



Public Hearing Notice

Planning, Environmental, & Development Services / Zoning Division

SPECIAL EXCEPTION

September 5, 2024 – 1:30PM

BOARD OF ZONING ADJUSTMENT (BZA)

County Commission Chambers
201 S. Rosalind Ave, 1st Floor
Orlando, FL 32801

Commission District #1
Nicole Wilson, Commissioner
Case Planner:
Taylor Jones
Email: Taylor.jones@ocfl.net
Phone #: 407-836-5944
Zoning Division:
(407) 836-8181, press 0

Case Information

Case Number: SE-24-08-065
Applicant: ROBERT ZIENGENFUSS FOR REX GROVES RV PARK
Parcel ID: 18-23-27-0000-00-003
Address: 5872 Rex Drive,
Winter Garden, Florida, 34787
Location: Generally described as located on the west side of Rex Drive., north of McKinney Rd., southwest of Cork St. and east of the Lake County boundary line.
Tract Size: 84.6

Request

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

- 1) Special Exception to allow an RV Park with 249 campsites
- 2) Variance to allow an accessory building (northern most restroom building) to be 43.8 ft. from campsites in lieu of 75 ft.
- 3) Variance to allow an accessory building (southeastern most restroom building) to be 51.3 ft. from campsites in lieu of 75 ft.
- 4) Variance to allow an accessory building (southwestern most restroom building) to be 30.5 ft. from campsites in lieu of 75 ft.

APPEALS

Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Any person aggrieved by a decision rendered by the BZA may file an appeal within fifteen (15) calendar days of the decision date. **All appeals are subject to a \$691 filing fee.**

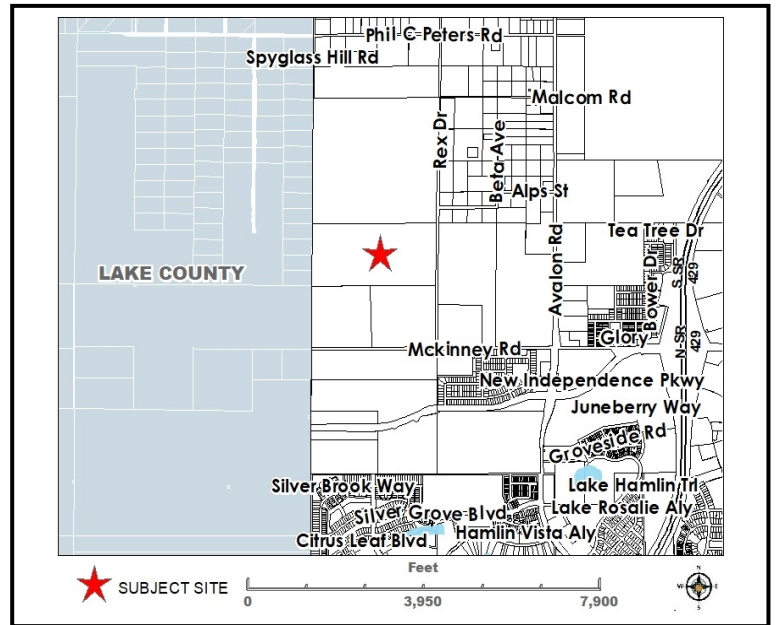
Recommendations by the Board of Zoning Adjustment (BZA) do not become **final** until:

- The fifteen (15) calendar day appeal period has expired without a timely appeal having been filed
*****AND*****
- The Board of County Commissioners approves the BZA's recommendation

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should contact the Government Service Center at (407) 836-3111.

- *Para mas informacion referente a esta vista publica, favor comunicarse al Departamento de Zonificacion al numero, (407) 836-3111*
- *Pou plis enfòmasyon sou odyans piblik la, kontakte zòn departmental la nan : 407-836-3111*

Subject Property Location Map



FREQUENTLY ASKED QUESTIONS

Q: How can I participate in the review process?



*If you are unable to attend hearings, written comments can be submitted to the Case Planner. Additional meeting information is also available on the BZA website at www.ocfl.net/BZA

Q: What if I wish to speak at Public Hearing?

PLEASE LIMIT YOUR PRESENTATION TO THREE (3) MINUTES AND KEEP IN MIND THE FOLLOWING GUIDELINES:

- (1) The Chairman of the Board of Zoning Adjustments (BZA) determines when and for how long an individual may speak.
- (2) Be concise and to the point. Do not repeat previous comments.
- (3) Evidence and documentation such as photographs, reports, and letters, may be to your benefit. However, once submitted, they are part of the record and cannot be returned.
- (4) Your comments should focus on zoning-related issues. Aesthetics, impacts to surrounding properties, land use compatibility, the variance and special exception criteria, development trends, and the Comprehensive Plan are zoning-related issues. However, drainage, traffic congestion, and crime are issues not addressed by the BZA.

Q: Are the meetings recorded?

<p>FOR YOUR INFORMATION, ALL BZA MEETINGS ARE DIGITALLY RECORDED & TELEVISED ON ORANGE TV</p> <ul style="list-style-type: none"> • CHANNEL 488 ON SPECTRUM • CHANNEL 9 ON COMCAST • CHANNEL 99 AT&T U-VERSE • CHANNEL 10.2 OVER THE AIR 	<p>You may also watch the BZA public hearing live on: http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV.aspx</p> <p>Previous BZA public hearings are available at: http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV/VideoArchive.asp</p> <p>Property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpafl.org.</p>
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Q: How can I submit a comment related to this hearing?

Please return this entire document with your comments no later than the day prior to the public hearing. Any commentary submitted to the Zoning Division is a public record and is therefore open for review and inspection by any member of the public, including the applicant.

MAIL, FAX, OR EMAIL TO:
ORANGE COUNTY ZONING DIVISION
 P.O. BOX 2687
 ORLANDO, FLORIDA 32802-2687
 Phone #: (407) 836-8181, press 0 Fax #: (407) 836-9611
 E-Mail Address: BZAnotices@ocfl.net

APPLICANT: ROBERT ZIENGENFUSS FOR REX GROVES RV PARK
CASE #: SE-24-08-065

Your information	✓	IN FAVOR	✓	OPPOSED
Name:	Please provide comments:			
Address:				
Phone:				
Email:				