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, October 19, 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, September 29, 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 August 25, 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. **VAR2015-00063** THE LOFT

   **Applicant:** Mike Carson, Temple Management, 505 N. Park Ave., Ste. 201, Winter Park, FL 32789
   
   **Owner:** Charles Schelmety, Sr., 7020 W. Livingston St., Orlando, FL 32835
   
   **Location:** 2011 S. Orange Ave. (±0.11 acres)
   
   **District:** 4
   
   **Project Planner:** Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

   Requested variances:
   
   A. Variance of 13 ft. to allow an 7 ft. streetscape width/front setback where 20 ft. is the minimum required;
   B. Variance of 1 parking space to allow 6 spaces where 7 is the minimum required;
   C. Variance of 7.5 ft. to allow 0 ft. of perimeter parking lot landscaping where 7.5 ft. is the minimum required; and
   D. Variance of 15% to allow an impervious surface ratio of 100% where 85% is the maximum allowed.

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

2. **VAR2015-00091** CRESCENT CENTRAL STATION

   **Applicant/Owner:** Jim Berardinelli, Crescent Communities LLC, 227 W. Trade St., Ste. 100, Charlotte, NC 28202
   
   **Location:** 480 N. Orange Ave. (±2.07 acres)
   
   **District:** 5
   
   **Project Planner:** Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

   Requested variance:
   
   - Variance to allow a 3rd high-rise sign, where the maximum number of high-rise signs is limited to two (2) per building in the AC-3A/T zoning district.

   **Recommended action:** Approval of the requested variance, subject to the conditions in the staff report.
3. **VAR2015-00093** 1735 FLAMINGO DR.

Applicant/Owner: Margaret & Michael Quilty, 1735 Flamingo Dr., Orlando, FL 32803

Location: 1735 Flamingo Dr. (±0.21 acres)

District: 3

Project Planner: Katy Magruder (407.246.3355 – kathleen.magruder@cityoforlando.net)

Requested variance:

- Variance of ±11 ft. to allow an addition to encroach ±14 ft. into the rear setback, where a 25 ft. rear setback is required.

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

4. **VAR2015-00094** 425 E. GORE ST.

Applicant/Owner: Nylavae Raphael & Joseph Westlake, 3736 Manteo Cir., Orlando, FL 32837

Location: 425 E. Gore St. (±0.18 acres)

District: 4

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

Requested variances:

A. Variance of 1 ft. to allow a 5 ft. east side setback, where 6 ft. side setbacks are the minimum required for a new single family home; and

B. Variance of 1 ft. to allow a 5 ft. west side setback, where 6 ft. side setbacks are the minimum required.

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

5. **VAR2015-00095** FIRST HAITIAN FREE CHURCH

Applicant: Quang Lam, Lam Civil Engineering Inc., 1320 W. Pine St., Orlando, FL 32805

Owner: First Haitian Free Church, 3020 Barrios Ave., Orlando, FL 32811

Location: 220 S. Orange Blossom Tl. (±1.63 acres)

District: 5

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

Requested variances:

A. Variance of 1 ft. to allow a one-way 15 ft. wide drive aisle, where a minimum 16 ft. one-way drive aisle width is required;

B. Variance of 3 ft. to allow no (zero) landscape buffer between the one-way drive aisle and an adjacent building, where a minimum 3 ft. buffer is required; and

C. Variance of 2% to allow a 90% overall impervious surface coverage, where a maximum 88% impervious surface coverage was previously granted via a 2008 variance.

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

Revised: 9/21/2015
6. **VAR2015-00096 ORLANDO EPILEPSY CENTER SIGNS**

Applicant: Sign Crafters of Florida, 1134 E. North Blvd., Leesburg, FL 34748  
Owner: Epilepsy Monitoring Centers Holding, 9738 English Pine Ct., Windermere, FL 34786  
Location: 226 W. Michigan St. (±0.52 acres)  
District: 4  
Project Planner: Jim Burnett (407.246.3609 – james.burnett@cityoforlando.net)

Requested variances:

A. Variance of 35 sq. ft. to allow a maximum sign area of 57 sq. ft., where a maximum 22 sq. ft. of sign area is allowed for an existing medical office use; and  
B. Variance of 2.5 ft. to allow a new monument sign 10 ft. from the front lot line, where a minimum 12.5 ft. front setback is allowed for a ground sign in the O-1 zoning district.

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

**REGULAR AGENDA**

7. **VAR2015-00090 2017 CORNELL AVE.**

Applicant/Owner: Pamela Musgrove-Lee, 2017 Cornell Ave., Orlando, FL 32789  
Location: 2017 Cornell Ave. (±0.16 acres)  
District: 3  
Project Planner: Michaëlle Petion (407.246.3837 – michaelle.petion@cityoforlando.net)

Requested variance:

- Variance of 5 ft. to allow a front porch at a 12 ft. setback, where 17 ft. is the minimum required front setback.

**Recommended action:** Denial of the variance and approval of a lesser variance of 1 ft.

**OTHER BUSINESS**

- None.

**ADJOURNMENT**