

Received on April 24, 2025

Deadline: May 6, 2025

Publish: May 11, 2025



Interoffice Memorandum

DATE:

April 24, 2025

TO:

Jennifer Lara-Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH:

Agenda Development

FROM:

Laekin O'Hara
Chief Planner, Zoning Division

A handwritten signature in blue ink, appearing to be "LOH", next to the printed name and title.

CONTACT PERSON:

Laekin O'Hara
Chief Planner, Zoning Division
(407) 836-5943 or Laekin.O'Hara@ocfl.net

SUBJECT:

Request for Public Hearing to consider an Appeal of the April 3, 2025 Board of Zoning Adjustment Recommendation for a Special Exception and Variance, SE-25-02-144 Mary Solik for Gulfstream Towers LLC, located at 3820 Yothers Rd., Apopka, Florida 32712, Parcel ID # 36-20-27-0000-00-065, District 2

APPLICANT/APPELLANT:

MARY SOLIK FOR GULFSTREAM TOWERS
LLC

CASE INFORMATION:

SE-25-02-144 – April 3, 2025

TYPE OF HEARING:

Board of Zoning Adjustment Appeal

**HEARING REQUIRED BY
FL STATUTE OR CODE:**

Chapter 30, Orange County Code

**ADVERTISING
REQUIREMENTS:**

Publish once in a newspaper of general circulation in Orange County at least (15) fifteen days prior to public hearing.

**ADVERTISING
TIMEFRAMES:**

At least fifteen (15) days prior to the BCC public hearing date, publish an advertisement in the legal notice section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

April 24, 2025

Request for Public Hearing – Mary Solik for Gulfstream Towers LLC - SE-25-02-144

Special Exception and Variance Application

Page 2

ADVERTISING

Special Exception and Variance in the A-1 zoning district as follows:

- 1) Special Exception to allow the construction of a 140 ft. high camouflaged monopine communication tower.
- 2) Variance to allow a distance separation of 145 ft. from a single- family residential unit in lieu of 700 ft.

**NOTIFICATION
REQUIREMENTS:**

At least 10 days before the BCC hearing date, send notices of the public hearing by U.S. mail to owners of property within 800 ft. of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

**MUNICIPALITY OR
OTHER PUBLIC
AGENCY TO BE
NOTIFIED:**

N/A

**HEARING
CONTROVERSIAL:**

Yes

DISTRICT #:

2

The following materials will be submitted as backup for this public hearing request:

1. Names and known addresses of property owners within 800 ft. of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

SPECIAL INSTRUCTIONS TO CLERK:

1. Notify abutters of the public hearing at least two (2) weeks prior to the hearing and copy staff.
2. Public hearing should be scheduled within 45 days after the filing of the notice of appeal received on April 9, 2025, or as soon thereafter, as the BCC's calendar reasonably permits.
3. Applicant/appellant indicated scheduling conflicts on May 20, 2025, and June 17, 2025. To accommodate their availability, staff requests that the public hearing be scheduled on a different date.

Attachment: Location Map and Appeal Application

cc via email: Jennifer Moreau, AICP, Manager, Zoning Division
Brandy Driggers, Assistant Manager, Zoning Division
Laekin O'Hara, Chief Planner, Zoning Division

