

**MINUTES FOR THE SEMINOLE COUNTY  
BOARD OF ADJUSTMENT  
JUNE 26, 2006  
6:00 P.M.**

**Members Present:** Mike Hattaway, Chairman; Dan Bushrui, Alan Rozon and Wes Pennington

**Staff Present:** Kathy Fall, Principal Planner; Ian Sikonia, Planner; Denny Gibbs, Senior Planner; Kathleen Furey-Tran, Assistant County Attorney; Patty Johnson, Senior Staff Assistant

Mr. Hattaway, Chairman; called the meeting to order at 6:00 P.M. Mr. Hattaway then explained the method by which the meeting would be conducted, rules for voting and appealing decisions.

**CONSENT ITEMS**

1. **2170 CHURCH STREET** - Eugene Cooper, applicant; Request for a rear yard setback variance from 30 feet to 15 feet for a proposed home in R-1(Single Family Dwelling District); Located on the west side of Church Street approximately 0.1 mile north of Midway Avenue; (BV2006-070)

Kathy Fall, Principal Planner

2. **SYLVAN AVENUE (LOT 9)** - Scott Godbold, applicant; Request for a (1) lot size variance from 43,560 square feet to 6,098 square feet; (2) width at the building line from 150 feet to 70 feet; (3) front yard setback from 50 feet to 20 feet; (3) side yard setbacks from 10 feet to 7 feet 6 inches; and (4) rear yard setback from 30 feet to 20 feet for a proposed home in the A-1 (Agriculture District); Located on the west side of Sylvan Avenue approximately 450 feet south of Wilson Road; (BV2006-089).

Kathy Fall, Principal Planner

3. **2950 RAILROAD AVENUE** – L.D. Plante, applicant; Request for a limited use for the five placement of a replacement mobile home for a night watchman in the M-1 (Industrial District); Located on the west side of Railroad Avenue, approximately 0.10 mile south of intersection of State Road 434 and Railroad Avenue; (BM2006-015).

Kathy Fall, Principal Planner

4. **STONE STREET (LOT 302A)** - Kathy Dregne & Emile Jammal, applicants; Request for a limited use for the one year placement of a recreational vehicle while a single family home is under construction in the A-10 (Rural Zoning

District); Located on the west side of Stone Street approximately 0.2 mile north of Packard Avenue; (BM2006-014)

Kathy Fall, Principal Planner

**Mr. Hattaway stated that if there is a Comprehensive Plan change in the use of the property at 2950 Railroad Avenue, Item #3, the night watchman mobile home would have to be removed within 30 days.**

**Mr. Pennington made a motion to approve Consent Agenda Items 1, 2, 3, and 4.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0)**

## **PUBLIC HEARING ITEMS**

**Kathy Fall stated that Items 5-18 were Public Hearing Items and staff did not have the authority to recommend approval to the Board of Adjustment.**

5. **165 JAY DRIVE** – Abdallah Ghazzawich, applicant; Request for a side street (north) setback variance from 25 feet to 0 feet for a proposed fence in the R-1 (Single-Family Dwelling District); Located at the southwest section of the intersection of Oak Drive and Jay Drive; (BV2006-074).

Ian Sikonia, Planner

**The applicant was not present. This item was moved to the 12<sup>th</sup> item on the Agenda**

6. **309 JACOBS TRAIL** – Ivan Estrella, applicant; Request for a rear yard setback from 25 feet to 20 feet 3 inches for a proposed pool screen enclosure in the R-1A (Single-Family Dwelling District); Located on the east side of Jacobs Trail, approximately 700 feet north of the intersection of Snow Hill Road and Jacobs Trail; (BV2006-076).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that at the December 19, 2005 Board of Adjustment hearing the applicant received approval for a rear yard setback variance from 30 feet to 25 feet for the existing pool on the property. He further stated that this request only pertains to the proposed pool screen enclosure which will be attached to the existing concrete slab. He then stated that the applicant has also submitted a petition with 7 signatures from neighbors who had no objection to the proposed pool screen enclosure.

