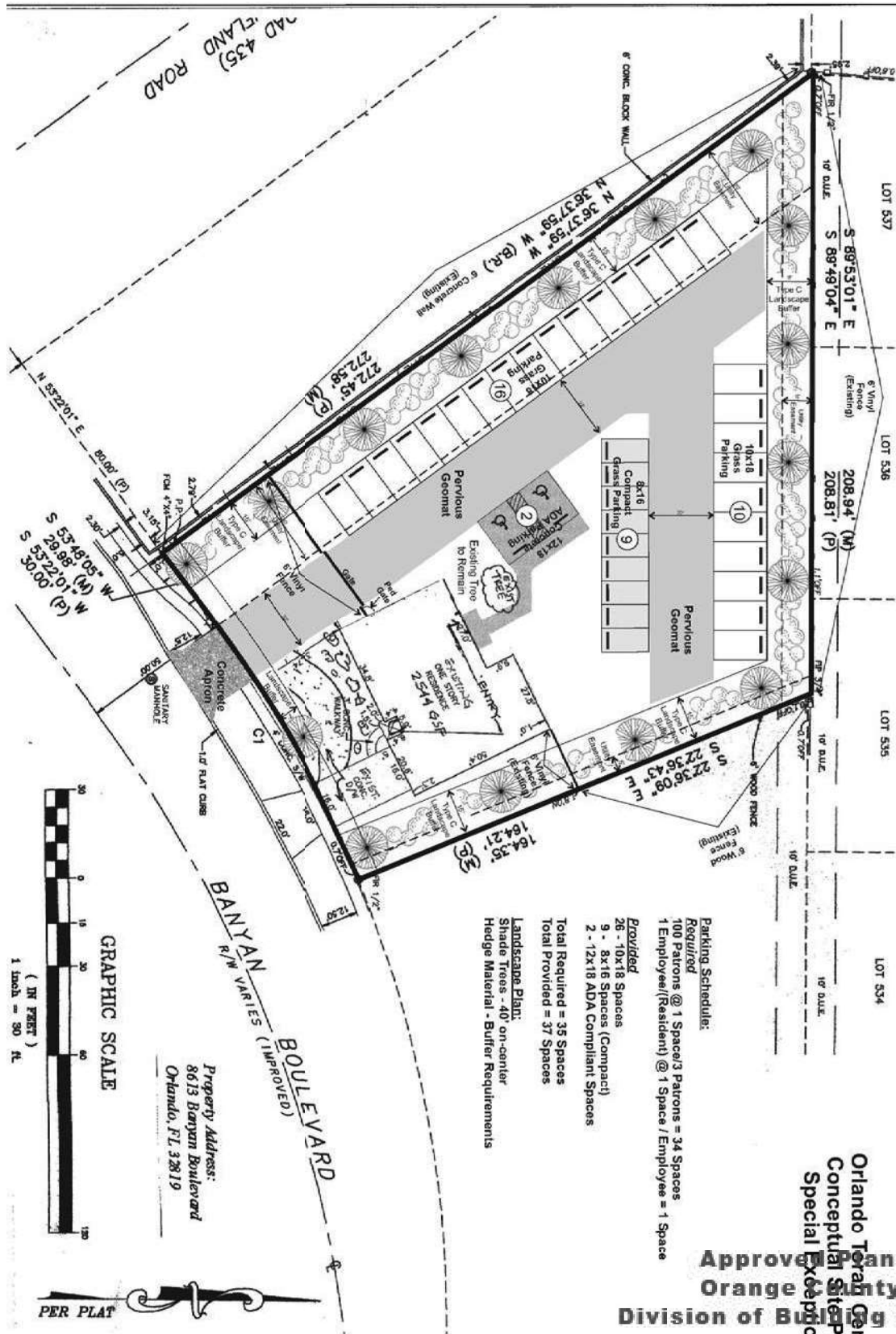


PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS	STATUS
B25903725	06-30-25	Commercial Permit		8613 Banyan Blvd	Internet Incomplete
FIR-25-06-0356	06-02-25	Field Investigation Report	8613 Banyan Boulevard	8613 Banyan Blvd	New
FIR-25-06-0355	06-02-25	Field Investigation Report	8613 Banyan Boulevard	8613 Banyan Blvd	Cancelled
FIR-25-05-0269	05-01-25	Field Investigation Report	8613 Banyan Boulevard	8613 Banyan Blvd	Violation
FIR-25-01-0018	01-15-25	Field Investigation Report	8613 Banyan Boulevard	8613 Banyan Blvd	Violation
24-TE-000262	12-18-24	Traffic Engineering	8613 Banyan BLVD	8613 Banyan Blvd	Issued
SE-24-09-086	06-13-24	Special Exception	DEREK BRUCE FOR ORLANDO TORAH	8613 Banyan Blvd	Appeal
B20907616	12-22-20	Commercial Permit	E-Orlando Torah Center	8613 Banyan Blvd	Complete
SE-20-03-013	01-22-20	Special Exception	ORLANDO TORAH CENTER	8613 Banyan Blvd	Approved
18-R-1442	07-02-18	Right of Way-Underground Utility	mot 42611. 8613 BANYAN BLVD	8613 Banyan Blvd	Complete
F18003437	02-22-18	Fence-Wall Permit	8613 Banyan Boulevard	8613 Banyan Blvd	Complete
E17007637	05-17-17	Electrical Permit	SAND LAKE HILLS- 200a, Alterations	8613 Banyan Blvd	Complete
H17004220	05-03-17	Mechanical Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
P17002623	03-13-17	Plumbing Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
T17002186	02-21-17	Roof Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
B16007112	05-10-16	Residential Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
F04000577	03-18-04	Fence-Wall Permit	2004 00157133 000 00 FENC Fence-Wall Permit	8613 Banyan Blvd	Complete
B94016343	10-05-94	Residential Permit	8613 Banyan Boulevard	8613 Banyan Blvd	Complete



Permit B20907616

Date 11/03/21

This Approval does not grant permission to violate any applicable code. Encroachment of any part of this Improvement can result in a cloud on the title of this property. Keep this plan on the job site at all times.



