AGENDA – OCTOBER 23, 2018

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, November 12, 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, October 30, 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 September 25, 2018 BZA meeting minutes

MEETING INFORMATION
Location
City Council Chambers
Orlando City Hall, 2nd Floor
One City Commons
400 South Orange Avenue

Time
2:00 p.m.

Board Members
Roberta Fennessy
(Chairperson)
Steven Heller
(Vice Chairperson)
Dawn Michele Evans-Hall
Heather Isaacs
Thomas Jensen
Scott Lloyd
Lindsey Perez
Two vacancies.
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**CONSENT AGENDA**

1. **VAR2018-10039**  **1135 STETSON ST.**
   
   Applicant/Owner: Brooke & Ryan Minton, 1135 Stetson St., Orlando, FL 32804
   
   Location: 1135 Stetson St. (± 0.23 acres)
   
   District: 3
   
   Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 1.1 ft. to allow a 4.9 ft. side yard setback, where 6 ft. is the minimum required.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. **VAR2018-10040**  **REDLIGHT REDLIGHT**

   Applicant: Brent Hernandez, Redlight Redlight, 2810 Corrine Dr., Orlando, FL 32803
   
   Owner: 2810 Corrine LLC, 1806 Hammerlin Ave., Winter Park, FL 32789
   
   Location: 2810 Corrine Dr. (± 0.18 acres)
   
   District: 3
   
   Project Planner: Katy Magruder (407.246.3355, kathleen.magruder@cityoforlando.net)
   
   Requested variance:
   
   - Variance request to expand the operating hours of Redlight Redlight from those approved under VAR2011-00116.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

3. **VAR2018-10041**  **1818 E. ROBINSON ST.**

   Applicant: Joseph Neal, M. E. Construction, Inc., 7607 Coral Dr., Melbourne, FL 32904
   
   Owner: 1818 East Robinson LLC, 2810 Middlesex Rd., Orlando, FL 32803
   
   Location: 1818 E. Robinson St. (± 0.22 acres)
   
   District: 4
   
   Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)
Requested variances:

  A. Variance of 1 ft. to reduce the front yard setback to 24 ft., where a 25 ft. front setback is required;
  B. Variance of 5 ft. to reduce the 2-way drive aisle width from to 11 ft., where a minimum 16 ft. drive-aisle width is required;
  C. Variance of 2.5 and 4.5 ft., respectively, to reduce the landscape buffer width to 5 ft. (south) and 3 ft. (east), respectively, where a minimum 7.5 ft. wide buffer is required;
  D. Variance to allow turfblock as a driving and parking surface (and to keep the overall ISR below 70%), where a durable all-weather surface is required; and
  E. Design variance to allow a monument sign in the Traditional City Overlay.

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

4. **VAR2018-10042**  WAFFLE HOUSE SIGN

Applicant: Erik Haeffs, Waffle House, 5986 Financial Dr., Norcross, GA 30071
Owner: Waffle House, 5054 Latrobe Dr., Windermere, FL 34786
Location: 5350 S. Kirkman Rd. (± 0.37 acres)
District: 6
Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)

Requested variance:

- Variance of 56.5 sq. ft. to allow 106.5 sq. ft. of signage, where 50 sq. ft. is the maximum allowed sign area.

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

5. **VAR2018-10043**  PARAMOUNT SIGN

Applicant: Ross Shearouse, 2510 Washington St., Newton, MA 02462
Owner: Northland Paramount LLC, 2150 Washington St., Newton Lower Falls, MA 02462
Location: 15 Lake Ave. (± 1.95 acres)
District: 4
Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)

Requested variance:

- Variance to allow the Paramount blade/finial sign to extend higher than 30 ft. above grade, without being considered a high-rise sign.

Recommended action: Approval of the requested variance, subject to the conditions in the staff report.
6. **VAR2018-10044 1349 N. MILLS AVE.**

   **Applicant:** John Riordan, Harris Civil Engineers LLC, 1200 E. Hillcrest St., Ste. 200, Orlando, FL 32803

   **Owner:** AIDS Healthcare Foundation Inc., 6255 W. Sunset Blvd., Floor 21, Los Angeles, CA 90028

   **Location:** 1349 N. Mills Ave. (± 0.57 acres)

   **District:** 4

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

   **Requested variance:**
   
   - Variance of 23 ft. to allow a 48 ft. side yard setback, where 25 ft. is the maximum allowed.

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

7. **VAR2018-10045 917 S. SEMORAN BLVD.**

   **Applicant/Owner:** Nicole Jay, 917 S. Semoran LLC, 121 S. Orange Ave., Ste. 940, Orlando, FL 32801

   **Location:** 917 S. Semoran Blvd. (± 2.11 acres)

   **District:** 2

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

   **Requested variance:**
   
   - Lesser variance of 30 additional spaces to allow 108 parking spaces, where the site is limited to a maximum 78 spaces for a 14,775 sq. ft. medical office, per the approved 2017 administrative master plan.

   **Recommended action:** Approval of the requested lesser variance of 30 additional spaces, subject to the conditions in the staff report.

**REGULAR AGENDA**

- No items.

**OLD/NEW BUSINESS & ANNOUNCEMENTS**

- No items.

**ADJOURNMENT**