

**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 **February 7, 2019** 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**

**CHARLES MARCH - VA-18-11-137**

**9:00 AM**

**REQUEST:** Variances in the R-2 zoning district as follows:  
1) To allow an existing accessory structure with a 4 ft. rear setback in lieu of 5 ft.  
2) To allow an existing accessory structure with a 2.6 ft. side setback in lieu of 5 ft.  
3) To allow an existing accessory structure with a 4 ft. rear setback in lieu of 5 ft.  
4) To allow two accessory structures to remain with a separation distance of .5 ft. in lieu of 10 ft.  
Note: This is the result of Code Enforcement action.

**ADDRESS:** 8120 Bucksaw Drive, Orlando FL 32817

**LOCATION:** South side of Bucksaw Dr., south of Bates Rd., east of N. Goldenrod Rd.

**S-T-R:** 14-22-30-NE-A

**TRACT SIZE:** 62 ft. x 108 ft.; 0.151 acres

**DISTRICT#:** 3

**LEGAL:** PINWOOD VILLAGE 11/54 LOT 13  
**PARCEL ID:** 13-22-30-7102-00-130

**NICOLE GOUGH - VA-19-01-180**

**REQUEST:** Variance in the R-1A zoning district to allow two accessory structures to remain with a separation distance of 1 ft. in lieu of 10 ft.  
**ADDRESS:** 4533 S. Shore Road, Orlando FL 32839  
**LOCATION:** East side of S. Shore Rd., north of Holden Ave.  
**S-T-R:** 11-23-29-SW-C  
**TRACT SIZE:** 102 ft. x 100 ft./ 0.234 acres  
**DISTRICT#:** 3  
**LEGAL:** LAKE HOLDEN GARDENS Q/140 LOTS 2 & 3  
**PARCEL ID:** 11-23-29-4496-00-020

**CHARO UCEDA - SE-18-06-068**

**REQUEST:** Special Exception and Variances in the R-CE zoning district as follows:  
1) Special Exception to allow construction of a detached Accessory Dwelling Unit (ADU).  
2) Variance to allow construction of a detached ADU on a lot with less than 1 1/2 times the minimum lot area required by the zoning district.  
3) Variance to allow a parcel with .88 ac. of land area in lieu of 1 ac. of land area.  
**ADDRESS:** 1984 Windermere Road, Windermere FL 34786  
**LOCATION:** West side of Windermere Rd., approximately 350 ft. south of McKinnon Rd.  
**S-T-R:** 06-23-28-NW-B  
**TRACT SIZE:** 133 ft. x 291 ft. (AVG)/.885 Acres  
**DISTRICT#:** 1  
**LEGAL:** BEG SW COR OF NW1/4 TH RUN N 127 FT N 87 DEG E 283.78 FT S 05 DEG E 140 FT W 299.17 FT TO POB SEC 06-23-28  
**PARCEL ID:** 06-23-28-0000-00-014

**EDUARDO BADILLO - SE-19-02-187**

**REQUEST:** Special Exception in the C-1 zoning district to allow a portable food vendor at an existing gas station/convenience store.  
This is the result of Code Enforcement action.

**ADDRESS:** 7331 W. Sand Lake Road, Orlando FL 32819

**LOCATION:** Northwest corner of W. Sand Lake Rd. and Turkey Lake Rd.

**S-T-R:** 26-23-28-SE-D

**TRACT SIZE:** 1 acre

**DISTRICT#:** 1

**LEGAL:** FROM S1/4 COR RUN E 1700.11 FT N 9 DEG E 60.97 FT W 73.77 FT FOR POB RUN W 146.06 FT N 152.82 FT NELY 50.8 FT N 18 DEG E 20.26 FT ELY 10.99 FT ELY 87.48 FT S 80 DEG E 100.93 FT S 9 DEG W 198.83 FT S 49 DEG W 38.37 FT TO POB SEC 26-23-28

