

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the Orange County Board of Zoning Adjustment (BZA) shall consider the **July 5, 2018** public hearing. Public hearings will be held in the County Commissioner's Chambers located on the first floor of the Orange County Administration Building, 201 S. Rosalind Avenue beginning at 9:00 a.m. or as soon thereafter as possible.

Please be advised that Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing he will need a record of the proceedings, and that for such purpose, he may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

For any information concerning these requests, please contact Debra Phelps, Recording Secretary, at (407) 836-5917.

Para mas información referente a esta vista pública, favor de comunicarse con el Departamento de Zonificación al número (407) 836-3111.

Public Hearing Agenda:

9:00 AM PUBLIC COMMENT

JOHN SMITH - SE-18-07-071

9:00 AM

REQUEST: Special Exception in the A-1 zoning district to allow a yard trash processing facility.
ADDRESS: Hermit Smith Road, Apopka FL 32703
LOCATION: West of Hermit Smith Rd., South of W. Orange Blossom Trail
S-T-R: 01-21-27-SW-C
TRACT SIZE: 648 ft. x 653 ft.
DISTRICT#: 2
LEGAL: NW1/4 OF SE1/4 OF SW1/4 SEC 01-21-27
PARCEL ID: 01-21-27-0000-00-061

DANA SCOTT OF GREEN TREE ASSISTED LIVING, LLC - SE-18-06-062 9:00 AM

REQUEST: Special Exception and Variances in the R-3 zoning district as follows:
1) Special Exception to expand an existing Assisted Living Facility (ALF) from 80 beds to 98 beds.
2) Variance to decrease the number of parking spaces from 49 spaces to 27 spaces.
3) Variance to provide 0 bicycle parking spaces in lieu of 5 bicycle parking spaces.

ADDRESS: 8207 Forest City Road, Orlando FL 32810

LOCATION: East side of Forest City Road, approximately 525 ft. south of Pembroke Drive

S-T-R: 28-21-29-SE-D

TRACT SIZE: 129 ft. x 615 ft.

DISTRICT#: 2

LEGAL: S 129.50 FT OF S1/2 OF NW1/4 OF NE1/4 OF SE1/4 (LESS THAT PT LYING W OF E R/W LINE OF FORREST CITY RD) & (LESS PT TAKEN FOR RD R/W PER 3806/4018) OF SEC 28-21-29

PARCEL ID: 28-21-29-0000-00-021

MICHAEL PROVINI - VA-18-07-072

9:00 AM

REQUEST: Variance in the R-1A zoning district to permit a cumulative total of 1,350 sq. ft. of accessory floor area in lieu of 567 sq. ft. (25% of living area).

ADDRESS: 1330 Perkins Road, Orlando FL 32809

LOCATION: South side of Perkins Rd., approximately .2 miles east of S. Orange Ave.

S-T-R: 25-23-29-SE-D

TRACT SIZE: 115 ft. x 290 ft. (AVG)

DISTRICT#: 3

LEGAL: BEG 623 FT W & 30 FT S OF NE COR OF SE1/4 RUN W 138 FT S 5 DEG E 290 FT E 93.63 FT N 3 DEG E 290 FT TO POB IN SEC 25-23-29

PARCEL ID: 25-23-29-0000-00-047

PAUL SCHICK - SE-18-07-073

9:00 AM

REQUEST: Special Exception and Variances in the R-CE zoning district as follows:
1) Special Exception: To construct 2 story detached Accessory Dwelling Unit (ADU)
2) Variance to allow an ADU in the front yard in lieu of the side or rear yards.
3) Variance to allow the max height of an ADU of 29 ft. in lieu of 20 ft.
4) Variance to allow a minimum lot width of 111 ft. in lieu of 130 ft.

ADDRESS: 8844 Darlene Drive, Orlando FL 32836

LOCATION: South of Darlene Dr., west of S. Apopka Vineland Rd.

S-T-R: 09-24-28-NE-A,10-24-28-NW-B

TRACT SIZE: 2.17 acres (upland)

DISTRICT#: 1

LEGAL: 10372/8247 & 10412/2153 ERROR IN DESC -- COMM AT NW COR SEC 10-24-28, TH N89-36-00E 556 FT, TH S00-44-00W 33FT TO SOUTH LINE OF R/W PER DB 781/678 AND POB; TH RUN S00-44-00W 537 FT, TH S84-13-17W 326.91 FT, TH S89-43-31W 233.27 FT TO WEST LINE SEC 10, TH

PARCEL ID: 10-24-28-0000-00-014

CARMEN VAZQUEZ - VA-18-07-074

9:00 AM

REQUEST: Variances in the R-1 zoning district as follows:
1) To allow an above ground swimming pool to 2 ft. from the rear property line in lieu 5 ft.
2) To allow an above ground swimming pool 12 ft. from the side street property line in lieu of 15 ft.
3) To allow a 6 ft. high fence in the reverse corner triangle in lieu of 4 ft.

ADDRESS: 10102 Jepson Street, Orlando FL 32825

LOCATION: Southeast corner of Jepson St. and Wages Way

S-T-R: 20-22-31-SW-C

TRACT SIZE: 140 ft. x 120 ft. (AVG)

DISTRICT#: 4

LEGAL: PARK MANOR ESTATES UNIT 12A 17/113 LOT 508

PARCEL ID: 20-22-31-6698-05-080

JOHN BROWN - VA-18-07-075

10:00 AM

REQUEST: Variance in the I-4 zoning district to allow a side (east) yard setback of 15 ft. in lieu of 25 ft.

ADDRESS: 5850 Jones Avenue, Mount Dora FL 32757

LOCATION: South side of Jones Avenue and north side of W. Ponkan Road, southwest of N. Orange Blossom Trail

S-T-R: 22-20-27-SW-C

TRACT SIZE: 9.79 Acres

DISTRICT#: 2

LEGAL: REV FLEMINGS ADD TO ZELLWOOD A/64 LOTS 1 TO 4 (LESS E 75 FT OF S 100 FT OF LOT 3) & E1/2 OF VAC ST W OF LOT 4 BLK 14 & THE W 1/2 OF VAC ST LYING E OF LOTS 1 2 & 3 (LESS THE S 100 FT) PER 9666/0067

PARCEL ID: 22-20-27-2736-14-010

VEGA INTERNATIONAL MINISTRIES, INC. - SE-18-07-078

10:00 AM

REQUEST: Special Exception in the R-1A and P-O zoning districts to allow a learning center.

ADDRESS: 5235 Hoffner Avenue, Orlando FL 32812

LOCATION: North of Hoffner Ave., west of Kempston Dr.

S-T-R: 16-23-30-SE-D

TRACT SIZE: 458 ft. x 340 ft. (AVG)

DISTRICT#: 3

LEGAL: BEG 33 FT N & 40 FT E OF SW COR OF SE1/4 RUN N 360 FT E 186 FT N 40 FT E 106 FT S 400 FT W 292 FT TO POB IN SEC 16-23-30 ST OF FL NC (LESS COMM FROM NW COR OF NE 1/4 OF SECTION 16 TH RUN S00-04-52E 5268.09 FT TO N R/W LINE SR 15 TH N89-58-18E 40 FT TO POB

PARCEL ID: 16-23-30-0000-00-047

JOHN MORRIS - VA-18-07-079

10:00 AM

REQUEST: Variance in the R-1A zoning district to permit a lanai with permanent roof 20 ft. from the rear (north) property line in lieu of 30 ft.

