

**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 **June 6, 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**

**BISHOP AND BUTTREY, INC. - SE-19-05-039 (CONTINUED TO 7/8/19) 9:00 AM**

**REQUEST:** Special Exception in the A-2 zoning district to allow a yard trash processing facility.

**ADDRESS:** E Colonial Dr, Orlando FL 32820

**LOCATION:** North side of E. Colonial Dr., east of N County Road 13

**S-T-R:** 23-22-32

**TRACT SIZE:** 326 acres

**DISTRICT#:** 5

**LEGAL:** BEGIN AT THE NW COR OF SEC 23-22-32 E TH S 88-29-08E 5070.25 FT TO A LINE 33 FT W OF AND PARALLEL TO THE E LINE OF SAID SEC 23 TH S02-00-45E ALONG SAID LINE 4114.38 FT TH N89-09-15W 2949.70 FT TH S08-23-25W 342.26 FT TH S65-49-02W 108.49 FT TH

**PARCEL ID:** 23-22-32-0000-00-004

**LEONARDO GARCIA (CONTINUED TO 7/8/19) - SE-19-05-043**

**REQUEST:** Special Exception and Variances in the C-2 zoning district as follows: 1) Special Exception to operate an open air market. 2) Variance to allow operation 7 days a week in lieu of 3 consecutive days only. 3) Variance to allow 28 parking spaces in lieu of 33 spaces.

**ADDRESS:** 7133 S Orange Ave, Orlando FL 32809

**LOCATION:** East side of S. Orange Ave., south of Nela Ave.

**S-T-R:** 25-23-29-NE-A

**TRACT SIZE:** 200 ft. x 112 ft. (avg.) / 1.014 acres

**DISTRICT#:** 3

**LEGAL:** BEG 25 FT S & 47.50 FT W OF NE COR OF NW1/4 OF SW1/4 OF NE1/4 RUN E 47.50 FT S 3 DEG E 640.87 FT W 112 FT N 13 DEG W 200 FT E 130.81 FT M/L TO A POINT S 3 DEG E FROM POB TH N 3 DEG W 446.11 FT TO POB SEC 25-23-29

**PARCEL ID:** 25-23-29-0000-00-004

**TOM SULLIVAN - VA-19-06-044**

**REQUEST:** Variance in the P-D zoning district to allow two (2) secondary signs in lieu of one (1) secondary sign.

**ADDRESS:** 13645 E Colonial Dr, Orlando FL 32826

**LOCATION:** Northeast corner of E. Colonial Dr. and Bonnevill Dr.

**S-T-R:** 23-22-31-NE-A, 23-22-31-NW-B

**TRACT SIZE:** 10.45 acres

**DISTRICT#:** 5

**LEGAL:** CRP CDP EAST ORLANDO OWNER 96/48 LOT 1

**PARCEL ID:** 23-22-31-1809-01-000

**BENJAMIN VAZQUEZ - VA-19-06-045**

**REQUEST:** Variances in the R-1A zoning district as follows: 1) To allow the existing residence with a side (east) setback of 5 ft. in lieu of 7.5 ft. 2) To allow an addition with a side (east) setback of 5 ft. in lieu of 7.5 ft. 3) To allow an existing shed located 4.5 ft. from the side (east) property line in lieu of 5 ft. 4) To allow an existing shed 4 ft. from the rear (north) property line in lieu of 5

ft. 5) To allow construction on a lot with 49 ft. of frontage in lieu of 75 ft. 6) To allow construction on a lot with 6,749 sq. ft. of lot area in lieu of 7,500 sq. ft.

**ADDRESS:** 1501 38th St, Orlando FL 32839  
**LOCATION:** North side of 38th St., approximately 250 ft. east of S. Rio Grande Avenue  
**S-T-R:** 10-23-29-NE-A  
**TRACT SIZE:** 50 ft. x 135 ft. /.154 acres  
**DISTRICT#:** 6  
**LEGAL:** ANGE BILT ADDITION NO 2 J/124 LOT 18 BLK 101  
**PARCEL ID:** 03-23-29-0183-11-180

