

**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 **April 4, 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**

**ABU HAQQA - SE-19-03-008 (Continued to 6/6/19)**

**9:00 AM**

**REQUEST:** Special Exception in the R-1 zoning district to allow a day care/pre-school for up to 25 children.

**ADDRESS:** 1812 Culver Road, Orlando FL 32825

**LOCATION:** Southwest corner of the intersection of Culver Rd. and Mary Lou Dr., approximately 500 ft. south of E. Colonial Dr.

**S-T-R:** 20-22-31-NW-B

**TRACT SIZE:** 3.2 Acres

**DISTRICT#:** 4

**LEGAL:** COMM N1/4 COR OF SEC 20-22-31 TH N89-19-33W 335.47 FT S00-09-00W 113.09 FT FOR POB TH RUN S89-19-33E 295.79 FT N00-00-12E 93.09 FT S89-19-33E 40 FT S00-00-12W 20 FT N89-19-33W 20 FT S00-00-12W 259.59 FT N89-19-33W 83.60 FT S00-00-12W 334.07 FT S89-56-34W

**PARCEL ID:** 20-22-31-0000-00-038

**ROD BILLETTE - VA-19-04-015**

**REQUEST:** Variances in the R-CE zoning district to allow a lot split with minimum lot widths as follows: 1) To allow a minimum lot width of 85 ft. in lieu of 130 ft. 2) To allow a minimum lot width of 52 ft. in lieu of 130 ft.

**ADDRESS:** 7751 Sadler Rd, Mount Dora FL 32757

**LOCATION:** North side of Sadler Rd., west of N. Orange Blossom Trail on Lake Ola

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

**TRACT SIZE:** 137 ft. x 667 ft. (avg) / 2.06 acres

**DISTRICT#:** 2

**LEGAL:** LAKE OLA ESTATES 15/89 LOT 2 & E 7 FT OF LOT 1 (LESS COMM SE COR OF LOT 1 RUN S 86 DEG W 7 FT N 486.20 FT FOR POB TH N 134.74 FT S 57 DEG E 7.16 FT S 125 FT S 45 DEG W 8.37 FT TO POB) & COMM SE COR OF LOT 1 RUN S 86 DEG W 7 FT TH N 20 FT FOR POB TH N 134.

**PARCEL ID:** 17-20-27-4696-00-020

**IVAN PRIETO - VA-19-04-016**

**REQUEST:** Variances in the P-O zoning district to allow an existing accessory structure as follows: 1) To allow a rear yard setback of 2 ft. in lieu of 30 ft. 2) To allow a side yard setback of 3 ft. in lieu of 10 ft. This is a result of code enforcement action.

**ADDRESS:** 1315 N Pine Hills Rd, Orlando FL 32808

**LOCATION:** East side of N. Pine Hills Rd., north of Hernandes Dr.

**S-T-R:** 18-22-29-SW-C

**TRACT SIZE:** 65 ft. x 125 ft./ .186 acres

**DISTRICT#:** 6

**LEGAL:** PINE HILLS MANOR NO 3 S/89 LOT 5 BLK P

**PARCEL ID:** 19-22-29-6978-16-050

**ROSELINE PIERRE - VA-19-04-018**

**REQUEST:** Variance in the R-1A zoning district to allow a rear setback of 25 ft. in lieu of 30 ft  
**ADDRESS:** 8540 White Rd, Orlando FL 32818  
**LOCATION:** South side of White Rd., east of Good Homes Rd.  
**S-T-R:** 22-22-28-NW-B  
**TRACT SIZE:** 82 ft. x 127 ft. / 0.241 acres  
**DISTRICT#:** 6  
**LEGAL:** ROSE HILL GROVES UNIT NO 1 22/49 LOT 2  
**PARCEL ID:** 22-22-28-7670-00-020

