

**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 ~**October 1, 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 **October 1, 2015** will be heard at the following approximate times:

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

VA-15-10-083  
VA-15-10-084  
SE-15-10-085

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

SE-15-10-086  
VA-15-10-087  
SE-15-10-088  
SE-15-10-089  
VA-15-10-091

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

SE-15-11-092

Agenda requests will read as follows:

**E.J. MCNALLY - VA-15-10-083**

**REQUEST:** Variances in the A-2 zoning district as follows: 1) To construct a single family residence 23.5 ft. from the normal high water elevation of Lake Whippoorwill in lieu of 50 ft.; and 2) To allow existing accessory building to remain with

2,442 sq. ft. in lieu of 2,000 sq. ft. (Note: The subject property is adjacent to a canal. The applicant will remove existing house.)

**ADDRESS:** 12324 Kirby Smith Rd., Orlando FL 32832  
**LOCATION:** West side of Kirby Smith Rd., north of Tyson Rd.  
**S-T-R:** 20-24-31  
**TRACT SIZE:** 4.75 acres  
**DISTRICT#:** 4  
**LEGAL:** S 160 FT OF N 465 FT OF SE1/4 OF NE1/4 OF SEC 20-24-31  
**PARCEL ID:** 20-24-31-0000-00-037

**TOBY BEST - VA-15-10-084**

**REQUEST:** Variances in the A-1 zoning district as follows: 1) To construct single family residence on a substandard sized lot (8,305 sq. ft. in lieu of 21,780 sq. ft. and 55 ft. of lot width in lieu of 100 ft.; and 2) To allow for an 8 ft. side setback in lieu of 10 ft. on both side yards.  
**ADDRESS:** 10521 5th Ave., Ocoee FL 34761  
**LOCATION:** North side of 5th Ave., east of Angola St.  
**S-T-R:** 05-22-28  
**TRACT SIZE:** 55 ft. x 152 ft.  
**DISTRICT#:** 2  
**LEGAL:** OAK LEVEL HEIGHTS L/31 LOT 19 BLK H  
**PARCEL ID:** 05-22-28-6052-08-190

**CRISTI S. NEMETH - SE-15-10-085**

**REQUEST:** Special Exception and Variance in the A-2 zoning district as follows:  
1) Special Exception: To establish a pet spa and kennel for up to 50 dogs and 10 cats and up to 29 outdoor kennel runs; and 2) Variance to allow unpaved parking driving aisle and parking spaces in lieu of paved.  
**ADDRESS:** 4754 N Fort Christmas Rd., Christmas FL 32709  
**LOCATION:** South side of N. Ft. Christmas Rd., east of Chuluota Rd.  
**S-T-R:** 02-22-32  
**TRACT SIZE:** 14.75 acres  
**DISTRICT#:** 5  
**LEGAL:** COMM AT NW COR OF SW1/4 TH S 01 DEG E 120.55 FT E 782.63 FT TO POB N 05 DEG E 748.30 FT E 411.54 FT S 01 DEG E 745.46 FT W 494.7 FT TO POB & COMM NW COR OF SW1/4 TH S 01 DEG E 120.55 FT E 782.63 FT N 05 DEG E 748.30 FT TO POB CONT N 05 DEG E 922.35 FT S 6  
**PARCEL ID:** 02-22-32-0000-00-018

**YOLANDA VIDAL - SE-15-10-086**

**REQUEST:** Special Exception and Variances in the R-1A zoning district as follows:  
1) Special Exception: To allow detached Accessory Dwelling Unit (ADU) to remain; 2) Variance for ADU: To allow detached ADU on a 10,528 sq. ft. lot in lieu of 11,250 sq. ft. (1 1/2 times the minimum lot area);  
3) Variance for ADU: To allow detached ADU with 384 sq. ft. of living area in lieu of 400 sq. ft.;  
4) Variance for ADU: To allow detached ADU to remain at 5.22 ft. from side (west) property line in lieu of 7.5 ft.; 5) Variance for ADU: To allow detached ADU to remain 5.3 ft. from rear (north) property line in lieu of 10 ft.;  
6) Variance for Storage Area: To allow storage area attached to ADU to remain 3.89 ft. from rear (north) property line in lieu of 5 ft.;  
7) Variance for Shed: To allow existing shed to remain 2.59 ft. from rear (north) property line in lieu of 5 ft.; and,  
8) Variance for Shed: To allow existing shed to remain 1.3 ft. from side (east) property line in lieu of 5 ft.  
(Note: This is a result of code enforcement action. The ADU, storage area and smaller shed were located on the subject property when the applicant purchased the property in January 2006. Application states the detached ADU is occupied by the applicant. The main house is occupied by the applicant's family).

