

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Monday, July 28, 2025

6:00 PM

BCC Chambers, Room 1028

Board of Adjustment

CALL TO ORDER AND ROLL CALL

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

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](#)

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

Dov Rosenberg, Applicant, was present and stated that he bought the shed in Costco and he is going to put it next to the park area. They have a civic association that is not like an HOA. They own the park next door that he's going to put the shed in.

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

Larry wright asked staff if the applicant said that they are putting the structure out two (2) feet from the fence and the fence is two (2) feet and they are saying that it would be eight (8) foot setback, he's just trying to make sure the numbers are right. Angela Gates responded that it would just be a little further from the property line and she must put exactly what he requests in the application. Larry Wright added if they need to change the application and Mrs. Gates responded no.

A motion was made by Carmine Bravo, seconded by Edward Lavant, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

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](#)

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

James Evans added that he never had an issue with a permit being issued in error so how the process would work out, Mrs. Gates added that it would be legal nonconforming. Mr. Evans added that if they approve of this they would be in

compliance, she responded yes, they would be in compliance.

Larry Wright added that they are requesting a variance to zero (0) and the sidewalk is right next to it if there is one (1) foot in the sidewalk then it would be fourteen (14) feet, Mrs. Gates responded that she can only put in the staff report what the applicant measured but you are correct.

Chairman Jim Hattaway is the road there public or private, Mrs. Gates responded its private road.

Dan Lucas, Applicant, was present and stated that he was not aware that the permit was issued in error and he is only extending thirty (30) feet in front of was already existing. The permit was sone with the builder when the house was first built and it was the first time he had been told it was an issue in error.

Edward Lavant stated that the applicant said that he was the VP of the HOA and in the packet said that the HOA approves of the fence but is there anyone else that will be looking at this for approval. The Applicant stated that that type of request is made on a different board that is architectural and doesn't have to do anything with the board.

Larry Wright added that he would not like the fence to be at zero (0) because the sidewalk is right up there too, can the applicant provide at least one (1) foot. The applicant responded that of course and the fence tapers some inside the property line.

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

James Evans asked Robert McHugh, assistant county attorney, if they would approve of this motion. Mr. McHugh responded yes.

A motion was made by Larry Wright, seconded by Carmine Bravo, to approve this variance request with the condition of the fence being one (1) foot away from the property line.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

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](#)

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

Julian Maeso, Applicant, was present and stated that they had follow guidance from the Seminole County Traffic engineering and the first responders to put the house facing Wood Lake Drive instead of Oranole Road because is such a busy road and for

safety reasons. Since the beginning of their built they follow all the protocols and request that the county did. Also, they have been willing to talk to all the neighbors and answer all the questions.

Larry Wright asked the applicant if they could bring the fence at least one (1) foot from the property line, Mr. Maeso responded yes.

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

Cynthia Stump spoke in opposition of this request and stated that they have a rule that they are not supposed to divide the property but that it has already expired. She also added that she is speaking on behalf of twenty one (21) people that sign the petition trying to make this fence to go to the five (5) feet.

Chairman Jim Hattaway added that other than the aesthetic of the fence they are just requesting to have the fence five (5) feet back. She stated yes.

Julian Maeso added that he explained in the opening statement he did not choose to face wood lake dr this was a condition for approval from the Seminole county Engineering division.

Chairman Jim Hattaway asked staff that in the petition there's a concerned about traffic visibility, she added that she asked for the petition, and it was not provide it to her she just wanted to review and see it first. Mrs. Gates also added that the minimum lot size for the R-1AA zoning district is always 11,700 sqft and traffic engineers didn't want them to put the driveway on the Oranole side because that's a major road. In the petition it stated that the placement of the fence will block visibility for cars and cyclists, but Traffic Engineering approved the fence location. In the petition it also says that they can have privacy by hedges and plants but those are also treated like fences. They also stated that he is requesting more than 130 linear feet, but he is requesting less than 100 linear feet.

Board discussion in sued.

A motion was made by Larry Wright, seconded by James Evans, to approve this variance request with the condition to place the fence at 2 ½ feet from the property line.

Aye: Larry Wright, James Hattaway, James Evans, and Edward Lavant

Nay: Carmine Bravo

Absent: Austin Beeghly

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) [2025-607](#)

District 1 - Dallari (Angi Gates, Project Manager)

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

Larry Wright stated that he knows the applicant but doesn't have any conflict of interest.

Robert McHugh, assistant county attorney, stated that Larry Wright doesn't have any conflict under Chapter 112.

Angela Spigner, Applicant, was present and stated that they had to get this variance because the code recently changes and she talks to the neighbors around the property, and they have no problem with the proposed structure.

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

A motion was made by Edward Lavant, seconded by James Evans, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

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](#)

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

Terry Green, Applicant was present and stated that he is trying to put a shed next to the one he already has but that first shed is for a water treatment that was already in the property, and he doesn't have any more storage to put the lawn stuff. Also, he spoke with the neighbors, and they agreed on the installation of the shed.