Francisco Torregrosa stated that he was the Agent for the applicants and they were requesting a rear yard reduction of 4.7 feet for the proposed pool screen enclosure. He further stated that there were three (3) main reasons the applicants wished to enclose the pool:

- The enclosure would serve as a safety fence for the pool
- Added enjoyment of the pool without mosquito and other insect bites
- Reduce maintenance and cleanup of leaves from the trees in the area

He lastly stated that the applicants received letters of support from seven (7) homeowners around the lake including both abutting neighbors.

**Mr. Pennington made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0).**

7. **101 BILSDALE COURT** – Beatrice Myers, applicant; Request for a side street (north) setback from 20 feet to 9 feet for a proposed fence in the PUD (Planned Unit Development District); Located at the southeast section of the intersection of Bilsdale Court and Ledbury Drive; (BV2006-077).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to extend the existing fence on the northern side of the property 17 feet closer to the property line. He then stated that the property had a 12 foot sidewalk easement that ran along the eastern property line. He further stated that there were currently no code enforcement or building violations for this property and no record of any prior variances granted for the property. He lastly stated that the applicant received approval from the Wekiva Club Community Association on March 3, 2006.

Francine Lawler stated that she was the daughter of the applicant Beatrice Myers. She further stated that they wanted to move the fence out 9 feet from the property line and have an open area behind the fence. She then stated that they wanted to extend the backyard to make a playground for her children. She lastly stated that there were two (2) other homes in the area with extended fences 9 feet from the property line.

**Mr. Rozon made a motion to deny the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

8. **2331 WESTWOOD DRIVE** – Dean Collins, applicant; Request for a side yard (west) setback variance from 10 feet to 2 feet for a proposed replacement

shed in the R-1AA (Single-Family Dwelling District); Located on the south side of Westwood Drive approximately ¼ mile north of the intersection of Lake Brantley Road and Westwood Drive; (BV2006-078).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant erected a shed that encroached 8 feet into the minimum 10 feet side yard setback. He further stated that a notice of violation from the Building Department was issued on April 5, 2006. He then stated that the applicant submitted a petition with 15 signatures of approval for the existing shed. He further stated that staff had also received a letter in opposition from the adjacent property owner to the west, who was concerned about the fence and location of the shed. He lastly stated that there was no record of any prior variances granted for the property.

Dean Collins stated that he had lived on the property for 35 years and the shed had been there over 33 years. He further stated that the reason he rebuild another shed was because his neighbor water sprinkler damaged the old shed. He then stated that there was a 7 foot drop in the land and if he moved the shed forward it would block the bedroom window. He further stated that he improved the look of the shed and updated it. He lastly stated that the shed was in the most appropriate place on the lot.

Steve Pizzuti stated that he was the other adjacent neighbor and he didn't object to the shed. He further stated that he had lived in his house for 15 years and the shed was on Mr. Collins property since he has lived there. He then stated that all the other neighbors didn't mind the shed being there. He lastly stated that the new shed is in much better shape than the old shed.

Kirsten Collins stated that they had tried in every way to get along with the neighbor who complained about the shed. She then stated that they have kept there home very nice and have always tried to be good neighbors. She lastly stated that the Association had given them approval for the shed.

**Mr. Pennington made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0).**

9. **131 HABERSHAM DRIVE** – Albert Flores, applicant; Request for a rear yard setback variance from 30 feet to 18.3 feet for a proposed addition in the R-1AAA (Single-Family Dwelling District); Located on the north side of Habersham Drive approximately 1000 feet north of the intersection of Wekiva Trail and Habersham Drive; (BV2006-081).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to add a two story addition to the existing single-family home with a second story open deck. He further stated that the applicant has a 15 foot sidewalk and utility easement in the rear of the property. He then stated that the applicant had also received approval from Wekiva Hunt Club Community Association for the proposed addition on May 24, 2006. He lastly stated that there were currently no code enforcement or building violations for the property.

