

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Orange County Board of Zoning Adjustment (BZA) shall consider the requests listed below at their **June 3, 2021** public hearing. Public hearings will be held in the County Commissioner's Chambers located on the first floor of the Orange County Administration Building, 201 S. Rosalind Avenue beginning at 9:00 a.m. or as soon thereafter as possible.

Please be advised that 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 will need a record of the proceedings, and that for such purpose, he may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

For any information concerning these requests, please contact Debra Phelps, Recording Secretary, at (407) 836-5917.

**Para mas información referente a esta vista pública, favor de comunicarse con el Departamento de Zonificación al número (407) 836-3111.**

**AGENDA:**

**9:00 A.M. – PLEDGE OF ALLEGIANCE, REVIEW OF THE MINUTES FROM THE MAY 6, 2021, BZA MEETING, and PUBLIC COMMENT**

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

**1. MARK CROSS - VA-21-05-023**

**REQUEST:** Variance in the R-CE zoning district to allow a generator with a south setback of 8.9 ft. in lieu of 10 ft.

**ADDRESS:** 2720 Midsummer Dr., Windermere, FL 34786

**LOCATION:** West side of Midsummer Dr., east side of Lake Down, southwest of Florida's Turnpike, west of S. Apopka Vineland Rd.

**TRACT SIZE:** +/- 2.74 acres

**DISTRICT#:** 1

**PARCEL ID:** 04-23-28-4406-00-150

**2. KASSANDRA SALAZAR - VA-21-06-031**

**REQUEST:** Variance in the A-1 zoning district to allow a mobile home for residential purposes on a property with +/- 1.93 acres in lieu of a minimum of 2 acres.

**ADDRESS:** 6907 Holly St., Mount Dora, FL 32757

**LOCATION:** North side of Holly St., west of N. Orange Blossom Trl., south of Sadler Rd.

**TRACT SIZE:** 133 ft. x 629 ft./ +/- 1.93 acres

**DISTRICT#:** 2

**PARCEL ID:** 16-20-27-2912-16-001

**9:30 AM**

**3. STEVEN EARL - VA-21-06-034**

**REQUEST:** Variance in the R-CE zoning district to allow an existing 355 sq. ft. detached accessory structure to remain in front of an existing residence in lieu of along side or behind.

**ADDRESS:** 9694 Kilgore Rd., Orlando, FL 32836

**LOCATION:** North of Darlene Dr., west of Kilgore Rd. on the east side of Lake Sheen, east of Winter Garden Vineland Rd.

**TRACT SIZE:** +/- 1.59 acres (1.29 acres upland)

**DISTRICT#:** 1

**PARCEL ID:** 04-24-28-0000-00-021

**4. SYLVIA RUPERTO - VA-21-06-035**

**REQUEST:** Variance in the R-1AA zoning district to allow a 588 sq. ft. addition with a south rear setback of 28 ft. in lieu of 35 ft.

**ADDRESS:** 702 S. Deerwood Ave., Orlando, FL 32825

**LOCATION:** Southeast corner of S. Deerwood Ave. and Waywood Ave., west of S.R. 417, south of Lake Underhill Rd.

**TRACT SIZE:** +/- 0.33 acres (14,499 sq. ft.)

**DISTRICT#:** 3

**PARCEL ID:** 31-22-31-2002-02-810

**10:00 AM**

**5. LAZEN ENGINEERING (MOHAMMED ISSA) - VA-21-06-032**

**REQUEST:** Variance in the R-CE zoning district to allow an attached 1,859 sq. ft. carport with a south front setback of 15 ft. in lieu of 35 ft.

**ADDRESS:** 9575 Westover Roberts Rd., Windermere, FL 34786

**LOCATION:** North side of Westover Roberts Rd, on the south side of Lake Olivia, east of Hempel Ave., west of S. Apopka Vineland Rd.

**TRACT SIZE:** 183 ft. x 1,291 ft./ +/- 5.43 acres (1.43 acres upland)

**DISTRICT#:** 1

**PARCEL ID:** 33-22-28-3100-11-100

**6. MADISON LANDING (SCOTT BAKER) - VA-21-06-036**

**REQUEST:** Variance in the R-3 zoning district to allow multi-family development with a ratio of 0.92 parking spaces per unit in lieu of a ratio of 1.5 spaces for each efficiency and one bedroom unit, and 2 spaces for each 2 and 3 bedroom unit.

