



**Interoffice Memorandum**

**DATE:** January 17, 2023

**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) 836-5537 or [Ted.Kozak@ocfl.net](mailto:Ted.Kozak@ocfl.net)**

**SUBJECT:** Request for Public Hearing to consider an appeal of the December 1, 2022 Board of Zoning Adjustment Recommendation for Variance Application SE-23-01-138, Bob Chopra for Blue Sky Towers, located at 6448 Plymouth Sorrento Road, Apopka, FL 32712, Parcel ID # 01-20-27-0000-00-006, District 2

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**APPLICANT:** Bob Chopra

**APPELLANT:** **Doreen Gall**

**CASE INFORMATION:** Case # SE-23-01-138 – December 1, 2022

**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;

**ADVERTISING**

Special Exception and Variance in the A-1 zoning district as follows:

- 1) Special Exception to allow the construction of a 170 ft. high monopole communication tower.
- 2) Variance to allow a residential distance separation of 591.7 ft. in lieu of 1,190 sq. ft.

**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:**

No

**DISTRICT #:**

2

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).

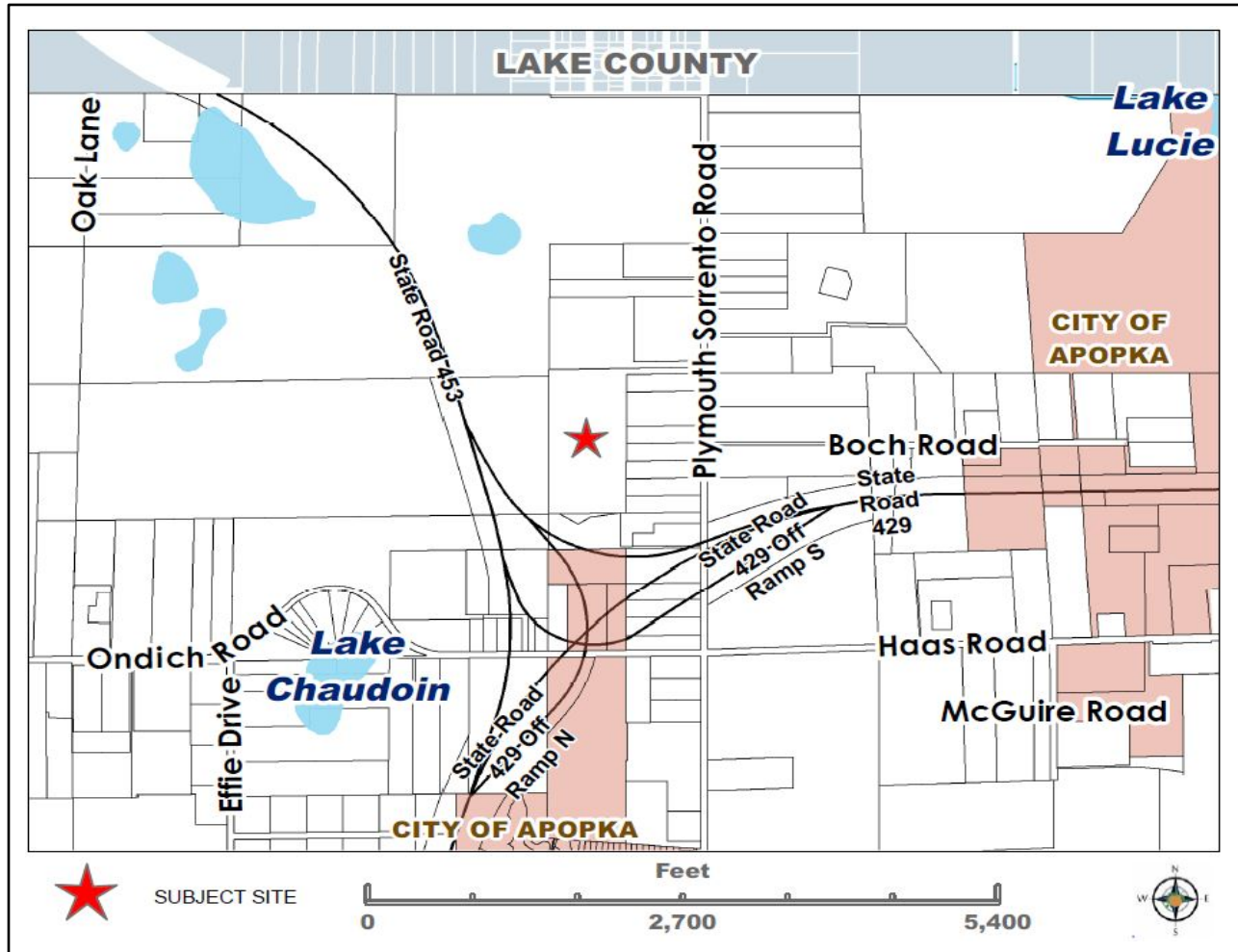
**SPECIAL INSTRUCTIONS TO CLERK:**

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 December 15, 2022, or as soon thereafter, as the BCC's calendar reasonably permits.

Attachment (Location map)

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

## Location Map



If you have any questions regarding  
this map please contact Ted Kozak  
at 407-836-5537



ORANGE COUNTY ZONING DIVISION  
201 South Rosalind Avenue, 1<sup>st</sup> Floor, Orlando, Florida 32801  
Phone: (407) 836-3111 Email: [Zoning@ocfl.net](mailto:Zoning@ocfl.net)  
[www.orangecountyfl.net](http://www.orangecountyfl.net)

Board of Zoning Adjustment (BZA) Appeal Application

**Appellant Information**

Name: Doreen Gall  
Address: 6318 Plymouth Sorrento Rd. Apopka FL 32712  
Email: dgall@live.com Phone #: \_\_\_\_\_  
BZA Case # and Applicant: SE-23-01-138 Bob Chopra for Blue Sky Towers  
Date of BZA Hearing: December 1, 2022

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

Received Public Hearing notice 11-21-22, which only  
left eight business days before 12-1-22 hearing to find an  
attorney. County and applicant had benefit of time to  
prepare. I need to return counsel to protect my  
investment.

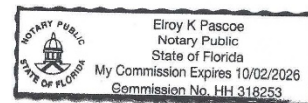
Signature of Appellant: Doreen Gall Date: 12-13-22

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 13 day of DECEMBER, 2022, by  
Doreen Gall who is personally known to me or who has produced FLORIDA DLIC as  
identification and who did/did not take an oath.  
BY MEANS OF PHYSICAL PRESENCE

E. Pascoe  
Notary Public Signature

Notary Stamp:



**NOTICE:** Per Orange County Code [Section 30-45](#), this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

See Page 2 of application for the Appeal Submittal Process.