



# 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, May 21, 2019

2:00 PM

County Commission Chambers

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19-582

Substantial Change

Eric Warren, Poulos & Bennett, LLC, Springhill Planned Development /  
Spring Hill Phases 1B-2, 1B-3, & 1B-4 Preliminary Subdivision Plan (PSP),  
Case # CDR-18-06-188, amend plan; District 1

**Consideration:** Substantial change request is to add nine townhomes and 20 single-family residential dwelling units within the previous future development area; number lots in Phase 1B-4 to match the plat; to revise a previously approved waiver from the July 11, 2017 BCC, adding lots and to recognize that the specific lots identified are those from the approved PSP; and to request a waiver from Orange County Code to allow front loaded lots to face a neighborhood square or park. This request also includes the following waiver from Orange County Code:

1) A waiver from Orange County Code Section 38-1384(i)(4) is granted to allow front-loaded lots to face a neighborhood square or park in lieu of the requirement that all lots greater than fifty (50) feet in width that face neighborhood squares or parks shall be provided access from a rear alley. This waiver is specific to Park P-4 and lots 186-190; Park P-5 and lots 335-340; and Park P-6 and lots 408-410. These park and lot identification numbers are specific to the approved PSP, and may change with platting; 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 South of Flamingo Crossing Boulevard / West of Avalon Road; Orange County, Florida (legal property description on file in Planning Division)

County staff noted the substantial change request also includes Springhill Phases 1B-5 Preliminary Subdivision Plan.

A motion was made by Commissioner VanderLey, seconded by Commissioner Moore, 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. 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 11TH DAY OF JUNE  
2019.

*Craig A. Stopyska*

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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