



**SEMINOLE COUNTY, FLORIDA**  
**Board of Adjustment**  
**Meeting Agenda - Final**

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Monday, February 23, 2026

6:00 PM

BCC Chambers, Room 1028

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**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**CONTINUED ITEM**

1. **500 Plumosa Avenue** - Request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district; BV2025-112 (Kubierville LLC, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0060](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Pictures](#)  
[Community Meeting Information](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

2. **2605 Holly Road** - Request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; BV2025-126 (Ishmael Palmer, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0061](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
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[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

**VARIANCES**

3. **500 Sweetwater Club Boulevard** - Request for a height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district; BV2025-143 (Chad & Cindy Barr, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2026-0147](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[HOA Letter](#)  
[Letters of Support](#)  
[Code Violation](#)  
[Code Violation Pictures](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

4. **528 Pinesong Drive** - Request for a rear yard setback variance from five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; BV2025-144 (Kacey Foust, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2026-0149](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[HOA Approval](#)  
[Letter of Support](#)  
[Easement Vacate](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

5. **9483 Shortleaf Court** - Request for a 1) building size variance from 1133 square feet to 2640 square feet and a 2) building height variance from 16 to 19 for a storage building in the A-1 (Agriculture) district; BV2025-131 (Logan Bordeau, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0179](#)

***Development Services - Planning and Development***

**Attachments:** [Site plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property record card](#)  
[Letters of support](#)  
[Opposition emails](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

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6. **3425 Gleaves Court** - Request for a rear yard setback variance from thirty (30) feet to 9.7 feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-142 (Tilak Ramaprakash, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0174](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Drawings](#)  
[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
7. **125 Nashua Avenue** - Request for a front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district; BV2026-002 (Tan Van Pham, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0159](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
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8. **3439 Holliday Avenue** - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2026-004 (Eric Schimmer, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0156](#)

***Development Services - Planning and Development***

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

9. **1200 Enderby Court** - Request for a side street setback variance from fifty (50) feet to thirty (30) feet for a barn in the A-1 (Agricultural) District; BV2026-005 (Thomas Marino, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0157](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Letters of Support](#)  
[Similar Structures Pictures](#)  
[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.