OPENING SESSION

- Determination of a quorum.
- Avery Donaudy, Chairperson, called the meeting to order at 2:05 p.m.
- Pledge of Allegiance.
- The Board ACCEPTED the Minutes of the May 24, 2016 BZA Meeting as presented.

PUBLIC COMMENT

Chairperson Donaudy pointed out that any member of the public could be heard on any matter before the board; if an item was listed on the consent agenda, any member of the public could ask that the item be pulled and placed on the regular agenda.

AGENDA REVIEW

Executive Secretary Cechman reviewed the items on the Consent Agenda.

CONSENT AGENDA

1. **VAR2016-00061** 739 CLIFFORD DR.

   Applicant: Tommy Watkins, Phil Kean Design Group, 912 W. Fairbanks Ave., Winter Park, FL 32789

   Owner: William F. Waits, Jr., 840 Evergreen St., New Smyrna Beach, FL 32169

   Location: 739 Clifford Dr. (±0.23 acres)

   District: 3

   Project Planner: TeNeika Neasman (407.246.4257 – teneika.neasman@cityoforlando.net)

   **Requested variance:**

   - Variance of 15 ft. to allow a reduced rear yard setback of 10 ft. for construction of a new single family home, where 25 ft. setback is the minimum allowed in the R-1AA/T zoning district.

   **Recommended action:** Denial of the requested variance and approval of a lesser variance of 12 ft., subject to the conditions in the staff report.
1. Development shall be in strict conformance with all conditions and the survey and site plans found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.
2. All other applicable state or federal permits must be obtained before commencing development.
3. The rear yard setback shall not be less than 13 ft. from the property line.
4. The Parks Official shall be authorized to officially designate certain protected trees as Specimen or Historic Trees, based on their size, age, historic association, species or unique characteristics. Strict tree protection will be enforced. Contact Andy Kittsley @407 246 2701 Forestry manager for a tree assessment. New residential development shall include a minimum starter package for landscaping.
5. If the tree is designated certain protected Specimen or Historic Tree– the proposed site plan must be flipped moving the garage and driveway to the left of the site. Strict tree protection will be enforced. Contact Andy Kittsley at 407.246.2701 Forestry manager for a tree assessment.
6. Additional rear transparency shall be provided to meet LDC requirement of 15% transparency.
7. New residential development shall include a minimum starter package for landscaping. At a minimum, the starter package should include: turf grass, shrubbery, at least one street tree, a front yard tree, and an efficient irrigation system necessary to sustain the vegetation.

2. VAR2016-00065  
104 E. WINTER PARK ST.

Applicant: Bill Lucia, Property Rehab Solutions LLC, 661 Beville Rd., South Daytona, FL 32119
Owner: Mr. Cribs LLC, 7053 Archwood Dr., Orlando, FL 32819
Location: 104 E. Winter Park St. (±0.17 acres)
District: 3
Project Planner: Jacques Coulon (407.246.3427 – jacques.coulon@cityoforlando.net)

Requested variance:

- Variance to permit the construction of a duplex on a 49.1 ft. wide lot, where a 50 ft. wide lot is required.

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

1. Development shall be in strict conformance with all conditions found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.
2. All applicable City, county, state or federal permits must be obtained before commencing development.
3. The Floor Area Ratio (FAR) shall be limited to 0.48, 3,494 sq. ft. total living space, to be more harmonious with the surrounding development of the neighborhood.
4. The air conditioning equipment must not be located less than five (5) feet from a side lot line (Sec. 58.984). To remain in the location as proposed the AC shall be a minimum of rated at least 15 SEER and 12.5 EER, and must meet all requirements of LDC Sec. 58.985.
5. The air conditioning equipment needs to be screened from neighboring properties via a fence or landscaping.