**PARCEL ID:** 26-23-28-0000-00-130

**JOSEPH NEAL - SE-19-02-189**

**REQUEST:** Special Exception in the R-3 zoning district to allow a daycare and private school with up to 236 students.

**ADDRESS:** 61 S. Dean Road, Orlando FL 32825

**LOCATION:** East side of Dean Rd., north of Lake Underhill Rd.

**S-T-R:** 29-22-31-SW-C

**TRACT SIZE:** 169 ft. x 380 ft.

**DISTRICT#:** 4

**LEGAL:** THE E 216.20 FT OF W 430 FT OF N1/3 OF S3/8 OF SW1/4 OF SW1/4 & THE N 30 FT OF W 430 FT OF N1/3 OF S3/8 OF SW1/4 OF SW1/4 (LESS W RD R/W) SEC 29-22-31

**PARCEL ID:** 29-22-31-0000-00-033 and 29-22-31-0000-00-064

**MOONISH BADALOO - VA-19-02-190**

**REQUEST:** Variance in the R-CE zoning district to allow a one (1) story accessory structure with a maximum height of 24 ft. in lieu of 15 ft.

**ADDRESS:** 8040 Palm Lake Drive, Orlando FL 32819

**LOCATION:** Southeast corner of Palm Lake Dr. and Palm Lake Cir., west of Dr. Phillips Blvd.

**S-T-R:** 22-23-28-NE-A

**TRACT SIZE:** 1.744 acres

**DISTRICT#:** 1

**LEGAL:** PALM LAKE MANOR FIRST ADDITION U/140 LOT 1 BLK C (LESS S 130 FT) & N 30 FT OF E 300 FT OF S 130 FT OF LOT 1 BLK C

**PARCEL ID:** 22-23-28-6564-03-011

**MARY ROSE - VA-19-02-196**

**10:00 AM**

**REQUEST:** Variance in the R-1A zoning district to permit a cumulative total of 750 sq. ft. of accessory floor area in lieu of 500 sq. ft.

**ADDRESS:** 1736 Division Avenue, Gotha FL 34734

**LOCATION:** West side of the intersection of Division Ave. and Broadway St. in Gotha

**S-T-R:** 29-22-28-SE-D

**TRACT SIZE:** 137 ft. x 268 ft. + 35 ft. x 201 ft. pipe stem/.89 Acres

**DISTRICT#:** 1

**LEGAL:** PEARL LAKE SUB S/9 THE N 137 FT OF S 300 FT OF LOT 21 & W 35 FT OF E 243 FT OF N 201.43 FT OF LOT 21 (LESS E 35 FT FOR RD R/W)

**PARCEL ID:** 29-22-28-6768-00-210

**SILVER CITY CINEMAS, LLC - VA-19-03-197**

**REQUEST:** Variance in the C-1 zoning district to allow 519 parking spaces in lieu of 576 spaces.

**ADDRESS:** 4000 N. Goldenrod Road, Winter Park FL 32792

**LOCATION:** West side of Goldenrod Rd., just north of University Blvd.

**S-T-R:** 02-22-30-SW-C

**TRACT SIZE:** 12.76 acres

**DISTRICT#:** 5

**LEGAL:** K MART 12/67 PT OF LOT 1 DESC AS COMM SW COR OF LOT 1 TH RUN N00-36-34E 42.25 FT TO CURVE CONCAVE W RAD 1038.98 FT DELTA 07-44-30 FOR DIST OF 140.39 FT TO POB TH CONT NWLY ALONG CURVE DELTA 37-15-30 FOR DIST OF 675.62 FT TO REVERSE CURVE RAD 318.52 FT DEL

**PARCEL ID:** 02-22-30-4071-00-010 and 02-22-30-4071-00-030

**NELSON JIMENEZ - VA-19-02-192**

**REQUEST:** Variance in the R-1A zoning district to allow an existing enclosed sunroom to remain 22 ft. from the rear property line in lieu of 30 ft.  
This is the result of Code Enforcement action.

**ADDRESS:** 7791 Stratford Blvd., Orlando FL 32807

**LOCATION:** Southeast corner of Stratford Blvd. and Rhea Ct.

**S-T-R:** 14-22-30-NE-A

**TRACT SIZE:** 81 ft. x 108 ft. (AVG)/.23 Acres

**DISTRICT#:** 3

**LEGAL:** IVANHOE ESTATES UNIT 1 2/129 LOT 1 BLK E

**PARCEL ID:** 14-22-30-3072-05-010

**REV. RAUL DAVILA FOR IGLESIA DE DIOS PENTECOSTAL DE UNCIÓN Y PODER, ASSEMBLIES OF GOD, INC. - SE-18-12-162**

**REQUEST:** Special Exception and Variance in the R-1A and R-2 zoning districts as follows:  
1) Special Exception to permit a school with 12 students in Phase I, and up to 72 students in Phase II.  
2) Variance to allow unpaved parking spaces in lieu of paved.