**ADDRESS:** 5808 S. Rio Grande Ave., Orlando, FL 32809

**LOCATION:** West side of S. Rio Grande Ave., approximately 400 ft. north of W. Oak Ridge Rd.

**TRACT SIZE:** 1.92 acres

**DISTRICT#:** 6

**PARCEL ID:** 22-23-29-7268-57-001

**10:30 AM**

**7. KALEY SQUARE COMMUNITY CENTER (EREKA CLEVELAND-CREATIVE SIGNS) - VA-21-03-141**

**REQUEST:** Variance in the R-2 zoning district to allow a six ft. high, 22.27 sq. ft. ground sign with a north front setback of zero ft. in lieu of 10 ft.

**ADDRESS:** 1030 W. Kaley Ave., Orlando, FL 32805

**LOCATION:** South side of W. Kaley Ave, north side of 22nd St., east of S. Orange Blossom Trl.

**TRACT SIZE:** 266 ft. x 271 ft./ +/- 1.65 acres

**DISTRICT#:** 6

**PARCEL ID:** 03-23-29-0180-23-010

**8. DAVILA HOMES 1ST STREET (DEBI PLAISANCE) - VA-21-07-043**

**REQUEST:** Variance in the R-2 zoning district to allow the construction of a 2,192 sq. ft. residence with an east street side setback of 6 ft. in lieu of 15 ft.

**ADDRESS:** 333 1st St., Orlando, FL 32824

**LOCATION:** Northwest corner of 1st St. and Avenue C, south of E. Landstreet Rd., west of S. Orange Ave.

**TRACT SIZE:** 50 ft. x 143 ft./ +/- 0.16 acres (7,146 sq. ft.)

**DISTRICT#:** 4

**PARCEL ID:** 36-23-29-8228-50-312

**11:00 AM**

**9. DAVILA HOMES BLACKWOOD AVENUE (DEBI PLAISANCE) - VA-21-07-044**

**REQUEST:** Variances in the A-1 zoning district to allow the construction of a 3,458 sq. ft. residence as follows:

- 1) To allow a lot width of 75 ft. in lieu of 100 ft.
- 2) To allow a lot size of 0.36 acres in lieu of 0.5 acres
- 3) To allow a west side setback of 9 ft. in lieu of 10 ft.
- 4) To allow an east side setback of 9 ft. in lieu of 10 ft.

**ADDRESS:** 1784 Blackwood Ave., Gotha, FL 34734

**LOCATION:** South side of Blackwood Ave., south of Old Winter Garden Rd., north of the Florida Turnpike and East-West Expressway interchange.

**TRACT SIZE:** 75 ft. x 212 ft./ +/- 0.36 acres (15,882 sq. ft.)

**DISTRICT#:** 1

**PARCEL ID:** 29-22-28-0000-00-051

**10. EDGAR OSWALDO SAYA - VA-21-07-040**

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

- 1) To allow a 394 sq. ft. addition with an east rear setback of 29 ft. from the Normal High Water Elevation (NHWE) in lieu of 35 ft.
- 2) To allow an existing 2,658 sq. ft. residence to remain with an east rear setback of 17.4 ft. from the NHWE in lieu of 35 ft.

**ADDRESS:** 4409 Raymar Dr., Orlando, FL 32839

**LOCATION:** East side of Raymar Dr. on the south side of Lake Holden, north of Holden Ave., east of S. Orange Blossom Trl.

**TRACT SIZE:** 92 ft. x 114 ft./ +/- 0.24 acres (10,531 sq. ft.)

**DISTRICT#:** 3

**PARCEL ID:** 11-23-29-9622-00-120

**11:30 AM**

**11. CYNTHIA SYPHAX - VA-21-07-041**

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

- 1) To allow the conversion of an existing 272 sq. ft. porch into living area with a west street side setback of 13.2 ft. in lieu of 15 ft.
- 2) To allow an existing 2,024 sq. ft. residence to remain with a west side street setback of 13.2 ft. in lieu of 15 ft.
- 3) To allow an existing 308 sq. ft. detached garage to remain with a west street side setback of 13.5 ft. in lieu of 15 ft.

**ADDRESS:** 726 31st St., Orlando, FL 32805

**LOCATION:** Southeast corner of 31st St. and Lee St., south of W. Michigan St., east of S. Orange Blossom Trl.

**TRACT SIZE:** 100 ft. x 136 ft./ +/- 0.31 acres (13,634 sq. ft.)

**DISTRICT#:** 3

**PARCEL ID:** 02-23-29-3672-04-070