



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

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Tuesday, March 10, 2020

2:00 PM

County Commission Chambers

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20-221

Rezoning

Kathy Hattaway, Poulos & Bennett, LLC, Horizon West - Village I - Parcel 1  
Planned Development, Case # LUP-19-02-052; District 1

**Consideration:** A request to rezone 37.04 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 300 multi-family residential dwelling units; pursuant to Orange County Code, Chapter 30.

**Location:** District 1; property generally located west of County Road 545, north of Flemings Road, and south of Water Spring Boulevard; Orange County, Florida (legal property description on file in Planning Division)

Modify Condition of Approval #8:

8. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.

New Condition of Approval #20:

20. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter in accordance with Section 12.1 of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time, 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, 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.

A motion was made by Commissioner VanderLey, seconded by Commissioner Siplin, to accept the findings and recommendation of the Environmental Protection Division staff to approve the request for Conservation Area Impact Permit No. CAI-16-08-034 for Spring Grove Properties, LLC; further, make a finding of consistency with the Comprehensive Plan; further, approve the rezoning request from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 300 multi-family residential dwelling units, subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report, as amended; further, modify Condition of Approval #8; further, approve new Condition of Approval #20; and further, approve the Adequate Public Facilities Agreement for Horizon West - Village I - Parcel 1 PD by and between Spring Grove Properties, LLC and Orange County. 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 17TH DAY OF MARCH  
2020.

*Jessica Vaughn*  
for 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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