CERTIFIED MAIL:

Date 1/15/25

COUNTY LANDSCAPE CODE

NOTICE OF VIOLATION

Orlando Torah Center Inc
8613 Banyan Blvd
Orlando, FL 32819



Subject: Notice of Landscape Violation
Property Address: 8613 Banyan Blvd, Orlando FL 32819
Parcel ID(s): 22-23-28-7820-05-970
Violation #: FIR-25-01-0018

This letter is to inform you that the Orange County Zoning Division administers the Orange County Landscaping, Buffering and Open Space Ordinance (Chapter 24). The code is specific about landscape requirements and maintenance of landscape plantings.

[CURRENT LANDSCAPE IS IN NON-COMPLIANCE WITH CHAPTER 24 OF THE CODE. THE PROPERTY OWNER WILL NEED TO RESTORE THE LANDSCAPE TO THE CONDITIONS APPROVED UNDER B20907616.]

You are hereby placed on notice that the division has determined that you are in violation of Sec. 24-4 of the county code *General design and development standards* and Sec. 24-5 of the county code *Buffer Yards*. Penalties as more specifically set forth in Attachment 'A'.

Section 24-3(g), Orange County Code *Penalties*, states the following:

“Failure to have viable landscaping consistent with the approved landscape plan shall constitute a violation subject to penalties and shall be prosecuted and punished in accordance with Orange County Code section 1-9. The board of county commissioners may bring suit in the circuit court to restrain, enjoin or otherwise prevent violation of and/or enforce compliance with this chapter.”

You are hereby directed to restore the current landscaping back to the standards set forth in the approved site work permit and contact this office to acknowledge receipt of this letter by **January 29th, 2025**. You may contact me via the information below to acknowledge receipt of the notice of violation and discuss remedial action. The remedy for this violation must be completed within 60 days of receipt of this notice of violation or the violation may be referred to the Special Magistrate.

