



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, November 10, 2020

2:00 PM

County Commission Chambers

20-1474 Preliminary Subdivision Plan

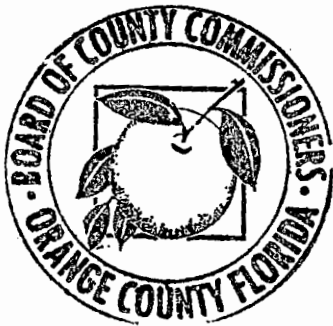
Eric Warren, Poulos & Bennett, LLC, Withers Planned Development - Parcels 11, 13 & 17 Preliminary Subdivision Plan, Case # PSP-20-02-056; District 1

Consideration: Withers Planned Development / Parcels 11, 13 & 17 Preliminary Subdivision Plan; Case # PSP-20-02-056, submitted in accordance with Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89; This request is to subdivide 155.92 acres in order to construct 368 single-family residential dwelling units. This request also includes the following waivers from Orange County Code: a. A waiver from Orange County Code Section 34-152(c) to allow lots 1 through 22, 45 through 49, 142 through 146, and 273 through 296 as depicted on the preliminary subdivision plan dated received "September 11, 2020", to front a meadow, park, open space, etc., in lieu of the 20-foot access to a dedicated public paved street. Legal access to these lots will be through an ingress/egress easement and/or alley tract. b. A waiver request from Sec 38-1384. (b)(4) a. to provide a public pedestrian and open space tract in lieu of a street to provide a block break for blocks 2, 3, 5, & 6. c. A waiver from Orange County Code Section 38-1387.1(a) (10) to allow a fourteen (14) foot building separation between townhomes in lieu of twenty (20) feet.

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

A motion was made by Commissioner VanderLey, seconded by Commissioner Gomez Cordero, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the thirty five (35) conditions of approval listed under the Development Review Committee recommendation in the Staff Report; further, accept the findings and recommendation of the Environmental Protection Division staff; and further, approve the Conservation Area Impact Permit # CAI-20-03-026 subject to the thirty-three (33) conditions of approval listed 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 19TH DAY OF
NOVEMBER 2020.**



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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