

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct public hearings on **January 14, 2020, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests by:

**Applicant:** Robert B. Paymayesh, P.E. Group LLC, Baldwin Park Plaza PD-Case # LUP-19-03-090

**Consideration:** Request to rezone 1.55 acres from P-O (Professional Office District) to PD (Planned Development District) in order to construct a 6,000 square foot car wash and up to 5,000 square feet of retail commercial uses on the site. No waivers from Orange County Code are requested; pursuant to Orange County Code, Chapter 30.

**Location:** District 5, property located at 1850 North Semoran Boulevard; generally located north of Old Cheney Hwy, west of Semoran Blvd., south of Baldwin Park St., and east of Truman Rd.; Orange County, Florida (legal property description on file in Planning Division)

### AND

**Applicant:** Raymond Stangle, Jordan & Associates Consulting, Inc., Rouse Road Villas PD-Case # LUP-18-01-037

**Consideration:** Request to rezone two (2) parcels containing 2.41 gross acres from R-1 (Single-Family Dwelling District) to PD (Planned Development District), in order to construct twenty four (24) fee-simple duplex units. In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Section 38-1501 to allow for a minimum duplex lot area of 3,550 square feet, in lieu of 8,000 square feet. 2. A waiver from Section 38-1501 to allow for a minimum duplex lot width of 50 feet, in lieu of 80 feet. 3. A waiver from Section 38-1501 to allow for a minimum rear yard of 5 feet, in lieu of 30 feet. 4. A waiver from Section 38-79(2) to allow for a minimum front yard setback of 20 feet, a side yard setback of 5 feet and a rear yard setback of 5 feet, in lieu of a minimum front yard setback of 25 feet, a side yard setback of 6 feet and a rear yard setback of 25 feet. 5. A waiver from Section 38-1502(B) to allow for a lot to abut an alley, in lieu of a street. 6. A waiver from Section 34-152(C) to allow for a lot to have access from a new park, open space, in lieu of having a minimum access width of twenty (20) feet to a dedicated public paved street. 7. A waiver from Section 34-152(C) to allow for a tract to have access from an external dedicated paved public street, in lieu of an internal dedicated paved public street; pursuant to Orange County Code, Chapter 30

**Location:** District 5; property located at 2801 & 2116 Rouse Road; or generally on the west side of Rouse Road, north of East Colonial Drive, and south of Eastwood Drive; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling the Orange County Planning Division or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net).**

**PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR**

**COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN URBANA, AL NUMERO, 407-836-8181.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **December 22, 2019**; the Orlando Sentinel Public Record  
Certify Lines    Baldwin Park Plaza PD  
                         Rouse Road Villas PD

jk/ll/np

c: District 5 Commissioner's Office [email]

Jon Weiss, Director, Planning, Environmental & Development Services Department,  
BCC [email]

County Attorney's Office, BCC [Anna Caban email]

Chris Testerman, Deputy County Administrator, BCC [email]

Alberto Vargas, Manager, Planning Division, BCC [email]

Eric Raasch, Planning Division, BCC [email]

Jason Sorensen, Planning Division, BCC [email]

Lisette Egipciano, Planning Division, BCC [email]

Sapho Vatel, Planning Division, BCC [email]

Cheryl Gillespie, Agenda Development, BCC [email]

Mike Seif, Orange TV, BCC [email]