

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT (BZA) MEETING**  
**- NOTICE OF PUBLIC HEARINGS -**

Notice is hereby given that on **Wednesday, May 20, 2020**, beginning at **9:00 a.m.**, the **Orange County Board of Zoning Adjustment (BZA)** will hold a public meeting either “in person” at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in downtown Orlando, Florida, or “virtually” utilizing communications media technology, with the latter made permissible pursuant to Governor Ron DeSantis’s Emergency Executive Order No. 20-69 related to the Covid-19 state of emergency, as it may be amended. **At the time of the publishing of this notice, it could not be known by Orange County whether this public meeting would be an in person meeting or a virtual meeting. In order to determine whether this public meeting will be an in person meeting or a virtual meeting, please call the Orange County Zoning Division at 407-836-9650 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.**

Information on Attending or Observing the Meeting:

If the meeting is held virtually, the members of the BZA will participate from different locations via WebEx ©. (See <https://www.webex.com> for more information.) The meeting will be hosted by the chairperson or vice-chairperson of the BZA, a quorum will be maintained during the meeting, and the meeting will be conducted and operated by Orange County Government.

Regardless of whether the meeting is held virtually or in person, the public may watch the meeting on Orange TV via the internet or television. Online: <http://www.orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>. Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse; and Channel 10.2 over the air.

If the meeting is held in person, the meeting may also be observed by appearing in person at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in downtown Orlando, Florida. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

Information on Providing Public Comment:

Members of the public who would like to provide public comment at the beginning of the meeting but not during a particular hearing listed in the meeting agenda below may utilize one of two options:

- At least 24 hours before the start of the meeting, the person may send comments via e-mail to [BZA@ocfl.net](mailto:BZA@ocfl.net). Timely received public comments will

be read into the record during the scheduled public comment period at the beginning of the meeting. Public comment will be limited to 500 words or three minutes.

- The person may attend the meeting in person at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida.

Please note, if the meeting is held virtually, the BZA members will not be physically present. The person will communicate virtually with the BZA members from a kiosk equipped with a computer laptop, where the person will see and hear the BZA members and the BZA members will see and hear the person.

Orange County staff will be present to assist at the kiosk and to ensure that social distancing and other health and safety measures are practiced and enforced.

Information on Providing Testimony or Participating in a Hearing:

Members of the public who would like to provide testimony during a particular hearing during the meeting may utilize one of two options:

- If the meeting is held virtually, the person may join and participate in the meeting through the video section of WebEx found in link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>; or

- If the meeting is held virtually or in person, the person may attend the meeting in person at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida.

Please note, if the meeting is held virtually, the BZA members will not be physically present. The person will communicate virtually with the BZA members from a kiosk equipped with a laptop, where the person will see and hear the BZA members and the BZA members will see and hear the person.

Orange County staff will be present to assist at the kiosk and to ensure that social distancing and other health and safety measures are practiced and enforced.

If a person is unable to attend the BZA meeting in person or access the WebEx meeting via a computer, please call the Orange County Zoning Division at 407-836-9650 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, by not later than 24 hours before the meeting, so that Orange County can determine with the person whether other arrangements are feasible.

\* \* \*

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 or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

\* \* \*

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then no later than two business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-5651.

Para mas información referente a esta vista pública, favor de comunicarse con el Departamento de Zonificación al número (407) 836-3111.

Pou plis enfòmasyon an Kreyòl, souple rele (407) 836-3111.

#### AGENDA:

**9:00 A.M. – PLEDGE OF ALLEGIANCE, REVIEW OF THE MINUTES FROM THE MARCH 5, 2020, BZA MEETING, and PUBLIC COMMENT.**

**THE FOLLOWING PUBLIC HEARINGS WILL OCCUR AFTER PUBLIC COMMENT:**

**1. JAMES WATTS - VA-20-07-038**

**REQUEST:** Variances in the R-1A zoning district to allow a pool and pool deck to be located in the front yard of the principal building.  
**ADDRESS:** 3303 Lake Margaret Dr., Orlando, FL 32806  
**LOCATION:** North side of Lake Margaret Dr., east of S. Crystal Lake Dr., west of Conway Gardens Rd., south of Lake La Grange  
**TRACT SIZE:** 0.28 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 08-23-30-0000-00-009

## 2. FREEDOM RIDE (AMY DALY) - SE-20-03-003

**REQUEST:** Special Exception and Variances in the R-1A zoning district as follows:  
1) Special Exception to allow a therapeutic riding center (indoor/outdoor recreation use).  
2) Variance to allow grass parking for an overflow parking area in lieu of parking on an improved surface.  
3) Variance to allow grass drive aisles for an overflow parking area in lieu of parking on an improved surface.

**ADDRESS:** 3919 Bay Lake Rd., Orlando, FL 32808  
**LOCATION:** North side of Bay Lake Rd., west of N. John Young Pkwy.  
**TRACT SIZE:** 24.43 acres  
**DISTRICT#:** 2  
**PARCEL ID:** 08-22-29-1900-00-490

## 3. THARPE BELOTE (Continued to 6/4/20) - VA-20-03-006

**REQUEST:** Variance in the R-1 zoning district to allow an existing open front porch 16.6 ft. from the front property line in lieu of 20 ft.  
Note: This is the result of Code Enforcement action.

