



Orange County Zoning Division

VA-25-01-109
APPLICANT:
JUAN MANUEL VASQUEZ

February 11, 2025

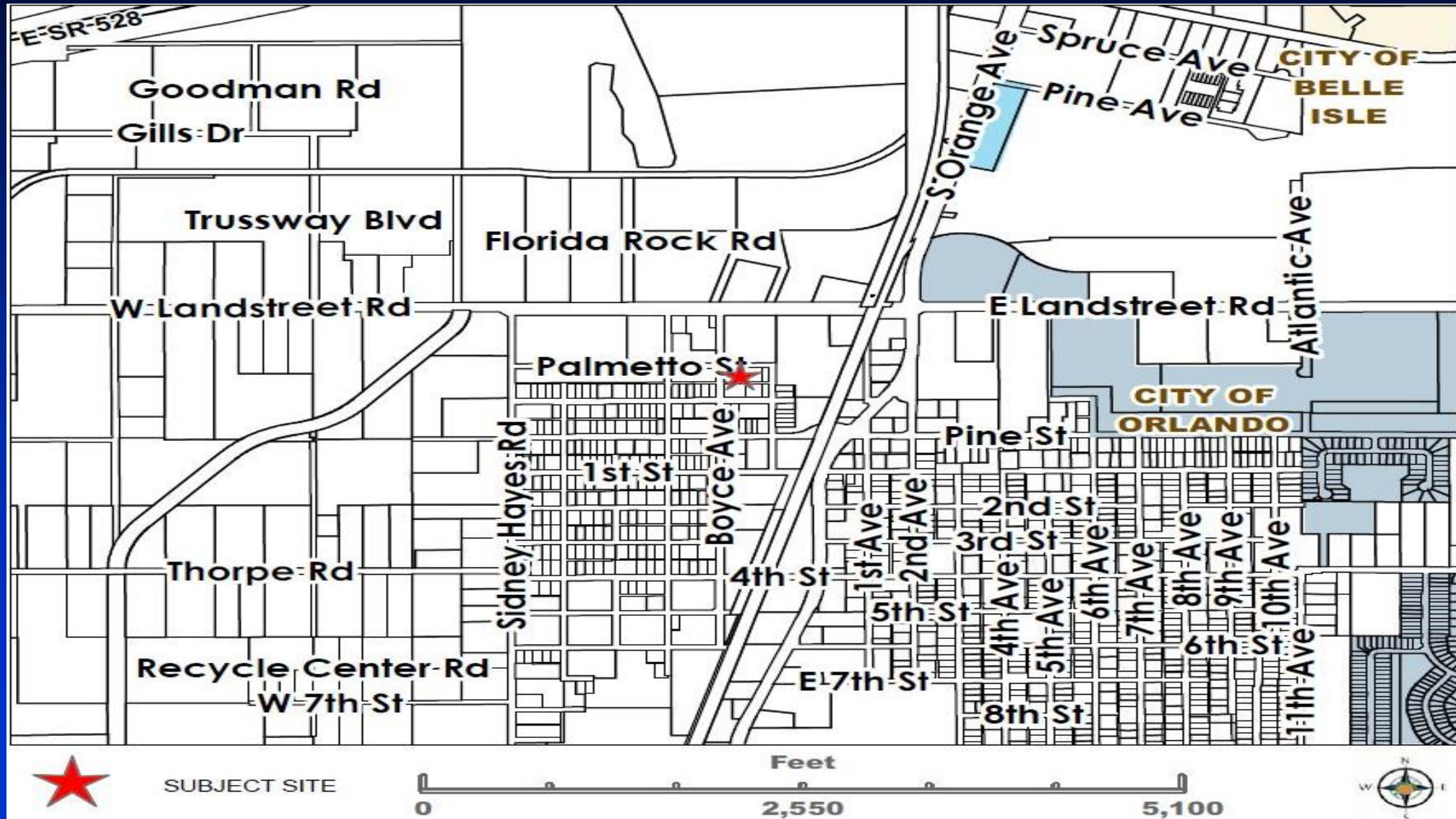


Background

APPLICANT:	Juan Manuel Vasquez
CASE:	VA-25-01-109
ZONING:	R-2 (Residential District)
FUTURE LAND USE:	LMDR (Low-Medium Density Residential)
ADDRESS:	512 Palmetto St., Orlando, FL 32824
LOCATION:	Southeast corner of Palmetto St. and Boyce Ave., west of S. Orange Ave., south of E. Landstreet Rd.
TRACT SIZE:	+/- 0.49 acres (+/- 21,446 sq. ft.)
DISTRICT:	3
REQUEST:	Variance in the R-2 zoning district to allow a multi-family building (quadruplex) with an east side setback of 15 ft. in lieu of 30 ft.

