



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, October 26, 2021

2:00 PM

County Commission Chambers

21-1047

Case # SE-21-07-063

Brianne Heffner for Whispering Oaks; August 5, 2021; District 6

Consideration: Request for a Special Exception and Variance in the R-3 zoning district as follows: 1) Special Exception to allow a 3-story multi-family development to be located 30 ft. from the east property line in lieu of 100 ft. from the property line of a single-family dwelling district and use. 2) Variance to allow a maximum building height of 43 ft. in lieu of 35 ft.

Location: District 6; property generally located at N. Hiawassee Rd., Orlando, FL 32818; Orange County, Florida (legal property description on file in Zoning Division)

Modified Condition of Approval #1:

1. Development shall be in accordance with the site plan and elevations dated July 15, 2021, as modified and as further modified to restrict the location of trash receptacles and/ or trash enclosures to the east rear portion of the property, subject to the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviation, change, or modification shall be subject to the Zoning Manager's review and approval. Any proposed substantial deviation, change, or modification shall be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).

A motion was made by Commissioner Siplin, seconded by Commissioner Bonilla, to make a finding of consistency with the Comprehensive Plan; further, approve the request subject to the four (4) conditions of approval with the Board of Zoning Adjustment recommendation in the staff report dated September 24, 2021; and further, approve modified condition of approval #1. The motion carried by the following vote:

Aye: 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Bonilla, and Commissioner Siplin



**THE FOREGOING DECISION HAS BEEN
FILED WITH ME THIS 18TH DAY OF
NOVEMBER 2021.**

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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