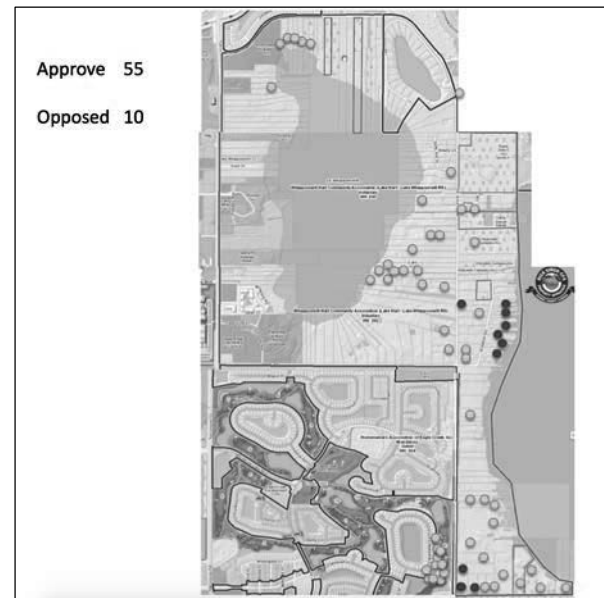


Hardship Case for Affordable Housing

- Title 1, Ventura Elementary county School, teacher third grade
- I love my job
- I have a daughter with a disability, SSI
- Pediatric extended medical daycare facility
- 3 months prescribed nursing care at my home, approved by the State
- I need my older sister & family on the same property, I have Epilepsy
- My Parents are down the street in our Settlement
- *Please don't let the neighbor tear my small home down*



Community voted... Approval



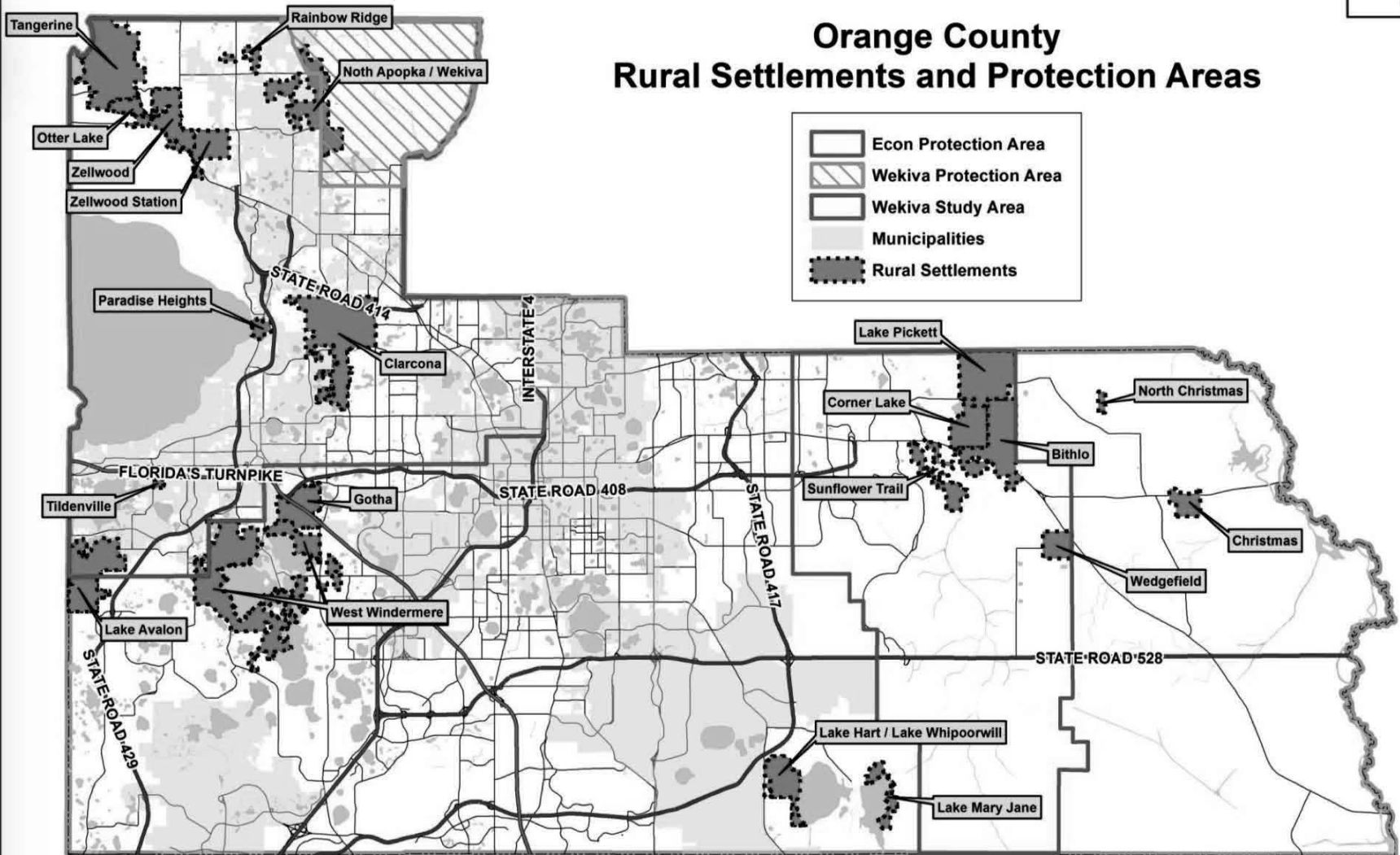
Planning and Zoning... Recommended Approval with 6 conditions

