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Deadline: July 16, 2024

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**Interoffice Memorandum**

**DATE:** June 25, 2024

**TO:** Jennifer Lara-Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Agenda Development

**FROM:** Jennifer Moreau, AICP  
Assistant Manager, Zoning Division

**CONTACT PERSON:** **Brandy Driggers**  
**Assistant Manager, Zoning Division**  
**(407) 836-5329** or [brandy.driggers@ocfl.net](mailto:brandy.driggers@ocfl.net)

**SUBJECT:** Request for Public Hearing for a Variance, Case # VA-24-05-027, Alexander Montoya, located at 5416 Turkey Lake Rd., Orlando, FL 32819, Parcel 14-23-28-4352-03-010; District 1

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**APPLICANT:** Alexander Montoya

**CASE INFORMATION:** Case # VA-24-05-027 – June 6, 2024

**TYPE OF HEARING:** Board of Zoning Adjustment Board Called

**HEARING REQUIRED BY FL STATUTE OR CODE:** Chapter 30, Orange County Code

**ADVERTISING REQUIREMENTS:** Publish once in a newspaper of general circulation in Orange County at least (15) fifteen days prior to public hearing.

**ADVERTISING TIMEFRAMES:** At least fifteen (15) days prior to the BCC public hearing date, publish an advertisement in the legal notice section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

**ADVERTISING** Variance in the R-1A zoning district to allow a pool and deck with a 12.4 ft. setback from the Normal High Water Elevation (NHWE) in lieu of 30 ft.

**NOTIFICATION REQUIREMENTS:** At least 10 days before the BCC hearing date, send notices of the public hearing by U.S. mail to owners of property within the expanded buffer notification area of the property.

**ESTIMATED TIME  
REQUIRED:** Two (2) minutes

**MUNICIPALITY OR  
OTHER PUBLIC  
AGENCY TO BE  
NOTIFIED:** N/A

**HEARING  
CONTROVERSIAL:** No

**DISTRICT #:** 1

The following materials will be submitted as backup for this public hearing request:

1. Names and known addresses of property owners within expanded buffer area of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO CLERK:**

1. Notify abutters of the public hearing at least two (2) weeks prior to the hearing and copy staff.
2. Public hearing should be scheduled within 45 days of the date of BCC hearing that was held on June 18, 2024, or as soon thereafter as the BCC's calendar reasonably permits.
3. Applicant requested BCC public hearing to be scheduled on August 13, 2024 to accommodate their availability.

BD:ag

Attachment: Location map

cc via email: Jennifer Moreau, AICP, Manager, Zoning Division  
Brandy Driggers, Assistant Manager, Zoning Division

If you have any questions regarding  
this map please contact  
Brandy Driggers at 407-836-5329

### Location Map

