

**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 **December 6, 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

HEATHER RAMOS - VA-18-11-143

9:00 AM

REQUEST: Variances in the C-2 zoning district as follows:
1) To allow window signage with 50% coverage in lieu of 25%.
2) To allow window signage graphics to be 24 ft. x 9 ft. in lieu of 6 in. x 3 in. This is the result of Code Enforcement action.

ADDRESS: 7437 International Dr, Orlando FL 32819

LOCATION: East side of International Dr., north of W. Sand Lake Rd.

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

TRACT SIZE: 175 ft. x 360 ft.; 1.445 acres

DISTRICT#: 6

LEGAL: BEG 1395.88 FT N & 40 FT E OF SW COR OF E1/2 OF SW1/4 TH E 360 FT N 175 FT W 360 FT S 175 FT TO POB IN SEC 25-23-28

PARCEL ID: 25-23-28-0000-00-024

NARCIS YOLANY RIVERA - VA-18-12-152

REQUEST: Variance in the R-1 zoning district to allow an accessory structure (gazebo) to remain 3 ft. from the side property line in lieu of 5 ft. This is the result of Code Enforcement action.

ADDRESS: 484 Valencia Place Cir, Orlando FL 32825

LOCATION: East of Valencia Place Cir., approximately 850 ft. south of

Valencia College Ln.

S-T-R: 30-22-31-NW-B

TRACT SIZE: .15 acres

DISTRICT#: 3

LEGAL: VALENCIA PLACE 29/76 LOT 15

PARCEL ID: 30-22-31-8851-00-150

HENRY BRUTUS - SE-18-12-153

REQUEST: Special Exception and Variance in the R-1A zoning district to allow an addition to an existing religious use facility.

1) Special Exception: To allow the applicant to use the rear building on the lot for Sunday School.

2) Variance: To allow 21 parking spaces in lieu of 55 spaces.

ADDRESS: 5275 Alhambra Dr, Orlando FL 32808

LOCATION: North of Alhambra Dr., east of Emerald Rd.

S-T-R: 19-22-29-SW-C

TRACT SIZE: 95 ft. x 226 ft./ .492 acres

DISTRICT#: 6

LEGAL: PINE HILLS SUB NO 8 T/68 LOTS 4 & 23 BLK G

PARCEL ID: 19-22-29-6954-07-230

EDWIN LEE - VA-18-12-154

REQUEST: Variance in the P-D zoning district to allow construction of a

lanai with permanent roof with a rear (north) setback of 20 ft. in lieu of 25 ft.

ADDRESS: 8234 Ludington Cir, Orlando FL 32836

LOCATION: North side of Ludington Cir., south of Phillip's Community Park

Dr., approximately 275 ft. west of Smith Bennett Park Rd.

S-T-R: 10-24-28-SE-D

TRACT SIZE: 71 ft. x 116 ft. (AVG)/ .186 acres

DISTRICT#: 1

LEGAL: ESTATES AT PARKSIDE 92/150 LOT 31

PARCEL ID: 10-24-28-2500-00-310

EDUARDO ESCOBAR - VA-18-12-155

REQUEST: Variance in the R-2 zoning district to allow a covered porch 10 ft. from the rear property line in lieu of 20 ft. (This is the result of Code Enforcement action)

ADDRESS: 10261 Cody Ln, Orlando FL 32825

LOCATION: South of Cody Lane, east of Dean Creek Lane

S-T-R: 32-22-31-NW-B

TRACT SIZE: 25 ft. x 97 ft. (AVG); 0.137 acres

DISTRICT#: 4

LEGAL: CREEKSIDE 50/49 LOT 21
1821-00-210

PARCEL ID: 32-22-31-

JOSE PARADELA - VA-18-12-156

10:00 AM

REQUEST: Variance in the R-1AA zoning district to allow 960 sq. ft. of accessory structures in lieu of 500 sq. ft.

ADDRESS: 2710 Alamosa Ct, Apopka FL 32703

LOCATION: West of Mink Dr., south side of Alamosa Ct.

