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, June 13, 2016, 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 1, 2016. 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 April 26, 2016 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. **VAR2016-00021**  
   **1586 EASTIN AVE**
   
   Applicant/Owner: Zach Sonberg, 729 Nottingham St., Orlando, FL 32803
   
   Location: 1586 Eastin Ave. (±0.27 acres)
   
   District: 3
   
   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 4 ft. to allow a 10 ft. high fence to buffer a single family residence from post office uses, where 6 ft. is the maximum height allowed in the rear yard of a residential lot.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. **VAR2016-00043**  
   **1216 GUNNISON AVE.**
   
   Applicant: Gardner Lloyd, Cardell Construction LLC, 1115 E. Livingston St., Orlando, FL 32803
   
   Owner: Brian Gill, 1216 Gunnison Ave., Orlando, FL 32804
   
   Location: 1216 Gunnison Ave. (±0.16 acres)
   
   District: 3
   
   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)
   
   Requested variances:
   
   A. Variance of 5 ft. to allow the carport to remain as is, 1 ft. from the property line, where the side yard setback is 6 ft.;
   
   B. Variance of 0.4 ft. to allow the second story addition to be located 5.6 ft. from the side property line, where the side yard setback is 6 ft.; and
   
   C. Design Variance to allow the existing carport to remain extending in front of the principal façade, where it is required to be recessed 5 ft.
   
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2016-00055** S30-538 N. BUMBY AVE.

Applicant: Matthew T. Brown Construction, 123 Variety Tree Cir., Altamonte Springs, FL 32714

Owner: PFP Holdings Inc., 1002 W. 23rd St., Ste. 400, Panama City, FL 32405

Location: S30-538 N. Bumby Ave. (±0.32 acres)

District: 4

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

Requested variances:

A. Design Variance to allow retention of an existing pole sign in the Traditional City Overlay;
B. Variance of 9% to allow impervious surface ratio (ISR) of 94%, where a maximum 85% ISR is allowed in the MU-1/T zoning district;
C. Variance of 1 parking space to allow 12 parking spaces, where a minimum 13 spaces are required for an 8,096 sq. ft. mixed use (furniture store and retail/office) building;
D. Variance to waive required landscaped buffers between drive aisles and adjacent rights-of-way;
E. Design Variance to allow parking and drive aisles to remain in the front and street side yards, where required to be located behind the building facades;
F. Design Variance of 19 ft. to allow an existing front (building) setback of 34 ft., where a maximum 15 ft. front setback is required in the MU-1/T zoning district; and
G. Variance to allow drive aisles and parking in front (Mt. Vernon St. and N. Bumby Ave.) of the building, where currently required to be behind the building.

Recommended action: **Approval of all 3 design variances and all 4 regular variances, subject to the conditions in the staff report.**

4. **VAR2016-00057** STYLES OF LIFE II ALCOHOL SEPARATION

Applicant: Devon Quinland, 536 W. Church St., Orlando, FL 32805

Owner: Trevor Myers, 86 Shipyard Ct., Ocoee, FL 34761

Location: 536 W. Church St. (±0.22 acres)

District: 5

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

Requested variance:

- Variance to allow on-site consumption of alcohol within 1,000 ft. of a church.

Recommended action: **Approval of the requested variance, subject to the conditions in the staff report.**
5. **VAR2016-00058**

**MEDICAL VILLAGE MERCY DR.**

Applicant: Dale Parsons, Parsons Architects, 2106 N. Orange Ave., Ste. 200, Orlando, FL 32804

Owner: 2000 North Orange LLC, 2106 N. Orange Ave., Ste. 200, Orlando, FL 32804

Location: 800 Mercy Dr. (±2.56 acres)

District: 5

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

Requested variances:

A. Variance of 10 ft. to allow an existing building to be located on the west lot line, where a minimum 10 ft. rear setback is required in the I-G/W zoning district;

B. Variance to allow reduced perimeter landscape buffers on the south and east portions of the site; and

C. Variance of 10 parking spaces to allow 107 spaces for a proposed medical office/clinic & warehouse use, where a minimum 117 spaces are required.

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

**REGULAR AGENDA**

6. **VAR2016-00052**

**1615 DELANEY AVE.**

Applicant: Keith Ori, Parhelion Homes, 1640 Delaney Ave., Orlando, FL 32806

Owner: Linda Wilnau, 1611 Delaney Ave., Orlando, FL 32806

Location: 1615 Delaney Ave. (±0.58 acres)

District: 4

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

Requested variance:

- Variance of 6 ft. to allow 0 ft. south side yard setback for an existing house, where a minimum 6 ft. side setback is required.

Recommended action: **Denial of the requested variance.**

**OTHER BUSINESS**

- No items.

**ADJOURNMENT**