

**Orange County
Board of Zoning Adjustment
RECOMMENDATIONS
BOOKLET**

February 2, 2017

Prepared by:
Community, Environmental & Development Services Department,
Orange County Zoning Division



ORANGE COUNTY GOVERNMENT
BOARD of ZONING ADJUSTMENT
(BZA)

Carolyn C. Karraker
Vice-Chair

District #1

Gregory A. Jackson
Chairman

District #2

Jose A. Rivas, Jr.

District #3

Deborah Moskowitz

District #4

Wes A. Hodge

District #5

Eugene Roberson

District #6

Vacant

At Large

ORANGE COUNTY ZONING DISTRICTS

Agricultural Districts

A-1.....	Citrus Rural
A-2.....	Farmland Rural
A-R.....	Agricultural-Residential District

Residential Districts

R-CE.....	Country Estate District
R-CE-2.....	Rural Residential District
R-CE-5.....	Rural Country Estate Residential District
R-1, R-1A & R-1AA.....	Single-Family Dwelling District
R-1AAA & R-1AAAA.....	Residential Urban Districts
R-2.....	Residential District
R-3.....	Multiple-Family Dwelling District
X-C.....	Cluster Districts (where X is the base zoning district)
R-T.....	Mobile Home Park District
R-T-1.....	Mobile Home Subdivision District
R-T-2.....	Combination Mobile Home and Single-Family Dwelling District
R-L-D.....	Residential -Low-Density District
N-R.....	Neighborhood Residential

Non- Residential Districts

P-O.....	Professional Office District
C-1.....	Retail Commercial District
C-2.....	General Commercial District
C-3.....	Wholesale Commercial District
I-1A.....	Restricted Industrial District
1-1/1-5.....	Restricted Industrial District
1-2/1-3.....	Industrial Park District
1-4.....	Industrial District

Other District

P-D.....	Planned Development District
U-V.....	Urban Village District
N-C.....	Neighborhood Center
N-A-C.....	Neighborhood Activity Center

VARIANCE CRITERIA

Section 30-43 of the Orange County Code Stipulates specific standards for the approval of variances. No application for a zoning variance shall be approved unless the Board of Zoning Adjustment finds that all of the following standards are met:

1. Special Conditions and Circumstances – Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. Zoning violations or nonconformities on neighboring properties shall not constitute grounds for approval of any proposed zoning variance.
2. Not Self-Created – The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a zoning variance; i.e., when the applicant himself by his own conduct creates the hardship which he alleges to exist, he is not entitled to relief.
3. No Special Privilege Conferred – Approval of the zoning variance requested will not confer on the applicant any special privilege that is denied by the Chapter to other lands, buildings, or structures in the same zoning district.
4. Deprivation of Rights – Literal interpretation of the provisions contained in this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Chapter and would work unnecessary and undue hardship on the applicant. Financial loss or business competition or purchase of the property with intent to develop in violation of the restrictions of this Chapter shall not constitute grounds for approval.
5. Minimum Possible Variance – The zoning variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. Purpose and Intent – Approval of the zoning variance will be in harmony with the purpose and intent of this Chapter and such zoning variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

SPECIAL EXCEPTION CRITERIA:

Subject to Section 38-78, in reviewing any request for a Special Exception, the following criteria shall be met:

1. The use shall be consistent with the Comprehensive Policy Plan.
2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.
3. The use shall not act as a detrimental intrusion into a surrounding area.
4. The use shall meet the performance standards of the district in which the use is permitted.
5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.
6. Landscape buffer yards shall be in accordance with Section 24-5, Orange County Code. Buffer yard types shall track the district in which the use is permitted.

In addition to demonstrating compliance with the above criteria, any applicable conditions set forth in Section 38-79 shall be met.

**ORANGE COUNTY BOARD OF ZONING ADJUSTMENT
RECOMMENDATIONS
February 2, 2017**

<u>PUBLIC HEARING</u>	<u>APPLICANT</u>	<u>DISTRICT</u>	<u>BZA Recommendations</u>	<u>PAGE #</u>
SE-17-02-188	Aspire Health Partners, Inc.	5	Continued	1
VA-17-02-189	Arnie Eastlick	5	Approved w/Conditions	4
SE-17-02-191	Ric Heidenescher	2	Approved w/Conditions	15
VA-17-02-192	Ian McLeod	1	Denied	25
VA-17-02-193	Albert Segev	6	Continued	31
VA-17-02-195	Aymee Fuentes	3	Approved w/Conditions	39
SE-17-02-197	North Orlando Rowing Club	2	Approved w/Conditions	47
VA-17-02-199	Florida Hospital East Orlando	3	Approved w/Conditions	57
VA-17-02-200	Thomas Hardeman	1	Approved w/Conditions	65
VA-17-02-201	Franklin Tarantino	1	Approved w/Conditions	72
SE-16-12-154	Paola Rodriguez	3	Approved w/Conditions	80

ASPIRE HEALTH PARTNERS, INC.
SE-17-02-188

REQUEST: **Special Exception** in R-2 and R-3 zoning districts to allow a clubhouse to be used for social services and job training.
(Note: The clubhouse is existing and is located adjacent to 12 duplexes. It will support the residents of the duplexes and the general public).

ADDRESS: 4094 Ellis Drive, Orlando FL 32804

LOCATION: East side of Edgewater Dr., north of Fairbanks Ave., south of Lee Rd.

S-T-R: 03-22-29

TRACT SIZE: 7.63 acres

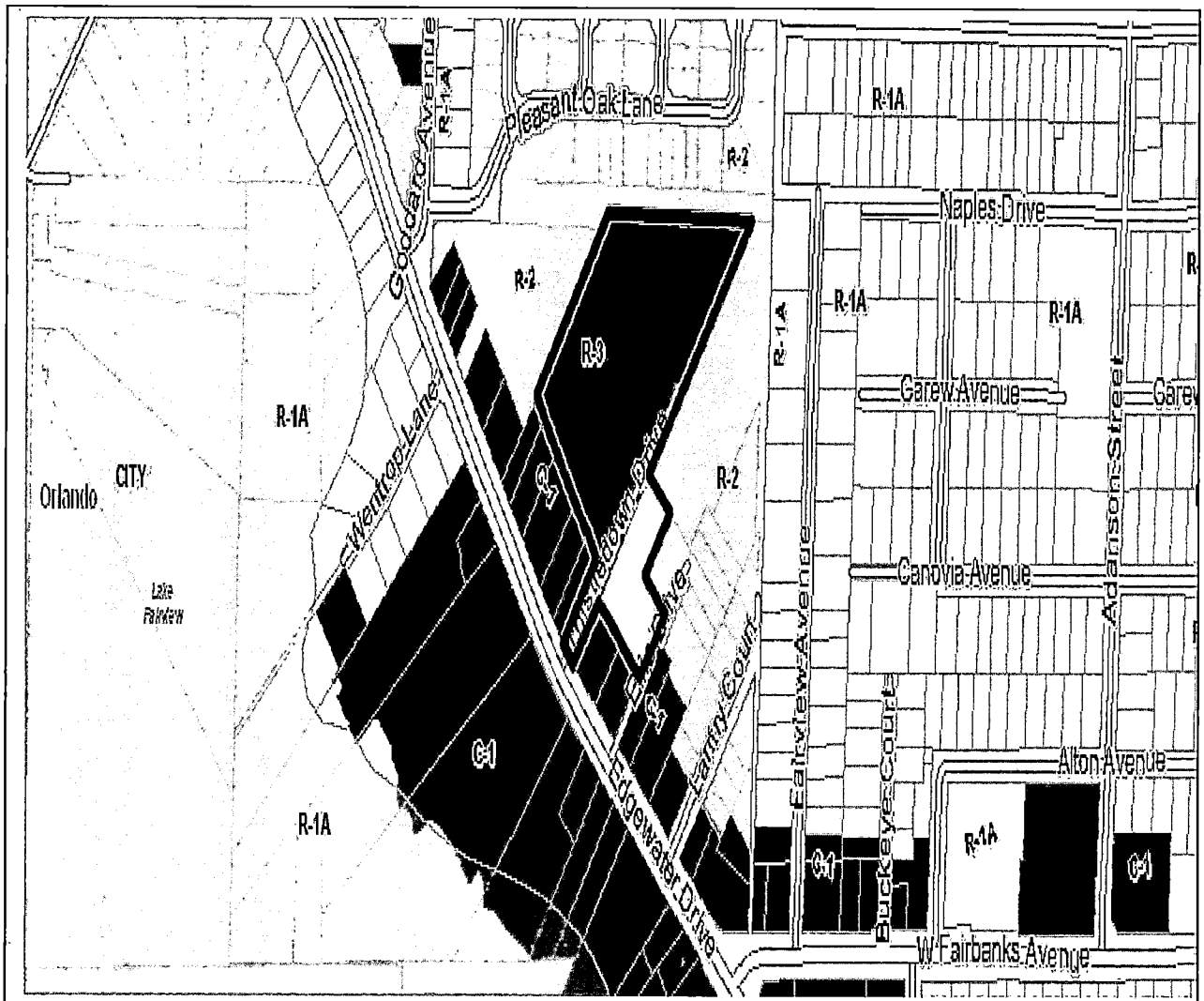
DISTRICT#: 5

LEGAL: LORENA GARDENS P/18 LOTS 4 THRU 6 & NWLY 105 FT OF LOT 7 & 8 BLK A & NWLY 105 FT OF N 51 FT OF LOT 5 BLK 5 OF FAIRVIEW SPRINGS REP 1ST ADD. K/94 & NWLY 38 FT OF ST LYING SELY OF LOTS 4 THRU 6 BLK A & 1/6 INT IN & TO E 21 FT OF S 150 FT & E 22 FT OF N 250 F

PARCEL ID: 03-22-29-5228-01-041

NO. OF NOTICES: 198

The BZA **CONTINUED** this case to the March 2, 2017, for Re-advertisement.



Applicant: Aspire Health Partners

BZA Number: SE-17-02-188

BZA Date: 02/02/2017

District: 5

Sec/Twn/Rge: 03-22-29-SE-D

Tract Size: 7.63 acres

Address: 4094 Ellis Drive, Orlando FL 32804

Location: East side of Edgewater Dr., north of Fairbanks Ave., south of Lee Rd.

**REQUEST TO BE CONTINUED TO
MARCH 2, 2017, BZA MEETING**

ARNIE EASTLICK
VA-17-02-189

REQUEST: **Variance** in the R-1A zoning district to construct a 2 story garage (attached by a breezeway) 6 ft. from a side (north) property line in lieu of 7.5 ft.
(Note: The property owner resides on the adjacent lot across from the subject property. The subject property is occupied by the applicant's father-in-law.)

ADDRESS: 14149 Lake Price Drive, Orlando FL 32826

LOCATION: South side of Lake Price Dr., approximately .2 mi. west of N. Tanner Rd.

S-T-R: 01-22-31

TRACT SIZE: 95 ft. x 153 ft.

DISTRICT#: 5

LEGAL: PALM LAKES ESTATES 2ND ADDITION U/83 LOT 11 BLK P

PARCEL ID: 01-22-31-6532-16-110

NO. OF NOTICES: 73

DECISION: APPROVED the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions (6-0; unanimous):

1. Development in accordance with site plan dated November 22, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;

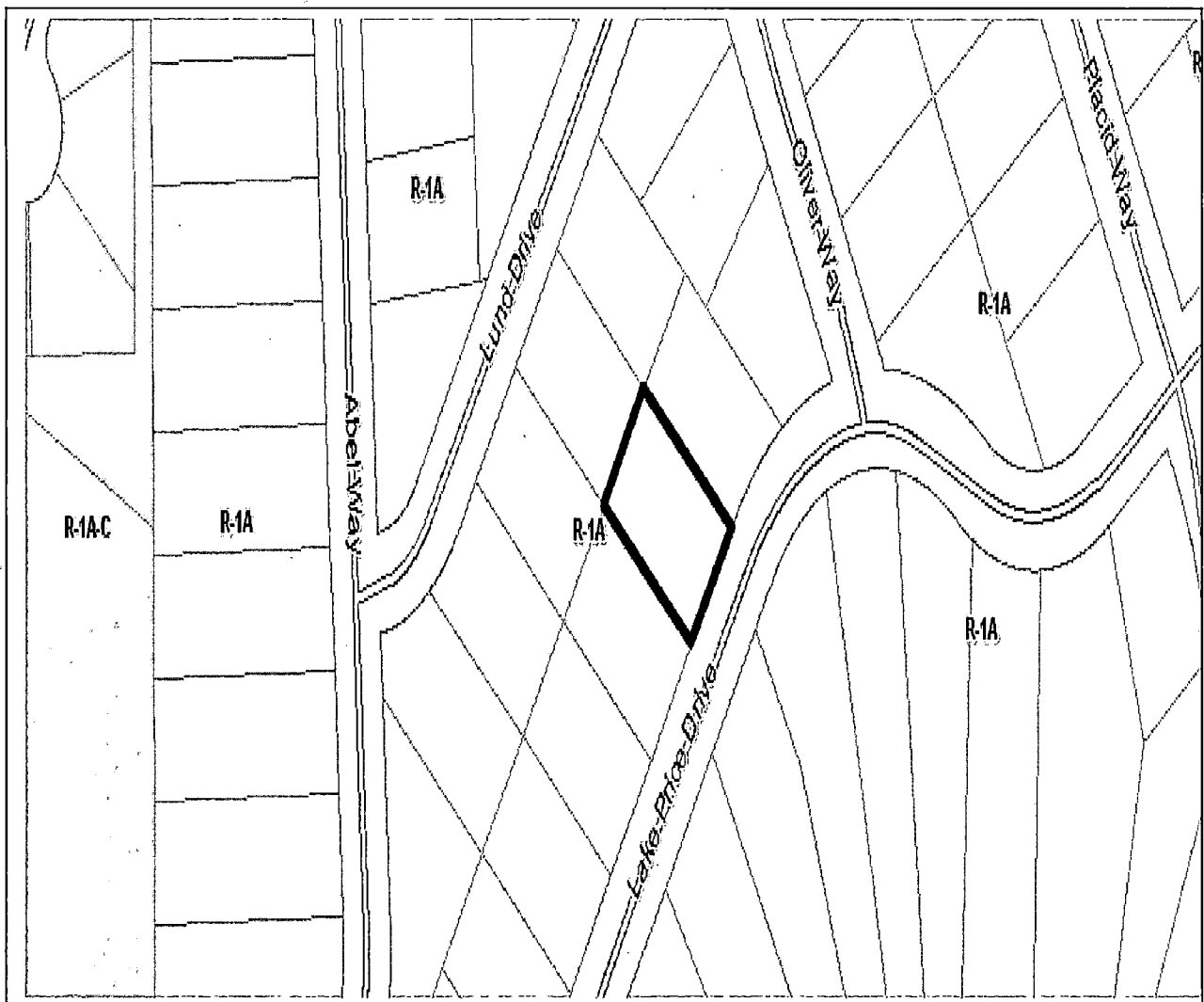
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. The proposed garage shall not have a 220 volt outlet, no overhead cabinets and no dishwasher on the second story. A single compartment sink may be permitted on the second story;
5. The garage shall be attached by a breezeway with a roof that matches the principal residence; and,
6. Construction shall comply with all applicable drainage requirements. The project shall not result in any drainage flowing onto the adjacent properties.

SYNOPSIS: The applicant resides adjacent to the subject property. His father-in-law resides on the subject property. He is proposing a 2-story addition onto the north side of the house. It will be used as a garage and game room.

Staff advised the BZA that the two (2) most impacted property owners submitted letters of support.

Staff added a condition to address drainage and amended Condition #5, to remove the requirement that the breezeway be enclosed.

There was no opposition at the hearing. The BZA agreed with the staff recommendation of approval.



Applicant: Arnie B. Eastlick

BZA Number: VA-17-02-189

BZA Date: 02/02/2017

District: 5

Sec/Twn/Rge: 01-22-31-SW-C

Tract Size: 95 ft. x 153 ft.

Address: 14149 Lake Price Drive, Orlando FL 32826

Location: South side of Lake Price Dr., approximately .2 mi. west of N. Tanner Rd.

ARNIE B EASTLICK, II
CINDY GARCIA-EASTLICK
14141 LAKE PRICE DRIVE
ORLANDO, FL 32826

21 November 2016

Orange County Board of Zoning Adjustment
201 S Rosalind Ave
Orlando, FL 32801

I am applying for a variance to allow a two story detached accessory structure six feet from a side property line in lieu of 7 ½ feet from that property line.

There are compelling reasons for my request. The home was built immediately adjacent to the house occupied by my wife, son, and me for the use of my ailing father and mother in law. My mother in law was terminally ill when we chose to construct the home. It was completed in as rapid a fashion as possible, consistent with safety and quality. The intent was that the house would permit convenient access to care for my mother and father in law. We can reach the house from ours in fewer than 20 seconds should our aid be required. Unfortunately the home was completed mere weeks after my mother in law succumbed from leukemia. The house is occupied by my father in law, a retired police officer with a severe heart condition.

One consequence of building the house in its location and in the haste demanded by the care of our parents was that we chose to delay the construction of the garage until later. The position of the septic drain field prevents the construction of the garage behind the house and the footprint of the completed home has forced me to ask for this variance. The house, as currently constructed, is the smallest of any nearby, and in fact, a house with a garage with a similar second story recreation room is only a few hundred of feet from our property, suggesting that a structure such as I am proposing is not without precedent on this road. I am attaching a photo of that property for your review.

I have queried my neighbors and have heard no objections. I am enclosing letters from the closest neighbors who have the greatest potential for affect. In fact, because my primary residence is next door on one side of this property, any perceived affect would be borne equally by me as it would any other neighbor.

I would sincerely appreciate your approval of my request.

Sincerely Yours,

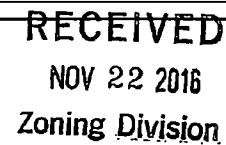


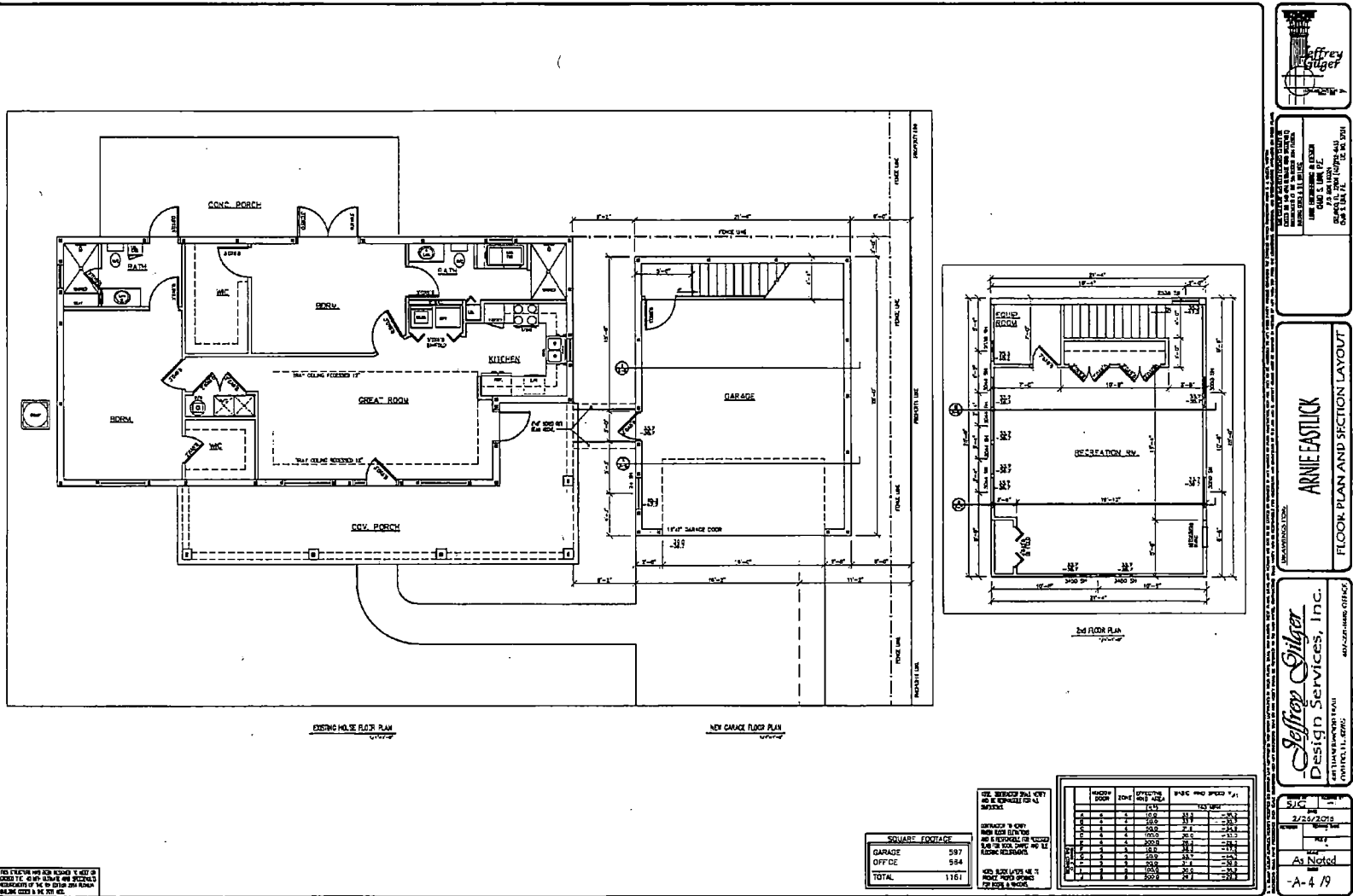
Arnie B Eastlick, II

RECEIVED

NOV 22 2016

Zoning Division









CASH OFFER
 NATIONAL FLORIDA DIVISION
 2101 WEST BIRMINGHAM
 SUITE 200 BIRMINGHAM AL 35202
 OFFICE 335-986-1400 FAX 335-978-1110
 DRY-ICE

FLORIDA POWER INDUSTRIES INC
 2101 WEST BIRMINGHAM
 SUITE 200 BIRMINGHAM
 AL 35202
 OFFICE 335-986-1400
 FAX 335-978-1110
 DRY-ICE

SECURITY SERVICES /
LEADS CONNECTION PRODUCTS INC
 2101 WEST BIRMINGHAM
 SUITE 200 BIRMINGHAM AL 35202
 OFFICE 335-986-1400
 FAX 335-978-1110
 DRY-ICE

