

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Monday, August 25, 2025

6:00 PM

BCC Chambers, Room 1028

Board of Adjustment

CALL TO ORDER AND ROLL CALL

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

OPENING STATEMENT

CONTINUED ITEM

1. **3088 Truman Boulevard** - Request for a west side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; BV2025-083 (Ruth Cooper, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-678](#)

Kathy Hammel, Planner, presented this item as stated in the Staff Report.

Ruth Cooper, Applicant, was present and did not have any additional comments for the Board.

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, James Evans, and Edward Lavant
Absent:	Carmine Bravo

VARIANCES

2. **1873 Poinciana Road** - Request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-084 (Dinh Tran Real Estate, LLC, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-756](#)

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

Lah Dinh was present and did not have any additional comments for the Board.

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, James Evans, and Edward Lavant
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Absent: Carmine Bravo

3. **6146 Linneal Beach Drive** - Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling) district; BV2025-088 (Richard W. Stewart, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-750](#)

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

Chairman Jim Hattaway asked staff if this is coming in for a variance for a structure that is being there for more than 20 years. Ms. Robinson responded yes.

Chairman Jim Hattaway asked Robert if the county have any statue of limitation and he responded no.

Richard W. Stewart was present and did not have any additional comments for the Board.

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, James Evans, and Edward Lavant

Absent: Carmine Bravo

4. **1163 Homeward Lane** - Request for an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition in the R-1A (Single Family Dwelling) district; BV2025-087 (Ivan Sorokoumov, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-757](#)

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

Ivan Sorokoumov was present.

Chairman Jim Hattaway asked the applicant if they own the lot to the right and he responded that yes that they divide the lot but is under the same ownership.

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

A motion was made by Edward Lavant, seconded by Austin Beeghly, to approve this variance request.

Aye: Larry Wright, James Hattaway, Austin Beeghly, James Evans, and Edward Lavant

Absent: Carmine Bravo

- 5. **1518 Balmy Beach Drive** - Request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure in the R-1A (Single Family Dwelling) district; BV 2025-091 (Leticia Lopez, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-758](#)

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

Chairman Jim Hattaway asked staff if the road in the side of the property is there and she explained that is just a paper road.

Leticia Lopez was present and did not have any additional comments for the Board .

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, James Evans, and Edward Lavant

Absent: Carmine Bravo

- 6. **5540 Crepe Myrtle Circle** - Request for a rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of a patio cover in the R-1B (Single Family Dwelling) district; BV2025-089 (Daniel M. Schatte, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-766](#)

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

Daniel M. Schatte, Applicant, was present and stated that they already have a structure they are just adding a pergola to the same structure they are not adding any footprint.

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

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

Aye: Larry Wright, James Hattaway, Austin Beeghly, James Evans, and Edward Lavant

Absent: Carmine Bravo

OTHER BUSINESS

none

APPROVAL OF THE MINUTES

A motion was made by Larry Wright, seconded by Austin Beeghly, that July 27, 2025, minutes be approved, as submitted. The motion passed unanimously.

Aye: Larry Wright, James Hattaway, Austin Beeghly, James Evans, and Edward Lavant

Absent: Carmine Bravo

ADJOURN

Having no further business, the meeting was adjourned at 6:15 pm.

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.