

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Monday, August 22, 2016

6:00 PM

BCC Chambers

Board of Adjustment

CALL TO ORDER

Opening Statement

Public Hearing Items:

[BV2016-44](#)

1801 Beacon Drive - Request for: (1) a side yard (north) setback variance from ten (10) feet to zero (0) feet; and (2) a side yard (south) setback variance from ten (10) feet to zero (0) feet for a boat dock in the R-1AA (Single Family Dwelling) district for a property located on the east side of Beacon Drive, approximately 736 feet north of Canal Drive, and more particularly known as 1801 Beacon Drive; BV2016-44 (Highway 40 Enterprises LLC, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager)

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

[BV2016-45](#)

151 E. 7th Street - Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1A (Single Family Dwelling) district for a property located on the north side of E. 7th Street, approximately 130 feet west of Tropical Avenue, and more particularly known as 151 E. 7th Street; BV2016-45 (Michael B. Boykin, Applicant) District1 - Dallari (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Data Sheet](#)
[Map of Adjacent Lot With Same Variance Approval](#)
[Denial Development Order](#)
[Approval Development Order](#)

BV2016-46

419 Woodridge Drive - Request for a front yard setback variance from one hundred (100) feet to sixty (60) feet for a detached garage in the A-5 (Rural Zoning Classification/Rural Subdivision Standards) district for a property located on the south side of Woodbridge Drive, approximately 400 feet east of S. Hart Road, and more particularly known as 419 Woodridge Drive; BV2016-46 (Steven J. & Laura W. Goff, Applicants) District2 - Horan (Angi Kealhofer, Project Manager)

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

BV2016-47

1179 Forest Hills Road - Request for a side street (east) setback variance from twenty-five (25) feet to two (2) feet for a privacy fence in the R-1A (Single Family Dwelling) district for a property located on the north side of Forest Hills Road, approximately 173 feet east of W. Lake Brantley Road, and more particularly known as 1179 Forest Hills Road; BV2016-47 (Michael J. Von Herbulis & Samantha L. Ossenheimer, Applicants) Horan District3 (Angi Kealhofer, Project Manager)

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

BV2016-48

1034 Jerome Way - Request for: (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard (west) setback variance from seven and one half (7.5) feet to zero (0) feet for a detached carport in the R-1A (Single Family Dwelling) district for a property located on the north side of Jerome Way, approximately 210 feet west of Carbone Way, and more particularly known as 1034 Jerome Way; BV2016-48 (Dana B. and Patrick B. Dalrymple, Applicants) District3 - Constantine (Angi Kealhofer, Project Manager)

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

BV2016-58

1035 Manchester Circle - Request for: (1) a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered screen room; and (2) a side yard (east) setback variance from seven and one half (7.5) feet to one (1) foot for a covered porch addition in the R-1A (Single Family Dwelling) district for a property located on the south side of Manchester Circle, approximately 690 feet east of Newcastle Court, and more particularly known as (1035 Manchester Circle); BV2016-58 (George M. Rariden III, Applicant) District1 - Dallari (Angi Kealhofer, Project Manager)

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

BV2016-49

1002 Newcastle Court - Request for a side street (south) setback variance from twenty-five (25) feet to nine and one-half (9.5) feet for a privacy fence in the R-1A (Single Family Dwelling) district for property located on the northwest corner of Newcastle Court and Manchester Circle, and more particularly known as 1002 Newcastle Court; BV2016-49 (David & Gloria Cook, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
[Location Map](#)
[Justification Statement](#)
[Survey](#)
[Survey 2](#)
[Pictures](#)
[Property Data Sheet](#)
[Signatures of Support](#)
[Map of Support](#)
[Approval Development Order](#)
[Denial Development Order](#)

BV2016-50

1645 Pinehurst Drive - Request for a side street (east) setback variance from twenty (20) feet to six (6) feet for a privacy fence in the PD (Planned Development) district for property located on the southwest corner of Pinehurst Drive and North Crossbeam Drive, and more particularly known as 1645 Pinehurst Drive; BV2016-50 (Kellie Clark, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
[BV2016-50 MAP](#)
[Justification Statement](#)
[Property Data Sheet](#)
[Photo Fence Information](#)
[Photo Subdivision Wall](#)
[Photos](#)
[Map of Support](#)
[Support HOA Letter](#)
[Support Letters](#)
[Support Petition](#)
[Denial Development Order](#)
[Approval Development Order](#)