CASH OFFER
 2101 WEST BIRMINGHAM SUITE 200
 BIRMINGHAM AL 35202
 OFFICE 335-986-1400

FLORIDA POWER INDUSTRIES
 2101 WEST BIRMINGHAM SUITE 200
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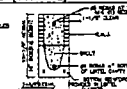
		S ¹ PUGWAS & PUGWISSES G-WATTS	
		GRAVITY	
	LOWE	RAJ	WATTS
L.1.1	3-6-1000' PUGWAS	2400	2400
L.1.2	3-6-1000' PUGWAS	2400	2400
L.1.3	3-6-1000' PUGWAS	2400	2400
L.1.4	3-6-1000' PUGWAS	2400	2400
L.1.5	3-6-1000' PUGWAS	2400	2400
L.1.6	3-6-1000' PUGWAS	2400	2400
L.1.7	3-6-1000' PUGWAS	2400	2400
L.1.8	3-6-1000' PUGWAS	2400	2400
L.1.9	3-6-1000' PUGWAS	2400	2400
L.1.10	3-6-1000' PUGWAS	2400	2400
L.1.11	3-6-1000' PUGWAS	2400	2400
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L.1.15	3-6-1000' PUGWAS	2400	2400
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L.1.27	3-6-1000' PUGWAS	2400	2400
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L.1.44	3-6-1000' PUGWAS	2400	2400
L.1.45	3-6-1000' PUGWAS	2400	2400
L.1.46	3-6-1000' PUGWAS	2400	2400
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L.1.69	3-6-1000' PUGWAS	2400	2400
L.1.70	3-6-1000' PUGWAS	2400	2400

		6" PRECAST & PRESTRESSED CONCRETE															LATCHES			
		LATCH		UP/LIFT															LATCHES	
		TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
L 1	2-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
L 2	2-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
L 3	2-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
L 4	1-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
L 5	2-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
L 6	1-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	
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L 23	1-#2@18" PRECAST		120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	

6" PRECAST 8" 2" RECES 3008 U-S LIMITED									
GRAVITY									
	LENGTH	TYPE	AREA	1	2	3	4	5	6
3.22	5'-4"	16" 2" PRECAST	740	120	120	120	120	120	120
3.23	6'-4"	16" 2" PRECAST	780	120	120	120	120	120	120
3.24	5'-4"	16" 2" PRECAST	740	120	120	120	120	120	120
3.25	5'-4"	16" 2" PRECAST	740	120	120	120	120	120	120
3.26	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
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3.29	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
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3.32	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
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3.35	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.36	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.37	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.38	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.39	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.40	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.41	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.42	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.43	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.44	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.45	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.46	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.47	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.48	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.49	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.50	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.51	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
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3.53	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.54	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.55	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.56	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.57	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120
3.58	5'-10 1/2" 2" PRECAST	780	120	120	120	120	120	120	120

[illegible]

TYPE DESIGNATION:
 1 - R - RILEY WITH GROUP / 0 - LATE
 1 - RILEY 20 IN. RILEY AT
 BOTTOM OF LATE LATE
 8F16-1B/1T

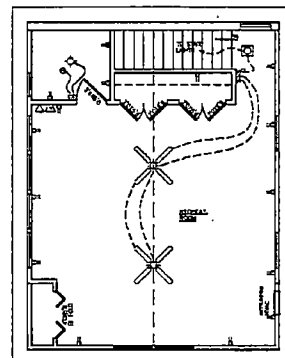
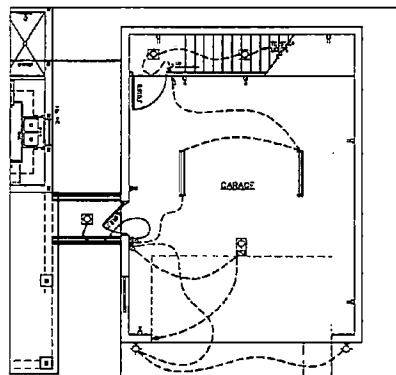


LAM ENGINEERING & DESIGN
 Q440 S. 10th P.E.
 P.O. BOX 10000
 OMAHA, NE 68110 (402) 733-4411

ARNIE EASTLICK
HEADER PLAN

Jeffrey Gilger
Design Services, Inc.

S/G		-
2/26/2018		
RECEIVED	RECEIVED	RECEIVED
AS NOTED		
A-8 /9		

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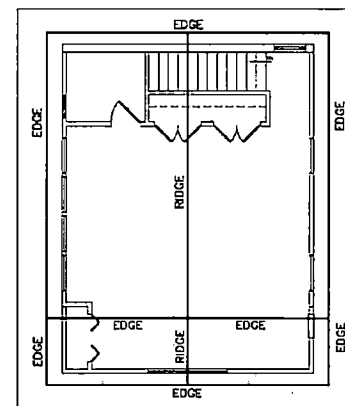
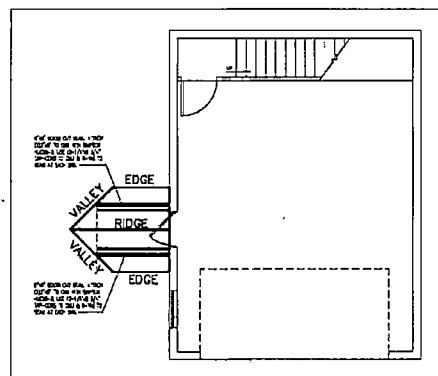
<p>NOTES:</p> <ol style="list-style-type: none"> 1. Answer in only one sentence in the space below. 2. Location of Illinois only; do not answer questions on other states and not appropriate questions or references to any state. <p>Answer not faster in this test, so it is the same. Every location, you are not allowed to answer.</p>	<p>NOTE: ANSWERS SHALL HAVE NOTHING TO DO WITH ANSWERS. ANSWERS AND ANSWERS TO THE TEST AND ANSWERS FROM ANSWERS, TO ANSWERS TO ANSWERS TO ANSWERS FROM THE ANSWERS, ANSWERS AND ANSWERS FROM THE ANSWERS OF THE.</p>
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NOTE:
SPAN RATED ROOF SHEATHING
ATTACHED WITH 8: NAILS @
6" O.C. 4" SHEET PERIMETER
AND 12" O.C. AT INTERNAL SPACING.
STAGGER END AND INTERNAL JOINTS.
BLOCKING @ 48" C.C. MAX.
BY FIRST 3 FRAMING SPACES
AT GABLE ENDS TYP.

TRUE NOTES

- [illegible]

THE STRUCTURE WAS BEING DESIGNED TO MEET OR EXCEED THE I-40 WIND B.L.M.T. AND SPECIFICATIONS REQUIREMENTS OF THE "B" CATEGORY OF FLORIDA BUILDING CODES & THE A.S.C.



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ARNIE EASTLICK

17-00000

Jeffrey Gilger
Design Services, Inc.

S/G
 2/20/2016
 09-28-08
 As Noted
 A-9 19



STAFF REPORT
CASE #VA-17-02-189
Orange County Zoning Division
Planner: Rocco Relvini
Board of Zoning Adjustment
February 2, 2017
Commission District: 5

GENERAL INFORMATION:

APPLICANT: Arnie B. Eastlick

REQUEST: Variance in the R-1A zoning district to construct a 2 story garage (attached by a breezeway) 6 ft. from a side (north) property line in lieu of 7.5 ft.

(Note: The property owner resides on the adjacent lot across from the subject property. The subject property is occupied by the applicant's father-in-law.)

LOCATION: South side of Lake Price Dr., approximately .2 mi. west of N. Tanner Rd.

PROPERTY ADDRESS: 14149 Lake Price Drive

PARCEL ID: 01-22-31-6532-16-110

TRACT SIZE: 95 ft. x 153 ft.

DISTRICT #: 5

ZONING: R-1A

STAFF FINDINGS AND ANALYSIS:

1. The applicant is submitting this request on behalf of his father-in-law. The son-in-law resides on the adjacent lot to the south.
2. The proposed 2-story garage will be built on the north side of the existing house. It will have a new side setback of six (6) feet. Ordinarily, staff would not support such a request because six (6) feet is too close for a 2 story structure. However, in this case the most affected property owner (Tony Penaroque) has submitted a letter of no objection. In addition, there is a five (5) foot solid fence along the side yard.

3. It is not clear what the second floor will be used as. The applicant needs to explain this at the public hearing for the record. Applicant is advised that if there is a kitchen on the second story this request will have to be continued as this constitutes an Accessory Dwelling Unit which requires a separate public hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated November 22, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. The proposed garage shall not have a 220 volt outlet, no overhead cabinets and no dishwasher on the second story. A single compartment sink may be permitted on the second story; and,
5. The garage shall be attached by an enclosed breezeway with a roof that matches the principal residence.

cc: Arnie B. Eastlick, II, Applicant
14141 Lake Price Drive
Orlando, Florida 32826

RIC HEIDENESCHER
SE-17-02-191

REQUEST: **Special Exception and Variance** in the A-1 zoning district as follows:
1) Special Exception: To construct an attached Accessory Dwelling Unit (ADU); and,
2) Variance: To allow said ADU with 2,097 sq. ft. of living area in lieu of 1,500 sq. ft.

ADDRESS: 1601 Votaw Road, Apopka FL 32703

LOCATION: North side of E. Votaw Rd., west of N. Lake Pleasant Rd.

S-T-R: 02-21-28

TRACT SIZE: 4.28 acres

DISTRICT#: 2

LEGAL: W1/4 OF SE1/4 OF SE1/4 (LESS S 860 FT OF E 300 FT & S 30 FT FOR RD R/W) OF SEC 02-21-28

PARCEL ID: 02-21-28-0000-00-045

NO. OF NOTICES: 114

DECISION: **APPROVED** the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; and, **APPROVED** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions: (6-0; unanimous):

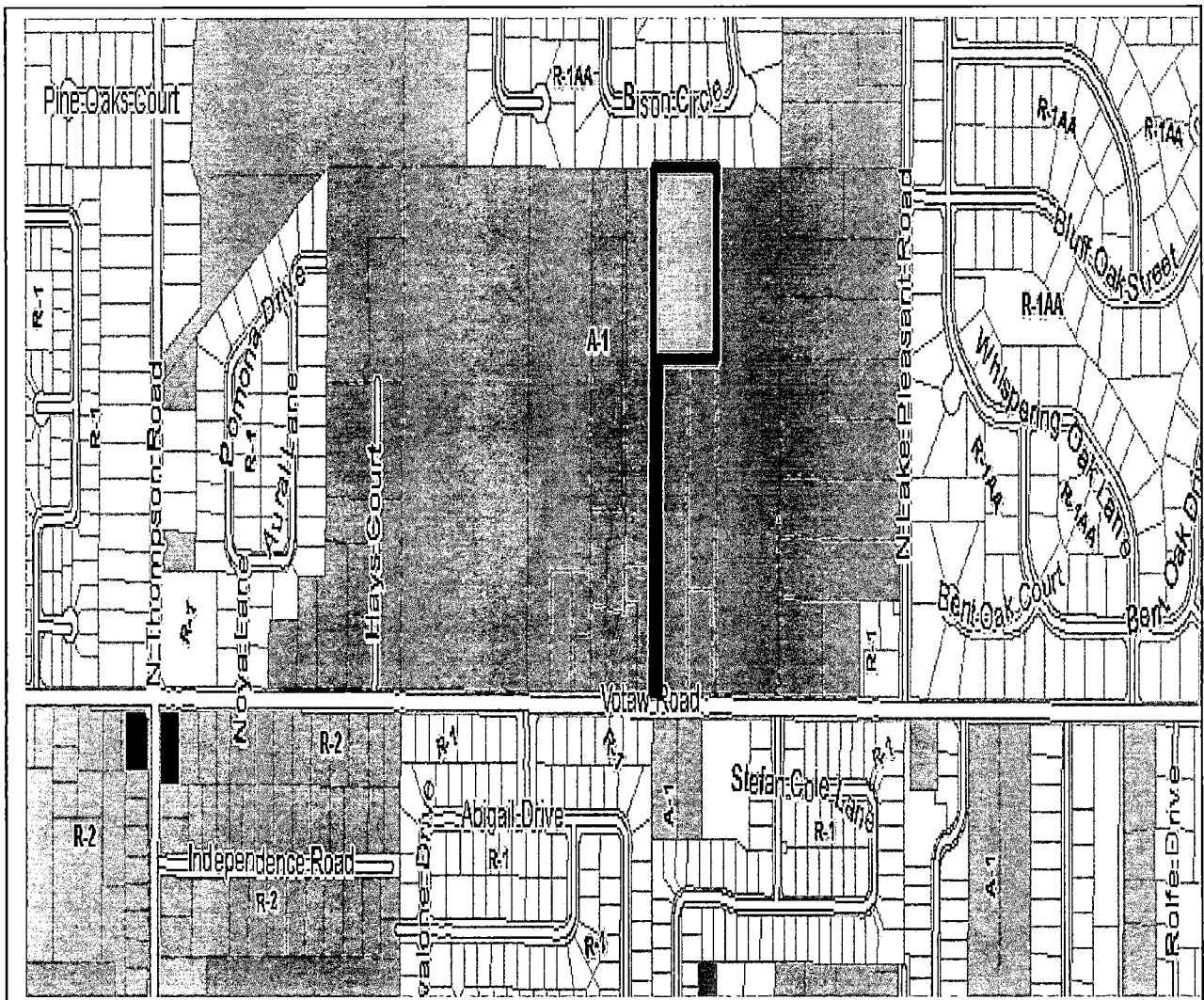
1. Development in accordance with site plan dated November 22, 2016 and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. Construction plans shall be submitted within two (2) years or this approval becomes null and void; and,
5. The Accessory Dwelling Unit (ADU) shall be occupied by an immediate family member for a minimum of three (3) years. The ADU may be occupied by a non-relative three (3) years after being initially occupied by a relative or after the relative has died, whichever occurs first.

SYNOPSIS: The applicant is constructing a large home on a 4.2 acre parcel. He will add an Accessory Dwelling Unit (ADU) inside the home. The home will be over 800 feet from Votaw Road and 100 feet from the rear property line. In addition, the applicant will retain as many trees as possible.

Staff advised the BZA this met the ADU requirements and the house will be barely visible from Votaw Road.

The BZA concluded the request was reasonable. There was no opposition at the hearing.



Applicant: Ric Heidenescher

BZA Number: SE-17-02-191

BZA Date: 02/02/2017

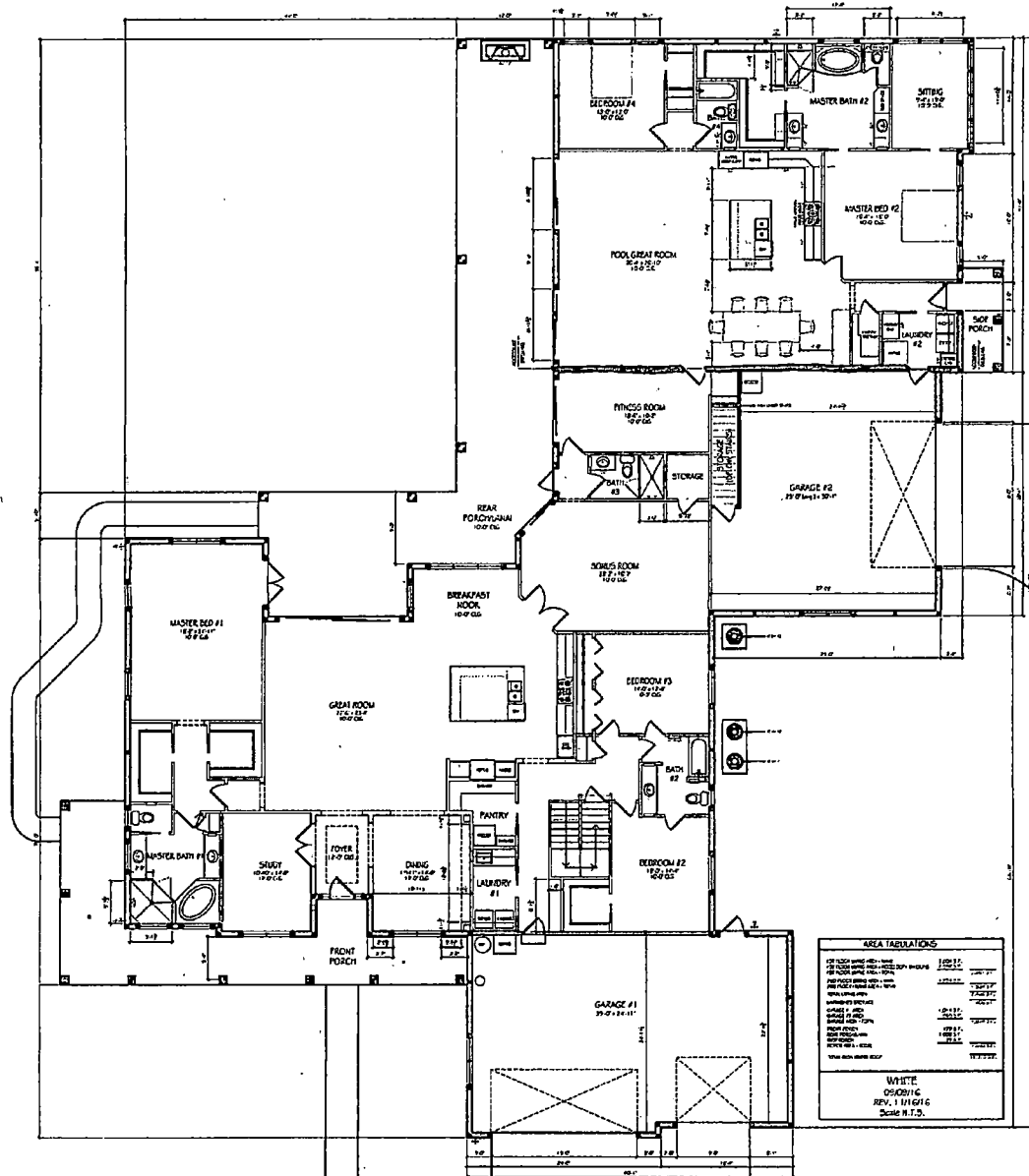
District: 2

Sec/Twn/Rge: 02-21-28-SE-D

Tract Size: 4.28 acres

Address: 1601 Votaw Road, Apopka FL 32703

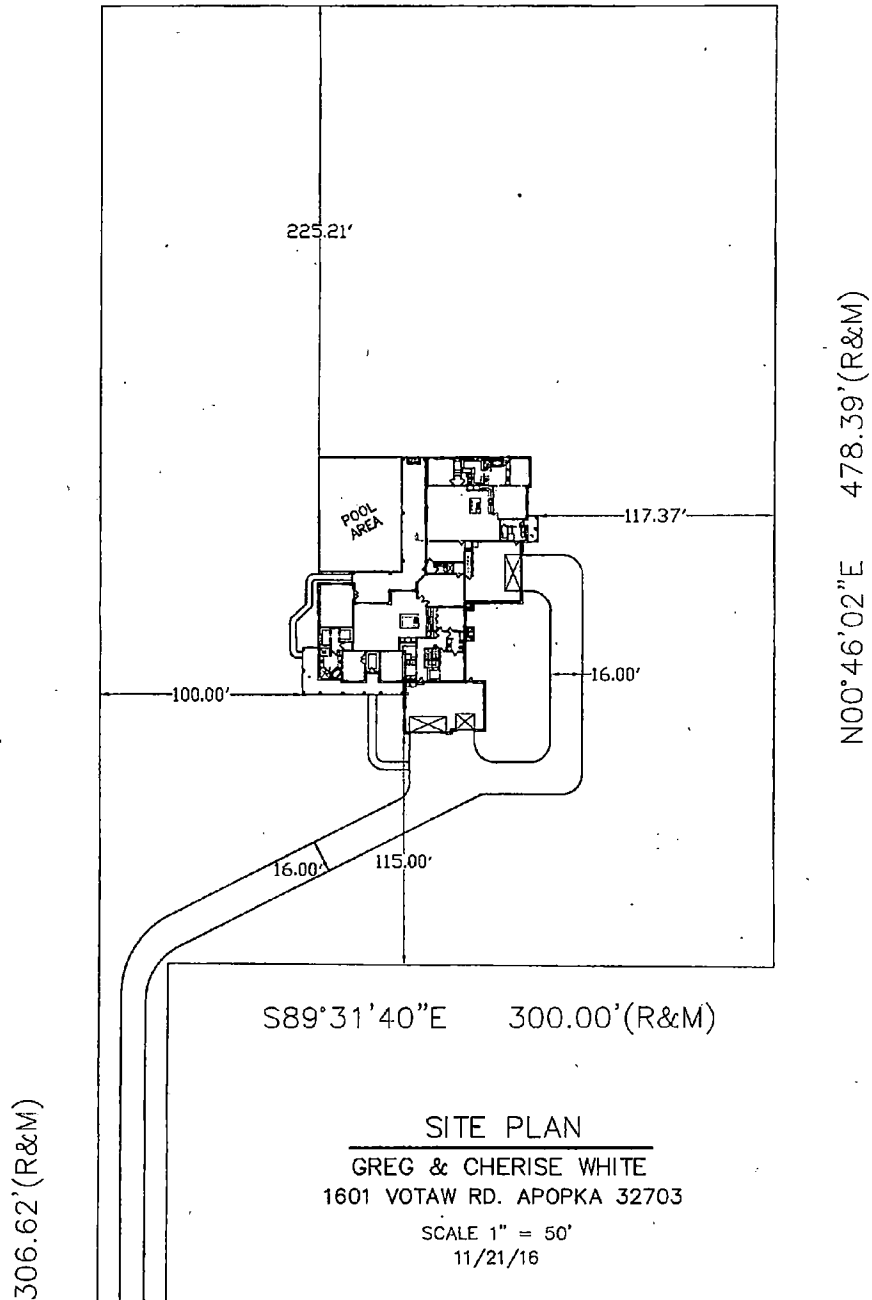
Location: North side of E. Votaw Rd., west of N. Lake Pleasant Rd.



