

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

Notice is hereby given that on **Thursday, February 4, 2021**, beginning at **9:00 a.m.**, the **Orange County Board of Zoning Adjustment (BZA)** will hold a public meeting that can be attended 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, or a combination of both formats. During the meeting, the BZA will hold public hearings on the matters listed in the agenda below. **For more information about the format of the 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>.**

Attending or Observing the Meeting:

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

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.

The meeting may also be observed by appearing 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.

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. 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.

Individuals attending in person will communicate virtually with the BZA members from a kiosk equipped with a computer laptop located in Room 105 on the First Floor, where the person will see, hear and speak to the BZA members, and the BZA members will see, hear and be able to speak to the person.

Orange County staff will be present to assist at the kiosk in Room 105 and on the First Floor to ensure that social distancing and other health and safety measures are practiced and enforced.

Providing Testimony and Evidence or Participating in a Hearing:

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

- The person may join and participate in the meeting from a remote location through the video section of WebEx found in link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>; or

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

Individuals attending in person will communicate virtually with the BZA members from the kiosk in Room 105 equipped with a laptop, where the person will see, hear and speak to the BZA members, and the BZA members will see, hear and be able to speak to the person.

Orange County staff will be present to assist at the kiosk in Room 105 and on the First Floor to ensure that social distancing and other health and safety measures are practiced and enforced.

If an applicant or speaker intends to make a presentation or introduce any documentary evidence during the public hearing, then it is requested that at least 24 hours before the date and time of the public hearing the applicant or speaker email the presentation or documentary evidence to BZA@ocfl.net or physically deliver copies to the Zoning Division at the First Floor of the Orange County Administration Center, 201 S. Rosalind Ave., in downtown Orlando, Florida.

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 acceptable and 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.”

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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 not 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 JANUARY 7, 2021, BZA MEETING, and PUBLIC COMMENT

THE FOLLOWING PUBLIC HEARINGS WILL OCCUR AFTER PUBLIC COMMENT:

1. VINE STREET, LLC (REBECCA WILSON) - VA-21-02-139

REQUEST: Variances in the R-2 zoning district to allow for conversion of an existing 877 sq. ft. structure to residential as follows:

- 1) To allow 2,400 sq. ft. of lot area in lieu of 4,500 sq. ft.
- 2) To allow for a minimum living area of 877 sq. ft. in lieu of a minimum of 1,000 sq. ft.
- 3) To allow a residence to be located 4 ft. from the south rear property line in lieu of 25 ft.
- 4) To allow a residence to be located 3 ft. from the west side property line in lieu of 6 ft.
- 5) To allow a residence to be located 12.8 ft. from the north front property line in lieu of 25 ft.

ADDRESS: 2218 Vine St., Orlando, FL 32806

LOCATION: South side of Vine St., west of S. Bumby Ave., north of Curry Ford Rd.

TRACT SIZE: 40 ft. x 60 ft./ 0.06 acres (2,400 sq. ft.)

DISTRICT#: 3

PARCEL ID: 31-22-30-1684-05-313

2. SUGHEY LIBRADO - VA-20-12-114

REQUEST: Variance in the A-2 zoning district to allow a 400 sq. ft. existing addition located 41 ft. from the south rear property line in lieu of 50 ft. This is the result of Code Enforcement action.

ADDRESS: 10644 Kirby Smith Rd., Orlando, FL 32832

LOCATION: South side of Kirby Smith Rd., east of Narcoossee Rd.

TRACT SIZE: 105 ft. x 207 ft. (avg.)/ 0.49 acres (21,775 sq. ft.)

DISTRICT#: 4

PARCEL ID: 17-24-31-0000-00-025

9:30 AM

3. BONNIE KINNEY - VA-21-02-133

REQUEST: Variances in the R-2 zoning district as follows:
1) To allow an existing 1,536 sq. ft. residence to remain with a lot width of 44 ft. at the front building line in lieu of 45 ft.
2) To allow a 306 sq. ft. addition with a rear setback of 7 ft. in lieu of 25 ft.

ADDRESS: 2675 Newbolt Dr., Orlando, FL 32817

LOCATION: Southwest side of Newbolt Dr., southwest of N. Econlockhatchee Trl., east of SR 417

TRACT SIZE: 0.19 acres (8,363 sq. ft.)

