



Interoffice Memorandum

DATE: October 28, 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) 836-5537 or Ted.Kozak@ocfl.net

SUBJECT: Request for Public Hearing for a Variance Application
(VA-21-10-090) Guimer Bernal located at 1104 E. 1st
Street, Orlando, FL 32703, Parcel ID # 11-21-28-
3800-01-430, District 2

APPLICANT: Guimer Bernal

CASE INFORMATION: Case # VA-21-10-090 – October 7, 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 Variances in the R-2 zoning district as follows:
1) To allow a 1,088 sq. ft. detached Accessory Dwelling Unit (ADU) in lieu of a maximum of 626 sq. ft.
2) To allow an ADU with 3 bedrooms in lieu of a maximum of 2.

- 3) To allow an ADU that is not designed to be similar and compatible with the primary dwelling unit, with the same exterior finish material and similar architectural details.

This is the result of Code Enforcement action.

**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 (expanded) of the property.

**ESTIMATED TIME
REQUIRED:**

Two (2) minutes

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

N/A

**HEARING
CONTROVERSIAL:**

No

DISTRICT #:

2

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

1. Names and known addresses of property owners within 500 feet (expanded) 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 October 26, 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

Location Map