AREA TABULATIONS	
1ST FLOOR UNIT #1 - 1,000 SF	1,000 SF
2ND FLOOR UNIT #2 - 1,000 SF	1,000 SF
3RD FLOOR UNIT #3 - 1,000 SF	1,000 SF
4TH FLOOR UNIT #4 - 1,000 SF	1,000 SF
5TH FLOOR UNIT #5 - 1,000 SF	1,000 SF
6TH FLOOR UNIT #6 - 1,000 SF	1,000 SF
7TH FLOOR UNIT #7 - 1,000 SF	1,000 SF
8TH FLOOR UNIT #8 - 1,000 SF	1,000 SF
9TH FLOOR UNIT #9 - 1,000 SF	1,000 SF
10TH FLOOR UNIT #10 - 1,000 SF	1,000 SF
11TH FLOOR UNIT #11 - 1,000 SF	1,000 SF
12TH FLOOR UNIT #12 - 1,000 SF	1,000 SF
13TH FLOOR UNIT #13 - 1,000 SF	1,000 SF
14TH FLOOR UNIT #14 - 1,000 SF	1,000 SF
15TH FLOOR UNIT #15 - 1,000 SF	1,000 SF
16TH FLOOR UNIT #16 - 1,000 SF	1,000 SF
17TH FLOOR UNIT #17 - 1,000 SF	1,000 SF
18TH FLOOR UNIT #18 - 1,000 SF	1,000 SF
19TH FLOOR UNIT #19 - 1,000 SF	1,000 SF
20TH FLOOR UNIT #20 - 1,000 SF	1,000 SF
21ST FLOOR UNIT #21 - 1,000 SF	1,000 SF
22ND FLOOR UNIT #22 - 1,000 SF	1,000 SF
23RD FLOOR UNIT #23 - 1,000 SF	1,000 SF
24TH FLOOR UNIT #24 - 1,000 SF	1,000 SF
25TH FLOOR UNIT #25 - 1,000 SF	1,000 SF
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97TH FLOOR UNIT #97 - 1,000 SF	1,000 SF
98TH FLOOR UNIT #98 - 1,000 SF	1,000 SF
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100TH FLOOR UNIT #100 - 1,000 SF	1,000 SF

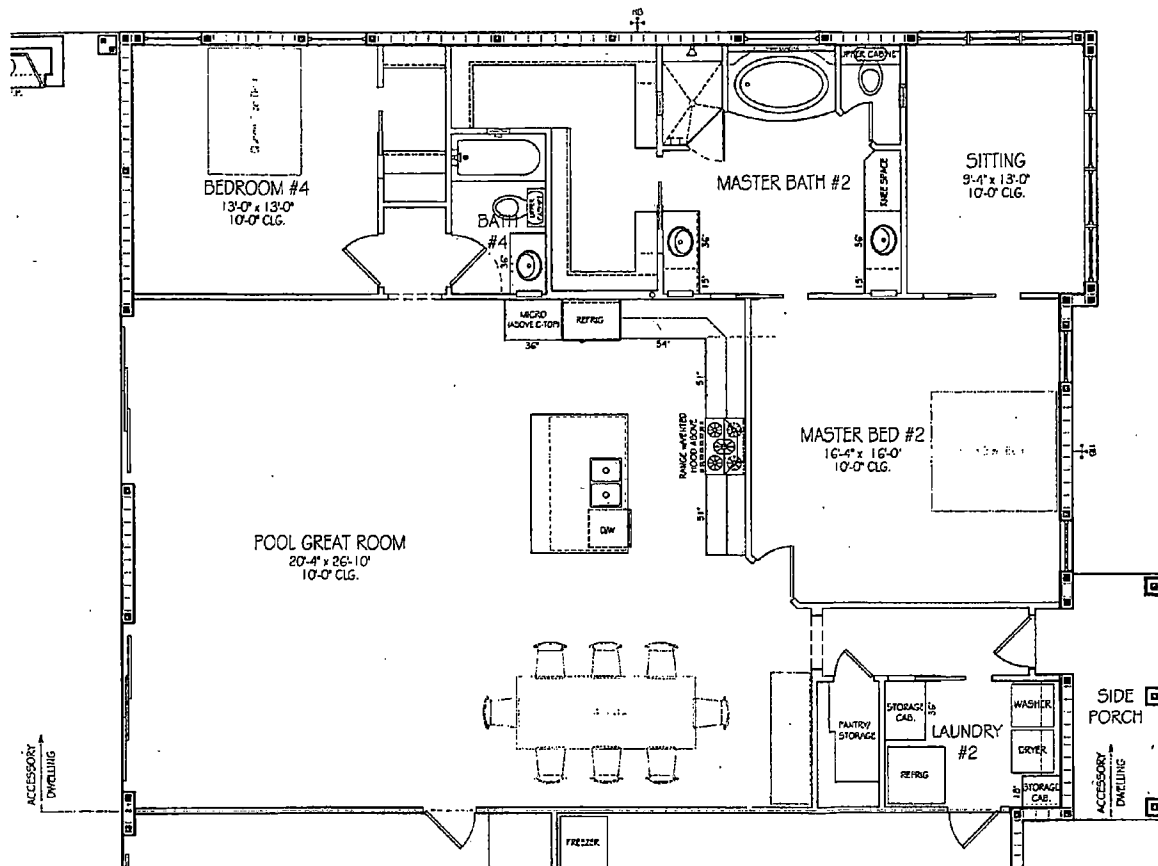
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 NOV 22 2016
 ORANGE COUNTY
 ZONING DIVISION

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NOV 22 2016
ORANGE COUNTY
ZONING DIVISION



AREA TABULATIONS		
1ST FLOOR LIVING AREA - MAIN	3,804 S.F.	
1ST FLOOR LIVING AREA - ACCESSORY DWELLING	2,097 S.F.	
1ST FLOOR LIVING AREA - TOTAL		5,901 S.F.
2ND FLOOR LIVING AREA - MAIN	1,554 S.F.	
2ND FLOOR LIVING AREA - TOTAL		1,554 S.F.
TOTAL LIVING AREA		7,455 S.F.
UNFINISHED STORAGE		406 S.F.
GARAGE #1 AREA	1,014 S.F.	
GARAGE #2 AREA	860 S.F.	
GARAGE AREA - TOTAL		1,874 S.F.
FRONT PORCH	479 S.F.	
REAR PORCH/PAVING	1,089 S.F.	
SIDE PORCH	72 S.F.	
PORCH AREA - TOTAL		1,640 S.F.
TOTAL AREA UNDER ROOF		11,375 S.F.

WHITE
09/09/16
REV. 11/21/16
Scale 3/16" = 1'-0"

ACCESSORY DWELLING AREA

GREG & CHERISE WHITE
1601 VOTAW RD. APOKA 32703

SCALE 3/16" = 1'-0"
11/21/16

RECEIVED

NOV 22 2016
ORANGE COUNTY
ZONING DIVISION



NOV 22 2016
ORANGE COUNTY
ZONING DIVISION

11/21/16

RE: Special Exception request for accessory dwelling unit at 1601 Votaw Road, Apopka, FL 32703

To Whom It May Concern,

The property owners, Greg M. and M. Cherise White, propose the construction of a new residential home to include an attached in-law suite of 2,097 s.f. of living space. The design will be seamless in that it will appear to be simply one large house allowing privacy for each family, or not if they should choose to spend time together. The 2nd bedroom of the in-law suite allows them to entertain guests without intruding into the other family space. The exterior will be a combination of stucco, lap siding, large porches and designer carriage style overhead garage doors.

Typical occupancy will be 4 adults and 4 children.

The envelope of the building (all areas under roof including porches and garage) will be 116'-8" wide x 137'-2" deep. The overall height will peak out at approximately 27'-9". Considering the large size of this property (4.28 acres) setbacks will be substantial: 115'-0" from the front, 117'-4" on the East side, 100'-0" on the West side and 225'-2" from the rear.

The architecture of this custom home will fit in well with the rural setting and large lot. It will be an asset to the neighborhood and to the values of the homes in that area.

The Accessory Dwelling area does exceed the maximum 1,500 s.f. allowed by code but considering the above information we respectfully ask that you grant this Special Exception to allow the 2,097 s.f. as designed.

Thank you.

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NOV 22 2016

**ORANGE COUNTY
ZONING DIVISION**



STAFF REPORT
CASE #SE-17-02-191
Orange County Zoning Division
Planner: Rocco Relvini
Board of Zoning Adjustment
February 2, 2017
Commission District: 2

GENERAL INFORMATION:

APPLICANT: Ric Heidenescher

HEARING TYPE: Board of Zoning Adjustment

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

- 1) Special Exception: To construct an attached Accessory Dwelling Unit (ADU); and,
- 2) Variance: To allow said ADU with 2,097 sq. ft. of living area in lieu of 1,500 sq. ft.

LOCATION: North side of E. Votaw Rd., west of N. Lake Pleasant Rd.

PROPERTY ADDRESS: 1601 Votaw Road

PARCEL ID: 02-21-28-0000-00-045

PUBLIC NOTIFICATION: 114

TRACT SIZE: 4.28 acres

DISTRICT #: 2

ZONING: A-1

EXISTING USE(S): Vacant

PROPOSED USE(S): 2 story single family residence with attached Accessory Dwelling Unit

SURROUNDING USES: Platted single family homes to the north with isolated homes to the east, west and south.

STAFF FINDINGS AND ANALYSIS:

1. The applicant is proposing a new 2-story single family residence. Approximately, 2,097 sq. ft. of living space will serve as separate living quarters for family and guests.
2. The size limitation on Accessory Dwelling Units (ADU) for this parcel size is 1,500 sq. ft. The proposed ADU is 2,097 sq. ft.
3. The parcel is 4.28 acres in size. It has a driveway extending from Votaw Road of approximately 850 feet long. The ADU will be setback 225 feet from the rear lot line (north). Plus, the applicant intends to preserve the trees both behind and in front of the entire new home. The new home and ADU will not be visible from Votaw Road. For these reasons, staff has no objection to this request.

STAFF RECOMMENDATION:

1. Development in accordance with site plan dated November 22, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. Construction plans shall be submitted within two (2) years or this approval becomes null and void; and,
5. The Accessory Dwelling Unit (ADU) shall be occupied by an immediate family member for a minimum of three (3) years. The ADU may be occupied by a non-relative three (3) years after being initially occupied by a relative or after the relative has died, whichever occurs first.

cc: Ric Heidenescher, 101 Cherry Creek Circle, Winter Springs, Florida 32708

IAN MCLEOD
VA-17-02-192

REQUEST: Variance in the P-D zoning district to install a residential generator 5 ft. from the side (north) property line in lieu of 10 ft.
ADDRESS: 10336 Angel Oak Court, Orlando FL 32836
LOCATION: West side of Angel Oak Ct., south of Royal Cypress Way, west of Winter Garden Vineland Rd., across from the Grand Cypress Golf Course.
S-T-R: 08-24-28
TRACT SIZE: 58 ft. x 148 ft.
DISTRICT#: 1
LEGAL: ROYAL CYPRESS PRESERVE - PHASE 3 86/98 LOT 75
PARCEL ID: 08-24-28-7762-00-750
NO. OF NOTICES: 81

DECISION: **DENIED** the Variance request in that there was no unnecessary hardship shown on the land; and further, it did not meet the requirements governing variances as spelled out in Orange County Code, Section 30-43(3) (6-0; unanimous).

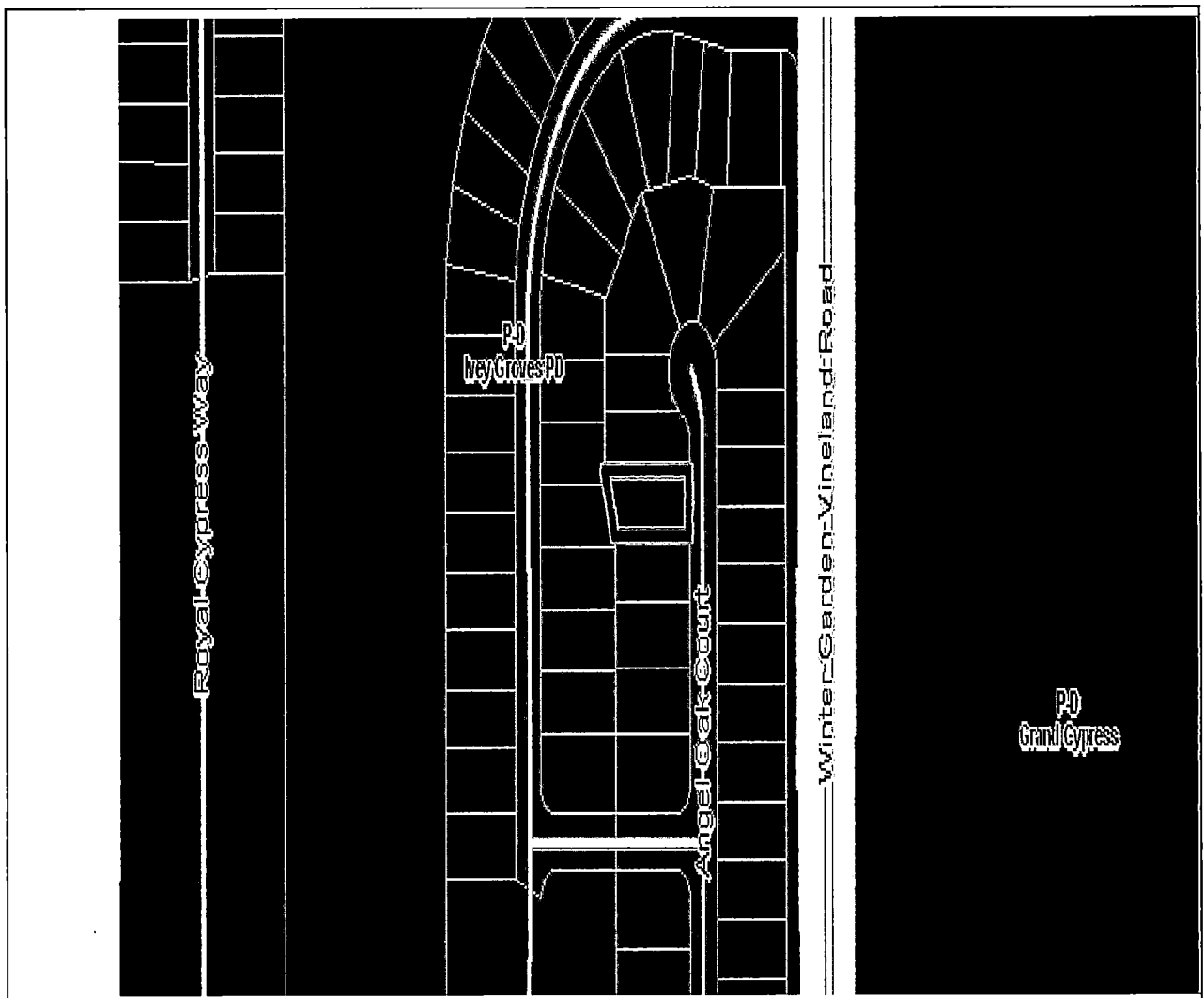
SYNOPSIS: Staff gave a brief presentation on the case; and, showed photographs and the proposed location of the generator.

The applicant was not in attendance.

The BZA had serious concerns about the noise and the amount of variance requested, even after the setback reduction by the BCC in September, 2016.

Staff received one (1) commentary in favor of the application and none in opposition. There was no opposition at the hearing.

The BZA denied the variance.



Applicant: Ian McLeod

BZA Number: VA-17-02-192

BZA Date: 02/02/2017

District: 1

Sec/Twn/Rge: 08-24-28-SW-C

Tract Size: 58 ft. x 148 ft.

Address: 10336 Angel Oak Court, Orlando FL 32836

Location: West side of Angel Oak Ct., south of Royal Cypress Way, west of Winter Garden Vineland Rd., across from the Grand Cypress Golf Course.



11/15/2016

1036 Angel Oak Ct

Project Name and Address:

McLeod Ian W & McLeod Kathryn Q

10336 Angel Oak Ct

To Whom It May Concern

Hello. My name is Sonny J Dukes, President of Accurate Power and Technology. On behalf of the owners, I have a small request for an approval of Mr. and Mrs. McLeod's variance proposal to install a Kohler Generator on their property. Currently there are minimum setbacks of 10 Feet on the side of the home. We will be infringing on this setback by up to 4ft 8 inches. I have included a copy of the Generator Specs and my business card. If you have any questions at all concerning this issue, please don't hesitate to call on me at any time.

Sincerely,

SONNY J. DUKES, PRESIDENT

ACCURATE POWER AND TECHNOLOGY, INC

A GENERATOR GUY

OFFICE: 352.735.8285

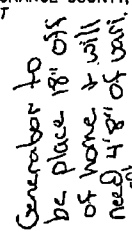
FAX: 352.224.1434

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DEC 02 2016

Zoning Division

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, ON
PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
10336 ANGEL OAK COURT



- 28 -



STAFF REPORT
CASE #VA-17-02-192
Orange County Zoning Division
Planner: Nick Balevich
Board of Zoning Adjustment
February 2, 2017
Commission District: 1

GENERAL INFORMATION:

APPLICANT: Ian McLeod

REQUEST: Variance in the P-D zoning district to install a residential generator 5 ft. from the side (north) property line in lieu of 10 ft.

LOCATION: West side of Angel Oak Ct., south of Royal Cypress Way, west of Winter Garden Vineland Rd., across from the Grand Cypress Golf Course.

PROPERTY ADDRESS: 10336 Angel Oak Court

PARCEL ID: 08-24-28-7762-00-750

TRACT SIZE: 58 ft. x 148 ft.

DISTRICT #: 1

ZONING: P-D

STAFF FINDINGS AND ANALYSIS:

1. The applicant wants to install a generator along the side of the house, five (5) feet from the property line in lieu of ten (10) feet.
2. The existing house is nine (9) feet from the side property line. The required generator setback is ten (10) feet.
3. On September 13, 2016, the Orange County BCC reduced the side setback for generators from thirty (30) feet to ten (10) feet. This application is requesting a further reduction to five (5) feet (a 50% deviation). Staff has concerns over the amount of deviation proposed.

4. The most affected property owner and the HOA have not submitted letters of support for this request.

STAFF RECOMMENDATION:

Staff cannot support this request and recommends the community standard, as reduced by the BCC on September 13, 2016, be upheld.

If the BZA approves the request, the following conditions should be imposed:

1. Development in accordance with site plan dated December 2, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development; and,
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

cc: Sonny Dukes (Applicant's representative)
32744 Scenic Hills Drive
Mt. Dora, Florida 32757

Ian McLeod (Applicant)
22 Delehanty Drive
Tewksbury, Massachusetts 01876

ALBERT SEGEV
VA-17-02-193

REQUEST: **Variances** in the P-O zoning district to construct office building as follows:
1) 10 ft. from front property line (N. Kirkman Road) in lieu of 25 ft.; and,
2) 26 ft. from rear property line (east line) in lieu of 30 ft.

ADDRESS: N. Kirkman Road, Orlando FL 32811

LOCATION: East side of N. Kirkman Rd., approximately 1/4 mile north of Old Winter Garden Rd.

S-T-R: 30-22-29

TRACT SIZE: 350 ft. x 76 ft.

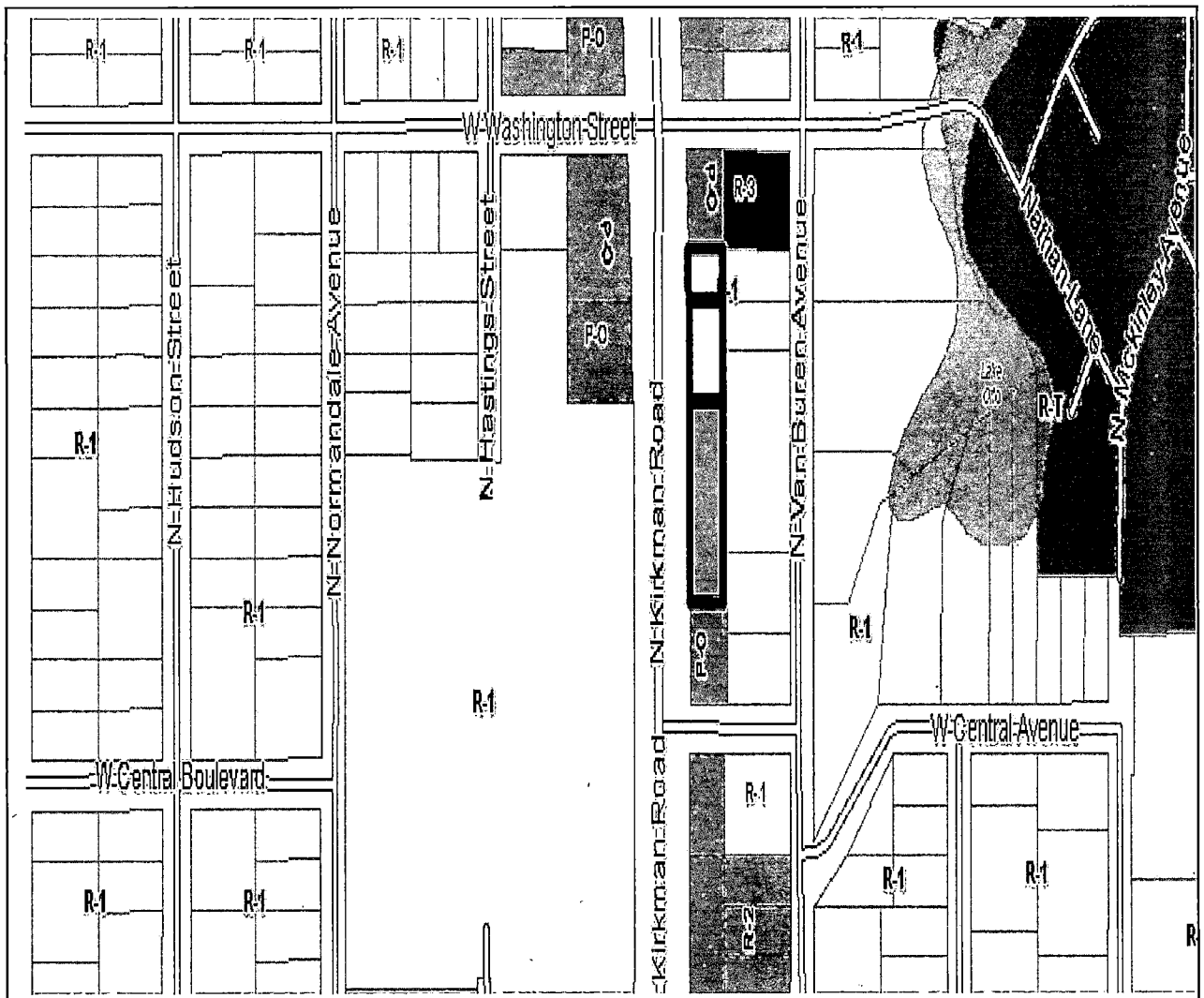
DISTRICT#: 6

LEGAL: ORLO VISTA TERRACE ANNEX N/96 LOT 3 BLK J (LESS W 56 FT FOR R/W)

PARCEL ID: 30-22-29-6426-10-030; 30-22-29-6426-10-040; and 30-22-29-6426-10-060

NO. OF NOTICES: 96

This case was **CONTINUED** to the March 2, 2017 BZA meeting, for re-advertisement purposes. Staff pre-notified all adjacent property owners of this continuance.