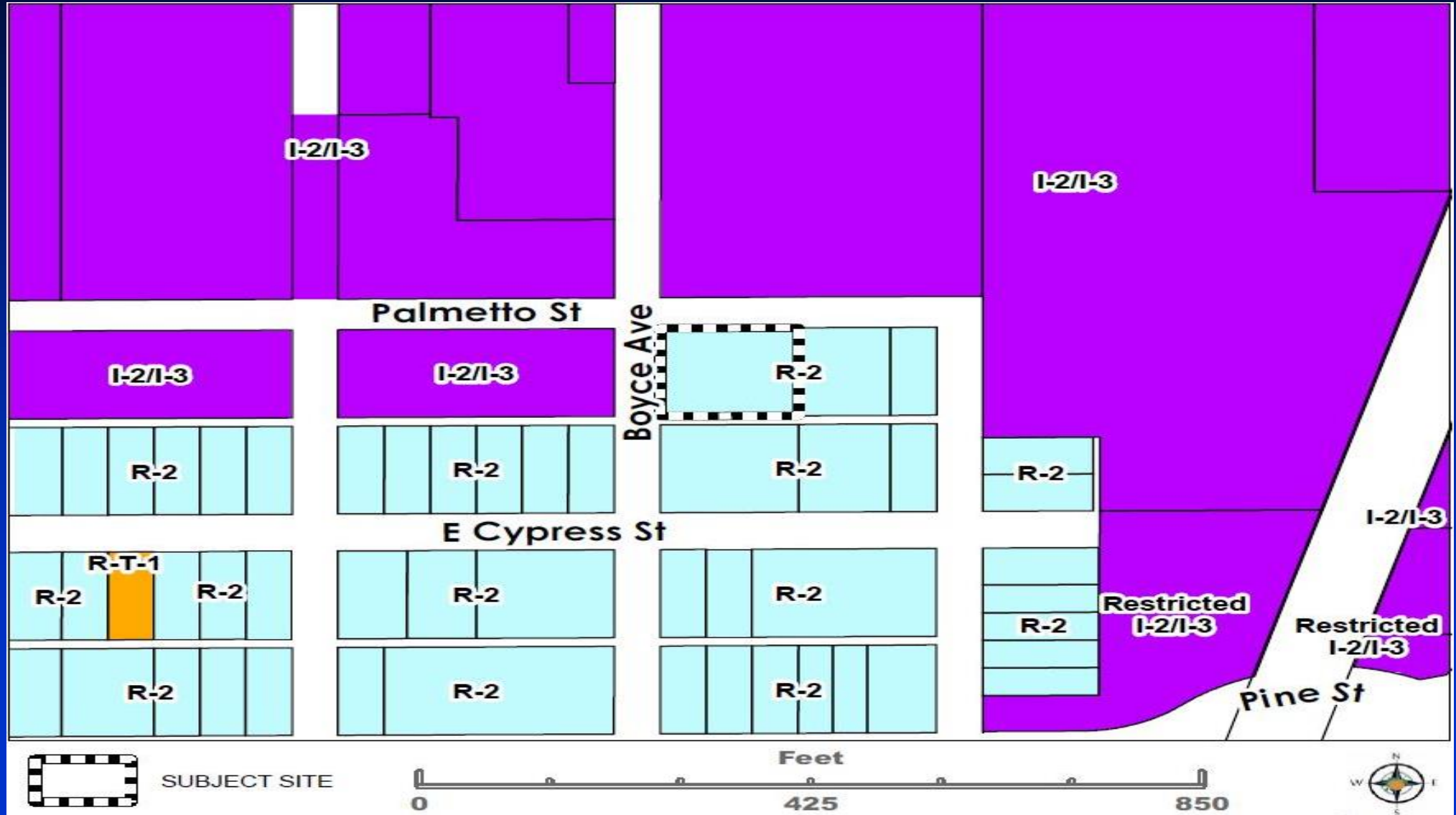


Location Map





Zoning Map



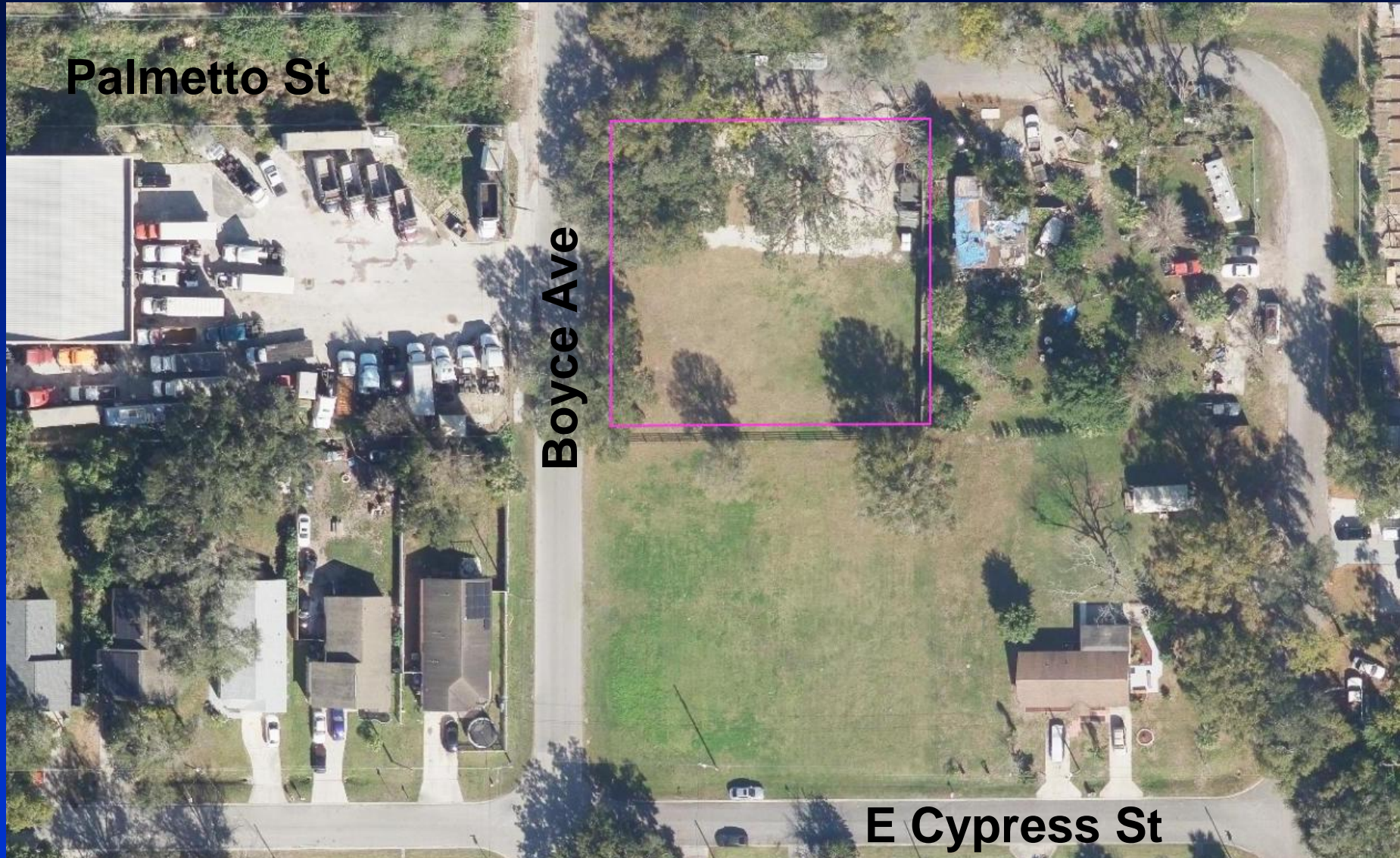


Aerial Map



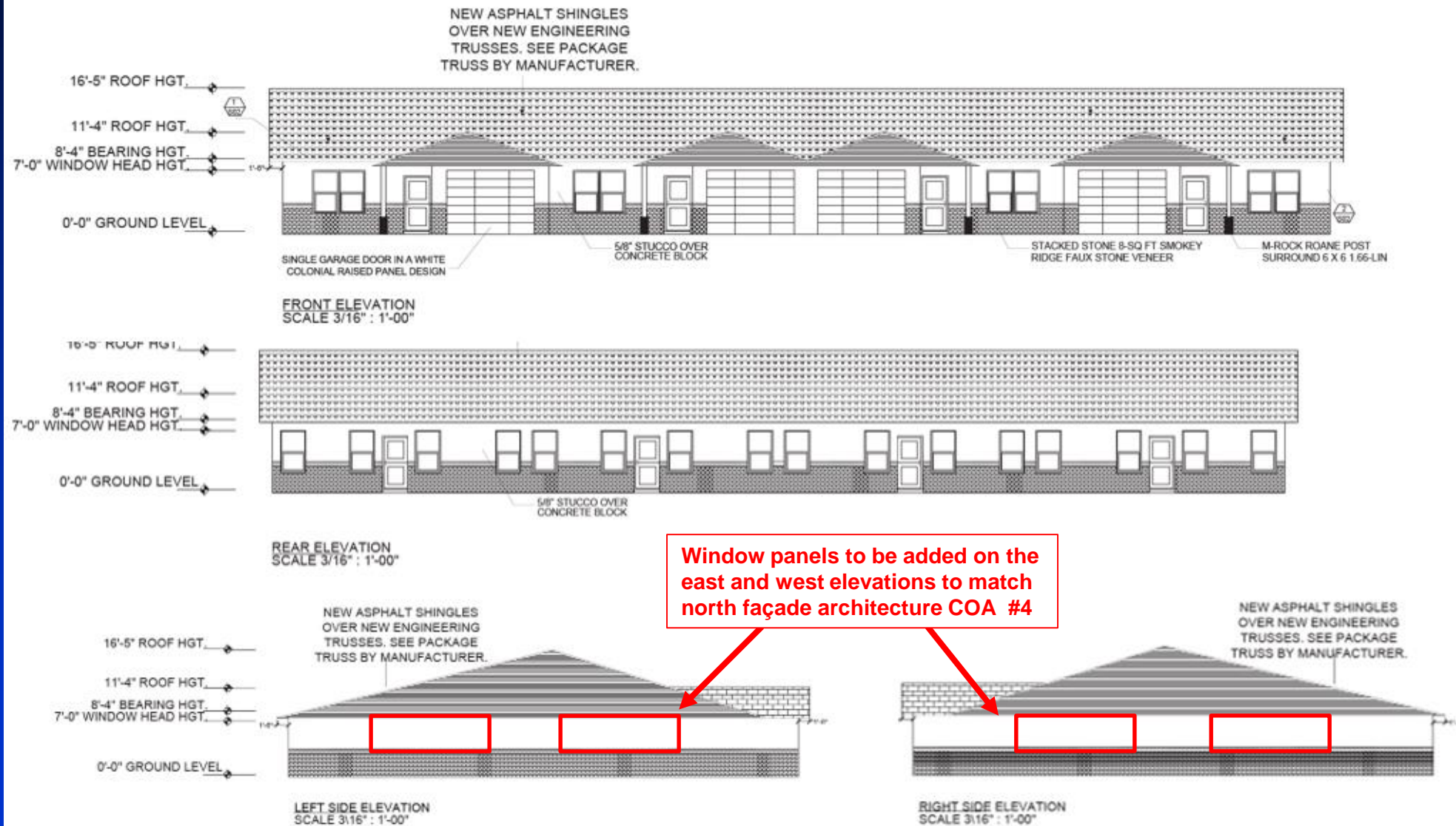


Zoomed-in Aerial





Elevations





Site Photograph

Facing east from Boyce Ave.



**Subject
Property**

Boyce Ave.



Site Photograph

Facing west towards residential property from Palmetto St.



Subject
Property

Palmetto St.



Site Photograph

Facing northwest from Cypress St. and adjacent Single-Family



Subject
Property

Boyce Ave.



Staff Findings and Analysis

- Property is currently improved with a pergola, deck, storage containers and portable toilets.
- Corner lot: Palmetto Street (front), Boyce Avenue (side street)
- Proposal
 - Remove all current improvements
 - Construct a one-story 7,883 sq. ft., 16.4 ft. tall quadruplex with an east side setback of 15 ft. in lieu of 30 ft. (Variance)
 - 3 bed/2 bath per unit
- Other Proposed Improvements:
 - 6 ft. tall concrete masonry wall, east property line
 - 15 ft. wide landscape strip, eastern side
 - 6 ft. tall wooden fence, south property line



