



Interoffice Memorandum

DATE: August 26, 2021

TO: Katie Smith, Deputy Clerk
Board of County Commissioners

THROUGH: Agenda Development BCC

FROM: Jennifer Moreau, AICP
Manager, Zoning Division

CONTACT PERSON: **Ted Kozak, AICP**
Chief Planner, Zoning Division
(407) 836-5337 or Ted.Kozak@ocfl.net

SUBJECT: Request for Public Hearing for a Special Exception and Variance Application (SE-21-07-063) Whispering Oaks (Brianne Heffner) located at N. Hiawasse Rd., Orlando, FL 32818, Parcel ID # 13-22-28-0000-00-045, District 6

APPLICANT: Brianne Heffner for Whispering Oaks

CASE INFORMATION: Case # SE-21-07-063 – August 5, 2021

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 R-3 zoning district as follows:
1) Special Exception to allow a 3-story multi-family development to be located 30 ft. from the east property line in lieu of 100 ft. from the property line of a single-family dwelling district and use.

August 26, 2021

Request for Public Hearing – Whispering Oaks (Brianne Heffner)

Special Exception and Variance Application

Page 2

2) Variance to allow a maximum building height of 43 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 500 feet of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

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

N/A

**HEARING
CONTROVERSIAL:**

Yes

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 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 of the date of BCC hearing that was held on August 24, 2021, or as soon thereafter as the BCC's calendar reasonably permits.

TK

Attachment (Location map)

cc via email: Chris Testerman, AICP, Deputy County Administrator
Jon Weiss, P.E., Director, Planning, Environmental, and Development
Services Department

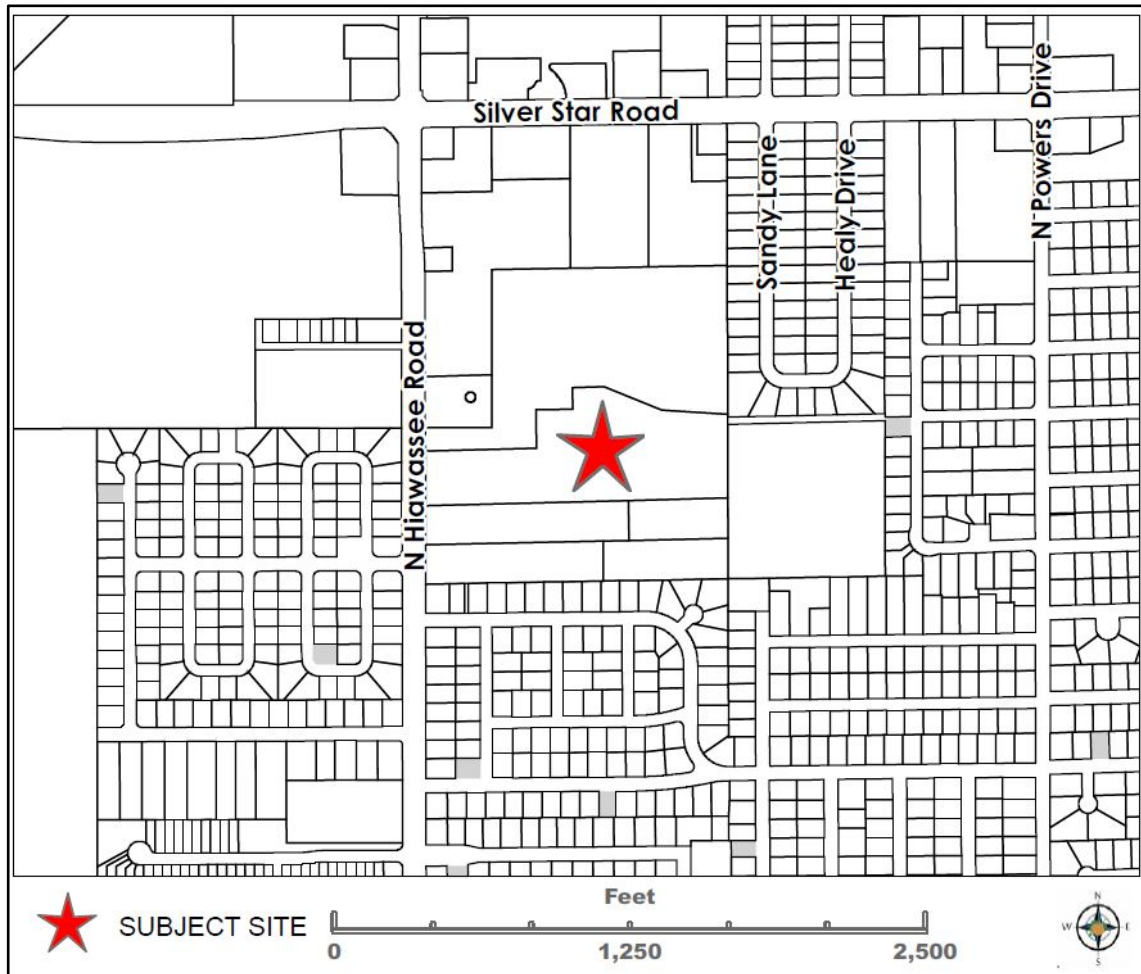
August 26, 2021

Request for Public Hearing – Whispering Oaks (Brianne Heffner)

Special Exception and Variance Application

Page 3

Location Map



For questions regarding this map,
please call Ted Kozak at
407-836-5337.