Applicant: Albert Segev

BZA Number: VA-17-02-193

BZA Date: 02/02/2017

District: 6

Sec/Twn/Rge: 30-22-29-SW-C

Tract Size: 350 ft. x 76 ft.

Address: N. Kirkman Road, Orlando FL 32811

Location: East side of N. Kirkman Rd., approximately 1/4 mile north of Old Winter Garden Rd.

Orlando December 9, 2016

Board of Zoning Adjustment

Orange County Florida

Ref: Application # VA-17-02-193

Front and rear setback variance request.

Dear Sirs:

We aim to develop the property to be used as Professional Offices, in line with the recently approved current land use.

The property is 350.30' wide and only 75.81' deep on one end and 72.43' on the other end. Current zoning required setbacks are 25' front setback and 30' rear setback. This allows only for a building to be 17.5' deep that makes it impossible to reasonably develop and comply with the rear and front setbacks.

We are proposing a variance to reduce the required front setback to 7.5' and reduce the rear setback to 25'. This will allow for a building 115' wide and 45' deep for a total of 5,175 sqft. The site allows for the necessary retention area and 27 parking spaces including one handicap, required by code for a building with this size. Please see attached variance plan.

This qualifies as a special condition since it was platted that way long before we took ownership of the property, and probably before the current setbacks were implemented and Kirkman Rd. was widened. This condition was not created by the owner and will not confer on the applicant any special privilege.

The literal interpretation of the property required setbacks will deprive the owner of the right to develop this property since the current limitations makes it impossible to build a viable building for the use determined by the current and future land use map.

The variance requested is the minimum variance that will allow a reasonable use of the land.

Please do not hesitate to contact us if additional information is required.

Sincerely

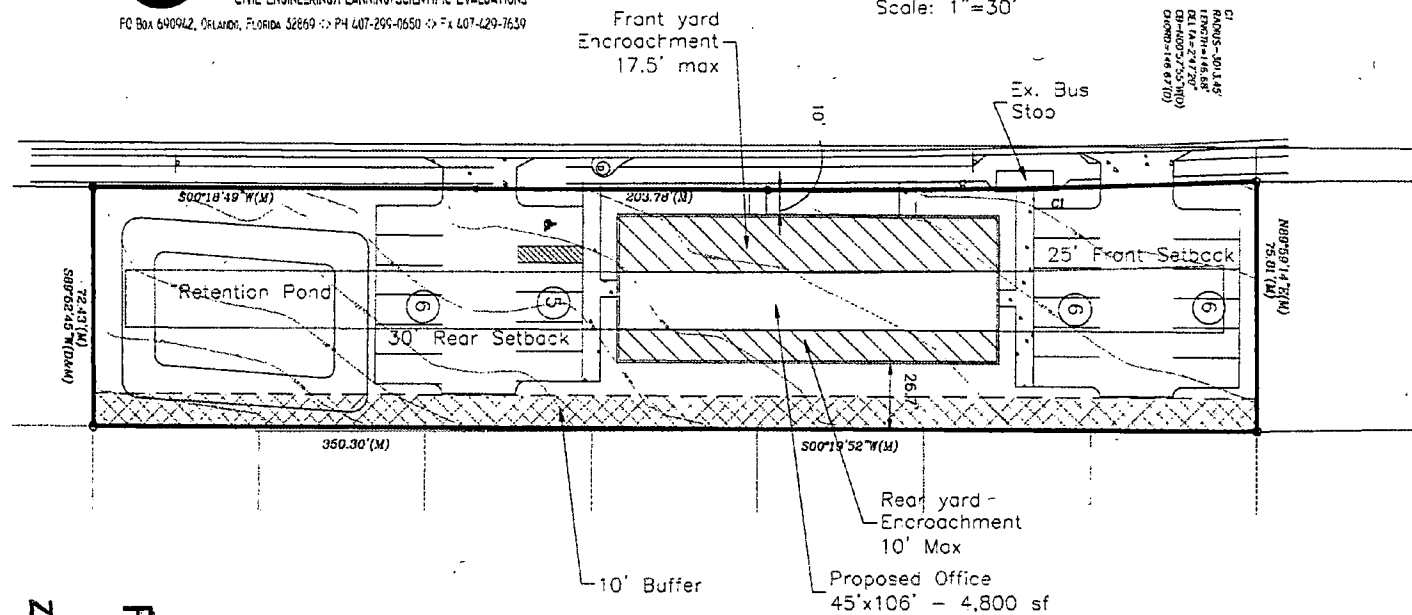
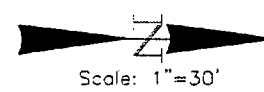

Alfredo Bacot

Cell: 321 303 3692

1005 Chokecherry Dr

Winter Springs FL 32708

RECEIVED
DEC 07 2016
Zoning Division



RECEIVED
 JAN 12 2017
 Zoning Division

Variance Site Plan

Darcy Unroe PE 60929

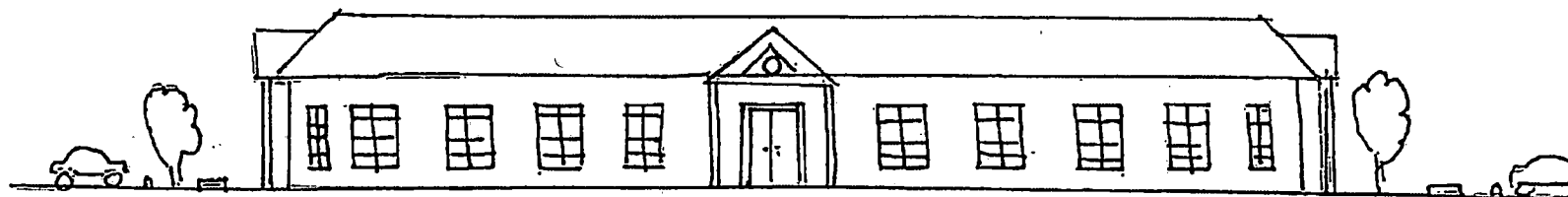
PROFESSIONAL OFFICE BUILDING. PROPOSED

5175 SQFT

FRONT ELEVATION

CMU & STUCCO

METAL ROOF





STAFF REPORT
CASE #VA-17-02-193
Orange County Zoning Division
Planner: David Nearing, AICP
Board of Zoning Adjustment
February 2, 2017
Commission District: 6

GENERAL INFORMATION:

APPLICANT: Albert Segev

REQUEST: Variances in the P-O zoning district to construct office building as follows:

- 1) 10 ft. from front property line (N. Kirkman Road) in lieu of 25 ft.; and,
- 2) 26 ft. from rear property line (east line) in lieu of 30 ft.

LOCATION: East side of N. Kirkman Rd., approximately 1/4 mile north of Old Winter Garden Rd.

PROPERTY ADDRESS: N. Kirkman Road

PARCEL ID: 30-22-29-6426-10-030; 30-22-29-6426-10-040; and, 30-22-29-6426-10-060.

TRACT SIZE: 350 ft. x 76 ft.

DISTRICT #: 6

ZONING: P-O

STAFF FINDINGS AND ANALYSIS:

1. Initially, the applicant submitted a site plan which did not meet a condition attached to the rezoning of the northern portion of the plan by the Planning & Zoning Commission (PZC). This condition required a ten (10) foot wide buffer along the east property line. The two (2) parking lots encroached into this buffer. Staff proposed that the applicant go back to PZC to remove the condition, as the BZA lacks the authority to waive or amend any PZC condition. Rather than delaying the project, the applicant redesigned the project to reduce the square footage of the building to 4,800 sq. ft. to reduce the parking lots' size so that they will not encroach into the buffer.

2. Staff does not object to the slight encroachment of the retention pond into the ten (10) foot buffer. The encroachment is extremely minor, and plantings can be installed in the bank.
3. The subject property is very shallow for any use along Kirkman Road, which is a six (6) lane divided road at this location. Variances for setbacks are the only viable option to create a functional site.
4. The Location of the building will actually be consistent with the setbacks of other buildings in this area which lost their front setbacks due to road widening through the years. This is actually a trend in certain communities, using a "build too" line as opposed to a "setback" line.
5. The applicant did not plat this property in its current configuration. Denial of this variance will actually deny the applicant rights other property owners in the area enjoy.
6. One outstanding issue involves the number of parking spaces. At 4,800 sq. ft., the applicant should provide twenty-four (24) parking spaces. They are only showing twenty-three (23). Typically, parking variances are not advisable for raw land being developed. Parking and floor area should balance. A condition stating such has been attached.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated January 12, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the

Board's review or the plans revised to comply with the standard; and,

4. Plans submitted for non-residential permitting shall have parking provided in accordance with the Sec. 38-1476, of the Orange County Code dealing with off-street parking and loading. All parking requirements shall be met.

cc: Albert Segev
1766 Fairview Shores Drive
Orlando, Florida 32804

AYMEE FUENTES
VA-17-02-195

REQUEST: **Variances** in the P-D zoning district to allow pool deck and enclosure to remain 0 ft. from the side (both north and south sides) property lines in lieu of five (5) ft.
(Note: The pool and deck were already in place when the applicant purchased the home. A contractor installed the screen enclosure without benefit of obtaining permits. This is the result of code enforcement. The two most impacted neighbors (north & south) have submitted letters of support.)

ADDRESS: 421 Blue Jacket Lane, Orlando FL 32825

LOCATION: East side of Blue Jacket Ln., west of N. Chickasaw Trail

S-T-R: 26-22-30

TRACT SIZE: 50 ft. x 125 ft.

DISTRICT#: 3

LEGAL: MOSS POINTE 8/96 LOT 165

PARCEL ID: 26-22-30-5770-01-650

NO. OF NOTICES: 86

DECISION: APPROVED the Variance requests in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions (4 in favor and 2 opposed):

1. Development in accordance with site plan dated December 8, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the

Board's review or the plans revised to comply with the standard; and,

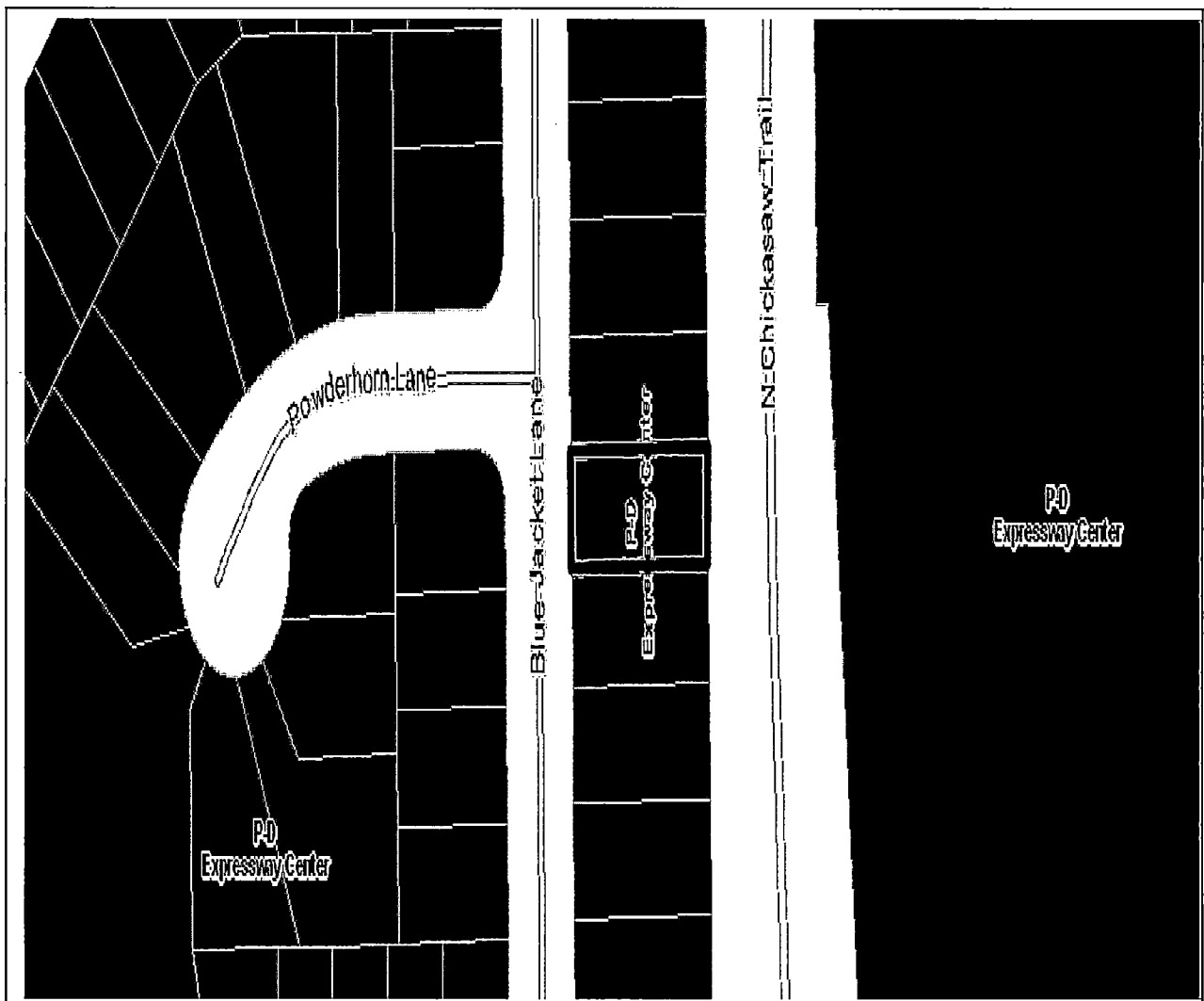
4. Permits shall be obtained within ninety (90) days or this approval becomes null and void.

SYNOPSIS: The applicant purchased the home with the pool. She added the deck pavers and pool screen without permits. She was cited by the Code Enforcement Division. The screen enclosure was placed inside the side setbacks on the north and south sides of the property.

Staff advised the BZA that both affected neighbors submitted letters in support. In addition, twenty-five (25) feet of the rear yard has a utility easement on it which prohibits any construction within it.

Staff advised the BZA that since the neighbors on both sides support the request and the homeowners association supports the request, staff too recommends approval.

The BZA concurred. There was no opposition.



Applicant: Aymee Fuentes

BZA Number: VA-17-02-195

BZA Date: 02/02/2017

District: 3

Sec/Twn/Rge: 26-22-30-NE-A

Tract Size: 50 ft. x 125 ft.

Address: 421 Blue Jacket Lane, Orlando FL 32825

Location: East side of Blue Jacket Ln., west of N. Chickasaw Trail

Aymee Fuentes
421 Blue Jacket Ln.
Orlando, FL 32825

November 29th, 2016

To Whom It May Concern:

This letter is to request a setback variance. We had our backyard screened in because of safety issues unaware that we needed to get a permit.

We have a really deep pool in our backyard that was already there when we bought our house. On many occasions when we got home we notice furniture moved around and water splashed around the pool. It was the indication that someone were jumping the fence to use our pool, because of safety we screened the whole backyard and the pool area so no one could keep jumping the fence. We have many kids and teenagers in our neighborhood and we were afraid of an accident happening.

When we took a look at our house blueprints and plans we notice that the back fence from the community that was place there before we bought the house by the association was taking space from the our property and that it why the pool was built so close to the fence. After talking to the neighbors that have pools in their backyard it was noticed that they had the same issue with their back fence.

Thank you for your time and understanding.

Sincerely,

Aymee Fuentes
(407)217-3395
Approval Code #02185C

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DEC 08 2016
Zoning Division



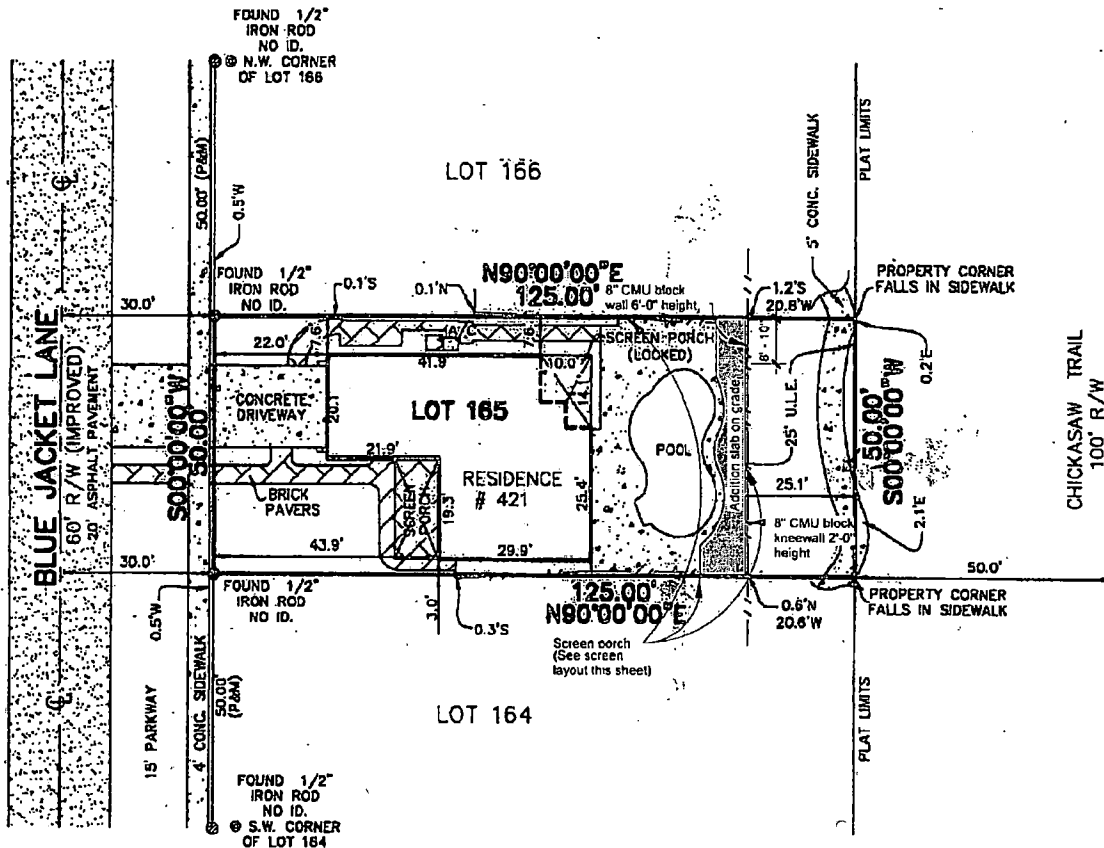
SURVEY NOTES

- 1- BRICK PAVERS WALK AND CONCRETE DRIVEWAY CROSSING OVER PROPERTY LINE ON WEST SIDE OF LOT.
- 2- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 25' U.L.E. AT REAR OF PROPERTY.
- 3- CONCRETE SIDEWALK CROSSES OVER PROPERTY LINE ON EAST OF LOT
- 4- U.L.E. DENOTES UTILITY AND LANDSCAPE EASEMENT

RECEIVED

DEC 08 2016

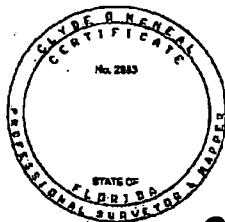
Zoning Division



PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

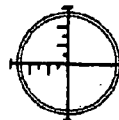
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND MY SIGNATURE.

Clyde McNeal

McNeal
DN: CN = Clyde McNeal, C = US
Date: 2012.03.21 13:36:15 -04'00'

(SIGNED)

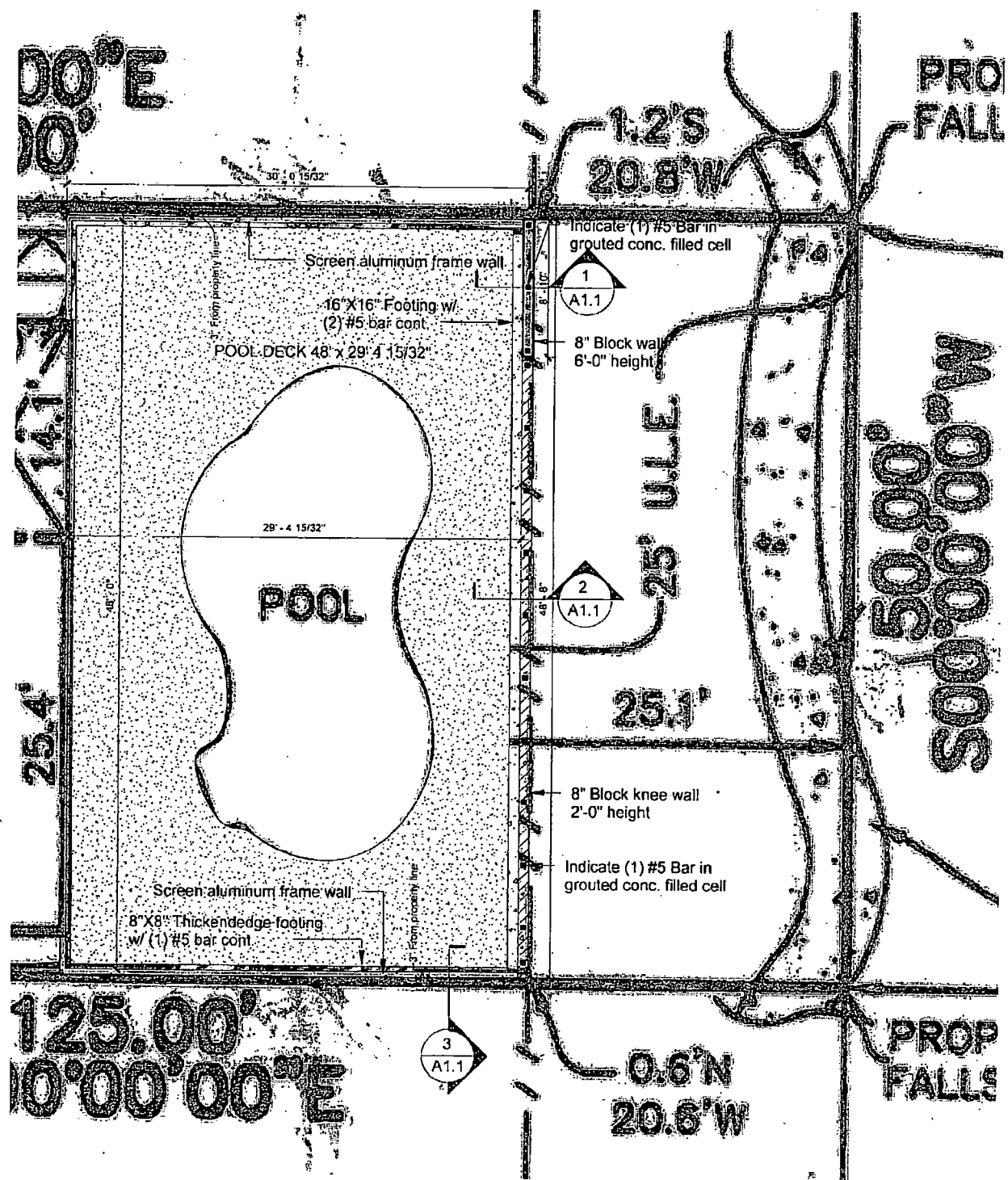
CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: (561) 840-4800
FACSIMILE: (561) 840-0578
STATEWIDE PHONE: (800) 228-4807
STATEWIDE FACSIMILE: (800) 741-0578





STAFF REPORT
CASE #VA-17-02-195
Orange County Zoning Division
Planner: Rocco Relvini
Board of Zoning Adjustment
February 2, 2017
Commission District: 3

GENERAL INFORMATION:

APPLICANT: Aymee Fuentes

REQUEST: Variances in the P-D zoning district to allow pool deck and enclosure to remain 0 ft. from the side (both north and south sides) property lines in lieu of five (5) ft.

