

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT  
MEETING OF MARCH 7, 2019**

The Orange County Board of Zoning Adjustment meeting met at 9:00 a.m. on **March 7, 2019** 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  
Wes A. Hodge – District #5  
Charles J. Hawkins, II – District #6  
Roberta Walton – At Large

**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  
Shamaka Daniels, Development Specialist, FOS Division

The Chairman called the meeting to order at 9:03 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 February 7, 2019, Board of Zoning Adjustment meeting.

A motion was made by: Carolyn C. Karraker

seconded by: Charles J. Hawkins, II

and unanimously carried to **APPROVE** the minutes of the February 7, 2019 hearing.

**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.

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

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**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.

**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

**NO. OF NOTICES:** 27

**Commentaries:** Four (4) in favor and one (1) in opposition

**Staff Recommendation:** Staff explained the history of the property, noting that a variance had been approved in 2014, to permit a garage in the front of the residence. Staff explained that due to the type of materials the carport was made of, it could not be attached to the house. In addition, there were various accessories such as the power meter and HVAC which were located on that side of the house. It was pointed out that the carport would be located behind the freestanding garage, and would not be visible from the street. It was also noted that detached accessory structures in front yards are not uncommon in the Wedgefield area due to drainage issues. 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):** The applicant waived the right to speak and agreed with the staff presentation. No one spoke in favor or in opposition of the application at the public hearing.

**BZA Discussion:** The BZA noted that this area of the County was known to have drainage issues, and that the location behind the garage was the best location on the property. Therefore, the BZA concurred with the staff recommendation.

**BZA Action:** A motion was made by Gregory A. Jackson, seconded by Carolyn Karraker 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 as amended:

1. Development in accordance with the site plan dated January 3, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The color of the carport roof shall either match or compliment the color of both the residence and the detached garage.
5. Prior to final sign off on the carport, the applicant shall obtain a permit to store the boat as proposed.
6. The applicant shall submit plans for the unpermitted shed within 120 days. Failure to comply with this condition shall be deemed a code enforcement violation, and shall not be returned to the BZA for further action.

**AYE (voice vote):** All members present

**Absent:** Jose A Rivas, Jr., Roberta Walton, Wes A. Hodge

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

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**REQUEST:** **Variances** in the A-2 zoning district as follows:

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- 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.  
**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  
**NO. OF NOTICES:** 45  
**Commentaries:** None

**Staff Recommendation:** Staff noted that there was a typographical error in the legal notice indicating that the property was zoned A-2, though it was actually zoned A-1. However, due to the fact that the dimensional requirements for both zoning districts are identical, it was determined that the application could proceed without re-advertising. Further, the garage could not be located to the rear of the residence as it would need a variance due to the setback from the Normal High Water Elevation. Finally, 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):** Roxanne Poillion (Applicant)

There being no one present to speak for or against the request, the public hearing was closed.

**BZA Discussion:** The BZA concluded that the applicant was not responsible for the location of the existing home, and that the size of lot precluded locating the garage or the addition in any other location. As such, a recommendation of approval was rendered by the Board to include the staff recommendation.

**BZA Action:** A motion was made by Carolyn Karraker, seconded by Roberta Walton 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 January 8, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Upon completion of all construction, the exterior of the home shall be of a unified theme, including exterior finish and color, and roof materials and color.

**AYE (voice vote):** All members present

Abstained: Wes A. Hodge (due to temporarily absent)

Absent: Jose A Rivas, Jr.

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

**REQUEST:** Variance in the P-D zoning district to allow a cumulative total of 1,176 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.  
**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  
**NO. OF NOTICES:** 25

Commentaries: One (1) in favor and one (1) in opposition

Staff Recommendation: Staff noted that the applicant wished to convert their existing three-car garage into a mother-in-law bedroom suite for their mother-in-law. The bedroom would be fully integrated into the homes floor plan, and would have no independent access. Staff noted that due to the fact that the rezoning of the property and commencement of development, the property pre-dated the existing Comprehensive Plan. As a result, the development was not consistent with the Future Land Use (FLU) designation placed on the property, which is R, Rural, which permits a maximum of one (1) unit per acre. The minimum lot size in the Live Oak Estates community is one (1) acre. Staff explained that, typically, the three (3) zoning districts most commonly found in areas with a FLU of R were A-1, A-2, and R-CE. If the property had any of these zoning designations, no variance would be required, as lots zoned as such in excess of one (1) acre were permitted up to 2,000 sq. ft. of living area. Further, staff also explained that once the floor area of the house was converted to 100% living area, the amount of the variance needed would lower from 80% to 26%. Finally, staff noted that the HOA had submitted documentation noting that the proposed improvements were acceptable. Moreover, 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): Starley Gensman (Wife on behalf of the applicant)

No one spoke in favor or in opposition of the application at the public hearing.

