



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, November 10, 2020

2:00 PM

County Commission Chambers

20-1397

Board of Zoning Adjustment Board-Called

Itay Guy, Case # SE-20-10-088, September 3, 2020; District 3

Consideration: Request for a Special Exception and Variance in the R-2 zoning district as follows: 1.) Special Exception to allow a 2-story multi-family development to be located within 100 ft. of the property line of a single-family dwelling district and use, as follows: 30ft. from the west property line in lieu of 100 ft.; 39.9ft. from the south property line in lieu of 100 ft.; 86 ft. from the east property line in lieu of 100 ft.; 15 ft. from the north property line in lieu of 100 ft.; 2.) Variance to allow a 15 ft. side setback from the north property line in lieu of 30 ft.

Location: District 3; property located at 2250 S. Bumby Avenue, Orlando, FL 32806; Orange County, Florida (The legal description of the property is on file in the Zoning Division.)

Modified Condition of Approval #1 as follows:

1. Development shall be in accordance with the site plan and elevations dated August 13, 2020, subject to being modified to show asphalt paving in lieu of pervious pavers, and to note that the lift station shown on the site plan is an option for the developer instead of a requirement, and the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviation, change, or modification shall be subject to the Zoning Manager's review and approval. Any proposed substantial deviation, change, or modification shall 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).

New Conditions of Approval #7, #8, and #9 as follows:

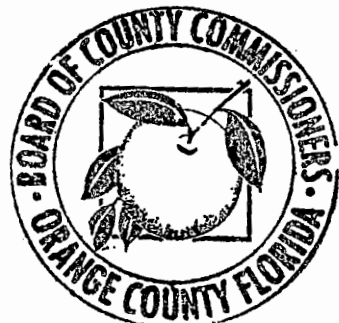
7. The applicant shall obtain building permits no later than November 10, 2023 for this project or this approval is null and void.

8. A 6 ft. wood privacy fence shall be installed on along the north, south and west property lines outside of the required 20 ft. front yard setback from S. Bumby Avenue.

9. New septic tanks are prohibited. Connection to City of Orlando sewer shall be required.

A motion was made by Commissioner Uribe, seconded by Commissioner VanderLey, to make a finding of consistency with the Comprehensive Plan; and approve the request subject to the six (6) conditions of approval with the Board of Zoning Adjustment recommendation; further, modify condition of approval #1; and further, approve new conditions of approval #7, #8, and #9. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 19TH DAY OF NOVEMBER 2020.

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

cas