(Note: The pool and deck were already in place when the applicant purchased the home. A contractor installed the screen enclosure without benefit of obtaining permits. This is the result of code enforcement. The two most impacted neighbors (north & south) have submitted letters of support.)

LOCATION: East side of Blue Jacket Ln., west of N. Chickasaw Trail

PROPERTY ADDRESS: 421 Blue Jacket Lane

PARCEL ID: 26-22-30-5770-01-650

TRACT SIZE: 50 ft. x 125 ft.

DISTRICT #: 3

ZONING: P-D

STAFF FINDINGS AND ANALYSIS:

1. Applicant indicates the screen enclosure was placed at its present location by previous owner. She purchased the home with the pool enclosure at its present location.
2. The two (2) most impacted property owners submitted letters of no objection.

3. The requested variances do not alter the character of this neighborhood as this neighborhood is a zero lot line development.

4. In cases such as these where the encroaching structure is an open screen, staff defers to the adjacent neighbors. In this case the adjacent neighbors have no objections.

5. The hardship in this case was not the result of the actions of this applicant.

STAFF RECOMMENDATION:

Since the structure in question is a screen enclosure and the most impacted neighbors do not object, staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated December 8, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard; and,
4. Permits shall be obtained within ninety (90) days or this approval becomes null and void.

cc: Aymee Fuentes
421 Blue Jacket Lane
Orlando, Florida 32825

NORTH ORLANDO ROWING CLUB
SE-17-02-197

REQUEST: **Special Exception** and **Variance** in the C-1 zoning district as follows:
1) Special Exception: To operate a non-profit private outdoor recreational club (proposing competitive rowing for middle and high school students); and,
2) Variance: To allow unpaved parking spaces and driving aisles (grassed) in lieu of paved.

ADDRESS: 4424 Edgewater Drive, Orlando FL 32804

LOCATION: East side of Edgewater Dr., approximately 475 ft. northwest of W. Fairbanks Ave., on the east side of Lake Fairview

S-T-R: 03-22-29

TRACT SIZE: 139 ft. x 359 ft. (AVG)

DISTRICT#: 2

LEGAL: BEG 1466 FT W & N 50 DEG W 413 FT OF SE COR OF SEC RUN N 50 DEG W 69.5 FT S 40 DEG W 412 FT E 91.5 FT N 40 DEG E TO POB SEC 03-22-29 (LESS R/W) OR B&P 5302/3900, ON 07-31-97, INST WM

PARCEL ID: 03-22-29-0000-00-023 and 03-22-29-0000-00-024

NO. OF NOTICES: 70

DECISION: APPROVED the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; and, **APPROVED** the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions: (5-0, and 1 abstained; unanimous):

1. Development in accordance with site plan dated December 13, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain

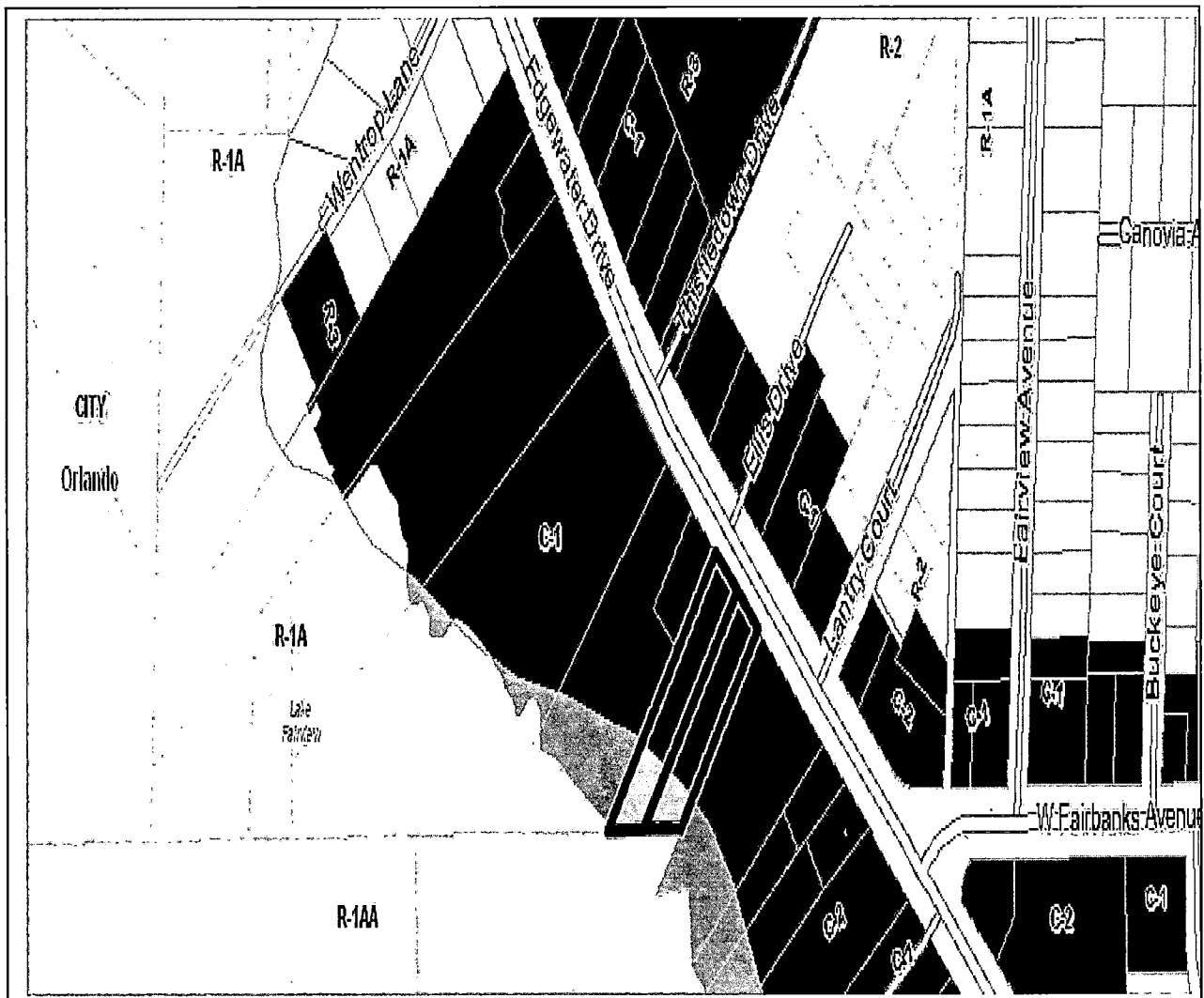
requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. Construction plans shall be submitted within three (3) years or this approval becomes null and void;
5. Hours of use shall be from 7:00 a.m. to 9:00 p.m.; and,
6. No outdoor amplification of sound or music at the site.

SYNOPSIS: Staff noted that the subject property is surrounded on three (3) sides by commercial zoning, and that the use would be compatible with the adjacent land uses and fit well into the neighborhood. It was also noted that the rowing club is currently sharing a boathouse with another rowing club, and both are growing, necessitating the need for the applicant to move. Staff also stated that no correspondence for or against the case had been received.

The applicant confirmed the reason for moving their club, and that it will minimize impacts by spreading the amount of activity out around the lake, rather than concentrated in an existing park. There being no one present to speak for or against the application, the public hearing was closed.

The BZA found that the use would be consistent and compatible with the area, and the impacts would be minimal. A motion was made and seconded to recommend approval of the request. The motion passed unanimously among all who voted.



Applicant: North Orlando Rowing Club

BZA Number: SE-17-02-197

BZA Date: 02/02/2017

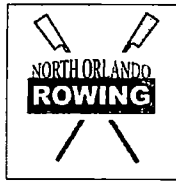
District: 2

Sec/Twn/Rge: 03-22-29-SE-D

Tract Size: 139 ft. x 359 ft. (AVG)

Address: 4424 Edgewater Drive, Orlando FL 32804

Location: East side of Edgewater Dr., approximately 475 ft. northwest of W. Fairbanks Ave., on the east side of Lake Fairview



P.O. Box 2455
Orlando, FL 32802-2455

Orange County Zoning Division
201 S. Rosalind Avenue
P.O. Box 2687
Orlando, Florida 32802

Attn: Mr. David Nearing

Re: Application for Special Exception

Dear Mr. Nearing;

North Orlando Rowing (NOR) is working toward the construction of a clubhouse facility at the property which NOR is leasing at 4424 and 4428 Edgewater Drive. The owner of the property is Victory Martial Arts. This property has direct access to Lake Fairview. The clubhouse is defined as an outdoor recreation building and requires a Special Exception for the property is a C-1 classification.

Attached are the following included with the formal application:

1. Application for Special Exception with Notary stamps and signatures
2. Two copies of detailed justification for the Special Exception with club's building plans
3. Two copies (8 1/2" x 11") of the most recent survey done in September, 2016
4. Two copies (8 1/2" x 11") of the site plan showing the orientation and layout of the clubhouse
5. Two detailed drawings (8 1/2" x 11") of the 40 foot by 100 foot clubhouse
6. Check for \$1,335.00 for the Special Exception fee

If additional information is required please contact me at the following e-mail address
peter.hosbein@siemens.com or phone number 407-808-5732.

Sincerely,

Peter Hosbein

Dec 13, 2016

RECEIVED
DEC 13 2016
Zoning Division

North Orlando Rowing Club
4424 Edgewater Drive
Orlando, FL

Justification for Special Exception

1. Club House and construction project goals:

North Orlando Rowing (NOR) is a competitive rowing club for male and female middle school and high school athletes. NOR is a non-profit 501.3c business which uses monthly dues to pay for coaches' salaries, equipment expenses, boat repairs, regatta fees and other miscellaneous expenses.

North Orlando Rowing is working toward the construction of a clubhouse facility at the property which NOR is leasing at 4424 and 4428 Edgewater Drive. The owner of the property is Victory Martial Arts. This property has direct access to Lake Fairview. Access to Lake Fairview is important because half the time at practice is usually spent rowing in boats on the water. The clubhouse is defined as an outdoor recreation building and requires a Special Exception for the property is a C-1 classification.

For many years NOR has shared a facility with Orlando Rowing Club (ORC) on the northeast side of Lake Fairview. ORC is expanding so there isn't room to store all of NOR's equipment inside the ORC boathouse. NOR wishes to maintain its own location. The number of boats on Lake Fairview will not change, just the location of the launch site for our boats. The number of rowing boats on Lake Fairview will not change because of this relocation.

The high school and middle school athletes will occupy the clubhouse after school on weekdays, approximately 3:30 to 7:00 pm and on Saturday morning from 7:00 to 11:00 am. Coaches may occupy the building during the day before or after practice for boat repair, planning practices and boat maintenance activities. Coaches use non-electronic megaphones to communicate to rowers when practicing on the lake.

2. Plan

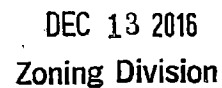
NOR's boat clubhouse construction plan includes a 40 feet by 100 feet building with a gentle sloping walkway giving access to the waterfront. Refer to Project Site drawings for location of building on the property.

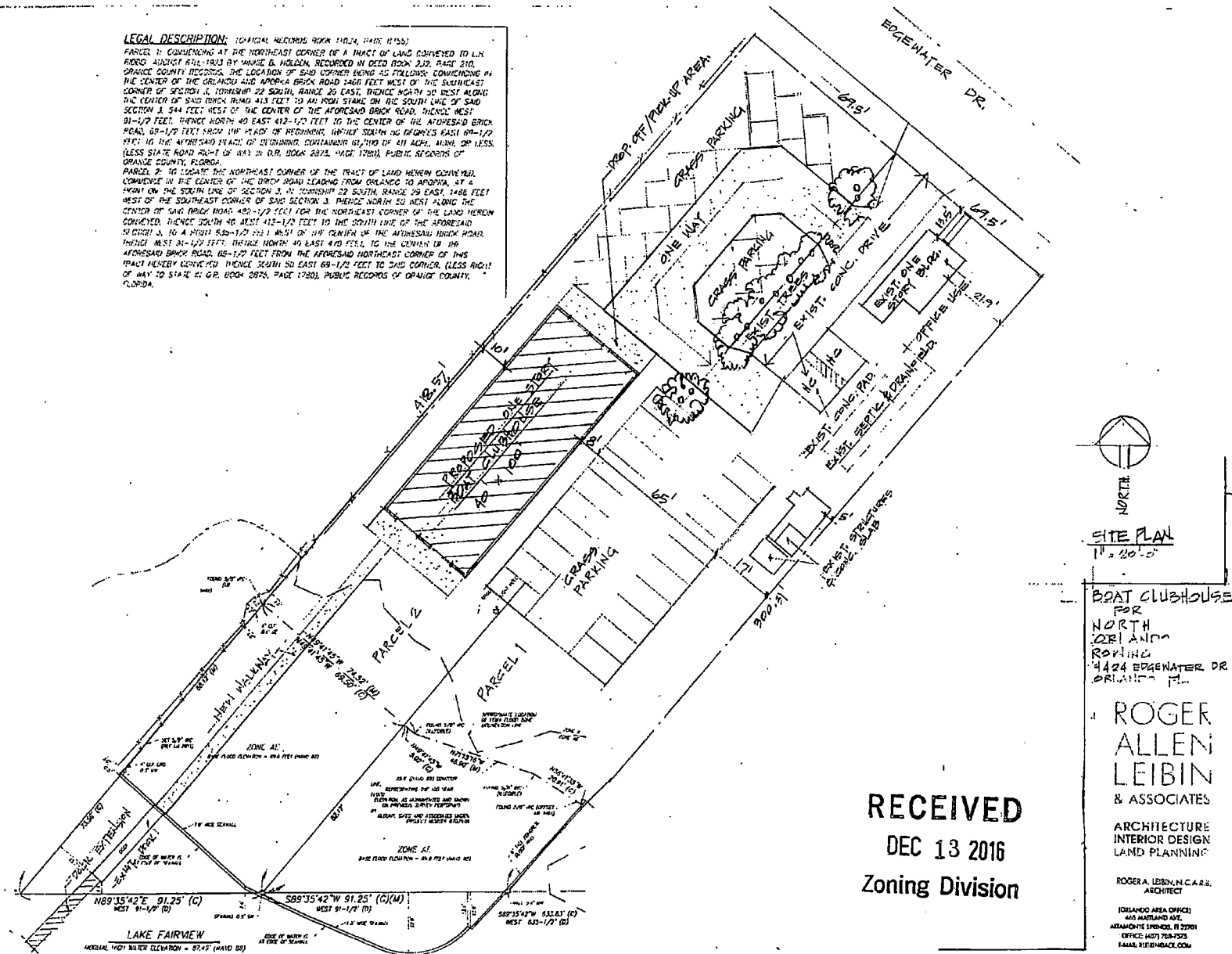
When completed, the building will become the property of NOR. Once built the clubhouse will be the prime location for team meetings, training activities and also serve to house boats, oars, ergs and other equipment owned by NOR. In addition there will be two regular hinged doors on either end of the building for human access (fire code requirement).

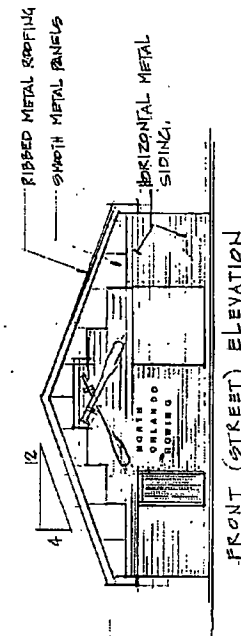
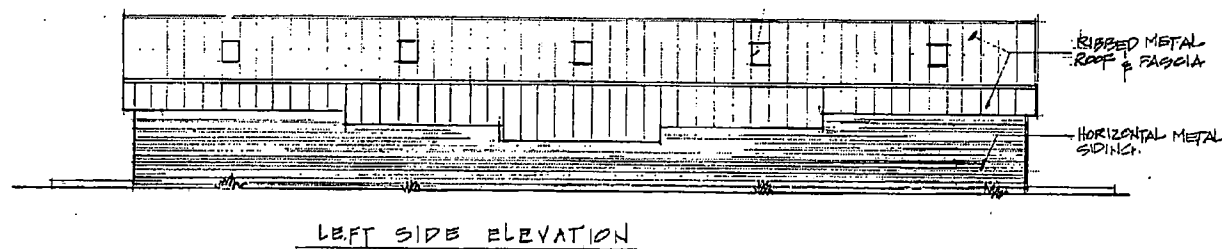
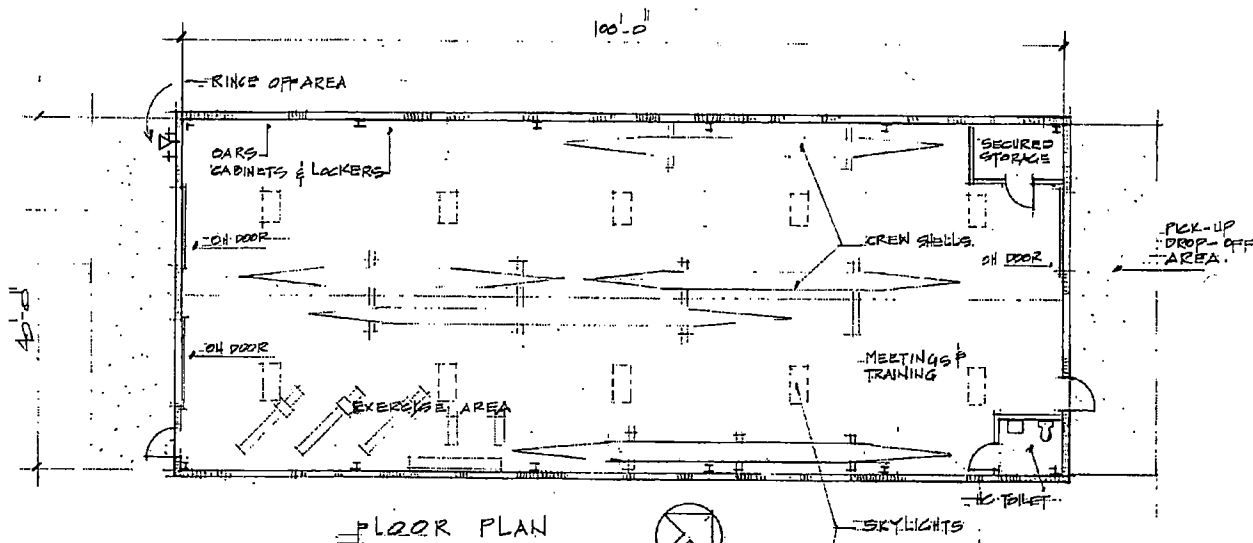
Building permits will be filed with the Orange County Building department for the construction of the concrete foundation and clubhouse only after the zoning adjustment has been approved..

3. Water, Electrical Power and Lights

A fresh water line will be run to the corner of the clubhouse for rinsing feet, rinsing boats and providing drinking water for rowers. Power requirements for the clubhouse should be 110-120 volts. Florescent lights in the middle of the two bays will provide lighting. On the exterior, spot lights and motion detectors will be installed for lighting and security. No loud speakers or sound equipment will be used on the exterior of the building.







BOAT CLUBHOUSE
FOR
NORTH
ORLANDO
ROWING
4424 EDGEWATER DR
ORLANDO, FL.

ROGER
ALLEN
LEIBIN
& ASSOCIATES

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING

ROGER A. LEIBIN, N.C.A.A.
ARCHITECT

(ORLANDO AREA OFFICE)
465 MATTHEW AVE.
ATLANTIC CITY, NJ 08201
OFFICE: (609) 788-2575
FAX: (609) 788-2575



STAFF REPORT
CASE #SE-17-02-197
Orange County Zoning Division
Planner: David Nearing, AICP
Board of Zoning Adjustment
February 2, 2017
Commission District: 2

GENERAL INFORMATION:

APPLICANT: North Orlando Rowing Club

HEARING TYPE: Board of Zoning Adjustment

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

- 1) Special Exception: To operate a non-profit private outdoor recreational club (proposing competitive rowing for middle and high school students); and,
- 2) Variance: To allow unpaved parking spaces and driving aisles (grassed) in lieu of paved.

LOCATION: East side of Edgewater Dr., approximately 475 ft. northwest of W. Fairbanks Ave., on the east side of Lake Fairview.

PROPERTY ADDRESS: 4428 Edgewater Drive

PARCEL ID: 03-22-29-0000-00-023 and 03-22-29-0000-00-024

PUBLIC NOTIFICATION: 70

TRACT SIZE: 139 ft. x 359 ft. (AVG)

DISTRICT #: 2

ZONING: C-1

EXISTING USE(S): Vacant Single Family Residence

PROPOSED USE(S): Private Outdoor Club for Competitive Rowing

SURROUNDING USES: Commercial uses to the north, east and south, with Lake Fairview to the west

STAFF FINDINGS AND ANALYSIS:

1. The applicant operates a rowing club for teens and young adults. The club typically practices after school and on Saturday mornings after 7:00 a.m.