BZA Board of Zoning... Approved



Orange County Rural Settlements and Protection Areas

-  Econ Protection Area
-  Wekiva Protection Area
-  Wekiva Study Area
-  Municipalities
-  Rural Settlements



	Acre	Zoning	BCC Approved	Address	Rural settlement with ADU's
1	1.3	RCE	11/17/17	1219 Kelso Blvd.	Windermere rural settlement
2	1	RCE	1/7/16	10230 Park Ridge	Windermere rural settlement
3	2.2	RCE	2/10/15	5500 W. Lake Butler	Windermere rural settlement
4	0.9	RCE	9/1/11	9633 Leaside Court	Windermere rural settlement
5	1.1	RCE	12/6/12	3402 Cocard Rd	Windermere rural settlement
6					
7	2.6	A2	11/6/2014-18	11715 Narcoossee Rd	Lake Whippoorwill/Hart rural settlement
8	2.7	A2	3/1/88	11747 Narcoossee Rd	Lake Whippoorwill/Hart rural settlement
9	1.3	A2	10/2/14	13912 E Lake Mary Jane	Lake Mary Jane rural settlement
10	0.6	A 2	10/12/06	14514 Storys Ford Rd	Lake Mary Jane rural settlement
11	2.3	RCE	9/21/18	5400 Lake St. Mt Dora	Tangerine rural settlement
12	2	PD	11/5/15	6224 Ann Lane	Tangerine rural settlement
13	1.3	A1	2/24/16	7963 Sully drive	Clarcona rural settlement
14	1.5	RT2	4/7/17	2631 eighth Street	Bithlo rural settlement
15	1.5	RT2	8/1/02	2739 8th St.	Bithlo rural settlement
16	1.4	A1	4/7/16	101 West Lewis Ave.	Apopka rural settlement
17	1	A 2	1/7/16	2833 Rock Springs Rd	North Apopka rural settlement
18	0.8	A2	6/7/12	147 Trailer Haven Ln.	Apopka rural settlement
19	1	R1A	3/4/04	19415 Wembley Ave	Westfield rural settlement
20	2.8	A2	11/7/13	16816 Bearely Road	Sunflower trail rural settlement
21	0.5	A1	4/7/16	5359 terrell Road	Zellwood rural settlement
	Grandfathered				
22	2.1	A2	8/18/99	13315 Kirby Smith	Lake Whippoorwill/Hart rural settlement

