



# Orange County Government

## Decision Letter

### Board of County Commissioners

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

Tuesday, June 4, 2019

2:00 PM

County Commission Chambers

19-710

Rezoning

Luke Classon, Appian Engineering, LLC, Rouse Road Subdivision Planned Development (PD), Case # LUP-18-08-253; District 5

**Consideration:** Request 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; pursuant to Orange County Code, Chapter 30.

**Location:** District 5; property located at 2735 Rouse Road; or generally on the east side of Rouse Road, north of Lokanotosa Trail, and south of Rivers End Road; Orange County, Florida (legal property description on file in Planning Division)

A motion was made by Commissioner Bonilla, seconded by Commissioner Uribe, to make a finding of consistency with the Comprehensive Plan; and approve the rezoning request Case # LUP-18-08-253 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 subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report; and further, approve the Conservation Area Impact Permit No. CAI-18-06-031 for Thomas Opfell. The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Gomez Cordero



THE FOREGOING DECISION HAS BEEN FILED  
WITH ME THIS 14TH DAY OF JUNE 2019.

for Jessica Vaughn  
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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