



Interoffice Memorandum

DATE: September 25, 2024

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

THROUGH: Agenda Development

FROM: Brandy Driggers
Assistant Manager, Zoning Division

A handwritten signature in black ink, appearing to be "BD", enclosed in a circular scribble.

CONTACT PERSON: **Taylor Jones**
Chief Planner, Zoning Division
(407) 836-5944 or taylor.jones@ocfl.net

SUBJECT: Revised Request for Public Hearing to consider an appeal of the September 5, 2024 Board of Zoning Adjustment Recommendation for a Special Exception and Variances, SE-24-08-065 Robert Ziengenfuss for Rex Groves RV Park, located at 5872 Rex Drive, Winter Garden, Florida, 34787, Parcel ID # 18-23-27-0000-00-003, District 1

APPLICANT/ APPELLANT: Robert Ziengenfuss for Rex Groves RV Park

CASE INFORMATION: SE-24-08-065 – September 5, 2024

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;

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ADVERTISING

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

- 1) Special Exception to allow an RV Park with 249 campsites
- 2) Variance to allow an accessory building (northern most restroom building) to be 43.8 ft. from campsites in lieu of 75 ft.
- 3) Variance to allow an accessory building (southeastern most restroom building) to be 51.3 ft. from campsites in lieu of 75 ft.
- 4) Variance to allow an accessory building (southwestern most restroom building) to be 30.5 ft. from campsites in lieu of 75 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 3,000 ft. of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

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

N/A

**HEARING
CONTROVERSIAL:**

Yes

DISTRICT #:

1

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

1. Names and known addresses of property owners within 3,000 ft. of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

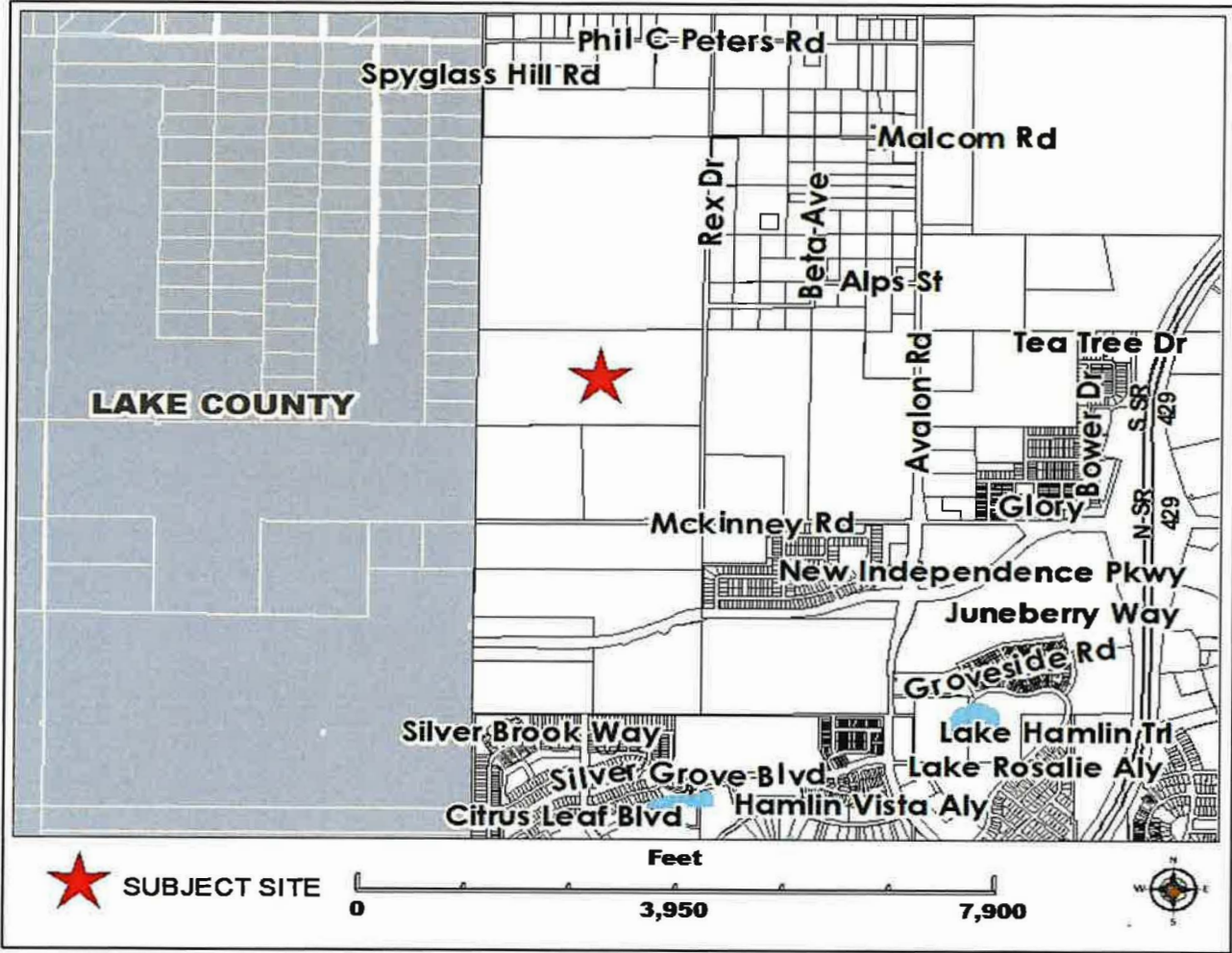
SPECIAL INSTRUCTIONS TO CLERK:

