



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, December 18, 2018

2:00 PM

County Commission Chambers

Board of Zoning Adjustment Board-Called

18-1476

Hudson Fortune, Case SE-18-07-077, September 6, 2018; District 4

Consideration: Request for a special exception and variances in the R-CE-2 zoning district as follows: 1) Special Exception: To allow an existing 1 story detached Accessory Dwelling Unit (ADU) to remain; 2) Variance to allow an ADU on a lot with 2.11 acres in lieu of 3 acres; and 3) Variance to allow a minimum lot width of 199 ft. in lieu of 250 ft.

Location: District 4; property generally located North of Tindall Road, southwest of Lake Hart; Orange County, Florida (legal property description on file in Zoning Division)

The District Commissioner modified Board of Zoning Adjustment Conditions of Approval #4 and #6 as follows:

4. The applicant shall obtain all applicable permits for the accessory dwelling unit, including after the fact building permits, and come into compliance with all laws and regulations relating to septic systems and wells as governed by the Health Department, and pay all fees and assessments, including impact fees, within ninety (90) days of final approval (by March 18, 2019), or this approval shall become null and void.

6. The six foot (6') high wooden fence separating the principal structure and the accessory dwelling unit shall be removed within ninety (90) days from this approval, and shall not be reconstructed, or this approval shall become null and void.

A motion was made by Commissioner Gomez Cordero, seconded by Commissioner Bonilla, to make a finding of consistency with the Comprehensive Plan; and approve the special exception and variances in the R-CE-2 zoning district for the accessory dwelling unit subject to the conditions of approval with the Board of Zoning Adjustment recommendation; and further, modify Conditions of Approval #4 and #6. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin

Nay: 2 - Commissioner VanderLey, and Commissioner Moore



THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 28TH DAY OF DECEMBER 2018.

Katie Smith
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.

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