BOARD OF ZONING ADJUSTMENT
MEETING OF DECEMBER 6, 2018

S-T-R: 24-21-28-NE-A
TRACT SIZE: 131 ft. x 162 ft./ .5 acres
DISTRICT#: 2
LEGAL: GREENACRES ESTATES 8/33 LOT 44 **PARCEL ID:** 24-21-28-3182-00-440

JOSH TAYLOR - SE-18-12-157

REQUEST: Special Exception in the A-2 zoning district to permit an agricultural component to an existing elementary/high school which includes a 40,000 sq. ft. greenhouse on 2.25 acres and a boardwalk connecting the school building with the agricultural area, and modifying conditions of a prior Special Exception regarding use of modular units for classrooms.

ADDRESS: 1600 East Crown Point Rd, Ocoee FL 34761
LOCATION: West side of E. Crown Point Rd., approximately 325 ft north of E. Fullers Cross Rd.
S-T-R: 12-22-27-NE-A
TRACT SIZE: 14.55 acres
DISTRICT#: 1
LEGAL: TH PT OF NE1/4 OF NE1/4 LYING N & W OF ACL RR R/W IN SEC 12-22-27
PARCEL ID: 12-22-27-0000-00-001

STEVEN LaBRET - VA-18-12-158

REQUEST: Variances in the C-1 zoning district to allow a 2-COP license (beer & wine only) for consumption on premises as follows:

- 1) Located 519 ft. from a religious institution in lieu of 1,000 ft.
- 2) Located 622 ft. from a religious institution in lieu of 1,000 ft.

ADDRESS: 7221 Curry Ford Rd, Orlando FL 32822
LOCATION: North side of Curry Ford Rd., approximately 225 ft. west of

Goldenrod Rd.

S-T-R: 02-23-30-SW-C
TRACT SIZE: 89 ft. x 323 ft. (AVG)/.637 Acres

DISTRICT#: 3
LEGAL: GOLDEN ACRES SEC A EXTENDED Q/104 LOT 118 (LESS
BEG NW COR RUN S 265.24 FT M/L TO NLY R/W CURRIE
FORD RD TH SELY ALONG R/W 167.5 FT TH N TO PT ON N
LINE LOT 118 TH WLY TO POB) & (LESS RD R/W ON S) SEE
2650/1362
PARCEL ID: 02-23-30-3028-01-180

IGLESIA DE DIOS EN BITHLO - SE-18-12-159

REQUEST: Special Exception and Variances in the A-2 and R-T-2 zoning districts
as follows:

- 1) Special Exception to allow an existing religious institution,
and the construction of a new 500 seat sanctuary.
- 2) Variance to allow the continued use of unpaved parking.
- 3) Variance to allow a church spire to extend 20 ft. above the 35 ft.
maximum height in lieu of 10 ft.

ADDRESS: 2049 8th St, Orlando FL 32820
LOCATION: Southeast corner of Hollister Rd. and 8th St., in Bithlo
S-T-R: 15-22-32-SE-D
TRACT SIZE: 3.7 acres
DISTRICT#: 5
LEGAL: UNRECORDED PLAT EAST ORLANDO ESTATES SECTION
1 TR 160 DESC AS BEG 3177.4 FT N & 3362.85 FT E FROM
W1/4 COR OF SEC 22-22-32 E 645 FT N 167 FT W 645 FT S
167 FT TO POB
PARCEL ID: 15-22-32-2336-01-600 15-22-32-2336-01-610

RAY ALDRIDGE - VA-18-12-160

11:00 AM

REQUEST: Variance in the A-2 zoning district to allow a new mobile
home on a lot with .515 acres of lot area in lieu of 2 acres.

ADDRESS: 15601 Seaward St, Orlando FL 32828

LOCATION: North side of Seward St., approximately 475 ft. east of

Sunflower Trl.

S-T-R: 19-22-32-SE-D
TRACT SIZE: 112 ft. x 200 ft./ .515 acres
DISTRICT#: 4

BOARD OF ZONING ADJUSTMENT
MEETING OF DECEMBER 6, 2018

LEGAL: SEAWARD PLANTATION ESTATES T/109 THE W 125 FT
OF W1/2 OF LOTS 32 & 33 BLK E
PARCEL ID: 19-22-32-7876-05-330

FAIRWINDS CREDIT UNION - VA-18-12-163

REQUEST: Variances in the P-O zoning district to allow a parking garage as follows:

- 1) To allow a front setback of 14 ft. in lieu of 25 ft.
- 2) To allow a height of 48.5 ft. in lieu of 35 ft.

