

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

Notice is hereby given that on **Thursday, June 4, 2020**, beginning at **9:00 a.m.**, the **Orange County Board of Zoning Adjustment (BZA)** will hold a public meeting 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, with the latter made permissible pursuant to Governor Ron DeSantis’s Emergency Executive Order No. 20-69 related to the Covid-19 state of emergency, as amended, or a combination of both formats. During the meeting, the BZA will hold public hearings on the matters listed in the agenda below. **At the time of the publishing of this notice, it could not be known by Orange County whether this public meeting would be an in person meeting, a virtual meeting, or a combination of both formats. In order to determine the format of this public 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:

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

Regardless of whether the meeting is held virtually or in person, 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.

If the meeting is held in person, 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.

Please note, if the meeting is held virtually, the BZA members will not be physically present at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, in downtown Orlando, Florida. The 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:

- If the meeting is held virtually, 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
- If the meeting is held virtually or in person, the person may attend the meeting in person at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida.

Please note, if the meeting is held virtually, the BZA members will not be physically present. The 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 MAY 20, 2020, BZA MEETING, and PUBLIC COMMENT

BOARD OF ZONING ADJUSTMENT
MEETING OF JUNE 4, 2020

THE FOLLOWING PUBLIC HEARINGS WILL OCCUR AFTER PUBLIC COMMENT:

9:00 AM

1. WHEATLEY ADULT LEARNING CENTER (STEVEN THORP) - SE-19-12-139

REQUEST: Special Exception and Variances in the R-3 zoning district as follows:

- 1) Special Exception to allow a 4,800 sq. ft. 2-story Orange County Public School (OCPS) community center/adult learning center.
- 2) Variance to allow 5 parking spaces in lieu of 16.
- 3) Variance to allow a 10 ft. side street setback in lieu of 15 ft.
- 4) Variance to allow a 15 ft. front setback in lieu of 25 ft.

ADDRESS: 1410 S. Central Ave., Apopka, FL 32703

LOCATION: Northwest corner of S. Central Ave. and W. 18th St.

TRACT SIZE: 81 ft. x 116 ft./0.22 acres

DISTRICT#: 2

PARCEL ID: 16-21-28-6044-03-090

2. MONTESSORI WORLD SCHOOL (STEVEN ALLEN) - SE-19-11-133

REQUEST: Amendment to an existing Special Exception in the R-CE zoning district to allow for redevelopment of a portion of a private school to consolidate four buildings totaling 6,447 sq. ft. and replace with a 6,444 sq. ft. building.

ADDRESS: 11601 Ruby Lake Rd., Orlando, FL 32836

LOCATION: East of S. Apopka Vineland Rd., east side of Ruby Lake Rd. and west side of Commercial St., north of 7th St.

TRACT SIZE: 1.94 acres

DISTRICT#: 1

PARCEL ID: 15-24-28-4092-31-010

3. LUIS MORALE - VA-20-02-163

REQUEST: Variance in the R-1 zoning district to allow an existing Accessory Dwelling Unit (ADU) 2 ft. from the east side property line in lieu of 6 ft.

Note: This is the result of a Code Enforcement action.

ADDRESS: 4045 Castlegate Dr., Orlando, FL 32839

LOCATION: North side of Castlegate Dr., west of S. John Young Pkwy., north of W. Oak Ridge Rd.

TRACT SIZE: 65 ft. x 105 ft./0.156 acres

DISTRICT#: 6

PARCEL ID: 20-23-29-1162-01-160

9:30 AM

4. CHARLES SGAMMATO - VA-20-06-037

REQUEST: Variance in the R-1AA zoning district to allow a one story addition 24 ft. from the rear property line in lieu of 35 ft.

ADDRESS: 7919 Thurmond Ct., Orlando, FL 32817

LOCATION: East side of Thurmond Ct., east of Hall Rd., south of Aloma Ave.

TRACT SIZE: 0.273 acres

DISTRICT#: 5

PARCEL ID: 01-22-30-0118-00-870

5. INNOVATIVE HOME CONSTRUCTION LLC (MICHAEL NUNEZ) - VA-20-06-034

REQUEST: Variances in the R-3 zoning district as follows:

- 1) To allow an existing residence to remain 20 ft. from the front property line in lieu of 25 ft.
- 2) To allow a 6 ft. high fence within the front setback in lieu of 4 ft. on a lot with double frontage.

ADDRESS: 2414 Newberry St., Orlando, FL 32806

LOCATION: North of E. Michigan St., west of S. Bumby Ave., on the west side of Newberry St. and the east side of Homeland St.

TRACT SIZE: 55 ft. x 150 ft./0.189 acres

DISTRICT#: 3

PARCEL ID: 06-23-30-1424-08-060

6. JAMES THOMAS - VA-20-04-014

REQUEST: Variances in the R-1 zoning district as follows:
1) To allow an existing 6 ft. high fence to remain within the front setback in lieu of 4 ft.
2) To allow a 6 ft. fence within the clear view triangle area for the driveway.
Note: This is the result of a Code Enforcement action.