BZA Discussion: The BZA concluded that the timing of the development versus the adoption of the current Comprehensive Plan was a unique circumstance, and not of the applicant's doing. The lot was more than large enough to accommodate the proposed accessory structure. As a result, the Board concurred with the staff recommendations.

BZA Action: A motion was made by Deborah Moskowitz, seconded by Charles J. Hawkins, II 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 January 8, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

4. The exterior of the garage/storage building shall match or compliment the exterior of the existing home with respect to color, exterior color, and roof materials and color.

AYE (voice vote): All members present

Absent: Jose A Rivas, Jr.

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

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**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.  
**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  
**NO. OF NOTICES:** 48

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

Staff Recommendation: Staff explained that after the applicant purchased the property, they found none of the improvements on the property had been permitted. They obtained a demolition permit for the existing house which had been constructed in 1963, per data from the Orange County Property Appraiser's Office. Thereafter, they obtained a permit for a new home, which would include an existing guesthouse that was granted by Special Exception and Variance approval in 1991, but also constructed without a permit. The only remaining outstanding issue was obtaining a permit to demolish the existing carport, and replace it with the proposed structure. Staff explained that the subject property was part of the Lake Mary Jane Rural Settlement. Because the subdivision in which the subject property was platted in 1956, it was assigned the zoning it currently has in 1957. When the current Comprehensive Plan was adopted, the property with similar zoning to the subject property was placed in a Low Density Residential Future Land Use (FLU), which permits up to four (4) units per acre, despite the fact that no public utilities were available to the area. This was done due to the fact that the area was completely platted. However, the remainder of the land in the Rural Settlement was placed in the RS 1/1 FLU, which permits a maximum density of up to one (1) unit per acre, and a zoning of A-2. Due to the size of the subject property, had it been assigned a zoning of A-2, it would be entitled up to 2,000 sq. ft. of accessory floor area, and no variance would be needed. Further, due to the dense vegetation in this area, the proposed structure would not be visible from the road or adjacent properties. 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): The applicant waived the right to speak and agreed with the staff recommendation. There being no one present to speak in favor or objection to the request, the public hearing was closed.

BZA Discussion: The BZA concluded that the anomaly between the FLU and the location in a Rural Settlement with no utilities was a special circumstance. The applicant purchased the property 'as is', and was not responsible for the unpermitted improvements. Further, it was determined that the proposed structure would blend well into the character of the area. Lastly, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Deborah Moskowitz, seconded by Wes A. Hodge 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 January 16, 2019, 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 County Commissioners 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 or be complimentary to the exterior of the new residence with respect to color.

AYE (voice vote): All members present

Abstained: Jose A Rivas, Jr. (due to temporarily absent)

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

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**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.  
**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  
**NO. OF NOTICES:** 85

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

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and photographs of the 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): The applicant was not present at the public hearing.

No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: The BZA stated that there were others in the area that were similar and approved the variance request along with the staff recommendation.

BZA Action: A motion was made by Wes A. Hodge, 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 January 14, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

AYE (voice vote): All members present

**RECESSED AT 9:48 A.M. AND RECONVENED AT 10:00 A.M.**

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

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**REQUEST:** **Variances** in the R-1AA zoning district 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.

**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

**NO. OF NOTICES:** 37

Commentaries: Seven (7) in favor and none in opposition

Staff Recommendation: Staff outlined the area, presented site photographs, and explained the need for the Variances. Furthermore, 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): George Tiedemann (Applicant)

No one spoke in favor or in opposition of the application at the public hearing.

