



Interoffice Memorandum

12-04-19 09:45 RCVD

DEC 4 19 9:29AM

DATE: December 2, 2019

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Alberto A. Vargas, MArch., Manager, Planning Division

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee *ERR*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

Applicant: Raymond Stangle, Jordan & Associates Consulting, Inc.

Case Information: Case # LUP-18-01-037
(Rouse Road Villas PD)
Planning and Zoning Commission (PZC)
Meeting Date: October 17, 2019

Type of Hearing: Rezoning Public Hearing

Commission District: 5

General Location: 2801 & 2116 Rouse Road; or generally on the west side of Rouse Road, north of East Colonial Drive, and south of Eastwood Drive.

BCC Public Hearing Required by: Orange County Code, Chapter 30

LEGISLATIVE FILE # 20-038

Jan. 14, 2020
@ 2pm

Clerk's Advertising Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front desk, 407-836-8181

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 PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

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 mew, 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.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

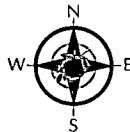
c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.



Subject Property



1 inch = 400 feet