

**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 **October 3, 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**

**WILLIAM COCHRAN - VA-19-09-095**

**9:00 AM**

**REQUEST:** Variance in the A-1 zoning district to allow an existing accessory structure to remain in front of the principal building (9.4 ft. from the front property line) in lieu of alongside of or behind.

This is the result of Code Enforcement action.

**ADDRESS:** 9252 Lake Hickory Nut Drive, Winter Garden, FL 34787

**LOCATION:** South of Lake Hickory Nut Dr., west of Avalon Rd.

**S-T-R:** 06-24-27-NW-B

**TRACT SIZE:** 132 ft. x 601 ft. (avg.) / .89 acres

**DISTRICT#:** 1

**PARCEL ID:** 06-24-27-3548-00-045

### **RHONI BISCHOFF - VA-19-10-113**

**REQUEST:** Variances in the A-2 zoning district as follows:  
1) To allow a pool and deck 28 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.  
2) To allow an existing accessory structure (shed) to be located in front of the principal building (7 ft. from the front property line) in lieu of alongside of or behind.

**ADDRESS:** 16970 Lake Pickett Road, Orlando, FL 32820

**LOCATION:** South side of Lake Pickett Rd., approximately 1/2 mile west of Chuluota Rd.

**S-T-R:** 08-22-32-SE-D

**TRACT SIZE:** 1.04 acres

**DISTRICT#:** 5

**PARCEL ID:** 08-22-32-0000-00-007

### **JUAN ANTONIO RIOS - VA-19-10-116**

**REQUEST:** Variances in the R-1A zoning district:  
1) To allow an existing home, and a second story addition, 4 ft. from the side (south) property line in lieu of 7.5 ft.  
2) To allow a lot size of 6,500 sq. ft. in lieu of 7,500 sq. ft.  
3) To allow a lot width of 50 ft. in lieu of 75 ft.  
4) To allow an addition 5 ft. from the side (south) property line in lieu of 7.5 ft.

**ADDRESS:** 304 Granada Drive, Winter Park, FL 32789

**LOCATION:** East side of Granada Dr., north of W. Fairbanks Ave.

**S-T-R:** 11-22-29-NE-A

**TRACT SIZE:** 50 ft. x 130 ft./1.148 acres

**DISTRICT#:** 5

**PARCEL ID:** 11-22-29-2618-03-040

**MARK PURATH - VA-19-10-112**

**REQUEST:** Variance in the P-D zoning district to permit a pool deck and a screen pool enclosure with a setback of 0 ft. in lieu of 5 ft.  
**ADDRESS:** 8897 Fountain Palm Alley, Winter Garden, FL 34787  
**LOCATION:** East side of Fountain Palm Alley, approximately 225 ft. north of Bismarck Palm Dr.  
**S-T-R:** 05-24-27-SE-D  
**TRACT SIZE:** 35 ft. x 121 ft./0.097 acres  
**DISTRICT#:** 1  
**PARCEL ID:** 05-24-27-5330-00-360

**KENNETH ROBERTS - VA-19-10-115**

**REQUEST:** Variances in the R-1 zoning district as follows:  
1) To allow an existing house to remain 4 ft. 11 in. from the side (south) property line in lieu of 6 ft.  
2) To allow the enclosing of an existing carport located 4 ft. 11 in. from the side (south) property line in lieu of 6 ft.  
**ADDRESS:** 1511 Melanie Drive, Orlando, FL 32825  
**LOCATION:** East side of Melanie Dr., north of the intersection of Seaman St. and Melanie Dr.  
**S-T-R:** 19-22-31-NW-NE, 19-22-31-NW-NW  
**TRACT SIZE:** 50 ft. x 129.5 ft./0.15 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 19-22-31-1272-08-060