BZA Discussion: BZA had a discussion regarding the need for Condition #5, regarding the vegetation along the southern property line. The Chairman of the Board expressed that he felt comfortable with eliminating Condition #5. The applicant agreed with the BZA to eliminate the installation of a vegetative buffer along the south property line. Based on the foregoing, the BZA concurred with the staff recommendations as amended.

BZA Action: A motion was made by Charles J. Hawkins, II, seconded by Carolyn Karraker 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 as amended:

1. Development in accordance with the site plan dated January 16, 2019 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 County Commissioners 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 recreational vehicle within ninety (90) days of final approval or this approval becomes null and void.

AYE (voice vote): All members present

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

<b>REQUEST:</b>	<b>Variance</b> in the I-4 zoning district to allow a building height of 58.5 ft. in lieu of 50 ft.
<b>ADDRESS:</b>	S. John Young Pkwy., Orlando FL 32819
<b>LOCATION:</b>	Northeast corner of S. John Young Parkway, and S.R. 528, west of the Florida Turnpike.
<b>TRACT SIZE:</b>	21.04 acres -----
<b>DISTRICT#:</b>	6
<b>LEGAL:</b>	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
<b>PARCEL ID#:</b>	04-24-29-0000-00-004
<b>NO. OF NOTICES:</b>	43
<u>Commentaries:</u>	None

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and photographs of the site and location area. 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): The applicant waived the right to speak and agreed with the staff recommendation. No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: The BZA stated that the request met the criteria for a variance and approved the variance along with the staff recommendation.

BZA Action: A motion was made by Wes A. Hodge, 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 and elevations dated February 20, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

AYE (voice vote): All members present

**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.  
**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  
**NO. OF NOTICES:** 71

Commentaries: Five (5) in favor and three (3) in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and photographs of the site. Lastly, staff recommended denial; however, should the BZA grant the requested variance, staff recommended that conditions in the staff report be attached.

The following person(s) addressed the Board:

Speaker(s): John Deinhard (General Contractor on behalf of the applicant)

Nick Louloudis (Designer on behalf of the applicant)

The applicant noted that the corridor created by the front planes of the homes on the street would not be disturbed by the open-air porte cochere with only two 18-inch columns. In addition, it would not impair the visual corridor or obscure the view. The applicant felt that the addition should be considered as an overhang.

No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: The BZA confirmed that no new driveway was being installed, and the intent was to cover part of the existing driveway. Further, the BZA also noted that the driveway was there in the current configuration when the applicant purchased the house. Lastly, the BZA determined that the additional overhang would be in character with the surrounding area. Thus, the BZA approved the variance along with the conditions as listed in the staff report.

BZA Action: A motion was made by Carolyn Karraker, 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 January 15, 2019, 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.

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

AYE (voice vote): All members present

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

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**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.  
**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  
**NO. OF NOTICES:** 58

Commentaries: None in favor and two (2) in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and photographs of the site. Further, staff recommended denial; however, should the BZA grant the requested variances, staff recommended that conditions in the staff report be attached.

The following person(s) addressed the Board:

Speaker(s): Frank W. Chase (Representative on behalf of the applicant)

Frances Gonzalez (Wife on behalf of the applicant)

Victor M. Pastoja (Representative on behalf of the applicant)

Fernando Mariano (Neighbor opposed)

The applicant indicated that they needed to live within a certain radius of nearby hospitals so they could not build a new house to their specifications. The applicant also stated that they needed this space to store items for charity events. Further, they noted that there was significant vegetation along the back wall to buffer the adjacent subdivision. The applicant displayed photographs of the wall separating the neighbor's adjacent property which depicted that the neighbor's pool enclosure was actually closer to the rear property line within comparison. Finally, the applicant stated that they could remove the rear windows.

A neighbor spoke in opposition noting the size of the existing house and the addition. He also commented on the windows on all sides and felt that this would set a precedent.

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

BZA Discussion: The BZA asked the applicant if the proposal was the least intrusive way to construct the expansion. The BZA confirmed that the square footage was not an issue, just the setback. The BZA also recognized that the property abuts the neighborhood's recreation area/tennis courts on one side, and noted that the R-L-D zoning encouraged creative and innovative design; therefore, determined the request met that intent. The BZA observed that the applicant was being required to adhere to a limitation because they abut an R-CE zoning. Nevertheless, the Board approved the variance request subject to the conditions as outlined in the staff report.

