

SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468



Meeting Agenda - Final

Monday, July 27, 2015

6:00 PM

BCC Chambers

Board of Adjustment

CALL TO ORDER

Opening Statement

Continued Item:

- 1 [BV2015-34](#) **4399 Weeping Willow Circle** - Request for a height variance from six and a half (6.5) feet to eight (8) feet for a privacy fence in the PD (Planned Development) district for property located on the south side of Weeping Willow Circle, approximately 700 feet west of Dodd Road, and more particularly known as 4399 Weeping Willow Circle; BV2015-34 (Dolores Mitchell, Applicant) District1 - Dallari (Matt Davidson, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Site Map and Justification Statement](#)
 [Site Visit Pictures](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

Public Hearing Items:

- 2 [BV2015-44](#) **Hobson Street-Lots 22 and 23** - Request for: (1) a side yard (south) setback variance from ten (10) feet to five (5) feet for a pool and (2) a side yard (south) setback variance from seven feet six inches (7.5) to three (3) feet for a pool screen enclosure in the R-1A (Single Family Dwelling) district for a property located on the south side of Hobson Street, approximately 235 feet west of Raymond Avenue, and more particularly known as (Hobson Street-Lots 22 and 23); BV2015-44; District4 -Constantine (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Letter of Support](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

- 3 [BV2015-48](#) **320 Green Oak Court** - Request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a patio cover in the R-1 AAA (Single Family Dwelling) district for a property located on the west side of Green Oak Court, approximately 460 feet west of Smokerise Boulevard, and more particularly known as 320 Green Oak Court; BV2015-48 (Theresa M. Grodi-Kennon, Applicant) District4 -Constantine (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data](#)
 [Construction Drawings](#)
 [HOA Approval Letter](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 4 [BV2015-50](#) **531 First Avenue** - Request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a carport addition in the R-1 (Single Family Dwelling) district for a property located on the southeast corner of Shamrock Lane and First Avenue, approximately 176 feet north of Bunnell Road, and more particularly known as 531 First Avenue; BV2015-50 (Ismael R. Lizardi, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Letters of Support and Location Map](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 5 [BV2015-53](#) **2470 Island Drive** - Request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet for a garage addition in the R-1 AA (Single Family Dwelling) district for property located on the west side of Island Drive, approximately 1,100 feet west of Lake Brantley Drive, and more particularly known as 2470 Island Drive; BV2015-53 (Michael T. Henson, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Petition of Support](#)
 [Map to show signatures of support](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 6 [BV2015-45](#) **6071 Linneal Beach Drive** - Request for a side yard (west) setback variance from ten (10) feet to five (5) feet for a covered screen room addition in the R-1AA (Single Family Dwelling) district for property located on the north side of Linneal Beach Drive, approximately 350 feet west of Sombrero Ave., and more particularly known as 6071 Linneal Beach Drive; BV2015-45 (Michael Howard, Applicant) District3 - Constantine (Jeff Hopper, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Parcel Record](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 7 [BV2015-51](#) **3161 Orleans Way South** - Request for a front yard (north) setback variance from twenty-five (25) feet to two (2) feet for a privacy fence in the R-1 (Single Family Dwelling) district for property located on the north side of Orleans Way South, approximately 400 feet east of Blueridge Drive, and more particularly known as 3161 Orleans Way South; BV2015-51 (Judy Peterson, Applicant) District3 - Constantine (Jeff Hopper, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Property Pictures](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

