



MINUTES – APRIL 23, 2024

MEETING INFORMATION

Location

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

Virtually via Zoom:

<https://us02web.zoom.us/j/85198088494>

Or by phone:

312.626.6799

929.205.6099

253.215.8782

301.715.8592

346.248.7799

or 669.900.6833

Webinar ID:

851 9808 8494

Time

2:00 p.m.

Members Present

Carol Hendren [7/0]

(Chairperson)

Marc Ispass [6/1]

(Vice Chairperson)

Hannah Hollinger [3/1]

Andrew MacPhee [6/1]

Cooper Reece [7/0]

Steve Simpson [6/1]

Robert Slavens [6/1]

Jay Small [7/0]

One vacancy.

Members Absent

None.

OPENING SESSION

- Chairperson Hendren called the meeting to order at 2:00 pm, after determination of a Quorum.
- Consideration of Minutes for Meeting of March 26, 2024.
 - Board member Simpson MOVED to waive the reading of the Board of Zoning Adjustment meeting minutes of March 26, 2024, and to approve as written. Vice Chairperson Ispass SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote (8-0).**

PUBLIC COMMENTS

- No speakers spoke at the meeting.

CONFLICT DECLARATIONS

- No Board members declared any conflicts.

AGENDA REVIEW

- Mark Cechman, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. VAR2024-10001 1417 CARDINAL RD.

Applicant/Owner: Deborah & William Watson, 1417 Cardinal Rd., Orlando, FL 32803

Location: 1417 Cardinal Rd. (± 0.7 acres)

District: 3

Project Planner: Nicole Palacios (407.246.3422, nicole.palacios@orlando.gov)

Requested variance:

- Variance of 2.2 ft. to allow a 5.3 ft. side yard setback for a second-story accessory structure, where a 7.5 ft. side yard setback is required.

Recommended action:

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

1. Proposed windows on the front elevation (West) of the carport is not required to be added as depicted on the site plan and elevations. Property owner shall provide updated plans with the carport windows removed at the time of permitting.

For additional conditions on this case, please see the end of these minutes.

2. VAR2024-10009 9541 VIOLET DR.

Applicant/Owner: Israel Lopez, 9541 Violet Dr., Orlando, FL 32824

Location: 9541 Violet Dr. (± 0.1 acres)

District: 1

Project Planner: Sean Elordi (407.246.4257, sean.elordi@orlando.gov)

Requested variances:

- A. Variance of 23% to allow a front yard impervious surface ratio of ±63%, where 40% is required; and
- B. Variance of 1 ft. to allow a 1 ft. driveway setback from the south side property line, where 2 ft. is required.

Recommended action:

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

1. Driveway must be setback at least 1 ft. from the south side yard property line.
2. A canopy tree must be provided in the front yard.

For additional conditions on this case, please see the end of these minutes.

Board member MacPhee moved APPROVAL of the CONSENT AGENDA. Board member Simpson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

- No items.

NOTE: All of the approved cases are subject to the additional following conditions:

1. Development shall be in strict conformance with all conditions and the site plan 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. All applicable City, county, state or federal permits must be obtained before commencing development.
3. As provided by subsection 166.033(6), Florida Statutes, Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.
4. Expiration of the Zoning Variance. A building permit for the work requiring the zoning variance must be received within one year of the zoning variance approval. If the building permit is not received within the year, then the zoning variance is no longer valid and a new variance must be requested.
5. Administrative Extension of the Zoning Variance. The zoning official may extend a zoning variance by up to six months. The holder of the zoning variance must request such an extension by application for a zoning official determination at least 30 days, but not more than 90 days, before the expiration of the zoning variance.

OLD/NEW BUSINESS & ANNOUNCEMENTS

- Assistant City Attorney Fallon updated the Board on case VAR2023-10024, 8627 Farthington Way, which had been appealed after the October 24, 2023 BZA hearing. She noted the parties had reached a stipulated settlement agreement, which would be under consideration at the May 13, 2024 City Council hearing.

ADJOURNMENT

- Having no other matters to bring before the Board, Chairperson Hendren adjourned the meeting at 2:06 pm.

STAFF PRESENT

Karl Wielecki, City Planning
Nicole Palacios, City Planning
Sean Elordi, City Planning

Jacob Ballard, City Planning
Haider Salihi, Permitting Services
Stacy Fallon, City Attorney's Office



Mark Cechman
Executive Secretary



Ed Petersen
Recording Secretary