



# 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 30, 2018

2:00 PM

County Commission Chambers

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18-1285

Preliminary Subdivision Plan

Eric Warren, Poulos & Bennett, LLC, Spring Grove - Jaffers Planned Development / Village I - Phase 1 & 2 - Parcel W-16 & a portion of W-17 Preliminary Subdivision Plan, Case # PSP-17-12-370; District 1

**Consideration:** Spring Grove - Jaffers Planned Development / Village I - Phase 1 & 2 - Parcel W-16 & a portion of W-17 Preliminary Subdivision Plan, Case # PSP-17-12-370, submitted in accordance with Sections 34-69 and 30-89 Orange County Code; This request proposes to subdivide 71.33 acres in order to construct 139 single-family detached residential dwelling units. The request also includes the following waivers from Orange County Code: 1.) A waiver from Section 34-152(c) to allow lots to front a mew, park, open space, etc., instead of a County roadway. Legal access to these lots will be through an ingress/egress alley easement or tact shown on the plat, in lieu of 20 feet fee simple as required by code; 2.) 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; 3.) A waiver from 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 Section 38-1384(g)(2) to allow the reference to pertain to an alley tract in lieu of an easement; 5.) 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; and 6.) A waiver from Section 38-1384 (i)(4) 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 and parks shall provide vehicular access from a rear alley or from a front driveway where the garages are located at or beyond the rear wall of the primary structure. This waiver is limited to a single park/recreation area within PSP-17-12-370 for lots 81-85.

**Location:** District 1; property generally located South of Flemings Road / West of CR 545; Orange County, Florida (legal property description on file in Planning Division)

County staff announced that the sixth waiver referenced in the Staff Report as Condition of Approval #29f should be eliminated due to the applicant submitting a revised Site Plan after the Development Review Committee (DRC) meeting.

Condition of Approval #29f:

~~A waiver from Section Sec. 38-1384(i)(4) 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 and parks shall provide vehicular access from a rear alley or from a front driveway where the garages are located at or beyond the rear wall of the primary structure. This waiver is limited to a single park/recreation area within PSP-17-12-370 for lots 81-85.~~

County staff announced a change to Condition of Approval #7 as follows:

**Condition of Approval #7:**

The project shall comply with the terms and conditions of that certain Village I Spring Grove PD ROW APF recorded at Official Records Document #20160390723 20160429794, Public Records of Orange County, Florida, as may be amended.

The applicant proposed modification to Condition of Approval #21 as follows. County staff did not object to the modification.

**Condition of Approval #21:**

A Development Plan, in conformance with the CH. 34-131(20) Group type provided with the PSP is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP). The park / recreation tract(s) shall be constructed as part of the subdivision infrastructure and completed prior to issuance of the Certification of Completion (C of C) for the infrastructure. ~~Temporary addressing must be provided for permits and the C of C must be issued prior to approval and recording of a plat.~~ All required inspections shall be complete and approved prior to issuance of a Certificate of Occupancy or Certification of Completion, as applicable.

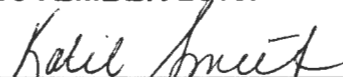
A motion was made by Commissioner VanderLey, seconded by Commissioner Love, to make a finding of consistency with the Comprehensive Plan; and approve the request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report; further, modify Condition of Approval #7; further, modify Condition of Approval #21; and further, delete Condition of Approval #29f. The motion carried by the following vote:

**Aye:** 5 - Commissioner Love, Commissioner Thompson, Commissioner Clarke, Commissioner VanderLey, and Commissioner Siplin

**Absent:** 2 - Mayor Jacobs, and Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN  
FILED WITH ME THIS 7TH DAY OF  
NOVEMBER 2018.

  
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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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