Albert Flores stated that he was the Architect for the proposed addition, which would be a two story structure with a concrete deck. He continued by showing the Board of Adjustment pictures of the existing screen porch that would be demolished and replaced with the proposed two story structure.

Norman Burlakos stated that he was the homeowner and that they build their home 28 years ago. He further stated that at the time they build the home the Wekiva Walkway took 15 feet of their property for the easement, that he stated he felt was a hardship now that he wanted to expand his house. He then stated that he was retired and could not afford to move, therefore this would be their final improvement and any consideration would be deeply appreciated.

**Mr. Pennington made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0).**

10. **2618 TIERRA CIRCLE** – Sunroom Designs, applicant; Request for a rear yard setback variance from 30 feet to 23 feet for a proposed sunroom addition in the R-1A (Single-Family Dwelling District); Located on the east side of Tierra Circle approximately ¼ mile southwest of the intersection of Casa Aloma Way and SR 436; (BV2006-083).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to enclose an existing covered porch that would encroach 7 feet into the minimum 30 feet rear yard setback. He further stated that the applicant submitted plans to the Building Division for the sunroom on April 7, 2006. He then stated that the property had received a previous approval in 1999 for a rear yard setback variance from 10 feet to 7 feet 6 inches for a screen enclosure. He further stated that staff had received one letter in objection of the request from an adjacent neighbor. He lastly stated that there were currently no code enforcement or building violations for the property.

Sebastian Aloï stated that he was the applicant son, and that his father was ill. He further stated that his father bought the house in 1974 and the porch was there when he purchased the home. He then stated that the patio was a

screened patio his father decided to expand the area because he wanted a spa for medical reasons. He also stated that in 1999 he applied for a variance for the spa, but now he was before the Board for a proposed sunroom addition. He further stated that his father wanted to increase his living space by enclosing the perimeter under the roof of the existing porch. He then stated that Sunroom Design would do the work. He showed the Board a picture of the proposed room.

Alan Howard of Sunroom Design stated that they would only be putting up wall sections to the existing roof, and not pouring any concrete. He further showed a diagram of the layout of the proposed structure.

Al Dolney stated that he objected to the sunroom. He further stated that he was the neighbor who wrote the letter of opposition. He then stated that the existing structure disfigures the entire subdivision and the proposed sunroom would also disfigure the subdivision. His son then stated that the distance from the house is the problem that they have. He further stated that the potential resale of their property and the impact of the structure would cause a problem for the potential buyers.

Sebastian Alio stated that the back and sides of their property was completely buffered by a 6 feet stockade fence and trees that had taken over the full view of the property. He further stated that the neighbor to the left also has a 6 feet stockade fence.

**Mr. Pennington made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0).**

11. **927 KERWOOD CIRCLE** – Martin & Maria Nelson, applicants; Request for a rear yard setback variance from 30 feet to 22.5 feet for a proposed addition in the R-1A (Single-Family Dwelling District); Located on the north side of Kerwood Circle approximately 700 east of the intersection of Hollow Pine Drive and Kerwood Circle; (BV2006-085).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to add an 810 square foot addition to the rear of their 1630 square foot single family home. He further stated that the applicant submitted a petition from adjacent neighbors stating that they agree with the addition. He then stated that there was currently no code enforcement or building violations for the property. He lastly stated that there was no record of prior variances granted for the property.

Maria Martin stated that their house was fairly small compared to the other houses in the neighborhood and they needed more space. She further stated that all the neighbors agree with the proposed addition.

**Mr. Rozon made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0).**

5. **165 JAY DRIVE** – Abdallah Ghazzawich, applicant; Request for a side street (north) setback variance from 25 feet to 0 feet for a proposed fence in the R-1 (Single-Family Dwelling District); Located at the southwest section of the intersection of Oak Drive and Jay Drive; (BV2006-074).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposed to construct a fence along the northern property line. He further stated that the road to the north Oak Drive is currently a dirt road. He then stated that there was currently no code enforcement or building violations for the property. He lastly stated that there was no record of any prior variances granted for the property.