6. Provide a narrative or Irrigation plan as outlined in Section 60.223(f) and Section 60.229 through 60.232. Including location of the irrigation timer, the rain sensor and any special irrigation equipment. Show the watering zones and the water output as high, medium and low. Identify what water saving measure will be used on the lot. Provide a narrative or landscape plan as outlined in Section 60.223. Including: location of 3 onsite canopy trees or equivalents, calculations on pervious area, turf grass area, pervious areas in the front yard, and plants species in any planters. The landscape plan shall work in concert with the drainage plan and will be evaluated if there are impact.

7. One street tree is required to be installed by the Developer between the property line and the street pavement edge, as shown on the plot plan, per LDC Section 61.226. All street trees shall be canopy and when installed, shall be at least 12 feet in height and 2 inches caliper, per Sec 60.216 of the LDC.

8. Provide landscaping adjacent to building along driveway on right elevation.

9. Starter Landscaping. To improve the appearance from the street, new residential development shall include a minimum starter package for landscaping. At a minimum, these starter packages should include: turf grass, shrubbery, at least one street tree, a front yard tree, and an efficient irrigation system necessary to sustain the vegetation.

10. Driveway and property line separation minimum 24 inches.

11. All windows must be recessed at least 2 inches from the plane of the façade.

12. All windows on the second floor shall not be placed immediately under the roof.

13. Create a more substantial base for the columns on both units. Add a base to the bottom and a capital at the top on the first floor and a capital at the top on the second floor.

14. Increase the size of the 2nd-floor windows on the front facade to match the 1st-floor window in the great room. All windows on the front must be identical in style.

15. For the balcony on the right elevation, front unit/second floor, terminate balcony either before or after window. Railing conflicts with the window.

16. Continue banding on front facade to the side (Rightside)

17. A sidewalk leading to the street sidewalk in preferred.

18. The driveway throat does not align with the beginning of the flares per the City of Orlando ESM Residential driveway apron. The driveway throat must be corrected prior to submittal for permits.

3. VAR2016-00067

KESSLER BUILDING SIGNAGE

Applicant: Steve Hauck, Stellar Sign & Design, 7005 Stapoint Ct., Winter Park, FL 32792

Owner: EIP MPO LLC, c/o IP Capital Partners LLC, 225 NE Mizner Blvd., Ste. 400, Boca Raton, FL 33432

Location: 4901 Vineland Rd. (±6.67 acres)

District: 6

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

Requested variance:
• Variance to allow a 2nd high-rise wall sign to have a different message, size, and design than an existing high-rise sign on the opposite building wall, where both high rise signs are required to be the same size, design, and message.

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

1. Development must be in strict conformance with all conditions and the survey and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.

2. Appearance Review must be performed at time of permitting to ensure compliance with the conditions of this report.

3. The new high-rise sign must glow white at night.

4. Until such time as the Sign Code is amended to allow high-rise signs on the two building sides to be different in size, shape and message, when the Pulte Homes or Kessler lease expires and either high-rise sign is removed, the new sign must be identical in size, shape and message to the remaining existing high-rise sign.

Vice Chairperson Pathak moved APPROVAL of the CONSENT AGENDA. Board member Lastrapes SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (6-0).

REGULAR AGENDA

• No items.

OTHER BUSINESS

• Recording Secretary Petersen noted that Board members’ financial disclosure forms would be due by the end of the month. He also gave a brief reminder about how attendance was calculated for Board members, and mentioned that elections would be held in August to determine a new Chairperson.

ADJOURNMENT

Chairperson Donaudy adjourned the meeting at 2:21 p.m.
STAFF PRESENT

Mark Cechman, City Planning
Karl Wielecki, City Planning
Katy Magruder, City Planning
Jim Burnett, City Planning
TeNeika Neasman, City Planning

Jacques Coulon, City Planning
Ken Pelham, City Planning
Brian Ford, City Planning
Shannan Stegman, City Planning
Alison Brackins, City Attorney's Office

Mark Cechman, AICP, Executive Secretary

Ed Petersen, BZA Recording Secretary