BZA Action: A motion was made by Carolyn Karraker, seconded by Wes A. Hodge and 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:

- Development in accordance with the site plan dated January 15, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.

AYE (voice vote): Gregory Jackson; Carolyn Karraker; Wes A. Hodge; Roberta Walton; Charles Hawkins; and Jose A. Rivas, Jr.

NAY (voice vote): Deborah Moskowitz

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

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**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.

**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

**NO. OF NOTICES:** 42

Commentaries: None

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and photographs of the site. In addition, 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): The applicant waived the right to speak and agreed with the staff recommendation. No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: The BZA indicated that the ADU would not be visible from the road. Therefore, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Jose A. Rivas, Jr., 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:

1. Development in accordance with the site plan dated January 16, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Construction plans shall be submitted within three (3) years of the final County approval, or this approval becomes null and void.
5. The Accessory Dwelling Unit (ADU) shall be occupied by an immediate family member for a minimum of three (3) years. The ADU may be occupied by a nonrelative three (3) years after being initially occupied by a relative or after the relative has died, whichever occurs first.
6. The exterior of the ADU shall have similar colors and design materials as the primary residence.
7. 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.
8. The applicant shall be responsible for payment of all applicable fees and assessments including, but not limited to, impact fees.

AYE (voice vote): All members present

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

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<b>REQUEST:</b>	<b>Variances</b> 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.
<b>ADDRESS:</b>	90 E. Lewis Avenue, Apopka FL 32712
<b>LOCATION:</b>	South side of E. Lewis Ave., west of N. Rock Springs Rd.
<b>TRACT SIZE:</b>	144 ft. x 140 ft. (AVG)/0.4 acres
<b>DISTRICT#:</b>	2
<b>LEGAL:</b>	ROCK SPRINGS HOMESITES S/12 LOT 2 (LESS E 285 FT & LESS S 18 FT) BLK F
<b>PARCEL ID#:</b>	16-20-28-7612-06-014
<b>NO. OF NOTICES:</b>	60

Commentaries: None in favor and three (3) in opposition

Staff Recommendation: Staff gave a presentation on the case covering the location of the property, site plan, and photographs of the site. Further, 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): The applicant waived the right to speak and agreed with the staff recommendation. No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: The BZA noted that the mobile home had been there for twenty-six (26) years without proper permits; however, the applicant was trying to validate the mobile home and would need to address septic issues at the time of permitting. The BZA confirmed the area had both mobile homes and site built homes. Finally, the Board concurred with the staff recommendation.

BZA Action: A motion was made by Gregory A. Jackson, seconded by Carolyn Karraker 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 January 17, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The applicant shall obtain a permit and finalize the mobile home within 180 days of final action on this application by Orange County, or this approval becomes null and void.
5. The applicant shall remove the roof over the porch on the west side of the existing mobile home, prior to finalization of the permit.

AYE (voice vote): All members present

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

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**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.

**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 17-22-33-1336-00-021

**NO. OF NOTICES:** 35

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

Staff Recommendation: Staff indicated that the lot had been in the Beagles family since 1961, and the request met the family lot provision requirements. Staff further explained the area, outlined the request, and presented site photographs. 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): The applicant waived the right to speak and agreed with the staff recommendation. No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: The BZA acknowledged this lot was in a rural area; and, agreed the request met the Special Exception Criteria. Thus, the BZA concurred with the staff recommendation.

BZA Action: A motion was made by Wes A. Hodge, seconded by Roberta Walton 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:

1. Development in accordance with the site plan dated January 9, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The parcel shall be used by family members only and shall meet the requirements of the Family Lot Provision standards.

AYE (voice vote): All members present

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

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**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.

**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

**NO. OF NOTICES:** 107

Commentaries: None

Staff Recommendation: Staff indicated that the applicant constructed a freestanding sign on the property without a building permit. Staff explained the site plan, the signage allowed per code, showed photos of the sign in question, and recommended denial, as they were no special conditions.

