

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

Notice is hereby given that on **Thursday, January 7, 2021**, beginning at **9:00 a.m.**, the **Orange County Board of Zoning Adjustment (BZA)** will hold a public meeting that can be attended 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, or a combination of both formats. During the meeting, the BZA will hold public hearings on the matters listed in the agenda below. **For more information about the format of the 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:

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

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.

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.

Individuals attending in 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:

- 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

- The person may attend the meeting in person at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida.

Individuals attending in 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.”

\* \* \*

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 DECEMBER 3, 2020, BZA MEETING, AND PUBLIC COMMENT.**

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

**1. DIX GENERATORS (SCOTT PREWITT) - VA-20-12-113**

**REQUEST:** Variance in the P-D zoning district to allow a generator 2 ft. from the east side property line in lieu of 10 ft.

**ADDRESS:** 3116 Crystal Creek Blvd., Orlando, FL 32837

**LOCATION:** North side of Crystal Creek Blvd., west of S. John Young Pkwy.

**TRACT SIZE:** 50 ft. x 110 ft./ 0.12 acres (5,500 sq. ft.)

**DISTRICT#:** 1

**PARCEL ID:** 20-24-29-1810-00-290

## **2. ORRA HEADQUARTERS (MATTHEW CORMIA) - VA-21-02-134**

**REQUEST:** Variance in the C-2 zoning district to allow the construction of a 48,091 sq. ft. office building with a 70 ft. height in lieu of 50 ft.  
**ADDRESS:** 5420 and 5421 Diplomat Cir., Orlando, FL 32810  
**LOCATION:** North side of Diplomat Cir., west side of Interstate 4, north of Lee Rd.  
**TRACT SIZE:** 3.8 acres  
**DISTRICT#:** 2  
**PARCEL ID:** 02-22-29-6304-03-000 and 02-22-29-6304-04-000

**9:30 AM**

## **3. LARRY GRUBB - VA-21-01-126**

**REQUEST:** Variance in the P-D zoning district to allow a covered porch with a rear (east) setback of 10 ft. in lieu of 20 ft.  
**ADDRESS:** 14460 Magnolia Ridge Loop, Winter Garden, FL 34787  
**LOCATION:** Northeast corner of Magnolia Ridge Loop and Orchard Hills Blvd., east of SR 429 and south of Tilden Rd.  
**TRACT SIZE:** 0.17 acres (7,635 sq. ft.)  
**DISTRICT#:** 1  
**PARCEL ID:** 09-23-27-5844-02-230

## **4. NV5, INC. (JASON MAHONEY) - VA-21-01-132**

**REQUEST:** Variance in the R-2 zoning district to allow a lot reversion of a platted lot of record with 44 ft. of frontage in lieu of 45 ft.  
**ADDRESS:** 1632 Roosevelt Ave., Orlando, FL 32804  
**LOCATION:** Southeast corner of Taft Ave. and Roosevelt Ave., south of Silver Star Rd., east of S. Orange Blossom Trl.  
**TRACT SIZE:** 0.45 acres (20,020 sq. ft.)  
**DISTRICT#:** 5  
**PARCEL ID:** 15-22-29-2652-07-141

**10:00 AM**

**5. LORETTA BRUNETTI - VA-20-12-112**

**REQUEST:** Variances in the R-1AA zoning district as follows:

- 1) To allow an accessory dwelling unit (ADU) on a parcel containing 8,540 sq. ft. of lot area in lieu of 10,000 sq. ft.
- 2) To allow an attached ADU with a front (south) setback of 24 ft. in lieu of 30 ft.
- 3) To allow an attached ADU with a west side setback of 4.6 ft. in lieu of 7.5 ft.