**SHEILA CICHRA - VA-19-04-019**

**REQUEST:** Variances in the R-1AA zoning district as follows: 1) To allow an accessory structure in front of the principle structure in lieu of beside or behind the principle structure. 2) To allow an existing lot with 60 ft. of frontage in lieu of 85 ft. 3) To allow an existing residence with a side setback of 5 ft. in lieu of 7.5 ft.  
**ADDRESS:** 13200 S Lake Mary Jane Rd, Orlando FL 32832  
**LOCATION:** West side of S. Lake Mary Jane Rd. at the intersection with Augustine Rd., on the east shore of Lake Mary Jane  
**S-T-R:** 25-24-31-NW-B, 25-24-31-NE-A  
**TRACT SIZE:** 60 ft. x 1,587 ft. (AVG) / 2.18 acres (.55 acres upland + 1.63 acres submerged)  
**DISTRICT#:** 4  
**LEGAL:** ISLE OF PINES U/97 LOT 13  
**PARCEL ID:** 25-24-31-3872-00-130

**SHEILA CICHRA - VA-19-04-020**

**10:00 AM**

**REQUEST:** Variances in the A-2 zoning district as follows: 1) To allow an accessory structure (RV carport) in front of the principal structure in lieu of along side or behind. 2) To allow an existing accessory structure (shed) in front of the principal structure in lieu of along side or behind.  
**ADDRESS:** 13842 E Lake Mary Jane Rd, Orlando FL 32832  
**LOCATION:** South side of E. Lake Mary Jane Rd, on the north shore of Lake Mary Jane, approximately

**S-T-R:** 23-24-31-NE-A  
**TRACT SIZE:** 95 ft. x 475 ft. (avg.) /1.08 acres  
**DISTRICT#:** 4  
**LEGAL:** LAKE MARY JANE SHORES U/121 LOT 12  
**PARCEL ID:** 23-24-31-4660-00-120

**MARC BOURQUE - SE-19-04-021**

**REQUEST:** Special Exception in the R-1A zoning district to allow an Accessory Dwelling Unit (ADU).  
**ADDRESS:** 6837 Tamarind Cir, Orlando FL 32819  
**LOCATION:** West side of Tamarind Cir., approximately 775 ft. west of Teasel Dr.  
**S-T-R:** 27-23-28-NE-A  
**TRACT SIZE:** 97.5 ft. x 192.5 ft. (avg) / .39 Acres  
**DISTRICT#:** 1  
**LEGAL:** SAND LAKE HILLS SECTION TWO 6/45 LOT 133  
**PARCEL ID:** 27-23-28-7807-01-330

**CESAR DAVID GIRALDO - SE-19-04-022**

**REQUEST:** Special Exception and Variances in the A-2 zoning district as follows: 1) Special Exception to allow an existing Accessory Dwelling Unit (ADU). 2) Variance to allow an ADU with 1,106 sq. ft. in lieu of 1,000 sq. ft. 3) Variance to allow a mobile home as an ADU on a lot with .9 acres in lieu of 3 acres.  
**ADDRESS:** 1927 S Econlockhatchee Trl, Orlando FL 32825  
**LOCATION:** East side of S. Econlockhatchee Tr., approximately .75 miles north of Curry Ford Rd.  
**S-T-R:** 06-23-31-NE-A  
**TRACT SIZE:** 178 ft. x 224 ft. (avg) /.91 acres  
**DISTRICT#:** 3  
**LEGAL:** S 180 FT OF N 360 FT OF W 270.31 FT OF SW1/4 OF NE1/4 (LESS W 48 FT FOR R/W) OF SEC 06-23-31  
**PARCEL ID:** 06-23-31-0000-00-036