ADDRESS: Melville Street, Orlando FL 32833

LOCATION: North side of Melville St., approximately 350 ft. east of Bancroft Blvd.

S-T-R: 12-23-32-NW-B

TRACT SIZE: 80 ft. x 125 ft.

DISTRICT#: 5

LEGAL: ROCKET CITY UNIT 4 Z/74 A/K/A CAPE ORLANDO ESTATES UNIT 4 1855/292 LOT 18 BLK 37

PARCEL ID: 01-23-32-7602-37-180

JOHN MORRIS - VA-18-07-080

10:00 AM

REQUEST: Variance in the R-1A zoning district to permit a lanai with permanent roof 20 ft. from the rear (east) property line in lieu of 30 ft.

ADDRESS: Bancroft Blvd., Orlando FL 32833

LOCATION: East side of Bancroft Blvd., south of Maxim Pkwy., West of State Road 520.

S-T-R: 12-23-32-NW-B

TRACT SIZE: 80 ft.x 125 ft.

DISTRICT#: 5

LEGAL: ROCKET CITY UNIT 1A Z/71 A/K/A CAPE ORLANDO ESTATES UNIT 1A 1855/292 LOT 6 BLK 65 IN SEC 12-23-32-NW1/4

PARCEL ID: 01-23-32-7598-65-060

ARUNAS JASAITIS - VA-18-07-083

11:00 AM

REQUEST: Variance is the R-1A zoning district to allow a rear setback of 25 ft. in lieu of 30 ft.
ADDRESS: 715 High Street, Orlando FL 32803
LOCATION: South of High St., east of Wingo St.
S-T-R: 21-22-30-SW-C
TRACT SIZE: 50 ft. x 135 ft.
DISTRICT#: 5
LEGAL: LAKE BARTON SHORES O/17 LOT 4 BLK 7
PARCEL ID: 21-22-30-4316-07-040

JUSTIN PETERSON - SE-18-07-084

11:00 AM

REQUEST: Special Exception to allow an ADU and Variances in the R-1A zoning district as follows:
1) To validate an existing two-story accessory dwelling unit (ADU) located in front of the principal structure.
2) To allow an existing accessory structure (carport) 18 ft. in height in lieu of 15 ft.
3) To allow a cumulative total of 768 sq. ft. of accessory structure floor area in lieu of 500 sq. ft.
4) To allow a detached carport 1 ft. from the side (east) property line in lieu of 5 ft.
ADDRESS: 5325 Brosche Road, Orlando FL 32807
LOCATION: North of Brosche Rd., west of N. Semoran Blvd.
S-T-R: 28-22-30-NE-A
TRACT SIZE: 88 ft. x 225 ft. (upland)
DISTRICT#: 3
LEGAL: BROSCHE SUB S/86 LOT 7 BLK A
PARCEL ID: 28-22-30-0956-01-070

FREDRICK GARRICK - SE-18-07-085

11:00 AM

REQUEST: Special Exception and Variances in the R-1A zoning district as follows:
1) Special Exception to allow a Religious Institution.
2) Variance to validate the primary structure with a rear setback of 33 ft. in lieu of 35 ft.
3) Variance to allow grassed parking spaces in lieu of paved parking spaces.

ADDRESS: 4116 N. Pine Hills Road, Orlando FL 32808

LOCATION: West side of N. Pine Hills Road, approximately 750 ft. south of North Lane

S-T-R: 07-22-29-NW-B

TRACT SIZE: 76 ft. x 180 ft.

DISTRICT#: 2

LEGAL: BEG 790 FT S OF NE COR OF NW1/4 RUN S 76.66 FT W 230 FT N 76.66 FT E 230 FT TO POB (LESS E 50 FT FOR RD) IN SEC 07-22-29

PARCEL ID: 07-22-29-0000-00-011

DHANRAJ (DANNY) INDERDEO - VA-18-07-086

11:00 AM

REQUEST: Variances in the IND-1/IND-5 zoning district to validate 3 existing structures and to construct 1 new structure as follows:
1) Building 1 (existing): Side (west) buffer yard adjacent to a single family lot of 37 ft. in lieu of 50 ft.
2) Building 2(existing):
a) Side (west) setback of 18 ft. in lieu of 25 ft.
b) Side (west) buffer yard adjacent to a single family lot of 18 ft. in lieu of 50 ft.
3) Building 3 (existing):
a) Side (west) setback of 23 ft. in lieu of 25 ft.
b) Side (west) buffer yard adjacent to a single family lot of 23 ft. in lieu of 50 ft.
4) Building 4 (proposed):
a) Side (west) setback of 15 ft. in lieu of 25 ft.
b) Side (west) buffer yard adjacent to a single family lot of 15 ft. in lieu of 50 ft.
c) Side (east) setback of 14 ft. in lieu of 25 ft.
d) Rear (south) setback of 14 ft. in lieu of 25 ft.

ADDRESS: 11775 Airport Park Drive, Orlando FL 32824

LOCATION: East side of Airport Park Dr., approximately 899 ft. west of Boggy Creek Road
S-T-R: 17-24-30-SE-D
TRACT SIZE: 1+ Acres
DISTRICT#: 4
LEGAL: FROM NW COR OF SW1/4 OF SE1/4 RUN S 266.2 FT TH E 30.04 FT FOR POB RUN S 63 DEG E 167.70 FT S 75 FT E 70 FT N 138.33 FT N 22 DEG W 244.83 FT SWLY ALONG CURVE 253.31 FT TO POB
PARCEL ID: 17-24-30-0000-00-022

BILLY WALTERS - VA-18-07-087

11:00 AM

REQUEST: Variances in the R-1A zoning district (to construct a carport) as follows:
1) To allow a front street (east) setback of 20 ft. in lieu of 25 ft.
2) To allow a side (north) setback of 6.5 ft. in lieu of 7.5 ft.
ADDRESS: 140 Randia Drive, Orlando FL 32807
LOCATION: West side of Randia Dr., north of Dahlia Dr., east of N. Semoran Blvd.
S-T-R: 27-22-30-NE-A
TRACT SIZE: 78 ft. x 118 ft.
DISTRICT#: 3
LEGAL: AZALEA PARK SECTION EIGHT T/118 LOT 10 BLK D
PARCEL ID: 27-22-30-0392-04-100

HOWARD AXNER - VA-18-07-089

1:00 PM

REQUEST: Variance in the R-2 zoning district to permit construction of a new home with a rear setback of 21 ft. in lieu of 25 ft.
ADDRESS: 2103 Raehn Street, Orlando FL 32806
LOCATION: Northeast corner of Cloverlawn Ave. and Raehn St., approximately 525 ft. north of Curry Ford Rd.
S-T-R: 31-22-30-SW-C
TRACT SIZE: 50 ft. x 146 ft.
DISTRICT#: 3
LEGAL: CONWAY TERRACE G/119 LOT 8 BLK B
PARCEL ID: 31-22-30-1700-02-080

IGLESIA HISPANA EL CAMINO LA VERDAD Y LA VIDA, INC. - SE-18-07-090 1:00 PM

REQUEST: Special Exception in the A-1 zoning district to allow a private school (with 55 students) in an existing building on an existing Church property.
ADDRESS: 6837 Lakeville Road, Apopka FL 32703
LOCATION: Between N. Hiawassee Rd. and Lakeville Rd, south of the Apopka Expressway
S-T-R: 26-21-28-SE-D
TRACT SIZE: 9.022-acres
DISTRICT#: 2
LEGAL: LAKEVILLE B/57 LOTS 111 THROUGH 125 & UNNUMBERED PT W OF LOT 125 (LESS PT TAKEN FOR RD R/W PER 4518/4455) INCLUDING VAC ST LYING BETWEEN LOTS 118 & 119 & BETWEEN LOTS 114 & 115 VAC ON O.R. 3479/2354 & (LESS R/W TAKEN PER OR 6250/5391) ALL IN BLK A
PARCEL ID: 25-21-28-4936-11-110

KERRI DRAKE FOR PREMIER EXHIBITIONS - VA-18-07-091

1:00 PM

REQUEST: Variance in the C-2 zoning district with a Tourist Commercial Overlay to allow a cumulative total of 1,265.65 sq. ft. of façade signage in lieu of 108 sq. ft.

