

**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 **March 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**

**YULIYA FADYEYeva - VA-19-03-000**

**9:00 AM**

**REQUEST:** Variances in the A-2 zoning district as follows:  
1) To allow an accessory structure (carport) to be located in front of the principal structure in lieu of along side or behind it.  
2) To allow two accessory structures with a separation distance of 3 ft. in lieu of 10 ft.

**ADDRESS:** 20202 Peabody Street, Orlando FL 32833

**LOCATION:** South side of Peabody St., approximately .25 miles east of Bancroft Blvd.

**S-T-R:** 24-23-32-NW-B,13-23-32-SW-C

**TRACT SIZE:** 180 ft. x 630 ft.//2.6 acres

**DISTRICT#:** 5

**LEGAL:** ROCKET CITY UNIT 2A Z/82 A/K/A CAPE ORLANDO ESTATES UNIT 2A 1855/292 THE W 180 FT OF TR 95

**PARCEL ID:** 13-23-32-7600-00-950

**ROXANNE POILLION - VA-19-03-001**

**REQUEST:** Variances in the A-2 zoning district as follows:  
1) To allow an existing residence 24 ft. from the front property line in lieu of 35 ft.  
2) To allow an addition 26 ft. from the front property line in lieu of 35 ft.  
3) To allow a detached garage 23 ft. from the front property line in lieu of 35 ft.  
4) To allow a side (southern) setback of 4 ft. in lieu of 5 ft.

**ADDRESS:** 9433 Lake Hickory Nut Drive, Winter Garden FL 34787

**LOCATION:** East side of Lake Hickory Nut Dr., west side of Hickory Nut Lake, approximately .65 miles south of Old YMCA Rd.

**S-T-R:** 06-24-27-NE-A

**TRACT SIZE:** 102 ft. x 975 ft. (AVG)/ 2.24 acres. (.29 acres upland/1.95 acres submerged)

**DISTRICT#:** 1

**LEGAL:** HICKORY LAKE ESTATES V/4 LOT 15

**PARCEL ID:** 06-24-27-3548-00-150

**MARK WILLIAMS - VA-19-03-003**

**REQUEST:** Variance in the P-D zoning district to allow a cumulative total of 1,194 sq. ft. of accessory floor area in lieu of 651 sq. ft.

**ADDRESS:** 14320 Bella Lane, Orlando FL 32832

**LOCATION:** West side of Bella Lane, east of Rambling Oak Blvd.

**S-T-R:** 13-24-31-NW-B

**TRACT SIZE:** 150 ft. x 299 ft./1.03 acres

**DISTRICT#:** 4

**LEGAL:** LIVE OAK ESTATES - PHASE 4 63/55 LOT 38

**PARCEL ID:** 13-24-31-5112-00-380

**ZOE KRISLOCK - VA-19-03-004**

**REQUEST:** Variance in the R-1AA zoning district to allow a cumulative total of 1,416 sq. ft. of accessory floor area in lieu of 927 sq. ft.  
**ADDRESS:** 13242 S. Lake Mary Jane Road, Orlando FL 32832  
**LOCATION:** West side of S. Lake Mary Jane Rd. on the east shore of Lake Mary Jane, approximately 1 mile south of T.M. Ranch Rd.  
**S-T-R:** 25-24-31-NW-B,25-24-31-NE-A  
**TRACT SIZE:** 3.91 acres (.82 acres upland & 3.09 acres submerged)  
**DISTRICT#:** 4  
**LEGAL:** ISLE OF PINES U/97 LOTS 20 & 21  
**PARCEL ID:** 25-24-31-3872-00-200

**JAKE REECE - VA-19-03-005**

**REQUEST:** Variance in the R-1A zoning district to allow a patio enclosure with an aluminum roof 15 ft. from the rear property line in lieu of 30 ft.  
**ADDRESS:** 605 St. Dunstan Way, Winter Park FL 32792  
**LOCATION:** Southwest corner of St Dunstan Way and Banchory Rd., west of S.R. 436.  
**S-T-R:** 09-22-30-SE-D  
**TRACT SIZE:** 107 ft. x 103 ft./0.244 acres  
**DISTRICT#:** 5  
**LEGAL:** WINTER PARK PINES UNIT SEVEN 1/49 LOT 4 BLK A  
**PARCEL ID:** 09-22-30-9428-01-040

**GEORGE TIEDEMANN - VA-19-03-006**

**10:00 AM**

**REQUEST:** Variances in the R-1AA zoning to allow a recreational vehicle to be parked on a residential lot as follows:  
1) To allow a front yard setback of 12 ft. in lieu of 30 ft.  
2) To allow a side yard setback of 1 ft. in lieu of 10 ft.  
This is the result of Code Enforcement action.

