

## Interoffice Memorandum

**DATE:** December 22, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

**CONTACT:** Laekin O'Hara, Chief Planner

**PHONE:** (407) 836-5943

**DIVISION:** Zoning Division

**ACTION REQUESTED:**

Deny or approve the applicant's request with conditions. District 5.

**PROJECT:** Case # VA-25-11-058 VICTOR CABRERA

**PURPOSE:** Board of Zoning Adjustment (BZA) Case # VA-25-11-058 located at 18415 23rd Ave., Orlando, FL 32833, in District 5, is a Board-Called public hearing. The applicant is requesting a Variance in the A-2 zoning district to allow an accessory structure to be located nearer the side street lot line than the required front yard of such abutting lot (15 ft. in lieu of 35 ft.).

At the November 6, 2025 BZA hearing, staff recommended denial of the Variance request as the proposed accessory structure could be redesigned to be located in a code compliant location. There was one individual who spoke in favor of the request and there was no one in attendance who spoke in opposition to the request. Prior to the BZA hearing, no comments were received in favor or in opposition to the request.

The BZA determined that there is an opportunity to revise the design to meet the required setback standards, noting that the property is a vacant lot. The BZA recommended denial of the Variance request by a 6-0 vote, with 1 absent.

At the December 2, 2025 Board meeting, this item was pulled for a separate public hearing at the request of District 5 Commissioner Martinez Semrad.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the

disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy of the application is available upon request in the Zoning Division.

**BUDGET: N/A**