2. Most of the members do not drive, and are typically dropped off by their parents, who do not normally stay to watch practice.
3. The existing residence on the property will be used for office and restroom facilities.
4. The use of grassed parking spaces will assist in reducing and treating runoff from the site into the lake.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated December 13, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. Construction plans shall be submitted within three (3) years or this approval becomes null and void;
5. Hours of use shall be from 7:00 a.m. to 9:00 p.m.; and,
6. No outdoor amplification of sound or music at the site.

cc: Peter Hosbein (Applicant's Representative)
1009 Via Tuscany Oaks Way
Winter Park, Florida 32789

FLORIDA HOSPITAL EAST ORLANDO
VA-17-02-199

REQUEST: **Variances** in the P-D and R-1A zoning districts to install an 8 ft. high fence along the Lake Underhill Road and Chickasaw Trail frontages in lieu of 6 ft.
(Note: The fence is intended to increase security and restrict access to controlled locations.)

ADDRESS: 7727 Lake Underhill Road, Orlando FL 32822

LOCATION: Northwest corner of Lake Underhill Rd. S. Chickasaw Trail

S-T-R: 26-22-30

TRACT SIZE: 37.35 acres

DISTRICT#: 3

LEGAL: FLORIDA HOSPITAL EAST 82/19 LOT 1 (LESS COMM AT THE SE CORNER SEC 26-22-30 TH N00-00-51E 50 FT TH N89-37-39W 454.62 FT TH N00-00-41E 480.96 FT TH S89-51-17E 106.5 FT TO THE POB TH N00-02-31W 250 FT TH N90W 21.96 FT TH N00W 30.27 FT TH N89-59-30E 178.8 FT

PARCEL ID: 26-22-30-2770-00-001; 26-22-30-2770-00-002;
26-22-30-2770-01-000; 26-22-30-2770-01-001;
26-22-30-2770-01-002; and 26-22-30-2770-02-000.

NO. OF NOTICES: 77

DECISION: APPROVED the Variance requests in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions (6-0; unanimous):

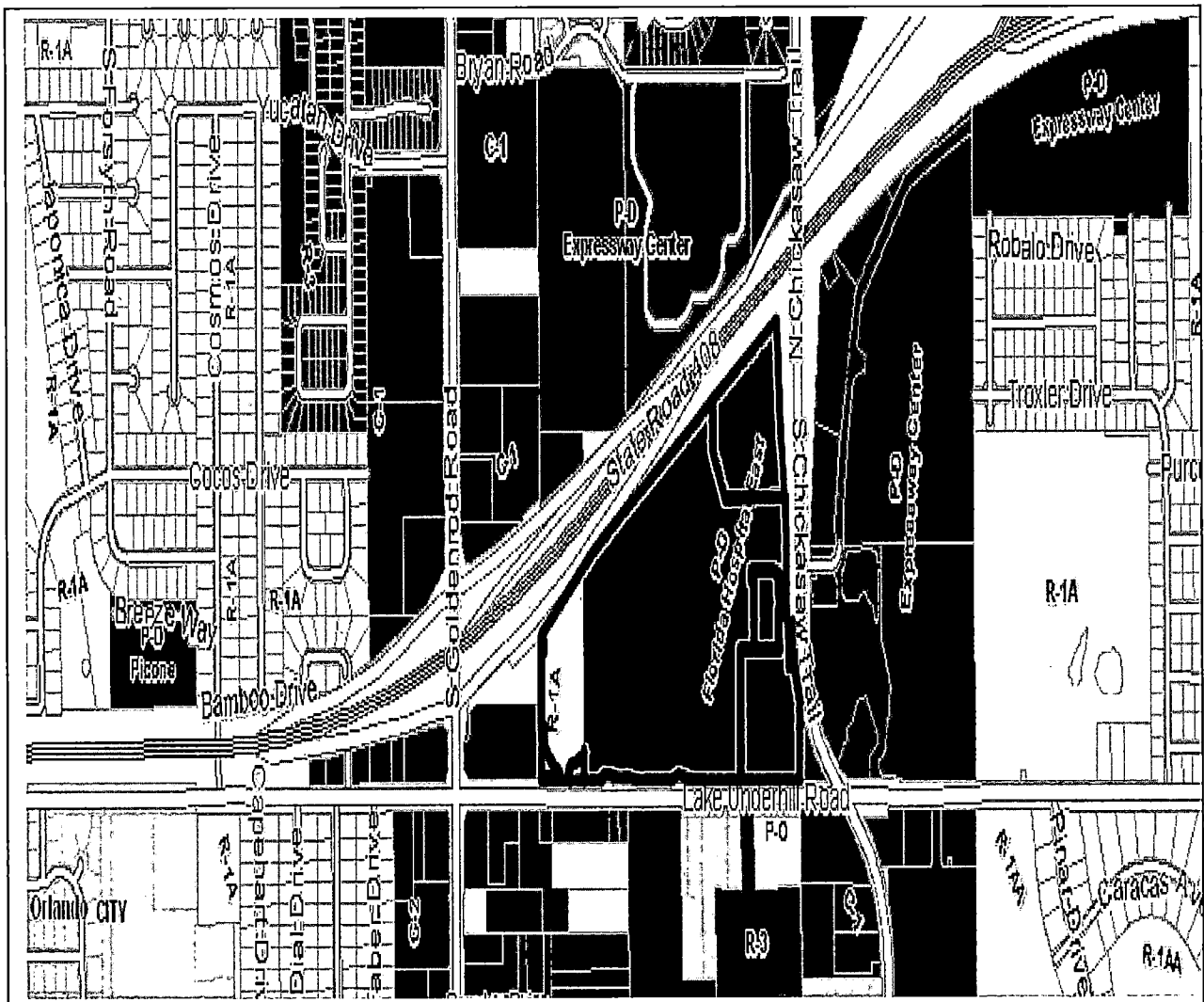
1. Development in accordance with site plan dated December 14, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard; and,
4. The fence shall be black clad, and shall be properly maintained for its lifetime.

SYNOPSIS: Staff noted that, at thirty-seven plus (37+) acres in size, the sheer size of the property posed difficulties in securing the site. Due to the distance security must travel, and the nature of the activities that take place on the property, some type of impediment to unrestricted access is needed to give security time to respond to breaches. Staff indicated that they had not received any correspondence for or against this application.

The applicant noted that they had video surveillance showing people entering the property and breaking into vehicles, then fleeing before security could get to the scene. In addition, the hospital accepts people who have been Baker Acted. Occasionally, they will get loose. The fence will help to contain such situations. There being no one present to speak for or against this matter, the public hearing was closed.

The BZA concluded that due to the size of the hospital campus, there was a need for the increased height of the fence for security purposes. A motion was made and seconded to recommend approval of the request. The motion passed unanimously.



Applicant: Florida Hospital East Orlando

BZA Number: VA-17-02-199

BZA Date: 02/02/2017

District: 3

Sec/Twn/Rge: 26-22-30-SE-D

Tract Size: 37.35 acres

Address: 7727 Lake Underhill Road, Orlando FL 32822

Location: Northwest corner of Lake Underhill Rd. S. Chickasaw Trail



FLORIDA HOSPITAL
East Orlando

7727 Lake Underhill Drive
Orlando, Florida 32822
407/277-8110

December 12, 2016

Orange County Commissioners

This letter is to request a variance that will allow a 8 foot high wire fence to be constructed at Florida Hospital East Orlando on the East side of the property along Chickasaw Trail and along the South side of the property adjacent to Lake Underhill Road.

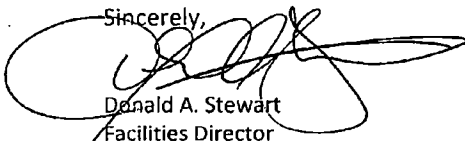
The proposed fence will be installed 6 inches inside of the property line as per the attached plans. The fence was selected because it is made of a very thin (6 gauge) wire so that it will not cause visible obstructions when looking through it. This type of fence is used in many areas of Disney World to provide security while not obstructing views of many of the resorts.

Florida Hospital East Orlando would like to have this fence in order to deter crime on our property. Unfortunately, we are located in one of the highest areas of crime in Orange County and have suffered as victims of crime for many years. We have been able to observe many of the perpetrators of these crimes enter & exit our property on foot in various areas around the perimeter of the property. We have had cars vandalized, burglarized and even stolen from our property. It is the opinion of our Security experts that the proposed fence will deter a lot of these crimes by reducing escape routes to these criminals.

As a facility that remains open 24 hours a day, 7 days a week, 365 days a year to serve those who are sick and injured in our community. We have a lot of staff, patients and visitors enter and exit the property all hours of the day and night, many of these people have expressed fear of going to their cars in our parking lot. As a business and community partner we feel obligated to provide safe areas around our facility. We have added lighting, security staff and security evenings rounding but still have a high occurrence of crime in our parking lots.

I respectfully request an approval of this variance to help Florida Hospital provide another layer of Security for those we serve in the Orange County Community.

Sincerely,



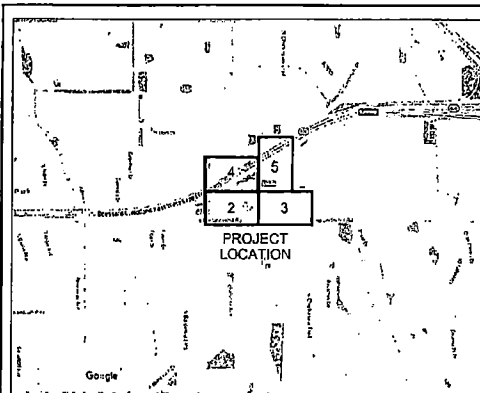
Donald A. Stewart
Facilities Director
Florida Hospital East Orlando

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DEC 14 2016

Zoning Division

Operated by the
Seventh-day Adventist Church



VICINITY AND KEY MAP: NOT TO SCALE

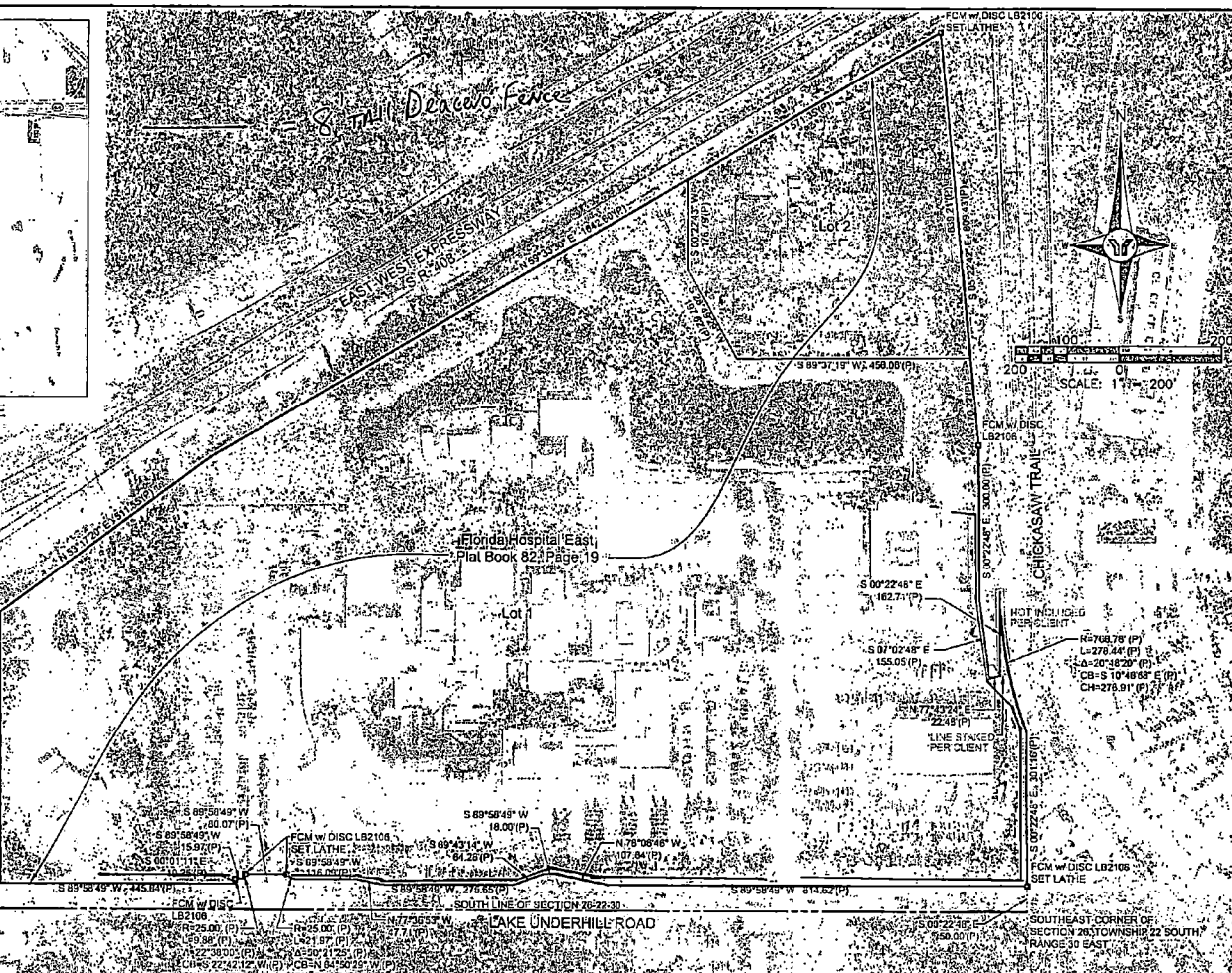
SURVEY NOTES:

1. Specific Purpose Survey to stake the property line of the East Orlando Florida Hospital for fence line construction, City of Orlando, Orange County, Florida.
2. Property lines were marked roughly every 50 feet and at changes of direction with a hub and lathe. Found property corners were marked with a lathe and no hub.
3. This is not a boundary survey. Property lines are based upon found monumentation and plat dimensions as shown in "Florida Hospital East", Plat Book 82, Page 19, Public Records of Orange County, Florida.
4. 2014 Aerial Imagery is shown for reference purposes only and may not reflect recent changes to area.
5. The intended display scale of this map of survey, is 1" = 200' or 1:2400 for Sheet 1 and 1" = 80' or 1:960 for Sheets 2 - 5.
6. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without the written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND:

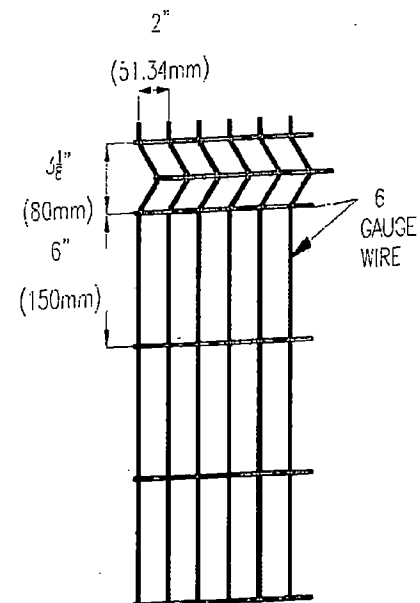
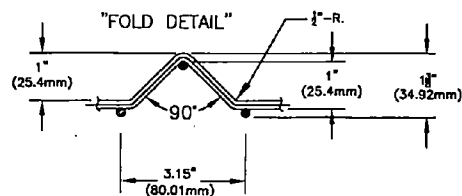
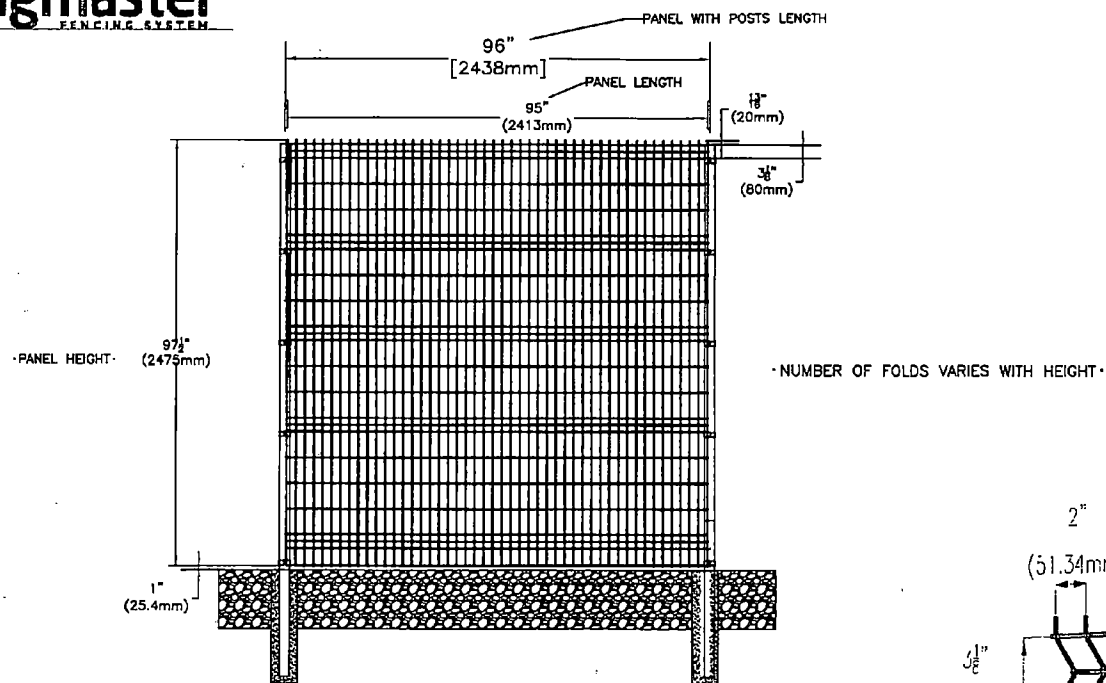
- CB Chord Bearing
CH Chord Distance
Δ Delta (Central Angle)
FCM Found Concrete Monument
L Arc Length
LB Licensed Business
LS Licensed Surveyor
(P) Plat Dimension
PSM Professional Surveyor and Mapper
R Radius
SR State Road

NO.	BY	DATE	DESCRIPTION	INITIALS	DATE
1					
2					
3					
4					
5					
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7					
8					
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10					



George F. Young, Inc. 1008 SOUTH MAIN STREET, GAINESVILLE, FLORIDA 32601-0428 PHONE (352) 378-1444 FAX (352) 372-3552 CIVIL & TRANSPORTATION ENGINEERING, LANDSCAPE ARCHITECTURE, PLANNING, SURVEYING, AND LANDSCAPE ARCHITECTURE GAINESVILLE, FLORIDA 32601-0428		Digitally signed by Michael J. Curley DN: cn=Michael J. Curley, o=George F. Young, Inc., ou=Surveying, email=curley@georgefyoung.com Date: 2016.11.17 11:11:11 -0500 Michael J. Curley PSM LS 8351		JOB NO. 1602510USU SHEET NO. 1 OF 5	
PREPARED FOR: Florida Hospital 1919 North Orange Avenue, Suite A Orlando, FL 32804		SECTION 26, TOWNSHIP 22 S., RANGE 30 E.		PRINTED: 11/29/2016 3:33 PM User: E:\Users\Bene	

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DEC 14 2016
Zoning Division



- VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES.
- DO NOT SCALE.
- CHECK, KNOW AND RESPECT LOCAL BUILDING CODES WHERE APPLICABLE.
- OBTAIN ALL NECESSARY BUILDING PERMITS.
- THESE ARE BASIC AND GENERAL SPECIFICATIONS AND THEY DO NOT COVER ALL POSSIBLE INSTALLATION SCENARIOS.



STAFF REPORT
CASE #VA-17-02-199
Orange County Zoning Division
Planner: David Nearing, AICP
Board of Zoning Adjustment
February 2, 2017
Commission District: 3

GENERAL INFORMATION:

APPLICANT: Florida Hospital East Orlando

REQUEST: Variances in the P-D and R-1A zoning districts to install an 8 ft. high fence along the Lake Underhill Road and Chickasaw Trail frontages in lieu of 6 ft.

(Note: The fence is intended to increase security and restrict access to controlled locations.)

LOCATION: Northwest corner of Lake Underhill Rd. S. Chickasaw Trail

PROPERTY ADDRESS: 7975 Lake Underhill Road

PARCEL ID: 26-22-30-2770-00-001; 26-22-30-2770-00-002;
26-22-30-2770-01-000; 26-22-30-2770-01-001;
26-22-30-2770-01-002; and 26-22-30-2770-02-000.

TRACT SIZE: 37.35 acres

DISTRICT #: 3

ZONING: P-D & R-1A

STAFF FINDINGS AND ANALYSIS:

1. The applicant represents the owners and operators of thirty-seven (37) acre medical campus with frontage on two (2) major roadways (Lake Underhill and Chickasaw Trail), and backing up to SR-408. In total, the site has over 2,600 feet of open frontage on the two (2) main roads.
2. The facility operates twenty-four (24) hours a day, seven (7) days a week.
3. Given the area that must be covered for surveillance purposes, adding two (2) additional feet to the front yard fence would actually provide some additional time

to respond to someone attempting gain access to the site by unconventional means, and without authorization.

4. Staff is recommending that the new fencing be black clad, which will help it to blend with its background.
5. The sheer size of the operation and the nature of the business present a hardship posed by the property. While the hardship may in a sense be self-imposed, it is by need that this hardship exists.
6. The size of the property and the nature of the business necessitate the need for enhanced security, which would likely be afforded similar operations. The proposed fence is the least possible to accomplish the intent of the owner.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated December 14, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard; and,
4. The fence shall be black clad, and shall be properly maintained for its lifetime.

cc: Valerie Hamil, 3001 Old Winter Garden Road, Orlando, Florida 32805-1176
Donald A. Stewart, 900 Hope Way, Orlando, Florida 32803

THOMAS HARDEMAN
VA-17-02-200

REQUEST: **Variance** in the P-D zoning district to convert open air patio into permanent room addition 15 ft. from the rear property line in lieu of 20 ft.
(Note: The applicant has provided 3 letters of support from neighbors and from the HOA.)

ADDRESS: 9224 Taborfield Avenue, Orlando FL 32836

LOCATION: South side of Taborfield Ave., east of Reams Rd.

S-T-R: 06-24-28

TRACT SIZE: 60 ft. x 120 ft.

DISTRICT#: 1

LEGAL: THORNHILL, A REPLAT 65/55 LOT 69

PARCEL ID: 06-24-28-7943-00-690

NO. OF NOTICES: 107

DECISION: APPROVED the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions (6-0; unanimous):

1. Development in accordance with site plan dated December 1, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard; and,

4. The design of the addition shall be consistent with the design of the main house.

SYNOPSIS: Staff gave a brief presentation on the case covering the request, location, lot layout, and photographs.