**ADDRESS:** 7218 Mott Ave., Orlando, FL 32810  
**LOCATION:** West side of Mott Ave., approximately 250 ft. north of the intersection of Mott Ave. and Edgewater Dr.  
**TRACT SIZE:** 75 ft. x 199 ft. avg./0.328 acres  
**DISTRICT#:** 2  
**PARCEL ID:** 32-21-29-0000-00-017

## 4. ROBERT WAYNER - VA-20-04-012

**REQUEST:** Variances in the R-CE-C zoning district to allow a tennis court as follows:  
1) To be set back 5 ft. from the east side property line in lieu of 10 ft.  
2) To be set back 5 ft. from the south rear property line in lieu of 10 ft.

**ADDRESS:** 4291 Isabella Cir., Windermere, FL 34786  
**LOCATION:** South side of Isabella Cir., east of McKinnon Rd., north of W. Lake Butler Rd.  
**TRACT SIZE:** 0.735 acres  
**DISTRICT#:** 1  
**PARCEL ID:** 12-23-27-1215-00-160

## 5. GARRETT MYERS - SE-20-04-015

**REQUEST:** Special Exception in the A-2 zoning district to allow a cumulative total of 3,629 sq. ft. of accessory structures in lieu of 3,000 sq. ft.  
**ADDRESS:** 4822 Oak Hill St., Apopka, FL 32712  
**LOCATION:** South side of Oak Hill St., approximately 650 ft. east of Round Lake Rd.  
**TRACT SIZE:** 630 ft. x 327 ft. avg./4.52 acres  
**DISTRICT#:** 2  
**PARCEL ID:** 02-20-27-7752-00-031

## 6. SOLANGE DAO - VA-20-04-017

**REQUEST:** Variance in the IND-2/IND-3 zoning district to allow for construction of 7 industrial buildings with a 15 ft. (east) setback from a residential zoning district in lieu of an increased setback of 60 ft.  
**ADDRESS:** 6682 Hoffner Ave., Orlando, FL 32822  
**LOCATION:** South side of Hoffner Ave., north side of Seminole Ave., approximately 0.3 miles west of S. Goldenrod Rd.  
**TRACT SIZE:** 187 ft. x 634 ft./5.45 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 14-23-30-5240-13-012

## 7. FRANKLIN MUNOZ - VA-20-05-019

**REQUEST:** Variances in the R-1A zoning district as follows:  
1) To allow the existing residence to be located 6 ft. from the south side setback in lieu of 7.5 ft.  
2) To allow an addition with a side (south) setback of 0 ft. in lieu of 7.5 ft.  
Note: This is the result of Code Enforcement action.  
**ADDRESS:** 8120 Gondola Dr., Orlando, FL 32809  
**LOCATION:** West side of Gondola Dr. on the east shore of Bearhead Lake, north of McCoy Rd. and east of S. Orange Ave.  
**TRACT SIZE:** 75 ft. x 774 ft./1.33 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 25-23-29-0000-00-071

**10:00 A.M.**

**8. CHURCH OF GOD AT CHRISTMAS - SE-20-05-020**

**REQUEST:** Special Exception in the A-2 zoning district to permit a cumulative total of 5,307 sq. ft. of accessory structures in lieu of 3,000 sq. ft.  
**ADDRESS:** 24313 E Colonial Dr., Christmas, FL 32709  
**LOCATION:** North side of E. Colonial Dr., approximately .3 miles east of Taylor Creek Rd.  
**TRACT SIZE:** 250 ft. x 1,220 ft./6.98 acres  
**DISTRICT#:** 5  
**PARCEL ID:** 34-22-33-0000-00-016

**9. JIM DOLFI - VA-20-05-023**

**REQUEST:** Variances in the P-D zoning district to allow a screen enclosure as follows:  
1) To be set back 0.5 ft. from the east side lot line in lieu of 5 ft.  
2) To be set back 0.5 ft. from the west side lot line in lieu of 5 ft.  
**ADDRESS:** 10431 Belfry Cir., Orlando, FL 32832  
**LOCATION:** North side of Belfry Cir., east of Narcoossee Rd.  
**TRACT SIZE:** 30 ft. x 100 ft./0.068 acres  
**DISTRICT#:** 4  
**PARCEL ID:** 29-24-31-2244-00-250

**10. PATRICK HERNANDEZ - VA-20-05-024**

**REQUEST:** Variances in the R-CE zoning district as follows:  
1) To allow the existing house to remain 44 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.  
2) To install a pool 43 ft. from the NHWE in lieu of 50 ft.  
3) To install a pool deck 42 ft. from the (NHWE) in lieu of 50 ft.  
**ADDRESS:** 12104 McKinnon Rd., Windermere, FL 34786  
**LOCATION:** South side of McKinnon Rd., north shore of Lake Crescent, approximately 0.2 miles west of Windermere Rd.  
**TRACT SIZE:** 0.955 acres  
**DISTRICT#:** 1  
**PARCEL ID:** 01-23-27-0000-00-023

**11. WINDERMERE ASSISTED LIVING FACILITY (Withdrawn-5/18/20) - VA-20-04-016**

**REQUEST:** Variance in the P-D zoning district to allow a separation distance of 43 ft. between two (2) community residential homes with six (6) or fewer residents in lieu of 1,000 ft.

