



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, July 11, 2023

2:00 PM

County Commission Chambers

4. 23-868 Case # PSP-23-02-067

Bob Paymayesh, PE, Group, LLC, Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan; District 2

Consideration: Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan, Case # PSP-23-02-067, 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 16.57 acres in order to construct 26 single-family residential dwelling units.

Location: District 2; property generally located North of US 441 / East of Washington Street; Orange County, Florida (legal property description on file in Planning Division)

Revised Condition of Approval #16:

16. 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 Golden Gem and Mid-Florida Materials solid waste disposal facilities are located ~0.6 miles east/northeast of this property. A mushroom growing facility is located ~1.1 mile to the north, and a septic waste processing facility is ~1 mile to the west. The proposed subdivision could be adversely impacted by odors from activities at these facilities.

New Condition of Approval #25:

25. The Wekiva open space area shall remain with development rights dedicated to Orange County and to be maintained by the HOA and that the developer shall install signage at a minimum distance of every one-hundred (100) feet along the southern side of the development adjacent to the open space area. The signage shall indicate that the open space area shall not be disturbed and shall be left in an undisturbed state.

A motion was made by Commissioner Moore, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the twenty-four (24) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated June 15, 2023; further, approve revised Condition of Approval #16; and further, approve new Condition of Approval #25. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Scott

THE FOREGOING DECISION HAS BEEN
FILED WITH ME THIS 24TH DAY OF JULY
2023.



Craig A. Stopysa

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.
cas