ADDRESS: 7308 International Drive, Orlando FL 32819

LOCATION: West side of International Drive, approximately 125 ft. south of Carrier Drive

S-T-R: 25-23-28-SW-C

TRACT SIZE: 194 ft. x 489 Ft.

DISTRICT#: 6

LEGAL: INTERNATIONAL CENTER 31/123 LOT 1

PARCEL ID: 25-23-28-3858-00-010

ANA MARIA CALLEJAS - VA-18-07-092

1:00 PM

REQUEST: Variance in the R-1 zoning district to allow a cumulative total of 1,060 sq. ft. of accessory structure floor area in lieu of 500 sq. ft.

ADDRESS: 506 2nd Street, Ocoee FL 34761

LOCATION: Northwest corner of Nye Avenue and 2nd Street, approximately 125 ft. east of Whittier Avenue

S-T-R: 17-22-28-NE-A

TRACT SIZE: .58 Acres

DISTRICT#: 2

LEGAL: HILLCREST HEIGHTS M/98 LOTS 1 2 & 3 & E 55 FT OF LOTS 22 & 23 BLK B

PARCEL ID: 17-22-28-3624-02-010

JASON BERTONE - VA-18-08-099

1:00 PM

REQUEST: Variance in the P-D zoning district to allow the construction of a new single family residence on a lot with a minimum width of 73 ft. in lieu on 90 ft.

ADDRESS: 5849 Emerington Crescent, Orlando FL 32819

LOCATION: West of S. Apopka Vineland Rd., south of Emerington Crescent

S-T-R: 21-23-28-SW-C

TRACT SIZE: 45 ft. x 380 ft. (avg)

DISTRICT#: 1

LEGAL: EMERSON POINTE 58/93 PT OF LOTS 23 & 24 DESC AS COMM MOST NELY COR OF LOT 23 POINT BEING ON SWLY R/W LINE OF EMERINGTON CRESCENT TH S36-33-13E 64.09 FT TO POINT OF CURVATURE OF A CURVE CENT ANG 18-45-15 RAD 75 FT TH SELY ALONG ARC 24.55 FT TO POB CONT NEL

PARCEL ID: 21-23-28-2463-00-240

CHARLES WHITTALL - VA-18-05-041 (CONTINUED UP TO 90 DAYS)

2:00 PM

REQUEST: Variances in the P-D zoning district to allow package sales of alcohol within 5,000 ft. of another licensed vendor as follows:
1) 1,258 ft. from 7611 International Drive (ABC Liquors).
2) 3,696 ft. from 8739 International Drive (Plaza Liquors).

ADDRESS: 8021 International Drive, Orlando FL 32819

LOCATION: Southeast corner of International Dr. and W. Sand Lake Rd.

S-T-R: 36-23-28-NW-B

TRACT SIZE: 1.48 Acres

DISTRICT#: 6

LEGAL: I SHOPS 89/101 LOT 8

PARCEL ID: 36-23-28-3865-08-000

PLAZA LIQUORS - VA-18-05-045 (CONTINUED UP TO 90 DAYS)

2:00 PM

REQUEST: Variance in the C-2 zoning district to allow a 3PS license 3,696 ft from another location.
ADDRESS: 8739 International Drive, Orlando FL 32819
LOCATION: East of International Dr., south of Austrian Row
S-T-R: 36-23-28-SW-C
TRACT SIZE: 60 ft. x 175 ft.
DISTRICT#: 6
LEGAL: PLAZA INTERNATIONAL UNIT ELEVEN 28/5 FROM NLY MOST COR OF LOT 1 RUN SLY 299.06 FT FOR POB TH RUN S 64 DEG E 172.86 FT S 25 DEG W 60 FT N 64 DEG W 174.65 FT NLY 60.03 FT TO POB
PARCEL ID: 36-23-28-7165-00-012

CLEAN SLATE OF FLORIDA - SE-18-07-082

2:00 PM

REQUEST: Special Exception in the P-O zoning district to allow a Specialty Outpatient Center (Drug and Alcohol Rehab Counseling).
ADDRESS: 1900 N. Alafaya Trail, Orlando FL 32826
LOCATION: West side of Alafaya Trail at its intersection with Challenger Parkway
S-T-R: 15-22-31-SW-NW,15-22-31-SW-SW
TRACT SIZE: 16 Acres
DISTRICT#: 5
LEGAL: MORNINGSIDE O/82 BLK C (LESS BEG SW COR LOT 3 BLK C TH RUN N 31 DEG E 222 FT S 59 DEG E 167.09 FT S 44 DEG W TO SE COR LOT 3 TH N 56 DEG W TO POB) & BLK D & VAC R/W LYING BETWEEN BLKS C & D & W 322.15 FT OF N 99.07 FT OF LOT 3 BLK B & THAT PT OF VAC R/W L
PARCEL ID: 15-22-31-5748-03-010

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT
MEETING OF JUNE 7, 2018**

The Orange County Board of Zoning Adjustment meeting met at 9:00 a.m. on **June 7, 2018** in the Orange County Commission Chambers on the 1st Floor of the Orange County Administration Building, 201 South Rosalind Avenue, Orlando, Florida 32801.

BOARD MEMBERS PRESENT: Gregory A. Jackson - Chairman
Carolyn C. Karraker - Vice Chair
Jose A Rivas, Jr. – District #3
Deborah Moskowitz – District #4
Eugene Roberson – District #6
Jessica Rivera – At Large

BOARD MEMBERS ABSENT: Wes A. Hodge – District #5

STAFF PRESENT: Sean Bailey, Chief Planner, Zoning Division
Nicholas Balevich, Development Coordinator, Zoning Division
David Nearing, AICP, Development Coordinator, Zoning Division
Debra Phelps, Recording Secretary, FOS Division
Alan Robinson, Development Specialist, FOS Division

The Chairman called the meeting to order at 9:05 a.m.

Following the Pledge of Allegiance to the Flag, the following applications, as advertised, were called up for public hearing.

APPROVAL OF MINUTES:

The Chairman requested a motion approving the minutes of the May 3, 2018, Board of Zoning Adjustment meeting.

A motion was made by Carolyn Karraker, seconded by Eugene Roberson, and unanimously carried to **APPROVE** the minutes of the May 3, 2018, Board of Zoning Adjustment meeting.

PUBLIC COMMENT: The Chairman opened the floor to public comment, seeing none; the Chairman closed the hearing for public comment and continued with the regularly scheduled agenda.