Abdallah Ghazzawich stated that he moved in the house November of last year. He further stated that they had problems in the neighborhood with kids stealing their personal items. He then stated that he filed a police report for the two (2) stolen bikes. He further stated that he would like to put a fence there to stop people from getting on his property. He then showed the Board pictures of neighbors with fences close to the property line. He also stated that his next door neighbor has a stockade fence and he would like some privacy on his lot.

**Mr. Rozon made a motion to approve a side street (north) setback variance from 25 feet to 17.25 feet for a proposed fence.**

**Mr. Bushrui seconded the motion.**

**The motion passed by (3-1) vote. Mr. Pennington was in opposition.**

12. **2375 KIMBERWICKE COURT** – Leon Howard, applicant; Request for a rear yard setback variance from 30 feet to 25 feet for a proposed screen room in R-1AA (Single Family Dwelling District); Located on the south side of Kimberwicke Court, approximately 220 ft. west of Kimberwicke Circle and North of West McCulloch Road; (BV2006-072).

Denny Gibbs, Senior Planner

Denny Gibbs introduced the location of the property and stated that the applicant proposed to construct a 480 square feet screen addition over an existing concrete slab. She further stated that the applicant had submitted a permit to the Building Department for the proposed addition. She lastly stated that there was currently no code enforcement or building violations for the property.

Drusilla Howard stated that the reason they wanted the variance was because their house sits at an angle and for the corner they needed the 25 feet variance the rest of the property will have 30 feet or more in the rear.

**Mr. Rozon made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

13. **2542 FLETCH COURT** - Marie Francois, applicant; Request for a rear yard setback variance from 20 feet to 11 feet for a proposed screen room in PUD (Planned Unit Development District); Located on the south side of Fletch Court, 400 ft. south of Brightview Drive, west of Case Verde Boulevard; (BV2006-086).

Denny Gibbs, Senior Planner

Denny Gibbs introduced the location of the property and stated that the applicant proposed to construct a 520 square feet screen room, over both an existing slab area and a new slab area. She further stated that there was no record of prior variances for the property.

Marie Francois stated that she was requesting an addition on her home.

Mr. Rozon asked was she in a residential area that had a mandatory Homeowner's Association.

Marie stated yes.

Mr. Rozon asked if the Architectural Review Board approved the request.

Marie said yes they approved it.

**Mr. Rozon made a motion to approve the request.**

**Mr. Bushrui seconded the motion.**



**The motion passed by unanimous consent (4-0).**

14. **2573 ALENA PLACE** – Tami McKenna, applicant; Request for a rear yard setback variance from 20 feet to 10 feet for a proposed screen room in PUD (Planned Unit Development); Located on the north side of Alena Place, 450 feet west of Brightview Drive, 375 feet south of Case Verde Boulevard; (BV2006-087).

Denny Gibbs, Senior Planner

Denny Gibbs introduced the location of the property and stated that the applicant proposed to construct a 400 square feet screen room. She further stated that there were currently no code enforcement or building violations for the property. She lastly stated that there were no prior variances for the property.

Tami McKenna stated that she would like to put a covered screen room addition on the back of her house. She further stated that she had submitted for approval from her Homeowner's Association and when she called them they said it would probably be another week or two before they will inform her of their decision.

**Mr. Bushrui made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

15. **7125 IVY COURT** - Thomas Green, applicant; Request for a rear yard setback variance from 30 feet to 20 feet for a proposed single story family room addition in R-1 (Single Family Dwelling District); Located on the north side of Ivy Lane approximately 300 feet east of Tangerine Lane; (BV2006-088).

Denny Gibbs, Senior Planner

Denny Gibbs introduced the location of the property and stated that the applicant proposed to construct a 288 square feet family room addition to replace an existing 216 square feet screen enclosure. She further stated that the applicant submitted 3 letters of support, from both adjacent neighbors and from a rear yard neighbor. She then stated that there was currently no code enforcement or building violations for the property. She lastly stated that there was no record of prior variances granted for the property.