**ADDRESS:** 3505 Corrine Dr., Orlando, FL 32803

**LOCATION:** North side of Corrine Drive, east of E. Winter Park Rd. and west of General Rees Ave.

**TRACT SIZE:** 70 ft. x 122 ft./ 0.19 acres

**DISTRICT#:** 5

**PARCEL ID:** 17-22-30-5996-01-060

**6. FREEDOM RIDE (AMY DALY) - SE-21-01-123**

**REQUEST:** Amendment to an approved Special Exception and Variances in the R-1A zoning district to allow for an updated site plan as follows:

- 1) Special Exception to allow a therapeutic riding center (indoor/outdoor recreation use).
- 2) Variance to allow grass parking for an overflow parking area in lieu of parking on an improved surface.
- 3) Variance to allow grass drive aisles for an overflow parking area in lieu of parking on an improved surface.
- 4) Variance to allow an accessory structure (dumpster enclosure) to be located in front of the principal structures in lieu of along side or behind.
- 5) Variance to allow grass parking for the overflow parking associated with the riding arena in lieu of paved parking.

**ADDRESS:** 3919 Bay Lake Rd., Orlando, FL 32808

**LOCATION:** North side of Bay Lake Rd., west of N. John Young Pkwy.

**TRACT SIZE:** 24.4 acres

**DISTRICT#:** 2

**PARCEL ID:** 08-22-29-1900-00-490

**10:30 AM**

**7. KETTLY FRANCOIS - VA-21-01-124**

**REQUEST:** Variances in the A-1 zoning district as follows:

- 1) To allow an existing 1,752 sq. ft. residence 48 ft. from the rear (east) setback in lieu of 50 ft.
- 2) To allow a 2,916 sq. ft. addition 22 ft. from the west front property line in lieu of 35 ft.
- 3) To allow a 2,916 sq. ft. addition 5 ft. from the north side property line in lieu of 10 ft.
- 4) To allow a 2,916 sq. ft. addition 42 ft. from the rear (east) property line in lieu of 50 ft.
- 5) To allow an existing 126 sq. ft. shed to remain 4 ft. from the rear (east) property line in lieu of 5 ft.
- 6) To allow an existing 316 sq. ft. shed to remain 3 ft. from the south side property line in lieu of 5 ft.

**ADDRESS:** 4753 Florence St., Apopka, FL 32712

**LOCATION:** East side of Florence St., west of Rock Springs Rd. and south of W. Kelly Park Rd.

**TRACT SIZE:** 132 ft. x 143 ft./ 0.43 acres (19,000 sq. ft.)

**DISTRICT#:** 2

**PARCEL ID:** 16-20-28-7612-11-011

**8. COWART MULCH (WILLIAM BURKETT) - SE-21-01-127**

**REQUEST:** Amendment to an existing site plan associated with an approved Special Exception in the I-2/I-3 zoning district to allow a reduction of the south and west buffer requirements from 150 ft. to 50 ft. for an existing Yard Trash Processing Facility.

**ADDRESS:** 2320 N. Orange Blossom Trl., Apopka, FL 32712

**LOCATION:** Northwest corner of N. Orange Blossom Trail and Wesley Rd., west of SR 429.

**TRACT SIZE:** 20 acres

**DISTRICT#:** 2

**PARCEL ID:** 26-20-27-0000-00-023

**11:00 AM**

**9. HECTOR BENTANCOURT - VA-21-01-130**

**REQUEST:** Variance in the R-1A zoning district to allow an existing 138 sq. ft. addition to a residence with a 6.5 ft. east side setback in lieu of 7.5 ft. This is the result of Code Enforcement action.

**ADDRESS:** 601 Kendale St., Orlando, FL 32809

**LOCATION:** North side of Kendale St., east of Winegard Rd., south of W. Lancaster Rd.

**TRACT SIZE:** 0.18 acres (7,954 sq. ft.)

**DISTRICT#:** 3

**PARCEL ID:** 26-23-29-8108-13-850

**ELECTION OF OFFICERS FOR THE 2021 BZA MEETINGS.**