ADDRESS: 3087 N Alafaya Trl, Orlando FL 32826

LOCATION: Southeast corner of N. Alafaya Tr. and Science Dr.

S-T-R: 15-22-31-NW-NE

TRACT SIZE: 294 ft. x 650 ft. / 4.4 acres

DISTRICT#: 5

LEGAL: BEG 56 FT E & 33 FT S OF NW COR OF NW COR OF NE1/4

OF NW1/4 OF SEC 15-22-31 TH RUN E 300 FT S 650.65 FT
W 294.83 FT TO E R/W LINE OF N ALAFAYA TRL TH N
639.63 FT TO POB (LESS RD R/W)

PARCEL ID: 15-22-31-0000-00-002

WENDY TAHT - VA-18-12-164

REQUEST: Variances in the R-CE zoning district to allow construction on a substandard lot as follows:

- 1) To allow a minimum lot width of 75 ft. in lieu of 130 ft.
- 2) To allow a minimum lot size of .44 acres in lieu of 1 acre.

ADDRESS: 12072 Sandy Shores Dr, Windermere FL 34786

LOCATION: East of Sandy Shores Dr. on Lake Butler

S-T-R: 24-23-27-NE-A

TRACT SIZE: 75 ft. x 250 ft.; 0.44 acres

DISTRICT#: 1

LEGAL: SANDY SHORES S/57 LOT 1

PARCEL ID: 24-23-27-7808-00-010

GREGORY DAVIS FOR THOMAS SIGN & AWNING CO. - VA-18-12-165

REQUEST: Variance in the P-D zoning district to allow a cumulative total of 256 sq. ft. of wall signage in lieu of 192 sq. ft.

ADDRESS: 4161 Town Center Blvd, Orlando FL 32837

LOCATION: Northwesterly corner of S. John Young Parkway and W. Town Center Boulevard

S-T-R: 29-24-29-SE-D

TRACT SIZE: 9.598 acres

DISTRICT#: 1

LEGAL: HUNTERS CREEK TRACT 380 A 40/83 LOT 1 (LESS BEG NE COR OF LOT 2 RUN S 64 DEG W 230 FT TO NW COR LOT 2 TH N 25 DEG W 15 FT N 64 DEG E 200 FT S 25 DEG E 10 FT N 64 DEG E 30 FT TH S 25 DEG E 5 FT TO POB)

PARCEL ID: 29-24-29-3844-00-010

OSCAR PAREDES - VA-18-12-166

REQUEST: Variances in the R-1 zoning district as follows:

- 1) To allow an existing residence located 23 ft. from the rear property line in lieu of 25 ft.
- 2) To allow an addition 23 ft. from the rear property line in lieu of 25 ft.
- 3) To allow an existing carport located 5 ft. from the side property line in lieu of 6 ft.
- 4) To allow an existing metal shed located 3 ft. from the side property line in lieu of 5 ft.
- 5) To allow the construction of a screen room 11 ft. from the rear property line in lieu of 12 ft.

ADDRESS: 4837 Anzio St, Orlando FL 32819

LOCATION: The north side of the intersection of Anzio St. and Dakar Ave., approximately 600 ft. west of Pomelo Drive

S-T-R: 30-23-29-SE-D

TRACT SIZE: 60 ft. x 103 ft./142 acres

DISTRICT#: 6

LEGAL: TANGELO PARK SECTION THREE X/89 LOT 34 BLK 9

PARCEL ID: 30-23-29-8555-09-340

CHARLES BROOKS - VA-18-12-167 (CONTINUED TO 1/3/19)

1:00 PM

REQUEST: Variance in the R-T-2 zoning district to allow an accessory structure with 1,040 sq. ft. in lieu of 500 sq. ft.
ADDRESS: 18808 Bellmore Ave, Orlando FL 32820
LOCATION: Southwest corner of Bellmore Ave. and 10 St.
S-T-R: 15-22-32-NE-A, 10-22-32-SE-D
TRACT SIZE: 204 ft. x 667 ft./ 3.13 acres
DISTRICT#: 5
LEGAL: EAST ORLANDO ESTATES SECTION B X/122 LOT 299
PARCEL ID: 15-22-32-2331-02-990