Thomas Green stated that he represented the owner of the property, Alan Migliarato. He then showed the Board a picture of the proposed addition. He further stated that the current screen room came out 12 feet and they are

proposing to bring it out 16 feet. He further stated that it would be a block addition to the house with windows and a fireplace inside with an exit door. He lastly showed the Board what the proposed addition would look like from the rear of the property.

Alan Migliarato stated that he was the owner of the property and that his family had lived in the house for 31 years. He further stated that he and his wife moved in 7 years ago with his grandfather to take care of him after his grandmother died. He then stated that his family had out grown the house and that was the reason they were requesting the variance.

**Mr. Rozon made a motion to approve the request.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

16. **7372 WINDING LAKE CIRCLE**; Leigh Beyer, applicant; Request for a (1) rear yard setback variance from 10 feet to 0 feet for a proposed pool; and (2) rear yard setback variance from 5 feet to 0 feet for a proposed pool screen enclosure in PUD (Planned Unit Development District); Located on the north side of Winding Lake Circle, approximately 2000 ft. east of Brooks Lane; (BV2006-090).

Denny Gibbs, Senior Planner

Denny Gibbs introduced the location of the property and stated that the applicant proposed to construct a pool with spa that would encroach 5 feet into the required 10 foot water's edge setback with a deck that would go to the rear property line leaving a 0 foot pool deck. She further stated that the applicant also proposed a 16 foot high screen enclosure, which would encroach 5 feet into the required 5 foot rear setback leaving a 0 foot setback. She then stated that the rear yard abuts the conservation tract for the Kenmure subdivision. She lastly stated that if granted this would be the first variance for the Kenmure Planned Unit Development.

Leigh Beyer stated that she represented the owner of the property. She further stated that the rear of the property backs up to a conservation easement, therefore no one would be directly behind the applicant property. She then stated that the size of the rear yard did pose a hardship for the property owner. She lastly provided a letter of approval for the Homeowners Association.

**Mr. Pennington made a motion to approve the request.**

**Mr. Rozon seconded the motion.**

**The motion passed by unanimous consent (4-0).**

17. **7275 SYLVAN COURT** - Dean & Wendy Eaton, applicants; Request for a (1) side yard (east) setback variance from 10 feet to 2 feet for an existing shed; (2) side yard (west) setback variance from 10 feet to 2 feet for an existing shed and (3) front yard setback variance from 25 feet to 0 feet for an existing fence in the R-1A (Single Family Dwelling District); Located on the south side of Sylvan Court approximately 200 feet east of Crest Street; (BV2006-079).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant was cited by the Building Division on April 26, 2006 for the unpermitted construction of 2 sheds and a privacy fence. She further stated that one of the sheds encroached 8 feet into the 10 feet east side yard setback and was 200 square feet in size. The other shed encroaches 8 feet into the 10 feet west side yard setback and was 160 square feet. She then stated that the fence was a 6 feet privacy fence that was constructed along the west side property line and 25 feet into the 25 feet front yard setback. She lastly stated that there was no record of prior variances for the property.

Dean Eaton stated that his request was for 2 sheds and the fence. He further stated that he had a petition with twenty (20) signatures and a map showing the location of the signatures from his neighborhood. He then stated the existing fence had been there for 8 years and that there was 23 feet from the road to the fence. He also stated that the 160 square feet shed is used by his wife as a sewing studio. He further stated that with the location of the driveway he had no other place to put the shed because of the canal behind the house. He then stated that the 200 square feet shed was so close to the fence because of his well in the back yard and if the well ever needed to be serviced they needed to have room for the truck to get to the well. He lastly stated that he was limited to where he could put the sheds.

Dale McElhiney stated that she lived down the road from Mr. Eaton. She further stated that Mr. Eaton had very limited back yard space and he had no where in his backyard for the sheds. She then stated that Mrs. Eaton had some disabilities and one of the sheds was for her sewing room. She also stated that they kept a beautiful home and she was in favor of the request.