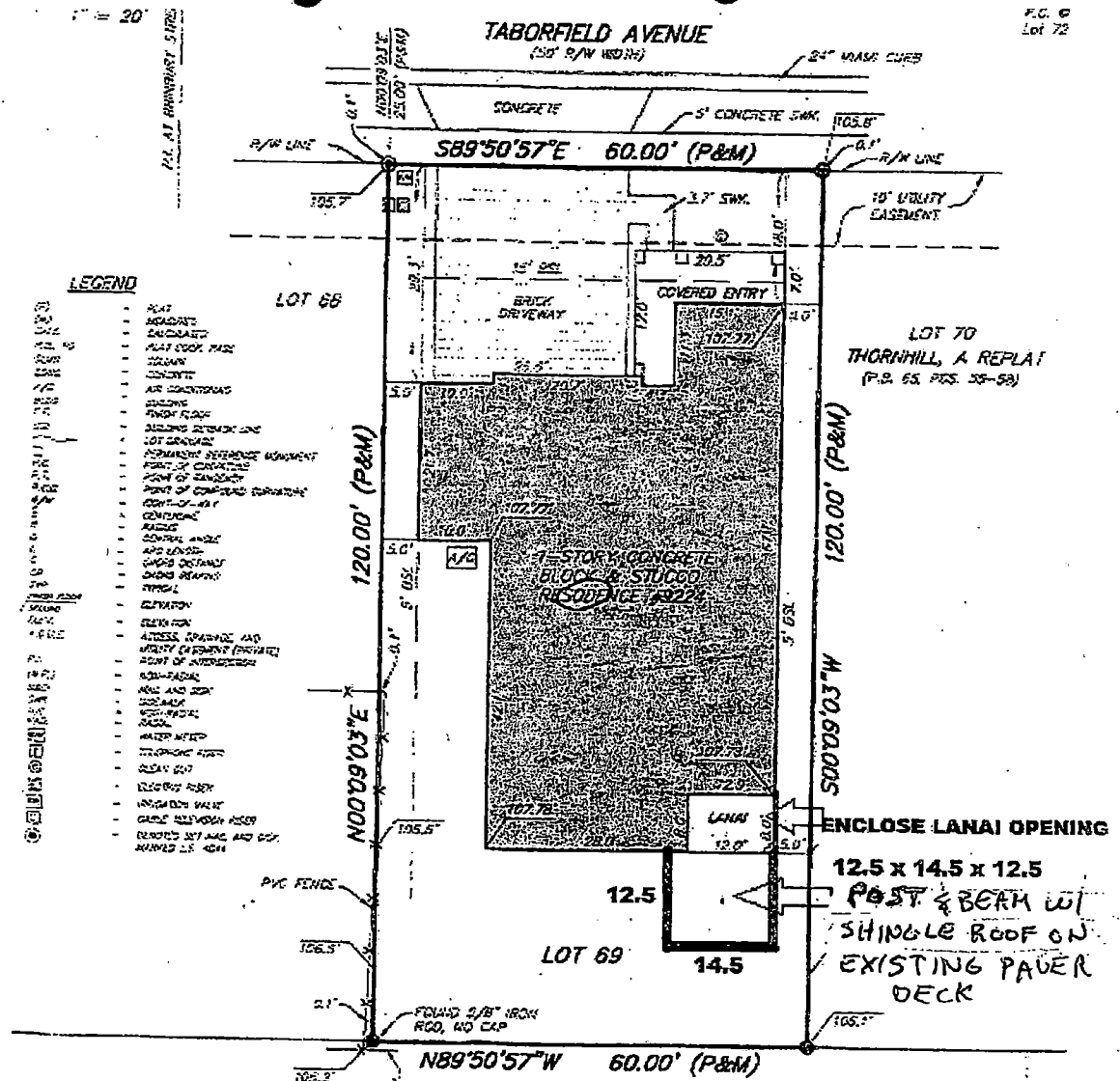
The applicant stated that installing a solid roof will allow his wife to use the patio as she suffers with severe allergies.

The BZA noted that the patio was not noticeable from the road, and the neighbors were in favor, and the request is within the range of past approvals.

Staff received six (6) commentaries in favor of the application and none in opposition. There was no opposition at the hearing.

1" = 20'

P.C. 6
Lot 72



**FOR: MR. HARDEMAN
ORLANDO, FL**

**RECEIVED
DEC 14 2016
ORANGE COUNTY,
FLORIDA
ZONING DIVISION**

NOTES:
(1) THE BUILDING DIMENSIONS AND LOT GRADIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION. THE APPROPRIATE CONSTRUCTION PLANS NEED TO BE USED.
(2) SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES AND SIGNATURE.

SHEET 2 OF 2

DATE	BY	REVISION
03-29-10	T.W.R.	RECEIPTIFICATION
10-31-14	MLM	FINAL SURVEY
10-15-10	MLM	FOUNDATION SURVEY
01-15-10	MLM	FOUNDATION SURVEY
01-15-10	MLM	FOUNDATION SURVEY

PEC | **SURVEYING AND MAPPING, LLC**
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7800
 100 Alexandria Boulevard, Suite 11 • Orlando, Florida 32765 • 407-542-4957

Hardeman Roof Project

A number of years ago I added a paver patio enclosed by a birdcage screen structure at the back of my house. At that time, the Thornhill ARB was not approving solid roofs. Now they have changed their rules and I would like to use my patio more throughout the year by removing the birdcage and replacing it with a plywood and asphalt roof. The original footprint of the patio will not change. The new roof will follow the same pitch as my house roof and will have the same asphalt shingles as the rest of the house. It will be screened in with stucco support posts. The 174 square foot structure (12' x 14.6') will have stucco where appropriate and soffit, fascia, and gutters will match the rest of the house. All painting will be done to match the house. When completed, this project will look as though it was part of the original design of the house at the time of construction. I am requesting a 5' rear set-back variance from 20' to 15'. The height of the shingled roof at the peak is 14'.

Thank you,

Thomas Hardeman
407-456-4301

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ORANGE COUNTY
ZONING DIVISION



STAFF REPORT
CASE #VA-17-02-200
Orange County Zoning Division
Planner: Nick Balevich
Board of Zoning Adjustment
February 2, 2017
Commission District: 1

GENERAL INFORMATION:

APPLICANT: Thomas Hardeman

REQUEST: Variance in the P-D zoning district to convert open air patio into permanent room addition 15 ft. from the rear property line in lieu of 20 ft.

(Note: The applicant has provided 3 letters of support from neighbors and from the HOA.)

LOCATION: South side of Taborfield Ave., east of Reams Rd.

PROPERTY ADDRESS: 9224 Taborfield Avenue

PARCEL ID: 06-24-28-7943-00-690

TRACT SIZE: 60 ft. x 120 ft.

DISTRICT #: 1

ZONING: P-D

STAFF FINDINGS AND ANALYSIS:

1. The applicant proposes to enclose an existing patio. A variance is requested from the rear yard setbacks.
2. The existing screen enclosure complies with the required five (5) feet setback. Enclosing the patio and adding a shingle roof will require compliance with structural setbacks.
3. The applicant has agreed to use materials including stucco and shingles to match the existing house.

4. The H.O.A. and adjacent neighbors have signed letters of no objection to this proposal.
5. Staff has no objections to this request.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated December 1, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard; and,
4. The design of the addition shall be consistent with the design of the main house.

cc: Thomas Hardeman
9224 Taborfield Avenue
Orlando, Florida 32836

FRANKLIN TARANTINO
VA-17-02-201

REQUEST: **Variance** in the P-D zoning district to construct a pool screen enclosure 3 ft. from the rear (north) property line in lieu of 5 ft. (Note: The applicant submitted 3 letters of no objection from adjacent property owners).

ADDRESS: 14315 United Colonies Drive, Winter Garden FL 34787

LOCATION: North side of United Colonies Dr., 1/4 mile east of John Hancock Dr., east of Porter Rd.

S-T-R: 28-23-27

TRACT SIZE: 69 ft. x 126 ft.

DISTRICT#: 1

LEGAL: WEST LAKE HANCOCK ESTATES PHASE 3 83/34 LOT 278

PARCEL ID: 28-23-27-9163-02-780

NO. OF NOTICES: 47

DECISION: APPROVED the Variance request in that the Board made the finding that the requirements of Orange County Code, Section 30-43(3) have been met; further, said approval is subject to the following conditions (6-0; unanimous):

1. Development in accordance with site plan dated December 14, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development; and,
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

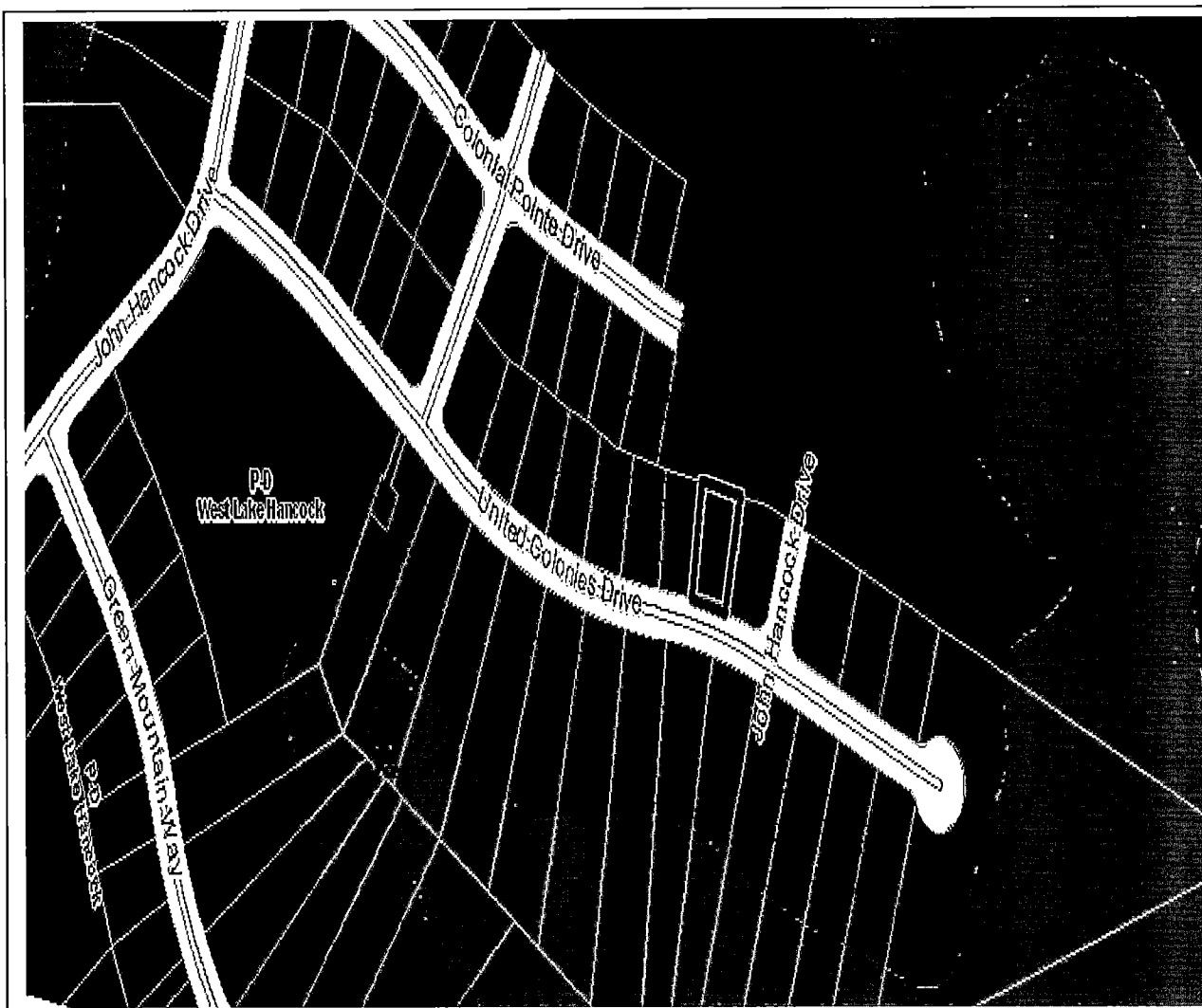
SYNOPSIS: Staff gave a brief presentation on the case covering the request, location, zoning, and site photographs.

The applicant stated they need the extra foot to access the pool. The footprint will not change.

The BZA noted that the irregularly shaped lot caused the need for the variance, and felt the case was straightforward.

Staff received four (4) commentaries in favor of the application and none in opposition. There was no opposition at the hearing.

The BZA approved the variance.



Applicant: Franklin Tarantino

BZA Number: VA-17-02-201

BZA Date: 02/02/2017

District: 1

Sec/Twn/Rge: 28-23-27-NE-A

Tract Size: 69 ft. x 126 ft.

Address: 14315 United Colonies Drive, Winter Garden FL 34787

Location: North side of United Colonies Dr., 1/4 mile east of John Hancock Dr., east of Porter Rd.

Orange County Board of adjustments

12/13/16

Re; Variance request

14315 United Colonies Dr. Orlando

Lot 278 West Lake Hancock Estates Phase 3

This single family residence was purchased after the home and pool were built. Home owner is wanting a pool enclosure and in order to be able to walk around the back of the pool for ingress egress we feel that 19 ¾ inches is enough to get by without going further into 5 ft. setback and the N/W corner of enclosure is the only portion of the set back that is affected. The other portion of the enclosure is not going into the setback.

There is a block and stone wall separating the rear lot from this which should keep this unnoticed for all practical purposes.

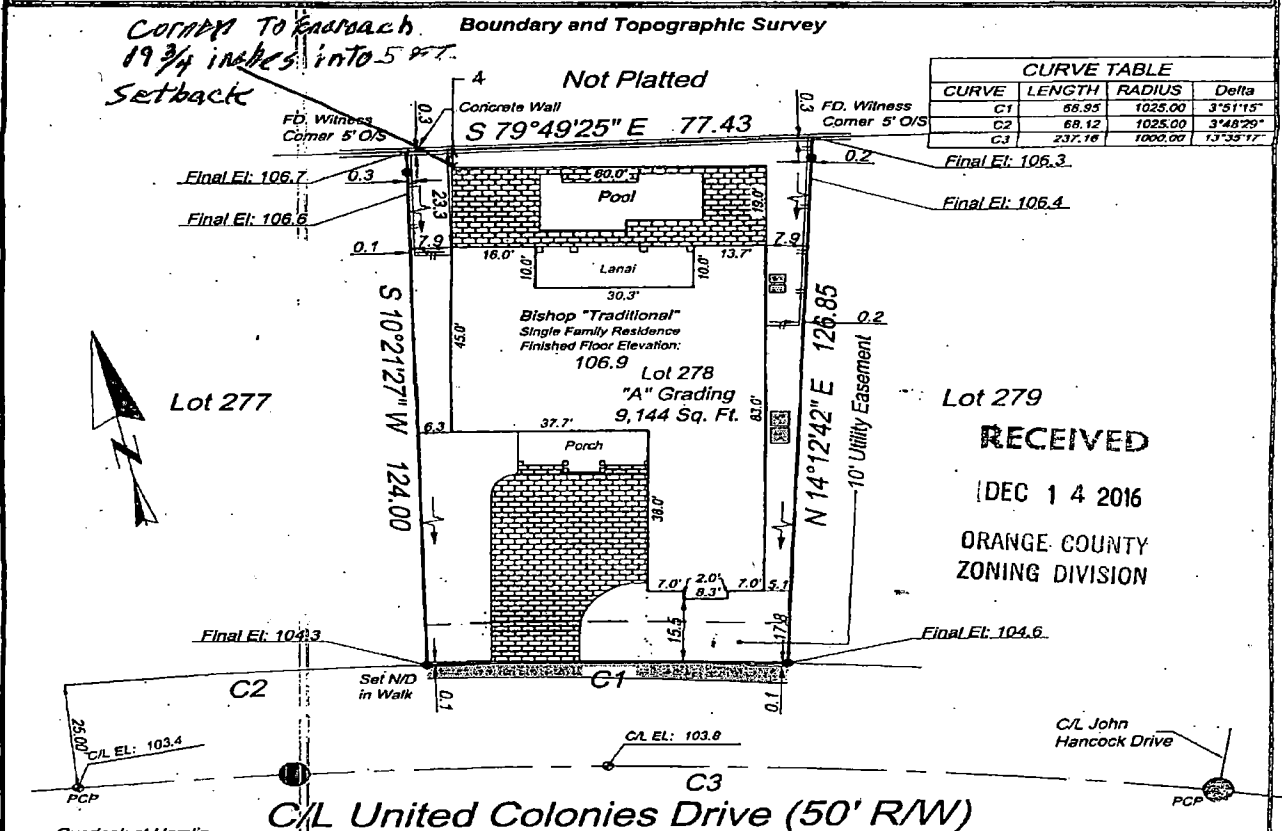
The enclosure will be 18.9 x 59.6 and we have letters of support from the neighbors on both sides and to the rear.

The screen walls and screen roof will have a starting height of 10 ft. and peak at 13 ft. and will be bronze in color.

Please understand we would not request this 19 ¾ if we felt it would be detrimental in any way to the neighbors or the development.

Herx & Associates Inc.

Land Surveyors
769 Douglas Avenue, Altamonte Springs, Florida. 32714 (407)788-8808
Member of the National Society of Professional Surveyors



CURVE TABLE			
CURVE	LENGTH	RADIUS	Delta
C1	68.95	1025.00	3°51'15"
C2	68.12	1025.00	3°48'29"
C3	237.16	1000.00	13°35'17"

Overlook at Hamlin
LEGAL DESCRIPTION
Lot 278, "WEST LAKE HANCOCK ESTATES PHASE 3"
according to the plat thereof as recorded in plat book 83 at page(s) 34 - 37,
of the public records of Orange County, Florida.

FLOOD HAZARD DATA: The parcel shown hereon lies within flood zone "X"
according to the Flood Insurance Rate Map community panel number
120179 0380F dated 08-25-2009.

Flood Zone determination was performed by graphic plotting onto Flood
Insurance Rate Maps prepared by FEMA. There has been no field surveying
performed by this firm to determine this flood zone. This is the professional
opinion of Herx & Associates, Inc. The lender (if any) makes the final
determination as to the requirement of Flood Insurance or not. We assume no
responsibility for actual flooding conditions.

General Notes:

- This is a BOUNDARY Survey performed in the field on 9.24.15
- No aerial, surface or subsurface utility installations, underground improvements or subsurface/aerial encroachments, if any, were located.
- Building files shown are to the exterior; unfinished foundation surface or formboard.
- Elevations shown hereon, if any, are assumed, unless otherwise noted and were obtained from approved Construction Plans provided by the Client and are shown only to depict the proposed or actual difference in elevation relative to the assumed temporary or other Bench mark(s) shown hereon.
- The parcel shown hereon is subject to all easements, reservations, restrictions, and Rights-of-way of record whether depicted or not on this document. No search of the Public Records has been made by this office.
- The legal description shown hereon is as furnished by client.
- Platted and measured distances and directions are the same unless otherwise noted.
- Copies of this Survey may be made for the original transaction only.
 - Denotes 1/8" iron rod with plastic cap marked LB4937, or 1/4" iron rod with red plastic cap marked "Witness Corner", unless otherwise noted.
 - Denotes P.C.P. (Permanent control point)
 - Denotes Permanent Reference Monument
 - © 2016 Herx & Associates Inc. All rights reserved

Address: 14315 United Colonies Drive

SETBACKS: Garden District
(Per plans provided by client)
Front: 15' Front Porch: 10'
Side: 5' Side Street: 10' Rear: 20'

BEARING BASE: Bearings shown hereon are referenced to the Westerly
boundary of the recorded plat of West Lake Hancock Estates Phase 3
as being N 00°16'46"W.

Vertical datum is based on engineering plans provided by client, prepared by
Bowyer Singleton Inc., Project No. BOYD2/FINAL-PHASE 3.(NAVD 88)

Legend

⊙	Temporary Bench mark	O/S	Offset
⊖	Back of sidewalk	D.R.B.	Official Records Book
C/L	Centerline	FB	Plot Book
A	Central or (Delta) Angle	PC	Point of Curvature
CALC	Calculated	PCC	Point of Compound Curvature
CB	Chord Bearing	P.C.P.	Permanent Control Point
CD	Chord	PG	Page
C.M.	Concrete Monument	P.R.M.	Permanent Reference Monument
EL or ELEV	Elevation (Proposed)	PL	Property Line
FINAL EL	Elevation (Measured)	P.O.B.	Point of Beginning
FD	Found	P.O.C.	Point of Commencement
Fin. Fl. Elev.	Finished Floor Elevation	P.I.	Point of Intersection
I.P.	Iron Pipe	P.R.C.	Point of Reverse Curvature
I.R.	Iron Rod	PT	Point of Tangency
LB	Licensed Business	R	Radius
LS	Land Surveyor	RAD	Radial Line
M	Measured	RES	Residence
ND(N&D)	Nail and Disk	R/W	Right-of-Way
N.R.	Not Radial	TBM	Temporary Bench mark
		TYP	Typical
		-F-F-	Fence symbol (see drawing)

Certification: Not valid without electronic signature/seal or the signature
and original raised seal of a Florida Licensed Surveyor and Mapper.
This survey meets the requirements of the Standards of Practices
contained in Chapter 5J-17 Florida Administrative Code.

