

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT  
OF PUBLIC HEARING**

NOTICE is hereby given that the Orange County Board of Zoning Adjustment (BZA) shall consider the requests listed below at their ~**January 7, 2016**~ 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.**

Agenda requests will read as follows:

**9:00 AM PUBLIC COMMENT**

**ROBERT THOMAS - VA-16-01-128**

**9:00 AM**

**REQUEST:** Variance in the R-2 zoning district to permit 1,657.6 cumulative sq. ft. of accessory structures in lieu of 500 sq. ft. (Note: Existing on-site is a 868 sq. ft. carport and a 285.6 sq. ft. shed. The new structure will be 504 sq. ft. Total sq. footage = 1657.6)

**ADDRESS:** 700 Campanella AVE, Orlando FL 32811

**LOCATION:** Southwest corner of Carter St. and Campanella Ave., approximately 700 ft. west of S. Ivy Lane

**S-T-R:** 32-22-29-NW-B

**TRACT SIZE:** 100 ft. x 136 ft.

**DISTRICT#:** 6

**LEGAL:** WASHINGTON PARK SECTION ONE O/151 LOTS 20 & 21 BLK 13

**PARCEL ID:** 32-22-29-9004-13-200

**PEI ZHENG WU - SE-16-01-129**

**9:00  
AM**

**REQUEST:** Special Exception in the A-2 zoning district to allow a mobile home as a detached Accessory Dwelling Unit (ADU) for the applicant's parents and a Variance to allow said ADU in front of the principal structure. (Note: The ADU will be located a minimum of 100 ft. from Lake Pickett Rd.)

**ADDRESS:** 14432 Lake Pickett RD, Orlando FL 32826

**LOCATION:** South side of Lake Pickett Rd., approximately 450 ft. east of N. Tanner Rd.

**S-T-R:** 13-22-31-NW-B

**TRACT SIZE:** 5.32 acres

**DISTRICT#:** 5

**LEGAL:** THE E1/4 OF NE1/4 OF NW1/4 OF SEC LYING S OF RD ( LESS W 85 FT OF N 256.24 FT THEREOF) & (LESS PT TAKEN ON N FOR R/W PER 6411/502 CIO-01-8152) & ( LESS COMM AT THE N 1/4 CORN OF SEC 13-22-31 TH ALONG TH E LINE OF THE NW 1/4 S0-14-59W 442.88 FT TO A PT OF

**PARCEL ID:** 13-22-31-0000-00-031

**MARGARITA FLEITES - VA-16-01-130**

**9:00 AM**

**REQUEST:** Variance in the R-1 zoning district to allow existing addition to single family residence to remain 22 ft. from rear property line in lieu of 25 ft. (Note: Permit was issued in error in 2008. Addition was constructed with incorrect rear setback. This application allows for the 22 ft. rear setback to remain instead of the required 25 ft. rear setback.).

**ADDRESS:** 2907 Slippery Rock AVE, Orlando FL 32826

**LOCATION:** East side of Slippery Rock Ave., 300 ft. west of N. Tanner Rd.

**S-T-R:** 12-22-31-SW-C

**TRACT SIZE:** 70 ft. x 102 ft.

**DISTRICT#:** 5

**LEGAL:** COLLEGE HEIGHTS 8/37 LOT 40

**PARCEL ID:** 12-22-31-1458-00-400

**REQUEST:** Variances in the I-4 zoning district to permit the construction of a new structure on a proposed new lot as follows: 1) 10 ft. from side (south) property line in lieu of 25 ft.; 2) 18 ft. from a side (north) property line in lieu of 25 ft.; 3) 4 ft. from a side (northwest) property line in lieu of 25 ft.; 4) 18.5 ft. from existing building to new lot line on south side; 5) To allow 34 parking spaces in lieu of 53 parking spaces; and 6) To increase the floor area ratio from .50 to .59. (Note: The applicant is proposing a lot split to create a new lot to the south of the existing building. The split proposes to bisect the existing driveway from west to east, to create a building site at the southeast corner of the new lot, and to create a parking area along the rear of the site dedicated to the new building. The net result will be a total of 34 parking spaces available for the new structures which is required to have 53 spaces, and a total of 28 spaces available for the new structure which is only required to have 27 spaces).