MISSIONARY CHRISTIAN SHIELD OF FAITH CHURCH - SE-18-06-051

REQUEST:	Special Exception in the R-1A zoning district to allow a religious use facility, daycare, and other ancillary community programs.
ADDRESS:	3521 N. Pine Hills Road, Orlando FL 32808
LOCATION:	East of N. Pine Hills Rd., south of Indian Hill Rd.
TRACT SIZE:	135 ft. x 593 ft.
DISTRICT#:	2
LEGAL:	PINE HILLS MANOR R/132 LOT 13 BLK A
PARCEL ID#:	07-22-29-6974-01-130
NO. OF NOTICES:	119

Commentaries: Two (2) in favor and none in opposition

Staff Recommendation: Staff explained the site layout and the area in which this use was proposed. The applicant constructed a concrete slab without a permit and there was an existing residence on site that they would convert into their sanctuary. The existing layout would constitute Phase 1 of the project. Staff recommended approval of Phases I and II subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Raquel Santana, (Applicant's Representative)

Kenneth J. Leeming, (Applicant's Representative)

The applicant stated that they would like eight (8) years total to complete their entire project.

BZA Discussion: A brief discussion ensued between the Board and staff wherein staff recommended approval of the request; however, the applicant would only be given a five (5) year time period to construct Phases II and III. The Board discussed the other churches in the area and how this use may affect traffic. The Board felt the use was compatible with the surrounding area and approved the Special Exception to include the staff recommendation as amended with condition regarding phasing period.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Deborah Moskowitz and unanimously carried to **APPROVE** the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to the following conditions as amended:

1. Development in accordance with the site plan and elevations dated March 30, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. All driving aisles and required handicapped spaces shall be paved.
5. There shall be no more than four (4) outdoor special events per calendar year between the hours of 8:00 a.m. to 9:00 p.m. The use of outdoor amplified sound and music is prohibited. All outdoor special events shall be reviewed and approved by the Orange County Fire Marshal's Office. The applicant shall submit applications/plans to the Fire Marshal's Office a minimum of thirty (30) days prior to the date of each event.
6. Access, drainage, roadway improvements and concurrency management shall be determined by the Public Works Department.
7. A type D landscape buffer shall be provided along the north and south property lines. A seven (7) foot wide landscape strip per Sec. 24-4 (a), shall be installed along the west property line facing North Pine Hills Road.
8. Construction plans shall be submitted for Phase 1 within 180 days of final approval or this approval becomes null and void. Construction plans shall be submitted for Phase 2 and 3 within five (5) years of final approval or this approval becomes null and void.

AYE (voice vote): All members present

Absent: Wes A. Hodge

VICTOR ALMIRON - VA-18-06-052

REQUEST: Variance in the R-1 zoning district to allow retention of 741 sq. ft. of accessory structure floor area in lieu of 500 sq. ft.
The BZA approved the variance to allow 581 sq. ft. of accessory structure floor area.

ADDRESS: 1047 S. Highland Avenue, Apopka FL 32703

LOCATION: East side of S. Highland Ave. at its intersection with E. 11th St.

TRACT SIZE: 1.65 Acres

DISTRICT#: 2

LEGAL: BEG 210 FT S OF NW COR OF SE1/4 OF NW1/4 RUN S 210 FT E 420 FT N 210 FT W 420 FT (LESS PCE IN SW COR 52 1/2 FT N & S BY 210 FT E & W & LESS WEST 30 FT FOR R/W) IN SEC 15-21-28 SEE 1440/995 3066/1318 & 3013/201

PARCEL ID#: 15-21-28-0000-00-012

NO. OF NOTICES: 61

Commentaries: None

Staff Recommendation: Staff gave a presentation on the case covering the location, site plan, and photographs. Staff recommended approval of the request subject to the conditions in the staff report.

The following person(s) addressed the Board:

Speaker(s): Victor Almiron, (Applicant)
Kurt Fasnacht (Orange County Code Enforcement Officer)

BZA Discussion: The BZA asked if all three (3) sheds were needed and if the applicant could remove one (1) shed which would reduce the request by 160 sq. ft. The BZA discussed the discrepancy in the total square footage as stated by the applicant, and proposed to approve a variance for the higher estimated amount. Condition #5, had been added to the staff report, stating, "The structures shall be used for residential personal storage only." The BZA approved a variance to allow a total of 581 sq. ft. for accessory structure floor area subject to conditions as amended.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Eugene Roberson and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions as amended:

1. Development in accordance with the site plan dated April 20, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The applicant shall obtain a permit for the accessory structures within ninety (90) days of this

meeting, or this approval becomes null and void.

5. The structures shall be used for residential personal storage only.

AYE (voice vote): All members present

Absent: Wes A. Hodge

RONALD FIGUEROA - VA-18-06-053

REQUEST: **Variance** in the R-1A zoning district to validate an existing screened porch with permanent roof converted to living area by installing glass windows, which is located 20 ft. from the rear (south) property line in lieu of 30 ft.
Note: The applicant has obtained letters of support from the three (3) most impacted neighbors, and the porch is an extension of an existing addition to the house for which a variance was obtained in 1983.

ADDRESS: 3918 Cherry Apple Circle, Orlando FL 32810

LOCATION: South side of Cherry Apple Cir., approximately 200 ft. west of Camphor Tree Dr.

TRACT SIZE: 95 ft. x 107 ft. (AVG)

DISTRICT#: 2

LEGAL: MAGNOLIA VILLAGE UNIT ONE 9/111 LOT 21

PARCEL ID#: 29-21-29-5446-00-210

NO. OF NOTICES: 109

Commentaries: Three (3) in favor and none in opposition

Staff Recommendation: Staff indicated that the entire permanently roofed structure was in place when the applicant purchased the property last year. After the storms of last year, the applicant found that the porch, which was screened-in, flooded. He then enclosed it with glass windows and doors; however, he did not obtain a permit. In 1983, the former owner had obtained a variance to construct a portion of the porch, and at some point prior to the applicant's purchase of the property, someone had extended the porch across the entire rear of the house. Staff stated the variance was not a self-imposed hardship. The applicant did not extend the porch any further into the rear setback, so this was the least variance needed. Further, the variance would not be a detriment to the neighbors in support and not impair the integrity of the Zoning Code. Staff recommended approval of the request subject to the conditions in the staff report.

The following person(s) addressed the Board:

Speaker(s): Ronald Figueroa (Applicant)
Gina Saimphar (Neighbor)

BZA Discussion: The BZA found that the variance was minor, and was simply an extension of the previously approved variance. Therefore, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Deborah Moskowitz and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated April 5, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal

permits before commencement of development.

3. The exterior of the enclosed porch shall match or compliment the exterior of the existing residence.

4. The applicant shall obtain a permit for the unpermitted construction within 120 days of final action on this application by Orange County or this approval becomes null and void.

AYE (voice vote): All members present
Absent: Wes A. Hodge

SOLANGE LOPEZ - VA-18-06-054

REQUEST: **Variance** in the R-T-1 zoning district to allow a mobile home 10 ft. from the side street (west) lot line in lieu of 15 ft.
ADDRESS: 18905 2nd Avenue, Orlando FL 32820
LOCATION: Northeast corner of 2nd St. and 10 St. in Bithlo
TRACT SIZE: 75 ft. x 100 ft.
DISTRICT#: 5
LEGAL: BITHLO J/17 LOT 16 BLK 504
PARCEL ID#: 22-22-32-0712-50-416
NO. OF NOTICES: 50
Commentaries: None

Staff Recommendation: Staff gave a presentation on the case covering the location, site plan, building permit, and photographs. Staff recommended approval of the request subject to the conditions as listed in the staff report.

