



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, August 8, 2023

2:00 PM

County Commission Chambers

23-820 Adoption of Future Land Use Map Amendment 2023-1-A-4-2, Ordinance, and Concurrent PD Substantial Change Request CDR-23-01-023, Jim Hall, Hall Development Services, Inc., and Eric Raasch, Inspire Placemaking Collective, Inc., for SBEGC, LLC

a. Amendment 2023-1-A-4-2

Consideration: Parks and Recreation/Open Space (PR/OS) to Low Density Residential (LDR)

Location: District 4; Property located at 2900 Northampton Ave.; generally located north of S. Alafaya Trl., east of Northampton Ave., south of Cheval St., and west of Broadhaven Blvd.; Parcel ID#: 01-23-31-0000-00-001 (portion of); 40.13 gross ac.

Court Reporter: Jean Rohrer, Lexitas

And

b. Ordinance for Proposed Amendment

Consideration: An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting amendments pursuant to Section 163.3184(3), Florida Statutes, for the 2023 calendar year (First Cycle); and providing effective dates.

And

c. CDR-23-01-023

Consideration: Substantial Change Request to the Stoneybrook PD to convert a portion of the PD currently operating as a golf course (40.13 gross acres), to residential in order to construct 125 single-family residential dwelling units on new Tract 27.

Location: District 4; Property located at 2900 Northampton Ave.; generally located north of S. Alafaya Trl., east of Northampton Ave., south of Cheval St., and west of Broadhaven Blvd.; Parcel ID#: 01-23-31-0000-00-001 (portion of); 40.13 gross ac.

Court Reporter: Jean Rohrer, Lexitas

New Conditions of Approval #17 and #18:

17. The Amended and Restated Agreement regarding the Stoneybrook East Golf Course and Single-Family Homes dated June 28, 2022, between Stoneybrook Master Assoc., Inc., and SBEGC, LLC, shall be recorded by those parties not later than thirty (30) days after the applicable periods to challenge the comprehensive plan amendment and the PD rezoning have expired, unless the comprehensive plan amendment and/or the PD rezoning are challenged, in which event the Agreement

shall be recorded by those parties not later than thirty (30) days after the challenge(s), including any subsequent appeals, have been resolved, with the comprehensive plan amendment and the PD rezoning decisions being upheld, affirmed, or otherwise left undisturbed.

18. A stormwater analysis and design incorporating the requirements of Orange County Code Chapter 34, Article VII, Stormwater Management, and Orange County Code Chapter 19, Floodplain Management, including, but not limited to, an update to the Master Drainage Plan pursuant to Section 34-229 and Water Management District Standards, shall be prepared, submitted, reviewed, and accepted by Orange County Public Works as part of the Preliminary Subdivision Plan submittal, with all of the foregoing and any and all work in any way required by, or in any way related to, the updated Master Drainage Plan, regardless of what property or stormwater is affected thereby, to be performed and paid for by SBEGC, LLC and its successors and assigns, with no work, expense or cost to the Stoneybrook Master Assoc., Inc. or any Stoneybrook Master Assoc., Inc. homeowner.

New Condition of Approval #19:

19. The number of single-family dwelling units for new Phase IV/Tract 27 as shown on the amended land use plan dated "Received May 5, 2023" shall be reduced from 125 units to 100 units. Prior to the approval of the first preliminary subdivision plan for Phase IV, the applicant shall modify the amended land use plan to be consistent with and reflect this reduction in single-family dwelling units from 125 units to 100 units, and those modifications shall be deemed a non-substantial change.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, adopt Amendment 2023-1-A-4-2, Parks and Recreation / Open Space (PR/OS) to Low Density Residential (LDR); further, adopt the associated Ordinance 2023-31; further, approve the substantial change request Case # CDR-23-01-023, subject to the nineteen (19) conditions of approval listed under the Development Review Committee recommendation in the Staff Report dated July 28, 2023; further, approve new Conditions of Approval #17, #18, and #19; and further, approve the renumbered Conditions of Approval #20, #21, and #22. 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 16TH DAY OF AUGUST
2023.

Craig Stopynka
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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