



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, January 8, 2019

2:00 PM

County Commission Chambers

19-006

Land Use Plan Amendment

Kathy Hattaway, Poulos & Bennett, LLC, Spring Grove - Jaffers Planned Development / Land Use Plan (PD/LUP) Land Use Plan Amendment- Case # LUPA-17-10-302; District 1

Consideration: A Land Use Plan Amendment (LUPA) to incorporate 4.99 acres of A-1 (Citrus Rural District) property into the existing Spring Grove - Jaffers PD; increase the net developable area of the PD by 7.11 acres; and add an additional 44 single family residential dwelling units to the overall PD entitlements. This request also includes the following waivers from Orange County Code: 1. A waiver from Orange County Code Section 34-152(c) to allow lots to front a mews, park, open space, etc. in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street; 2. A waiver from Orange County Code Section 38-1382(h)(4) to allow alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement; 3. A waiver from Orange County Code Section 38-1384(g)(1) to allow garage access to be setback from an alley tract in lieu of an easement; 4. A waiver from Orange County Code Section 38-1384(g)(2) to allow the reference to pertain to an alley tract in lieu of an easement; and 5. A waiver from Orange County Code Section 38-1384(i)(2) is requested to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

Location: District 1; property located at 17600 and 17776 Flemings Road; or generally located south of Flemings Road, west of Avalon Road, and east of the Lake County Line; Orange County, Florida (legal property description on file in Planning Division)

County staff announced New Condition of Approval #13:

13. Unless covered by Capacity Encumbrance Letter #16-07-049, Preliminary Subdivision Plans within this PD shall not be considered by the Board of County Commissioners until a Road Network Agreement, consistent with the Horizon West Village I Term Sheet, is approved by the Board of County Commissioners.

New Condition of Approval #13 will renumber existing Condition of Approval #13 to Condition of Approval #14.

County staff amended the accompanying Adequate Public Facilities Agreement to update a WHEREAS Clause on page one of the agreement as follows:

B. WHEREAS, on or about January 7, 2019, M/I Homes acquired a portion of the PD Property as more particularly described in that certain Special Warranty Deed recorded on January 7, 2019, as Document # 20190013381, in the Public Records of Orange County, Florida.

A motion was made by Commissioner VanderLey, seconded by Commissioner Moore, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report; further, approve new condition of approval #13; further, approve and execute the First Amendment to Adequate Public Facilities Agreement for Horizon West - Village I - West Neighborhood Spring Grove - Jaffers PD by and between Spring Grove, LLC, M/I Homes of Orlando, LLC, and Orange County; and further, approve the modification to page one of the agreement. 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 18TH DAY OF JANUARY 2019.

Katell 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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