**ADDRESS:** 10895 Rocket BLVD, Orlando FL 32824

**LOCATION:** East of the Florida's Turnpike on the east side of Rocket Blvd., approximately 325 ft. north of Central Florida Parkway

**S-T-R:** 11-24-29-SW-C

**TRACT SIZE:** 3.3 acres

**DISTRICT#:** 4

**LEGAL:** CENTRAL FLORIDA INDUSTRIAL PARK SECTION 4 3/100 LOT 1 (LESS N 50 FT THEREOF)

**PARCEL ID:** 11-24-29-1237-00-011

**REQUEST:** Variances in the R-1 zoning district for accessory buildings as follows: 1) To allow existing carport to remain in front yard in lieu of side or rear yards; 2) To allow existing carport to remain 2 ft. from front (south) property line in lieu of 25 ft., and 2 ft. from side (east) property line in lieu of 5 ft.; and 3) To allow existing metal shed in rear yard to remain 3 ft. from rear (north) and side (west) property lines in lieu of 5 ft. (Note: This is a result of code enforcement action)

**ADDRESS:** 8205 Esperanza ST, Orlando FL 32817

**LOCATION:** North side of Esperanza St., approximately 450 ft. east

of N. Chickasaw Tr.  
**S-T-R:** 12-22-30-SW-C  
**TRACT SIZE:** 60 ft. x 100 ft.  
**DISTRICT#:** 5  
**LEGAL:** SUN HAVEN FIRST ADDITION X/110 LOT 8 BLK F  
**PARCEL ID:** 12-22-30-8411-06-080

**GARY DOOTSON - VA-16-01-135**

**10:00 AM**

**REQUEST:** Variance in the P-D zoning district to construct addition (aluminum sunroom) to single family residence 11 ft. from rear property line in lieu of 15 ft.  
**ADDRESS:** 10337 Matchlock DR, Orlando FL 32821  
**LOCATION:** North side of Matchlock Dr., approximately 100 ft. west of Manila Dr., in the Orangewood P-D.  
**S-T-R:** 07-24-29-NE-A  
**TRACT SIZE:** 84 ft. x 95 ft.  
**DISTRICT#:** 1  
**LEGAL:** MONTPELIER VILLAGE PHASE 2 8/94 LOT 132  
**PARCEL ID:** 07-24-29-5720-01-320

**ROXANNE BADR - SE-16-01-137**

**10:00  
AM**

**REQUEST:** Special Exception and Variance in the R-CE zoning district as follows: 1) Special Exception for a detached Accessory Dwelling Unit (ADU) for applicant's mother; and, 2) Variance to construct new principal residence 35 ft. from rear property line in lieu of 50 ft. (Note: The ADU will be 414 sq. ft. and occupied by the applicant's mother. New residence will be approximately 5,711 sq. ft.)  
**ADDRESS:** Park Ridge Gotha RD, Un-Incorporated FL 34786  
**LOCATION:** Southeast corner of Park Ridge Gotha Road and Moore Road.  
**S-T-R:** 32-22-28-SE-D  
**TRACT SIZE:** 208 ft. x 213 ft. (AVG)  
**DISTRICT#:** 1  
**LEGAL:** TOWN OF GOTH A/39 THAT PORTION OF LOT 11 & 12 DESC AS COMM AT THE NE COR OF SAID LOT 11 TH W 70.83 FT WLY 14.42 FT TO POB CONT WLY 217.99 FT S

189.42 FT E 213.63 FT N 228 FT TO POB

**PARCEL ID:** 33-22-28-3100-21-110

**THRESHOLD, INC - SE-16-01-138**

**10:00  
AM**

**REQUEST:** Special Exception in the R-3 zoning district to allow 2 existing modular units to remain (Note: On February 2, 2012, the BZA granted approval to this applicant to allow 2 modular units. The BZA approved the request and required removal of the modular units by January 8, 2016. The applicant is requesting no removal date.)