**DAVID CONE JR. - VA-19-06-047**

**10:00 AM**

**REQUEST:** Variance in the R-2 zoning district to allow an addition with a rear (south) setback of 12 ft. in lieu of 25 ft.  
**ADDRESS:** 12744 Woodbury Glen Dr, Orlando FL 32828  
**LOCATION:** South side of Woodbury Glen Dr., approximately 625 ft. west of Woodbury Rd.  
**S-T-R:** 22-22-31-SE-D  
**TRACT SIZE:** 52 ft. x 110 ft./ .131 acres  
**DISTRICT#:** 4  
**LEGAL:** WOODBURY ROAD PATIO HOMES 32/59 LOT 13  
**PARCEL ID:** 22-22-31-9465-00-130

**CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - SE-19-06-048**  
**(CONTINUED TO 7/8/19)**

**REQUEST:** Special Exception and Variance in the A-1 zoning district as follows: 1) Special Exception to allow a religious use facility. 2) Variance to allow a spire with a height of 67 ft. in lieu of 35 ft.  
**ADDRESS:** 17000 Davenport Rd, Winter Garden FL 34787  
**LOCATION:** Southwest corner of Davenport Rd. and Avalon Rd.  
**S-T-R:** 07-23-27-NE-A  
**TRACT SIZE:** 18.24 acres  
**DISTRICT#:** 1  
**LEGAL:** LAKE AVALON GROVES H/24 LOT 17E (LESS ANY PT WITHIN THE 35 FT FOR R/W AS DESC IN DB 402/314)

**PARCEL ID:** 06-23-27-4284-05-170 06-23-27-4284-05-180

**TOBY BEST FOR HOMES IN PARTNERSHIP INC - VA-19-06-049**

**REQUEST:** Variances in the R-1AAAA zoning district to allow a new single family home as follows: 1) To allow a minimum lot size of .2 acre in lieu of .5 acres. 2) To allow a minimum lot width of 64 ft. in lieu of 110 ft. 3) To allow a minimum living area of 1,453 sq. ft. of living area in lieu of 1,500 sq. ft.

**ADDRESS:** 5111 McDonald Rd, Zellwood FL 32798

**LOCATION:** North side of McDonald Rd., approximately 575 ft. east of Winifred Ave.

**S-T-R:** 27-20-27-NE-A

**TRACT SIZE:** 64 ft. x 137 ft./ .2 acres

**DISTRICT#:** 2

**LEGAL:** BEG 662.34 FT W OF NE COR OF SE1/4 OF NE1/4 OF NE1/4 RUN W 64.62 FT S 167.2 FT E 64.62 FT N 167.2 FT TO POB IN SEC 27-20-27 (LESS S 30 FT FOR RD)

**PARCEL ID:** 27-20-27-0000-00-024

**MARK JOHNSON - SE-19-06-050**

**REQUEST:** Special Exception and Variances in the A-R and A-1 zoning districts as follows: 1) Special Exception to allow an existing Accessory Dwelling Unit (ADU). 2) Variance to allow an existing ADU in front of the primary dwelling unit in lieu of to the side or rear. 3) Variance to allow an existing ADU 8 ft. from the side (north) property line in lieu of 10 ft. 4) Variance to allow an existing single family residence and ADU on a lot with 171 ft. of frontage in lieu of 270 ft. 5) Variance to allow an ADU on a lot with 2.53 acres in lieu of 3.75 acres. This is the result of Code Enforcement action.

**ADDRESS:** 6212 Gilliam Rd, Orlando FL 32818

**LOCATION:** West side of Gilliam Rd., approximately .75 miles east of Clarcona Rd.

**S-T-R:** 35-21-28-NW-B,34-21-28-NE-A

**TRACT SIZE:** 2.53 acres

**DISTRICT#:** 2

**LEGAL:** 9609/0971 ERROR IN LEGAL DESCRIPTION -- BEG 172.64 FT S OF NW COR OF S1/4 OF NW1/4 OF NW1/4 OF SEC

35-21-28 TH RUN E 491.5 FT S 151.25 FT E 650.7 FT SLY  
21.18 FT W 1135.45 FT N 172.64 FT TO POB & BEG AT NE  
COR OF SE 1/4 OF NE 1/4 OF SEC 34-21-28 TH N89-58

**PARCEL ID:** 35-21-28-0000-00-123

**JON THETARD - VA-19-06-051**

**REQUEST:** Variances in the P-D zoning district as follows: 1) To allow additional construction on a lot with 10,488 sq. ft. of lot area in lieu of 10,890 sq. ft. 2) To allow an addition with a rear (northeast) setback of 25 ft. in lieu of 30 ft.

