

**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 ~**August 6, 2015**~ 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 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.**

The public hearings to be held by the Board of Zoning Adjustment on **August 6, 2015** will be heard at the following approximate times:

**Public Hearing Numbers to Be Heard At: 9:00 A.M.**

VA-15-08-069  
SE-15-08-060

**Public Hearing Numbers to Be Heard At: 10:00 A.M.**

SE-15-08-061  
VA-15-08-062  
VA-15-08-063  
VA-15-08-064

**Public Hearing Numbers to Be Heard At: 11:00 A.M.**

VA-15-08-065  
VA-15-08-068

**Public Hearing Numbers to Be Heard At: 12:00 P.M.**

SE-15-08-070  
VA-15-08-071

Agenda requests will read as follows:

**ALBERT MEDIA HOLDINGS - VA-15-08-069**

**REQUEST:** Variance in the C-2 zoning district to permit new billboard with an overall height of 69 ft. in lieu of 40 ft. (Note: The proposed location of the billboard is at the flyover of SR 436 (Semoran Blvd.) and E. Colonial Drive. The applicant is requesting to use the elevation of the highest point of the flyover (roadway) as the base elevation from which to measure the maximum height (40 ft.) of the billboard. Proposed billboard will have digital panels).

**ADDRESS:** 5708 E. Colonial Dr., Orlando, FL 32804

**LOCATION:** Southeast corner of the Intersection of SR 436 and E. Colonial Dr.

**S-T-R:** 22-22-30

**TRACT SIZE:** 70 ft. x 129 ft. (Leased area)

**DISTRICT#:** 3

**LEGAL:** W1/2 OF SW1/4 OF SW1/4 OF SEC 22-22-30 (LESS N 30 FT THEREOF) & (LESS S 480 FT & E 50 FT & E 60 FT THEREOF) & (LESS W 180 FT OF N 50 FT OF S 530 FT THEREOF) & (LESS W 150 FT OF E 210 FT OF N 130 FT OF S 610 FT THEREOF) & (LESS THAT PORTION OF W 150 FT OF

**PARCEL ID:** 22-22-30-0000-00-071

**PRIMROSE SCHOOL- DR. PHILLIPS - SE-15-08-060**

**REQUEST:** Special Exception in the R-CE zoning district to construct a 12,222 sq. ft. child day care facility for up to 200 children.

**ADDRESS:** 8236 Conroy Windermere Road, Orlando, FL 32835

**LOCATION:** Southwest corner of Conroy Windermere Rd. and Cleveland St., approximately 1/3 of a mile west of Dr. Phillips Blvd.

**S-T-R:** 15-23-28

**TRACT SIZE:** 1.64 ac.

**DISTRICT#:** 1

**LEGAL:** WINDERMERE HEIGHTS 1ST SECTION K/125 LOTS 1 & 24 & E 44.53 FT OF LOTS 2 & 23 BLK A & N1/2 OF VAC ST ON S OF LOT 24 (LESS R/W ON N)

**PARCEL ID:** 15-23-28-9340-01-010; 15-23-28-9340-01-030

**CONGREGATION OF LIBERAL JUDAISM - SE-15-08-061**

**REQUEST:** Special Exception in R-1A zoning district to increase charter school enrollment to 140 students from previously approved 60 students. (Note: Ages will be 5 to 10 years old (Kindergarten thru grade 5. No construction is proposed)

**ADDRESS:** 928 Malone Dr., Orlando, FL 32804

**LOCATION:** South side of Malone Dr., west of Adanson St., north of Lee Rd.

**S-T-R:** 03-22-29

**TRACT SIZE:** 5.4 acres

**DISTRICT#:** 2

**LEGAL:** WILLIS R MUNGERS LAND SUB E/23 LOT 31

**PARCEL ID:** 03-22-29-5844-00-310

**WAWA, INC. - VA-15-08-062**

**REQUEST:** Variances in the P-D zoning district to construct ground signs as follows: 1) To construct 48 sq. ft. ground sign off-site in lieu of on-site; and 2) To construct 2 ground signs in lieu of 1 ground sign (Note: On May 5, 2015 the Board of County Commissioners and the owner entered an agreement for ingress egress across a portion of an Orange County owned retention pond and for signage along Young Pine Rd. According to Page 17 of the Access Easement Agreement, the applicant may apply for a sign variance to allow off-site ground sign to be approved by a public hearing)

**ADDRESS:** 10052 Curry Ford Rd., Orlando, FL 32825

**LOCATION:** Southwest corner of Curry Ford Rd. and Young Pine Rd.

**S-T-R:** 08-23-31

**TRACT SIZE:** 1.9 acres

**DISTRICT#:** 4

**LEGAL:** YOUNG PINES COMMERCIAL 70/47 LOT 1

**PARCEL ID:** 08-23-31-0000-00-009; 08-23-31-3749-00-010

**CHARLOTTE AND CHARLES HORNSBY - VA-15-08-063**

**REQUEST:** Variances in the R-1AA zoning district as follows: 1) To validate and add onto an existing front porch 24 ft. from the front property line in lieu of 30 ft.; 2) To reconstruct existing carport 29 ft. from the front property line in lieu of 30 ft; and 3) To reconstruct same carport 31 ft. from the Normal High Water Elevation of Lake Holden in lieu of 35 ft. and 4) To add an additional 811 sq. ft. of accessory structure for a total of 1,211 sq. ft. of accessory floor area in lieu of 500 sq. ft. (Note: Of the additional 811 sq. ft., 523 sq. ft. consists of enclosed structure with the remaining 288 sq. ft. being covered walkway.)

