



**Interoffice Memorandum**

**DATE:** June 10, 2021

**TO:** Katie Smith, Deputy Clerk  
Board of County Commissioners

**THROUGH:** Agenda Development BCC

**FROM:** Jennifer Moreau, AICP  
Manager, Zoning Division

**CONTACT PERSON:** **Ted Kozak, AICP**  
**Chief Planner, Zoning Division**  
**(407) 836-5337 or [Ted.Kozak@ocfl.net](mailto:Ted.Kozak@ocfl.net)**

**SUBJECT:** **Revised** Request for Public Hearing to consider an appeal of the May 6, 2021 Board of Zoning Adjustment Recommendation for Special Exception Application (SE-21-05-024) Blueberry Heaven Ranch (Michaela Fazecas) located at 19325 Lake Pickett Road, Orlando, FL 32820, Parcel ID # 02-22-32-0000-00-035, District 5

---

**APPLICANT:** Michaela Fazecas for Blueberry Heaven Ranch

**APPELLANT:** **Debra and Donnell Barbour, Patricia Buchanan, Larry and Mary Murray**

**CASE INFORMATION:** Case # SE-21-05-024 – May 6, 2021

**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;

June 10, 2021

Request for Public Hearing – Blueberry Heaven Ranch (Michaela Fazecas)

Special Exception Application

Page 2

**ADVERTISING**

Special Exception and Variances in the A-2 zoning district as follows:

- 1) Special Exception to allow boarding of horses for commercial purposes.
- 2) Variance to allow an existing detached accessory structure to be located in front of the principal structure in lieu of behind or alongside.
- 3) Variance to allow an existing 1,200 sq. ft. metal barn with a south side setback of 9 ft. in lieu of 15 ft.
- 4) Variance to allow grass parking in lieu of improved parking.
- 5) Variance to allow grass drive aisles in lieu of improved drive aisles.

This is the result of Code Enforcement action.

**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 1,500 feet of the property.

**ESTIMATED TIME  
REQUIRED:**

Two (2) minutes

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

N/A

**HEARING  
CONTROVERSIAL:**

Yes

**DISTRICT #:**

5

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

1. Names and known addresses of property owners within 1,500 feet 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 within 45 days after the filing of the notice of appeal received on May 19, 2021, or as soon thereafter, as the BCC's calendar reasonably permits.

June 10, 2021

Request for Public Hearing – Blueberry Heaven Ranch (Michaela Fazecas)

Special Exception Application

Page 3

Attachment (Location map)

cc via email: Chris Testerman, AICP, Deputy County Administrator  
Jon Weiss, P.E., Director, Planning, Environmental, and  
Development Services Department

June 10, 2021

Request for Public Hearing – Blueberry Heaven Ranch (Michaela Fazecas)

Special Exception Application

Page 4

## Location Map

