

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Monday, August 24, 2015

6:00 PM

BCC Chambers

Board of Adjustment

CALL TO ORDER

Opening Statement

Continued Item:

- 1 [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](#)

Public Hearing Items:

- 2 [BV2015-57](#) **258 Clearview Road** - Request for a front yard (east) setback variance from fifty (50) feet to fourteen (14) feet for a carport in the A-1 (Agriculture) district for property located on the west side of Clearview Road, approximately 0.2 miles north of Aquilla Drive, and more particularly known as 258 Clearview Road; BV2015-57 (Kathleen King, Applicant) District1 - Dallari (Jeff Hopper, Project Manager)

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

- 3 [BV2015-59](#) **112 Longleaf Lane** - Request for a rear yard (north) setback variance from thirty (30) feet to twenty (20) feet for an attached garage in the R-1AAA (Single Family Dwelling) district for property located at the north terminus of Longleaf Lane, approximately 800 feet north of Spring Valley Rd., and more particularly known as 112 Longleaf Lane; BV2015-59 (Amy James, Applicant) District3 - Constantine (Jeff Hopper, Project Manager)

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

- 4 [BV2015-60](#) **216 Royal Oaks Circle** - Request for a rear yard (west) setback variance from thirty (30) feet to twenty (20) feet for an attached garage in the R-1AAA (Single Family Dwelling) district for property located on the north side of Royal Oaks Circle, approximately 400 feet east of Blue Lake Drive, and more particularly known as 216 Royal Oaks Circle; BV2015-60 (Dennis Knight, Applicant) District3 - Constantine (Jeff Hopper, Project Manager)

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

- 5 [BV2015-58](#) **1364 S. Ridge Lake Circle** - Request for a rear yard setback variance from thirty (30) feet to fifteen (15) feet for a covered screen room in the R-1AAA (Single Family Dwelling) district for property located on the north side of S. Ridge Lake Circle, approximately 60 feet north of Baypoint Court, and more particularly known as 1364 S. Ridge Lake Circle; BV2015-58 (Roger Lott, Applicant) District4 - Henley (Jimette Cook, Project Manager)

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

- 6 [BV2015-61](#) **301 Tuska Reserve Cove** - Request for a side street (east) setback variance from twenty-five (25) feet to ten (10) feet for a privacy fence in the R-1 (Single Family Dwelling) district for property located on the east side of Tuska Reserve Cove, approximately 290 feet south of Center Drive, and more particularly known as 301 Tuska Reserve Cove; BV2015-61, (Thomas Duba, Applicant) District1 - Dallari (Jimette Cook, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Photo 1](#)
 [Photo 2](#)
 [Photo 3](#)
 [Photo 4](#)
 [HOA Approval Letter](#)
 [Letter of Support](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 7 [BV2015-63](#) **3151 Old Lockwood Road** - Request for a height variance from six (6) feet to eight (8) feet for a privacy fence in the Bellevue PD (Planned Development) district for property located on the east side of Old Lockwood Lane, approximately 380 feet north of Red Ember Road, and more particularly known as 3151 Old Lockwood Road, BV2015-63 Meritage Homes of Florida, Inc., Applicant) District1 - Dallari (Jimette Cook, Project Manager)

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

- 8 [BV2015-64](#) **1702 Elaine Avenue** - Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a covered screen room in the R-1 AA (Single Family Dwelling) district for property located on the west side of Elaine Avenue, approximately 490 feet east of Seminole Avenue, and more particularly known as 1702 Elaine Ave; BV2015-64 (John & Linda Macleod, Applicant) Henley-District4 (Angi Kealhofer, Project Manager)

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

- 9 [BV2015- 47](#) **Atlantic Avenue (Lots 191-192)** - Request for a lot width variance from one-hundred fifty (150) feet to one-hundred and four (104) 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 West, Applicant) District5 - Carey (Denny Gibbs, Project Manager)

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

- 10 [BV2015-68](#) **8260 Via Bella** - Request for a rear yard setback variance from thirty (30) feet to twenty-two (22) feet for a single story family room addition in the R-1A (Single Family Dwelling) district for property located on the north side of Via Bella, approximately 200 feet east of Longwood Markham Road, and more particularly known as 8260 Via Bella; BV2015-68 (Josh and Dana Fisk, Applicant) District5 - Carey (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Applicant's Site Plan](#)
 [Property data](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

Special Exception:

- 11 [BS2015-06](#) **4501 Howell Branch Road** - Request for a special exception for an assisted living and memory care facility with one hundred-fifty-four (154) units in the A-1 (Agriculture) district, for property located on the north side of Howell Branch Road, approximately 1,400 feet west of Grand Road, and more particularly known as 4501 Howell Branch Road; BS2015-06 (Jim Clifton, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

Attachments: [Zoning Map](#)
 [Statement of Request](#)
 [Winter Park Assisted Living Parking](#)
 [Site Plan](#)
 [Site Data](#)
 [Property Data](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

Approval of July 27, 2015 Minutes**ADJOURNMENT**

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.