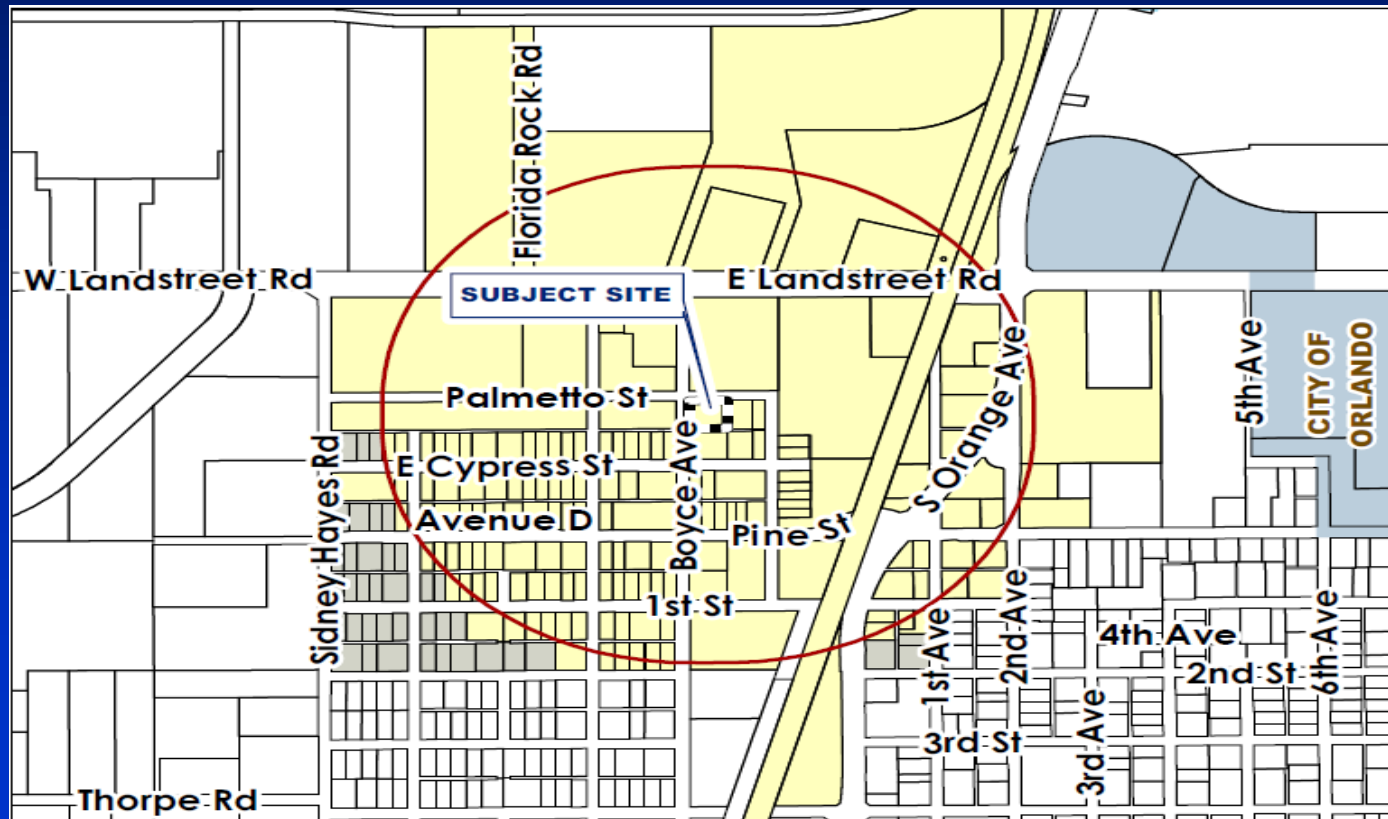
Staff Recommendation

- Staff recommended denial of the Variances, as the request is self-created since the owner could construct a quadruplex that meets code.



Public Feedback

- Staff mailed a total of 215 notices to adjacent property owners in a 1,200 ft. radius
 - Staff received no correspondences in favor or opposition to this request





BZA Findings

- The BZA concluded that there appeared to be more intrusive impacts in the area, and the setback would have been met had the site not been adjacent to a single-family district. The BZA recommended approval subject to five conditions.



Variance Criteria

Section 30-43 (3), Orange County Code

Section 30-43 of the Orange County Code Stipulates specific standards for the approval of variances. No application for zoning variance shall be approved unless the Board of Zoning Adjustment finds that all of the following standards are met:

1. Special Conditions and Circumstances - Special conditions and circumstances exist which are peculiar to the property and which are not applicable to other properties
2. Not Self-Created - The special conditions and circumstances do not result from the actions of the applicant
3. No Special Privilege Conferred - Approval will not confer on the applicant any special privilege
4. Deprivation of Rights - Literal interpretation of the provisions contained in this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district
5. Minimum Possible Variance - The minimum variance that will make possible the reasonable use of the land, building, or structure
6. Purpose and Intent - Approval will be in harmony with the purpose and intent of this Chapter and will not be injurious to the neighborhood



Community Meeting

- **A Community Meeting was held on Monday, January 27, 2025**
 - **Attended by County representatives, District 3 Commissioner and the applicant team**
 - **1 resident was in attendance**
 - **No comments provided. Interested in learning about the project.**
 - **Overall tone was neutral**



Conditions of Approval

1. Development shall be in accordance with the site plan dated September 10, 2024, and elevations dated September 10, 2024, as modified subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.



Conditions of Approval

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. The proposed quadruplex shall include two two-window panels on the east and west elevations to match the proposed architectural design on the proposed north façade.
5. An enhanced landscape buffer of 15 ft. with canopy trees and a 6 ft. masonry wall along the eastern boundary ~~will~~ shall be installed.



Requested Action

- Deny the applicant's request; or
- Approve the applicant's request with conditions



Floor Plan

