

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

Notice is hereby given that on **Thursday, May 6, 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 APRIL 1, 2021, BZA MEETING, and PUBLIC COMMENT**

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

**9:00 AM**

**1. BRIAN SANZ - VA-20-10-093**

**REQUEST:** Variances in the PD zoning district as follows:

- 1) To allow an 8 ft. high wall within the 50 ft. setback from the Normal High Water Elevation (NHWE) in lieu of 4 ft. high.
- 2) To allow a west side setback of 0.5 ft. for a pergola in lieu of 5 ft.
- 3) To allow an east side setback of 2 ft. for a pergola in lieu of 5 ft.
- 4) To allow an east side setback of 0.5 ft. for a summer kitchen in lieu of 5 ft.
- 5) To allow an east side setback of zero for pool deck in lieu of 5 ft.
- 6) To allow a west side setback of zero for a pool deck in lieu of 5 ft.

**ADDRESS:** 8102 Firenze Blvd., Orlando, FL 32836

**LOCATION:** South side of Firenze Blvd. on the north side of Big Sand Lake, 750 ft. west of The Esplanade.

**TRACT SIZE:** 0.26 acres (11,326 sq. ft.)

**DISTRICT#:** 1

**PARCEL ID:** 34-23-28-8880-04-190

**2. RYAN EDMONSON - VA-21-05-026**

**REQUEST:** Variance in the PD zoning district to allow an addition to an existing garage for a total of 821 sq. ft. detached accessory structure area in lieu of a maximum of 737 sq. ft.

**ADDRESS:** 6397 New Independence Pkwy., Winter Garden, FL 34787

**LOCATION:** North side of New Independence Pkwy., west of Ficquette Rd., east of S.R. 429.

**TRACT SIZE:** +/- 0.16 acres (+/- 7,372 sq. ft.)

**DISTRICT#:** 1

**PARCEL ID:** 22-23-27-8124-02-580

**9:30 AM**

**3. POULOS & BENNETT, LLC (KATHY HATTAWAY) - VA-21-04-015**

**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 7 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 4 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 first and second story addition of 12 ft. in lieu of 30 ft.
- 7) To allow a rear setback of 24 ft. for a new raised 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 Winter Park Rd.

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

**DISTRICT#:** 5

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

**4. BLUEBERRY HEAVEN RANCH (MICHAELA FAZECAS) - SE-21-05-024**

**REQUEST:** Special Exception and Variances in the A-2 zoning district as follows:

- 1) Special Exception to allow boarding of horses for commercial purposes.
- 2) Variance to allow an existing detached accessory structure to be located in front of the principal structure in lieu of behind or along side.
- 3) Variance to allow an existing 1,200 sq. ft. metal barn with a south side setback of 9 ft. in lieu of 15 ft.
- 4) Variance to allow grass parking in lieu of improved parking.
- 5) Variance to allow grass drive aisles in lieu of improved drive aisles.

This is the result of Code Enforcement action.

**ADDRESS:** 19325 Lake Pickett Rd., Orlando, FL 32820

**LOCATION:** Approximately 1,130 ft. north of Lake Pickett Rd., west of N. Fort Christmas Rd.

**TRACT SIZE:** 330 ft. x 1,320 ft./ 10 acres

**DISTRICT#:** 5

**PARCEL ID:** 02-22-32-0000-00-035

**10:00 AM**

**5. SHUTTS & BOWEN, LLP (JAMES JOHNSTON) - VA-21-05-027**

**REQUEST:** Variance in the R-CE zoning district to allow a lot width of 102 ft. in lieu of 130 ft.

**ADDRESS:** 9201 Charles E. Limpus Rd., Orlando, FL 32836

**LOCATION:** North side of Charles E. Limpus Rd., south side of Pocket Lake, west of S. Apopka Vineland Rd.

**TRACT SIZE:** 102 ft. x 1,052 ft. (avg.)/ +/- 2.36 acres

**DISTRICT#:** 1

**PARCEL ID:** 09-24-28-0000-00-010

**6. DURHAM PLACE (RICK BALDOCCHI) - VA-21-04-013**

**REQUEST:** Variances for multi-family development in the R-3 zoning district as follows:

- 1) To allow 118 parking spaces in lieu of 178.
- 2) To allow a maximum of 43 ft. in building height in lieu of 35 ft.

**ADDRESS:** 5215 S. Orange Blossom Trl., Orlando, FL 32839

**LOCATION:** East side of Orange Blossom Trl., east of Lake Bumby, north of the terminus of Lake Jessamine Dr., and south of Holden Ave.

**TRACT SIZE:** +/- 20.8 acres

**DISTRICT#:** 3

**PARCEL ID:** 15-23-29-0000-00-020