**ADDRESS:** 3221 Alamo Dr., Orlando, FL 32805

**LOCATION:** West side of Lake Holden, east of Alamo Dr., north of 33rd St.

**S-T-R:** 02-23-29  
**TRACT SIZE:** .37 ac. upland  
**DISTRICT#:** 3  
**LEGAL:** HOLDEN SHORES Q/43 LOTS 14 & 15 & LAND & WATER ON E TO PT 573  
FT W OF E LINE OF SE1/4 OF SW1/4 02-23-29 BLK A  
**PARCEL ID:** 02-23-29-3672-01-140

**MARCELO SILVEIRA - VA-15-08-064**

**REQUEST:** Variance in the R-1A zoning district to allow existing addition to remain 22 ft. from the rear property line in lieu of 30 ft. (Note: The addition was constructed in 2002 by a prior owner without obtaining building permits. The current owner has owned the property for approximately 3 months. This is a result of code enforcement action.)  
**ADDRESS:** 2442 Pepper Mill Ave., Orlando, FL 32837  
**LOCATION:** South side of Pepper Mill Blvd., approximately 1/2 mile west of SOBT, between Viti St. and Medan St.  
**S-T-R:** 21-24-29  
**TRACT SIZE:** 99 ft. x 110 ft.  
**DISTRICT#:** 4  
**LEGAL:** PEPPER MILL SECTION FOUR 12/111 LOT 328  
**PARCEL ID:** 21-24-29-6836-03-280

**PETAR MARIC - VA-15-08-065**

**REQUEST:** Variances in the R-1A zoning district to create substandard lot as follows: 1) Lot area of 6,969 sq. ft. in lieu of 7,500 sq. ft.; and 2) Lot width less than 75 ft.  
**ADDRESS:** 304 Eton Street, Orlando, FL 32839  
**LOCATION:** Southeast corner of Eton St., and Aileen Dr., west of Orange Ave., north of Oak Ridge Rd.  
**S-T-R:** 24-23-29  
**TRACT SIZE:** 84 ft. x 101 ft.  
**DISTRICT#:** 3  
**LEGAL:** LAKE MARY MANOR S/34 LOT 1 BLK C & A 1/47 INT IN LOT 9 BLK A (PER DB 1012/97) & (SEE 24-23-29-4668-01-091 FOR 1/47TH INTEREST)  
**PARCEL ID:** 24-23-29-4668-03-010

**GUILLERMO LINARES - VA-15-08-068**

**REQUEST:** Variances in the R-1A zoning district as follows: 1) To validate an existing addition (wetbar and restroom) 2.89 ft from the side (north) property line in lieu of 7.5 ft.; and, 2) To allow addition to remain 18.5 ft. from the rear property line in lieu of 30 ft. (Note: This is a result of code enforcement action. The applicant covered over 60% of the lot with impervious surface, constructed the addition, which contains a restroom and wetbar, and constructed two sheds without permits. Both sheds and the majority of unpermitted concrete surface will be removed and will be addressed by conditions if approved. The applicant has obtained letters of support from the two most impacted neighbors (north and south) of the subject property.)

**ADDRESS:** 1706 Egan Drive, Orlando, FL 32822

**LOCATION:** West side of Egan Dr., approximately 625 ft. west of Goldenrod Rd.

**S-T-R:** 27-22-30

**TRACT SIZE:** 80 ft. x 120 ft.

**DISTRICT#:** 3

**LEGAL:** AZALEA PARK SECTION TWENTY SIX V/86 LOT 4 BLK D

**PARCEL ID:** 27-22-30-0428-04-040

**LAKE SHERWOOD PRESBYTERIAN CHURCH - SE-15-08-070**

**REQUEST:** Special Exception in R-CE zoning district to construct 21,000 sq. ft. religious use facility (Note: A 300 seat sanctuary with meeting space and no outdoor events are planned)

**ADDRESS:** 1841 Windermere Rd., Windermere, FL 34786

**LOCATION:** East side of Windermere Rd, 200 ft. north of McKinnon Rd.

**S-T-R:** 06-23-28

**TRACT SIZE:** 11 acres

**DISTRICT#:** 1

**LEGAL:** COMM SW COR OF NW1/4 OF SEC 06-23-28 TH RUN N88-58-39E 358.92 FT N06-20-51W 94.05 FT N83-39-09E 282 FT N06-20-51W 126 FT S83-39-09W 282 FT N06-20-51W 126 FT N83-39-09E 282 FT N06-20-51W 84 FT S83-39-09W 168 FT N06-20-51W 42 FT S83-39-09W 114 FT N06-20-51W

**PARCEL ID:** 06-23-28-0000-00-005

**RANDY LAZARUS FOR CLASSIC HOMES - VA-15-08-071**

**REQUEST:** Variance in the R-1A zoning district to construct single family residence on a 50 ft. wide lot in lieu of a 75 ft. wide lot. (Note: The proposed home will comply with all building setbacks)

**ADDRESS:** 1113 Venetian Ave., Orlando, FL 32804

**LOCATION:** North side of Venetian Ave., approximately 1,000 ft. west of Edgewater Dr.

**S-T-R:** 10-22-29

**TRACT SIZE:** 50 ft. x 204 ft.

**DISTRICT#:** 2

**LEGAL:** UNIVERSITY HEIGHTS N/59 LOT 3 BLK I & THAT PART OF OCCUPIED PLATTED LAKE BEING BOUNDED ON S BY NLY LOT LINE OF LOTS 3 ON W BY NLY EXTENSION W LINE OF LOT 3 ON E BY NLY EXTENSION OF E LINE LOT 3 ON N BY CENTERLINE OF LAKE FAIRVIEW

**PARCEL ID:** 10-22-29-8828-09-030