

# SEMINOLE COUNTY GOVERNMENT

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



## Meeting Agenda - Final

**Monday, March 27, 2017**

**6:00 PM**

**BCC Chambers**

**Board of Adjustment**

## CALL TO ORDER

### Opening Statement

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.

#### Continued Item:

- 1      [BS2016-09](#)      **Fernwood Boulevard** - WITHDRAWN BY APPLICANT - Request for a Special Exception for a Communication Tower in the C-2 (Retail Commercial) district for property located on the south side of Fernwood Boulevard, approximately 750 feet east of US 17-92; BS2016-09 (Lauralee Westine, Applicant) District4 - Henley (Kathy Hammel, Project Manager)

Attachments:    [Request to Withdraw Application.pdf](#)

#### Public Hearing Items:

- 2      [BV2017-08](#)      **310 S. Pressview Avenue** - Request for a side street (south) setback variance from thirty-five (35) feet to twenty (20) feet for a detached garage in the RC-1 (Country Homes) district for property located on the west side of S. Pressview Avenue, approximately 200 feet south of Roxboro Road, and more particularly known as 310 S. Pressview Avenue; BV2017-08 (Wendy Weiss, Applicant) District4 - Henley (Kathy Hammel, Project Manager)

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

- 3      [BV2017-09](#)      **412 Kimberly Court** - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a detached garage in the R-1AAA (Single Family Dwelling) district for a property located on the east side of Kimberly Court, approximately 800 feet south of Wayside Drive, and more particularly known as 412 Kimberly Court; BV2017-09 (Craig Entzminger, Applicant) District5 - Carey, (Paula Archer, Project

Manager)

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

- 4      [BV2017-11](#)      **5301 Justine Way** - Request for a side street setback variance from fifteen (15) feet to one (1) feet for a privacy fence in the R-1 (Single Family Dwelling) district for property located on the southeast corner of Justine Way and Betty Street, and more particularly known as 5301 Justine Way; BV2017-11 (Jonathan Pereira, Applicant) District 4 - Henley (Darren Ebersole, Planner)

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

- 5      [BV2017-12](#)      **2941 W. 23rd Street** - Request for a front yard setback variance from twenty-five (25) feet to fourteen and one-half (14.5) feet for a single family home in the R-1 (Single Family Dwelling) district for property located on the south side of W. 23rd Street, approximately 360 feet west of Airport Boulevard, and more particularly known as 2941 W. 23rd Street; BV2016-12 (Jennifer Brundidge, Applicant) District 5 - Carey (Darren Ebersole, Planner)

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

- 6      [BV2017-07](#)      **2664 Creekview Circle** - Request for a rear yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district for a property located on the south side of Creekview Circle, approximately 1,000 feet east of Tuskawilla Road, and more particularly known as 2664 Creekview Circle; BV2017-07 (Joseph H. and Kathleen K. Wheeler, Applicants) District1 - Dallari (Angi Kealhofer,

Project Manager)

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

- 7      [BV2017-10](#)      **3940 N. CR 426** - Request for a variance of the 35% of the gross floor area of the main residence to 67.6% for an accessory dwelling unit in the A-5 (Rural Zoning Classification/Rural Subdivision Standards) district for a property located on the west side of N. CR 426, approximately 230 feet south of Red Bird Place, and more particularly known as 3940 N. CR 426; BV2017-10 (Ali S. and Maria C. Rabah, Applicants) District2 - Horan (Angi Kealhofer, Project Manager)

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

- 8      [BV2017-13](#)      **(Lot 23) Bellewater Place** - Request for a side street setback variance from twenty (20) feet to fifteen (15) feet for a privacy fence in the R-1BB (Single Family Dwelling) district for a property located on the northwest corner of Bellewater Place and Canteen Court, and more particularly known as (Lot 23) Bellewater Place; BV2017-13, District1 - Dallari (Angi Kealhofer, Project Manager)

**Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Map of Previously Approved Variances](#)  
[Denial Development Order.pdf](#)  
[Approval 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 286.0105, FLORIDA STATUTES.**

**FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7445.**