



# 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, September 13, 2022

2:00 PM

County Commission Chambers

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22-728

Case # SE-22-02-141

Jose Ramirez for Massey Street Apartments, February 3, 2022; District 4  
(Continued from July 26, 2022)

**Consideration:** Request for a Special Exception in the R-2 zoning district to allow a 2-story multi-family development to be located within 100 ft. of the property line of a single-family dwelling district and use, as follows: 52.1 ft. from the east property line in lieu of 100 ft.; 30 ft. from the south property line in lieu of 100 ft.

**Location:** District 4; property located at 10002 and 10014 Massey St., Orlando, Florida 32815; Orange County, Florida (legal property description on file in Zoning Division)

Modified Condition of Approval #1:

1. Development shall be in accordance with the site plan ~~received December 22, 2021 and elevations received January 14, 2022, elevations and landscape plan received May 18, 2022 as modified to reduce the unit count to 7 units;~~ subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

New Condition of Approval # 6:

6. A six foot high solid masonry wall with a red brick façade shall be installed along the N. Dean Road frontage. The wall shall be set back 10 feet from the N. Dean Road right-of-way to allow installation of shrubs in a minimum 7-gallon container and a minimum of 30 inches high at the time of planting.

A motion was made by Commissioner Gomez Codero, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the five (5) conditions of approval listed under the Board of Zoning Adjustment recommendation in the staff report dated August 9, 2022; further, modify condition #1; and further, approve new condition of approval #6. The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Bonilla

**Nay:** 1 - Commissioner Siplin



THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 27TH DAY OF SEPTEMBER 2022.

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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