ENVUE HOLDINGS, LLC - VA-18-12-168

REQUEST: Variance in the R-3 zoning district to allow a quadplex on a lot with 12,480 sq. ft. in lieu of 15,000 sq. ft.
ADDRESS: 2633 Hunt Club Ln, Orlando FL 32826
LOCATION: East of Hunt Club Lane, north of Fox Hound Lane
S-T-R: 15-22-31-NW-SE
TRACT SIZE: 96 ft. x 130 ft.; 0.54 acres
DISTRICT#: 5
LEGAL: FOX HUNT LANES PHASE 2 12/133 LOT 32
PARCEL ID: 15-22-31-2866-00-320

DARRELL NUNNELLY - VA-18-12-169

REQUEST: Variances in the R-CE zoning district as follows:
1) To allow a wood deck 0 ft. from the NWHE line in lieu of 50 ft.
2) To allow a balcony addition 8 ft. from the NHWE line in lieu of 50 ft. This is the result of Code Enforcement action.
ADDRESS: 9147 Winter Garden Vineland Rd, Orlando FL 32836
LOCATION: East of Winter Garden Vineland Rd., west of Lake Sheen
S-T-R: 05-24-28-NE-A

TRACT SIZE: 106 ft. x 1267 ft., 3.1 acres
DISTRICT#: 1
LEGAL: N 106 FT OF S 1707.7 FT OF W1/2 OF NE1/4 (LESS RD ON W)
& (LESS COMM NW COR OF NE1/4 RUN S 993.05 FT E
30 FT TO POB TH E 14.23 FT S 01 DEG W 42.89 FT S 63.13
FT W 13.02 FT N 106 FT TO POB.TAKEN FOR R/W PER OR
4929/ 2430) OF SEC 05-24-28
PARCEL ID: 05-24-28-0000-00-010

STEPHEN ALLEN - VA-18-12-170

REQUEST: Variance in the C-2 zoning district to allow 347 parking spaces
in lieu of 479 spaces.
ADDRESS: 7400 International Dr, Orlando FL 32819
LOCATION: West of International Dr., north of W. Sand Lake Rd.
S-T-R: 25-23-28-SW-C
TRACT SIZE: 400 ft. x 940 ft./ 9.48 acres
DISTRICT#: 6
LEGAL: S1/4 OF NW1/4 OF SW1/4 E OF I-4 & S 70 FT OF N3/4 OF
NW1/4 OF SW1/4 E OF I-4 (LESS E 40 FT FOR R/W OF
INTERNATIONAL DRIVE) & BEG AT PT ON E LINE OF I-4 &
N LINE OF S 70 FT OF N3/4 OF NW1/4 OF SW1/4 TH RUN
NLY 65 FT E 575 FT S 50 FT E 28 FT S 15 FT W TO PO
PARCEL ID: 25-23-28-0000-00-022

RALPH KNAPP - VA-18-12-171

REQUEST: Variance in the R-2 zoning district to allow a fully enclosed
sunroom with a rear yard (south) setback of 7 ft. in lieu of 20 ft.
ADDRESS: 6958 Kelcher Ct, Orlando FL 32807
LOCATION: South side of Kelcher Ct., approximately 435 ft. east of Penlon
Ct.
S-T-R: 23-22-30-SW-C
TRACT SIZE: 45 ft. x 100 ft./ .103 acres

DISTRICT#: 3

LEGAL: EBANS PRESERVE PHASE 4 44/41 LOT 42 **PARCEL ID:**
23-22-30-2363-00-420

MICHAEL HARDING - SE-18-12-172

2:00 PM

REQUEST: Special Exception to amend condition of approval #8 from February 1, 2018 (SE-18-02-154) to allow vehicular access on-site to Russell Ave.

ADDRESS: 1510 Russell Ave, Orlando FL 32806

LOCATION: North of Curry Ford Rd., west of Russell Ave.

