




Interoffice Memorandum

DATE: October 20, 2023

TO: Jennifer Lara-Klimetz, Deputy Clerk
Board of County Commissioners

THROUGH: Agenda Development

FROM: Jennifer Moreau, AICP
Manager, Zoning Division 

CONTACT PERSON: **Ted Kozak, AICP**
Chief Planner, Zoning Division
(407) 836-5537 or Ted.Kozak@ocfl.net

SUBJECT: Request for Public Hearing to consider an appeal of the October 5, 2023 Board of Zoning Adjustment Recommendation for Variances, VA-23-09-073, Nadav Korem, located at 14354 Ellerbee St., Winter Garden, FL 34787, Parcel ID # 34-22-27-0000-00-031, District 1

APPLICANT/ APPELLANT: Nadav Korem

CASE INFORMATION: VA-23-09-073 – October 05, 2023

TYPE OF HEARING: Board of Zoning Adjustment Appeal

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	Variances in the A-1 zoning district as follows: 1) To allow an 8 ft. high fence/wall and gates in the front yard in lieu of 6 ft. high along Ellerbee St. 2) To allow an 8 ft. high fence/wall and gate within the clear view triangle along Ellerbee St. 3) To allow an 8 ft. high fence/wall and gate within the clear view triangle along Siplin Rd. Note: This is a result of Code Enforcement
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 500 feet 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 500 feet of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

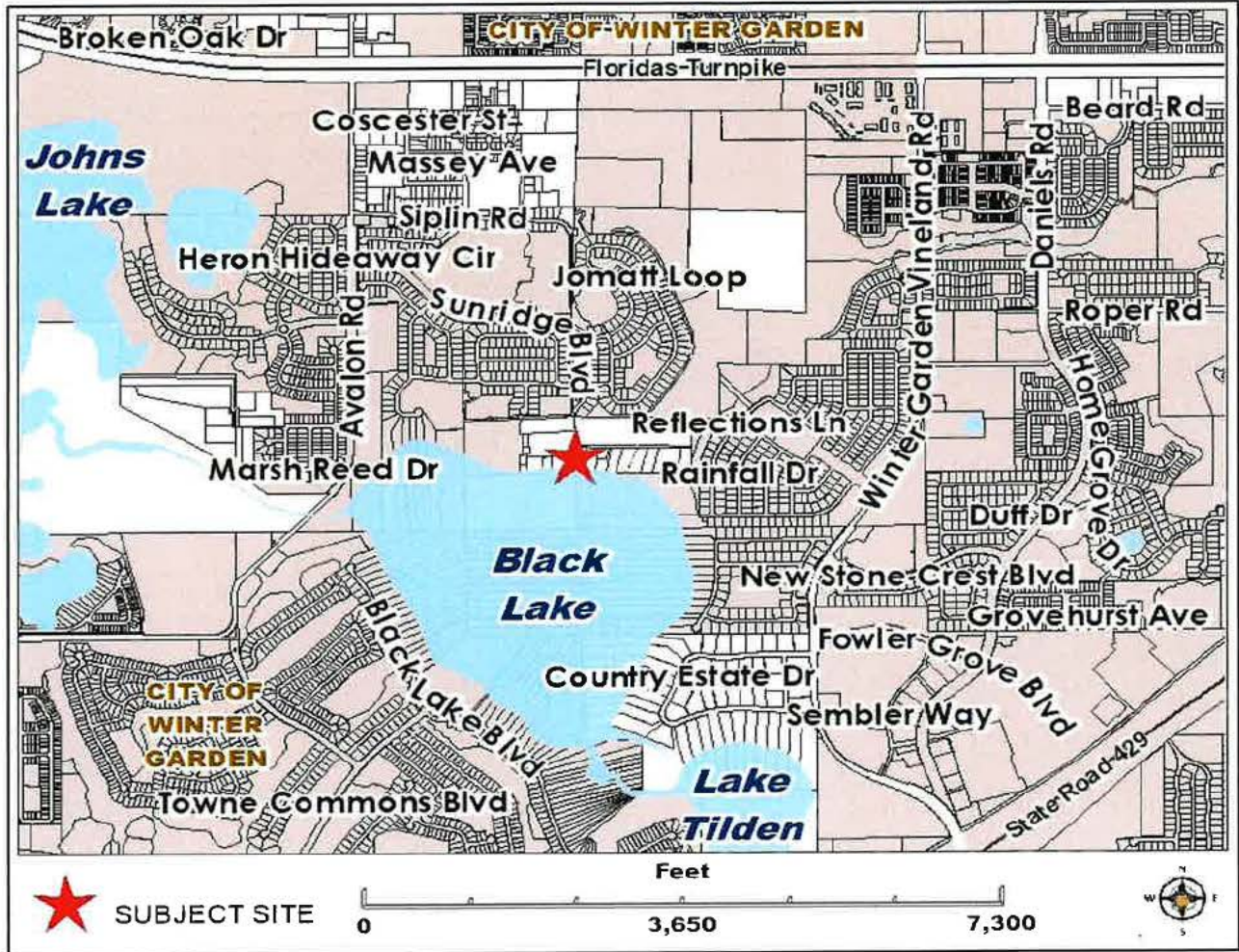
SPECIAL INSTRUCTIONS TO CLERK:

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 after the filing of the notice of appeal received on October 18, 2023, or as soon thereafter, as the BCC's calendar reasonably permits.

Attachment (Location map)

cc via email: Jon Weiss, P.E., Deputy County Administrator
Andres Salcedo, P.E., Acting Director, Planning, Environmental, and
Development Services Department

Location Map



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Request for Public Hearing – Nadav Korem
Variance Application
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BZA@ocfl.net
www.orangecountyfl.net

Appellant Information

Name: Nadav Korem c/o S. Brent Spain, Esquire, Theriaque & Spain
Address: 1809 Edgewater Drive, Orlando, Florida 32804
Email: sbs@theriaquelaw.com Phone #: (407) 347-5388
BZA Case # and Applicant: VA-23-09-073
Date of BZA Hearing: 2023-10-05

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

The requested variance for my existing fence satisfied the County's variance criteria and should have been granted. The BZA's denial of the requested variance is unreasonable and unfairly burdens the use of the subject property. The BZA's decision also deprives me of the same use as similarly situated properties.

Signature of Appellant: Date: 10/19/2023

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19 day of October, 2023, by Nadav Korem who is personally known to me or who has produced [REDACTED] as identification and who did/did not take an oath.

Notary Public Signature

Notary Stamp:
XIOMARA LOPEZ BOWERS
Notary Public
State of Florida
Comm# HH227719
Expires 2/10/2026

NOTICE: Per Orange County Code Section 30-45, this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

See Page 2 of application for the Appeal Submittal Process.