

# SEMINOLE COUNTY, FLORIDA

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



## Meeting Minutes

**Monday, March 24, 2025**

**6:00 PM**

**BCC Chambers, Room 1028**

**Board of Adjustment**

**CALL TO ORDER AND ROLL CALL**

**Present** Larry Wright, James Hattaway, Austin Beeghly, and James Evans  
**Absent** Carmine Bravo, and Edward Lavant

**OPENING STATEMENT****CONTINUED VARIANCES**

1. **315 N Orange Avenue** - Request for a front yard setback [2025-057](#)  
variance from fifty (50) feet to zero (0) feet for a fence and two (2) driveway gates in the A-1 (Agriculture) district; BV2025-003 (John and Linda Vataha, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

John Vataha, Applicant, was present and stated that he wants to replace the old destroyed fence in the same location.

Austin Beeghly asked the Applicant what type of fence was there, and Mr. Vataha responded that it was a three (3) foot wooden fence.

Chairman Jim Hattaway asked the Applicant if he had any pictures of the neighbors fencing and he replied yes.

James Evans asked the Applicant if he cleaned up the front area of his property and if he's just trying to put the fence along the front portion of the house and he replied yes.

Jennifer Schumacher spoke in favor of this request and stated that she's the HOA president. She advised that in 2004 Seminole County tried to pave the roads because it was cheaper than maintaining the dirt roads and when they got to her area, they found that the road was mostly on her property. She explained that when they were trying to fix this issue with the road, she personally put up a fence twenty (20) years ago that the previous owner had and now that's the fence that they are trying to remove and fix. She stated that the HOA and the neighbors do not have a problem with the placement of the fence.

Craig Bissell spoke in support of this request and sated that this request is nothing different from what they already have in their neighborhood.

No one spoke in opposition to this request.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

2. **1675 Astor Farms Place** - Request for a rear yard setback variance from twenty-five (25) feet to six (6) feet for a screen porch in the PD (Planned Development) district; BV2024-142 (Darryl & Eurilynne Williams, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-055](#)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Austin Beeghly asked staff there's a lot of pool enclosures in the area and if they have variances. Ms. Znorowski responded that the pool enclosures have a lesser setback than the aluminum covered enclosures. She advised that the only variance that she found in the area was for 1727 Astor Farms Place.

James Armstrong, Applicant's Representative, stated that they do pull the permits for all the jobs, and they thought that they had the setbacks right, so they moved forward with the project, but when they submitted everything for the permits, they found out that the insulated part has a different setback than the pool enclosure.

James Evans asked Mr. Armstrong if the only portion that is covered by the solid roof is the area on the side and if everything else will be screened and he responded yes.

Richard Vice spoke in support of this request and stated that he is the pool manager for this project that contacted this screen company. He advised that they have an affidavit from the property owner stating that they are not going to convert the solid enclosure into living space.

No one spoke in opposition to this request.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

### **VARIANCES**

3. **1982 Longwood Lake Mary Road** - Request for (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2024-120 (Anabel Fernandez, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-176](#)

This item was continued to the next meeting due to the Applicant not being able to attend the meeting.

A motion was made by Larry Wright, seconded by James Evans, to continue this

variance request to the next meeting.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

4. **5329 Bristol Cone Way** - Request for a rear yard setback [2025-143](#)  
variance from twenty (20) feet to seven and one-half (7.5) feet  
for a screen pergola addition in the R-1BB (Single Family  
Dwelling) district; BV2025-008 (Christopher and Andrea Peters,  
Applicants) District 5 - Herr (Meggan Znorowski, Project  
Manager)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Christopher Peters, Applicant, was present and stated that he has HOA approval, and they are not allowed to go over the current footprint of the path that is already there. He stated that there are a lot of kids that come over and enjoy the backyard, so they are just trying to do this for the kids and their family.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Larry Wright, seconded by James Evans, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

5. **1101 Delk Road** - Request for a north side yard setback [2025-155](#)  
variance from fifty (50) feet to ten (10) feet for a barn in the A-1  
(Agriculture) district; BV2025-009 (Dreamers Destiny, LLC,  
Applicant) District 5 - Herr (Meggan Znorowski, Project  
Manager)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

James Evans asked staff if they could come back and try to convert the barn to an ADU and Ms. Znorowski responded that they will need to meet all the Land Development Code requirement for an ADU.