Terry Mahl stated that the fence did not cause visual obstruction, because you really can't see Mr. Eaton fence. He further stated that you don't see the sheds and they fit with the rest of the neighborhood. He then stated that the sheds are very well maintained. He also stated that Mr. Eaton has very little room to put anything on the property and no one had any objections to the request.

Clay Marshall stated that he lived next door to Mr. Eaton. He further stated that the 200 square foot shed was between the two houses and he didn't have a problem with it. He also stated that the shed was well build and it was the same color of Mr. Eaton's house.

**Mr. Bushrui made a motion to approve the request.**

**Mr. Rozon seconded the motion.**

**The motion passed by unanimous consent (4-0).**

18. **1460 LAKE MARKHAM ROAD** - Thomas Jimenez, applicant; Request for a side yard (north) setback variance from 10 feet to 0 feet for an existing shed in the A-1 (Agriculture District); Located on the west side of Lake Markham Road approximately ½ mile north of Markham Road; (BV2006-082).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the applicant and stated that the applicant constructed a storage shed without a permit but was not cited for a violation. She further stated that the shed was 384 square feet and encroached entirely into the north side yard setback for 10 feet. She then stated that staff received one (1) letter of opposition and one (1) letter of support.

Thomas Jimenez stated that his property was 2.4 acres and he would like to show the Board the use of the building. He showed the Board pictures of the inside of the building and stated that the building had no concrete floor and he enclosed the sides of the building for weather protection and to keep people from vandalizing his equipment. He also stated that he was told he did not need a permit because the structure was being called a pole barn. He then pointed out the items that were in the building a farm tractor, lawn mower and hand equipment for his yard. He further stated that to move the barn he would have to cut down a few trees, and he didn't really have any where else to put the barn. He then stated that the one neighbor that objected to his request had a steel fence that crossed over on his property. He also stated that his neighbor didn't have a problem with the structure at the time he put it up. He lastly showed the Board pictures of all the trees on his property.

Gary Simmons stated that he was the Attorney for Bob Ellis, Mr. Jimenez neighbor, who opposed the request. He then passed out a packet to the Board members. Referring to the packet he showed the Board pictures of Mr.

Ellis and Mr. Jimenez properties. He showed the Board a total of 15 pictures. He further stated that Mr. Jimenez had an area to properly place the shed. He then stated that from the pictures it was obvious that Mr. Jimenez's shed violated the setback requirements, and as stated by staff findings of the 6 criteria needed to grant the variance, Mr. Jimenez failed on every one of them. He further stated that if approved, Mr. Ellis would no longer have the ability to object to the activity going on in the shed if it was offensive in the future. He then stated that as a good neighbor Mr. Ellis was trying to get along with Mr. Jimenez until he tried to make the shed permanent. He further stated that because the shed has no concrete foundation it would not be difficult to move.

Mr. Jimenez stated that he and Mr. Ellis had gotten along fairly well as neighbors. He further stated that he showed the Board what the shed was used for and he didn't plan on changing the purpose of the shed. He then stated that he did plan on having the Building Department inspect the shed and pay the permitting fees. He further stated that the building was in place during the 2004 hurricanes and did not receive any damage. He also stated that Mr. Ellis in the past did not have any problems with the shed. He then stated that he had a professional mover come out and was told it would be costly to move the shed. He lastly stated that the shed was very well built.

**Mr. Pennington made a motion to deny the request.**

**Mr. Bushrui seconded the motion.**

**The motion passed by unanimous consent (4-0).**

## **MOBILE HOMES**

- 19. 3330 EAGLEWOODS TRAIL** - Bernard & Tamara McPherson, applicants; Request for a special exception for the permanent placement of a replacement mobile home in the A-1 (Agriculture District); Located on the southwest corner of the intersection of Beardall Avenue and Eaglewoods Trail; (BM2006-013).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant requested the permanent placement of a 2006 double wide mobile home on a 5 acre parcel. She further stated that in 1986 the Board of Adjustment granted the 5 year placement of a single wide mobile home on the property, and in 1993 the Board granted a 3 year extension of the existing single wide

mobile home. She then stated that the existing single wide mobile home had mold damage therefore the applicant was requesting to replace the mobile home. She lastly stated that available records indicated that several nearby parcels consisted of single family homes, temporary mobile homes and large vacant parcels.

