable, in lieu of a maximum living area of seven hundred fifty (750) square feet.
- 4) A waiver from Section 38-1384(d), to allow for none of the homes to have front porches in lieu of the requirement for front porches on at least fifty (50) percent of all detached single-family lots of less than seventy five (75) feet in width.
- 5) A waiver from Section 38-1384(f)(2)c, to allow for the first floor elevations to be twelve (12) to fourteen (14) inches above sidewalk along grading in lieu of the requirement for first floor elevations to be at least eighteen (18) inches above the finished grade of the sidewalk.
- 6) A waiver from Section 34-171(7), to allow for a sidewalk to be on one side of the right-of-way, in lieu of both sides.

Location: District 1; property generally located North of Porter Road / East of Summerlake Pointe Boulevard; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner VanderLey, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and approve the request subject to the conditions of approval listed under the Development Review Committee recommendation in the

Staff Report. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



**THE FOREGOING DECISION HAS BEEN FILED WITH ME
THIS 23RD DAY OF APRIL 2019.**

Katie Smith

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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