**ADDRESS:** 4817 Breezy Palms Ct, Windermere FL 34786

**LOCATION:** Northwest corner of Breezy Palms Ct. and Palm Tree Dr.

**S-T-R:** 16-23-28-NE-A

**TRACT SIZE:** 90 ft. x 107 ft. (avg.) /.24 acres

**DISTRICT#:** 1

**LEGAL:** SILVER WOODS PHASE THREE 15/144 LOT 133

**PARCEL ID:** 16-23-28-8070-01-330

**AUSTIN BUTLER - SE-19-06-053**

**11:00 AM**

**REQUEST:** Special Exception and Variances in the A-1 zoning district as follows: 1) Special Exception to allow a detached Accessory Dwelling Unit (ADU) over a detached garage. 2) Variance to allow a detached garage with an ADU 1 ft. from the side (south) property line in lieu of 10 ft.. 3) Variance to allow a detached ADU on .7 ac. of land in lieu of .75 ac. 4) Variance to allow a detached ADU over a detached garage with a height of 27 ft. in lieu of 20 ft. 5) Variance to allow a cumulative accessory structure floor area of 1,167 sq. ft. in lieu of 1,000 sq. ft.

**ADDRESS:** 958 Tildenville School Rd, Winter Garden FL 34787

**LOCATION:** West side of Tildenville School Rd., approximately .3 miles north of E. Oakland Ave./W. Plant St.

**S-T-R:** 21-22-27-NE-A

**TRACT SIZE:** 158 ft. x 189 ft. (avg.)/.70 acres

**DISTRICT#:** 1

**LEGAL:** FROM SE COR OF NE1/4 RUN S 88 DEG W 321.15 FT N 02 DEG W 354.82 FT TO POB TH W 198 FT N 02 DEG W 152.4 FT N 86 DEG E 192.95 FT TH S 03 DEG E 162.3 FT

TO POB IN SEC 21-22-27  
**PARCEL ID:** 21-22-27-0000-00-052

**BARBARA GEMMELL - VA-19-06-054**

**REQUEST:** Variances in the R-1A zoning district as follows: 1) To allow a rear setback for a garage addition of 10 ft. in lieu of 30 ft. 2) To allow a rear setback for the existing home to remain at 18 ft. in lieu 30 ft. 3) To allow a rear setback for an addition 21 ft. in lieu of 30 ft. 4) To allow a side street setback for an addition of 14 ft. in lieu of 15 ft.

**ADDRESS:** 1800 Killarney Dr, Winter Park FL 32789

**LOCATION:** Southwest corner of Killarney Dr., and Clay St., North of Fairbanks Ave

**S-T-R:** 12-22-29-NW-B

**TRACT SIZE:** 0.159 acres

**DISTRICT#:** 5

**LEGAL:** KAROLINA ON KILLARNEY M/105 LOT 1 BLK A

**PARCEL ID:** 12-22-29-4076-01-010

**RAYMOND WEBB FOR KENCO SIGN & AWNING - VA-19-06-055**

**REQUEST:** Variance in the C-1 zoning district to allow a total of 523 sq. ft. of wall signage in lieu of 180 sq. ft.

**ADDRESS:** 4649 S Orange Blossom Trl, Orlando FL 32839

**LOCATION:** Northeast corner of Holden Ave. and S. Orange Blossom Trl.

**S-T-R:** 10-23-29-SE-D

**TRACT SIZE:** 14.19 acres

**DISTRICT#:** 3

**LEGAL:** COMM AT NW COR OF SE1/4 OF SE1/4 OF SEC 10-23-29 TH RUN E 50 FT TO ELY R/W LINE OF S ORANGE BLOSSOM TRL TH S00-23-30W 138.82 FT TH S13-38-40E 53.60 FT TH S89-36-30E 22 FT TH S00-23-30W 78.51 FT TO POB TH RUN S89-36-30E 280.80 FT TH N00-23-19E 26.48 FT TH

**PARCEL ID:** 10-23-29-0000-00-019

**EDUARD GRANT - SE-19-06-056**

**REQUEST:** Special Exception in the R-1A zoning district to permit an attached Accessory Dwelling Unit (ADU).  
**ADDRESS:** Decker Ave, Orlando FL 32833  
**LOCATION:** Southwest corner of Decker Ave and Overton St. west of Dallas Blvd.  
**S-T-R:** 10-23-32-SE-D  
**TRACT SIZE:** 1.248 acres  
**DISTRICT#:** 5  
**LEGAL:** CAPE ORLANDO ESTATES UNIT 12A 4/66 LOT 4 BLK 12  
**PARCEL ID:** 10-23-32-1184-12-040

