

# SEMINOLE COUNTY GOVERNMENT

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



## Meeting Agenda

Monday, May 22, 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 Items:

- 1      [BS2016-09](#)      **Fernwood Boulevard** - WITHDRAWN BY APPLICANT - Request for a Special Exception for a Communication Tower in the C-2 (Retail Commercial) district for property located on the south side of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](#)

- 2      [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; BS2017-04 (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](#)

- 3      [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](#)

- 4      [BV2017-21](#)      **6130 Linneal Beach Drive** - 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 Ebersole, Project Manager)

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

## Public Hearing Items:

- 5      [BV2017-28](#)      **3101 Whitner Way** - Request for a side street setback variance from twenty-five (25) feet to sixteen (16) feet for a privacy fence in the R-1 AA (Single Family Dwelling) district for property located on the southeast corner of Whitner Way and Onora Street, and more particularly known as 3101 Whitner Way; BV2017-28 (Philip Chapman, Applicant) District 5 - Carey (Darren Ebersole, Project Manager)

**Attachments:**    [PD8 SITE PLAN.pdf](#)  
                          [BV2017-28.pdf](#)  
                          [Justification Statement.pdf](#)  
                          [Property Data Sheet.pdf](#)  
                          [Pictures.pdf](#)  
                          [Denial Development Order.pdf](#)  
                          [Approval Development Order.pdf](#)

- 6      [BV2017-33](#)      **5301 Justine Way** - Request for a side street setback variance from fifteen (15) feet to three (3) 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; BV2017-33 (Jonathan Pereira, Applicant) District 4 - Henley (Darren Ebersole, Project Manager)

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

- 7      [BV2017-29](#)      **113 Dublin Drive** - Request for a side yard (south) setback variance from seven and one-half (7.5) feet to four and one-half (4.5) feet for a shed in the PD (Planned Development) district for property located on the north side of Dublin Drive, approximately 253 feet northwest of Donegal Avenue, and more particularly known as 113 Dublin Drive; BV2017-29 (Charles A. and Judy K. Cramer, Applicants) District4 - Henley (Paula Archer, Project Manager)

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

- 8      [BV2017-31](#)      **1870 Long Pond Drive** - Request for a side street (east) setback variance from fifty (50) feet to three (3) feet for a chicken coop in the A-1 (Agriculture) district for property located on the southwest corner of Long Pond Drive and Judith Place, and more particularly known as 1870 Long Pond Drive; BV2017-31 (Raul Castillo, Applicant) District5 - Carey (Paula Archer, Project Manager)

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

- 9      [BV2017-20](#)      **Brumley Road (Lot 1J)** - Request for a side yard (west) setback variance from fifty (50) feet to twenty-one (21) feet for a shed in the A-5 (Rural Zoning) district for property located on the east side of Brumley Road, approximately 700 feet north of Aquilla Drive; BV2017-20 (Mark Frazier, Applicant) District1 - Dallari (Kathy Hammel, Project Manager)

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

- 10     [BV2017-34](#)     **1500 Lawndale Circle** - Request for a side street (north) setback variance from twenty (20) feet to seven (7) feet for a privacy fence in the PD (Planned Development) district for property located on the south side of Lawndale Circle, at the southeast intersection of Dike Road and Lawndale Circle, and more particularly known as 1500 Lawndale Circle; BV2017-34 (Stefan Smith and Laura Bissell, Applicants) District1 - Dallari (Kathy Hammel, Project Manager)

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

- 11     [BV2017-27](#)     **6331 Brenda Drive** - Request for a rear yard setback variance from thirty (30) feet to seven and one-half (7.5) feet for a detached garage in the R-1A (Single Family Dwelling) district for property located on the north side of Brenda Drive, approximately 150 feet west of Sombrero Avenue, and more particularly known as 6331 Brenda Drive; BV2017-27 (James J. Monica II, Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

Attachments:    [Site Plan](#)  
                         [Zoning Map](#)  
                         [Justification Statement](#)  
                         [Property Data Sheet](#)  
                         [Letter of No Objection](#)  
                         [Denial Development Order](#)  
                         [Approved Development Order](#)

- 12      [BV2017-30](#)      **456 E Highland Street-** Request for: (1) a side yard (east) setback variance from ten (10) feet to three (3) feet, and (2) a rear yard setback variance from thirty (30) feet to six (6) feet for a shed in the R-1AA (Single Family Dwelling) district for property located on the south side of Highland Street, approximately 150 feet west of Palm Springs Drive, and more particularly known as 456 Highland Street; BV2017-30 (Joe Chavis Jr., Applicant) District3 - Constantine (Angi Kealhofer, Project Manager)

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

### Special Exceptions:

- 13      [BS2017-06](#)      **4260 Aloma Avenue** - Request for a Special Exception to allow gas pumps as an accessory use within the C-2 (Retail Commercial) zoning district for property located on the north side of Aloma Avenue, approximately 350 feet east of Old Howell Branch Road, and more particularly known as 4260 Aloma Avenue; BS2017-06 (Scott Kearney, Applicant) District1 - Dallari (Angi Kealhofer, Project Manager)

**Attachments:**    [Zoning Map](#)  
                              [Site Plan](#)  
                              [Property Data Sheet](#)  
                              [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 286.0105, FLORIDA STATUTES.**

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