

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda

Monday, June 26, 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 [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](#)

Public Hearing Items:

- 2 [BV2017-36](#) **141 E. 7th Street** - Request for a front yard (north) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1 A (Single Family Dwelling) district for property located on the north side of E. 7th Street, approximately 185 feet west of Tropical Avenue, and more particularly known as 141 E. 7th Street; BV2017-36 (John and Kathy Daigle, Applicants) District1 - Dallari (Angi Kealhofer, Project Manager)

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

- 3 [BV2017-37](#) **3455 E. S.R. 46** - Request for a front yard (south) setback variance from fifty (50) feet to thirty (30) feet for a shed in the A-5 (Rural Zoning Classification/Rural Subdivision Standards) district for property located on the south side of E. S.R. 46, approximately 750 feet west of Resthaven Road, and more particularly known as 3455 E. S.R. 46; BV2017-37 (Stephen J. and Nancy S. Anderson, Applicants) District 2 - Horan (Angi Kealhofer, Project Manager)

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

- 4 [BV2017-39](#) **1785 Cherry Ridge Drive** - Request for: (1) side yard (west) setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from ten (10) feet to five (5) feet for a pool in the PD (Planned Development) district for property located on the north side of Cherry Ridge Drive, approximately 1,800 feet north of Cherry Blossom Terrace, and more particularly known as 1785 Cherry Ridge Drive; BV2017-39 (Paul B. and Pamela P. Whitney, Applicant) District5 - Carey (Angi Kealhofer, Project Manager)

Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [HOA Approval Letter](#)
 [Letter of Support - 1781 Cherry Ridge Dr.](#)
 [Letter of Support - 1789 Cherry Ridge Dr.](#)
 [Denial Development Order](#)
 [Approval Development Order](#)

- 5 [BV2017-45](#) **1849 Misty Morn Place** - Request for a side yard (west) setback variance from ten (10) feet to three (3) feet for a shed in the A-1 (Agriculture) district for property located on the east side of Misty Morn Place, approximately 1,200 feet south of Blue Iris Place, and more particularly known as 1849 Misty Morn Place; BV2017-45 (Daniel C. and Lisa D. Myers, Applicants) District5 - Carey (Angi Kealhofer, Project Manager)

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

- 6 [BV2017-49](#) **531 Lake Eagle Lane** - Request for a rear yard setback variance from ten (10) feet to two (2) feet for a covered screen room in the PD (Planned Development) district for property located on the east side of Lake Eagle Lane, approximately 400 feet south of Ronald Reagan Boulevard, and more particularly known as 531 Lake Eagle Lane; BV2017-49 (Robert and Gemma Mueller, Applicants) District2 - Horan (Angi Kealhofer, Project Manager)

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

- 7 [BV2017-38](#) **144 Burnsed Place** - Request for a rear yard setback variance from fifteen (15) feet to seven (7) feet for a covered screen room in the PD (Planned Development) district for property located on the north side of Burnsed Place, approximately 500 feet east of Alafaya Trail, and more particularly known as 144 Burnsed Place; BV2017-38 (Bryan Carlson, Applicant) District1 - Dallari (Darren Eebersole, Project Manager)

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

- 8 [BV2017-42](#) **4422 Brook Hollow Circle** - Request for a rear yard setback variance from fifteen (15) feet to ten (10) feet for a covered screen room in the PD (Planned Development) district for property located on the east side of Brook Hollow Circle, approximately 450 feet east of Dodd Road, and more particularly known as 4422 Brook Hollow Circle; BV2017-42 (Soraya Mendoza, Applicant) District2 - Horan (Darren Ebersole, Project Manager)

