



# 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, October 3, 2017

2:00 PM

County Commission Chambers

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17-662

Substantial Change

Alexis Crespo, Waldrop Engineering, AIPO Planned Development / Land Use Plan (PD / LUP), Case # CDR-17-03-067, amend plan; District 4 (Continued from June 20, 2017, July 11, 2017, July 18, 2017, August 22, 2017 and September 19, 2017)

**Consideration:** A PD substantial change request to: 1) Convert 115 single-family attached residential dwelling units (townhomes) into single-family detached residential dwelling units; 2) Eliminate the maximum number of permitted 50-foot wide detached single-family residential lots (450 lots); 3) Eliminate the minimum number of required 60 and 70-foot wide detached single-family residential lots; and 4) Reduce the minimum lot widths for single-family detached residential lots from 50 feet to 40 feet, necessitating the following waiver from Orange County Code: a) A waiver from Section 38-1501 to allow 40-foot minimum lot widths for single-family detached residential lots within the designated single-family detached residential portions of the PD only; in lieu of minimum 50-foot lot widths; 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 4; property located at 3001 & 4055 East Wetherbee Road; or generally north of East Wetherbee Road, approximately one mile west of Boggy Creek Road; Orange County, Florida (legal property description on file)

New Condition of Approval # 13:

13. The applicant shall provide at their expense, including dedication of appropriate right of way, adequate access for the South Creek Middle School, which may include a right turn lane on Wetherbee Road at the school's eastern school access and/or an additional north bound turn lane dedicated for school purposes along the east boundary of the school site. Final determination of the access configuration shall be determined at the County's discretion prior to the approval of the first Preliminary Subdivision Plan or Development Plan for any property within the LUP east of the middle school site.

A motion was made by Commissioner Thompson, seconded by Commissioner Clarke, 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 #13. The motion carried by the following vote:

**Aye:** 6 - Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner VanderLey, Commissioner Bonilla, and Commissioner Siplin

**Absent:** 1 - Mayor Jacobs



THE FOREGOING DECISION HAS BEEN FILED WITH ME  
THIS 10TH DAY OF OCTOBER 2017.

*Craig A. Stosyra*  
fol 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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