




Interoffice Memorandum

DATE: October 17, 2024

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

THROUGH: Agenda Development 

FROM: Brandy Driggers
Assistant Manager, Zoning Division

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

SUBJECT: Request for Public Hearing to consider an Appeal
of the October 3, 2024 Board of Zoning Adjustment
Recommendation for Variances #1 and #2, VA-24-
08-077 Francois Exantus, located at 1320 Roger
Babson Rd., Orlando, FL 32808, Parcel ID # 19-
22-29-6712-07-070, District 6

APPLICANT/APPELLANT:: Francois Exantus

CASE INFORMATION: VA-24-08-077 – October 3, 2024

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 R-1A zoning district to allow additions to a residence as follows:

- 1) To allow a south rear setback of 15.6 ft. in lieu of 30 ft. for Storage 1
- 2) To allow a west side setback of 3.6 ft. in lieu of 7.5 ft. for Storage 1
- 3) To allow a west side setback of 7.2 ft. in lieu of 7.5 ft. for Storage 2
- 4) To allow a west side setback of 6.2 ft. in lieu of 7.5 ft. for Storage 3
- 5) To allow a north front setback of 23.3 ft. in lieu of 25 ft. for Storage 3

Note: This is the 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 ft. of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

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

N/A

**HEARING
CONTROVERSIAL:**

No

DISTRICT #:

6

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

1. Names and known addresses of property owners within 500 ft. 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 17, 2024, or as soon thereafter, as the BCC's calendar reasonably permits.

