

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Monday, June 23, 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 Edward Lavant
Absent James Evans, and Carmine Bravo

OPENING STATEMENT**CONTINUED VARIANCES**

1. **230 Waverly Drive** - Request for a rear yard setback variance [2025-418](#)
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)

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

Cheryle Zeigler, Applicant, was present and stated that she needs a bigger garage, because she needs to get everything out of the house to get the house renovated. Also, she wants to have this for her grandson and his family as shelter and would like to have an electric charger.

Chairman Jim Hattaway asked Ms. Zeigler if she has spoken with the neighbors and she responded that she spoke with the neighbors on two (2) sides and they said they didn't have a problem with it.

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 Edward Lavant

Absent: James Evans, and Carmine Bravo

VARIANCES

2. **984 Fallcreek Point** - Request for a rear yard setback variance [2025-542](#)
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)

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

Chairman Jim Hattaway asked staff if there were any variances in this neighborhood and Ms. Gates responded that there are previous variances but not of this nature.

Mahendranadh Manne, Applicant, was present, but 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, and Edward Lavant

Absent: James Evans, and Carmine Bravo

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](#)

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

Barbara Rodriguez, Applicant, was present and stated that they moved in this house in December of 1995 and they expect her mother-in-law to move in soon. She explained that the house has plenty of room but the room for her is used as storage and the garage is not insulated and the items can't be in the heat. She presented an email from the neighbor stating that they were in favor of this request.

Keith Claiborne, spoke in support of this request and stated that he's lived in the neighborhood since 1997 and what they are requesting is very common in this area. He advised that he doesn't have an objection to this variance request.

No one spoke in opposition to this request.

A motion was made by Edward Lavant, seconded by Larry Wright, to approve this variance request.

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

Absent: James Evans, and Carmine Bravo

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](#)

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

Austin Beeghly stated that in the variance criteria, it says that the Applicant is trying to replace a shed from the 80's to be able to build a ten (10) foot by twenty (20) foot detached garage. Mr. Beeghly asked if there's any history on that property or any variances. Ms. Gates responded that she could not find anything.

Matias Gomez, Applicant's representative, was present and stated that he lived in this residence for five (5) years, but he moved to a house in Volusia County, and he has experience with this County and the variance process, so they asked him to represent them. He explained that when they bought the house in 2018, they said they had it permitted in the 80s. The shed that is on the property now is deteriorating. It is a twelve (12) foot by fourteen (14) foot shed and its similar in size and in the location that they want to put it, but they are okay with putting it in a different location. The neighbors said that they are in favor of the location of these structures and multiple houses have received variances.

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

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

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

Absent: James Evans, and Carmine Bravo

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](#)

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

James Riesen, Applicant, was present and stated that he installed this structure with bad advice from the salespeople that sold it to him. He explained that all around his neighborhood there are a lot of these structures. Even if he moved the structure to the right setback, it would still look the same, but it would cost him a lot of money. Mr. Riesen advised that they have some people in attendance that are in support of this request. He added that he had an extra letter from another neighbor that couldn't attend tonight.

David Pathom of 1780 Carlton Street spoke in support of this request and stated that he is six (6) houses down from this property and they moved in 2019, and they drive around the neighborhood and see similar structures as this variance request. Personally, he thinks that structures like this bring property value to the neighborhood, and they look nice.

Lauren Pathom of 1850 Carlton Street spoke in support of this request and stated that she has lived in this subdivision for more than thirty (30) years and all around the neighborhood they are actually eyesores, but this structure is actually beautifully done, and it raises property values.

Fred Hagans of 705 Andrews Drive spoke in support of this request and stated that he is on the bottom corner, and he has lived there for over eight (8) years. He stated that

they can see the difference between when they moved into the house and now and how impressive it is.

David Keaton of 394 S. Pressview Avenue spoke in support of this request and stated that they have really improved the property, and the structure matches the scheme of the house. He advised that they have lived on the property since 2005, and they had many eyesores around the neighborhood, but they make a great difference in the neighborhood and are an asset.