**ADDRESS:** 10000 Alcock Road, Orlando FL 32817

**LOCATION:** Southeast corner of Alcock and Dean Roads, approximately .2 miles north of E. Colonial Drive

**S-T-R:** 17-22-31-SW-C

**TRACT SIZE:** 1.186 Acres

**DISTRICT#:** 5

**LEGAL:** THE N 106 FT OF S 314 FT OF W1/2 OF NW1/4 OF SW1/4 OF SEC 17-22-31 (LESS THE E 320.94 FT THEREOF & LESS THE R/W FOR DEAN RD) & THE N 104 FT OF S 208 FT OF W 239.4 FT OF SW1/4 OF NW1/4 OF SW1/4 (LESS W 50 FT FOR RD R/W) OF SEC 17-22-31

**PARCEL ID:** 17-22-31-0000-00-095

**BRYAN POTTS - SE-19-03-198**

**REQUEST:** Special Exception in the R-CE zoning district to allow a preschool for up to 200 students.

**ADDRESS:** Windermere Road, Windermere FL 34786

**LOCATION:** East side of Windermere Rd., south of Roberson Rd.

**S-T-R:** 06-23-28-NW-B

**TRACT SIZE:** 22.46 acres

**DISTRICT#:** 1

**LEGAL:** COMM SW COR OF NW1/4 OF SEC 06-23-28 TH RUN N88-58-39E 358.92 FT N06-20-51W 94.05 FT N83-39-09E 282 FT FOR POB N06-20-51W 126 FT S83-39-09W 282 FT N06-20-51W 126 FT N83-39-09E 282 FT N06-20-51W 84 FT S83-39-09W 168 FT N06-20-51W 42 FT S83-39-09W 114 FT NO

**PARCEL ID:** 06-23-28-0000-00-005 and 06-23-28-0000-00-056

**LOCKHEED MARTIN - VA-19-03-200****11:00 AM**

**REQUEST:** Variance in the IND-2/IND-3 zoning district to allow the construction of a new building with a maximum height of 95 ft. in lieu of 50 ft., to be constructed in two phases.

**ADDRESS:** 8815 Lockheed Martin Blvd., Orlando FL 32819

**LOCATION:** South of W. Sand Lake Rd., east of Universal Blvd.

**S-T-R:** 31-23-29

**TRACT SIZE:** 283 Acres

**DISTRICT#:** 6

**LEGAL:** ALL OF SEC 31-23-29 (LESS RD R/W ON N) & (LESS BEG 150 FT S OF NE COR OF SEC RUN W 200 FT S 2799.14 FT S 66 DEG E TO E LINE OF SEC N TO POB) & (LESS PT DESC IN OR 5638/3517) & IN SEC 36-23-28 BEG SE COR OF SEC RUN N TO SLY R/W OF SAND LAKE RD W ALONG SAID

**PARCEL ID:** 31-23-29-0000-00-001

**ORANGE COUNTY PUBLIC SCHOOLS - SE-18-11-144****1:00 PM**

**REQUEST:** Amend a previously approved Special Exception (SE-13-07-046) in the R-CE zoning district to modify condition of approval # 22 in regards to location of temporary and portable classroom facilities.

**ADDRESS:** 5523 Winter Garden Vineland Road, Windermere FL 34786

**LOCATION:** East side of Winter Garden Vineland Rd., just north of the intersection of Winter Garden Vineland Rd.

**S-T-R:** 14-23-27-SE-D

**TRACT SIZE:** 65.497 acres

**DISTRICT#:** 1

**LEGAL:** COMM AT THE NE COR OF SE1/4 OF SEC 14-23-27 TH S89-19-43W 1323.12 FT TO POB S00-05-37E 1325 FT CONT S00-05-37E 956.24 FT S89-32-57W 1286.92 FT N00-14-55W 953.74 FT CONT N00-14-55W 1322.43 FT N89-19-43E 1323.12 FT TO POB (LESS PT TAKEN FOR R/W ON W PER 982

**PARCEL ID:** 14-23-27-0000-00-013