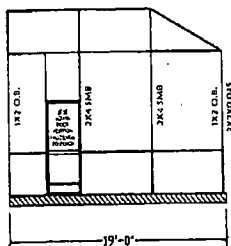
William A. Herx, P.L.S., Florida Registered Land Surveyor No. 3182
Doree L. Przemieniecki, P.S.M., Registered Surveyor and Mapper No. 6030
Herx & Associates Inc., State of Florida LB 1037

Certified To:
Franklin J. & Danielle S. Tarantino
Third Federal Savings and Loan
Stewart Title Guaranty Company
First Service Title of Florida

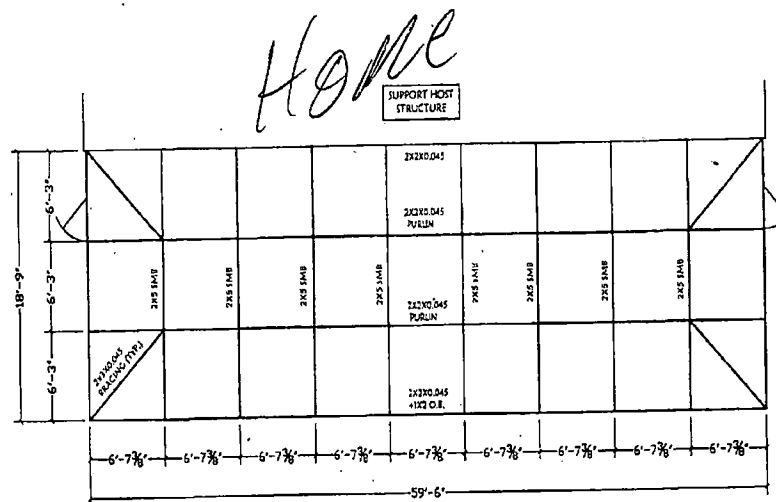
Drawn by: CM
Checked by: DP
Prepared for: Taylor Morrison
Job Number: 12-016-01
Scale: 1" = 30'
Plot Plan Performed: 07-23-15
Foundation Survey: 12-24-15
Final Survey: 03-10-16
Rev. Certifications: 06-28-16
Rev. Certifications: 07-18-16

CONTINUOUS PERIMETER FOOTING
(3000 PSI, MIN.) 5'X2'
(2)-#5 REBAR, CONTINUOUS
3" MIN. CONC. COVER, 24" MAX.
LAP SPICE

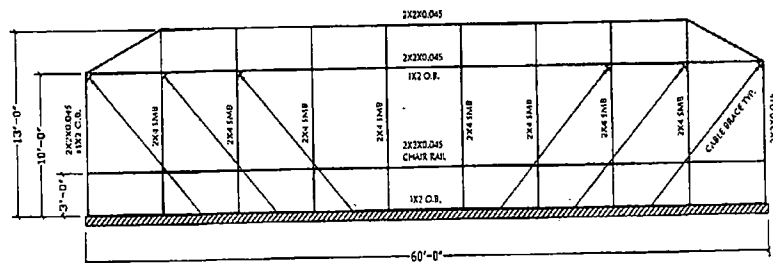
SCREEN AREA 1116 SQ.FT.



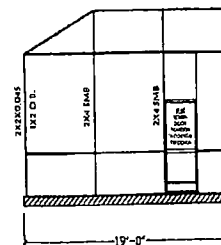
LEFT FRAMING ELEVATION



POOL ENCLOSURE PLAN



FRONT FRAMING ELEVATION



RIGHT FRAMING ELEVATION

In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.

Florida Pool Enclosures 922 Hickory St. Altamonte Springs, FL 407-260-2800 fax 407-260-6411	Job # 16453	tax district: Orange County		The locations of doors are incidental to the design. Girts remain the same throughout the design unless otherwise noted. Dimensions are to center of walls and member. Length given for knee braces represents horizontal and vertical displacements.
	Project Address:	date: 11/10/16	scale: NTS	
	Franklin Tarantino 14315 United Colonies Dr. Winter Garden, FL 34787	prepared by: Allen Thompson		



STAFF REPORT
CASE #VA-17-02-201
Orange County Zoning Division
Planner: Nick Balevich
Board of Zoning Adjustment
February 2, 2017
Commission District: 1

GENERAL INFORMATION:

APPLICANT: Franklin Tarantino

REQUEST: Variance in the P-D zoning district to construct a pool screen enclosure 3 ft. from the rear (north) property line in lieu of 5 ft.

(Note: The applicant submitted 3 letters of no objection from adjacent property owners).

LOCATION: North side of United Colonies Dr., 1/4 mile east of John Hancock Dr., east of Porter Rd.

PROPERTY ADDRESS: 14315 United Colonies Drive

PARCEL ID: 28-23-27-9163-02-780

TRACT SIZE: 69 ft. x 126 ft.

DISTRICT #: 1

ZONING: P-D

STAFF FINDINGS AND ANALYSIS:

1. The pool and deck were existing when the applicant purchased the property. The applicant wants to install a screen enclosure over the pool deck. A variance is requested from the rear yard setback.
2. The existing deck encroaches approximately one (1) foot into the setback. The proposed screen enclosure will encroach two (2) feet into the setback.

3. The rear property line is at an angle, resulting in the encroachment only on the west side. This constitutes a valid hardship on the land. The BZA can support the variance based on this.

4. The H.O.A. and adjacent neighbors have signed letters of no objection to this proposal.

5. Staff has no objections to this request.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated December 14, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development; and,
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.

cc: D.C. Johnson (Applicant's Representative)
922 Hickory Street
Altamonte Springs, Florida 32701

Franklin Tarantino
14315 United Colonies Drive
Orlando, Florida 34787

PAOLA RODRIGUEZ
SE-16-12-154

REQUEST: **Special Exception** in the R-1 zoning district to allow an existing detached Accessory Dwelling Unit (ADU) to remain.
(Note: The ADU will be occupied by the applicant's father. The applicant purchased the home 'as is' in 2015. According the Property Appraiser's information, there are two dwellings on the property, both constructed in 1956. The structure which is the subject of this application is listed as a one bed, one bath unit.)

ADDRESS: 7500 Puritan Road, Orlando FL 32807

LOCATION: Southeast corner of N. Goldenrod Rd. and Puritan Rd., approximately .25 miles north of E. Colonial Dr.

S-T-R: 14-22-30

TRACT SIZE: 93 ft. x 120 ft.

DISTRICT#: 3

LEGAL: GOLDENROD TERRACE U/116 LOT 1 & W 1/2 LOT 2 BLK A

PARCEL ID: 14-22-30-3052-01-010

NO. OF NOTICES: 66

DECISION: APPROVED the Special Exception request in that the Board finds it met the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to the following conditions (6-0; unanimous):

1. Development in accordance with site plan dated September 30, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;

3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;
4. The applicant shall obtain permits for all unpermitted structures, excluding the main residence, within 180 days of final action by Orange County on this application, or this approval becomes null and void; and,
5. Prior to issuance of a Certificate of Occupancy for the ADU or finalization of outstanding permits for the building identified as storage: 1) all ceiling fans, A/C units, 220 volt power supplies, kitchen cabinetry, and plumbing shall be removed from the storage building; and, 2) the building shall be disconnected from the water supply, and the connection to the sewage disposal system shall be backfilled and capped.

SYNOPSIS: Staff explained that the application was the result of code enforcement. The applicant had purchased the property with tenants living in the two (2) accessory buildings. They were not residing on the property when they filed for the Special Exception, and were told that they must be residents of the property with a Homestead Exemption on the main home. They obtained the Exemption, and staff moved the case forward. Meanwhile, the code enforcement confirmed that the smaller of the two was in fact being used for storage. Staff noted that it had a letter of support from the neighbor across Puritan Road from the subject property, and had received another from a nearby resident.

The applicant stated that once they had learned of the violations they made every effort to comply. They wish to move their father into the ADU so he could be near, but still independent.

The code enforcement officer confirmed that all that remains to close the case is to obtain the necessary permits for the structures on the property. There being no one in attendance to speak for or against the request, the public hearing was closed.

The BZA agreed that with the conditions as proposed, the prior problems would not become recurring issues. A motion was made and seconded to recommend approval of the Special Exception with the conditions recommended by staff. The motion passed unanimously.



Applicant: Paola Rodriguez

BZA Number: SE-16-12-154

BZA Date: 02/02/2017

District: 3

Sec/Twn/Rge: 14-22-30-SE-D

Tract Size: 93 ft. x 120 ft.

Address: 7500 Puritan Road, Orlando FL 32807

Location: Southeast corner of N. Goldenrod Rd. and Puritan Rd., approximately .25 miles north of E. Colonial Dr.

September 26, 2016

RECEIVED

SEP 30 2016

Zoning Division

Orange County Board of Zoning Adjustment
Special Exceptions
Orlando, Florida

Dear Sirs:

We, Paola I. Rodriguez, and Gloria E. Sanchez, property owners of 7500 Puritan Road, Orlando, Florida 32807, respectfully request the approval of a Special Exception for Accessory Dwelling Unit.

We bought this property in May 2015 with the existing structures. This property consists of a Single Family Home, storage, built in 1956, and Accessory Dwelling Unit which it was built in 1996.

The Accessory Dwelling Unit or "Mother-in-Law" unit consist now of a small bedroom, bathroom, and laundry room.

Our intention in the future if approved is to have our father Pablo Rodriguez reside in this Accessory building. Our father is 67 years old and retired, and does not own any property, and we would like him to stay permanently in this unit. At this moment this unit is empty with no use.

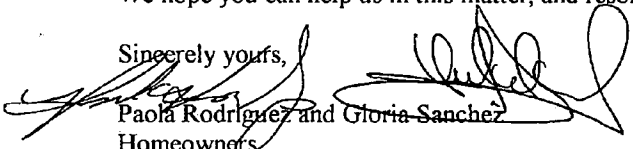
The approval of this special exception will not be injurious to the neighborhood or detrimental to the public welfare.

We are including with this request site plans drawn with a detailed size of the unit.

Please we beg you to approve and authorize the use of this space as an Accessory Dwelling Unit or "Mother-in-Law" unit. We promise the Board of Zoning Adjustment that we will comply with all the terms, regulations, and codes specified by the County. We would like to be in order, have all issues legally resolved with all the Zoning regulations for this property.

We hope you can help us in this matter, and resolve it the best way possible.

Sincerely yours,


Paola Rodriguez and Gloria Sanchez
Homeowners

Pablo E. Rodriguez
7501 Puritan Road
Orlando, Florida 32807

September 26, 2016

Dear Sirs:

I, Pablo E. Rodriguez, of 67 years of age, and father of Paola I. Rodriguez, owner of 7500 Puritan Road, Orlando, Florida 32807, respectfully request this Board of Zoning Adjustment the approval of the Special Exception for Accessory Dwelling Unit of this property to be used as "mother-in-law" unit, so in the future once approved I can reside in the same permanently.

I do not own any property and my daughter voluntarily with the love she has for me wants me to reside in her property, and be able to be close to me.

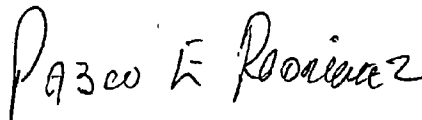
I am already retired, my health is not as good as years ago, and I need my daughter to take care of my person, she is my health care surrogate, and the only one in charge of all my affairs.

Please give her a chance to keep her property in the same way she bought it, and to allow her to be in compliance with all the regulations and codes imposed by the county.

I hope you can help us in this matter which is very important to me also.

Very Truly Yours,

Pablo E. Rodriguez

A handwritten signature in dark ink that reads "Pablo E. Rodriguez". The signature is written in a cursive, flowing style.

BOUNDARY SURVEY

Legal Description:

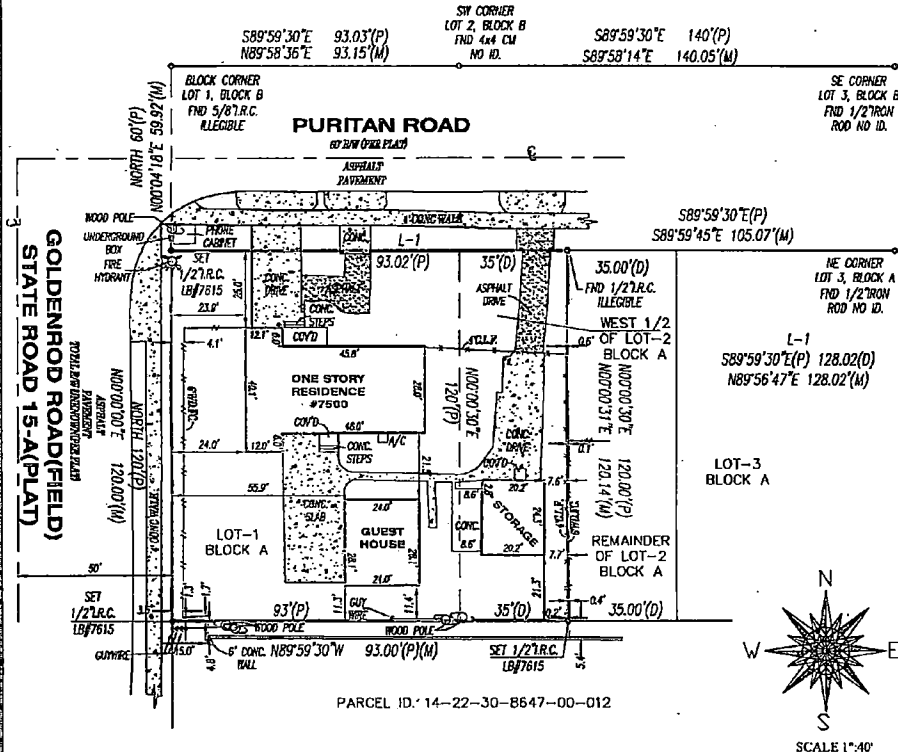
Lot 1 & the West 1/2 of Lot 2, Block A,
GOLDENROD TERRACE, according to the Plat
thereof, as Recorded in Plat Book U, Page 116, of the
Public Records of Orange County, Florida.

Certified to/ for the exclusive use of:

Glucia Sanchez

Flood Insurance Rate Map:

Community Number: 120179 Panel: 0260
Suffix F Flood Insurance Rate Map
Dated September 25, 2009 Flood Zone: "X"



Address: 7500 Puritan Road, Orlando, FL 32807

LEB/ON GROUP
LAND SURVEYING AND MAPPING CORP.
2215 Water Woods Blvd Suite 1000 Winter Park Florida 32789
Phone (407) 781-8329 Fax (407) 517-4393
Website: WWW.LEBONGROUP.COM
Email: info@lebongroup.com



Legend:

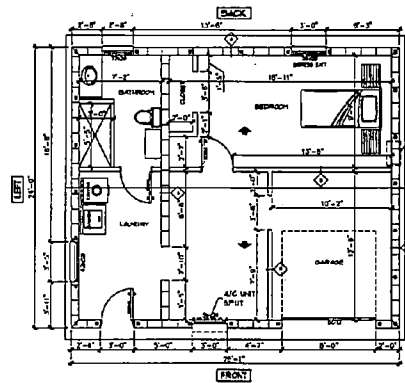
- 4" x 4" WOOD FENCE
- 4" x 4" CONCRETE FENCE
- 1/2" x 1/2" IRON ROD
- WOOD POLE
- WOOD DOCK
- COVERED AREA
- CONCRETE

Surveyor's Notes:

- Legal Description provided by others.
- The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the Plat.
- Underground portions of foundations or other improvements were not located.
- Well lines are to the face of the wall and are not to be used used to reconstruct boundary lines.
- Only visible monuments located.
- No fortification found on property corners unless otherwise shown.
- Dimensions shown are Flat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure. No underground improvements or visible installations have been located other than shown.
- This survey is prepared for the exclusive use and benefit of the parties listed herein. In the event parties may not be transferred or assigned.
- Notice this drawing may not be made due to electronic transfer.
- This survey does not reflect or determine ownership.
- Fence corner and building corners are witness monuments to constructed corner, dimensions are as shown.
- Subject to any condition, limitation, restriction, reservation, and/or easement of record no examination of Title made by Surveyor.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared without the benefit of a commitment for Title Insurance.

Abbreviations:

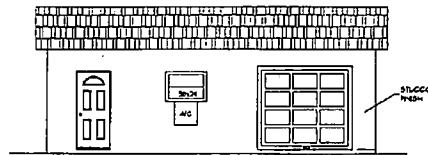
A = AREA	P.C. = POINT OF CURVATURE
B = BLOCK	P.M. = POINT OF MEASUREMENT
C.D. = CHORD DISTANCE	P.O.B. = POINT OF BEGINNING
C.L. = CENTER LINE	P.O.C. = POINT OF COMMENCEMENT
C.O. = CHORD BEARING	P.O.M. = POINT OF MEASUREMENT
C.P. = CHORD POINT	P.O.N. = POINT OF NON-INTERSECTION
C.S. = CHORD SURFACE	P.O.R. = POINT OF RESECTION
C.T. = CHORD TOTAL	P.O.S. = POINT OF SURRENDER
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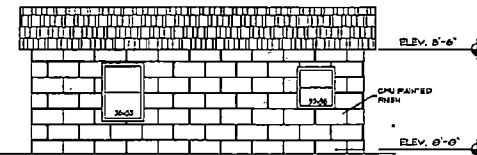
EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

COVERAGE CALCULATIONS

LIVING AREA (NOT GARAGE INCLUDED)	574.75 SF
GARAGE	179.70 SF
TOTAL AREA:	654.45 SF



EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"

DESIGN NOTES

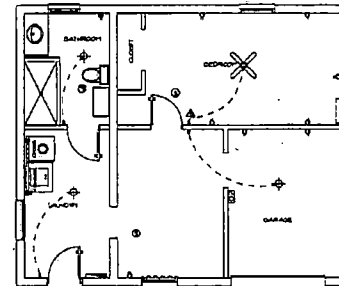
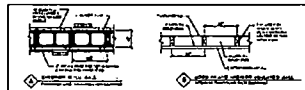
THIS PROJECT IS TO COMPLY FOR FETHER IN LAW HOUSE USE
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH 2014
FLORIDA BUILDING CODE, EXISTING EXISTING SECTION FROM
DESIGN CRITERIA AND ASCE 7-10.
THESE CONTRACT DOCUMENTS PREPARED UNDER MY DIRECT
SUPERVISION COMPLY WITH THE APPLICABLE MINIMUM CODE
REQUIREMENTS AND THE SAFETY STANDARDS AS DETERMINED BY
THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 555 AND
556 OF THE FLORIDA STATUTES.

BUILDING CRITERIA:

CONSTRUCTION TYPE: II
WIND SPEED: 140 MPH
RISK CATEGORY: II
INTERNAL PRESSURE COEFF: +0.0
COMMENTS AND ELATIONS
ROOF: 32/12 / 30.0
WALLS: 32/12 / 30.0
DESIGN REQUIREMENTS LIVE LOAD
ROOF: 30 PSF

WALL KEY NOTES:

- 1" STUCCO FINISH
- 1/2" GYPSUM BOARD
- 1/2" GYPSUM BOARD OVER 1/2" STUCCO FINISH

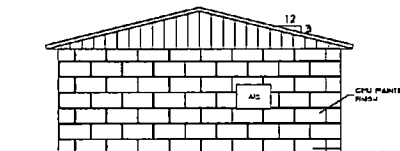


ELECTRICAL-PLUMBING PLAN
SCALE 1/4" = 1'-0"

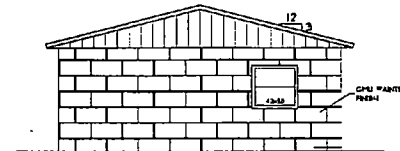
ELECTRICAL LEGEND

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET - 1 SWITCHED
- DUPLEX OUTLET @ 4' ABOVE FIN. FL.
- DUPLEX OUTLET W/ GROUND
- DUPLEX OUTLET - WEATHER PROOF
- 220 VOLT OUTLET
- DEDICATED 220 VOLT OUTLET
- CLG. OUTLET
- GARAGE DOOR OPENER
- WALL SWITCH
- THREE WAY SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- TELEPHONE
- INTERCOM
- CEILING FAN/LIGHT
- 100 AMP ELECTRICAL PANEL
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

NOTE: May be NO all symbols could be used



EXISTING RIGHT ELEVATION
SCALE 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED MOTHER IN LAW
SCALE 1/4" = 1'-0"



GLORIA SANCHEZ
7500 Purlan Road
Orlando, Florida 32819

MOTHER IN LAW HOUSE
7500 Purlan Road
Orlando, Florida 32819

REVISIONS:

NO.	DATE	DESCRIPTION
1		

JOB NUMBER: 10000
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08.25.2018

PROPOSED FLOOR PLAN & ELEVATIONS



PROPOSED FLOOR PLAN & ELEVATIONS

SHEET: A.1



STAFF REPORT
CASE #SE-16-12-154
Orange County Zoning Division
Planner: David Nearing, AICP
Board of Zoning Adjustment
February 2, 2017
Commission District: 3

GENERAL INFORMATION:

APPLICANT: Paola Rodriguez

HEARING TYPE: Board of Zoning Adjustment

REQUEST: Special Exception in the R-1 zoning district to allow an existing detached Accessory Dwelling Unit (ADU) to remain.

(Note: The ADU will be occupied by the applicant's father. The applicant purchased the home 'as is' in 2015. According the Property Appraiser's information, there are two dwellings on the property, both constructed in 1956. The structure which is the subject of this application is listed as a one bed, one bath unit.)

LOCATION: Southeast corner of N. Goldenrod Rd. and Puritan Rd., approximately .25 miles north of E. Colonial Dr.

PROPERTY ADDRESS: 7500 Puritan Road

PARCEL ID: 14-22-30-3052-01-010

TRACT SIZE: 93 ft. x 120 ft.

DISTRICT #: 3

ZONING: R-1

EXISTING USE(S): Single Family Residence w/ADU

PROPOSED USE(S): Accessory Dwelling Unit (ADU)

SURROUNDING USES: N – Single Family Residence
S – Commercial
E – Single Family Residence
W – Commercial

STAFF FINDINGS AND ANALYSIS:

1. The applicant initially submitted their application in September. However, staff found that the property lacked a Homestead Exemption, which is a prerequisite to obtaining approval of an ADU. The applicant has since obtained said exemption.
2. This application was the result of code enforcement action. The unit intended to be used as an ADU and another structure identified on the applicant's site plan as storage were being used as rental dwelling units. Being zoned R-1, only one (1) dwelling unit is permitted on a parcel/lot unless a Special Exception is granted for an ADU.
3. A recent inspection by a code enforcement officer revealed that both the ADU and the storage unit are vacant. However, the storage unit still contains ceiling fans, an A/C unit, and an area which could be used as a kitchen.
4. Staff recommends that if approved, a condition be adopted to require that the storage unit be converted back to simple storage with no plumbing, A/C or ceiling fans, and that all vestiges of a kitchen, such as cabinetry and any 220 volt outlets, be removed.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to the following conditions:

1. Development in accordance with site plan dated September 30, 2016, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing;
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development;
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard;

4. The applicant shall obtain permits for all unpermitted structures, excluding the main residence, within 180 days of final action by Orange County on this application, or this approval becomes null and void; and,
5. Prior to issuance of a Certificate of Occupancy for the ADU or finalization of outstanding permits for the building identified as storage:
 - 1) all ceiling fans, A/C units, 220 volt power supplies, kitchen cabinetry, and plumbing shall be removed from the storage building; and,
 - 2) the building shall be disconnected from the water supply, and the connection to the sewage disposal system shall be backfilled and capped.

cc: Paola Rodriguez
2752 Delcrest Drive
Orlando, Florida 32807