



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, December 1, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **653 La Salle Drive** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district; BV2025-116 (Joseph Airiavbere, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-1083](#)

Development Services - Planning and Development

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

2. **1200 Lake Markham Road** - Request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district; BV2025-124 (Darren & Rachel Key, Applicants) District 5 - Herr (Angi Gates, Project Manager) [2025-1084](#)

Development Services - Planning and Development

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

3. **1604 Manor Woods Way** - Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2025-120 (Hannah & Hunter Patterson, Applicants) District 5 - Herr (Angi Gates, Project Manager) [2025-1085](#)

Development Services - Planning and Development

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

4. **7007 Monterey Cypress Trail** - Request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; BV2025-121 (Lisa Epps Farmer, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2025-1090](#)

Development Services - Planning and Development

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

5. **2872 North Morningside Court** - Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district; BV2025-109 (Scott & Cindy Dyer, Applicants) District 1 - Dallari - (Kathy Hammel, Project Manager) [2025-1025](#)

Development Services - Planning and Development

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

6. **317 South Street** - Request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district; BV2025-113 (James Allen, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-1102](#)

Development Services - Planning and Development

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

7. **907 Spring Valley Road** - Request for a north side yard setback variance from ten (10) feet to one (1) foot for boat dock in the R-1AAA (Single Family Dwelling) district; BV2025-114 (Maria Feighery, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2025-1089](#)

Development Services - Planning and Development

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

8. **2905 Pine Knob Lane** - Request for a front yard setback variance from 100 feet to twenty-five (25) feet to allow an accessory dwelling unit and garage to project in front of the front building line in the A-5 (Rural) district; BV2025-118 (Daniel Cunningham, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2025-1088](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Floor plan/renderings](#)
[Pictures](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[Denial Development Order](#)
[Approval Development Order](#)

9. **270 Promenade Circle** - Request for a side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district; BV2025-122 (Jeffrey L Briggs, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2025-1073](#)

Development Services - Planning and Development

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