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, July 27, 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, June 30, 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 May 26, 2015 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. **VAR2015-00047**  VENUE 578 ROOFTOP SIGN

   Applicant: Morgan Voke, International Signs & Lighting, 714 Commerce Cir., Longwood, FL 32750
   Owner: Harrold Productions, Inc., 1451 Falcon Dr., Orlando, FL 32803
   Location: 578 N. Orange Ave. (±0.28 acres)
   District: 5
   Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

   Requested variance:
   - Amendment to a previously approved variance (VAR2013-00120) to allow an existing roof sign with a digital message center to be 4 ft. higher than currently exists within the AC-3A/T zoning district (Downtown Orlando Central Business District).

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

2. **VAR2015-00050**  631 COMMONWEALTH AVE.

   Applicant/Owner: Jose Arvelo, 9582 Cypress Pine St., Orlando, FL 32827
   Location: 631 Commonwealth Ave. (±0.19 acres)
   District: 2
   Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

   Requested variances:
   A. Variance of 7.5 ft. to reduce the required north side parking lot landscaping to 0 ft., where 7.5 ft. is the minimum required, and
   B. Variance of 3 ft. to reduce the required south side parking lot landscaping to 4.5 ft., where 7.5 ft. is the minimum required.

   **Recommended action:** Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2015-00051**  
**644 W. WINTER PARK ST.**

Applicant/Owner: Bryan Nichols, 644 W. Winter Park St., Orlando, FL 32804  
Location: 644 W. Winter Park St. (±0.28 acres)  
District: 3  
Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variances:

- A. Variance of +10 ft. to allow a driveway separation of 32 ft. where 42 ft. is the minimum required.
- B. Variance of +1 ft. to allow the vehicular use area to be 1 ft. from the property line where 2 ft. is the minimum required.
- C. Variance of +0.2 ft. to allow a side yard setback of 4.8 ft. where 5 ft. is the minimum required.
- D. Variance of 18% to allow a front yard ISR of 58% where 40% is the maximum permitted.

**Recommended action:** Denial of the requested Variance A and approval of a lesser variance of 6 ft., and approval of requested Variances B, C, & D, subject to the conditions in the staff report.

4. **VAR2015-00058**  
**THE SHISHA BOWL**

Applicant: Nicholas Galotifore, 7457 Blue Jacket Pl. E., Winter Park, FL 32792  
Owner: Lincoln Orlando Holdings, LLC, 300 S. Orange Ave., Ste. 1575, Orlando, FL 32801  
Location: 111 E. Washington St., Ste. 175. (±0.68 acres)  
District: 5  
Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

Requested variance:

- Variance to allow on-site sales of alcohol at a hookah lounge within 177 ft. of an established church property (condemned building), where 200 ft. alcoholic beverage sales separation is required in the AC-3A/T zoning district.

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

5. **VAR2015-00052** DOLLAR GENERAL

Applicant: Hans Pistor, Hanlex Civil LLC, 1825 S. Orange Blossom Tl., Orlando, FL 32703

Owner: Synovus Bank, 12450 Roosevelt Blvd. N., Ste. 400, St. Petersburg, FL 33716

Location: 1001 S. Orange Blossom Tl. (±0.69 acres)

District: 6

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

Requested variances:

A. Variance of 30 ft. to allow a south side building setback of 60 ft., where a maximum 30 ft. side setback is allowed in the AC-1/T zoning district;

B. Variance of 3 ft. to allow a front building setback of 18 ft., where a maximum 15 ft. setback is required in the AC-1/T zoning district;

C. Variance of 0.5 ft. to allow a 2.5 ft. deep landscape buffer adjacent to the new store building along the front and south side, where a minimum 3 ft. buffer is required between the building and adjacent walkway or parking area;

D. Variance of 2.5 ft. to allow 5 ft. deep landscape buffers on the south side and rear lot lines, where a minimum 7.5 ft. deep vehicular landscape buffer is required; and

E. Design Variance to allow an 8.5 ft. tall 32 sq. ft. monument sign in the Traditional City Overlay, where such signs are prohibited.

Recommended action: Approval requested Variances A, B, C, & D, subject to the conditions in the staff report, and denial of Design Variance E.
FIGHTER LAW FIRM RENOVATIONS

Applicant/Owner: Thomas Feiter, Fighter Law Firm P.A., 1500 E. Robinson St., Orlando, FL 32801

Location: 1500 E. Robinson St. (+0.15 acres)

District: 4

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

Requested variances:

A. Design Variance to allow required parking in the front setback, where parking is required to be on the side or in the rear;
B. Variance to allow impervious surface to exceed 70%;
C. Variance to allow pavers and Turf-block as an alternative durable all-weather surface for parking and drive lanes;
D. Design Variance to allow an existing post & panel sign within the Traditional City Overlay;
E. Variance of 4.5 ft. to allow an existing post & panel sign to be 8 ft. from the front lot line, where required to be no closer than 12.5 ft. from the front lot line in the O-1/T zoning district;
F. Variance of 8 ft. to allow an existing post and panel sign to be 7 ft. from the west side lot line, where a minimum 15 ft. setback is required; and
G. Variance of 5.5 ft. to reduce the rear buffer to 3 ft., where previously approved at 8.5 ft. via a 1990 variance.

Recommended action: Approval of Design Variances A & D and Variances B, C, E & G, subject to the conditions in the staff report, and denial of Variance F.

OTHER BUSINESS

- Board Secretary Ed Petersen will remind the Board that the elections of officers will take place at the July 2015 meeting, and that the annual financial disclosure forms are due in July.

ADJOURNMENT