

# SEMINOLE COUNTY GOVERNMENT

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



## Meeting Agenda - Final

Monday, December 5, 2016

6:00 PM

BCC Chambers

**Board of Adjustment**

## CALL TO ORDER

### Opening Statement

### Continued Item:

- 1      [BS2016-08](#)      **2323 Tuskawilla Road - CONTINUED FROM THE NOVEMBER 7TH MEETING.** Request for a Special Exception to establish a thirty-two (32) bed Assisted Living Facility in the A-1 (Agriculture) district for property located on the east side of Tuskawilla Road, approximately 2500 feet north of Aloma Avenue, and more particularly known as 2323 Tuskawilla Road; BS2016-08 (Ravin Persaud, Applicant) District1 - Dallari (Denny Gibbs, Project Manager)

**Attachments:**    [Location Map](#)  
[Site Plan](#)  
[Narrative](#)  
[001 Site Plan 1](#)  
[002 Site Plan 2](#)  
[State Guidelines for ALF](#)  
[Pictures](#)  
[Aerial Existing Conditions](#)  
[Aerial Tuskawilla Rd and Adjoining Streets](#)  
[Letter of Opposition](#)  
[Letter of Opposition 2](#)  
[Letter of Opposition 3](#)  
[Opposition Letter 4](#)  
[Property Data Sheet](#)  
[Approval Development Order](#)  
[Denial Development Order](#)

**Legislative History**

11/7/16	Board of Adjustment	Continued to the Board of Adjustment
	<i>Denny Gibbs, Principal Planner, stated that the applicant has requested a continuance to the December 5, 2016 meeting, as there was a death in the applicant's family. She emailed everyone who had contacted her about this Special Exception and let them know that the applicant requested a continuance.</i>	

*Chairman Mike Hattaway asked the audience if anyone was present to speak on this item and no one from the audience responded.*

**Public Hearing Items:**

- 2      [BV2016-78](#)      **5440 Endicott Place** - Request for a front yard setback variance from twenty (20) feet to zero (0) feet for a privacy fence in the R-1BB (Single Family Dwelling) district for a property located on the north side of Endicott Place, approximately 216 feet east of Belmont Terrace, and more particularly known as 5440 Endicott Place; BV2016-78 (Robert H. Wood, Applicant) District 1 - Dallari (Darren Ebersole, Planner)

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

- 3      [BV2016-82](#)      **4408 Steed Terrace** - Request for a side street setback variance from twenty-five (25) feet to four (4) feet for a privacy fence in the R-1AAA (Single Family Dwelling) district for property located on the northwest corner of Steed Terrace and Prince Court, and more particularly known as 4408 Steed Terrace; BV2016-82 (Lauren Stitz, Applicant) District 1 - Dallari (Darren Ebersole, Planner)

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

- 4      [BV2016-83](#)      **219 Lake Seminary Circle** - Request for: (1) a rear yard setback variance from ten (10) feet to one (1) feet and (2) a side yard setback variance from ten (10) feet to one (1) feet for a storage shed in the R-1AA (Single Family Dwelling) district for property located on the north side of Ivy Lane, approximately 500 feet southwest of Floridahaven Drive, and more particularly known as 219 Lake Seminary Circle; BV2016-83 (Grace C. Hennessy, Applicant) District3 - Constantine (Darren Ebersole, Planner)

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

- 5      [BV2016-75](#)      **2925 Waumpi Trail** - Request for a height variance from six (6) feet six (6) inches to eight (8) feet for a privacy fence in the R-1 A (Single Family Dwelling) district for property located on the east side of Waumpi Trail, approximately 90 feet North of Tuscaloosa Trail, and more particularly known as 2925 Waumpi Trail, Maitland FL; BV2016-75 (David Veliz, applicant), District3 - Constantine, (Darren Ebersole, Planner)

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

- 6      [BV2016-81](#)      **2945 Waumpi Trail** - Request for a height variance from six and one-half (6.5) feet to eight (8) feet for a privacy fence in the R-1A (Single Family Dwelling) district for a property located on the east side of Waumpi Trail, approximately 140 feet south of Modac Trail, and more particularly known as 2945 Waumpi Trail; BV2016-81 (Charles and Danielle Dobbs, Applicants) District4 - Henley (Angi Kealhofer, Project Manager)

**Attachments:**    [Site Plan PD8](#)  
                          [Zoning Map](#)  
                          [Justification Statement](#)  
                          [Property Data Sheet](#)  
                          [Revised Site Plan](#)  
                          [Denial Development Order](#)  
                          [Approval Development Order](#)