**ADDRESS:** 3550 N Goldenrod RD, Winter Park FL 32792

**LOCATION:** West side of Goldenrod Rd., 1/2 mile south of University Blvd.

**S-T-R:** 11-22-30-NW-B

**TRACT SIZE:** 6.8 acres

**DISTRICT#:** 5

**LEGAL:** BEG 53 FT W & 330 FT N OF THE SE COR OF SE1/4 OF NW1/4 TH W 613.24 FT S 40.22 FT W 301.65 FT N 510.75 FT E 301.65 FT S 149.75 FT E 263.80 FT S 165.10 FT E 346.50 FT S 165.02 FT TO POB IN SEC 11-22-30 SEE 4083/3838 3510/86 6052/3262

**PARCEL ID:** 11-22-30-0000-00-060

**RICHARD SCHROEDER - SE-16-01-139**

**10:00  
AM**

**REQUEST:** Special Exception in the A-2 zoning district to construct a detached Accessory Dwelling Unit (ADU) for applicant's grandparents (Note: The ADU will be 1 story and contain approximately 992 sq. ft.)

**ADDRESS:** 2833 Rock Springs RD, Apopka FL 32712

**LOCATION:** East side of N. Rock Springs Road, approximately 500 ft. south of E. Ponkan Rd.

**S-T-R:** 27-20-28-NW-B

**TRACT SIZE:** 185 ft. x 236 ft.

**DISTRICT#:** 2

**LEGAL:** N 185 FT OF S 832.4 FT OF NW1/4 OF NW1/4 (LESS E 1037 FT & LESS W 50 FT RD R/W) OF SEC 27-20-28

**PARCEL ID:** 27-20-28-0000-00-081

**IVETTE ENSENAT - VA-16-01-140**

**10:00 AM**

**REQUEST:** Variance in R-1 zoning district to allow an addition to single family residence 3 ft. from side (east) property line in lieu of 6 ft. (Note: This is the result of code enforcement action)

**ADDRESS:** 5907 Carter ST, Orlando FL 32835

**LOCATION:** North side of Carter St., west of S. Hudson St.

**S-T-R:** 36-22-28-NE-A

**TRACT SIZE:** 70 ft. x 123 ft.

**DISTRICT#:** 6

**LEGAL:** LAKE HILL M/9 LOT 6 & W 20 FT OF LOT 5 BLK C

**PARCEL ID:** 25-22-28-4484-03-060

**ORLANDO SPRINGS WELLNESS & RECOVERY CENTER - SE-16-01-141**

**11:00 AM**

**REQUEST:** Special Exception in the P-O zoning district to allow in-patient and out-patient clinic to include primary care, diagnostics, lab services and wellness treatment. (Note: The in-patient component will include up to 56 beds for clients. The proposed uses will occupy 3 of the 8 existing office buildings on-site. Clients will receive treatment/counseling for substance abuse.)

**ADDRESS:** 7936 Forest City RD, Orlando FL 32810

**LOCATION:** West side of Forest City Road, south of Maitland Boulevard, across from Dianjo Dr.

**S-T-R:** 28-21-29-SE-D

**TRACT SIZE:** 8.86 acres

**DISTRICT#:** 2

**LEGAL:** MEDICAL VILLAGE MAITLAND CONDOMINIUM 10926/3171 PAD C

**PARCEL ID:** 28-21-29-5515-03-000 and 28-21-29-5515-04-000

**KEVIN E BEHAN - VA-16-01-142**

**11:00 AM**

**REQUEST:** Variance in the P-D zoning district to allow existing retaining wall, deck/patio, and knee wall to remain 2.2 ft. from the rear property line in lieu of 5 ft. (Note: The improvements were constructed 2.8 ft. into a 5 ft. utility easement. The applicant will be required to secure authorization for the improvements to remain in the easement area. Applicant has secured 2 letters of no objection from his neighbors.)

**ADDRESS:** 12724 Lakebrook DR, Orlando FL 32828

**LOCATION:** South side of Lakebrook Dr., north of S. Alafaya Trl., in the Waterford Lakes PD.

**S-T-R:** 34-22-31-SE-D

**TRACT SIZE:** 70 ft. x 139 ft. (AVG)

**DISTRICT#:** 4

**LEGAL:** WATERFORD LAKES TRACT N-7 PH 3 32/84 LOT 200 SEE 4483/156

**PARCEL ID:** 34-22-31-9095-02-000

**SAVE A LIFE PET RESCUE INC - SE-16-01-143**

**11:00  
AM**

**REQUEST:** Special Exception in the A-2 zoning district to construct a 3,600 sq. ft. pet rescue shelter and Variance to allow unpaved parking in lieu of paved. (Note: The pet shelter will not have any outdoor runs or outdoor compounds and will be accessible only to staff and volunteers. It will not be opened to the general public).