The following person(s) addressed the Board:

Speaker(s): James E. Cheek (Applicant)

Angel de la Portilla (Representative of parking garage)

Steve Marconi (Lead Code Enforcement Officer)

The applicant stated that the previous sign was re-built which was removed when the right-of-way along International Drive was conveyed to the County. The applicant further stated the sign was built without a permit, apparently, was an oversight on the owner's part. The applicant presented photographs of the previous sign and expressed their desire to keep what was previously on site. In addition, the sign was needed to direct visitors to the garage as there was a parking space deficiency in the International Drive area. The applicant indicated that the direction given by the County to seek a variance as a Master Sign Plan was not allowed as the lot is not large enough to meet those requirements.

No one spoke in favor or opposition to this request at the public hearing.



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

**BZA Discussion:** The BZA had questions regarding the signage allowed per code in the Tourist Commercial Overlay District. The BZA had a discussion on the new sign versus the old sign. It was stated the new sign was a brand new sign and was not a renovated version of the previous sign. In addition, the new sign was shorter and included an electronic message, and the previous sign did not. There was further discussion regarding the non-conforming sign, the height allowed per code for ground signs, and what is acceptable in the I-Drive area. Lastly, the BZA determined the request was reasonable and approved the variance subject to the conditions as set forth in the staff report.

**BZA Action:** A motion was made by Charles J. Hawkins, II, seconded by Roberta Walton 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 January 17, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. Other than any variances granted by this application, all other requirements of Chapter 31.5 (Tourist Commercial) Orange County Code, shall be met.

**AYE (voice vote):** All members present

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

<b>REQUEST:</b>	<b>Special Exceptions and Variances</b> 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.
<b>ADDRESS:</b>	2049 8th Street, Orlando FL 32820
<b>LOCATION:</b>	Southeast corner of Hollister Rd. and 8th St., in Bithlo
<b>TRACT SIZE:</b>	3.7 Acres
<b>DISTRICT#:</b>	5
<b>LEGAL:</b>	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
<b>PARCEL ID#:</b>	15-22-32-2336-01-600
<b>NO. OF NOTICES:</b>	108

Staff Recommendation: Staff indicated that the applicant requested a continuance to April 4, 2019, prior to this BZA Meeting due to an out-of-town family medical emergency.

The following person(s) addressed the Board:

No one was present to spoke in favor or opposition to this request at the public hearing.

BZA Action: A motion was made by Wes A. Hodge, seconded by Carolyn Karraker and unanimously carried to **CONTINUE** to the April 4, 2019 BZA Meeting.

AYE (voice vote): All members present

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

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**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

**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

**NO. OF NOTICES:** 102

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

Staff Recommendation: Staff outlined the request, surrounding uses, proposed site plan, showed site photographs, and summarized the Community Meeting that was held on February 19, 2019. Lastly, 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): The applicant waived the right to speak and agreed with the staff recommendation.

No one spoke in favor or opposition to this request at the public hearing.

BZA Discussion: There was a discussion among the BZA regarding the requirement for a paved parking space for handicapped parking. The District 5 Commissioner had a question regarding the locations of the nurseries in the area. The BZA determined the request met the Special Exception Criteria and approved the request subject to conditions as outlined in the staff report with an additional condition regarding the paved handicapped space.

BZA Action: A motion was made by Wes A. Hodge, seconded by Carolyn Karraker 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 further, 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 February 20, 2019, 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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. A Type 'D' landscape buffer shall be provided along of the north property line abutting residential.
5. The hours of operation shall be limited to Monday through Friday, 7:00 A.M. to 5:00 P.M. and Saturdays, 7:00 A.M. to 2:00 P.M.
6. No retail sales to the public shall be permitted.
7. Construction plans shall be submitted within 180 days of final approval or this approval becomes null and void.
8. The use of a grinder and chipper shall be prohibited
9. There shall be no vehicle maintenance conducted on site.
10. The applicant shall provide one (1) paved handicapped parking space.

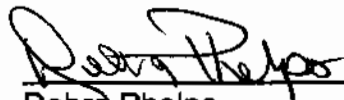
AYE (voice vote): All members present.

**ADJOURN:**

There being no further business, the meeting was adjourned at 12:10 p.m.

**ATTEST:**

  
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Gregory A. Jackson  
Chairman

  
\_\_\_\_\_  
Debra Phelps  
Recording Secretary