We are not setting a precedence

1	11715 Narcoossee Road	1 st Residence 3985sf, 2 nd Residence 1120sf	2018
2	13315 Kirby Smith Road	1 st Residence 3580sf, 2 nd Residence 952sf	2006
3	██████ Shady Oaks Ln	1 st Residence █████sf 2 nd Residence █████sf	██████
4	11747 Narcoossee Road	1 st Res 2300sf, 2 nd Res 1288sf, 3 rd Res 950sf,	2004
5	██████ Kirby Smith Road	1 st Residence █████sf, 2 nd Residence █████sf	██████
6	██████ Tyson Road	1 st Residence █████sf, 2 nd Residence █████	██████
7	██████ Broleman Road ,	1 st Residence █████sf, 2 nd Residence █████sf	██████
8	██████ Kirby Smith Road,	1 st Residence █████f, 2 Residence █████f	██████
9	██████ Kirby Smith Road ,	1 st Residence █████sf, 2 nd Residence █████sf	██████
10	12432 Kirby Smith Road,	1 st Residence 3184sf, 2 nd Residence 625sf	1990
11	██████ Tyson Road,	1 st Residence █████ft, 2 nd Residence █████f	██████
12	██████ Broleman Road	1 st Residence █████sf, 2 nd Residence █████f	██████
13	██████ Kirby Smith Road,	1 st Residence █████sf, 2 Residence █████sf	██████
14	██████ Brolemand Rd ,	1 st Residence █████sf, 2 nd Residence █████f	██████
15	██████ Kirby Smith Rd	1 st Residence █████sf, 2 nd Residence █████f	██████
16	██████ Shady Oaks	1 st Residence █████sf, 2 nd Residence █████sf	██████
17	10442 Kirby Smith Road,	1 st Residence 2584sf, 2 Residence 500sf	1971
18	██████ Kirby Smith Road,	1 st Residence █████sf, 2 nd Residence █████sf	██████
19	██████ Kirby Smith Rd	1 st Residence █████sf, 2 nd Residence █████sf	██████
20	██████ Kirby Smith Road,	1 st Residence █████sf, 2 nd Residence █████sf	██████
21	██████ Kirby Smith Rd,	1 st Residence █████sf, 2 nd Residence █████sf	██████



CASE INFORMATION:

[View Google Map](#)

CASE#	APPLY DATE	NAME	STATUS	ISSUE DATE	EXPIRE DATE
SE-14-11-075	09/10/14	SONDRA TURNER	Approved	11/06/14	11/21/14
TYPE		SUB TYPE		WORK TYPE	
Special Exception		General		Accessory dwelling unit	
ADDRESS			PARCEL		
11715 Narcoossee Rd			17-24-31-0000-00-029		
DESCRIPTION					
Special Exception and Variance in A-2 zoning district as follows: 1) Special Exception: To locate a detached Accessory Dwelling Unit (ADU) on the subject property; 2) Variance: To locate ADU in front of the principal residence in lieu of the side or rear yards					

ASSOCIATED PROPERTY:

ADDRESS	PARCEL
11715 Narcoossee Rd Orlando FL 32832	17-24-31-0000-00-029

PERMIT INFORMATION:

[View Google Map](#)

PERMIT#	APPLY DATE	NAME	STATUS	ISSUE DATE	EXPIRE DATE
P18001788	02/09/18	11715 Narcoossee Road	Expired	02/09/18	08/09/18
TYPE		SUB TYPE		WORK TYPE	
Plumbing Permit		Residential		New Construction	

PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS
P18001788	02-09-18	Plumbing Permit	11715 Narcoossee Road	11715 Narcoossee Rd
E17016660	10-30-17	Electrical Permit	11715 Narcoossee Road	11715 Narcoossee Rd
SWP-04-17-22	04-24-17	Flood Zone Permitting	11715 Narcoossee Road	11715 Narcoossee Rd
B17005137	03-27-17	Residential Permit	11715 Narcoossee Road	11715 Narcoossee Rd
B14014772	12-11-14	Residential Permit	11715 Narcoossee Road	11715 Narcoossee Rd

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	A-2	1 LOT(S)	\$320,000.00	\$320,000	\$0.00	\$320,000

Page 1 of 1 (1 total records)

Buildings

[View Orange County Permits](#)