Diane Dinken of 1701 Carlton Street spoke in opposition to this request and stated that they are right in the back yard and they have more than twenty-eight (28) feet from the garage door to the shared property line. She explained that the Applicant came to the house to discuss this variance request, and they are aware that in the neighborhood there are these types of RV sheds. They expected that they would get a permit and follow the zoning regulations, which requires a ten (10) foot setback. After time went by, they just saw a structure appear in the backyard on a Saturday morning. Then time passes and they hear noise outside and they see that they installed a thirty (30) foot by twelve (12) foot shed close to the property line. They called the Applicant, and they said that they are just doing what they spoke to them about. Before they could see the sky, sun and sunsets, but now they just see a brown shed with a red roof. She stated that she's sorry that everyone else is okay with it, but it will become a huge problem when they try to sell the house with an eyesore like that so close to the property line and it was put up illegally without a building permit. She doesn't see a hardship at all when they have space on their property, and he could move it.

Mr. Riesen spoke in rebuttal and stated that he went and spoke with them about everything that they were going to do and even showed them the same dimensions and location on where the structure was going to be. He stated that he even told them that they structure was going to be thirty (30) feet long and twelve (12) feet high and that he offered to put up any type of material to block the view of this structure and they agreed to that. Mr. Riesen stated that when it was installed four (4) months later they came over the next day and was furious, but then the next day she came back and told him she was not going to turn him in and to go ahead and get the plants.

Chairman Jim Hattaway advised the Applicant to keep his comments toward the possibility of getting a variance, not the back and forth with the neighbor.

The Applicant explained that he spent \$2,200 to appease her and now she has a problem with it. He also added that if he got the permit and put it at ten (10) feet, it wouldn't look any different and even if he removed the structure, he could park a twelve (12) foot tall RV there and then she can stare at that.

Chairman Hattaway asked the Applicant if he has the ability to move it to the ten (10) foot required setback and Mr. Riesen responded yes, but he would lose the garage portion and it would be a lot of money to take it down.

Chairman Hattaway stated that the argument that it's going to be a lot of money to take it down isn't persuasive because he didn't comply with the law and that's only his fault

and they will set a precedence if they accept that as an argument because anybody can say something like that. The Applicant replied that it's not about the money, but it will be a big expense having to tear it down, but if anything, he can move it eight (8) feet, but it will not look any different. Also, she can let the plants grow that he spent so much money on.

In Board discussion, Chairman Hattaway stated that there's a duty to the people who comply with the law, not when someone says I don't want to spend a lot of money on following the law. Austin Beeghly added that they have a property owner against this, and they have to watch for the property owner's rights and even if there's only one (1) person, they should always consider them. Edward Lavant added that he is in the same position but there's one (1) neighbor that is in opposition to this variance request, and they should have complied with the regulations that are established. Larry Wright stated that he feels like a view is not a strong argument or a right, so he doesn't look at the view as an entitlement or a factor of decision making and the Applicant listened to a contractor that gave him bad advice, and he is not opposed to the structure being there in the first place.

Chairman Jim Hattaway advised the Applicant of their right to appeal.

A motion was made by Larry Wright, seconded by Edward Lavant, to approve this variance request.

Aye: Larry Wright

Nay: James Hattaway, Austin Beeghly, and Edward Lavant

Absent: James Evans, and Carmine Bravo

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](#)

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

Bryan Dorian, Applicant's representative, was present and stated that if they go to the backyard, they can see on the left and right, that their neighbors already have this type of structure.

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 Edward Lavant

Absent: James Evans, and Carmine Bravo

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](#)

This item was withdrawn by the Applicant.

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](#)

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

Richard Adam Stawara, Applicant, was present and stated that he is a first-time homeowner and they started doing a lot of projects. He stated that there's a panel on the back side of the property that has fallen to the neighbor's side, and he decided to replace the fence because it hasn't been replaced in twenty (20) years. He explained that he would like to maintain this fence in the current location to keep as much yard as possible. He advised that he has aeriels of this fence that go as far back as 2009 and that the neighbor has been there since the 90s and they said they remember part of the fence being there since then. He got approval from the two (2) adjacent neighbors.

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

A motion was made by Edward Lavant, seconded by Larry Wright, to approve this variance request.

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

Absent: James Evans, and Carmine Bravo

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](#)

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

Chairman Jim Hattaway asked staff if this parcel was ever developed and Ms. Robinson responded that parcel has not been developed.

