



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, July 28, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

2090 Terrace Boulevard - Request for a west side yard setback variance from ten (10) feet to two (2) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-064 (Dov Rosenberg, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-605](#)

Development Services - Planning and Development

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

3324 Old Somers Cove - Request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district; BV2025-068 (Dan Lucas, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2025-613](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Fence Approved in Error 23-6459](#)
[Letters of Support](#)
[Picture](#)
[Denial Development Order](#)
[Approval Development Order](#)

271 Wood Lake Drive - Request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district; BV2025-069 (Julian A Maeso, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-606](#)

Development Services - Planning and Development

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

2038 Warner Drive - Request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district; BV2025-070 (Angela Spigner, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

[2025-607](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Property Record Card](#)

[Letter of Support](#)

[Drawing](#)

[Denial Development Order](#)

[Approval Development Order](#)

1821 Beacon Drive - Request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-071 (Terry Green, Applicant) District 5 - Herr (Angi Gates, Project Manager)

[2025-614](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Pictures](#)

[Denial Development Order](#)

[Approval Development Order](#)

2145 Falmouth Road- Request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room addition in the R-1AA (Single Family Dwelling) district; BV2025-079 (Deborah L Teply, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

[2025-615](#)

Development Services - Planning and Development

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

1530 Care Point - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a shed in the R-1 (Single Family Dwelling) district; BV2025-073 (Nancy Harrington, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

[2025-625](#)

Development Services - Planning and Development

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

308 Croton Drive - Request for (1) a west side yard setback variance from ten (10) feet to seven and two tenths (7.2) feet for a screen enclosure and an existing single-family residence, and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7.5) feet for an existing single-family residence in the R-1AA (Single Family Dwelling) district; BV2025-075 (Daniel & Dana Brownlee, Applicants) District 3 - Constantine (Mary Robinson, Project Manager)

[2025-651](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[Letter from Applicant to the BOA](#)
[Approval Development Order](#)

145 Magnolia Drive- Request for a for a west side yard setback variance from ten (10) feet to eight and one-half (8.5) feet for a single-family dwelling in the RM-1 (Single Family Mobile Home) district; BV2025-077 (Sara Maier, Authorized Agent) District 3 - Constantine (Mary Robinson, Project Manager)

[2025-653](#)

Development Services - Planning and Development

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

1425 Grand Road - Request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district; BV2025-078 (Rachel Brown, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-667](#)

Development Services - Planning and Development

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

237 Lake View Drive - Request for an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district; BV2025-080 (Dolly Park, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-673](#)

Development Services - Planning and Development

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

699 Charrice Place - Request for a rear yard setback variance from thirty (30) feet to thirteen (13) feet for an addition in the R-1A (Single Family Dwelling) district; BV2025-081 (Dereck Morris, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-658](#)

Development Services - Planning and Development

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

824 Ferne Drive - Request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district; BV2025-082 (Debra Grise Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2025-675](#)

Development Services - Planning and Development

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

3088 Truman Boulevard - Request for an east side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; BV2025-083 (Ruth Cooper, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-678](#)

Development Services - Planning and Development

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