Important Information		Structure				
More Details	Model Code:	01 - Single Fam Residence	Actual Year Built:	1968	Gross Area:	5372 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	4	Living Area:	3985 sqft
	Building Value:	\$278,547	Baths:	2.5	Exterior Wall:	Common Brick
Estimated New Cost:		\$352,591	Floors:	2	Interior Wall:	Drywall
More Details	Model Code:	01 - Single Fam Residence	Actual Year Built:	1965	Gross Area:	1120 sqft
	Type Code:	0101 - Single Family	Beds:	3	Living Area:	1120 sqft
	Building Value:	\$16,770	Baths:	1.0	Exterior Wall:	Prefabricated Wood Panel/Masonry
Estimated New Cost:		\$31,931	Floors:	1	Interior Wall:	Drywall

Page 1 of 1 (2 total records)



312428000000024 06/06/2006

312428000000024 06/06/2006

Mailing Address On File
 13315 Kirby Smith Rd
 Orlando, FL 32832-6130
 Incorrect Mailing Address?

Postal City and Zipcode
 Orlando, FL 32832
 Property Use
 0104 - Single Fam Class IV
 Municipality
 Un-Incorporated



- Property Features
- Values, Exemptions and Taxes
- Sales Analysis
- Location Info
- Market Stats
- Update Information

Property Description

BEG 1518.75 FT S & 30 FT E OF NW COR OF SEC RUN E TO SHORE OF LAKE HART TH SELY ALONG SHORE LINE 173.32 FT M/L TO A STAKE W 455 FT TO PT ON E R/W OF RD 171.25 FT S OF POB N TO POB IN SEC 28-24-31 DC98/3768

Total Land Area 95,233 sqft (+/-) | 2.19 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-CE	1 LOT(S)	\$350,000.00	\$350,000	\$0.00	\$350,000

Page 1 of 1 (1 total records)

Buildings

[View Orange County Permits](#)

	Important Information	Structure
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1999
	Type Code: 0104 - Single Fam Class IV	Gross Area: 4641 sqft
	Building Value: \$377,679	Living Area: 3580 sqft
	Estimated New Cost: \$435,616	Exterior Wall: Wood On Sheathing
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1999
	Type Code: 0103 - Single Fam Class III	Gross Area: 2016 sqft
	Building Value: \$116,950	Living Area: 952 sqft
	Estimated New Cost: \$134,891	Exterior Wall: Concrete Block Stucco
		Interior Wall: Drywall

STORYS FORD RD



Total Land Area 25,186 sqft (+/-) | 0.58 acres (+/-)

Land

Land Use Code	Zoning	Land Units
0100 - Single Family	A-2	1 LOT(S)

Page 1 of 1 (1 total records)

Buildings

CASE INFORMATION:

[View Google Map](#)

CASE#	APPLY DATE	NAME	STATUS	ISSUE DATE	EXPIRE DATE
SE-06-12-009	10/12/06	BARBARA L. ROBINSON	Approved	12/07/06	
TYPE		SUB TYPE		WORK TYPE	
Special Exception		Accessory Dwelling Unit			
ADDRESS			PARCEL		
14514 Storys Ford Rd			24-24-31-4657-00-070		
DESCRIPTION					
Special Exception in A-2 (agricultural) zone for an attached accessory dwelling unit for applicant's mother-in-law and Variance to construct single-family residence 35 ft. from rear property line in lieu of 50 ft.					



LAKE MARY JANE SHORES U/121 LOT 14

Total Land Area 56,320 sqft (+/-) | 1.29 acres (+/-)

Land

Land Use Code	Zoning	Land Units
0130 - Sfr - Lake Front	A-2	1 LOT(S)

Page 1 of 1 (1 total records)

Buildings

Details for SE-14-10-057

CASE INFORMATION:

[View Google Map](#)

