

**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 requests listed below at their **December 5, 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**

**CITY OF COCOA UTILITIES (KATHERINE ENNIS) - SE-19-11-121**

**9:00 AM**

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

- 1) Amendment to an existing Special Exception to allow expansion of an existing water treatment facility to include a training building, water tanks, and associated site improvements.
- 2) Variance to allow a front (west) setback of 25 ft. in lieu of 35 ft. for the existing maintenance building.
- 3) Variance to allow a front (west) setback of 18 ft. in lieu of 35 ft. for a new training building.
- 4) Variance to allow a proposed structure housing High Service Pump Station No. 2 with a height of 36 ft. in lieu of 35 ft.
- 5) Variance to allow a total of 70 parking spaces in lieu of 75 spaces.

**ADDRESS:** 28400 State Road 520, Christmas, FL 32709

**LOCATION:** West side of S.R. 520, between Taylor Creek Rd. and S.R.

520, south of Cocoa Water Plant Rd.

**TRACT SIZE:** 117.16 acres  
**DISTRICT#:** 4  
**PARCEL ID:** 20-24-34-0000-00-001; 20-24-34-0000-00-003;  
20-24-34-0000-00-005; and 20-24-34-0000-00-007.

**JANE LEE - VA-19-07-062**

**REQUEST:** Variances in the A-2 zoning district as follows:  
1) To allow an existing 12 ft. x 26 ft. accessory structure (hen house) to be located in front of the principle residence in lieu of alongside or behind.  
2) To allow an existing 12 ft. x 26 ft. accessory structure (hen house) to be located 8 ft. from the side street (east) property line in lieu of 15 ft.  
3) To allow an existing 14 ft. x 18 ft. accessory structure (pole barn) to be located in front of the principle residence in lieu of alongside or behind.  
4) To allow an existing 17 ft. x 2 ft. accessory structure (rabbit hutch) to be located in front of the principle structure in lieu of alongside or behind.  
5) To allow an existing 17 ft. x 2 ft. accessory structure (rabbit hutch) to be located 10 ft. from the side street property line in lieu of 15 ft.  
6) To allow an existing 24 ft. x 2 ft. accessory structure (rabbit hutch) to be located in front of the principle residence in lieu of alongside or behind.

**ADDRESS:** 1440 St. Nicholas Ave., Christmas, FL 32709  
**LOCATION:** Southwest corner of St. Nicholas Ave. and Bartholomew St., approximately .7 miles south of E. Colonial Dr.  
**TRACT SIZE:** 123 ft. x 360 ft. / 1.01 acres  
**DISTRICT#:** 5  
**PARCEL ID:** 34-22-33-1327-03-300

**BADCOCK CORPORATION (DON MOYE) - VA-19-11-125**

**REQUEST:** Variance in the C-2 zoning district to allow a wall sign with a copy area of 190.72 sq. ft. in lieu of 172.5 sq. ft.  
**ADDRESS:** 7873 S. Orange Blossom Trl., Orlando, FL 32809  
**LOCATION:** East of S. Orange Blossom Trl., north of W. Sand Lake Rd.  
**TRACT SIZE:** 25.84 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 27-23-29-8093-00-010

**FERNANDO ALZATE - VA-19-12-134**

**REQUEST:** Variances in the R-1A zoning district as follows:  
1) To allow an existing home to remain 7.5 ft. from the side street property line in lieu of 15 ft.  
2) To allow construction of an addition 5 ft. from the side street property line in lieu of 15 ft.  
3) To allow an existing carport to remain 15 ft. from the front property line in lieu of 25 ft.  
**ADDRESS:** 315 Capehart Dr., Orlando, FL 32807  
**LOCATION:** Northeast corner of Capehart Dr. and Bamboo Dr., north of SR 408  
**TRACT SIZE:** 77 ft. x 139 ft./ .24 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 26-22-30-0376-05-110

**RON ANTHONY HAYDEN - VA-19-12-136**

**REQUEST:** Variances in the R-1A zoning district as follows:  
1) To allow a front setback of 18 ft. in lieu of 25 ft. for a proposed covered entry.  
2) To allow a rear setback of 14 ft. in lieu of 30 ft. for a proposed bath addition.  
3) To allow a setback of 41 ft. in lieu of 50 ft. from the Normal High Water Elevation for the existing house.  
4) To allow a front setback of 17 ft. in lieu of 25 ft. for the existing house.  
5) To allow a rear setback of 20 ft. in lieu of 30 ft. for the existing house.  
**ADDRESS:** 3027 Bess Ln., Orlando, FL 32808

**LOCATION:** North side of Bess Ln., west of N. John Young Pkwy., north of Silver Star Rd.  
**TRACT SIZE:** 0.47 acres  
**DISTRICT#:** 2  
**PARCEL ID:** 09-22-29-0534-00-050

**CHRISTOPHER SALHAB - VA-19-12-140**

**REQUEST:** Variance in the R-CE zoning district to allow construction of a tennis court in the front yard of the proposed principal building in lieu of alongside or behind.  
**ADDRESS:** Kirby Smith Rd., Orlando, FL 32832  
**LOCATION:** East side of Kirby Smith Rd., east of Narcoossee Rd.  
**TRACT SIZE:** 2.06 acres  
**DISTRICT#:** 4  
**PARCEL ID:** 28-24-31-0000-00-043

**PREMIER LANDSCAPERS (ELLE ANDERSON) - SE-19-12-138**

**10:00 AM**

**REQUEST:** Special Exception and Variance in the A-2 zoning district as follows:  
1) Special Exception to permit a landscaping and irrigation company.  
2) Variance to allow 34 grass parking spaces in lieu of paved parking.  
**ADDRESS:** 14573 Bicky Rd., Orlando, FL 32824  
**LOCATION:** East side of Bicky Rd., approximately 330 ft. north of Whispering Pines Rd.  
**TRACT SIZE:** 300 ft. x 641 ft./4.56 acres  
**DISTRICT#:** 4  
**PARCEL ID:** 34-24-30-6368-00-450