

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

Notice is hereby given that on **Thursday, March 4, 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. 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 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 FEBRUARY 4, 2021, BZA MEETING, AND PUBLIC COMMENT.

THE FOLLOWING PUBLIC HEARINGS WILL OCCUR AFTER PUBLIC COMMENT:

1. CHRISTOPHER D FREEMAN - SE-21-04-005

REQUEST: Special Exception in the A-1 zoning district to allow 4,938 square feet of detached accessory structures in lieu of 3,000 sq. ft.

ADDRESS: 17074 Alps St., Winter Garden, FL 34787

LOCATION: South side of Alps St., west of Avalon Rd., north of New Independence Pkwy.

TRACT SIZE: 337 ft. x 647 ft. / +/- 5 acres

DISTRICT#: 1

PARCEL ID: 18-23-27-0000-00-056

2. CAPC SFR HOME IMPACT FUND LLC (PATRICE SCOTT) - VA-21-04-007

REQUEST: Variance in the R-1A zoning district as follows:
1) To allow a lot reversion of a platted lot of record with 50 ft. of frontage in lieu of 75 ft.
2) To allow the construction of a single-family residence with 6,748 sq. ft. of lot area in lieu of 7,500 sq. ft.

ADDRESS: 1416 39th St., Orlando, FL 32839
LOCATION: South side of 39th St., east of S. Rio Grande Ave.
TRACT SIZE: 50 ft. x 135 ft./ +/- 0.15 acres (6,748 sq. ft.)
DISTRICT#: 6
PARCEL ID: 03-23-29-0183-18-070

9:30 AM

3. VERONICA ARCHER THORNTON - VA-21-03-002

REQUEST: Variances in the R-1A zoning district as follows:
1) To allow a 269 sq. ft. addition with an east rear setback of 16 ft. in lieu of 30 ft.
2) To allow a 117 sq. ft. addition (covered porch) with an east rear setback of 25 ft. in lieu of 30 ft.

ADDRESS: 3105 Margaret Oaks Ln., Orlando, FL 32806
LOCATION: Southeast corner of Margaret Oaks Ln. and Lake Margaret Dr., east of S. Bumby Ave.
TRACT SIZE: 95 ft. x 115 ft./ +/- 0.25 acres (10,912 sq. ft.)
DISTRICT#: 3
PARCEL ID: 07-23-30-5314-00-010

4. NEW HOPE ROAD HOLDINGS (ANNA LONG) - SE-20-11-105

REQUEST: Special Exceptions and Variance in the A-2 zoning district as follows:
1) Special Exception to allow a landscaping and irrigation business.
2) Special Exception to allow 4,173 sq. ft. of detached accessory structures in lieu of 3,000 sq. ft.
3) Variance to allow detached accessory structures (an existing pole barn and shed) in front of the primary structure.
This is a result of Code Enforcement action.

ADDRESS: 6713 New Hope Rd., Orlando, FL 32824

LOCATION: North side of New Hope Rd., east of Boggy Creek Rd., south of SR 417

TRACT SIZE: 320 ft. x 620 ft. / +/- 4.55 acres

DISTRICT#: 4

PARCEL ID: 34-24-30-6368-00-130

10:00 AM

5. YOHANNES MARSIE-HAZEN - VA-21-01-128

REQUEST: Variance in the R-1 zoning district to allow the construction of a single-family residence 26 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.

ADDRESS: N. Dean Rd., Orlando, FL 32817

LOCATION: West side of N. Dean Rd., east side Lake Georgia, south of McCulloch Rd.

TRACT SIZE: +/- 2.47 acres (+/- 0.66 acres upland)

DISTRICT#: 5

PARCEL ID: 05-22-31-0000-00-047

6. PATMIN LLC FKA GROUP 108 LLC (VIVIEN MONACO) - VA-21-04-012

REQUEST: Variance in the I-1/ I-5 zoning district to allow an existing 509 sq. ft. garage to remain with an east rear setback of 14.4 ft. in lieu of 25 ft. This is the result of Code Enforcement action.
ADDRESS: 5225 Young Pine Rd., Orlando, FL 32829
LOCATION: East side of Young Pine Rd., north of Lee Vista Blvd. and east of SR 417
TRACT SIZE: +/- 2.32 acres
DISTRICT#: 4
PARCEL ID: 17-23-31-0000-00-003

10:30 AM

7. SPINCO 11 LLC (JOHN TAYLOR) - VA-21-03-004

REQUEST: Variances in the I-4 zoning district as follows:
1) To allow a 8,820 sq. ft. existing building located 18 ft. from the north side property line in lieu of 25 ft.
2) To allow a 1,505 sq. ft. east addition located 18 ft. from the north side property line in lieu of 25 ft.
3) To allow a 1,508 sq. ft. west addition located 18 ft. from the north side property line in lieu of 25 ft.
ADDRESS: 11245 Satellite Blvd., Orlando, FL 32837
LOCATION: East side of Satellite Blvd., east of S. Orange Blossom Trl., south of Central Florida Pkwy.
TRACT SIZE: 250 ft. x 295 ft./ +/- 1.69 acres
DISTRICT#: 4
PARCEL ID: 10-24-29-1234-00-400 and 10-24-29-1234-00-430

8. PEDRO HENRIQUE DA SILVA ASCHAR - VA-21-03-143

REQUEST: Variances in the R-1A zoning district as follows:
1) To allow an existing residence to remain 18 ft. from the front west property line in lieu of 25 ft.
2) To allow an existing addition to remain 3.4 ft. from the north side lot line in lieu of 7.5 ft.
3) To allow an existing addition to remain 22.4 ft. from the front west property line in lieu of 25 ft.
This is the result of Code Enforcement action.
ADDRESS: 4309 S. Rio Grande Ave., Orlando, FL 32839
LOCATION: Northeast corner of S. Rio Grande Ave. and 44th St., south of S. Texas Ave.
TRACT SIZE: 75 ft. x 90 ft./ +/- 0.15 acres (6,654 sq. ft.)
DISTRICT#: 6
PARCEL ID: 10-23-29-6152-04-132

11:00 AM

9. DR. PHILLIPS ACE HARDWARE, INC. (JOHN W McMILLAN) - VA-21-03-000

REQUEST: Variance in the P-D zoning district to allow a south rear setback of 20 ft. in lieu of 35 ft. for a propane fueling station.
ADDRESS: 5100 Dr. Phillips Blvd., Orlando, FL 32819
LOCATION: Generally located at the southwest corner of Conroy Windermere Rd. and Dr. Phillips Blvd.
TRACT SIZE: +/- 2.43 acres
DISTRICT#: 1
PARCEL ID: 14-23-28-3143-00-012

10. FISHBACK DOMINICK (A. KURT ARDAMAN) - ZM-20-08-072

WITHDRAWN BY APPLICANT