




Interoffice Memorandum

DATE: December 9, 2025

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

THROUGH: Agenda Development

FROM: Jennifer Moreau, AICP
Manager, Zoning Division 

CONTACT PERSON: Laekin O'Hara
Chief Planner, Zoning Division
(407) 836-5943 or Laekin.O'Hara@ocfl.net

SUBJECT: Request for Public Hearing for a Variance, VA-25-11-058 Victor Cabrera, located at 18415 23rd Ave., Orlando, FL 32833, Parcel ID # 22-22-32-0712-24-024, District 5

APPLICANT/OWNER: VICTOR CABRERA

CASE INFORMATION: VA-25-11-058 – November 6, 2025

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;

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Variance

ADVERTISING

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.).

**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 1,100 ft. of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

**MUNICIPALITY OR
OTHER PUBLIC
AGENCY TO BE
NOTIFIED:**

N/A

**HEARING
CONTROVERSIAL:**

No

DISTRICT #:

5

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

1. Names and known addresses of property owners within the 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. Please schedule the public hearing on January 27, 2026.

Attachment: Location Map

cc via email: Jennifer Moreau, AICP, Manager, Zoning Division
Laekin O'Hara, Chief Planner, Zoning Division

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Variance

If you have any questions regarding
this map please contact Laekin O'Hara
at 407-836-5943

Location Map

