



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, October 27, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **601 Lake Shore Drive** - Request for a variance from Section [2025-1012](#)
30.7.2.4(a), Seminole County Land Development Code, to
allow a swimming pool to be placed in a front yard and project
eight (8) feet in front of the principal residence in a R-1AA
(Single-Family Dwelling) district; BV2025-115 (Robert Taylor,
Applicant); District3 - Constantine (Kathy Hammel, Project
Manager).

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Enlarged pool site plan](#)
[Pool details](#)
[Justification Statement](#)
[Pictures](#)
[Property Record Card](#)
[Approval Development Order](#)
[Denial Development Order](#)

-
2. **613 Mimosa Terrace** - Request for: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-101 (Jorge Alvarez, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2025-953](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Support](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)
3. **5651 Deer Path Lane** - Request for: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn in the A-1 (Agriculture) district; BV2025-110 (Valerie Lettieri, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-952](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)
-

4. **(Lot 76) Emmett Avenue** - Request for: (1) a south front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) an east side street setback variance from fifty (50) feet to nineteen (19) feet; and (3) a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a Single Family Dwelling in the A-1 (Agriculture) district; BV2025-103 (David Gardner, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-954](#)

Development Services - Planning and Development

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

5. **5724 Michelle Lane** - Request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district; BV2025-102 (Ryan Mays, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-929](#)

Development Services - Planning and Development

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

6. **194 Pine Street** - Request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district; BV2025-104 (June C. Moran, Applicant) District 2 - Zembower (Mary Robinson, Project Manager) [2025-948](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[Denial Development Order](#)
[Approval Development Order](#)

7. **(Lot 17-19) 2nd Street** - Request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district; BV2025-107 (Central Florida Equity Builder, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-949](#)

Development Services - Planning and Development

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

8. **(Lot 2) Alexander Avenue** - Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2025-108 (Vasu T. Persaud, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2025-951](#)

Development Services - Planning and Development

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

CLOSED BUSINESS

APPROVAL OF THE MINUTES

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.