

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Monday, December 1, 2025

6:00 PM

BCC Chambers, Room 1028

Board of Adjustment

CALL TO ORDER AND ROLL CALL

Present	James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo
Absent	Larry Wright, and Edward Lavant

OPENING STATEMENT

VARIANCES

- 653 La Salle Drive** - Request for a rear yard setback variance [2025-1083](#)
 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)

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

Joseph Airiavbere, Applicant Representative, was present and stated that the applicant could not come down and he doesn't have a lot to share but if the board has any questions.

James Evans asked the applicant representative if the addition would be the same footprint as the current shed, and he responded that it would be one (1) foot larger.

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

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

- 1200 Lake Markham Road** - Request for a front yard setback variance [2025-1084](#)
 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)

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

Jim Hattaway asked staff if this property is like a soccer complex, Angi Gates responded she thinks so but cannot answer for sure.

A motion was made by Austin Beeghly, seconded by James Evans, to continue this variance request to the bottom of the agenda.

Board discussion in sued. They decided to consider the item.

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

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

3. **1604 Manor Woods Way** - Request for a rear yard setback [2025-1085](#) 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)

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

Hunter Patterson, Applicant, was present 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 James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

4. **7007 Monterey Cypress Trail** - Request for a west side street [2025-1090](#) 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)

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

James Evans asked staff in the staff report there's not a request for the height, Kathy Hammel responded that they could ask for the height or setback, but the team is trying to be consistent and do the distance.

Jim Hattaway asked why the neighbors across from this property didn't require a variance, Angi Gates responded that she reviewed the building permit and there was a tract there and that's not considered a corner lot.

Lisa Epps Farmer, Applicant, was present and but did not have any additional comments for the Board.

Austin Beeghly asked why zero feet the fence would be right against the sidewalk, she stated that the HOA fence was on her property and she's just trying to close that in.

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

A motion was made by James Evans, seconded by Austin Beeghly, to approve this

variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

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](#)

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

Scott Dyer, 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 James Evans, to approve this variance request.

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

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](#)

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

Jeremy Elliot, Applicant Representative, was present and stated that James Allen does not work with their company anymore. The neighborhood doesn't have any access to the lake, and they are trying to create one for everyone.

Angi Gates stated that this boat ramp is supposed to be for the applicant's personal use only not the whole community.

James Evans saw in the survey that there's a demolition permit and he's wondering if they are going to remove some of the existing boat docks, Mr. Elliot stated that there's going to be some portions that are going to be removed.

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

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Austin Beeghly added that he’s just concerned because they can approve a public ramp in private property.

Neysa Borkert added that they can just add residential use only no commercial.

Austin Beeghly amended his motion for this request just to be for residential use only.

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

A motion was made by Austin Beeghly, seconded by James Evans, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

- 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](#)

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

Maria Feighery, Applicant, was present and did not have any additional comments for the Board.

James Evans asked the applicant if the neighbors would be able to get in and out to their own, she stated yes.

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

A motion was made by James Evans, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

- 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](#)

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

Jim Hattaway asked Kathy Hammel if this was located in the rural area, she responded yes.

Daniel Cunningham, 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 Carmine Bravo, seconded by Austin Beeghly, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

- 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](#)

Jealyan Moreno, Planner, presented this item as stated in the Staff Report.

Austin Beeghly asked staff if there just going to replace the current screen enclosure, staff answered yes.

Joseph Forth, Applicant Representative, was present and stated that they are just trying to replace the structure.

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

A motion was made by Austin Beeghly, seconded by Carmine Bravo, to approve this variance request.

Aye: James Hattaway, Austin Beeghly, James Evans, and Carmine Bravo

Absent: Larry Wright, and Edward Lavant

CLOSED BUSINESS

NONE

APPROVAL OF THE MINUTES

NO MINUTES

ADJOURN

Having no further business, the meeting was adjourned at 6:36 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.