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 Tuesday, May 29, 2018, 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 1, 2018. 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 March 27, 2018 BZA meeting minutes
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. **VAR2017-10026** MCDONALD’S S. ORANGE AVE. REBUILD
   
   Applicant: Reidel Gardon, CPH Inc., 500 W. Fulton St., Sanford, FL 32701
   
   Owner: McDonald’s Corp., 6220 S. Orange Blossom Ti., Ste. 400A, Orlando, FL 32809
   
   Location: 2504 S. Orange Ave. (± 1.02 acres)
   
   District: 4
   
   Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)

   Requested variances:
   - A. Variance of 20 ft. to allow a side setback of 50 ft., where 30 ft. is the maximum allowed;
   - B. Variance of 193 ft. to allow a street side setback of 208 ft., where 15 ft. is the maximum allowed;
   - C. Design variance to allow for 15% transparency on the east elevation of the proposed building, where 30% is required;
   - D. Design variance to allow for 2% transparency on the north elevation of the proposed building, where 30% is required; and
   - E. Design variance to allow for 9% transparency on the west elevation of the proposed building, where 30% is required.

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

2. **VAR2018-10000** ORANGE & MICHIGAN RETAIL
   
   Applicant: Brooks Stickler, Kimley-Horn & Associates Inc., 3660 Maguire Blvd., Ste. 200, Orlando, FL 32803
   
   Owner: Om Retail Development LLC, 3662 Avalon Park East Blvd., Ste. 201, Orlando, FL 32828
   
   Location: 2645 S. Orange Ave. (± 0.34 acres)
   
   District: 4
   
   Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)

   Requested variances:
   - A. Variance of 4.5 ft. to allow 3 ft. of perimeter parking lot landscaping along the east, where 7.5 ft. is the minimum width required;
   - B. Variance of 4.5 ft. to allow 3 ft. of perimeter parking lot landscaping along the north, where 7.5 ft. is the minimum width required;
   - C. Variance of 21 ft. to allow a side setback of 51 ft., where 30 ft. is the maximum permitted;
   - D. Variance of 1 ft. to allow 2 ft. of eastern perimeter building landscaping, where 3 ft. is the minimum required; and
   - E. Variance of 1 ft. to allow 2 ft. of northern perimeter building landscaping, where 3 ft. is the minimum required.

   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
3. **VAR2018-10011** 1808 BAYLARIAN BLVD.

Applicant/Owner: Michael Koenig, 1808 Baylarian Blvd., Orlando, FL 32806
Location: 1808 Baylarian Blvd. (± 0.62 acres)
District: 4
Project Planner: Jacques Coulon (407.246.3427, jacques.coulon@cityoforlando.net)

Requested variance:
- Variance of 30 ft. to allow a wooden deck to be set back 20 ft. from the Mean High Water Mark, where 50 ft. is the minimum required.

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

4. **VAR2018-10012** 430 N. MILLS AVE.

Applicant: Brigette Becker, International Signs & Lighting, 714 Commerce Cir., Longwood, FL 32750
Owner: Hutchinson Golub & Lefkowitz, 430 N. Mills Ave., Ste. 2, Orlando, FL 32803
Location: 430 N. Mills Ave. (± 0.63 acres)
District: 4
Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)

Requested variances:
- A. Design variance to allow a pylon sign in the Traditional City Overlay;
- B. Variance of 2 ft. to allow a sign ±8 ft. tall, where sign height is capped at 6 ft. in the O-1/T zoning district;
- C. Variance of 1.5 ft. to allow said sign to be 11 ft. from the front lot line, where a minimum 12.5 ft. setback is required in the O-1/T zoning district; and
- D. Variance to allow a pylon sign in lieu of nameplates (the property shares a block face with residentially zoned properties to the west).

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

5. **VAR2018-10013** 635 BRYN MAWR ST.

Applicant/Owner: Micah Kropp, 635 Bryn Mawr St., Orlando, FL 32804
Location: 635 Bryn Mawr St. (± 0.14 acres)
District: 3
Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)

Requested variance:
- Variance of 3 ft. to allow a 14 ft. front yard setback for an open air porch, where 17 ft. is the minimum allowed.

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

6. **VAR2018-10007** 1636 OAKMONT LN.

   Applicant/Owner: Brian Powers, 1636 Oakmont Ln., Orlando, FL 32804
   Location: 1636 Oakmont Ln. (± 0.20 acres)
   District: 3
   Project Planner: Jacques Coulon (407.246.3427, jacques.coulon@cityoforlando.net)

   Requested variances:
   
   A. Variance to allow an accessory dwelling unit on a lot 1.4 times the minimum lot size, where R-1/T requires the lot to be 2 times the minimum lot size;
   B. Variance of 7 ft. to allow a rear yard setback of 8 ft., where 15 ft. is required; and
   C. Variance of 2 ft. to allow 2 curbcuts with a 40 ft. separation where 42 ft. is required.

   Recommended action: Approval of Variances A and C, subject to the conditions in the staff report, and denial of Variance B and approval of a lesser variance of 3 ft.

7. **VAR2018-10010** JERNIGAN GARDENS APARTMENTS

   Applicant: Matt Solomon, Millenia Housing Management, Ltd., 4000 Key Tower, 127 Public Square, Cleveland, OH 44114
   Owner: GMF-Windsor LLC, 65 Germantown Ct., Ste. 409, Cordova, TN 38018
   Location: 1488 Mercy Dr. (± 16.85 acres)
   District: 5
   Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)

   Requested variances:
   
   A. Variance of 94 spaces to allow 394 spaces, where a minimum 488 spaces are required;
   B. Waive planting of trees under adjacent power lines;
   C. Reduce buffer on the north lot line (within a 2 ft. strip);
   D & E. Waive landscaping along east lot line next to vacant lot and convenience store;
   F. Waive automatic irrigation requirement;
   G. Reduce parking row island widths;
   H. Waive requirement for parking row islands every 10 spaces; and
   I. Waive required buffer landscaping along west and south lot lines (next to drainage ditches).

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

OLD/NEW BUSINESS & ANNOUNCEMENTS

- No items.

ADJOURNMENT