



# Orange County Government

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

## Decision Letter

### Board of County Commissioners

Tuesday, January 14, 2020

2:00 PM

County Commission Chambers

20-038

Rezoning

Raymond Stangle, Jordan & Associates Consulting, Inc., Rouse Road Villas PD,  
Case # LUP-18-01-037; District 5

**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)

A motion was made by Commissioner Bonilla, seconded by Commissioner VanderLey, to make a finding of inconsistency with the Comprehensive Plan; and further, deny the rezoning request, Case # LUP-18-01-037, from R-1 (Single-Family Dwelling District) to PD (Planned Development District). The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner VanderLey, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



**THE FOREGOING DECISION HAS BEEN FILED WITH ME  
THIS 29TH DAY OF JANUARY 2020.**

*Kalci Smith*  
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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