ADDRESS: 1316 Grayson Dr., Orlando, FL 32825

LOCATION: West side of Grayson Dr., south of E. Colonial Dr., west of Rouse Rd.

TRACT SIZE: 100 ft. x 143 ft./0.33 acres

DISTRICT#: 4

PARCEL ID: 20-22-31-6348-01-044

10:00 AM

7. MADISON LANDING (STACY BANACH) - VA-20-07-039

REQUEST: An amendment to the following previously granted variances in the R-3 zoning district to allow for updated site plan and elevations:
1) To allow two multifamily buildings with a maximum height of 86 ft. in lieu of 35 ft.
2) To allow 177 parking spaces in lieu of 343.

ADDRESS: 5800 S. Rio Grande Ave., Orlando, FL 32809

LOCATION: West side of S. Rio Grande Ave., approximately 400 ft. north of W. Oak Ridge Rd.

TRACT SIZE: 540 ft. x 434 ft./5.39 acres

DISTRICT#: 6

PARCEL ID: 22-23-29-7268-40-008

8. RENEL EXCEUS (WITHDRAWN) - VA-20-02-155

REQUEST: Variance in the R-2 zoning district to allow an addition onto the rear of the house 17 ft. from the rear property line in lieu of 25 ft.

ADDRESS: 5229 Regal Oak Cir., Orlando, FL 32810

LOCATION: South side of Regal Oak Cir., east of N. Pine Hills Rd., and north of Clarcona Ocoee Rd.

TRACT SIZE: 40 ft. x 103 ft./0.094 acres

DISTRICT#: 2

PARCEL ID: 31-21-29-1361-00-910

9. THARPE BELOTE - VA-20-03-006

REQUEST: Variance in the R-1 zoning district to allow an existing open front porch 16.6 ft. from the front property line in lieu of 20 ft.
Note: This is the result of Code Enforcement action.

ADDRESS: 7218 Mott Ave., Orlando, FL 32810

LOCATION: West side of Mott Ave., approximately 250 ft. north of the intersection of Mott Ave. and Edgewater Dr.

TRACT SIZE: 75 ft. x 199 ft. avg./0.328 acres

DISTRICT#: 2

PARCEL ID: 32-21-29-0000-00-017

10. ASHLEY HEAFY - VA-20-06-026

REQUEST: Variances in the R-1AA zoning district as follows:
1) To allow an existing residence to be located 32 ft. from the rear property line in lieu of 35 ft.
2) To allow a generator to be located 5.8 ft. from the north side property line (adjacent to the house) in lieu of 10 ft.

ADDRESS: 1815 Palm Ln., Orlando, FL 32803

LOCATION: East side of Palm Ln., approximately 275 ft. north of Corrine Dr.

TRACT SIZE: 90 ft. x 130 ft./0.28 acres

DISTRICT#: 5

PARCEL ID: 18-22-30-4748-00-331

10:30 AM

11. DEAN FOGG - VA-20-06-029

REQUEST: Variance in the R-1A zoning district to allow an existing accessory structure to remain 4.4 ft. from the east side property line in lieu of 5 ft.
Note: This is the result of a Code Enforcement action.

ADDRESS: 20233 Macon Pkwy., Orlando, FL 32833

LOCATION: North side of Macon Pkwy., east of Bancroft Blvd., west of S.R. 520

TRACT SIZE: 80 ft. x 125 ft./0.229 acres

DISTRICT#: 5

PARCEL ID: 01-23-32-7597-16-090

12. RUDY CALLAHAN - VA-20-05-025

REQUEST: Variances in the A-2 zoning district as follows:
1) To allow a cumulative total of 5,500 sq. ft. of accessory floor area in lieu of 3,000 sq. ft.
2) To allow an existing accessory structure greater than 15 ft. in height to remain 5 ft. from the side (south) property line in lieu of 10 ft.
Note: This is the result of Code Enforcement Action.

ADDRESS: 1501 Oberry Hoover Rd., Orlando, FL 32825

LOCATION: East side of Oberry Hoover Rd., approximately 400 ft. south of Iroquois Trl., and west of N. Alafaya Trl.

TRACT SIZE: 306 ft. x 200 ft./1.4 acres

DISTRICT#: 4

PARCEL ID: 22-22-31-0000-00-044

13. ASTRO SKATE CENTER (CHRISTOPHER MAGANIAS) - ZM-20-06-035

REQUEST: Request to appeal the zoning manager's determination that the proposed use is an outdoor amateur level competitive sports venue.

ADDRESS: 866 S. Goldenrod Rd., Orlando, FL 32822

LOCATION: West side of S. Goldenrod Rd., south of Lake Underhill Rd., north of Hager Way

TRACT SIZE: 5.27 Acres

DISTRICT#: 3

PARCEL ID: 35-22-30-5820-00-001, 35-22-30-5820-01-001, 35-22-30-5820-01-002, and 35-22-30-5820-01-003