



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, January 26, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

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)

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

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3. **(Lot 2Q) Miller Road** - Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; BV2025-127 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0059](#)

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4. **4953 Nolan Road** - Request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district; BV2025-130 (Karl Strawn, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0063](#)

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[Property Record Card](#)
[Pictures](#)
[Denial Development Order](#)
[Approval Development Order](#)

5. **3571 N. CR 426** - Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district; BV2025-133 (Juana Olazabal, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0058](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
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[Property Record Card](#)
[Drawing](#)
[Denial Development Order](#)
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6. **1731 Perch Lane** - Request for a south side yard setback [2026-0062](#)
variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; BV2025-141 (Joseph P Hudson, Applicant) District 5 - Herr (Angi Gates, Project Manager)

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

7. **5819 Bear Lake Circle** - Request for a north side yard setback [2026-0074](#)
variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-125 (Brian Smith, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Development Services - Planning and Development

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

8. **601 Lake Shore Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-129 (Robert Taylor, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0086](#)

Development Services - Planning and Development

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

9. **Jayce Court (Lot 25)** - Request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district; BV2025-132 (Austin Failor, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2026-0079](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Opposition](#)
[Lot research request](#)
[Denial Development Order](#)

10. **786 Big Tree Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial) district; BV2025-128 (Judith Deac, Applicant) District 4 - Lockhart (Kathy Hammel, Project Manager) [2026-0076](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Letters of support](#)
[Pictures](#)
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11. **224 South Shadowbay Boulevard** - Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; BV2025-136 (George Yanovitch, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0084](#)

Development Services - Planning and Development

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

12. **7377 Grand Avenue** - Request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-123 (Daniel Sposato, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0069](#)

Development Services - Planning and Development

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13. **619 Tuskawilla Point Lane** - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-137 (James & Linda Diguiseppi, Applicants) District 2 - Zembower (Jealyan Moreno, Project Manager) [2026-0070](#)

Development Services - Planning and Development

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[Denial Development Order](#)

14. **103 South Lakewood Circle** - Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-138 (John Leach, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0071](#)

Development Services - Planning and Development

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15. **2470 Island Drive** - Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-139 (Robert J Heard, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0087](#)

Development Services - Planning and Development

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[Property Record Card](#)
[Applicant's Letter](#)
[Approval Development Order](#)
[Denial Development Order](#)

16. **2022 James Drive** - Request for: (1) a south front yard setback [2026-0073](#) variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2025-135 (Edgar Soto, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Development Services - Planning and Development

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CLOSED BUSINESS

CHAIRMAN & VICE CHAIRMAN ELECTIONS

APPROVAL OF THE CALENDAR

APPROVAL OF THE MINUTES

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.