WELCOME!
We are glad you have joined us for today’s meeting. The Board of Zoning Adjustment (BZA) is an advisory board to City Council composed of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All BZA recommendations are subject to final action by City Council. We anticipate that the minutes of today’s meeting will be presented at the City Council meeting on Monday, March 31, 2015, for approval of recommended actions.

GENERAL RULES OF ORDER
ROBERT’S RULES OF ORDER govern the conduct of the meeting. In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. However, since a general time limit of (5) minutes is allotted to each proponent/opponent of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration form and give it to the Recording Secretary. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

APPEALS
Any person desiring to appeal a recommended action of the Board will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. A request for a new hearing (appeal) must be filed with the Board of Zoning Adjustment Recording Secretary by 5:00 P.M., Tuesday, March 3, 2015. The BZA Recording Secretary is located in the City Planning Division on the sixth floor of City Hall. There is a $250 fee for this appeal. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

Thank you for participating in your government and making Orlando truly “The City Beautiful.”

OPENING SESSION

- Determination of a quorum
- Call to Order at 2:00 PM or as soon thereafter as possible
- Pledge of Allegiance
- Consideration of the December 16, 2014 BZA meeting minutes
PUBLIC COMMENT

In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. Please fill out a speaker request form and hand it to the Board secretary.

CONSENT AGENDA

1. **VAR2015-00006 727 RUGBY ST.**
   - Applicant/Owner: Ashley & William Barnett, 727 Rugby St., Orlando, FL 32804
   - Location: 727 Rugby St. (±0.14 acres)
   - District: 3
   - Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)
   - Requested variance:
     - A. Variance of 1.2 ft. to allow an inline addition to be 4.8 ft. from the east side property line where 6 ft. is the minimum required.
     - B. Variance of 1 ft. to allow an inline addition to be 5 ft. from the west side property line where 6 ft. is the minimum required.
   - Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

2. **VAR2015-00001 742 EDGEWATER DR.**
   - Applicant/Owner: Jamal Lutfi, 742 Edgewater Dr., Orlando, FL 32804
   - Location: 742 Edgewater Dr. (±0.21 acres)
   - District: 3
   - Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)
   - Requested variance:
     - Variance to allow a ±6 ft. high fence and ±8 ft. high pillars in the front and street side setback, where 4 ft. is required.
   - Recommended action: Deferral of the case, by request of the applicant.
3. **VAR2014-00122**  **PHANTOM LOUNGE**

Applicant: Fady Nessim, 1021 E. Colonial Dr., Orlando, FL 32803  
Owner: Asian/Florida Investment Co. Inc., 816 N. Mills Ave., Orlando, FL 32803  
Location: 1021 E. Colonial Dr. (±0.09 acres)  
District: 3  
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

Requested variance:
- Variance to allow on-site consumption of alcohol within 1,000 ft. of a school or church for the renovation and change of use to a hookah lounge.

*Recommended action:* Deferral of the case, by request of the applicant.

5. **VAR2015-00009**  **NORTHBORO BUILDERS**

Applicant: Larry Jarnes, 126 S. Lucerne Cir. E., Orlando, FL 32801  
Owner: LJ Real Estate Holdings LLC, 126 S. Lucerne Cir. E., Orlando, FL 32801  
Location: 126 S. Lucerne Cir. E. (±0.33 acres)  
District: 4  
Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variance:
- A. Variance of 8 parking spaces to allow 11 spaces where 19 is the minimum required.
- B. Variance of 5.5 ft. to allow 2 ft. of perimeter parking lot landscaping where 7.5 ft. is the minimum required.

*Recommended action:* Withdrawal of the case, by request of the applicant.
REGULAR AGENDA

4. **VAR2015-00007 1904 DEVELOPMENT**

Applicant: Craig Kosuta, Kosuta & Associates, Inc., 861 W. Morse Blvd., Ste. 150, Winter Park, FL 32789

Owner: Tuan-Chau Colonial LLC, 468 W. Hwy. 436, Altamonte Springs, FL 32714

Location: 1840 & 1904 E. Colonial Dr. (+1.84 acres)

District: 4

Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

Requested variances:

A. Variance of 32.25 ft. to allow the existing west side setback of 57.25 ft., where the maximum setback is 25 ft. (existing Dollar Tree);

B. Variance of 7.9 ft. to allow an existing front setback of 22.9 ft., where the maximum setback is 15 ft. (existing Dollar Tree);

C. Variance of 27 ft. to allow a new restaurant 42 ft. from the front lot line, where a maximum 15 ft. setback is allowed (new Popeye’s);

D. Variance of 25 ft. (east) and 41 ft. (west) to allow a new restaurant 50 ft. from the east side lot line and 66 ft. from the west side lot line, where a maximum 25 ft. side setback is allowed (new Popeye’s);

E. Variance of 4.5 ft. to allow dumpster corrals & parking spaces 3 ft. from the side and rear lot lines, where a minimum 7.5 ft. buffer width is required (both sites);

F. Variance to allow landscape islands to be less than minimum 10 ft. wide (Popeye’s);

G. Design variance to allow reduced transparency on the north and south building elevations of the new Popeye’s; and

H. Design variance to allow parking on the side and in front of the existing and proposed buildings (both sites).

Recommended action:

A. Dollar Tree - Approval of variances A, B & E, based on the finding that these variances meet the six (6) standards for approval of a variance; and approval of design variance H, based on the finding that said variance meets at least 51% of the design variance criteria; subject to the conditions in the staff report; and

B. Popeye’s - Denial of variances C, D1 & F, based on the finding that these variances fail to meet the six (6) standards for approval of a variance; approval of variance D2, based on the finding that the variance meets all six (6) standards for approval of a variance; and approval of design variances G & H, based on the finding that said variances meet at least 51% of the design variance criteria; subject to the conditions in the staff report.

OTHER BUSINESS

- No items.

ADJOURNMENT