Sincerely,

Matthew Melvin
Ph: (407)836-2923
matthew.melvin@ocfl.net

ZONING DIVISION

201 South Rosalind Avenue, 1st Floor ■ Reply To: Post Office Box 2687 ■ Orlando, FL 32802-2687
Telephone 407-836-5807 ■ FAX 407-836-9611 ■ Email Arborist@ocfl.net ■ www.ocfl.net/Zoning

YOUR REQUEST

Thank you for submitting a 311 service request. A service representative will coordinate your request during our standard hours of operation. We are staffed from 7:00 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday (excluding County holidays). You can call 311 by dialing 3-1-1 or (407) 836-3111 TTY (407) 836-4250.

An Update or Attachment can be added to your Request at this time by clicking the buttons below.

Please [print](#) this page for your records.

UID #	Request #	Open Date	Status
3048255	311-1540816	1/28/2025 4:41:48 PM	Open

Category

Neighborhoods & Housing>Violations>Unpermitted Construction

Description

unpermitted construction / modification of Orlando Torah Center parking lot

- The westside grass parking spots have been filled with impervious road construction filler material.
- These parking spaces are located inside of the 30 foot county drainage / utility easement per plat which must remain as grass spaces from the BZA SE-24-09-013 approved plan
- See 4/27/2020 email from Pedro.Medina@ocfl.net stating no objection for the use of the existing 30 ft. easement "AS LONG AS THE PARKING AREA REMAINS UNPAVED".
- * This action by OTC has violated the BZA SE-24-09-013 agreement with the county by the filling in of the west side parking grass spaces with impervious road construction filler material
- * Also need to investigate if original 22' drive isles contains the geo mat & #57 gravel stone, as specified in the approved plans, from the original installation, as it appears the material used looks a impervious road construction fill and can't determine if the geo mat was installed.
- The construction bobcat used for the construction / modification is parked on the NW property

The OTC has a 2nd BZA variance application SE-24-09-086 hearing on February 7th, 2025 for another parking lot variance along with the expansion of the R-1A Single Family Residence from 2,676 sq ft to 12,000 sq ft.

The OTC, in January, was cited by code enforcement for other code violations.

Name: Rusty Laskerr

Address: 8917 Turnberry Ct ORLANDO 32819

Phone: 4074031885

Email: Rustywgr@gmail.com

Location: 8613 Banyan Boulevard ORLANDO 32819

Attachments





- Base map
- Layers
- Foreclosure
- Sales
- Parcel Search
- Legend
- Identify
- OCPA Tools
- Custom Print
- Trending
- Parcel Themes





- Base map
- Layers
- Foreclosure
- Sales
- Parcel Search
- Legend
- Identify
- OCA Tools
- Custom Print
- Trending
- Parcel Themes



Base map

- ☐ Base Map
- ☐ Aerial 2024
- ☐ Aerial 2023
- ☒ Aerial 2022
- ☐ Aerial 2021
- ☐ Aerial 2020
- ☐ Aerial 2019
- ☐ Aerial 2018
- ☐ Aerial 2017
- ☐ Aerial 2016
- ☐ Aerial 2015
- ☐ Aerial 2014
- ☐ Aerial 2013
- ☐ Aerial 2012



- Base map
- Layers
- Foreclosure
- Sales
- Parcel Search
- Legend
- Identify
- OCPA Tools
- Custom Print
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Base map