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

- 9 [BV2017-48](#) **3001 Woodchase Court** - Request for: (1) a side street setback variance from fifteen (15) feet to five (5) feet for a storage shed and (2) a side street setback variance from fifteen (15) feet to three feet-five inches (3'-5") for a privacy fence in the R-1A (Single Family Dwelling) district for a property located on the southeast corner of Village Forest Place and Woodchase Court, and more particularly known as 3001 Woodchase Court; BV2017-48 (Terry L. Coe Jr, Applicant) District1 - Dallari (Darren Ebersole, Project Manager)

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

- 10 [BV2017-46](#) **1114 Kopril Court** - Request for a side yard (west) setback variance from ten (10) feet to zero (0) feet for a boat dock replacement in the R-1AA (Single Family Dwelling) district for property located on the north side of Kopril Court, approximately 300 feet east of Brantley Club Place, and more particularly known as 1114 Kopril Lane; BV2017-46 (Alan & Sheri Cohn, Applicants) District3 - Constantine (Paula Archer, Project Manager)

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

- 11 [BV2017-50](#) **700 Gladwin Avenue** - Request for a side yard (north) setback variance from ten (10) feet to zero (0) feet for a 552 square foot boat ramp on Prairie Lake, in the R-1AA (Single Family Dwelling) district for property located on the southwest side of Gladwin Avenue, approximately ¼ mile northwest of South US Highway 17/92, more particularly known as 700 Gladwin Avenue; BV2017-50 (Martin Winger, Applicant) District4 - Henley (Paula Archer, Project Manager)
- Attachments: [Site Plan](#)
 [Zoning Map](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Ramp Plan](#)
 [Aerial View](#)
 [Letters of Support](#)
 [Denial Development Order](#)
 [Approval Development Order](#)
- 12 [BV2017-41](#) **Pacific Avenue (Lots 123-125)** - Request for a front yard setback variance from fifty (50) feet to twenty (20) feet and a side street setback variance from fifty (50) feet to ten (10) feet for a single family home in the A-1 (Agriculture) district for property located on the northwest corner of Pacific Avenue and Fifth Street; BV2017-41 (Jessica Ferpes, Applicant) District5 - Carey (Kathy Hammel, Project Manager)
- Attachments: [Site Plan](#)
 [Justification Statement](#)
 [Property Data Sheet](#)
 [Development Order](#)
 [Denial Development Order](#)
- 13 [BV2017-43](#) **8786 Atwater Loop** - Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for a covered screen room in the PD (Planned Development) district for property located on the east side of Atwater Loop, approximately 450 feet west of Daley Way, and more particularly known as 8786 Atwater Loop; BV2017-43 (Clayton Olson, Applicant) District1 - Dallari (Kathy Hammel, Project Manager)
- Attachments: [Site Plan.pdf](#)
 [Zoning MapA.pdf](#)
 [Justification Statement.pdf](#)
 [Property Data Sheet.pdf](#)
 [Letters of Support.pdf](#)
 [Development Order.pdf](#)
 [Denial Development Order.pdf](#)

- 14 [BV2017-44](#) **2712 Tierra Circle** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a sunroom addition in the R-1 A (Single Family Dwelling) district for property located on the north side of Tierra Circle, approximately 250 feet east of Verde Lane, and more particularly known as 2712 Tierra Circle; BV2016-44 (Deborah Brooks, Applicant) District4 - Henley (Kathy Hammel, Project Manager)

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

- 15 [BV2017-47](#) **786 Glenwood Drive** - Request for a side yard (west) setback variance from seven and one-half (7.5) feet to one (1) foot for a shed in the PD (Planned Development) district for property located on the south side of Glenwood Drive, approximately 200 feet east of Buttonwood Drive, and more particularly known as 786 Glenwood Drive; BV2017-47 (Nohemy Lucero, Applicant) District4 - Henley Kathy Hammel, Project Manager)

Attachments: [Zoning Map.pdf](#)
 [Justification Statement.pdf](#)
 [Pictures.pdf](#)
 [Property Data Sheet.pdf](#)
 [Denial Development Order.pdf](#)
 [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) 665-7403.