

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

Notice is hereby given that on **Thursday, September 3, 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](mailto: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](mailto: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 AUGUST 6, 2020, BZA MEETING, and PUBLIC COMMENT**

**THE FOLLOWING PUBLIC HEARINGS WILL OCCUR AFTER PUBLIC COMMENT:**

**9:00 AM**

**1. IGLESIA CASA DEL ALFARERO (WILLIAM R. HOCKENSMITH) - SE-20-09-084**

**REQUEST:** An amendment to an existing Special Exception in the A-2 zoning district to allow for the enclosure of a drop off area and to allow the installation of a 6,179 sq. ft. modular multi-purpose building for an existing private school.

**ADDRESS:** 7051 Pershing Ave., Orlando, FL 32822

**LOCATION:** North side of Pershing Ave., approximately 0.4 miles west of S. Goldenrod Rd.

**TRACT SIZE:** 13.7 acres

**DISTRICT#:** 3

**PARCEL ID:** 10-23-30-3032-01-000

**2. ALAN FREDRICKSON – Continued to 10/1/20 - VA-20-09-081**

**REQUEST:** Variance in the R-1AA zoning district to allow an attached carport to be located 5.25 ft. from the front property line in lieu of 30 ft.

**ADDRESS:** 700 Lillian Dr., Orlando, FL 32806

**LOCATION:** South side of Lillian Dr. and the north side of Lake Jennie Jewel, west of S. Summerlin Ave.

**TRACT SIZE:** 0.86 acres

**DISTRICT#:** 3

**PARCEL ID:** 12-23-29-0516-00-541

9:30 AM

**3. DEE BRANDT - VA-20-09-082**

**REQUEST:** Variances in the R-CE zoning district as follows:

- 1) To allow an attached accessory structure with a north side setback of 5 ft. in lieu of 10 ft.
- 2) To allow a two story attached accessory structure with a total of 667 sq. ft. of non-living floor area in lieu of 500 sq. ft. of non-living floor area.
- 3) To allow an existing residence to remain 7.8 ft. from the north side property line in lieu of 10 ft.
- 4) To allow an existing residence to remain 9.7 ft. from the south side property line in lieu of 10 ft.
- 5) To allow a second story addition to be constructed 7.8 ft. from the north side property line in lieu of 10 ft.
- 6) To allow a second story addition to be constructed 9.7 ft. from the south side property line in lieu of 10 ft.
- 7) To allow an existing covered porch with a rear setback of 47 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.

**ADDRESS:** 12030 Sandy Shores Dr., Windermere, FL 34786  
**LOCATION:** East side of Sandy Shores Dr. on the west side of Lake Butler.  
**TRACT SIZE:** 45 ft. x 253 (avg.)/ 0.27 acres  
**DISTRICT#:** 1  
**PARCEL ID:** 24-23-27-7808-00-051

**4. TEDDY ROSARIO - VA-20-09-083**

**REQUEST:** Variance in the R-1 zoning district to allow an addition to a residence to be located 22 ft. from the rear property line in lieu of 25 ft.

**ADDRESS:** 3343 Cambay Ave., Orlando, FL 32817  
**LOCATION:** Southeast corner of Cambay Ave. and Calcutta Ave., south of University Blvd. and east of N. Goldenrod Rd.  
**TRACT SIZE:** 0.25 acres  
**DISTRICT#:** 5  
**PARCEL ID:** 12-22-30-3378-01-990

**10:00 AM**

**5. JUSTICE AND WOOD BUILDERS (BILL WOOD) - VA-20-09-087**

**REQUEST:** Variance in the R-2 zoning district to allow a 10 ft. north side setback from the Normal High Water Elevation (NHWE) in lieu of 50 ft.  
**ADDRESS:** 2303 S. Shine Ave., Orlando, FL 32806  
**LOCATION:** East side of S. Shine Ave., south side of E. Grant St., and west side of S. Fern Creek Ave.  
**TRACT SIZE:** 1.04 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 01-23-29-8052-01-010

**6. ITAY GUY - SE-20-10-088**

**REQUEST:** Special Exception and Variance in the R-2 zoning district as follows:  
1) Special Exception to allow a 2-story multi-family development to be located within 100 ft. of the property line of a single-family dwelling district and use, as follows: 30 ft. from the west property line in lieu of 100 ft.; 39.9 ft. from the south property line in lieu of 100 ft.; 86 ft. from the east property line in lieu of 100 ft.; 15 ft. from the north property line in lieu of 100 ft.  
2) Variance to allow a 15 ft. side setback from the north property line in lieu of 30 ft.  
**ADDRESS:** 2250 S. Bumby Ave., Orlando, FL 32806  
**LOCATION:** West side of S. Bumby Ave., north of E. Grant Ave.  
**TRACT SIZE:** 190 ft. x 300 ft. (Avg.)/ 1.32 acres  
**DISTRICT#:** 3  
**PARCEL ID:** 06-23-30-1428-00-020; 06-23-30-1428-00-030; 06-23-30-1428-00-040

**10:30 AM**

**7. STELLAR SIGN AND DESIGN, LLC (CARYN TORRES) - VA-20-10-090**

**REQUEST:** Variances in the PD zoning district to allow additional wall signage as follows:

- 1) To allow two wall signs per establishment on the primary façade in lieu of 1 wall sign per establishment.
- 2) To allow a wall sign on the secondary (east) façade in lieu of a wall sign only on the primary facade.
- 3) To allow a total of 363.08 sq. ft. of wall signage in lieu of 180 sq. ft.

**ADDRESS:** 7950 Palm Pkwy., Orlando, FL 32836

**LOCATION:** South side of Palm Pkwy., east of S. Apopka Vineland Rd., northwest of Interstate 4.

**TRACT SIZE:** 2.35 acres

**DISTRICT#:** 1

**PARCEL ID:** 15-24-28-5120-00-020