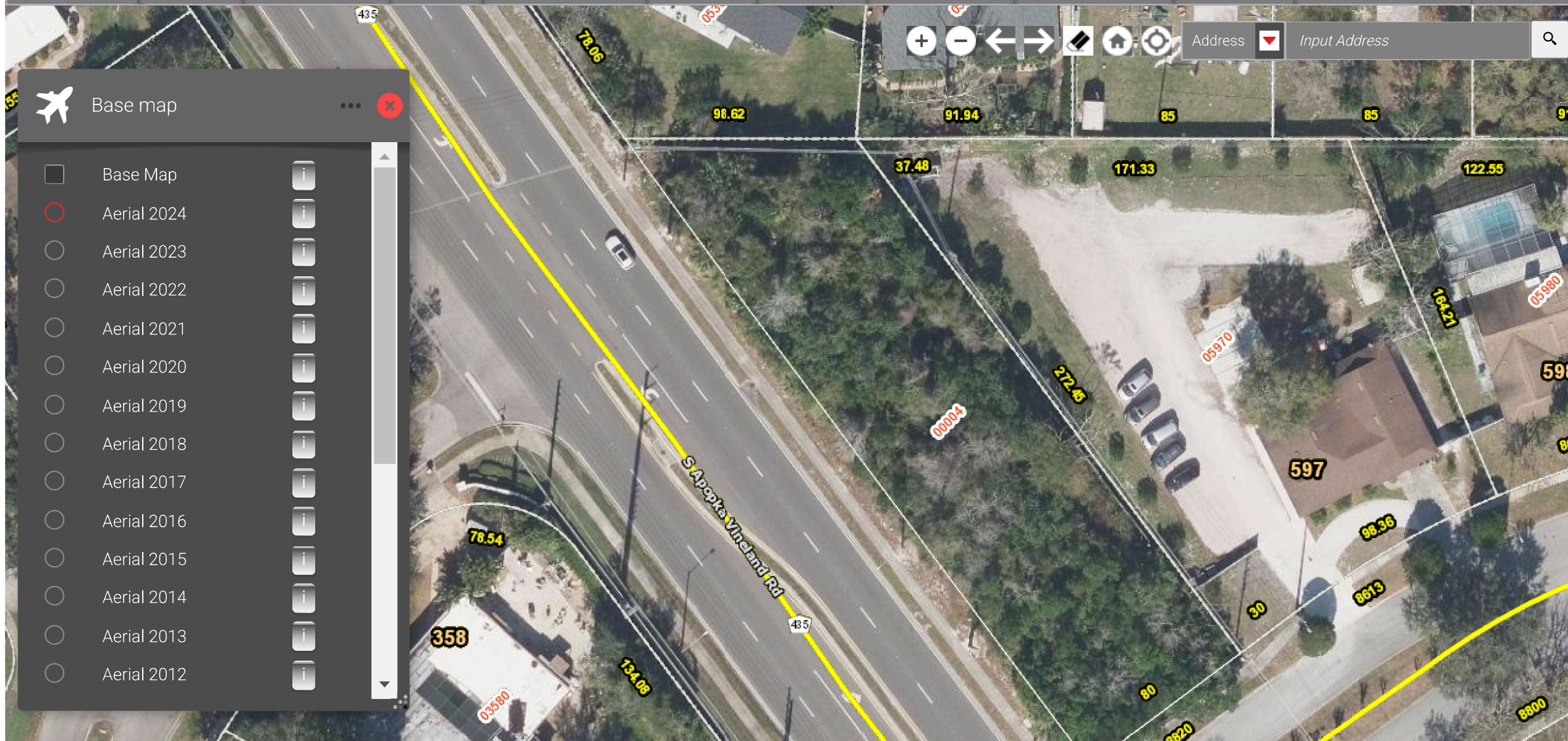
- ☐ Base Map
- ☐ Aerial 2024
- ☒ Aerial 2023
- ☐ Aerial 2022
- ☐ Aerial 2021
- ☐ Aerial 2020
- ☐ Aerial 2019
- ☐ Aerial 2018
- ☐ Aerial 2017
- ☐ Aerial 2016
- ☐ Aerial 2015
- ☐ Aerial 2014
- ☐ Aerial 2013
- ☐ Aerial 2012

60ft

494,114.58 1,503,132.75 Feet
1 : 600



- Base map
- Layers
- Foreclosure
- Sales
- Parcel Search
- Legend
- Identify
- OCPA Tools
- Custom Print
- Trending
- Parcel Themes