The following person(s) addressed the Board:

Speaker(s): Solange Lopez, Applicant, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA felt that the request was straightforward and not due to the applicant's mistake. Therefore, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Deborah Moskowitz, seconded by Jose A. Rivas, Jr. and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated April 10, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

AYE (voice vote): All members present
Absent: Wes A. Hodge

PARK SQUARE UCF, LLC - VA-18-06-055

REQUEST: Variance in the C-2 zoning district to construct a hotel 85 ft. high in lieu of 50 ft.

ADDRESS: 12195 E Colonial Dr, Orlando FL 32826

LOCATION: North of E. Colonial Dr., east of Alafaya Trail

TRACT SIZE: 11.43 acres

DISTRICT#: 5

LEGAL: BEG AT THE NE COR OF NW1/4 OF NE1/4 OF SAID SEC 22-22-31 TH N87-58-06E 100.56 FT S00-56-14W 875.24 FT SWLY 155.26 FT S14-00-25W 46.29 FT N82-29-53W 499.99 FT N00-56-51W 918.73 FT S43-47-58E 44.15 FT N74-00-43E 207.02 FT N87-58-06E 252.49 FT N00-58-59W 33.

PARCEL ID#: 22-22-31-0000-00-091

NO. OF NOTICES: 120

Commentaries: None

Staff Recommendation: Staff gave a presentation on the case covering the location, site plan, and photographs. Staff recommended approval of the request subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Jonathan P. Huels (Attorney for Applicant)
Julie Wales (Neighbor opposed)

Material was submitted to the Board by the applicant to be entered into the record prior to the close of the public hearing.

One (1) person spoke in opposition at the hearing with concerns about increased traffic.

The applicant stated that the project was infill development and the site would be developed at a lower density than the allowed floor area ratio, which would result in less traffic than would be possible by right.

BZA Discussion: The BZA agreed that apartments or other uses would generate more traffic than the hotel. Based on the foregoing, the BZA agreed with the staff recommendation.

BZA Action: A motion was made by Jessica Rivera , seconded by Carolyn Karraker and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated April 21, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

AYE (voice vote): All members present

Absent: Wes A. Hodge

REQUEST: **Special Exception** to locate a religious institution in a portion of an existing structure in the P-O zoning district.

ADDRESS: 2809 N. Powers Drive, Unit C, Orlando FL 32818

LOCATION: East side of N. Powers Drive, approximately .2 miles north of Silver Star Road.

TRACT SIZE: 180 ft. x 150 ft.

DISTRICT#: 2

LEGAL: J L M CONDO 3956/280 UNITS C & D

PARCEL ID#: 13-22-28-3934-00-030 and 13-22-28-3934-00-040

NO. OF NOTICES: 251

Commentaries: Three (3) in favor and none in opposition

Staff Recommendation: Staff indicated that the subject property was two (2) units of a four (4) unit condominium. The first unit was the office for the pastor, which was permitted by right, the second was the office of a medical doctor, and the last two (2) units would be the sanctuary for up to 120 worshipers. Staff was recommending that there be a pedestrian connection between the two (2) properties to facilitate safe access, and that the existing hedge along North Powers Drive be completed to the driveway. Finally, staff recommended approval of the request subject to the conditions as set forth in the staff report.

The following person(s) addressed the Board:

Speaker(s): Gabriel Padilla, Applicant, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA found that the use was compatible with the neighborhood, and consistent with the Comprehensive Plan. Therefore, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Deborah Moskowitz and carried to **APPROVE** the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated March 17, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The applicant shall provide a paved pedestrian connection to the property to the north. For security, a gate may be installed by the applicant with a lock to secure the day care site during its hours of operation.

5. The sanctuary shall be limited to 120 seats. Any expansion shall require approval from the BZA.

6. The existing hedge shall be continued from its current terminus to the driveway.

7. Prior to the issuance of permits for the project, the applicant must provide a signed, notarized, and recorded shared parking agreement, accompanied by a written detailed description of the activities which take place on each property on which days of the week and at what times.

AYE (voice vote): Gregory A. Jackson, Deborah Moskowitz, Jose A. Rivas, Jr., Carolyn Karraker, Jessica Rivera

NAY (voice vote): Eugene Roberson

Absent: Wes A. Hodge

BECKI REXRODE - VA-18-06-057

REQUEST: **Variances** in the R-1AA zoning district as follows:
1) To allow a side street (north) setback of 12 ft. in lieu of 15 ft.
2) To allow a rear (west) setback of 26 ft. in lieu of 35 ft. (this variance is not necessary as the owner aggregated the lot to the rear with their existing lot).

ADDRESS: 4604 S. Fern Creek Avenue, Orlando FL 32806

LOCATION: Southwest corner of S. Fern Creek Avenue and Gatlin Avenue

TRACT SIZE: 140 ft. x 230 ft.

DISTRICT#: 3

LEGAL: WATERWITCH CLUB K/69 LOTS 125 & 126

PARCEL ID#: 13-23-29-9068-01-250

NO. OF NOTICES: 117

Commentaries: Twelve (12) in favor and none in opposition

Staff Recommendation: Staff indicated that variance #1, from the side street was minor and this portion of the house would be obstructed from view by the existing hedge on site. Further, staff recommended approval of the request subject to the conditions as listed in the staff report.

The following person(s) addressed the Board:

Speaker(s): Becki Rexrode (Applicant)

BZA Discussion: The BZA found the Variance request #1, met the criteria and approved with the staff recommendation; and, deemed Variance #2, as unnecessary.

BZA Action: A motion was made by Jose A. Rivas, Jr., seconded by Carolyn Karraker and unanimously carried to **APPROVE** the Variance request #1, in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions: and, determined to deem the Variance Request #2, as **UNNECESSARY**:

1. Development in accordance with the site plan, floor plan, and elevations dated March 16, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The applicant shall aggregate Parcel ID 13-23-29-9068-01-270, with this parcel prior to the issuance of a building permit for the addition.

AYE (voice vote): All members present

Absent: Wes A. Hodge

ROLANDO MARTINEZ - SE-18-06-058

REQUEST: **Special Exception** and **Variance** in the R-1AA zoning district as follows:
1) Special Exception to validate an existing detached Accessory Dwelling Unit (ADU).
2) Variance to validate an existing ADU 8 ft. from the rear (south) property line in lieu of 10 ft.

ADDRESS: 4709 South Fern Creek Avenue, Orlando FL 32806

LOCATION: Southeast corner of S. Fern Creek Ave. and Poe Ave.

TRACT SIZE: .5 Acres

DISTRICT#: 3

LEGAL: BEG 400 FT S & 20 FT E OF NW COR SEC 18 RUN E 200 FT S 175 FT W 200 FT N 175 FT TO POB (LESS BEG 400 FT S & 134.75 FT E OF NW COR SEC 18 RUN S 94.80 FT SELY 117.04 FT TO A POINT 220 FT E OF C/L OF FERNCREEK DR & 175 FT S OF S R/W LINE OF POE AV TH N 175 F

PARCEL ID#: 18-23-30-0000-00-003

NO. OF NOTICES: 109

Commentaries: Eight (8) in favor and two (2) in opposition

Staff Recommendation: Staff stated that they attempted to determine if permits had ever been obtained for the construction of the Accessory Dwelling Unit (ADU), however, County records did not go back far enough to do so. Through a review of historic aerials, they were able to determine conclusively that the structure was there as far back as 1995, verifying that the ADU was in fact there when the applicant purchased the property in 2016. This showed that the need for the variance was not self-imposed. Staff further stated the unit would not be detrimental to the neighborhood. Lastly, staff recommended approval of the request subject to the conditions as outlined in the staff report.