**ZAIDA BUSANET-RODRIGUEZ - VA-19-10-118**

**REQUEST:** Variance in the R-1A zoning district to allow 1,008 sq. ft. of solar panels in lieu of 435.5 sq. ft.  
**ADDRESS:** 8103 Lesia Circle, Orlando FL 32835  
**LOCATION:** North side of Lesia Cir., east of S. Apopka Vineland Rd., and south of Old Winter Garden Rd.  
**S-T-R:** 27-22-28-SE-D  
**TRACT SIZE:** 128 ft. x 100 ft./0.38 acres  
**DISTRICT#:** 1  
**PARCEL ID:** 27-22-28-8839-00-320

**HOUSE OF PRAYER CHURCH OF THE LIVING GOD - SE-19-10-119**

**10:00 AM**

**REQUEST:** Special Exception and Variances in the R-1A zoning district to allow for a religious use facility as follows:

- 1) Amendment to an existing Special Exception to allow an addition to an existing religious use facility.
- 2) Variance to allow 12 parking spaces in lieu of 31 spaces.
- 3) To allow standard parking spaces which are 9 ft. wide by 18 ft. deep in lieu of 9 ft. x 20 ft.
- 4) To allow an existing structure located 6.96 ft. from the side (west) property line in lieu of 7.5 ft.

**ADDRESS:** 1401 25th Street, Orlando, FL 32805

**LOCATION:** Northwest corner of 25 St. and S. Nashville Ave.

**S-T-R:** 03-23-29-NE-A

**TRACT SIZE:** 100 ft. x 135 ft. / .3 acres

**DISTRICT#:** 6

**PARCEL ID:** 03-23-29-0180-37-230

**METRO WEST CHURCH - SE-19-09-098**

**REQUEST:** Special Exception and Variances in the R-CE zoning district to construct a 135 ft. high monopole communication tower as follows:

- 1) Special Exception to allow a monopole communication tower with a single user at initial construction.
- 2) Variance to allow installation of a communication tower without landscaping as required on the east and west side of the fenced perimeter per Section 38-1427(d)(11).

If the BZA determines the proposed tower is not camouflaged then the following variances are required:

- 3) To allow a communication tower 384 ft. from the nearest single family house to the south in lieu of 675 ft.
- 4) To allow a communication tower 557 ft. from the nearest single family house to the east in lieu of 675 ft.

**ADDRESS:** 3705 N. Apopka Vineland Road, Orlando, FL 32818

**LOCATION:** East of N. Apopka Vineland Rd., north of Silver Star Rd.

**S-T-R:** 10-22-28

**TRACT SIZE:** 29.53 acres

**DISTRICT#:** 6

**PARCEL ID:** 10-22-28-0000-00-024

**M. REBECCA WILSON - VA-19-09-106**

**REQUEST:** To approve a Master Sign Plan in the C-2 zoning district, with the following variances:

- 1) To allow a total of 5 ground signs in lieu of 2.
- 2) To allow a height of 12 ft. in lieu of 10 ft. for ground signs (applicable to signs #3 and #14 on plan).
- 3) To allow a separation of 48.67 ft. between ground signs in lieu of 100 ft. (applicable only to separation between signs #10 and #13 on plan).
- 4) To allow individual tenant panels on a multi-tenant ground sign to be a minimum of 5 sq. ft. of copy area, in lieu of having a minimum of 12 sq. ft. of copy area (applicable to signs #3, #13, #14, and #18 on plan).
- 5) To allow a wall sign to extend above the roof line of the wall of the building on which it is erected (applicable to sign #4 on plan).
- 6) To allow a cumulative total of 137 sq. ft. of copy area for wall signage on Valet Plaza #1 (as depicted on plan), in lieu of 71.67 sq. ft. of copy area (this includes the copy area of 3 total signs: signs #4, #5a, and #5b on plan).
- 7) To allow a total of 4 wall signs to include changeable copy and for wall signs to be permitted as EMCs, in lieu of wall signs not including changeable copy, and EMCs only being permitted as a ground or pole sign. (applicable to signs #5a, #5b, #7a, and #7b on plan).

**ADDRESS:** 9101 International Drive, Orlando FL 32819

**LOCATION:** East side of International Dr. and west side of Point Plaza Ave.

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

**TRACT SIZE:** 17.03 acres

**DISTRICT#:** 6

**PARCEL ID:** 36-23-28-7165-00-017