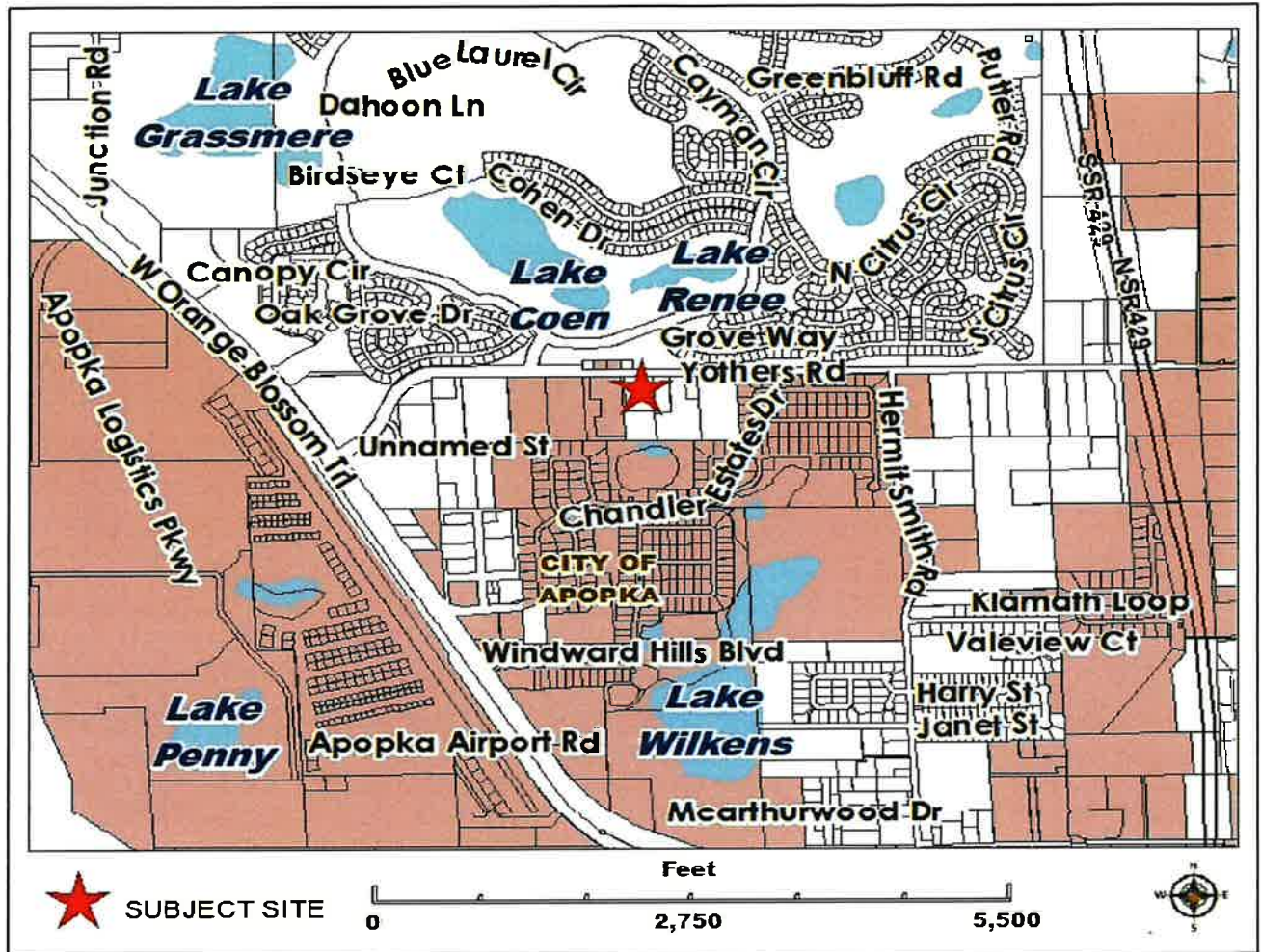
April 24, 2025

Request for Public Hearing – Mary Solik for Gulfstream Towers LLC - SE-25-02-144

Special Exception and Variance Application

Page 3

Location Map



April 24, 2025

Request for Public Hearing – Mary Solik for Gulfstream Towers LLC - SE-25-02-144
Special Exception and Variance Application
Page 4



ORANGE COUNTY ZONING DIVISION
201 South Rosalind Avenue, 1st Floor, Orlando, Florida
32801 Phone: (407) 836-3111 Email: BZA@ocfl.net
www.orangecountyfl.net

Board of Zoning Adjustment (BZA) Appeal Application

Appellant Information

Name: Mary Solik for Gulfstream Towers LLC

Address: 121 S Orange Ave STE 1500 Orlando, FL 32801

Email: msolik@dotysoliklaw.com Phone #: (407) 367-7868

BZA Case # and Applicant: SE-25-02-144

Date of BZA Hearing: 04/03/2025

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

Gulfstream appeals the BZA determination that the Proposed Tower was not camouflaged and the recommendation of denial of the Special Exception and variance. Gulfstream relies upon the Staff Report and the Hlimes and Goff notarized written consents. The Staff report contains the photo simulation of the Proposed Monopine Tower located on Agriculturally zoned property in Rural FLU and sets forth the application's compliance with all code requirements.

Signature of Appellant Mary D Solik Date: 4/9/25

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of April, 2025, by Mary Solik who is personally known to me or who has produced identification and who did/did not take an oath.

Selah Ferry
Notary Public Signature

Notary Stamp:



NOTICE: Per Orange County Code Section 30-45, this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

See Page 2 of application for the Appeal Submittal Process.

April 24, 2025

Request for Public Hearing – Mary Solik for Gulfstream Towers LLC - SE-25-02-144
Special Exception and Variance Application

Page 5

CONSENT TO REDUCED SEPARATON DISTANCE

Pursuant to Section 38-1427(d)(2), Land Development Code of Orange County, Florida, we, James C. Goff and Deborah A. Goff, husband and wife, Owners of the real property located in Orange County, Florida, having a Tax Parcel ID No: 36-20-27-0000-00-003, hereby give written consent to Orange County to the reduced separation distance required in Section 38-1427(d)(2) from 350' to 149'.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 10th day of December, 2024.

Signed, sealed, and delivered in
the presence of:

Mike Burkhead
Print Name: Mike Burkhead

Robert L Schmidt
Print Name: ROBERT L SCHMIDT

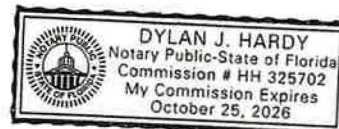
James C. Goff
James C. Goff

Deborah A. Goff
Deborah A. Goff

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2024, by James C. Goff and Deborah A. Goff, husband and wife, who are personally known to me or who have produced FL DRIVERS LIC as identification.

[Signature]
NOTARY PUBLIC
My Commission expires: OCT 25, 2026



April 24, 2025

Request for Public Hearing – Mary Solik for Gulfstream Towers LLC - SE-25-02-144

Special Exception and Variance Application

Page 6

CONSENT TO REDUCED SEPARATON DISTANCE

Pursuant to Section 38-1427(d)(2), Land Development Code of Orange County, Florida, I, Terri Ann Himes, Owner of the real property located in Orange County, Florida, having a Tax Parcel ID No: 36-20-27-0000-00-096, hereby gives written consent to Orange County to the reduced separation distance required in Section 38-1427(d)(2) from 350' to 284'.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 16th day of December, 2024.

Signed, sealed, and delivered in
the presence of:

[Signature]
Print Name: Mike Burkhead

[Signature]
Print Name: ROBERT SCHMIDT

[Signature]
Terri Ann Himes

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 16th day of December, 2024, by Terri Ann Himes, who is personally
known to me or who has produced Florida ID as identification.

[Signature]
NOTARY PUBLIC
My Commission expires: OCT 25, 2026