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 on November 19th, 2024.

Attachment: Location Map and Appeal Application

cc via email: Jennifer Moreau, AICP, Manager, Zoning Division
Brandy Driggers, Assistant Manager, Zoning Division

Location Map





M. REBECCA WILSON

Shareholder

rebecca.wilson@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6250 | F: 407-843-4444

MAIN NUMBER: 407-843-4600

TTT MERITAS® LAW FIRMS WORLDWIDE

September 9, 2024

VIA E-MAIL AND HAND DELIVERY

Orange County Zoning Division
Attn.: Taylor Jones
201 S. Rosalind Avenue
Orlando, Florida 32801

Re: Appeal Application SE-24-08-065 ("Special Exception") Meeting Date September 5, 2024

Dear Mr. Jones:

This firm represents Rex Groves LLLP with regard to the Special Exception set forth above. We believe that the Board of Zoning Adjustment erred in denying the Special Exception. The proposed Special Exception meets or exceeds the County's Special Exception criteria.

In particular, the RV Park use is consistent with the Comprehensive Plan designation as a rural settlements. The County specifical included property used as RV Parks in at least three (3) of the County's Rural Settlements created in 1991. Furthermore, the proposed RV Park is adjacent to an active landfill which is not a resident use. It is also adjacent to the County's water treatment cells which are not residential uses.

The Owner has worked with the Lake Avalon Rural Settlement HOA Board in order to maintain these ~80 acres as agriculture and silvaculture. The intent is to avoid this property being turned into another large lot urban sprawl subdivision.

We look forward to the appeal being scheduled within 45 days.

Very truly yours,

M. Rebecca Wilson
Shareholder

MRW/kej



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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: Robert Ziegenfuss For Rex Groves RV Park

Address: 1201 E. Robinson Street, Orlando, FL 32801


Email: Bob@ZDevelopmentServices.com Phone #: (407) 271-8910

BZA Case # and Applicant: SE-24-08-065

Date of BZA Hearing: 09/05/2024

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

See attached.

Signature of Appellant: 

Date: 09/09/2024

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9 day of September, 2024, by Robert Ziegenfuss who is personally known to me or who has produced identification and who did/did not take an oath.

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.

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Board of Zoning Adjustment (BZA) Appeal Application

Appeal Submittal Process

1. Within 15 calendar days of the decision by the Board of Adjustment, the appellant shall submit the Board of Zoning Adjustment (BZA) Appeal Application to the Zoning Division in person. The application will be processed and payment of \$691.00 shall be due upon submittal. All justification for the appeal shall be submitted with the Appeal Application.
2. Zoning Division staff will request a public hearing for the subject BZA application with the Board of County Commissioners (BCC). The BCC hearing will be scheduled within forty-five (45) days after the filing of the appeal application, or as soon thereafter as the Board's calendar reasonably permits. Once the date of the appeal hearing has been set, County staff will notify the applicant and appellant.
3. The BCC Clerk's Office will provide a mailed public hearing notice of the hearing to property owners at a minimum of 500 feet from the subject property. Area Home Owner Associations (HOA) and neighborhood groups may also be notified. This notice will provide a map of the subject property, as well as a copy of the submitted appeal application.
4. Approximately one week prior to the public hearing, the memo and staff report of the request and appeal will be available for review by the applicant, appellant, and the public.
5. The decision of the BCC is final, unless further appealed to the Circuit Court. That process is detailed in [Section 30-46](#) of the Orange County Code.