The following person(s) addressed the Board:

Speaker(s): Rolando Martinez (Applicant)
Becki Rexrode (Neighbor opposed)

BZA Discussion: The BZA concluded that the applicant was aware for the rules regarding occupancy and ownership, and that the ADU would serve a good purpose. In addition, it was noted that the adjacent most impacted neighbors supported the request. Finally, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Jose A. Rivas, Jr., seconded by Jessica Rivera and unanimously carried to **APPROVE** the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; and, to **APPROVE** the Variance request, in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated March 18, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance

of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. The exterior of the ADU shall match or compliment the exterior of the existing of the existing residence with respect to color, and shall be finished with materials similar to those used in the main residence, or which are typically used the construction of a single family residence.

4. The applicant shall obtain a permit for the ADU within 120 days of final action on this application by Orange County or this approval becomes null and void.

5. Approval of this request does not constitute approval of the use of septic tanks and wells. The use of septic tanks and wells shall be in accordance with all applicable regulations.

6. The floor area marked "Storage & Laundry" on the floor plan submitted with the application shall not be connected to the main living area of the ADU for physical access without first obtaining an approval from the BZA. This area shall not be equipped with heat or air conditioning.

7. The applicant shall be responsible for the payment of all costs and fees associated with the ADU including, any and all applicable impact fees.

AYE (voice vote): All members present

Absent: Wes A. Hodge

DOUGLAS FOWLER - VA-18-06-059

REQUEST:

Variances in the A-2 zoning district as follows:

- 1) To validate an existing residence located 8 ft. from the side (west) property line in lieu of 10 ft.
- 2) To allow an addition 8 ft. from the side (west) property line in lieu of 10 ft.

ADDRESS:

239 Tanglewilde Street, Apopka FL 32712

LOCATION:

North side of Tanglewilde St., approximately .2 miles east of N. Park Ave.

TRACT SIZE:

112 ft. x 252 ft. (AVG)

DISTRICT#:

2

LEGAL:

BEG AT PT ON NLY R/W MARTIN ST SAID PT BEING 218 FT W & 59.9 FT N OF SE COR OF SW1/4 OF NW1/4 RUN TH N 270.1 FT E 109 FT S 235 FT TO NLY R/W MARTIN ST TH WLY ALONG R/W 115.04 FT TO POB IN SEC 03-21-28

PARCEL ID#:

03-21-28-0000-00-048

NO. OF NOTICES:

72

Commentaries:

Two (2) in favor and none in opposition

Staff Recommendation: Staff indicated that due to the age of the house, they were unable to determine whether the house had been constructed as permitted, or if an error occurred in the siting of the unit's foundation. However, since the applicant was not the original owner, the need for the variance had not been self-imposed. Moreover, since the applicant was following the same building line as the existing home, there was not any increase in the encroachment, making this the least variance needed. Due to the placement of the screened porch and pool, there was no other logical location to construct the addition. Based on the foregoing, denying the variance would deprive the applicant of building the addition, which was a right commonly enjoyed by others in the same zoning District. Finally, staff recommended approval of the request subject to the conditions as set forth in the staff report.

The following person(s) addressed the Board:

Speaker(s): Douglas Fowler, Applicant, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA concluded that the request was straightforward and met the criteria for granting of variances. Furthermore, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Eugene Roberson, seconded by Deborah Moskowitz and unanimously carried to **APPROVE** the Variance requests in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan and elevation dated April 17, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. The exterior of the addition shall match the exterior of the existing residence with regard to materials and color.

AYE (voice vote): All members present

Absent: Wes A. Hodge

MOHAMMAD ALI - VA-18-06-060

REQUEST: **Variance** in the R-CE zoning district to allow a chicken coop 12 ft. from the property line in lieu of 30 ft.

ADDRESS: 9853 Kilgore Road, Orlando FL 32836

LOCATION: West of S. Apopka Vineland Rd., east of Kilgore Rd.

TRACT SIZE: 166 ft. x 205 ft. (AVG)

DISTRICT#: 1

LEGAL: THAT PART OF THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 LYING EAST OF KILGORE ROAD & THE E 50 FT OF THE N 1/8 OF THE N1/2 OF THE SE 1/4 OF THE SE 1/4 & THE E 50 FT OF THE S 41.25 FT OF THE S 1/4 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/

PARCEL ID#: 04-24-28-0000-00-061

NO. OF NOTICES: 80

Commentaries: Eight (8) in favor and seventeen (17) in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location, site plan, and photographs. Staff displayed graphics to reflect that the land in question further north along the back strip, was part of a reserved right-of-way, and was not owned by the applicant. Staff recommended denial of this request; however, if the BZA approves the request, the conditions as outlined in the staff report should be imposed.

The following person(s) addressed the Board:

- Speaker(s): Mohammad Afzal (Applicant's Representative)
Mohammad Ali (Applicant)
Kurt Fasnacht (Orange County Code Enforcement Officer)
Nadia Afzal (Wife on behalf of the Applicant)
David Wilson (Neighbor opposed)
Penny Marra (Neighbor opposed)
Jim Gauger (Neighbor opposed)
Judy Luengus (Neighbor opposed)

The applicant contended that he owned more land further north along the back strip than was being depicted. The applicant also stated that the reason the neighbors to the east were opposing the request was because he raised the issue that the Brentwood Club neighbors had cleared the required buffer on their properties. The applicant stated that there is no other place to put the chicken coop on the property without a variance, but proposed alternate locations on the same back strip, including moving the coop closer to his house. Lastly, the applicant noted letters of support from neighbors.

Applicant’s wife stated that the variance was needed due to the unique shape of the lot, and that the reason for the objections was due to the Brentwood neighbors not maintaining their buffer.

Five (5) people spoke in opposition at the hearing, stating concerns as follows: odors; noise 24 hours per day; displeasing appearance; protection of property values; and the use attracting snakes, rats, bobcats, coyotes, and other predatory animals; and, the possibility of relocating the coop on other vacant land owned by the applicant.

In rebuttal to the comments, the applicant discussed fencing to buffer the use, and contended that a dog would make more noise than the chickens. The applicant also stated that the other residents should have known that chickens would be allowed next door.

The Code Enforcement officer stated that a violation notice was issued for the following reasons: the location of the pen, goats, and roosters. Code Enforcement re-inspected the site and found that the goats and roosters were gone, but the pen remained. Thereafter, Code Enforcement re-inspected the site again, and found that the goats and roosters were back again. The case was scheduled to go before the Code Enforcement Board in May of 2018, but was continued pending the outcome of this BZA meeting.

Material was submitted to the Board by the applicant and opposing neighbor to be entered into the record prior to the close of the public hearing.

