

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-26-05-037 KATELYN O'NEAL

PURPOSE: Board of Zoning Adjustment (BZA) Case # VA-26-05-037 located at 9146 Bay Point Dr., Orlando, FL 32819, in District 1, is a Board-Called public hearing. The applicant is requesting Variances in the R-1AA zoning district from the Normal High Water Elevation as follows:

- 1) To allow a new residence with a setback of 16.6 ft. in lieu of 35 ft.
- 2) To allow a pool and deck with a setback of 3.2 ft. in lieu of 35 ft.

At the May 7, 2026 BZA hearing, staff recommended denial of the Variance requests, as the residence is not yet constructed and could be redesigned to lessen the Variance requests. 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.

The BZA noted the similarity of the request to improvements on adjacent properties and the unique configuration of the lot. The BZA recommended approval of the Variance requests by a 6-0 vote, with 1 absent, subject to the 4 conditions found in the staff report, as modified.

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