Jim Caters, Applicant, was present and stated that this is not a barn it's a garage that he is trying to replace some structures that were already there.

Chairman Jim Hattaway asked the Applicant if this structure is going to be at the same distance as the previous structures and Mr. Caters replied yes, it will be in the same place as the other structures.

No one from the audience spoke in favor or opposition to this request.

Larry Wright asked staff what's the policy with restrooms in barns or sheds. Kathy Hammel, Principal Planner, responded that a few years ago they had the policy not to allow restrooms in this type of structures because there were a lot of people that were converting them to living space, but since the adoption of the regulations of an accessory dwelling unit, they do allow restrooms in this type of structure, but they are very mindful of allowing the electrical instead.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

6. **428 Eagle Circle** - Request for: (1) a west side yard setback variance from seven and one-half (7½) feet to five (5) feet; and (2) a rear yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the PD (Planned Development) district; BV2025-018 (Louis Garcia, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2025-209](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Louis Garcia, Applicant, was present, but did not have any additional comments for the Board.

Larry Wright asked the Applicant if the drawing with the x in it on the site plan is a structure of any kind and Mr. Garcia responded that it's just the cable box.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Larry Wright, seconded by Austin Beeghly, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

7. **104 Euna Lane** - Request for a front yard setback variance from twenty-five (25) feet to one (1) foot for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-016 (Robin Banks, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-207](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

James Evans asked staff what the measurement is from the driveway to the edge of asphalt and Ms. Gates responded twenty-eight (28) feet. Mr Evans asked even if they approved the variance if they would have twenty-eight (28) feet and she responded

yes.

Robin and Joshua Banks, Applicants, were present and stated that the reason for their request is that they are growing their family and they are outgrowing the space, but there's plenty of room from the structure to the property line so that shouldn't be an issue.

Mr. Evans asked the Applicants if the current garage is going to be converted to living space and the new garage going in that would be the new garage space and the Applicants responded yes.

Larry Wright stated that in the pictures the property line is just a straight line in the front but on the site plan submitted they are showing a different configuration, and asked the Applicants why that is. Mr. Banks responded that they also saw that when they bought the house, but they contacted a surveyor and that is what he showed. Mr. Evans added that he also did research on this, and he also saw that they had a weird shape on the front of the property. Kathy Hammel, Principal Planner, added that it does show on the plat that weird lot line in the front of the property.

No one from the audience spoke in favor or opposition to this request.

A motion was made by James Evans, seconded by Austin Beeghly, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

8. **210 Cherrywood Drive** - Request for: (1) a rear yard setback variance from thirty (30) feet to twenty-five and one-half (25½) feet; and (2) a north side yard setback from ten (10) feet to six (6) feet for a second-story addition in the R-1AA (Single Family Dwelling) district; BV2025-013 (Stefan Bazev, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-206](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

James Evans asked staff if there are any limitations when it comes to having a two (2) story structure. Ms. Gates responded that there is just the height limitations.

Larry Wright asked if he was seeing the drawing correctly and the structure is not going aligned with the house on the rear portion. Ms. Gates responded yes it doesn't go all the way with the house, but they are bringing the whole home into compliance that's why they are requesting this variance.

Christy Bazev, Applicant, was present and stated that they are building this house for their daughter, and they like the neighborhood.

Chairman Jim Hattaway asked the Ms. Bazev if they have spoken with the neighbors regarding this variance request and she responded that they support the variance

request.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

9. **1301 Tappie Toorie Circle** - Request for a rear yard setback variance from ten (10) feet to eight (8) feet for a summer kitchen in the PD (Planned Development) district; BV2024-144 (Nicholas F. Perfido Jr, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-051](#)

Angi Gates, Planner, presented this item as stated in the Staff Report.