60ft

494,215.10 1,503,134.31 Feet
1 : 600



FAST TRACK

ONLINE SERVICES



English

Properties (Address or Parcel)

Development in Orange County is typically tracked by its location within the County, with the most common methods being the parcel or address of the project. A parcel is a tract of real property which is legally defined, and the County tracks projects by parcel when the subject of the entitlement is related to the land. FastTrack can be used to search by parcel to find records such as variances, zoning exceptions, development plans, rezoning, plats, conservation determinations or flood permits. An address is used to identify a specific location and the County tracks projects by address when the subject of record is based on a structure, such as a house, store or electrical meter. If a parcel or address is not found, try and use fewer search criteria such as just street number and name. But be aware that only a subset of records will be returned from each search. **Note that using 'Street Name' will search for streets that start with what is put in – so if 'Lake' is put in it will find streets named 'Lake' and 'Lakeside'.**

If you are certain that a development record should exist for a piece of property please contact the proper agency as it may not be available in the system. There is an ongoing effort to enter the history of development projects into the County system and as information is compiled it will be become available.

If you need assistance or have questions about Orange County's Land Development Process, please refer to our [Contacts \(Contacts.aspx\)](#) page.

SEARCH by entering search criteria below:

Help

ADDRESS

8613

BANYAN

Street Type

Zip

PARCEL

Sec

Twنشp

Rge

Subdiv

Block

Lot

APPLICATION DATE RANGE

Start Date

End Date



Search

SEARCH RESULTS: Click **PERMIT/CASE#** (below) to see complete details.

Show 25 entries

PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS	STATUS
FIR-25-01-0018	01-15-25	Field Investigation Report	8613 Banyan Boulevard	8613 Banyan Blvd	Violation
24-TE-000262	12-18-24	Traffic Engineering	8613 Banyan BLVD	8613 Banyan Blvd	Issued
SE-24-09-086	06-13-24	Special Exception	DEREK BRUCE FOR ORLANDO TORAH	8613 Banyan Blvd	BZA
B20907616	12-22-20	Commercial Permit	E-Orlando Torah Center	8613 Banyan Blvd	Complete

PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS	STATUS
SE-20-03-013	01-22-20	Special Exception	ORLANDO TORAH CENTER	8613 Banyan Blvd	Approved
18-R-1442	07-02-18	Right of Way- Underground Utility	mot 42611. 8613 BANYAN BLVD	8613 Banyan Blvd	Complete
F18003437	02-22-18	Fence-Wall Permit	8613 Banyan Boulevard	8613 Banyan Blvd	Complete
E17007637	05-17-17	Electrical Permit	SAND LAKE HILLS- 200a, Alterations	8613 Banyan Blvd	Complete
H17004220	05-03-17	Mechanical Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
P17002623	03-13-17	Plumbing Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
T17002186	02-21-17	Roof Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
B16007112	05-10-16	Residential Permit	SAND LAKE HILLS SEC 6	8613 Banyan Blvd	Complete
F04000577	03-18-04	Fence-Wall Permit	2004 00157133 000 00 FENC Fence-Wall Permit	8613 Banyan Blvd	Complete
B94016343	10-05-94	Residential Permit	8613 Banyan Boulevard	8613 Banyan Blvd	Complete

Showing 1 to 14 of 14 entries

Back

Print

OTC - 8616 bayan

– January Photos of unpermitted parking modifications in violation of BZA case SE-20-03-013 approved plan



- The westside grass parking spots have been filled with impervious road construction filler material.
- These parking spaces are inside of the 30 foot county drainage / utility easement per plat which is in violation from the approved plan.
- See 4/27/2020 email from Pedro.Medina@ocfl.net stating no objection for the use of the existing 30 ft. easement **“AS LONG AS THE PARKING AREA REMAINS UNPAVED”** which the OTC has violated with the filling in of the west side parking spaces with impervious road construction filler material
- The construction bobcat used is parked on NW property
- No landscaping which is in violation of the approved landscape plan in SE-20-03-013



