

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

Notice is hereby given that on **Thursday, April 1, 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 MARCH 4, 2021, BZA MEETING, AND PUBLIC COMMENT.

THE FOLLOWING PUBLIC HEARINGS WILL OCCUR AFTER PUBLIC COMMENT:

1. POULOS & BENNETT, LLC (KATHY HATTAWAY) - VA-21-04-015
(Cont'd. to 5/6/21)

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

- 1) To allow a front setback for an existing residence of 19 ft. in lieu of 30 ft.
- 2) To allow a front setback for an attached garage of 8 ft. in lieu of 30 ft.
- 3) To allow a rear setback for an existing residence of 16 ft. in lieu of 35 ft.
- 4) To allow a rear setback for an existing raised deck of 1 ft. in lieu of 35 ft.
- 5) To allow a rear setback for a second story addition of 16 ft. in lieu of 35 ft.
- 6) To allow a front setback for a second story addition of 14 ft. in lieu of 30 ft.
- 7) To allow a rear setback of 24 ft. for a new deck in lieu of 35 ft

ADDRESS: 2427 Lake Sue Dr., Orlando, FL 32803

LOCATION: Northeast side of Lake Sue Dr., north of Corrine Dr. and west of East Winter Park Rd.

TRACT SIZE: +/- 0.33 acres (+/- 14,506 sq. ft.)

DISTRICT#: 5

PARCEL ID: 18-22-30-0568-00-290

2. JASON TISDELL - VA-21-04-014

REQUEST: Variance in the R-1AA zoning district to allow a pool and deck with a 20 ft. setback from the Normal High Water Elevation (NHWE) in lieu of 30 ft.

ADDRESS: 33 Eastwind Ln., Maitland, FL 32751

LOCATION: North side of Eastwind Ln., south of Howell Branch Rd.

TRACT SIZE: +/- 99 ft. x 142 ft./ 0.32 acres (+/- 14,058 sq. ft.)

DISTRICT#: 5

PARCEL ID: 31-21-30-0000-00-065

9:30 AM

3. GREEN APPLE ARCHITECTURE (JOHN DRAKE) - VA-21-04-020

REQUEST: Variances in the R-1A zoning district as follows:
1) To allow the construction of a +/- 4,363 sq. ft. residence with to be located 10 ft. from the west side street setback line in lieu of 15 ft.
2) To allow a pool to be located 38 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.

ADDRESS: 1795 Killarney Dr., Winter Park, FL 32789

LOCATION: Northeast corner of Killarney Dr. and Clay St., north of W. Fairbanks Ave., on the south side of Lake Killarney

TRACT SIZE: +/- 0.73 acres (+/- 32,186 sq. ft.)

DISTRICT#: 5

PARCEL ID: 12-22-29-2722-03-180

4. FLORIDA POOL ENCLOSURES (DOUGLAS JOHNSON) - VA-21-04-021

REQUEST: Variances in the P-D zoning district as follows:
1) To allow an existing residence to remain with a 9 ft. west side setback in lieu of 10 ft.
2) To allow a screen enclosure 21.5 ft. from the Normal High Water Elevation (NHWE) in lieu of 25 ft.

ADDRESS: 11408 Buckley Wood Ln., Windermere, FL 34786

LOCATION: South side of Buckley Wood Ln., south of Chase Rd., east of Winter Garden Vineland Rd.

TRACT SIZE: +/- 100 ft. x 152 ft./ 0.35 acres (+/- 15,292 sq. ft.)

DISTRICT#: 1

PARCEL ID: 30-23-28-4081-08-760

10:00 AM

**5. AVCON, INC. (RICK BALDOCCHI) - VA-21-04-013
(Cont'd. to 5/6/21)**

REQUEST: Variance in the R-3 zoning district for a multi-family development to allow 118 parking spaces in lieu of 153.
ADDRESS: Lake Jessamine Dr., Orlando, FL 32839
LOCATION: West side of Lake Jessamine Dr., and east side of Lake Bumby, east of S. Orange Blossom Trl., and south of Holden Ave.
TRACT SIZE: +/- 20.8 acres
DISTRICT#: 3
PARCEL ID: 14-23-29-0000-00-003 and 15-23-29-0000-00-020

6. FRANCES BERNI, JOSEPH KRYSZTOFORSKI - VA-21-05-022

REQUEST: Variance in the P-D zoning district to allow a generator 1 ft. from the east side property line in lieu of 10 ft.
ADDRESS: 13525 Gorgona Isle Dr., Windermere, FL 34786
LOCATION: North side of Gorgona Isle Dr., south of Reams Rd.
TRACT SIZE: 60 ft. x 140 ft./ +/- 0.19 acres (+/- 8,400 sq. ft.)
DISTRICT#: 1
PARCEL ID: 34-23-27-9175-00-150

10:30 AM

7. CODY JARRETT - VA-21-05-018

REQUEST: Variance in the PD zoning district to allow a 324 sq. ft. addition to a residence (covered porch) with a south rear setback of 2 ft. in lieu of 20 ft.
ADDRESS: 7345 Spring Villas Cir., Orlando, FL 32819
LOCATION: South side of Spring Villas Cir., north of Spring Lake, south of Wallace Rd., west of Turkey Lake Rd.
TRACT SIZE: 53 ft. x 100 ft./ +/- 0.12 acres (+/- 5,300 sq. ft.)
DISTRICT#: 1
PARCEL ID: 26-23-28-8257-00-300

8. RTG CONSTRUCTION (RACHQUEL T GIPSON) - VA-21-05-019

REQUEST: Variance in the R-1 zoning district to allow a 276 sq. ft. addition to a residence with a west rear setback of 20 ft. in lieu of 25 ft.
ADDRESS: 6810 Mandarin Dr., Orlando, FL 32819
LOCATION: West side of Mandarin Dr., south of Vanguard St., east of S. Kirkman Rd.
TRACT SIZE: 60 ft. x 105 ft./ +/- 0.14 acres (+/- 6,305 sq. ft.)
DISTRICT#: 6
PARCEL ID: 30-23-29-8557-09-060

11:00 AM

9. LOWNDES, DROSDICK (JONATHAN HUELS) - VA-21-05-017

REQUEST: Variance in the A-2 zoning district to allow a lot width of 89 ft. in lieu of 100 ft.
ADDRESS: Ralston St., Orlando, FL 32833
LOCATION: South side of Ralston St., east of Bancroft Blvd., north of S.R. 528.
TRACT SIZE: +/- 1.3 acres
DISTRICT#: 5
PARCEL ID: 24-23-32-9628-01-220