DISTRICT#: 5

PARCEL ID: 18-22-31-0209-04-070

4. BOLIVAR PLUAS (RONALD SIKES) - VA-21-02-135

REQUEST: Variance in the R-1 zoning district to allow an existing ADU to be located 3.9 ft. from a proposed new east rear property line resulting from a proposed subdivision in lieu of 5 ft.

ADDRESS: 427 1st St., Ocoee, FL 34761

LOCATION: East side of 1st St. and west side of Whittier Ave., north of E. Silver Star Rd. and south of Nay Ave.

TRACT SIZE: 125 ft. x 270 ft./ 0.77 acres (33,750 sq. ft.)

DISTRICT#: 2

PARCEL ID: 17-22-28-3624-04-060

10:00 AM

5. ROGER ANDERSON - VA-21-02-137

REQUEST: Variance in the R-2 zoning district to allow an existing 8 ft. high masonry wall in the front yard in lieu of 4 ft.
ADDRESS: 9304 E. Colonial Drive, Orlando, Florida, 32825
LOCATION: East side of Dearmont Ave., south of E. Colonial Dr.
TRACT SIZE: 1.3 acres
DISTRICT#: 3
PARCEL ID: 19-22-31-0000-00-002

6. CARRIGAN REALTY, INC. (CUTTER SMYTH) - VA-21-02-142

REQUEST: Variance in the A-2 zoning district to permit a mobile home with 784 sq. ft. of living area in lieu of 850 sq. ft.
This is the result of Code Enforcement action.
ADDRESS: 401 N. Fort Christmas Rd., Christmas, FL 32709
LOCATION: East side of N. Fort Christmas Rd., north of E. Colonial Dr. and south of Christmas Cemetery Rd.
TRACT SIZE: 3.65 acres
DISTRICT#: 5
PARCEL ID: 28-22-33-0000-00-006

10:30 AM

7. WINDERWEEDLE, HAINES, WARD AND WOODMAN, PA. (NICOLE CAROLAN) - VA-21-02-136

REQUEST: Variances in the R-1A zoning district as follows:
1) To allow an existing 5,949 sq. ft. house to remain at 23.7 ft. from the NHWE in lieu of 50 ft.
2) To allow an existing 1,408 sq. ft. garage to remain with a south side setback of 3.1 ft. in lieu of 7.5 ft.
3) To allow an existing 120 sq. ft. accessory structure (covered wood deck) to remain with a north side setback of 3.5 ft. in lieu of 5 ft.
This is the result of Code Enforcement action.

ADDRESS: 5595 Hansel Ave., Orlando, FL 32809

LOCATION: East of Hansel Ave., north of Hoffner Ave., on the west side of Lake Conway.

TRACT SIZE: 0.71 acres (31,010 sq. ft.)

DISTRICT#: 3

PARCEL ID: 24-23-29-3400-00-016

8. TD LAKE BUENA VISTA HOTEL LLC (JAMES L MOORE) - VA-21-03-140

REQUEST: Variances in the C-1 zoning district as follows:
1) To allow a laundry room expansion with an east front setback of 15.7 ft. in lieu of 25 ft.
2) To allow the existing hotel building to remain with an east front setback of 22.9 ft. in lieu of 25 ft.

ADDRESS: 12490 S. Apopka Vineland Rd., Orlando, FL 32836

LOCATION: West side of S. Apopka Vineland Rd., south of Winter Garden Vineland Rd.

TRACT SIZE: 3.84 acres

DISTRICT#: 1

PARCEL ID: 22-24-28-5112-00-021

11:00 AM

9. BRIAN SANZ - VA-20-10-093

REQUEST: Variances in the PD zoning district as follows:

- 1) To allow an 8 ft. high wall within the 50 ft. setback from the Normal High Water Elevation (NHWE) in lieu of 4 ft. high.
- 2) To allow a west side setback of 0.5 ft. for a pergola in lieu of 5 ft.
- 3) To allow an east side setback of 2 ft. for a pergola in lieu of 5 ft.
- 4) To allow an east side setback of 0.5 ft. for a summer kitchen in lieu of 5 ft.
- 5) To allow an east side setback of zero for pool deck in lieu of 5 ft.
- 6) To allow a west side setback of zero for a pool deck in lieu of 5 ft.

ADDRESS: 8102 Firenze Blvd., Orlando, FL 32836

LOCATION: South side of Firenze Blvd. on the north side of Big Sand Lake, west of The Esplanade.

TRACT SIZE: 0.26 acres (11,326 sq. ft.)

DISTRICT#: 1

PARCEL ID: 34-23-28-8880-04-190