CASE#	APPLY DATE	NAME	STATUS	ISSUE DATE	EXPIRE DATE
SE-14-10-057	08/08/14	KEITH MORLOCK	Approved	10/02/14	10/17/14

TYPE	SUB TYPE	WORK TYPE
Special Exception	General	Accessory dwelling unit

ADDRESS	PARCEL
13912 E Lake Mary Jane Rd	23-24-31-4660-00-140

DESCRIPTION

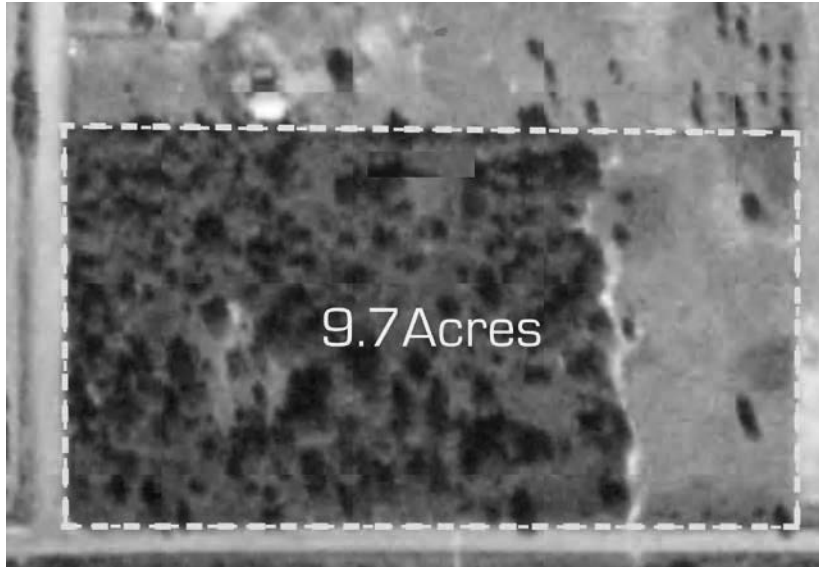
Special Exception in A-2 zone to add a second story to existing garage to be used as a detached Accessory Dwelling Unit and Variance to allow said detached Accessory Dwelling Unit in front of principal residence. (Note: Proposed detached Accessory Dwelling Unit will have 576 sq. ft.)

ASSOCIATED PROPERTY:

ADDRESS	PARCEL
13912 E Lake Mary Jane Rd Orlando FL 32832	23-24-31-4660-00-140

Original "Accessory Building" Permits Approved '83

9.7 Acres prior to Rezoning



S 28 T 24 R 71 PARCEL 31

Coord. SW 1/4 S

NFA # 19441d01

APPLICATION FOR BUILDING PERMIT
ORANGE COUNTY BUILDING DEPARTMENT
ORANGE COUNTY, FLORIDA

SEWER

SEPTIC TANK

NO. 34610 YES _____ NO _____

SPECIAL FLOOD HAZARD AREA _____

C OF O REQUIRED _____

PARKS HOLD _____

O. C. SEWER & WATER FEE PAID _____

PMT. # _____ DATE _____

DATE 5-31-83

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO Build 14'x60' M.H.
For lining gutter and meet #4536
Accessory Bldg. for agricultural purposes

LEGAL DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION _____
See attached

LOCATION OF STRUCTURE: NE corner Kirby Smith Rd.
and Tindall Road

ESTIMATED VALUE: 7000 SIZE OF LOT: 9.7 acres

TYPE AREAS: LIVING _____ CARPORTS & PORCHES _____ GARAGES _____ FIREPLACES _____

ZONE: R-2 BY: MC

OWNER Barbara S. Calbreath
(PRINT)

ARCHITECT _____ (PRINT)

BUILDER _____ (COMPANY NAME) (PRINT)

I HEREBY ACKNOWLEDGE THAT THE ABOVE IS CORRECT, AND AGREE TO CONFORM TO THE ORANGE COUNTY BUILDING DEPARTMENT REGULATIONS AND CODES. IF A SIDEWALK OR STREET IS DAMAGED I WILL RESTORE SAME TO THE PRE-DAMAGED CONDITION.

NAME OF ACTIVE CERT. HOLDER Barbara S. Calbreath (PRINT)

SIGNATURE: [Signature]

ADDRESS: 206 BRINECLIFF DRIVE
number street (PRINT)

Longwood, Florida 32750
CITY STATE ZIP

PHONE: 862-0327

ELECTRIC _____ PLUMBING _____
HARV _____ WELLS _____

FOLLOWING TO BE ENTERED BY BUILDING DEPARTMENT PERSONNEL ONLY!