- Close up picture of the west side grass parking spaces that was filled in with what appears to be impervious road construction filler material up to the height of the car stops
- Nonexistent landscaping which is in violation of the approved landscape plan in SE-20-03-013



- South facing view of property
- The 20 foot driveway filling material appears to be impervious road construction filler material versus the #57 stone gravel & geo mat as specified in the pervious drive plans as filed in SE-20-03-013 for property drainage
- It appears to be the same construction road material in the filled in grass parking spots



- View of filled in grass parking spots inside the 30' county utility easement
- The filling material appears to be impervious road construction filler material
- The impervious fill material is now covering the car stops



- East facing picture of parking area
- The 20' driveway filling material appears to be impervious road construction material versus the #57 stone gravel & geo mat as specified in the pervious drive plans as filed in SE-20-03-013
- The wood fence on the east side of the property was not replaced with 6 ft vinyl fence as specified in SE-20-03-013 plans – only the north side of the property has the vinyl fence

From: Pedro.Medina@ocfl.net
Sent: Monday, April 27, 2020 3:01 PM
To: mna@trafficmobility.com; Diana.Almodovar@ocfl.net
Cc: Brandy.Driggers@ocfl.net; Bruce, Derek; Levine, Joshua; 19137@trafficmobility.com
Subject: RE: Site Plan

Good Afternoon Mohammed,

I have no objection for the use of the existing 30 ft. Utility Easement as long as the parking area remains unpaved; as previously mentioned on our meeting at Public Works a few weeks ago.

Regards,



Pedro L. Medina, P.E. | Manager
Development Engineering Division
Public Works Department
4200 S. John Young Parkway | Orlando, FL | 32839
P: 407-836-7904
E: Pedro.Medina@ocfl.net

From: Mohammed Abdallah <mna@trafficmobility.com>
Sent: Monday, April 27, 2020 2:39 PM
To: Medina, Pedro <Pedro.Medina@ocfl.net>; Almodovar, Diana <Diana.Almodovar@ocfl.net>
Cc: Driggers, Brandy <Brandy.Driggers@ocfl.net>; Bruce, Derek <DBruce@gunster.com>; Levine, Joshua <JLevine@gunster.com>; 19137 ORLANDO TORAH CENTER <19137@trafficmobility.com>
Subject: Site Plan

Hi Pedro and Diana,

I hope you this email finds you well. Please see attached the revised site plan prepared in support of an application for special exception to be reviewed by the BZA. We have been having very helpful discussions and coordination with Jennifer, Brandy, and zoning staff. In follow up to those conversations and in follow up to our previous meeting and discussion, we wanted to put this sketch plan back in front of you for confirmation that Public Works does not have an objection to the use of the 30' utility easement located on the west of the property for grass parking area as illustrated. If confirmed, would you kindly provide your concurrence on the use of this easement for the purposes shown. Also please let us know if you have any comments on the attached sketch plan.

Mohammed Abdallah, PE, PTOE
Traffic & Mobility Consultants, LLC
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
P: (407) 531-5332
F: (407) 531-5331
C: (407) 575-5439
mna@trafficmobility.com

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Hi Brian,

The otc bza hearing is in the morning, Are you in the JYP or Rosalind office? I'm following up to see if your inspector was able to do a site inspection to see if the geo mat was installed with the #57 drainage stone through the entire drive aisles as specified in the approved plans in addition to the other related issues.

Hi Tom & Megan,

I have added you to this em. Today, I these time-stamped pictures (sept 2024) showing what appears to be an unpermitted construction / renovation of the men's bathroom inside the OTC at 8613 Banyan. I checked the fast-track and did not find a permit for this. Can you have this verified... If they did this without permission/permit, can you add this to the list of unpermitted violations?