**APOPKA LIFE CARE CENTER - SE-19-04-023**

**REQUEST:** Special Exception in the R-3 zoning district to allow an Assisted Living Facility with up to 120 beds.  
**ADDRESS:** 1443 Clarcona Rd, Apopka FL 32703  
**LOCATION:** East side of Clarcona Rd., north of E. Cleveland St.  
**S-T-R:** 15-21-28-SW-C  
**TRACT SIZE:** 249 ft. x 630 ft. (avg) / 3.44 acres  
**DISTRICT#:** 2  
**LEGAL:** BEG 513 FT N OF SW COR OF SEC RUN N 264 FT E 660 FT S 264 FT W TO BEG (LESS W 30 FT & S 15 FT FOR R/W) & (LESS N 78 FT OF S 591 FT OF W 130 FT OF SW1/4 OF SW1/4) SEC 15-21-28  
**PARCEL ID:** 15-21-28-0000-00-062

**MANUEL IZQUIERDO - VA-19-04-024**

**REQUEST:** Variance in the P-D zoning district to allow a swimming pool 11 ft. from the Normal High Water Elevation (NHWE) line in lieu of 25 ft.  
**ADDRESS:** 11619 Brickyard Pond Ln, Windermere FL 34786  
**LOCATION:** North of Brickyard Pond Lane, east of Winter Garden Vineland Rd.  
**S-T-R:** 25-23-27-SE-D  
**TRACT SIZE:** 57 ft. x 283 ft. (avg) / .639 acres (.25 acres upland)  
**DISTRICT#:** 1  
**LEGAL:** LAKE BURDEN SOUTH PHASE 2 79/32 LOT 172  
**PARCEL ID:** 25-23-27-4321-01-720

**LOVE FELLOWSHIP CHRISTIAN CHURCH - SE-19-05-025**

**11:00 AM**

**REQUEST:** Special Exception and Variance in the R-1A zoning district as follows: 1) Amendment to an existing Special Exception to allow an additional building on the existing property to be used for Sunday School programming. 2) Variance to allow a rear setback of 29 ft. in lieu of 30 ft.  
**ADDRESS:** 1047 26th St, Orlando FL 32805  
**LOCATION:** Northeast corner of 26th St. and Woods St.

**S-T-R:** 03-23-29-SE-D  
**TRACT SIZE:** 135 ft. x 150 ft. (.46 acres)  
**DISTRICT#:** 6  
**LEGAL:** ANGE BILT ADDITION H/79 LOTS 13 14 & 15 BLK 45  
**PARCEL ID:** 03-23-29-0180-45-130

**ROBERT LANIER - VA-19-05-026**

**REQUEST:** Variance in the P-D zoning district to allow a generator 4.4 ft. from the side property line in lieu of 10 ft.  
**ADDRESS:** 10732 William Tell Dr, Orlando FL 32821  
**LOCATION:** East side of William Tell Dr., north of Central Florida Parkway, west of Orangewood Blvd.  
**S-T-R:** 07-24-29-SE-D  
**TRACT SIZE:** 70 ft. x 101 ft. (avg) / 0.162 acres  
**DISTRICT#:** 1  
**LEGAL:** WINDMILL POINTE 8/137 LOT 40  
**PARCEL ID:** 07-24-29-9359-00-400

**THOMAS HEWITT - VA-19-05-028**

**REQUEST:** Variances in the R-CE zoning district as follows: 1) To allow a minimum lot width of 94 ft. in lieu of 130 ft. 2) To allow a minimum lot size of .58 acres in lieu of 1 acre.  
**ADDRESS:** 1172 Mill St, Gotha FL 34734  
**LOCATION:** West side of Mill St., north of Gotha Rd.  
**S-T-R:** 33-22-28-SW-C  
**TRACT SIZE:** 94 ft. x 270 ft. / .58 acres  
**DISTRICT#:** 1  
**LEGAL:** TOWN OF GOTH A/39 LOT 54 BLK P  
**PARCEL ID:** 33-22-28-3100-15-541

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

**REQUEST:** Special Exceptions and Variances in the A-2 and R-T-2 zoning districts as follows: 1) Special Exception to allow an existing religious institution to remain. 2) Special Exception to allow the construction of a new 500 seat sanctuary building with attendant ancillary uses. 3) Variance to allow the continued use of unpaved parking. 4) 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 and 15-22-32-2336-01-610