



**Interoffice Memorandum**

04-26-19PU:17 RCD

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04-26-19P04:40 RCD

**DATE:** April 24, 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, Interim DRC Chairman  
Development Review Committee  
Planning Division *gmr*  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

**NOTE:** Related to consent item: CAI-18-06-031

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**Applicant:** Luke Classon, Appian Engineering, LLC

**Case Information:** Case # LUP-18-08-253  
(Rouse Road Subdivision PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: April 18, 2019

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 5

**General Location:** 2735 Rouse Road; or generally on the east side of  
Rouse Road, north of Lokanotosa Trail, and south  
of Rivers End Road

June 4, 2019  
@ 2pm

**BCC Public Hearing  
Required by:**

Orange County Code, Chapter 30

**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 one (1) parcel containing 12.92 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct forty-one (41) detached single-family dwelling units.

In addition, the applicant has requested the following two (2) waivers from Orange County Code:

- 1) A waiver from Section 38-1254(1) is requested to allow for a 5' building side setback along the southern property boundary of the proposed project site, in lieu of the 25' PD perimeter setback. The 25' PD perimeter setback will still be applied to the northern, eastern, and western property boundaries of the proposed project site.
- 2) A waiver from Section 38-1254(2)(E) is requested to allow for a 13' front porch setback, in lieu of the required 20' front setback. The 20' front setback shall be maintained for the main building structure. This will allow a maximum of a 7' porch extending beyond the main structure.

**Material Provided:**

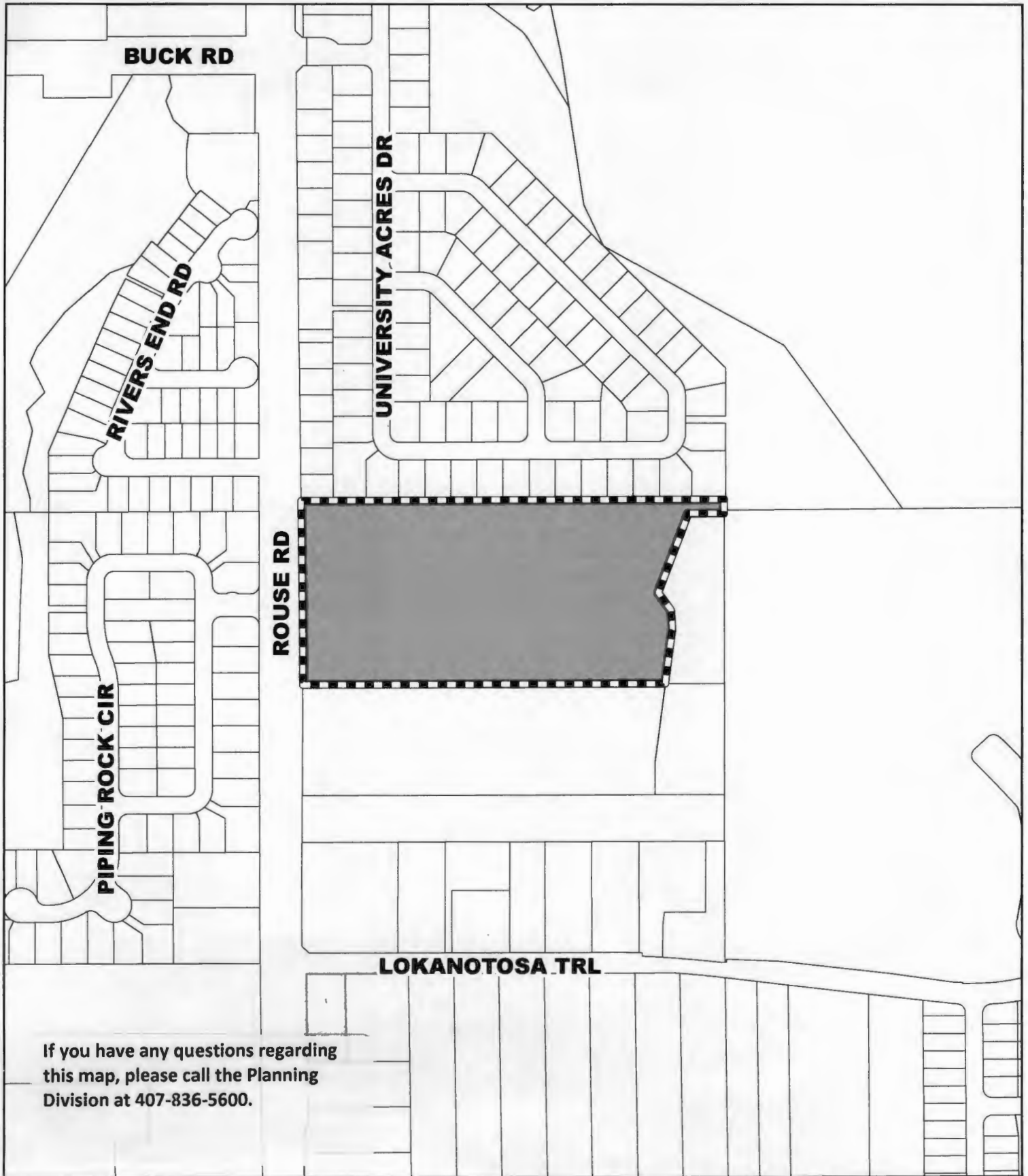
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the June 4, 2019 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)**

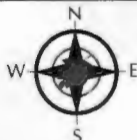
- c: Chris R. Testerman, AICP, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, and Development Services  
Department



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



**Subject Property**



**1 inch = 375 feet**