

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Monday, February 27, 2017

6:00 PM

BCC Chambers

Board of Adjustment

CALL TO ORDER

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Opening Statement

Public Hearing Items:

- 1 [BS2016-90](#) **1190 Forest Hills Road** - Request for a side yard (south) setback variance from seven and one-half (7.5) feet to one (1) foot for a shed in the R-1A (Single Family Dwelling) district for a property located on the south side of Forest Hills Road, on the southeast corner of Forest Hills Road and W. Lake Brantley Road, and more particularly known as 1190 Forest Hills Road; BV2016-90 (Daniel C. Crawford, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

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

- 2 [BV2017-02](#) **5440 Endicott Place** - Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for a covered screen room in the R-1BB (Single Family Dwelling) district for a property located on the north side of Endicott Lane, approximately 230 feet east of Belmont Terrace, and more particularly known as 5440 Endicott Place; BV2017-02 (Robert H. Wood & Taylor C. Simpson, Applicants) District1 - Dallari (Angi Kealhofer, Project Manager)

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

- 3 [BV2017-03](#) **576 Silvergate Loop** - Request for a rear yard setback variance from fifteen (15) feet to seven (7) feet for a two story addition in the PD (Planned Development) district for a property located on the north side of Silvergate Loop, approximately 360 feet east of N. Sundance Loop, and more particularly known as 576 Silvergate Loop; BV2017-03 (Shawn P. and Jodi M. Riker, Applicant) District4 - Henley (Angi Kealhofer, Project Manager)

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

- 4 [BV2017-01](#) **102 Elizabeth Avenue** - Request for: (1) a rear yard setback variance from ten (10) feet to two (2) feet and; (2) a side yard (south) setback variance from ten (10) feet to two (2) feet for a shed in the R-1 AA (Single Family Dwelling) district for property located on the west side of Elizabeth Ave, approximately 135 feet south of North Street, and more particularly known as 102 Elizabeth Avenue; BV2017-01 (Joseph Isom, Applicant) District4 - Henley (Denny Gibbs, Project Manager)

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

- 5 [BV2017-04](#) **1184 Laura Street** - Request for a rear yard setback variance from thirty (30) feet to twenty-five (25) feet for an addition in the R-1A (Single Family Dwelling) district for property located on the south side of Laura Street, approximately 1,400 feet east of Lake Kathryn Circle, and more particularly known as 1184 Laura Street; BV2017-04 (Rashid Jamalabad, Applicant) District2 - Horan (Denny Gibbs, Project Manager)

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

- 6 [BV2017-05](#) **2170 Sipes Avenue** - Request for a rear yard setback variance from thirty (30) feet to ten and one-half (10.5) feet for a single family home in the R-1 (Single Family Dwelling) district for property located on the west side of Sipes Avenue, approximately 240 feet south of Main Street, and more particularly known as 2170 Sipes Avenue; BV2017-05 (Joe Sandley, Applicant) District1 - Dallari (Darren Ebersole, Planner)

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

Special Exceptions:

- 7 [BS2017-01](#) **9590 S. U.S. HWY 17-92 - Autonation Porsche of Orlando** - Request to amend a Special Exception to add four (4) additional auto service bays in the C-2 (Retail Commercial) district for a property located on the west side of S. U.S. HWY 17-92, approximately 1,000 feet north of North Avenue, and more particularly known as 9590 S. U.S. HWY 17-92; BS2017-01 (Edward McDonald, Applicant) District4 - Henley (Angi Kealhofer, Project Manager)

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

- 8 [BS2017-02](#) **7255 Estapona Circle** - Request for a Special Exception for an assisted living and memory care facility with eighty (80) beds in the C-2 (Retail Commercial) district, for property located on the southeast side of South US Highway 17/92, approximately 2,000 feet south of Fernwood Boulevard, and more particularly known as 7255 Estapona Circle; BS2017-02 (Estapona Senior Living, LLC, Applicant) District4 - Henley (Matt Davidson, Project Manager)

Attachments: [Zoning Map](#)
 [Site Plan](#)
 [Narrative and Proposed Site Layout](#)
 [Property Detail Sheet](#)
 [Development Order](#)
 [Denial Development Order](#)

- 9 [BS2017-03](#) **820 Balmy Beach Drive** - Request for a Special Exception to allow gas pumps as an accessory use within the C-1 (Retail Commercial) zoning district for property located on the southwest corner of State Road 436 and Balmy Beach Drive, BS2017-03 (Taurus LP, Applicant) District3 - Constantine (Kathy Hammel, Project Manager)

Attachments: [Property Appraiser Data.pdf](#)
 [Site Plan.pdf](#)
 [Development Order.pdf](#)
 [Denial Development Order.pdf](#)

Election of Chair and Vice Chair

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 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7371.