

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Monday, April 24, 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.

Public Hearing Items:

[BV2017-17](#)

380 Bellview Place - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a covered screen room in the PD (Planned Development) district, for property located on the south side of Bellview Place, approximately 400 feet east of Orange Boulevard, and more particularly known as 380 Bellview Place; BV2017-17 (Phung K T Pham and Ty Viet Le, Applicants) District5 - Carey (Paula Archer, Project Manager)

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

BV2017-24

130 Birchwood Drive - Request for: (1) side street (west) setback variance from twenty-five (25) feet to five (5) feet three (3) inches for a privacy fence; (2) a side street (west) setback variance from twenty-five (25) feet to four (4) feet six (6) inches for a covered patio; and (3) front yard setback variance from twenty-five (25) feet to twenty-one (21) feet for a garage addition in the R-1AA (Single Family Dwelling) district for property located on the south side of Birchwood Drive, approximately 800 feet west of Derbyshire Road, and more particularly known as 130 Birchwood Drive; BV2017-24 (Charles and Charlotte Joseph, Applicant) District4 - Henley (Paula Archer, Project Manager)

Attachments: [17-24 survey with markings.pdf](#)
[BV2014 24 GIS MAP.pdf](#)
[Justification Statement.pdf](#)
[Property Data Sheet.pdf](#)
[Pictures.pdf](#)
[Letter of Support.pdf](#)
[Denial Development Order.pdf](#)
[Approval Development Order.pdf](#)

BV2017-19

891 Alberta Street - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a detached garage in the R-1AA (Single Family Dwelling) district for property located on the south side of Alberta Street, approximately 400 feet east of Fairview Avenue, and particularly known as 891 Alberta Street; BV2017-19 (Terran & Lucinda Freeman, Applicant) District4 - Henley (Darren Ebersole, Planner)

Attachments: [PD8 Site Map](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Data Sheet](#)
[Letter of Support](#)
[Denial Development Order](#)
[Approval Development Order](#)

BV2017-21**6130 Linneal Beach Drive - REQUESTING A CONTINUANCE -**

Request for: (1) a rear yard setback variance from thirty (30) feet to six (6) feet; and (2) a side yard setback variance from ten (10) feet to eight (8) feet for a storage shed in the R-1AA (Single Family Dwelling) district for property located on the south side of Linneal Beach Drive, approximately 180 feet south of Oranole Way, and more particularly known as 6130 Linneal Beach Drive; BV2017-21 (Lorrie Bentley, Applicant) District3 - Constantine District (Darren, Planner)

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

BV2017-15

1638 Lawndale Circle - Request for a rear yard setback variance from five (5) feet to three (3) feet for a wood deck in the PD (Planned Development) district for a property located on the east side of Lawndale Circle, approximately 388 feet north of Whispering Way, and more particularly known as 1638 Lawndale Circle; BV2017-15 (Shelia D. Justen, Applicant) District1 - Dallari (Angi Kealhofer, Project Manager)

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

BV2017-16

2747 Trommel Way - Request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a sunroom addition in the PD (Planned Development) district for a property located on the east side of Trommel Way, approximately 245 feet north of Lone Eagle Place, and more particularly known as 2747 Trommel Way; BV20167 (Otis Melvin, Applicant) District2 - Horan (Angi Kealhofer, Project Manager)

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

BV2017-18

142 Wekiva Park Drive - Request for: (1) a front yard setback variance from fifty (50) feet to fifteen (15) feet; and (2) a side yard (north) setback variance from fifty (50) feet to five (5) feet; and (3) a side yard (south) setback variance from fifty (50) feet to eighteen (18) feet for a barn in the A-1 (Agriculture) district for a property located on the west side of Wekiva Park Drive, approximately 1,100 feet north of W. S.R. 46, and more particularly known as 142 Wekiva Park Drive; BV2017-18 (Steven and Lori M. Demoor, Applicant) District5 - Carey (Angi Kealhofer, Project Manager)

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

[BV2017-22](#)

(Lot 31, Block T) Jericho Drive - Request for a side yard (west) setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district for a property located on the south side of Jericho Drive, approximately 250 feet west of Dahill Court, and more particularly known as Lot 31, Block T Jericho Drive; BV2017-22 District1 - Dallari (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Letters of Support.pdf](#)
[Letters of Support Map.pdf](#)
[Approval Development Order](#)
[Denial Development Order](#)

[BV2017-23](#)

295 Chiswell Place - Request for a side street (south) setback variance from fifty (50) feet to forty (40) feet for an addition to a guest house in the A-1 (Agriculture) district for a property located on the northeast corner of Chiswell Place and Bridgewater Drive, and more particularly known as 295 Chiswell Place; BV2017-23 (Gladymar and Corey Sawyer, Applicants) District5 - Carey (Angi Kealhofer, Project Manager)

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

[BV2017-25](#)

2671 Sand Lake Road - Request for a side street (west) setback variance from twenty-five (25) feet to twenty (20) feet for an addition in the R-1AA (Single Family Dwelling) district for a property located on the southeast corner of Oak Haven Drive and Sand Lake Road, and more particularly known as 2671 Sand Lake Road; BV2017-25 (Michael J. Macherone, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

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

BV2017-26

215 Spring Run Circle - Request for: (1) a side yard (west) setback variance from ten (10) feet to four (4) feet; and (2) a side yard (east) setback variance from ten (10) feet to five (5) feet for a pool water's edge in the PD (Planned Development) district for a property located on the east side of Spring Run Circle, approximately 670 feet east of Spring Boulevard, and more particularly known as 215 Spring Run Circle; BV2017-59 (Jeffrey P. & Belinda A. Davis, Applicants) District3 - Constantine (Angi Kealhofer, Project Manager)

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

Special Exceptions:**BS2017-05**

550 S. Hunt Club Boulevard - Request for a Special Exception to allow on-premise consumption of alcohol for a bona fide restaurant, located within one thousand (1,000) feet of a church or school, in the Foxwood PD (Planned Development) district for a property located on the northwest corner of S. Hunt Club Boulevard and E. S.R. 436, and more particularly known as 550 S. Hunt Club Boulevard; BS2017-05 (Dowell Family Group Inc., Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

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

BS2017-04

1570 Dodd Road - Request for a Special Exception to allow a Dog Kennel in the A-1 (Agriculture) district for a property located on the northeast corner of Dodd Road and Heavenly Cove, and more particularly known as 1570 Dodd Road; BV2017-04 (Robin A. McAlindon, Applicant) District1 - Dallari (Kathy Hammel, Project Manager)

Attachments: [Site Plan.pdf](#)
[Zoning Map.pdf](#)
[Applicant Narrative.pdf](#)
[Property Data Sheet.pdf](#)
[Development Order.pdf](#)
[Denial Development Order.pdf](#)

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.