**ADDRESS:** 1925 Good Homes Road, Orlando FL 32818

**LOCATION:** East side of Good Homes Rd., approximately 1/2 mile south of Silver Star Rd.

**S-T-R:** 15-22-28-SE-D

**TRACT SIZE:** 100 ft. x 109 ft. / .24 acres

**DISTRICT#:** 6

**LEGAL:** LAKE PARK HIGHLANDS REPLAT 1/87 LOT 3

**PARCEL ID:** 15-22-28-4717-00-030

**MATTHEW STEVENSON - VA-19-03-007**

**REQUEST:** Variance in the I-4 zoning district to allow a building height of 58.5 ft. in lieu of 50 ft.

**ADDRESS:** S. John Young Pkwy., Orlando FL 32819

**LOCATION:** Northeast corner of S. John Young Parkway, and S.R. 528, west of the Florida Turnpike.

**S-T-R:** 04-24-29-NW-B,04-24-29-SW-C

**TRACT SIZE:** 21.04 acres

**DISTRICT#:** 6

**LEGAL:** COMM AT THE NW COR OF NW1/4 OF SEC 04-24-29 RUN N89-28-21E 409.91 FT S27-35-42E 364.60 FT TO CURVE CONCAVE SWLY RAD 2976.79 FT DELTA 27-00-20 CHORD S13-53-11E 1390.11 FT FOR DISTANCE OF 1403.06 FT TH S00-27-43E 238.10 FT TO POB TH RUN N89-20-25E 245.14 F

**PARCEL ID:** 04-24-29-0000-00-004

**TIM DELCAVO - VA-19-03-009**

**REQUEST:** Variance in the R-1AA zoning district to allow a front setback of 11 ft. in lieu of 30 ft.  
**ADDRESS:** 9181 Bay Hill Blvd., Orlando FL 32819  
**LOCATION:** Southeast corner of Bay Hill Blvd. and Easterling Dr.  
**S-T-R:** 28-23-28-SE-D  
**TRACT SIZE:** 150 ft. x 166 ft./0.51 acres  
**DISTRICT#:** 1  
**LEGAL:** BAY HILL SECTION 5 3/123 LOT 152  
**PARCEL ID:** 28-23-28-0533-01-520

**DR. FRANCELIS GONZALEZ - VA-19-03-010**

**REQUEST:** Variance in the R-L-D zoning district to allow a rear (north) setback of 31 ft. in lieu of 50 ft.  
**ADDRESS:** 8701 Scenic Oak Court, Orlando FL 32836  
**LOCATION:** East end of Scenic Oak Ct., north of Boca Point Dr. and west of S. Apopka Vineland Rd.  
**S-T-R:** 10-24-28-NW-B  
**TRACT SIZE:** 124 ft. x 222 ft. (AVG)/.57 acres  
**DISTRICT#:** 1  
**LEGAL:** WATERS EDGE & BOCA POINTE AT TURTLE CREEK 36/49 LOT 4  
**PARCEL ID:** 09-24-28-8935-00-040

**KERRI FUTRELL - SE-19-03-011**

**REQUEST:** Special Exception to allow an ADU (Accessory Dwelling Unit) in the R-CE zoning district.  
**ADDRESS:** 2020 S. Chickasaw Trail, Orlando FL 32825  
**LOCATION:** West side of S Chickasaw Trl, north of Curry Ford Rd.  
**S-T-R:** 01-23-30-SW-C  
**TRACT SIZE:** 298 ft. x 603 ft./4.13 acres  
**DISTRICT#:** 3  
**LEGAL:** S 297.65 FT OF N 641 FT OF E1/2 OF SE1/2 OF SW1/2 (LESS E 60 FT RD R/W) OF SEC 01-23-30 SEE 2543/1312  
**PARCEL ID:** 01-23-30-0000-00-040

