

**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 ~**February 4, 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

CYBER OUTDOOR - ZM-16-02-147

**9:00
AM**

REQUEST: Appeal of the Zoning Manager's determination that a proposed billboard is subject to the West SR 50 Overlay District which prohibits the erection of billboards.

ADDRESS: W Colonial DR, Winter Garden FL 34787

LOCATION: South side of W. SR 50, 200 ft. east of 9th St., 1/4 mile west of Beulah St.

S-T-R: 25-22-27-NW-B

TRACT SIZE: 80 ft. x 240 ft.

DISTRICT#: 1

LEGAL: WINTER GARDEN MANOR L/117 THAT PART OF LOT 18 BLK A LYING WITHIN 40 FT ON EACH SIDE OF FOLLOWING DESC LINE: BEG 243.60 FT E OF NW COR OF SEC 25-22-27 TH RUN S00-00-45W 389.95 FT S25-20-45W 396.57 FT S00-17-15E 961.56 FT S02-35-15E 1560.82 FT S00-57-15E 3

PARCEL ID: 25-22-27-9384-01-183

ANTHONY EWEN - VA-16-01-131

9:00 AM

REQUEST: Variances in the I-4 zoning district to permit the construction of a new structure on a proposed new lot as follows:
1) 18.5 ft. from side (south) property line of proposed Lot 1 in lieu of 25 ft.; 2) To allow 38 parking spaces in lieu of 53 for proposed Lot 1; 3) 12.6 ft. from sides (north and south sides of proposed Lot 2) in lieu of 25 ft.; and 4) To increase the floor area ratio from .50 to .59. (Note: This case was continued by the BZA on 1/7/2016 to minimize the requested variances. 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).

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

COOPERS HAWK WINERY & RESTAURANT - VA-16-01-136

9:00 AM

REQUEST: Variance in the P-D zoning district to permit package sales of liquor 4,922.49 ft. from another package liquor store (Woodbury Wine and Spirits) in-lieu of 5,000 ft. (Note: The applicant intends to sell one package item, a custom made Limoncello, Applicant already has approval to package sell wine. No other package sales of alcohol other than wine and Limoncello will be sold from this location).

ADDRESS: 331 N Alafaya TRL, Orlando FL 32828

LOCATION: Northeast corner of N. Alafaya Trail and SR 408, in the Waterford Lakes Town Center

S-T-R: 22-22-31

TRACT SIZE: 74 ac.
DISTRICT#: 4
LEGAL: 10756/3803 ERROR IN DESC-WATERFORD LAKES TOWN CENTER 42/109 PARCEL 1 (LESS COMM NW COR OF SAID PARCEL 1 RUN TH N88-40-33E ALONG N LINE OF PARCEL 1 FOR 732.55 FT FOR POB CONT N88-40-33E 125.04 FT S 365.39 FT W 10.80 W S 297.05 FT E 50.78 FT S 36 FT W 185 F
PARCEL ID: 22-22-31-9010-01-000

WILLIAM HALL - VA-16-02-148

**10:00
AM**

REQUEST: Variance in the P-D zoning district to construct addition (opened covered patio) to single family residence 16 ft. from the rear property line in lieu of 20 ft.
ADDRESS: 15301 Stonebriar WAY, Orlando FL 32826
LOCATION: East side of Stonebriar Way, east of N. Tanner Rd.
S-T-R: 01-22-31-SE-D
TRACT SIZE: 50 ft. x 115 ft.
DISTRICT#: 5
LEGAL: STONEBRIAR PHASES 2 AND 3 66/54 LOT 175
PARCEL ID: 01-22-31-8309-01-750

ROBERT O'BRYANT - VA-16-02-151

**10:00
AM**

REQUEST: Variance in the R-1A zoning district to construct a single family residence on each of 4 substandard lots. Each lot will have 50 ft. of lot width in lieu of 75 ft..
ADDRESS: 5375 Sunrise BLVD, Orlando FL 32803
LOCATION: North side of Sunrise Blvd., west of Truman Rd., 1/2 mile west of SR 436
S-T-R: 21-22-30-NE-A
TRACT SIZE: 150 ft. x 200 ft.
DISTRICT#: 5
LEGAL: PONCE DE LEON N/28 LOTS 1 TO 3 & ALL VAC ST LYING E OF LOT 1 BLK B
PARCEL ID: 21-22-30-7204-02-010

ALBERTO PADRON - VA-16-02-153

**10:00
AM**

REQUEST: Variance in the R-1AA zoning district to construct 2 story porch addition to single family residence 6.5 ft. from side (west) property line in lieu of 7.5 ft.