S-T-R: 31-22-30-SE-D

TRACT SIZE: 50 ft. x 150 ft./ .172 acres

DISTRICT#: 3

LEGAL: ORANGE VILLA K/21 LOT 7 **PARCEL ID:** 31-22-30-6268-00-070

KENCO SIGNS - VA-18-12-173

REQUEST: Variance in the P-D zoning district to allow a cumulative total of

431 sq. ft. of wall signage in lieu of 157.5 sq. ft.

ADDRESS: 7590 University Blvd, Winter Park FL 32792

LOCATION: Southeast corner of University Blvd. and N. Goldenrod Rd.

S-T-R: 11-22-30-NE-A

TRACT SIZE: 1,076 ft. x 585 ft. (AVG)/14.45 acres

DISTRICT#: 5

LEGAL: W 15 AC OF N1/2 OF NW1/4 OF NE1/4 (LESS RD R/W ON N

& W)(LESS W 68.6FT OF E 189.49 FT OF NE1/4 OF NW1/4 OF NE1/4 LYING S OF UNIVERSITY BLVD) & (LESS BEG 231.17 FT E & 100.43 FT S OF N1/4 COR OF SEC 11 TH S 125 FT W 125 FT N 125 E 125 FT TO POB) IN SEC 11-

PARCEL ID: 11-22-30-0000-00-124

VISIT ORLANDO - VA-19-01-174

REQUEST: Variance in the C-1 zoning district to allow a cumulative total of
160 sq. ft. of wall signage in lieu of 80 sq. ft.
ADDRESS: 8102 International Dr, Orlando FL 32819
LOCATION: West of International Dr., south of W. Sand Lake Rd.
S-T-R: 36-23-28-NW-B
TRACT SIZE: 250 ft. x 508 ft. (AVG)/ 2.86 acres
DISTRICT#: 6
LEGAL: HOLLYWOOD PLAZA 36/98 LOT 2
PARCEL ID: 36-23-28-3787-00-020

TOREK THOMPkins - ZM-19-01-176

REQUEST: Appeal of the Zoning Manager's Determination that the
proposed use does not constitute a freestanding carwash and
is not permitted in the C-1 zoning district.
ADDRESS: 7600 Dr Phillips Blvd, Orlando FL 32819
LOCATION: North of W. Sand Lake Rd., east of Dr. Phillips Blvd.
S-T-R: 26-23-28-SW-C
TRACT SIZE: 20.02 acres
DISTRICT#: 1
LEGAL: BEG 247 FT N & 50 FT E OF SW COR OF SEC 26-23-28 TH
RUN N 643.13 FT E 147 FT S 70 FT E 47.82 FT NELY 26.91
FT N 29 DEG E 115.73 FT NELY 26.18 FT N 214.33 FT E 228
FT N 4.74 FT NLY & ELY 348.91 FT NWLY 132.86 FT N 46
DEG E 152 FT SELY 274.31 FT S 71.3 FT W
PARCEL ID: 26-23-28-0000-00-015

CANTERO HOLDINGS, LLC - SE-19-01-175 - ~~WITHDRAWN~~

REQUEST: Request in the A-1 zoning district to amend condition #5 of the Special Exception approval (SE-01-01-001) to extend the period to vacate the 116 acre tract to Dec. 31, 2022, and to amend condition #2 relating to the Jan. 23, 2001 Developer's Agreement, consistent with extending the period.

ADDRESS: 12000 Avalon Rd, Winter Garden FL 34787

LOCATION: West of Avalon Rd., north of Flemings Rd.

S-T-R: 17-24-27-SW-C,20-24-27-NW-B

TRACT SIZE: 110 acres

DISTRICT#: 1

LEGAL: THAT PART OF NW1/4 OF SEC 20-24-27 LYING NWLY OF RD R/W PER DB 402/316 AND RD BOND BK 3/117 & THE SE1/4 OF SW1/4 W OF RD R/W PER DB 402/316 & BEG 250 FT N OF SE COR OF SW1/4 OF SW1/4 SWLY ALONG SWAMP TO PT 457 FT W OF SE COR OF SW1/4 OF SW1/4 E TO SE COR

PARCEL ID: 19-24-27-0000-00-009 19-24-27-0000-00-016 20-24-27-0000-00-005