**ADDRESS:** 609 S West Christmas RD, Un-Incorporated FL 32709

**LOCATION:** East side of S. West Christmas Rd., 200 ft. north of E. Colonial Dr., 1/4 mile west of S. Fort Christmas Rd.

**S-T-R:** 33-22-33-NW-B

**TRACT SIZE:** 6.9 acres

**DISTRICT#:** 5

**LEGAL:** CHRISTMAS GARDENS NO 2 P/62 BLK 6 LOTS 4, 5 (LESS THAT PT OF LOT 5 IN E1/2 OF NE1/4 OF NW1/4)

**PARCEL ID:** 32-22-33-1316-06-040

**BARBRA JOYNER - VA-16-01-144****1:00 PM**

**REQUEST:** Variances in the R-3 zoning district to allow existing attached garage to remain as follows: 1) 9.5 ft. from front property line in lieu of 25 ft.; and, 2) 3.9 ft. from side property line in lieu of 5 ft. (Note: The applicant obtained a variance in July, 2015 to construct the garage 12 ft. from the front setback in lieu of 25 ft. Permits were obtained for construction. However, the contractor had laid out the foundation incorrectly. The applicant has 8 letters of support from neighbors. This is the result of action by the Division of Building Safety.)

**ADDRESS:** 2317 Homeland ST, Orlando FL 32806

**LOCATION:** East side of Homeland St. between Homeland and Newberry Sts., approximately 700 ft. north of Michigan St.

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

**TRACT SIZE:** 55 ft. x 150 ft.

**DISTRICT#:** 3

**LEGAL:** CLOVER HEIGHTS REPLAT P/81 LOT 7 BLK H

**PARCEL ID:** 06-23-30-1424-08-070

**SHEILA CICHRA - VA-16-01-145****1:00  
PM**

**REQUEST:** Variance in the R-CE zoning district to construct a covered deck 36 ft. from the Normal High Water Elevation (NHWE) of Lake Downs in lieu of 50 ft. (Note: The applicant combined 2 lots each containing a home into 1 parcel. The applicant will be required to enter into a Hold Harmless Agreement with Orange County for the proximity of the covered structure to Lake Downs).

**ADDRESS:** 3242 Downs Cove RD, Windermere FL 34786

**LOCATION:** West side of Downs Cove Rd., approximately 1,450 ft. south and west of Windy Ridge Rd., west of S. Apopka-Vineland Rd.

**S-T-R:** 09-23-28-NE-A

**TRACT SIZE:** 50 ft. x 191.5 ft. (AVG) above NHWE

**DISTRICT#:** 1

**LEGAL:** DOWNS COVE CAMP SITES Q/121 LOTS 5 & 6 BLK C

**PARCEL ID:** 09-23-28-2196-03-060



**POPEYE'S RESTAURANT - VA-16-01-132**

**1:00  
PM**

**REQUEST:** Variance in the C-1 zoning district to provide 527 parking spaces in lieu of 714 parking spaces (Note: Applicant is proposing a new Popeye's Restaurant within the existing shopping center).

**ADDRESS:** 2625 N Hiawassee RD, Orlando FL 32818

**LOCATION:** Northeast corner of Silver Star Rd. and Hiawassee Rd.

**S-T-R:** 13-22-28-NW-B

**TRACT SIZE:** 16.9 acres

**DISTRICT#:** 6

**LEGAL:** BEG 406 FT N & 60 FT E OF SW COR OF NW 1/4 OF NW1/4  
TH RUN N 654 FT E 667.88 FT S 120 FT E 120 FT S 189 FT E  
200.01 FT S 495 FT W 200 FT S 200 FT W 30 FT N 150 FT W  
231.23 FT SWLY 22.02 FT SELT 47.55 FT SELY 102.10 FT W  
159.16 FT N 45 FT NELY 41.05 FT NEL

**PARCEL ID:** 13-22-28-0000-00-004