ADDRESS: 1592 Waterwitch DR, Orlando FL 32806

LOCATION: South side of Waterwitch Dr., west of S. Ferncreek

S-T-R: 13-23-29-NE-A

TRACT SIZE: .57 acres

DISTRICT#: 3

LEGAL: WATERWITCH CLUB K/69 BEG NW COR LOT 26 TH RUN N 72 DEG E 56 FT S 12 DEG E 270.74 FT S 71 DEG W 53.44 FT S 64 DEG W 66.15 FT N 293 FT TO POB

PARCEL ID: 13-23-29-9068-00-260

MARK DEMIRDJIAN - VA-16-02-154

**10:00
AM**

REQUEST: Variance in the R-1AA zoning district to validate existing addition to single family residence 29 ft. from rear property line in lieu of 35 ft. (Note: Contractor converted screened room into living area without permits. This is a result of code enforcement action. Applicant submitted 6 letters of no objection from his neighbors.)

ADDRESS: 6303 Vineland RD, Orlando FL 32819

LOCATION: North side of Vineland Rd., approximately 800 ft. west of Peregrine Ave.

S-T-R: 13-23-28-SW-C

TRACT SIZE: 85 ft. x 124 ft.

DISTRICT#: 1

LEGAL: PINEY OAK SHORES W/89 LOT 15 BLK B

PARCEL ID: 13-23-28-7088-02-150

DAVID CLARK - VA-16-02-156

10:00 AM

REQUEST: Variance in the P-D zoning district to construct addition to single family residence 16 ft. from rear property line in lieu of 20 ft.

ADDRESS: 13568 Eyas RD, Orlando FL 32837
LOCATION: South of West Town Center Blvd., at the southwest corner of Eyas Rd. and Tetherline Trail
S-T-R: 27-24-29-SE-D
TRACT SIZE: 66 ft. x 112 ft. (AVG)
DISTRICT#: 4
LEGAL: FALCON TRACE UNIT 4 41/100 LOT 48
PARCEL ID: 27-24-29-2666-00-480

ALISON M YURKO - VA-16-02-159

**10:00
AM**

REQUEST: Variances in the R-1 zoning district to allow existing accessory structure to remain as follows: 1) 528 sq. ft. of area in lieu of 500 sq. ft.; 2) 2.5 ft. from the side (north) property line in lieu of 5 ft.; and 3) 1.8 ft. from the rear (east) property line in lieu of 5 ft.. (Note: Staff has verified that the shed has been in existence since at least 2001. Current property owner did not construct the accessory building. The applicant submitted 3 letters on no objection from his neighbors. This is a result of code enforcement action.)

ADDRESS: 6515 Lake Lerla DR, Apopka FL 32712
LOCATION: Northern end of Lake Lerla Dr., approximately .4 mi. northeast of Plymouth Rd.
S-T-R: 09-20-28-NW-B
TRACT SIZE: 80 ft. x 130 ft.
DISTRICT#: 2
LEGAL: 1ST ADD TO MT PLYMOUTH LAKES V/16 LOT 13 BLK H
PARCEL ID: 09-20-28-5816-08-130

JACK BARNES - VA-16-02-149

**10:00
AM**

REQUEST: Variance in the A-2 zoning district to validate a total of 3,649 sq. ft. of existing accessory use floor area in lieu of 1,000 sq. ft. (Note: A total of 2,949 sq. ft. of accessory structure use existed when the applicant purchased the property in 2012. The applicant added 700 sq. ft. of accessory use area without a permit. This is the result of code enforcement action.)

ADDRESS: 2714 Glyn ST, Orlando FL 32807
LOCATION: West side of Glyn St., approximately 700 ft. south of Bates Rd.
S-T-R: 14-22-30-NE-A
TRACT SIZE: 100 ft. x 301 ft.
DISTRICT#: 3
LEGAL: GARY PARK V/38 LOT 9 BLK A
PARCEL ID: 14-22-30-2952-01-090

JAMES SCOTT MILLER - VA-16-02-146

**11:00
AM**

REQUEST: Variances in the A-1 zoning district for accessory uses as follows: 1) To validate two existing accessory structures with a combined total of 4,438 sq. ft. in lieu of 2,000 sq. ft.; and 2) To validate existence accessory structure (garage) in front of primary residence in lieu of side or rear yards. (Note: The first structure is an existing garage with 1,238 sq. ft. of floor area. The second structure is an existing storage building containing 3,200 sq. ft. and was constructed without building permits. This is the result of code enforcement action.)

ADDRESS: 4503 Round Lake RD, Apopka FL 32712
LOCATION: Northeast corner of Round Lake Rd. and Sadler Rd.
S-T-R: 14-20-27-NW-B
TRACT SIZE: 4.36 acres
DISTRICT#: 2
LEGAL: S1/2 OF SW1/4 OF SW1/4 OF NW1/4 OF SEC 14-20-27 (LESS S & W 30 FT FOR R/W)
PARCEL ID: 14-20-27-0000-00-012

WILLIAM PEREZ SEIN - SE-16-02-150

**11:00
AM**

REQUEST: Special Exception in the R-3 zoning district to convert existing single family residence into a religious use facility and Variance to allow unpaved parking in lieu of paved.

