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Interoffice Memorandum

DATE: December 10, 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
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 Variances, Case # VA-24-07-060, Omar Ramos – Madrigal Court, located at 541 Madrigal Ct., Orlando, FL 32825, Parcel 26-22-30-2060-00-490; District 3

APPLICANT: Omar Ramos – Madrigal Court

OWNER: Juan Jose Aruaco; Esperanza Victoria Rodriguez

CASE INFORMATION: Case # VA-24-07-060 – November 7, 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;

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Request for Public Hearing – Omar Ramos – Madrigal Court

Variances

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ADVERTISING

Variances in the PD zoning district as follows:

- 1) To allow an existing residence with 1,407 sq. ft. of living area in lieu of a maximum of 1,343 sq. ft.
- 2) To allow a proposed residence with 1,915 sq. ft. of living area in lieu of a maximum of 1,343 sq. ft.
- 3) To allow an addition to a residence with a north rear setback of 7 ft. in lieu of 15 ft.
- 4) To allow a 6 ft. high vinyl fence in the front yard setback in lieu of 4 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 500 ft. of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

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

N/A

**HEARING
CONTROVERSIAL:**

No

DISTRICT #:

3

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. Public hearing should be scheduled within 45 days of the date of BCC hearing that was held on December 3, 2024, or as soon thereafter as the BCC's calendar reasonably permits.

LO:ag

Attachment: Location map

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

Location Map