Larry wight asked the applicant if the shed was going to be next or close the other shed and he stated that it will be three (3) feet away from the other shed.

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: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

2145 Falmouth Road- Request for a rear yard setback [2025-615](#)

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)

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

Joseph Ford, Applicant Representative was present and stated that they just need three and one half (3 ½) feet of setback to accommodate the screen room addition in this property.

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

A motion was made by Edward Lavant, seconded by James Evans, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

1530 Care Point - Request for a rear yard setback variance [2025-625](#)
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)

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

Nancy Harrington, 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 Larry Wright, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

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](#)

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

Carmine Bravo asked staff if they already had a pool and Mrs. Robinson stated that yes, they already had a pool.

Dana Brownlee, Applicant, was present and stated that when they were designing their pool the contractor that they hired had outdated code and they gave them, and they approved them based on that. It wasn't until the pool was almost completed that they got this building permit denied because of the current code. It was also brought to their attention that the house was out of compliance and if they can also have that approved just in case something happens, they can rebuild the home.

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

A motion was made by Larry Wright, seconded by Carmine Bravo, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

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](#)

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

Sara Maier, Applicant, was present, but did not have any additional comments from the Board.

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

A motion was made by James Evans, seconded by Larry Wright, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

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](#)

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

Rachel & Chad Brown, Applicants were present and stated that they would just want to continue with what they had already there before. They already have some parts of the structure they just need to fully enclose.

Edward Lavant asked the applicants when did they purchased their home. Mrs. Brown responded 2012 and he asked if the wall was already there, they responded yes, the wall was already there.

James Evans added that if they are just trying to add a roof and enclosed it, and they responded yes, they are just trying to use it as storage.

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

A motion was made by Edward Lavant, seconded by Carmine Bravo, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

237 Lake View Drive - Request for an accessory structure size [2025-673](#) 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)

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

Dolly Park, Applicant was present but did not have any additional comments for the Board.

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

Jason Walker speaking in opposition to this request stated that they are showing in the drawing that they are going to use the private driveway in the rear for access to that structure.

Chairman Jim Hattaway stated that even if they get permission and this is approved that doesn't give the applicant any type of rights on accessing to their property with your driveway. Mr. Walker also added that he has great concern because the driveway is just gravel and there is a water pipeline that is in the way.

Chairman Jim Hattaway asked staff if in any way this application would give the applicant the right to go to the other neighbors property, Robert McHugh, assistant county attorney stated that this application approval would not give the applicant any type of easement right for the construction or daily access to this structure.

Kathy Hammel, Principal Planner stated that they can put an extra condition stating that they would not have any right to that easement when the decision is made .

Dolly Park, Applicant was present and stated that they had no idea that it was a shared road they thought that it was just the other neighbors road only .

Kathy Hammel added that that is not an easement that is just part of their private property, she also stated that they can't do another property if they don't have at least twenty (20) feet of frontage.

Board discussion ensued.

The applicant stated that when they talk to the person they thought own the whole street they were willing to put anything in that driveway to make it in compliance.

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

A motion was made by Larry Wright, seconded by James Evans, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, and Edward Lavant

Nay: Carmine Bravo

Absent: Austin Beeghly

699 Charrice Place - Request for a rear yard setback variance [2025-658](#)
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)

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

Dereck Morris, Applicant, was present and stated that they are just trying to accommodate the pool in the backyard that they are going to do and his father in law.

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

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

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

824 Ferne Drive - Request for a front yard setback variance [2025-675](#)
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)

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

Justin Clark, Applicant representative was present and stated that they have installed this in 2020 because of safety concerns.

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

Ryan Fritz, speaking in opposition to this request and stated that the applicant put all types of fence outside her property line without any permission from the neighbors, and first responders stated that they will need twenty (20) feet for them to assist in case of an emergency and in this case, he only has sixteen (16) feet.

Debbi Grise, Applicant was present and stated that they had put in that fence in that side because they were doing the asphalt and the went to her property.

Board discussion in sued.

A motion was made by Carmine Bravo, seconded by Edward Lavant, to approve this variance request.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

3088 Truman Boulevard - Request for a west 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](#)

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

Chaiman Jim Hattaway added that he noticed that where the variance is being saw it was the west side instead of the east side, is there going to be a problem with the notices.

Robert McHugh Assistant County Attorney stated that yes unfortunately there's going to be an issue with the notices.

A motion was made by Carmine Bravo, seconded by Larry Wright, to continue this variance request to the next meeting on August 25, 2025.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

CLOSED BUSINESS

none

APPROVAL OF THE MINUTES

A motion was made by Larry Wright, seconded by Edward Lavant, that June 23, 2025, minutes be approved, as submitted. The motion passed unanimously.

Aye: Larry Wright, James Hattaway, James Evans, Carmine Bravo, and Edward Lavant

Absent: Austin Beeghly

ADJOURN

Having no further business, the meeting was adjourned at 8:00 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.