Roy Doolittle, Applicant, was present but 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, and Edward Lavant

Absent: James Evans, and Carmine Bravo

10. **1461 Canal Point Road** - Request for a height variance from [2025-581](#)
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)

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

Chris De La Rosa, applicant, was present but did not have 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, and Edward Lavant

Absent: James Evans, and Carmine Bravo

11. **1054 Gloryland Court** - Request for a north side street, [2025-582](#)
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)

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

Justin Taylor, Applicant, was present and presented additional pictures that show other homes with this type of fencing next to the sidewalk.

Chairman Jim Hattaway asked if the fence is open aluminum fence and not the chain link and the Applicant responded no.

Larry Wright asked why they must put the fence at zero (0) feet instead of at least one (1) or (2) feet away from the sidewalk and the Applicant responded that it will already be at that but when they filled out the variance application, they told him to put it at zero (0).

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 with the condition of putting the fence at least two (2) feet from the sidewalk.

A motion was made by Larry Wright, seconded by Austin Beeghly, to approve this variance request with the condition of putting the fence at least two (2) feet from the sidewalk.

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

Absent: James Evans, and Carmine Bravo

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](#)

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

Johnny Perry, Applicant, was present but did not have additional comments for the Board.

Chairman Jim Hattaway asked the Applicant if he had spoken with the neighbors about this variance request and he responded yes, he spoke with the neighbors but there's one (1) in opposition.

No one from the audience spoke in support of this request.

Cheryl Stevens spoke in opposition to this request and stated that this variance is new to them and they were told that the variance would have an impact on their property, and they don't know how much impact there would be if they sold their property or give it to one of their kids.

Chairman Hattaway added that this is only affecting the church property, no other property would be affected. Austin Beeghly added that this will only be affecting their property, not your property and Ms. Stevens asked if there's going to be any property taken away or how it would affect her property. Chairman Hattaway replied that the only way that this will be affecting the property is that the location of the gazebo will not change.

Gloria Johnson spoke in opposition to this request and stated that they have told them many different things about the variance request and right now they are speaking in opposition because they don't have the right information.

In rebuttal, Mr. Perry stated that he requested a letter from them to leave the gazebo where it was, because if not, they will have to move the gazebo ten (10) feet, but the location of the gazebo is at six (6) feet, and they said it was okay. They use this gazebo for the hungry to give food out.

Chairman Hattaway asked the Board if they would like to move this item to the end for them to talk about it in the lobby.

This item was recalled at 7:33 pm.

Ms. Johnson stated that since they got the correct information now and it doesn't affect their property, they are okay with this variance request.

Chairman Hattaway asked Ms. Steven if she agrees and she replied yes.

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

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

Absent: James Evans, and Carmine Bravo

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](#)

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

Larry Wright asked staff how the County came up with the fifty (50) percent rule. Ms. Hammel responded that they wanted the single-family residence to be the primary and the fifty (50) percent gave it the right size to define which is the primary structure.

Mark Weller, Applicant, was present and stated that they bought the home in 2000, they have commercial around the property, they already have a structure like this, and the reason that they need this is because the tenants are complaining that they don't have any space to store their stuff.

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 Edward Lavant

Absent: James Evans, and Carmine Bravo

14. **1611 Rutledge Road** - Request for a roof height variance from twelve (12) feet to twenty-nine (29) feet for a detached garage [2025-580](#)

in the R-1AAA (Single Family Dwelling) district; BV2024-065 (Christopher Sabia, Applicant) District 5 - Herr (Kathy Hammel, Project Manager)

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

Christopher Sabia, Applicant, was present and stated that they will use this structure as storage and workshop and the other section would be for his kids to stay in.

Austin Beeghly asked the Applicant if he had any neighbors around or if anybody would see it and he responded that nobody would see the structure.

Ms. Hammel added that a mother-in-law suite has different requirements and if there's going to be living space, the Applicant will need to come back to see the County, because they would want to make sure all the criteria are met.

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

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

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

Absent: James Evans, and Carmine Bravo

CLOSED BUSINESS

none

APPROVAL OF THE MINUTES

A motion was made by Larry Wright, seconded by Austin Beeghly, that the May 19, 2025, minutes be approved, as submitted. The motion passed unanimously.

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

Absent: James Evans, and Carmine Bravo

ADJOURN

Having no further business, the meeting was adjourned at 7:35 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.