



# 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, April 7, 2020

2:00 PM

County Commission Chambers

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20-419

Preliminary Subdivision Plan

Eric Warren, Poulos & Bennett, LLC, Withers Planned Development / Village I Parcels 3, 4, 5, 6 & 8 Preliminary Subdivision Plan, Case # PSP-19-04-131; District 1

**Consideration:** This request is to subdivide 160.17 acres in order to construct 446 single-family attached and detached residential dwelling units and associated parks and open space. This request also includes the following waivers from Orange County Code:

- a. A waiver from Section 34-152(c), to allow lots to front a mew, 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.
- b. A waiver from 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.
- c. A waiver from Section 38-1384(g)(1), to allow garage access to be setback from an alley tract in lieu of an easement.
- d. A waiver from Section 38-1384(g)(2), to allow the reference to pertain to an alley tract in lieu of an easement.
- e. A waiver from Section 38-1384(i)(2), to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.
- f. A waiver from Section 38-1384(b)(4)a, to provide a public pedestrian and open space tract in lieu of a street to provide a block break; pursuant to Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89.

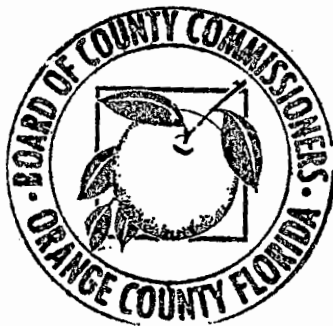
**Location:** District 1, property generally located north of Hartzog Road and east of Avalon Road; Orange County Florida (legal description on file in the Planning Division).

Modify Condition of Approval #16:

16. 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.

A motion was made by Commissioner VanderLey, seconded by Commissioner Uribe, 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; and further, modify Condition of Approval #16, as presented. 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 15TH DAY OF APRIL  
2020.

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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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