



## Interoffice Memorandum

December 19, 2022

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Planning, Environmental, and Development Services  
Department

CONTACT PERSON: **Jennifer Moreau, AICP, Zoning Manager**  
**Zoning Division**  
**(407) 836-5856**

SUBJECT: January 10, 2023 Board-Called Public Hearing  
Applicant: Michael Miles for Orlando Commerce Center  
BZA Case #VA-22-08-060, November 3, 2022; District 6

Board of Zoning Adjustment (BZA) Case # VA-22-08-060, located at 5410 Old Winter Garden Road, Orlando, Florida 32811, in District 6, is a Board-called public hearing. The applicant is requesting variances in the Restricted I-1/ I-5 zoning district to allow the construction of 170,000 sq. ft. warehouse building on a 13.96 acre site as follows: 1) to allow a maximum building height of 49 ft. in lieu of 35 ft. within 100 feet of any residential use or district; and 2) to allow an east setback buffer yard of 25 ft. in lieu of 50 ft. abutting any residential zoning district.

At the November 3, 2022 BZA hearing, staff recommended denial of the variances. The BZA recommended approval of the variances, subject to four conditions.

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 is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Jennifer Moreau at (407) 836-5856.

**ACTION REQUESTED: Deny the applicant's request; or approve the applicant's request with conditions. District 6.**