Also, do you know if the OTC (8613 banyan) and Mark Rosenwasser, owner of the abutting adjacent home (8607 banyan) & officer of OTC, was noticed for the unpermitted 8-10 pvc vinyl fence that was installed/attached connecting homes in the front yard which obscures the side yards from view from the road on banyan?





NEIGHBORHOOD SERVICES DIVISION

2450 W 33rd Street, 2nd floor

Orlando FL 32839

Phone (407) 836-3111

Fax (407) 836-4240

January 21, 2025

ORLANDO TORAH CENTER INC &
WACHSMAN, AVRAHAM
8613 BANYAN BLVD
ORLANDO, FL 32819

Subject: Code Violation Notice

Tax ID: 22-23-28-7820-05-970

To Whom it May Concern,

Compliance with the Orange County Code is important to preserve health and safety standards in neighborhoods.

A violation of the Orange County Code was observed on the property located at 8613 BANYAN BLVD.

You are being notified as the owner of record, registered agent of the corporation, or were found to be an interested party to the property.

Please refer to the attached code violation compliance schedule for a description of the violation, information about the corrective action, and when compliance is required.

Failure to bring the code violation into compliance may result in this matter being referred to the Orange County Code Enforcement Board/Special Magistrate and a possible fine of up to \$1000.00 per day.

If you have any questions about the violation and/or what is required for compliance, please contact Megan Marshall as soon as possible at 407-836-4204.

Sincerely,

Megan Marshall
Chief Inspector

cc: ce_nov_gen

ref: 648841

Si no le es posible leer esta notificacion favor de llamar a nuestras oficinas al (407) 836-3111.

**Neighborhood Services Division
Code Violation Compliance Schedule**

Exhibit "A"
Ref: 648841

Property Address: 8613 BANYAN BLVD

Owner/Agent: ORLANDO TORAH CENTER INC 8613 BANYAN BLVD ORLANDO, FL 32819

First Inspection Date: January 9, 2025

Last Inspection Date: Commercial Occupied Zoned R-1A

<u>Section and Violation</u>	<u>Corrective Action Required</u>	<u>Compliance Date</u>
38... -3, 38-74, 38-77, 38-1426 (a) Accessory structure(s) erected without obtaining Zoning approval and applicable permits, and/or not meeting the development standards.	Obtain Zoning approval, all applicable permits, and meet all the required development standards or remove the structure(s).	05-FEB-2025
38... 3(a) Zoning and/or building permits. No building or structure shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used or designed to be used for any purpose or in any manner other than a use designated in this chapter, or amendments thereto, as permitted in the district in which such land, building, structure or premises is located, without obtaining the necessary zoning and/or building permits and completing the work under those permits.	Obtain a building permit for the parking lot expansion (required parking was approved for grass and is now crushed rock).	05-FEB-2025
38... 3, 38-1408 Fence or wall erected without Zoning approval and required permit and/or does not meet development standards.	Obtain Zoning approval, required permit and meet all development standards or remove the fence or wall.	05-FEB-2025
38... 3, 38-74, Hours of operation in accordance with Special Exception SE-20-03-013. 1) Mondays through Fridays: 6:00 a.m. to 9:00 p.m.; 2) Saturdays: 8:00 a.m. to 1:00 p.m. and 90 minutes before sundown to one hour after sundown; and 3) Sundays: 8:00 a.m. to 10:00 a.m. and 15 minutes before sundown to one hour after sundown.	Cease utilizing the property outside of the permitted hours of operation.	05-FEB-2025
38... 3, 38-74, Parking spaces in accordance with Special Exception SE-20-03-013. The grass parking spaces shall be fitted with wheel stops. The drive aisles and handicap parking spaces shall be improved with a durable all-weather surface and properly drained in accordance with Orange County Code.	Under Orange County building permit install wheel stops in the new parking lot area.	05-FEB-2025

* Major Violations

Dated: January 21, 2025

Inspector: MEGAN MARSHALL
Dept/Section: Code Compliance
cc: ce_comp_schedz
ref: 648841