- 7      [BV2016-76](#)      **710 Gladwin Ave** - Request for a side yard (west) setback variance from ten (10) feet to four and one-half (4.5) feet for a shed in the R-1 AA (Single Family Dwelling) district for a property located on the south side of Gladwin Avenue, approximately 200 feet west of Meredith Street, and more particularly known as 710 Gladwin Avenue; BV2016-76 (Michael and Lan-Anh Le, Applicants) District4 - Henley (Angi Kealhofer, Project Manager)

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

- 8      [BV2016-77](#)      **1701 Beacon Drive** - Request for: (1) a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a single family residence; and (2) a rear yard setback variance from thirty (30) feet to three (3) feet for a pool; and (3) a side yard (north) setback variance from ten (10) feet to one (1) feet; and (4) a side yard (south) setback variance from ten (10) feet to one (1) feet for a dock in the R-1AA (Single Family Dwelling) district for a property located on the east side of Hidden Creek Place, located on the northeast corner of Hidden Creek Place and Canal Drive, and more particularly known as 1867 Hidden Creek Place; BV2016-77 (Eric Wendorf, Applicant) District5 - Carey (Angi Kealhofer, Project Manager)

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

- 9      [BV2016-79](#)      **437 Center Street** - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a detached garage in the R-1AA (Single Family Dwelling) district for property located on the north side of Center Street, approximately 350 feet west of Palm Springs Drive, and more particularly known as 437 Center Street; BV2016-79 (Donald B. Chapman, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

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

- 10**      [BV2016-80](#)      **444 Riverview Avenue-** Request for: (1) a rear yard setback variance from ten (10) feet to three (3) feet and; (2) a side yard (north) setback variance from seven and one-half (7.5) feet to two (2) feet for a shed in the R-1A (Single Family Dwelling) district for a property located on the west side of River View Avenue, approximately 140 feet south of Oak Drive, and more particularly known as 444 Riverview Avenue; BV2016-80 (Next Step Inv., LLC. Applicant) District5 - Carey (Angi Kealhofer, Project Manager)

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

- 11**      [BV2016-84](#)      **201 Avenue C** - Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1 (Single Family Dwelling) district for a property located on the southeast corner of Avenue C and E. 2nd Street, and more particularly known as 201 Avenue C; BV2016-84 (Kenneth J. and Emily Jorgensen II, Applicants) District1 - Dallari (Angi Kealhofer, Project Manager)

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

**Special Exceptions:**

- 12      [BS2016-07](#)      **9800 South US Hwy 17-92** - Request for a Special Exception to establish a Mechanical Garage in the C-2 (Retail Commercial) district for property located on the west side of US Hwy 17-72, approximately 700 feet north of the Orange-Seminole County line, and more particularly known as 9800 South US Hwy 17-92; BS2016-07 (Enver's European Auto Sales, Enver Fejzic, Applicant) District4 - Henley (Denny Gibbs, Project Manager)

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                          [Location Map](#)  
                          [Narrative](#)  
                          [Property Data Sheet](#)  
                          [Approval Development Order](#)  
                          [Denial Development Order](#)

- 13      [BS2016-10](#)      **2080 Terrace Blvd.** - Request for Special Exception for a boat dock as a private recreational facility of the Civic Association of West Lake Brantley in the R-1AA (Single Family Dwelling) district for property located on the north side of Terrace Blvd., approximately 600 feet north of Charlotte Drive, and more particularly known as 2080 Terrace Blvd.; BS2016-10 (Civic Association of West Lake Brantley, Applicant) District3 - Constantine (Denny Gibbs, Project Manager)

**Attachments:**    [Location Map](#)  
                          [Site Plan](#)  
                          [Plan View](#)  
                          [Narrative](#)  
                          [Property Data Sheet](#)  
                          [Letter of Objection](#)  
                          [Approval Development Order](#)  
                          [Denial Development Order](#)



- 14      [BS2016-11](#)      **3352 East SR 436** - Request for a Special Exception to allow on-premise consumption of beer and wine at the La Granja Chicken Steak and Seafood restaurant in the C-1 (Retail Commercial) district for property located on the south side of East SR 436, approximately 900 feet west of Bear Lake Road, and more particularly known as 3352 East SR 436; BS2016-11 (La Granja Chicken Steak and Seafood, Applicant) District3 - Constantine (Denny Gibbs, Project Manager)

Attachments:    [Site Plan](#)  
                         [Location Map](#)  
                         [Narrative](#)  
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                         [Approval Development Order](#)  
                         [Denial Development Order](#)

## 2017 CALENDAR

### 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.