Nicholas Perfido Jr, Applicant, was present and stated that they have been working on this for about a year and hope they can finish this project as they originally thought they had a five (5) foot setback, but the contractor explained to them that they have a twenty (20) foot setback, and the house sits at twenty-five (25) feet. They are trying to add a summer kitchen, and that summer kitchen has covering and that's why they need the setback variance.

No one from the audience spoke in favor or opposition to this request.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

10. **3301 Celery Avenue** - Request for a front yard setback variance from fifty (50) feet to twenty-eight (28) feet to construct a pool screen enclosure in the A-1 (Agriculture) district; BV2025-011(Rober Clupper, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-191](#)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

James Evans asked staff if the original structure was built in a time that allowed it at that point and Ms. Robinson replied no.

Chairman Jim Hattaway asked if the structure was permitted and Ms. Robison responded that she didn't do the research to know if it was permitted or not, but she knows that it's a very old property.

Larry Wright asked staff what the two (2) portions of land on each side of this property



and Ms. Robinson responded that they are tracts part of the planned development.

Robert Clupper, Applicant's Representative, was present and stated that he did his research and that this structure was permitted in 1985, and it was knocked down by Hurricane Milton in October and they would like to replace the structure that is almost fifty (50) feet away from the road.

No one from the audience spoke in favor or opposition to this request.

Motion by Beeghly, seconded by Evans, to approve the Variances. The motion carried by the following vote:

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

11. **2458 Sunderland Road** - Request for an east side yard setback variance from ten (10) feet to seven and one-half (7.5) feet; and a rear yard setback variance from thirty (30) feet to ten (10) feet for a screen enclosure in the R-1AA (Single Family Dwelling) district; BV2025-015 (Tracy Pillsbury, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-198](#)

Mary Robinson, Planner, presented this item as stated in the Staff Report.

James Evans asked if the original structure was permitted in the right location and Ms. Robinson responded that it was previously a screen enclosure and they have smaller setbacks but because it's a composite roof it has a bigger setback.

Carrie Moro, Applicant's Representative, was present and stated that this structure that they are putting in is in the exact location as the previous structure.

Larry Wright asked the Applicant's Representative if the composite roof was already there when she purchased the home and Ms. Moro responded that the property owner purchased the house in 2011, and that composite roof was already there and the only portion that is going to get replaced will be the screen enclosure part.

Mr. Wright asked staff if they are replacing the whole structure or just the screen enclosure because when it was presented the first time, it showed like they were going to replace the composite roof not the screen portion. Kathy Hammel, Principal Planner, asked if he is referring to if they are changing the composite roof with another composite roof. Mr. Wright stated that has been trying to figure out which structure we are looking at here because they have different setbacks. Ms. Moro added that they are only replacing the screen enclosure portion they are not replacing the composite roof. Mr. Evans added that if they got a building permit and they are just replacing the screen portion, why are they requiring a variance. Ms. Moro responded that they have submitted for a building permit and in that review, they told them they did not have a building permit that they needed to submit for a variance for that screen enclosure



replacement.

Meggan Znorowski, Project Coordinator, stated that she reviewed the building permit and when they submitted the drawings it did show that it was a whole composite roof. She suggested that it may be a good idea to continue the item and allow the contractor to provide the site plan showing the dimensions.

Ms. Hammel added that the site plan that she submitted was not clear that it was not going to be a solid composite roof over the pool and she can say that they don't need the rear yard setback, but they might need the side yard setback and she suggests they approve this tonight with the side yard setback so she doesn't have to go through the whole process again.

No one from the audience spoke in favor or opposition to this request.

Robert McHugh, Assistant County Attorney, asked the Board what the official motion is for this variance request.

Chairman Jim Hattaway stated that the motion is moving to approve the application that is before the Board.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and James Evans

**Absent:** Carmine Bravo, and Edward Lavant

### **ETHICS TRAINING**

Robert McHugh presented the Ethics Training.

### **CLOSED BUSINESS**

none

### **APPROVAL OF THE MINUTES**

### **ADJOURN**

Having no further business, the meeting was adjourned at 7:32 p.m

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.