BZA Discussion: The BZA inquired about the size of the coop and screened enclosure; and, confirmed that the required setbacks were measured from any cage, pen, covered enclosure or other holding area. The BZA confirmed that the applicant owned the adjacent properties to the west and south. Further, the BZA searched for other options to accommodate the applicant, such as, relocating the coop in front of the house or on the south side of the property or any other locations. The BZA also confirmed that the back strip was useable for a garage/accessory building that could meet setbacks without variances. Based on the foregoing, the BZA denied the request.

BZA Action: A motion was made by Carolyn Karraker, seconded by Jessica Rivera and unanimously carried to **DENY** the Variance request in that there was no unnecessary hardship shown on the land; and further, it did not meet the requirements governing variances as spelled out in Orange County Code, Section 30-43(3).

AYE (voice vote): All members present

Absent: Wes A. Hodge

DANA SCOTT OF GREEN TREE ASSISTED LIVING, LLC - SE-18-06-062

REQUEST:	Special Exception and Variance in the R-3 zoning district as follows: 1) Special exception to expand an existing Assisted Living Facility (ALF) from 80 beds to 98 beds. 2) Variance to decrease the number of parking spaces from 49 spaces to 27 spaces.
ADDRESS:	8207 Forest City Road, Orlando FL 32810
LOCATION:	East side of Forest City Road, approximately 525 ft. south of Pembroke Drive
TRACT SIZE:	129 ft. x 615 ft.
DISTRICT#:	2
LEGAL:	S 129.50 FT OF S1/2 OF NW1/4 OF NE1/4 OF SE1/4 (LESS THAT PT LYING W OF E R/W LINE OF FORREST CITY RD) & (LESS PT TAKEN FOR RD R/W PER 3806/4018) OF SEC 28-21-29

PARCEL ID#: 28-21-29-0000-00-021
NO. OF NOTICES: 106

THIS CASE WAS CONTINUED BY STAFF PRIOR TO THE BZA HEARING TO THE JULY 5, 2018, BZA MEETING, DUE TO ADDITIONAL VARIANCES NEEDED.

RECESSED AT 12:39 P.M. AND RECONVENED AT 12:47 P.M.

PALM GARDEN ASSISTED LIVING FACILITY - VA-18-06-063

REQUEST: Variance in the R-3 zoning district to allow a second 32 sq. ft. ground mounted sign on a residentially zoned property containing a Convalescent Care Facility and an Assisted Living Facility located on the same parcel.

ADDRESS: 654 N. Econlockhatchee Trail, Orlando FL 32825

LOCATION: Southwest corner of N. Econlockhatchee Trl. and Valencia College Ln.

TRACT SIZE: 15 Acres

DISTRICT#: 3

LEGAL: THE N1/2 OF NE1/4 OF NW1/4 (LESS W 210 FT & LESS N 30 FT OF W 656.75 FT & LESS E 48 FT & N 60 FT OF E 453.25 FT FOR RD R/W) & (LESS COMM AT NE COR OF NW1/4 OF SEC 30 TH S00-24-07E 680.81 FT ALONG E LINE OF NW1/4 TH DEPARTING E LINE S87-34-09W 30.02 FT TO

PARCEL ID#: 30-22-31-0000-00-007

NO. OF NOTICES: 144

Commentaries: None

Staff Recommendation: Staff stated that the subject property was over fifteen (15) acres in size. There were two (2) separate and distinct uses on the property, the convalescent care facility and the assisted living facility (ALF). The ALF was located over 200 feet back from Econlockhatchee Trail, and situated nearly entirely behind the care facility. The new sign would aid those who were not familiar with the area in locating the ALF. The site has over 400 feet of frontage on Econlockhatchee Trail. The new sign would be located at the main entrance to the ALF, over 200 feet to the south. There would be no sign clutter; therefore, the request met the purpose and intent of the Code. Finally, staff recommended approval of the request subject to the conditions as set forth in the staff report.

The following person(s) addressed the Board:

Speaker(s): Kenneth Soday, Applicant, waived the right to speak and agreed with the staff recommendation.
Gary Lackey (Applicant's Representative)

BZA Discussion: The BZA concluded that given the size of the property, the second sign was warranted, and would improve safety by clearly identifying the entrance to the ALF. Therefore, the BZA agreed with the staff recommendation.

BZA Action: A motion was made by Jose A. Rivas, Jr., seconded by Carolyn Karraker and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan and sign elevations dated April 18, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by

a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The new sign shall be limited to a maximum of 32 sq. ft. of copy areas and a maximum height of eight (8) feet. The sign shall be designed to be identical in appearance to the existing sign.

AYE (voice vote): All members present

Abstained: Deborah Moskowitz (due to Conflict of Interest)

Absent: Wes A. Hodge and Jessica Rivera

ELLIOT FERWERDA - VA-18-06-064

REQUEST: **Variances** in the R-CE Zoning District as follows:
1) Variance to allow construction of a new residence 30 ft. from the front (north) property line in lieu of 35 ft.
2) Variance to allow construction of a new residence 41 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.
3) Variance to allow construction of a pool, pool deck and pool enclosure 27 ft. from the NHWE in lieu of 50 ft.
4) Variance to allow construction of a new residence on a substandard lot with a lot width of 100 ft. in lieu of 130 ft.
5) Variance to allow construction of a new residence on a substandard lot with a lot area of .37 acres in lieu of 1 acre.

ADDRESS: 9940 Lone Tree Lane, Orlando FL 32836

LOCATION: South side of Lone Tree Lane, approximately .2 miles east of Trout Rd.

TRACT SIZE: 103 ft. x 136 ft. (AVG)

DISTRICT#: 1

LEGAL: CYPRESS SHORES FIRST ADDITION T/56 LOT 20

PARCEL ID#: 32-23-28-1874-00-200

NO. OF NOTICES: 141

Commentaries: One (1) in favor and none in opposition

Staff Recommendation: Staff indicated that the subdivision in which the subject property was located, and all other land around the lake was administratively rezoned to R-CE in the late 1960s, as this was the policy of the County. Staff showed a graphic of the numerous variances granted on both sides of Lone Tree Lane and stated that this was the classic case where a variance is warranted. Lastly, staff recommended approval of the request subject to the conditions as set forth in the staff report.

The following person(s) addressed the Board:

Speaker(s): Tim Frost, Applicant's representative, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA concluded that this application clearly met every criteria for the granting of a variance. Therefore, the BZA agreed with the staff recommendation.

BZA Action: A motion was made by Carolyn Karraker, seconded by Deborah Moskowitz and unanimously carried to **APPROVE** the Variance requests in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated March 18, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes

require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the residence is no closer than forty-one (41) feet, and the pool deck and enclosure are no more than twenty-seven (27) feet from the Normal High Water Elevation of Lake Sheen.

AYE (voice vote): All members present

Absent: Wes A. Hodge and Jessica Rivera

KEVIN MAW - VA-18-06-065

REQUEST: **Variance** in the A-2 zoning district to allow a pool and pool screen enclosure 28 ft. from the NHWE line in lieu of 50 ft.

ADDRESS: 11012 Shady Oak Street, Orlando FL 32832

LOCATION: East of Kirby Smith Rd., south of Shady Oak St.

TRACT SIZE: 193 ft. x 162 ft.

DISTRICT#: 4

LEGAL: LAKE HART ESTATES 1/53 LOT 2

PARCEL ID#: 21-24-31-4458-00-020

NO. OF NOTICES: 39

Commentaries: Three (3) in favor and none in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location, site plan, other similar variances, and photographs. Further, staff recommended approval of the request subject to the conditions as listed in the staff report.