**ADDRESS:** 1131 Largo Dr., Orlando FL 32839

**LOCATION:** North side of Largo Dr., approximately 225 ft. east of Makama Dr., between S. OBT and Lake Jessamine

**S-T-R:** 14-23-29

**TRACT SIZE:** 75 ft. x 140 ft.

**DISTRICT#:** 3

**LEGAL:** LAKE JESSAMINE SHORES R/41 LOT 18 BLK C

**PARCEL ID:** 14-23-29-4528-03-180

**GEORGE JOHNSON - VA-15-10-087**

**REQUEST:** Variance in the P-D zoning district to construct a sunroom addition (glassed in) 16 ft. from the rear property line in lieu of 20 ft. (Note: The applicant has obtained letters of support from HOA and neighbors.)

**ADDRESS:** 14010 Kestrel Dr., Orlando FL 32837

**LOCATION:** West side of Kestrel Dr., approximately 400 ft. south of Falcon Trace Blvd.

**S-T-R:** 34-24-29

**TRACT SIZE:** 76.5 ft. x 110 ft.

**DISTRICT#:** 4

**LEGAL:** FALCON TRACE UNIT 7 45/3 LOT 71

**PARCEL ID:** 34-24-29-2669-00-710

**SOUTH ORLANDO CHRISTIAN ACADEMY - SE-15-10-088**

**REQUEST:** Special Exception in the C-1 and P-O zoning districts to construct a new 2,200 sq. ft., addition to an existing school and to increase the enrollment from 250 students to 295 students. (Note: Private Schools are a permitted use in the C-1 zoning district but require a Special Exception in the P-O zoning district. The site has split zoning with C-1 and P-O. The new addition is partially within the P-O zoned portion of the site and requires a special exception for private school use.)

**ADDRESS:** 5815 Makoma Dr., Orlando FL 32839

**LOCATION:** North side of W. Oak Ridge Rd. between Makoma and Tomoka Drives, approximately 450 ft. east of S. Orange Blossom Trail

**S-T-R:** 22-23-29

**TRACT SIZE:** 1.73 acres

**DISTRICT#:** 3

**LEGAL:** FLORIDA SHORES Q/142 LOTS 10 THROUGH 13 BLK H (LESS S 12 FT THEREOF FOR RD R/W)

**PARCEL ID:** 22-23-29-2792-08-100

**CENTRO CRISTIANO RESTAURACION INC - SE-15-10-089**

**REQUEST:** Special Exception in the R-1 zoning district to permit a day care for up to 60 children, ages infant to 5 years old, to be located within an existing religious use building. (Note: There will be no exterior construction associated with this application.)

**ADDRESS:** 1600 N Chickasaw Trl., Orlando FL 32825

**LOCATION:** West side of N. Chickasaw Tr., approximately 950 ft. south of E. Colonial Dr.

**S-T-R:** 23-22-30

**TRACT SIZE:** 5.45 acres

**DISTRICT#:** 3

**LEGAL:** S1/2 OF S1/2 OF NE1/4 OF NE1/4 OF SEC 23-22-30 LYING E OF CANAL R/W (LESS E 50 FT THEREOF)

**PARCEL ID:** 23-22-30-0000-00-090

**DR HORTON INC - VA-15-10-091**

**REQUEST:** Variances in the P-D zoning district to permit a reduction in the rear yard setback from 20 ft. to 18.5 ft. for lots 124 thru 136 inclusive.

**ADDRESS:** 2342 Beacon Landing Cir., Orlando FL 32824

**LOCATION:** North side of Beacon Landing Circle in the Ginn Property PD, north of SR 417 and west of Wyndham Lakes Boulevard

**S-T-R:** 29-24-30

**TRACT SIZE:** 50 ft. x 110 ft. (each lot)

**DISTRICT#:** 4

**LEGAL:** BEACON PARK PHASE 3 82/40 LOTS 124-136

**PARCEL ID:** 29-24-30-0331-01-240; 29-24-30-0331-01-250; 29-24-30-0331-01-260; 29-24-30-0331-01-270; 29-24-30-0331-01-280; 29-24-30-0331-01-290; 29-24-30-0331-01-300; 29-24-30-0331-01-310; 29-24-30-0331-01-320; 29-24-30-0331-01-330; 29-24-30-0331-01-340; 29-24-30-0331-01-350; 29-24-30-0331-01-360

**CHRIS HARRISON - SE-15-11-092**

**REQUEST:** Special Exception in the R-2 zoning district to construct 2 quadruplexes within 100 ft. of single family use to the east and west and Variance to construct 2 quadruplexes 14 ft. from the side (east and west) property lines in lieu of 30 ft.

**ADDRESS:** 2233 E Kaley Ave., Orlando FL 32806

**LOCATION:** North side of E. Kaley Ave., 400 ft. west of S. Bumby Ave.

**S-T-R:** 06-23-30

**TRACT SIZE:** 1 acre

**DISTRICT#:** 3

**LEGAL:** CLOVERLAWN H/87 W 50 FT OF LOT 25 & E 62.5 FT LOT 24 BLK C (LESS S 15 FT PER DB 410/341)

**PARCEL ID:** 06-23-30-1432-03-231; 06-23-30-1432-03-251