**ECO-SITE - SE-19-06-057**

**1:00 PM**

**REQUEST:** Special Exception in the IND-2/IND-3 zoning district to construct a 145 ft. high communications cell tower to be camouflaged as a pine tree (monopine tower) with a single user at initial construction.  
**ADDRESS:** Commodity Cir, Orlando FL 32819  
**LOCATION:** North side of Destination Parkway, west of S. John Young Parkway  
**S-T-R:** 32-23-29-SE-D, 32-23-29-NE-A  
**TRACT SIZE:** 393 ft. x 1,853 ft. (avg.) / 2.82 acres  
**DISTRICT#:** 6  
**LEGAL:** SOUTHPARK UNIT EIGHT 64/12 TRACT A (STORMWATER MGMT)  
**PARCEL ID:** 32-23-29-8221-00-001

**GREYFOX CONSTRUCTION CORP. - VA-19-06-058**

**REQUEST:** Variances in the R-CE zoning district to construct a single family home as follows: 1) To allow a minimum lot width of 45 ft. in lieu of 130 ft. 2) To allow a minimum lot size of .14 acres in lieu of 1 acre 3) To allow a front setback of 15 ft. in lieu of 35 ft. 4) To allow a side setback (east) of 7 ft. in lieu of 10 ft. 5) To allow a rear setback of 7 ft. in lieu of 50 ft.  
**ADDRESS:** Downs Cove Rd, Windermere FL 34786  
**LOCATION:** South of Downs Cove Rd., east of S. Apopka Vineland Rd.

BOARD OF ZONING ADJUSTMENT  
MEETING OF JUNE 6, 2019

**S-T-R:** 09-23-28-NE-A  
**TRACT SIZE:** 45 ft. x 102 ft. (avg.) / .14 acres  
**DISTRICT#:** 1  
**LEGAL:** DOWNS COVE CAMP SITES Q/121 BEG SE COR BLK B  
RUN W 45.7 FT TO SW COR OF SAID BLK B TH NWLY  
ALONG WLY LINE 91.56 FT TH NELY 80.7 FT TO E LINE  
BLK B S 102.5 FT TO POB BLK B  
**PARCEL ID:** 09-23-28-2196-02-002

**REBECCA WILSON - SE-19-06-059**

**REQUEST:** Special Exception in the R-1 zoning district to allow a parking lot.  
**ADDRESS:** 1507 Jessamine Ave, Orlando FL 32806  
**LOCATION:** East side Jessamine Ave., south of Curry Ford Rd.  
**S-T-R:** 06-23-30-NE-A  
**TRACT SIZE:** 150 ft. x 218 ft. / .779 acres  
**DISTRICT#:** 3  
**LEGAL:** HANDSONHURST PARK L/87 BLK A LOTS 1 THROUGH 5  
(LESS N 22 FT OF LOTS 1, 2, 3 FOR R/W PER DB 338/361,  
362 & 3372/2011)  
**PARCEL ID:** 06-23-30-3328-01-010

**JED PREST - VA-19-06-060**

**REQUEST:** Variances in the IND-2/IND-3 zoning district to allow two office buildings as follows: 1) To allow a height of 84 ft. in lieu of 50 ft. (north parcel) 2) To allow a height of 84 ft. in lieu of 50 ft. (south parcel)  
**ADDRESS:** Southpark Center Loop, Orlando FL 32819  
**LOCATION:** West side of S. John Young Pkwy., north of 528  
**S-T-R:** 04-24-29  
**TRACT SIZE:** 30.63 acres  
**DISTRICT#:** 6  
**LEGAL:** GRAN PARK AT SOUTHPARK PHASE II 55/41 PT OF LOT 8  
DESC AS BEG SW COR OF LOT 8 TH N00-27-01W 473.83  
FT TH N89-33-10E 252.14 FT TH N00-26-50W 126.19 FT TH  
N89-32-59E 89 FT TH N00-26-50W 34 FT TO CURVE  
CONCAVE WLY RAD 44.50 FT CHORD N06-05-34W DELTA



11-17-28

**PARCEL ID:** 04-24-29-3045-00-060 and 04-24-29-3045-00-080