

Interoffice Memorandum

DATE: June 10, 2026

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

PROJECT: Case # VA-26-05-022 ALKARIM DHANANI

PURPOSE: Board of Zoning Adjustment (BZA) Case # VA-26-05-022 located at 8016 Firenze Blvd., Orlando, FL 32836, in District 1, is a Board-Called public hearing. The applicant is requesting Variances in the PD zoning district from the Normal High Water Elevation as follows:

- 1) To allow an existing wood deck with a setback of 5 ft. in lieu of 20 ft.
- 2) To allow an existing spa and deck with a setback of 16.5 ft. in lieu of 20 ft.

At the May 7, 2026 BZA hearing, staff recommended denial of Variance request #1, as the need for the variance is self-created and would confer special privilege, as the deck was installed without permits. Staff recommended approval of Variance request #2 as it met all six criteria. There was no one in attendance to speak in favor or in opposition to the request. Prior to the BZA hearing, no correspondence was received in favor or in opposition to the request.

A Code Violation was issued on February 14, 2025 for improvements to the property without permits, including retaining wall alterations, construction of a wooden deck, stairs, and railing, and a rear fence.

The BZA discussed the requests, the HOA, and the improvements on neighboring residences. The BZA stated the improvements are consistent with the development in

the area and denial would deprive the applicant the ability to use their rear yard. The BZA recommended approval of the Variance requests by a 6-0 vote, with 1 absent, subject to the 6 conditions found in the staff report with modified Conditions of Approval #1 and #4.

At the June 2, 2026 Board meeting, this item was pulled for a separate public hearing at the request of the District 1 Commissioner, Commissioner Wilson.

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 of the application is available upon request in the Zoning Division.

BUDGET: N/A