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, May 18, 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, May 5, 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 March 24, 2015 BZA meeting minutes
- Welcome new Board Member Elizabeth Tuura.
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. **VAR2015-00023** 2707 JAMIE CIR.
   
   Applicant: Robert Oliphant, 1581 Riverside Dr., Melbourne, FL 32935
   
   Owner: Peter Marriott & Carey Sue Oliphant, 2707 Jamie Cir., Orlando, FL 32803
   
   Location: 2707 Jamie Cir. (±0.16 acres)
   
   District: 4
   
   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)
   
   Requested variances:
   
   A. Variance of 3.6 feet to allow a 21.4 ft. front setback, where 25 ft. is required.
   
   B. Variance of 1.8 ft. to allow a 5.7 ft. side (north) setback, where 7.5 ft. is required.
   
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.

2. **VAR2015-00024** 731 S. MILLS AVE. DUPLEX
   
   Applicant/Owner: David Case, Sacred Fire LLC, 5221 Phillips Oaks Ln., Orlando, FL 32812
   
   Location: 731 S. Mills Ave. (±0.17 acres)
   
   District: 4
   
   Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 0.56 ft. to allow an existing 49.44 ft. wide lot, where a minimum 50 ft. lot width is required for a 2-family/duplex lot.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report and addendum.

3. **VAR2015-00025** 1401 E. WASHINGTON ST.
   
   Applicant/Owner: David McClure, 124 N. Shine Ave., Orlando, FL 32801
   
   Location: 1401 E. Washington St. (±0.12 acres)
   
   District: 4
4. **VAR2015-00026 1815 GERDA TERR.**

Applicant: James Shoenberger, 3642 Gatlin Place Cir., Orlando, FL 32812

Owner: Jane Chapman, 1815 Gerda Terr., Orlando, FL 32804

Location: 1815 Gerda Terr. (±0.20 acres)

District: 3

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

Requested variance:

- Variance of 5.7 ft. to allow a new detached garage with 2nd floor living space 9.3 ft. from the rear lot line, where a minimum 15 ft. rear setback is required in the R-1/T zoning district.

**Recommended action:** Approval of the requested variance, subject to the conditions in the staff report.

5. **VAR2015-00027 1010 LAKE ADAIR BLVD.**

Applicant: David Runnels, 233 W. Park Ave., Winter Park, FL 32789

Owner: Martha Jane Bishop, 1010 Lake Adair Blvd., Orlando, FL 32804

Location: 1010 Lake Adair Blvd. (±0.38 acres)

District: 3

Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variance:

- Variance of 9.5 ft. to allow an inline addition at a 15.5 ft. rear setback, where 25 ft. is the minimum required.

**Recommended action:** Approval of the requested variance, subject to the conditions in the staff report.
6. **VAR2015-00033**  
**ORLANDO CENTRAL**

Applicant: James Johnston, Shutts & Bowen LLP, 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801  
Owner: HHH Reilly Fund LLC, PO Box 273760, Boca Raton, FL 33427  
Location: 110 W. Jefferson St. (±1.39 acres)  
District: 5  
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)  

Requested variance:

- Variance for a thirty-one percent (31%) parking reduction to allow 480 parking spaces, where 698 parking spaces are required, for proposed 31-story, 420 unit residential and 14,002 sq. ft. commercial mixed-use tower detached garage.

*Recommended action:* **Deferral of the request** to the May 2015 BZA hearing, by request of the applicant.

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7. **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 variances:

A. Variance of 2 ft. to allow an existing 6 ft. high fence in the front and street side setbacks, where a maximum of 4 ft. high fence is allowed;
B. Variance of 1 ft. to allow existing ±6 ft. high pillars in the front and street side setbacks, where maximum 5 ft. high pillars are allowed; and
C. Variance of 15 ft. to allow a 33 ft. wide driveway, where a maximum 18 ft. is allowed.

*Recommended action:* **Approval of Variances A & B and Denial of Variance C.**

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**OTHER BUSINESS**

- No items.

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**ADJOURNMENT**