ADDRESS: 1150 Clarcona RD, Apopka FL 32703
LOCATION: Southeast corner of E. 12th St. and Clarcona Rd., 1/2 mile north of E. Cleveland St.
S-T-R: 16-21-28-NE-A

TRACT SIZE: 194 ft. x 186 ft.
DISTRICT#: 2
LEGAL: TOWN OF APOPKA A/109 LOT 33 BLK J
PARCEL ID: 09-21-28-0197-10-330

IGLESIA DE DIOS PENTECOSTAL - SE-15-12-125

**11:00
AM**

REQUEST: Special Exception in the C-1 and R-2 zoning districts as follows: 1) Increase the enrollment of existing school from 50 to 150 students in grades K-8; 2) Add a 30 child daycare facility; 3) Increase the capacity of the sanctuary from 180 seats to 300 seats; 4) Add 11,800 sq. ft. of additional floor space in a freestanding two-story building designed for classrooms and daycare; and 5) Have a parking facility in the R-2 zoning district in conjunction with a use permitted in the C-1 zoning district. The applicant is also requesting to obtain a variance in the R-2 zoning district to have a parking lot with paved drive aisles and grassed parking spaces.

ADDRESS: 1131 N Goldenrod RD, Orlando FL 32807

LOCATION: East side of N. Goldenrod Rd., 1/3 mile north of Valencia College Ln.

S-T-R: 23-22-30-SE-D

TRACT SIZE: 3.7 acres

DISTRICT#: 3

LEGAL: S 170 FT OF W 422 FT OF N 686 FT OF NW1/4 OF SE1/4 & N 86 FT OF S1/2 OF NW1/4 OF SE1/4 (LESS N 26 FT OF W 422 FT) & (LESS PT TAKEN FOR R/W PER 4552/3773) IN SEC 23-22-30

PARCEL ID: 23-22-30-0000-00-064

KOREAN PRESBYTERIAN CHURCH OF ORLANDO - SE-16-03-158

**11:00
AM**

REQUEST: Special Exception in the A-1 zoning district to construct a 12,000 sq. ft. gymnasium/multipurpose building for church members.

ADDRESS: 16796 Davenport RD, Winter Garden FL 34787

LOCATION: Southeast corner of Avalon Rd. and E. Davenport Rd.

S-T-R: 08-23-27-NW-B

TRACT SIZE: 28.47 ac.
DISTRICT#: 1
LEGAL: LAKE AVALON GROVES H/24 LOT 30D, 31D, 32D (LESS ANY PT WITHIN THE 35 FT FOR R/W AS DESC IN DB 402/314)
PARCEL ID: 06-23-27-4284-04-300

DAVE HULME - VA-16-02-155

**1:00
PM**

REQUEST: Variances in the P-D zoning district for real estate signage, as follows: 1) 703.2 sq. ft. of signage in lieu of 128 sq. ft.; 2) 2 signs in lieu of 1 sign. (Note: This is a result of code enforcement action. The applicant proposes to place real estate sign on the sides of storage containers (pods) at two different locations. The storage containers are piled on top of each other facing the east side of SR 429.)

ADDRESS: Seidel RD, Winter Garden FL 34787

LOCATION: East side of S.R. 429, north of Seidel Rd.

S-T-R: 05-24-27

TRACT SIZE: 122 acres

DISTRICT#: 1

LEGAL: THE SE1/4 (LESS S 30 FT FOR RD) & THAT PART OF E1/2 OF SW1/4 LYING E OF WESTERN BELTWAY SR 429 (LESS S 30 FT FOR RD) & THE S 66 FT OF SW1/4 OF NE1/4 IN SEC 05-24-27 SUBJECT TO R/W PER DB504/594-595 & (& LESS THAT PT OF S 66 FT OF SW1/4 OF NE1/4 LYING S &

PARCEL ID: 05-24-27-0000-00-011

WINDERMERE PREPARATORY SCHOOL - SE-16-02-157

**1:30
PM**

REQUEST: Special Exception in the R-CE zoning district to revise the master plan and Variance to construct building (Visual and Performing Arts Center) 48 ft. in height in lieu of 35 ft. (Note: The revisions include a square footage cap of 222,850 sq. ft.; construction of a 48,000 sq. ft. visual and performing arts center; height increase of 48 ft. for proposed visual and performing arts center; relocation of existing maintenance facility; expansion of existing café; student enrollment increase from 1,200 to 1,600; modification to the north and west berms; internal roadway modifications; and Sunday

religious use)

ADDRESS: 6189 Winter Garden Vineland RD, Windermere FL 34786

LOCATION: Northeast side of Winter-Garden Vineland Rd., 1/2 mile east of Fiquette Rd.

S-T-R: 24-23-27-NW-B

TRACT SIZE: 46.42 acres

DISTRICT#: 1

LEGAL: BEG SE COR OF N1/2 OF NW1/4 OF SEC 24-23-27 TH RUN W 1112.63 FT TO NELY R/W WINTER GARDEN-VINELAND RD TH N 48 DEG W 1010.55 FT NELY 38.12 FT N 39 DEG E 221.70 FT NLY 471.11 FT TO A PT ON N LINE OF SEC TH E 1655.16 FT S 1317.17 FT TO POB (LESS R/W ON SW PE

PARCEL ID: 24-23-27-0000-00-004