**ADDRESS:** 7047 Nobleton Dr., Windermere, FL 34786

**LOCATION:** Northeast corner of Nobleton Dr. and Penshurst Ln., north of Overstreet Rd., west of Winter Garden Vineland Rd.

**TRACT SIZE:** 60 ft. x 120 ft. avg./0.162 acres

**DISTRICT#:** 1

**PARCEL ID:** 24-23-27-5427-01-630

**12. LUIS MORALE (Continued to 6/4/20) - VA-20-02-163**

**REQUEST:** Variance in the R-1 zoning district to allow an existing Accessory Dwelling Unit (ADU) 2 ft. from the east side property line in lieu of 6 ft.  
Note: This is the result of a Code Enforcement action.

**ADDRESS:** 4045 Castlegate Dr., Orlando, FL 32839

**LOCATION:** North side of Castlegate Dr., west of S. John Young Pkwy., north of W. Oak Ridge Rd.

**TRACT SIZE:** 65 ft. x 105 ft./0.156 acres

**DISTRICT#:** 6

**PARCEL ID:** 20-23-29-1162-01-160

**13. JAMES THOMAS (Continued to 6/4/20) - VA-20-04-014**

**REQUEST:** Variances in the R-1 zoning district as follows:  
1) To allow an existing 6 ft. high fence to remain within the front setback in lieu of 4 ft.  
2) To allow a 6 ft. fence within the clear view triangle area for the driveway.  
Note: This is the result of a Code Enforcement action.

**ADDRESS:** 1316 Grayson Dr., Orlando, FL 32825

**LOCATION:** West side of Grayson Dr., south of E. Colonial Dr., west of Rouse Rd.

**TRACT SIZE:** 100 ft. x 143 ft./0.33 acres

**DISTRICT#:** 4

**PARCEL ID:** 20-22-31-6348-01-044

**14. MAROON FINE HOMES, INC. (WILLIAM MAROON) - VA-20-05-022**

**REQUEST:** Variances in the R-1AA zoning district as follows:  
1) To install a pool deck 10.25 ft. from the Normal High Water Elevation (NHWE) in lieu of 35 ft.  
2) To install a pool 14.17 ft. from the NHWE in lieu of 35 ft.

**ADDRESS:** 9210 Bay Point Dr., Orlando, FL 32819

**LOCATION:** West side of Bay Point Dr., east shore of Lake Tibet, west of S. Apopka Vineland Rd.

**TRACT SIZE:** 0.575 acres

**DISTRICT#:** 1

**PARCEL ID:** 28-23-28-0600-00-290



**15. KIM FISCHER - VA-20-02-158**

**REQUEST:**

Variances in the C-3 zoning district as follows:

- 1) To allow for a lot split resulting in a 2.92 ft. north side setback in lieu of 5 ft. for existing Bldg. "G".
- 2) To allow for existing Bldg. "G" to remain with an 8.67 ft. west rear setback in lieu of 15 ft.
- 3) To allow for a lot split resulting in a 3.86 ft. north side setback in lieu of 5 ft. for existing Bldg. "F".
- 4) To allow for existing Bldg. "F" to remain with a 4.82 ft. north side setback in lieu of 5 ft.
- 5) To allow for existing Bldg. "H" to remain with a 10.04 ft. west rear setback in lieu of 15 ft.
- 6) To allow for a lot split resulting in a 2.92 ft. north side setback in lieu of 5 ft. for existing Bldg. "D".
- 7) To allow for a 5 ft. south rear setback in lieu of 15 ft. for future buildings on proposed lot 3.

Variances in the I-4 zoning district as follows:

- 8) To allow for existing Bldg. "C" to remain with a 7.48 ft. south side setback in lieu of 25 ft.
- 9) To allow for existing Bldg. "C" to remain with a 9.85 ft. west rear setback in lieu of 10 ft.
- 10) To allow for existing Bldg. "C" to remain with an 11.88 ft. east side setback in lieu of 25 ft.
- 11) To allow for existing Bldg. "B" to remain with a 24 ft. north side setback in lieu of 25 ft.

Variance in the C-1 zoning district as follows:

- 12) To allow for a 5 ft. south rear setback in lieu of 20 ft. for future buildings on proposed lot 2.

**ADDRESS:**

3500 Aloma Ave., Winter Park, FL 32792

**LOCATION:**

South side of Aloma Ave., west side of N. Forsyth Rd.

**TRACT SIZE:**

8.48 acres

**DISTRICT#:**

5

**PARCEL ID:**

03-22-30-0000-00-030