FCILB CERT. NO. HP

OR

ORANGE CO. CERT. NO. _____ AND FCILB REG. NO. _____

FEE 31.00 BY Ma PLAN FILE F PERMIT NO. 66891

23-TB (6/78)



Original "Accessory Building" Permits Approved '83

9.7 Acres prior to Rezoning

APPLICATION FOR BUILDING PERMIT
 ORANGE COUNTY BUILDING DEPARTMENT
 ORANGE COUNTY, FLORIDA

SEWER SEPTIC TANK

NO. 34610 YES NO

SPECIAL FLOOD HAZARD AREA C OF 0 REQUIRED

PARKS HOLD

O. C. SEWER & WATER FEE PAID

DATE 5-31-83 1983

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO Put 14' x 20' M.H. for lining gutter and install 24x36 Accessory Bldg. for agricultural purposes

LEGAL DESCRIPTION: LOT See Attached BLOCK SUBDIVISION

LOCATION OF STRUCTURE: NE corner Riley Smith Rd. and Tindall Road

ESTIMATED VALUE: 7000 SIZE OF LOT 9.7 acres

TYPE AREAS: LIVING CARPORTS & PORCHES GARAGES FIREPLACES

ZONE: R-2 BY:

OWNER: Barbara J. Galbraith (PRINT)

ARCHITECT (PRINT)

BUILDER (PRINT)

I HEREBY ACKNOWLEDGE THAT THE ABOVE IS CORRECT, AND AGREE TO CONFORM TO THE ORANGE COUNTY BUILDING DEPARTMENT REGULATIONS AND CODES. IF A SIDEWALK OR STREET IS DAMAGED I WILL RESTORE SAME TO THE PRE-DAMAGED CONDITION.

SIGNATURE: Barbara J. Galbraith
 NAME OF ACTIVE CERT. HOLDER (PRINT)

ADDRESS: 206 Briarcliff Drive
 NUMBER STREET (PRINT)

Longwood, Florida 32750
 CITY STATE ZIP

PHONE: 862-0327

FOLLOWING TO BE ENTERED BY BUILDING DEPARTMENT PERSONNEL ONLY!

FCILB CERT. NO. OR ORANGE CO. CERT. NO. AND FCILB REG. NO.

FEE 31.00 BY Na PLAN FILE F PERMIT NO. 166891

23-TB (6/78)

SEWER SEPTIC TANK

DATE 5-31-83

DATE 5-31-83

Put 14' x 20' M.H. for lining gutter and install 24x36 Accessory Bldg. for agricultural purposes

TYPE AREAS: LIVING

ZONE: R-2 BY:

SIZE OF LOT 9.7 acres

FIREPLACES

We have been working with the county of 11 months to meet all the requirements and be in Compliance

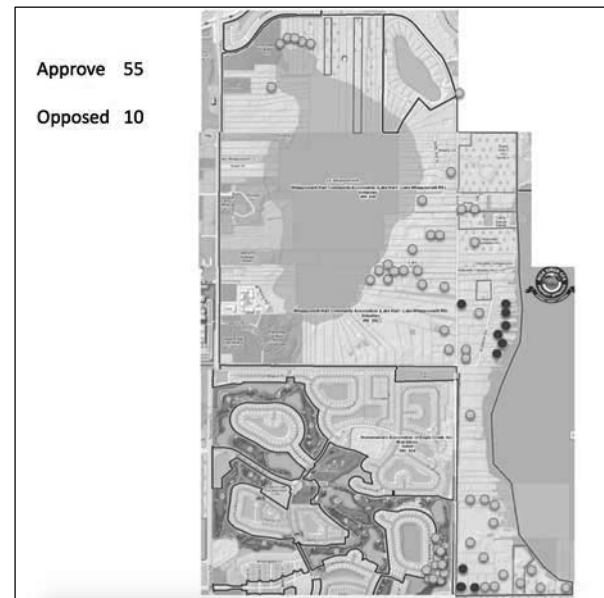
1. Historical Society documents research
2. Fence permit obtained (Already had Mechanical, Air conditioning)
3. Building Permits Departments search found additional permit information 1982
4. Homestead exemption
5. County Clerk Deed name change requirement
6. Obtained current architectural Drawing and submitted to the County
7. Provided updated plat of survey with new set backs
8. Provided optional solution drawings, attached, connect, breezeway etc
9. Provided before and after pictures
10. Variance application fee paid and submitted
11. Provided access to property to the county
12. Picked up Zoning hearing poster and posted
13. Provided neighbor signed support letters
- 14 Provided cover letter
- 16 Submitted Hardship and Affordable housing letter
- 15 Provided Notarized letter of posting public hearing
- 16 Provided Information of Volunteer HOA
- 17 Moved Church Family out of the house
- 18 Moved oldest Daughter family into front house, sister and granddaughter to help provide care.
- 19 September BZA Public Hearing – Obtained Approval 9/6/18
- 20 Provided County with List of ADU's approved in Rural Settlements