BV2016-51

Ronald Regan Blvd. Lot 21A - Request for a lot area variance from 1-acre to .8-acre in the A-1 (Agriculture) district for property located on the east side of Ronald Regan, approximately 330 feet south of Lake Ruth Drive, and more particularly known as Ronald Regan Blvd. Lot 21A; BV2016-51 (Indepjit Singh, Applicant) District4 - Henley (Denny Gibbs, Project Manager)

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

BV2016-53

2041 West SR 426 - Request for: (1) a side yard (west) setback variance from twenty-five (25) feet to fifteen (15) feet for attached living Unit #4; and (2) a side yard (north) setback variance from twenty-five (25) feet to fifteen (15) feet for attached living Unit #11 in the R-3A (Multi-Family Dwelling) district for property located on the northeast corner of West SR 436 and West Chapman Road, and more particularly known as 2041 West SR 426; BV2016-53 (Lutheran Haven, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

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

[BV2016-57](#)

1525 Haven Drive - Request for a front yard setback variance from twenty-five (25) feet to six (6) feet for columns associated with an open picket fence in the R-3A (Multi-Family Dwelling) district for property located on the northeast corner of West SR 436 and West Chapman Road, and more particularly known as 1525 Haven Drive; BV2016-57 (Lutheran Haven Nursing Home and Assisted Living Facility, LLC, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

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

[BV2016-54](#)

2519 Eastbrook Boulevard - Request for a front yard (west) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1A (Single-Family Dwelling) district for property located on the west side of Eastbrook Boulevard, approximately 650 feet south of Howell Branch Road, and more particularly known as 2519 Eastbrook Boulevard; BV2016-54 (Gail Bowman, Applicant) District4 - Henley (Matt Davidson, Project Manager)

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

[BV2016-52](#)

Hickman Drive (Tract A) - Sign Height Variance - Request for a maximum height variance for an existing pole sign from fifteen (15) feet to sixty-five (65) feet for property located on the east side of Hickman Drive, approximately 600 feet north of West State Road 46, and more particularly known as Hickman Drive (Tract A); BV2016-52 (Manhar Patel, Applicant) District5 - Carey (Matt Davidson, Project Manager)

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

[BV2016-55](#)

W SR 46 (4660) - WaWa Sign Variance - Request for a maximum total sign copy area variance from 186.20 square feet to 209.43 square feet for the WaWa Convenience Store property located on the northeast corner of West State Road 46 and Hickman Drive, and more particularly known as 4660 West State Road 46; BV2016-55 (Gregory Davis, Applicant) District5 - Carey (Matt Davidson, Project Manager)

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

Special Exceptions:**[BS2016-04](#)**

S. US Hwy 17/92 (9905) - Affiliated Veterinary Specialists - Request to amend a Special Exception and Master Site Plan to construct a 4,400 square foot building addition for a veterinary clinic in the A-1 (Agriculture) district for property located on the east side of S. US Highway 17/92, approximately 600 feet north of the Orange County line, and more particularly known as 9905 S. US Highway 17/92; BS2016-04 (Dr. Jack Dehaan, Applicant) District4 - Henley (Matt Davidson, Project Manager)

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

[BS2016-05](#)

115 East 10th Street - Request to amend a Special Exception Site Plan for the Chuluota Wastewater Treatment Facility to add a reclaimed water ground storage tank in the R-1 (Single Family Dwelling) district for property located on the north side of East 10th Street, approximately 600 feet east of CR 419, and more particularly known as 115 East 10th Street; BS2016-05 (Florida Governmental Utility Authority, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

Attachments: [Site Plan](#)
[Zoning Map](#)
[Spec Exc Narrative](#)
[Survey](#)
[Pictures](#)
[Property Data Sheet](#)
[BS2003-016 Development Order](#)
[Approval Development Order](#)
[Denial Development Order](#)

Approval of 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) 665-7371.