Tamara McPherson stated that they had very bad living conditions with the mold problems in the existing mobile home. She further stated that there were holes in the floors due to the air conditioning duct work that ran underneath the floors of the mobile home and with the moisture the floors were warped. She then stated that she and her husband were married 2 years ago and they wanted to start a family but couldn't with their current living conditions. She showed the Board of Adjustment pictures of the proposed 2006 double wide mobile home and stated that the mobile home had 2,006 square feet with a shingle roof and siding on the outside, which they planned to bring the siding all the way down to make the mobile home look like a conventional home.

Donald Buresh stated that he was not aware of anyone being in objection to the McPherson's new home. He further stated that he hoped the Board would allow the young couple to enjoy the American dream of owning their first new home. He lastly stated that the McPherson's were good neighbors.

**Mr. Rozon made a motion to approve the request for the life of the mobile home.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

## **SPECIAL EXCEPTIONS**

20. **1045 STRONGS COVE** – Mark Estrin, applicant; Request for an amendment to a special exception for a rowing program to allow the construction of an additional boathouse in the A-1 (Agriculture Zoning District); Located on the south side of Strongs Cove approximately 500 feet south of the intersection of Strongs Cove and Red Bug Lake Road; (BS2006-002).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the original special exception originally came in 1982 which was granted approval to

allow crew activities onsite. He further stated that in 1985 due to complaints from adjacent property owners a public hearing was heard to review the appropriateness of the special exception. At that meeting the Board of Adjustment allowed the crew activities operation with eleven (11) additional conditions. He then stated that in 1998 a special exception was applied to permit recreational use for the Winter Park School rowing program. This special exception was done to a site plan which included a boat dock, boathouse structure, and applicable equipment. He also stated that the proposed special exception, if approved would allow the construction of a 1500 square foot boat/storage building 13 feet from the east property line as depicted on the site plan. He then stated that the site was only for the boathouse it would not increase the allowable amount of students allowed onsite. He lastly stated that staff received two (2) letters of support from the east and west neighbors.

Mike Chambers stated that he was the Vice President of the Millenium Rowing Association and that Mark Estrin, the Agent was out of town. He further stated Millenium Rowing Association is a non-profit organization that owned the boathouse property, which is where the proposed additional storage facility would be build. He then stated that the Rowing Program had been very successful. He also stated that the Winter Park Crew Team had won several awards over the years. He further stated that they had a number of generous people donate boats to the program, and therefore they needed the additional facility to store the boats, which were currently being stored outside. He then stated that with the Florida sun, the fiberglass boats don't handle the weather very well. He also stated that it would be great to have the additional facility. He lastly showed the Board pictures of the proposed facility.

Jack Hawkins stated that his three (3) children are a part of the rowing program. He further stated that it is a very good program and it has been very successful. He then stated that because of the growth of the program they need more storage area then he urged the Board to approve the expansion.

Mr. Hattaway stated that he would like to add an additional condition to the special exception: Installation of a 30" high and 36" on center viburnum hedge and one tree every twenty-five (25) feet.

**Mr. Bushrui made a motion to approve the special exception request with the added condition: Installation of a 30" high and 36" on center viburnum hedge and one tree every twenty-five (25) feet.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

## **APPROVAL OF MAY 2006 MEETING MINUTES**

**Mr. Bushrui made a motion to approve the May 22, 2006 minutes.**

**Mr. Pennington seconded the motion.**

**The motion passed by unanimous consent (4-0).**

## **ADJOURNMENT**

**Time of Adjournment was 9:15 P.M.**