- 8 [BV2015-54](#) **1121 Shamrock Lane** - Request for a rear yard (east) setback variance from thirty (30) feet to seven and a half (7½) feet for a single family home in the R-1 (Single Family Dwelling) district for property located on the south side of Shamrock Lane, approximately 200 feet east of 1st Avenue and more particularly known as 1121 Shamrock Lane; BV2015-54 District3 - Constantine (Jeff Hopper, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement.pdf](#)
 [Property data sheet](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 9 [BV2015-46](#) **6075 Twin Lakes Drive** - Request for: (1) a front yard setback variance from fifty (50) feet to zero (0) feet for columns associated with a picket fence; and (2) a front yard setback variance from fifty (50) feet to zero (0) feet for a five (5) foot wall section associated with a picket fence; and (3) a front yard setback variance from fifty (50) feet to zero (0) feet for a column for a mailbox, in the A-1 (Agriculture) district for property located on the east side of Twin Lakes Drive, approximately 800 feet north of Lake George Drive on the Seminole County line, and more particularly known as 6075 Twin Lakes Drive; BV2015-46 (Lisa Surmacz, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Property data sheet](#)
 [Justification Statement](#)
 [Additional Information](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 10 [BV2015-47](#) **Atlantic Avenue (Lots 191-192)** - Request for: (1) a lot area variance from 43,560 square feet to 12,480 square feet; and (2) lot width variance from one-hundred fifty (150) feet to one-hundred forty-one (141) feet; and (3) front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (4) rear yard setback variance from thirty (30) feet to twenty-five (25) feet for a new single family home in the A-1 (Agriculture) district for property located on the east side of Atlantic Avenue, approximately 775 feet south of Wilson Road, and more particularly known as Atlantic Avenue (Lots 191-192); BV2015-47 (Michael Scott, Applicant) District5 - Carey (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

- 11 [BV2015-49](#) **764 Tomlinson Terrace** - Request for a side street setback variance from twenty (20) feet to seven (7) feet for a privacy fence in the PD (Planned Development) district for property located on the northeast corner of South Sundance Drive and Tomlinson Terrace; BV2015-49 (Adam Piverotto, Applicant) District4 - Henley (Matt Davidson, Project Manager)

Attachments: Site Plan
 [Zoning Map](#)
 [Justification Statement with Site Plan](#)
 [Traffic Engineering Response](#)
 [HOA Approval Letter](#)
 [PA Data Sheet](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 12 [BV2015-52](#) **1841 South Ronald Reagan Boulevard** - Request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet for a carport in the R-2 (One and Two - Family Dwelling) district for property located on the southeast side of South Ronald Reagan Boulevard, approximately 200 feet south of Plumosa Avenue, and particularly known as 1841 South Ronald Reagan Boulevard; BV2015-52 (Azaad Ali, Applicant) District4 - Henley (Matt Davidson, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Site Map and Justification Statement](#)
 [PA Data Sheet](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 13** [BV2015-55](#) **2546 Morning Star Place** - Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for a covered screen room in the PD (Planned Development) district for property located on the north side of Morning Star Place, approximately 700 feet west of North State Road 417, and more particularly known as 2546 Morning Star Place; BV2015-55 (Jeffrey Stonebreaker, Applicant) District1 - Dallari (Matt Davidson, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement, with Supporting Documents](#)
 [PA Data Sheet](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

Special Exceptions:

- 14** [BS2015-09](#) **801 Oviedo Mall Blvd** - Request to amend a Special Exception for a building and parking lot expansion associated with an existing package liquor store in the Oviedo Marketplace PD (Planned Development) district; located on the northwest corner of Oviedo Mall Boulevard and Red Bug Lake Road; BS2015-09 (Rex Weeks, Applicant) District2 - Horan (Matt Davidson, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Narrative and Supplemental Plans](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

- 15** [BS2015-08](#) **2041 W SR 426** - Request for a Special Exception for an independent living facility with fifty-eight (58) apartment units along with common area services; and for an expansion to the fellowship hall, in the R-3A (Multi-Family Dwelling) district; for property located on the northeast corner of West SR 426 and West Chapman Road, and more particularly known as 2041 W SR 426; BS2015-08 (Lutheran Haven, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Statement of Request](#)
 [Clarification of Uses](#)
 [Aerial and Existing Site](#)
 [Spec Exc Site Plan](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

- 16** [BS2015-10](#) **514 Walden View Drive** - Request for a Special Exception for a preschool in the A-1 (Agriculture) district for property located on the south side of Walden View Drive, on the southwest corner of Walden View Drive and Orange Blvd., and more particularly known as 514 Walden View Drive; BS2015-10 (Pastor Keith, Crossings Community Church, Applicant) District5 - Carey (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Statement of Request](#)
 [Overall site plan](#)
 [Property data sheet](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

Approval of Minutes

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DIVISION ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7433.

ADJOURNMENT