Attachment: Location Map and Appeal Application

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

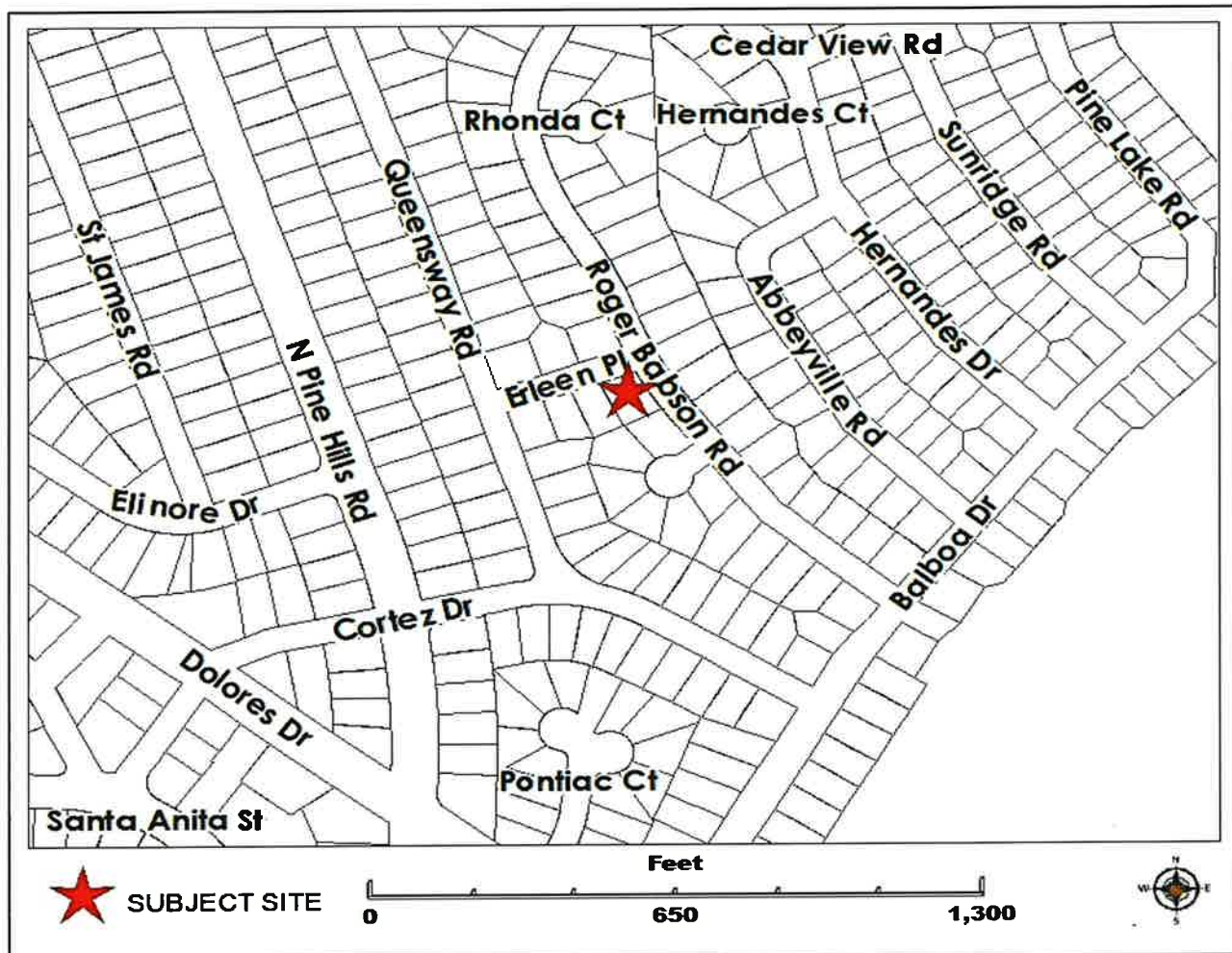
October 17, 2024

Request for Public Hearing – Francois Exantus – Case VA-24-08-077

Variances Application

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Location Map





ORANGE COUNTY ZONING DIVISION
201 South Rosalind Avenue, 1st Floor, Orlando, Florida
32801 Phone: (407) 836-3111 Email: BZA@ocfl.net
www.orangecountyfl.net

Board of Zoning Adjustment (BZA) Appeal Application

Appellant Information

Name: Francois Exantus
Address: 1320 Roger Babson Road Orlando FL 32808
Email: fxantus56@gmail Phone #: 407-2858409
BZA Case # and Applicant: VA-24-08-077
Date of BZA Hearing: 10/3/24

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

Considering I & 2 as a storage ^{not back} but I will!
appreciate your favor for approval
Thank you May God Bless you.

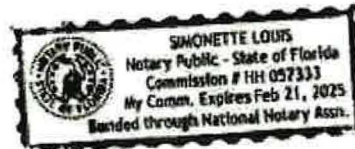
Signature of Appellant: Francois Exantus Date: 10/14/2024

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10th day of 14th, 2024, by Francois Exantus who is personally known to me or who has produced FLDL E253240563860 as identification and who did/did not take an oath.

Simonette Louis
Notary Public Signature

Notary Stamp:



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.



ORANGE COUNTY ZONING DIVISION
201 South Rosalind Avenue, 1st Floor, Orlando, Florida 32801
Phone: (407) 836-3111 Email: Zoning@ocfl.net
www.orangecountyfl.net

Board of Zoning Adjustment (BZA) Appeal Application

Appeal Submittal Process

1. Within 15 calendar days of the decision by the Board of Adjustment, the appellant shall submit the Board of Zoning Adjustment (BZA) Appeal Application to the Zoning Division in person. The application will be processed and payment of \$691.00 shall be due upon submittal. All justification for the appeal shall be submitted with the Appeal Application.
2. Zoning Division staff will request a public hearing for the subject BZA application with the Board of County Commissioners (BCC). The BCC hearing will be scheduled within forty-five (45) days after the filing of the appeal application, or as soon thereafter as the Board's calendar reasonably permits. Once the date of the appeal hearing has been set, County staff will notify the applicant and appellant.
3. The BCC Clerk's Office will provide a mailed public hearing notice of the hearing to property owners at a minimum of 500 feet from the subject property. Area Home Owner Associations (HOA) and neighborhood groups may also be notified. This notice will provide a map of the subject property, as well as a copy of the submitted appeal application.
4. Approximately one week prior to the public hearing, the memo and staff report of the request and appeal will be available for review by the applicant, appellant, and the public.
5. The decision of the BCC is final, unless further appealed to the Circuit Court. That process is detailed in Section 30-46 of the Orange County Code.