**HECTOR LOPEZ - VA-19-04-012**

**11:00 AM**

**REQUEST:** Variances in the A-1 zoning district to allow an existing mobile home as follows:  
1) To allow a side yard setback of 8.5 ft. in lieu of 10 ft.  
2) To allow a rear yard setback of 19.6 ft. in lieu of 50 ft.  
3) To allow a minimum lot size of .4 acres in lieu of 2 acres.  
**ADDRESS:** 90 E. Lewis Avenue, Apopka FL 32712  
**LOCATION:** South side of E. Lewis Ave., west of N. Rock Springs Rd.  
**S-T-R:** 16-20-28-NE-A  
**TRACT SIZE:** 144 ft. x 140 ft. (AVG)/0.4 acres  
**DISTRICT#:** 2  
**LEGAL:** ROCK SPRINGS HOMESITES S/12 LOT 2 (LESS E 285 FT & LESS S 18 FT) BLK F  
**PARCEL ID:** 16-20-28-7612-06-014 and 16-20-28-7612-06-014

**BOBBY BEAGLES - SE-19-04-014**

**REQUEST:** Special Exception in the A-2 zoning district to allow a family lot provision.

**ADDRESS:** 21302 Fort Christmas Road, Christmas FL 32709

**LOCATION:** South side of Fort Christmas Road, east of Lake Pickett road.

**S-T-R:** 18-22-33-SW-C

**TRACT SIZE:** 45.911 acres (proposed family lot 2.18 acres)

**DISTRICT#:** 5

**LEGAL:** (NOTE: HOMESTEAD PORTION OF THE FOLLOWING DESCRIBED PROPERTY) CHRISTMAS RANCH W/38 LOT 2 SEE 5889/2849

**PARCEL ID:** 17-22-33-1336-00-020

**JAMES EDWARD CHEEK - VA-19-04-013**

**REQUEST:** Variances in the P-D zoning district to allow a ground sign as follows:

- 1) To allow a maximum height of 15 ft. in lieu of 10 ft.
- 2) To allow a maximum clearance of 9 ft. in lieu of 2 ft.
- 3) To allow a maximum copy area of 88 sq. ft. in lieu of 80 sq. ft.
- 4) To allow a ground sign with changeable copy on a 200 ft. wide lot in lieu of a 1000 ft. wide lot.

This is the result of code enforcement action.

**ADDRESS:** 8050 International Drive, Orlando FL 32819

**LOCATION:** West side of International Dr., south of W. Sand Lake Rd.

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

**TRACT SIZE:** 200 ft. x 348 ft. (AVG) / 1.56 acres

**DISTRICT#:** 6

**LEGAL:** HOLLYWOOD PLAZA 36/98 LOT 1 & (LESS THE EAST 14 FT THEREOF PER DOC# 20160617154)

**PARCEL ID:** 36-23-28-3787-00-010

**IGLESIA DE DIOS EN BITHLO - SE-18-12-159 (CONTINUED TO 4/4/19)**

**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 Street, 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 and 15-22-32-2336-01-610

**ROUSE ROAD PROPERTY, LLC - SE-19-02-194**

**REQUEST:** Special Exception and Variance in the A-2 zoning district as follows:  
1) Special Exception to operate a landscaping business.  
2) Variance to allow unpaved parking spaces in lieu of paved. This is the result of Code Enforcement Action.

**ADDRESS:** 3825 Rouse Road, Orlando FL 32817

**LOCATION:** East side of Rouse Road, north of University Boulevard

**S-T-R:** 04-22-31-NW-B

**TRACT SIZE:** 166 ft. x 654 ft. / 2.5 acres

**DISTRICT#:** 5

**LEGAL:** S1/2 OF N1/2 OF SW1/4 OF SE1/4 OF NW1/4 OF SEC 04-22-31

**PARCEL ID:** 04-22-31-0000-00-047