



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, June 23, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

CONTINUED VARIANCES

1. **230 Waverly Drive** - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-418](#)

Development Services - Planning and Development

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

VARIANCES

2. **984 Fallcreek Point** - Request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room in the PD (Planned Development) district; BV2025-036 (Mahendranadh Manne, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-542](#)

Development Services - Planning and Development

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

3. **188 Steeplechase Circle**- Request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district; BV2025-049 (Teodoro Rodriguez, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-543](#)

Development Services - Planning and Development

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

4. **28 Windsor Isle Drive-** Request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district; BV2025-057 (Francisco Gomez, Applicant) District 1 - Dallari District 5 - Herr (Angi Gates, Project Manager) [2025-572](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Garage Justification Statement](#)

[Pergola Justification Statement](#)

[Property Record Card](#)

[Letters of Support](#)

[Pictures](#)

[Denial Development Order](#)

[Approval Development Order](#)

5. **1735 Carlton Street** - Request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district; BV2025-063 (James Riesen, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-573](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Code Violation Picture](#)

[Pictures Provided by Applicant](#)

[Letters of Support](#)

[Letters of Opposition](#)

[Denial Development Order](#)

[Approval Development Order](#)

6. **1185 Amanda Kay Circle** - Request for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district; BV2025-051 (Holly Dumont, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-571](#)

Development Services - Planning and Development

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

7. **1430 Van Arsdale Street**- Request for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Rural/Rural Subdivision Standards) district; BV2025-052 (Justin Hodapp, Applicant) District 2 - Zembower (Mary Robinson, Project Manager) [2025-574](#)

Development Services - Planning and Development

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

8. **5201 Lake Howell Road** - Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2025-053 (Richard Adam Stawara, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-575](#)

Development Services - Planning and Development

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

9. **(Lot 15) Lake Rena Drive** - Request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet to construct a single-family home, in the R-1AA (Single Family Dwelling) district; BV2025-055 (Roy & Patricia Doolittle, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-576](#)

Development Services - Planning and Development

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

10. **1461 Canal Point Road** - Request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district; BV2025-062 (Chris De LaRosa, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-581](#)

Development Services - Planning and Development

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

11. **1054 Gloryland Court** - Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; BV2025-066 (Kelsie Taylor, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-582](#)

Development Services - Planning and Development

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

12. **2001 Sipes Avenue** - Request for: (1) a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo in the A-1 (Agriculture) district; BV2025-056 (Johnny Perry, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-579](#)

Development Services - Planning and Development

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

13. **1250 N. Brassie Drive** - Request for an accessory structure size variance from 322 square feet to 720 square feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2025-059 (Mark Weller, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2025-578](#)

Development Services - Planning and Development

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

14. **1611 Rutledge Road** - Request for a roof height variance from [2025-580](#) twelve (12) feet to twenty-nine (29) feet for a detached garage in the R-1AAA (Single Family Dwelling) district; BV2024-065 (Christopher Sabia, Applicant) District 5 - Herr (Kathy Hammel, Project Manager)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[Elevations](#)
[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.