The following person(s) addressed the Board:

Speaker(s): Kevin Maw, Applicant, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA felt that the request was consistent with the area and concurred with the staff recommendation.

BZA Action: A motion was made by Deborah Moskowitz, seconded by Jose A. Rivas, Jr. and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated April 18, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance

of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. Prior to the issuance of a building permit, the property owner shall record in the official records of Orange County an indemnification/Hold Harmless Agreement which indemnifies Orange County from any damages caused by flooding and shall inform all interested parties that the pool deck and enclosure are no more than twenty-eight (28) feet from the Normal High Water Elevation.

AYE (voice vote): All members present

Absent: Wes A. Hodge and Jessica Rivera

RECESSED AT 1:04 P.M. AND RECONVENED AT 1:31 P.M.

KEVIN TINSLEY - VA-18-06-066

REQUEST: **Variance** in the R-1A zoning district to allow a side setback of 5 ft. in lieu of 7.5 ft.

ADDRESS: 7421 Autumnvale Drive, Orlando FL 32822

LOCATION: Northwest corner of S. Goldendrod Rd. and Autumnvale Dr.

TRACT SIZE: 100 ft. x 120 ft.

DISTRICT#: 3

LEGAL: AZALEA PARK SECTION TWENTY SIX V/86 LOT 16 BLK B (LESS BEG AT INTERSEC OF WLY LINE OF SR 551 WITH S LINE OF SAID LOT TH W 15 FT N 44 DEG E 21.21 FT S 15 FT TO POB TAKEN FOR R/W)

PARCEL ID#: 27-22-30-0428-02-160

NO. OF NOTICES: 117

Commentaries: Six (6) in favor and none in opposition

Staff Recommendation: Staff presented the site plan, floor plan, and elevations. Staff stated the variance was the minimal possible variance, and maintained a five (5) foot side setback.

The following person(s) addressed the Board:

Speaker(s): Kevin Tinsley, Applicant, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA felt the request was reasonable and approved the variance with the conditions in the staff recommendation.

BZA Action: A motion was made by Jose A. Rivas, Jr., seconded by Eugene Roberson and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan and elevations dated April 18, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

AYE (voice vote): All members present

Absent: Wes A. Hodge and Jessica Rivera

TRAVIS LITTLE - VA-18-06-067

REQUEST: **Variance** in the R-1A zoning district to allow an accessory structure with 572 sq. ft. in lieu of 500 sq. ft.

ADDRESS: 14236 Winterset Drive, Orlando FL 32832

LOCATION: Southwest corner of Winterset Dr. and S. Lake Mary Jane Rd.

TRACT SIZE: 115 ft. x 108 ft.

DISTRICT#: 4

LEGAL: ISLE OF PINES FIFTH ADDITION V/5 LOT 302

PARCEL ID#: 25-24-31-3882-03-020

NO. OF NOTICES: 78

Commentaries: None

Staff Recommendation: Staff gave a presentation on the case covering the location, site plan, and photographs. Furthermore, staff recommended approval of the request subject to the conditions as listed in the staff report.

The following person(s) addressed the Board:

Speaker(s): Travis Little, Applicant, waived the right to speak and agreed with the staff recommendation.

BZA Discussion: The BZA was familiar with the area and found the request to be acceptable along with the staff recommendation.

BZA Action: A motion was made by Deborah Moskowitz, seconded by Carolyn Karraker and unanimously carried to **APPROVE** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions:

1. Development in accordance with the site plan dated April 18, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.

2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The exterior of the accessory structure shall match the exterior of the existing house.

5. All other existing sheds on the property shall be removed prior to the final inspection of the proposed shed.

AYE (voice vote): All members present
Absent: Wes A. Hodge and Jessica Rivera

MAJOR STACY - SE-18-07-069

REQUEST: **Special Exception** in the A-1 zoning district to allow an equestrian center with ancillary uses. (Approved w/Conditions)
Variance to allow building to be placed further than 10 ft. back from the front setback line. (No longer necessary)

ADDRESS: 4151 Avalon Road, Winter Garden FL 34787

LOCATION: East of Avalon Rd., south of Sandhill Rd.

TRACT SIZE: 635 ft. x 1,290 ft.

DISTRICT#: 1

LEGAL: LAKE AVALON GROVES REPLAT J/90 LOTS 41D & 42D (LESS ANY PT WITHIN THE 35 FT FOR R/W AS DESC IN DB 402/314)

PARCEL ID#: 06-23-27-4292-04-410

NO. OF NOTICES: 27

Commentaries: Four (4) in favor and none in opposition

Staff Recommendation: Staff outlined the location, proposed site plan, elevations, and Special Exception criteria. Staff explained that there were two (2) other equestrian centers in the area and this was located in the Avalon Rural Settlement. This area was comprised of agricultural uses, single family homes, and other rural uses. Staff recommended approval of the request as it met the criteria outlined in section 38-78, subject to the conditions as set forth in the staff report.

The following person(s) addressed the Board:

Speaker(s): Major Stacy (Applicant)

BZA Discussion: The BZA discussed the proposal and changes to the condition regarding living quarters. The Board amended condition #5, and approved the Special Exception request as it met the criteria; and, deemed the Variance request as unnecessary. Thus, the BZA agreed with the staff recommendation as amended.

BZA Action: A motion was made by Carolyn Karraker, seconded by Deborah Moskowitz and unanimously carried to **APPROVE** the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to the following conditions as amended; and, the Variance request was deemed as **UNNECESSARY**:

1. Development in accordance with the site plan and elevations dated April 16, 2018, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Approval is for boarding for up to twenty (20) horses.

- 5. Overnight stay shall only be permitted in conjunction with the care of animals and livestock.
- 6. Outdoor lighting shall be in accordance with Chapter 9, Orange County Code. Outdoor lighting for the riding area shall be on timer.
- 7. No outdoor speakers or other audio amplification systems.
- 8. Manure disposal activities shall be located a minimum 100 feet from any property line, 200 feet from any public street.
- 9. The applicant shall submit construction plans through the commercial site plan review process within three (3) years of final approval or this approval is null and void.
- 10. Therapy sessions shall be limited from 8:00 a.m. to 6:00 p.m.

AYE (voice vote): All members present
Absent: Wes A. Hodge and Jessica Rivera

JOHN SMITH - SE-18-07-071

REQUEST: Special Exception in the A-1 zoning district to allow a yard trash processing facility.
ADDRESS: Hermit Smith Road, Apopka FL 32703
LOCATION: West of Hermit Smith Rd., South of W. Orange Blossom Trail
TRACT SIZE: 648 ft. x 653 ft.
DISTRICT#: 2
LEGAL: NW1/4 OF SE1/4 OF SW1/4 SEC 01-21-27
PARCEL ID#: 01-21-27-0000-00-061
NO. OF NOTICES: 16

This case was continued by Staff prior to the BZA Hearing to the July 5, 2018 BZA Meeting, due to the Applicant requiring a Conversation Area Determination (CAD).

BZA Action: A motion was made by Gregory A. Jackson, seconded by Carolyn Karraker and unanimously carried to **CONTINUE** to the July 5, 2018 BZA Meeting.

AYE (voice vote): All members present
Absent: Wes A. Hodge and Jessica Rivera

ADJOURN:

There being no further business, the meeting was adjourned at 1:51 p.m.

ATTEST:

Gregory A. Jackson
Chairman

Debra Phelps
Recording Secretary