

Interoffice Memorandum

DATE: July 23, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Laekin O'Hara, Chief Planner

PHONE: (407) 836-5943

DIVISION: Zoning Division

ACTION REQUESTED:

Deny the applicant's request; or approve the applicant's request with conditions. District 1.

PROJECT: Case # VA-25-06-017

PURPOSE: Board of Zoning Adjustment (BZA) Case # VA-25-06-017, located at 12607 W. Lake Butler Rd. Windermere, FL 34786, in District 1, is a Board-Called public hearing. The applicant is requesting a Variance in the R-CE-C (Rural Country Estate Cluster) zoning district to allow a pool and deck with a setback of 35.5 ft. from the Normal High Water Elevation (NHWE) in lieu of 50 ft.

At the May 1, 2025 BZA hearing, staff recommended approval of the Variance request. There was no one in attendance to speak in favor of the request. One individual spoke in opposition of the request stating the BZA should deny the request as the NHWE setback protects the lakeshore and water quality. Staff noted that no comments were received in favor and five comments were received in opposition to the request. The BZA recommended approval of the Variance request subject to conditions.

At the May 20, 2025 Board meeting, this item was pulled for a separate public hearing at the request of Commissioner Wilson and scheduled for July 15, 2025.

At the July 15, 2025 Board meeting, the Board continued the public hearing to the August 26, 2025 Board hearing at the request of the applicant.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy is available upon request in the Zoning Division.

BUDGET: N/A