

Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, February 25, 2020

2:00 PM

County Commission Chambers

19-1669

Substantial Change

Danielle Van De Loo, Dewberry Engineers, Inc., Silver Pines Planned Development / Silver Pines Preliminary Subdivision Plan, Case # CDR-18-08-260, amend plan; District 6 (Continued from December 17, 2019)

Consideration: This request is to change ten (10) lots that are seventy-five (75) feet wide to fifteen (15) lots that are fifty (50) feet wide, to remove the requirement for a community center and a tot lot in Phase III, and to remove the existing basketball court within Tract 5 of Phase III and convert it to passive open space; pursuant to Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89.

Location: District 6; property generally located South of Silver Star Road / West of North Pine Hills Road; Orange County, Florida (legal property description on file in Planning Division)

New Condition of Approval #7 to read as follows:

The construction of a clubhouse, and tot lot shall be completed prior to issuance of the 60th (sixtieth) building permit in Silver Pines Pointe Phase III, provided all of the following occur no later than September 1, 2020:

a. The members of each of the Phase I HOA, the Phase 2 HOA, and the Phase III HOA in accordance with their respective declarations of covenants, conditions, and restrictions shall have voted in favor of merging the three HOAs into a single HOA and the merger shall have become effective.

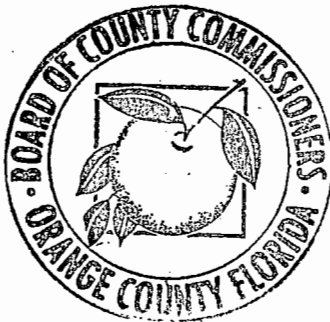
b. The members of each of Silver Pines Pointe Owners Association, Inc. ("Phase I HOA"), Silver Pines Pointe Phase 2 Homeowners Association, Inc. ("Phase 2 HOA"), and Silver Pines Pointe Phase III Homeowners Association, Inc. ("Phase III HOA"), in accordance with their respective declarations of covenants, conditions and restrictions, shall have voted in favor of construction of a clubhouse and tot lot and in favor of assessments necessary to maintain the basketball court, clubhouse and tot lot.

If requirements in a. and b. occur on or before September 1, 2020, the basketball court shall remain in place. If the requirements in a. and b. have not occurred on or before September 1, 2020, the requirement to construct a clubhouse and tot lot are void and of no further force or effect, the basketball court will be removed and replace with open green space by the developer as shown on the preliminary subdivision plan dated received September 26, 2019.

Previous Condition of Approval # 7 was renumbered to Condition of Approval # 8.

A motion was made by Commissioner Siplin, seconded by Commissioner Bonilla, to make a finding of consistency with the Comprehensive Plan; and approve the substantial change request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report; and further, approve new Condition of Approval # 7 and renumber previous Condition of Approval # 7 to Condition of Approval # 8. 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 6TH DAY OF MARCH 2020.

for Jessica Vaughn
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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