Community voted... Approval



Planning and Zoning... Recommended Approval with 6 conditions

BZA Board of Zoning... Approved

Approve 55

Opposed 10



Condition of ADU Prior to Purchase





10442 Kirby Smith Rd
Orlando, FL 32832-5931
Incorrect Mailing Address?

0130 - Sfr - Lake Front
Municipality
Un-Incorporated



31241700000009 06/05/2006

Property Features

Values, Exemptions and Taxes

Sales Analysis

Location Info

Market Stats

Update Information

Property Description

BEG NE COR OF SW1/4 OF SEC TH RUN W 330 FT FOR POB TH RUN S 1290 FT M/L W 195 FT N 400.64 FT E 30 FT N 169.36 FT E 130 FT N 720 FT E 35 FT TO POB IN SEC 17-24-31 SEE 2578/0030

Total Land Area 134,829 sqft (+/-) | 3.10 acres (+/-) GIS Calculated Notice


Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	A-2	1 LOT(S)	\$300,000.00	\$300,000	\$0.00	\$300,000

Page 1 of 1 (1 total records)

Buildings

[View Orange County Permits](#)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1954	Gross Area:	4369 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	3	Living Area:	2584 sqft
	Building Value:	\$70,776	Baths:	2.0	Exterior Wall:	Cement & Fiber Shingle
	Estimated New Cost:	\$235,920	Floors:	2	Interior Wall:	Plywood Panel

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
BD2 - Boat Dock 2	01/01/1954	1 Unit(s)	\$4,000
BH2 - Boat House 2	01/01/1970	1 Unit(s)	\$10,000

other

24 2.2 A2

4/19/11 4899 Lazy H Disabled I Lake Picket Rural

Children with disability, special needs, SSI / Relative to live in ADU

26

Rural Settlement

February 11, 2011

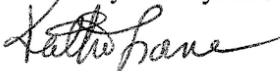
To Whom It May Concern:

I am writing this letter asking for a Special Exception on my property at 4899 Lazy H Lane, Christmas, Florida, 32709. I am a single mother rising three children with disabilities and due to several medical issues with myself and my children, I am hoping to get the Special Exception in order to add a double wide mobile home to my 2.2 acres in order to move my cousin and her family into it so that they can provide me assistance. My cousin has a children with disabilities as well, and this way we can help each other with things such as babysitting, taking the kids to the bus stop, having the other there to watch the other kids when thee are doctor's appointments, etc. Pleas grant me this Special Exception so tat we can help each other out, because financially neither one of us can afford to hire the help that we can provide to one another.

My grandmother bought the mobile home for us and paid to have everything done that needed to be done in order for us to be able to use it. I understand that if you allow us the Special Exception there is a \$10,500.00 impact fee to be paid, of which I have already paid \$1,800.00 of that fee.

The home has been inspected and has the final inspection. We were not aware that the Special Exception was supposed to be approved before putting the home on the property. Now we are in a catch two situation. This is another reason why I pray that you will grant us the Special Exception. The sad part is the children see this beautiful home on the property and cannot understand why they can't move in.

Thank you for your consideration.



Kathi Lorne