




Interoffice Memorandum

DATE: September 25, 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 for a Special Exception and
Variance, Case # SE-24-08-070, Joseph Kovecses for
NOCIA, located at 4253 W. Ponkan Road, Apopka, FL
32712, Parcel 23-20-27-0000-00-039; District 2

APPLICANT: Joseph Kovecses for NOCIA

OWNER: Northwest Orange County Improvement Assn Inc
(NOCIA)

CASE INFORMATION: Case # SE-24-08-070 – September 5, 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	Special Exception and Variance in the A-1 zoning district as follows: 1) Special Exception to allow for a community/civic center, outdoor recreation uses (dog training area, RC car track, and tractor pull) and special events (turkey shoot, annual Zellwood Corn Festival). 2) Variance to allow for unimproved parking spaces and unimproved drive aisles in lieu of improved.
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 800 ft. of the property.
ESTIMATED TIME REQUIRED:	Two (2) minutes
MUNICIPALITY OR OTHER PUBLIC AGENCY TO BE NOTIFIED:	N/A
HEARING CONTROVERSIAL:	Yes
DISTRICT #:	2

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 September 24, 2024, or as soon thereafter as the BCC's calendar reasonably permits.

BD:ag

Attachment: Location map

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

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Request for Public Hearing – Joseph Kovacs for NOCIA

Special Exception and Variance

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

Location Map

