



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, December 4, 2023

6:00 PM

BCC Chambers

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

CONTINUED ITEM

1. **995 Tuskawilla Road** - Request for a side street (south) setback variance from thirty-five (35) feet to zero (0) feet for a privacy fence in the RC-1 (Country Homes) district; BV2023-089 (Edy Rodriguez, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2023-1329](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement - translated](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

2. **1337 Franklin Street** - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for an accessory structure in the R-1AA (Single Family Dwelling) district; BV2023-098 (Randi Parker, Applicant) District 4 - Lockhart (Hilary Padin, Project Manager) **[2023-1330](#)**

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Support](#)
[Aerial Map](#)
[Structure Photos](#)
[Denial Development Order](#)
[Approval Development Order](#)

VARIANCES

3. **345 SR 436** - Request for: (1) Wall signs from one (1) sign to two (2) signs for EOS Fitness; and (2) maximum allowable copy area variance from thirty (30) square feet to 280.66 square feet; for a sign in the C-2 (Retail Commercial) district; BV2023-84 (Mark Brenchley, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) **[2023-1297](#)**

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Exterior Design](#)
[Property Record Card](#)
[Approval Development Order](#)
[Denial Development Order](#)

4. **Lincoln Street (LOT 61)** - Request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) a side yard (west) setback variance from ten (10) feet to seven and one-half (7½) feet; and (3) a side yard (east) setback variance from ten (10) feet to seven and one-half (7½) feet; and (4) a width at building line variance from (150) feet to forty-four (44) feet; and (5) a lot size variance from one (1) acre to 6,160 square feet for a single family dwelling in the A-1 (Agriculture) district; BV2023-103 (Patricia Tanner, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2023-1292](#)

Development Services - Planning and Development

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

5. **325 Brantley Club Place** - Request for a side yard (south) setback variance from ten (10) feet to zero (0) feet for a boat dock in the R-1AA (Single Family Dwelling) district; BV2023-106 (Sheila Cichra, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2023-1294](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **333 Brantley Club Place-** Request for a side yard (north) setback variance from ten (10) feet to zero (0) feet for a boat dock in the R-1AA (Single Family Dwelling) district; BV2023-106 (Sheila Cichra, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2023-1295](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)

7. **4517 Latimer Way -** Request for a side street (west) setback variance from fifteen (15) feet to five (5) feet for a fence in the PD (Planned Development) district; BV2023-110 (Chaitanya Tangellamudi, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2023-1296](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card.pdf](#)
[Lots with Side Street Variances](#)
[Denial Development Order](#)
[Approval Development Order](#)

8. **2800 Goldenrod Drive** - Request for a side yard (north) setback variance from ten (10) feet to four (4) feet to convert an existing shed into a wine room in the R-1AA (Single Family Dwelling) district; BV2023-113 (James Hunt & Rebecca Irish, Applicants) District 1 - Dallari (Angi Gates, Project Manager) [2023-1304](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Pictures](#)
[Drawing of Structure](#)
[First Floor Framing Plan from Permit 14-5993](#)
[Denial Development Order](#)
[Approval Development Order](#)

9. **1626 Bobolink Lane** - Request for a side street (south) setback variance from twenty (20) feet to eighteen (18) feet for two (2) privacy fences in the PD (Planned Development) district; BV2023-104 (Courtney Winter, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2023-1259](#)

Development Services - Planning and Development

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

10. **3832 Swanfalls Terrace** - Request for a side street (south) setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a privacy fence in the PD (Planned Development) district; BV2023-105 (Raquel Velez, Applicant) District 5 - Herr (Hilary Padin, Project Manager) [2023-1260](#)

Development Services - Planning and Development

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

11. **1170 Franklin Tree Lane** - Request for a side street (north) setback variance from fifteen (15) feet to five (5) feet for a privacy fence in the PD (Planned Development) district; BV2023-109 (Vikram Gajjala, Applicant) District 5 - Herr (Hilary Padin, Project Manager) [2023-1261](#)

Development Services - Planning and Development

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

12. **889 Cutler Drive** - Request for: (1) a front yard setback variance from twenty-five (25) feet to twenty (20) feet for a single family residence; and (2) a rear yard setback variance from thirty (30) feet to eleven and one-half (11.5) feet for a swimming pool in the R-1A (Single Family Dwelling) district; BV2023-115 (Ruben & Laura Perez, Applicants) District 3 - Constantine (Hilary Padin, Project Manager) [2023-1262](#)

Development Services - Planning and Development

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

13. ****CONTINUED TO JANUARY 22, 2024** 102 Ford Avenue** - Request for: (1) a front yard setback variance from twenty-five (25) feet to twelve (12) feet for a carport addition; (2) a side street (west) setback variance from twenty-five (25) feet to twenty (20) feet for a carport addition; and (3) a side street (west) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-3 (Multiple Family Dwelling) district; BV2023-116 (Tameka Simons & Anne Carter, Applicants) District 4 - Lockhart (Hilary Padin, Project Manager) [2023-1263](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement \(fence\)](#)
[Justification Statement \(carport\)](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

14. **101 Ford Avenue** - Request for a side street (west) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-3 (Multiple Family Dwelling) district; (Alexis Green, Applicant) District 4 - Lockhart (Hilary Padin, Project Manager) [2023-1264](#)

Development Services - Planning and Development

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

15. **Cloverdale Trail (Lot 7A)** - Request for a minimum lot size variance from five (5) acres to one (1) acre in the A-5 (Agriculture) district; (James Greer, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2023-1328](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[Approval Development Order](#)
[Denial Development Order](#)

CLOSED BUSINESS

APPROVAL OF THE MINUTES

APPROVAL OF CALENDAR 2024

ADJOURN

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT 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 THE BOARD OF ADJUSTMENT CLERK AT (407) 665-7387.