

# **SEMINOLE COUNTY, FLORIDA**

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



## **Meeting Minutes**

**Monday, May 19, 2025**

**6:00 PM**

**BCC Chambers, Room 1028**

## **Board of Adjustment**

**CALL TO ORDER AND ROLL CALL**

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

**OPENING STATEMENT****CONTINUED VARIANCES**

1. **5729 Oak Lake Trail** - Request for a fence height variance [2025-333](#)  
from six and one-half (6½) feet to eight (8) feet in the R-1AA  
(Single Family Dwelling) district; BV2025-007 (Deborah White,  
Applicant) District 1 - Dallari (Angi Gates, Project Manager)  
Angi Gates, Planner, presented this item as stated in the Staff Report.

Charman Jim Hattaway asked Ms. Gates where the letter of support is for this property in the agenda package and she responded that it was added late so it didn't make it into the packet. Chairman Hattaway asked what the address is for the letter of support, and she responded 5532 White Heron Place.

The Applicant was not in attendance. A motion was made by Larry Wright, seconded by Austin Beeghly, to continue this variance request to the end of the meeting.

At the end of the meeting, this item was recalled. Jonathan Mosquera, Applicant's representative, was present and stated that the Applicant is looking to have a fence on the back of the property. He advised that when the Applicant purchased the property, they installed an eight (8) foot fence but with the last hurricane it was destroyed. Mr. Mosquera stated that the Applicant's neighbor has an eight (8) foot fence and she just wants to align it.

Mr. Beeghly asked Mr. Mosquera if the house behind them has a higher elevation, and he responded no. Mr. Beeghly stated that they would have to prove a hardship.

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

Mr. Beeghly asked staff if they had any information about the fence in the back and Ms. Gates responded that what they have in the backyard are hedges that are that tall and what they had approved before did not include the rear.

Chairman Hattaway advised the Applicant of their right to appeal.

A motion was made by Austin Beeghly, seconded by Edward Lavant, to deny this variance request.

**Aye:** James Hattaway, Austin Beeghly, and Edward Lavant

**Nay:** Larry Wright

**Absent:** James Evans, and Carmine Bravo

### **VARIANCES**

2. **411 Kentwood Avenue** - Request for: (1) a roof height [2025-448](#) variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district; BV2025-037 (Jill Kelley, Applicant) District 5 - Herr (Angi Gates, Project Manager)

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

Jill Kelley, Applicant, was present and stated that this structure was built twenty-five (25) years ago, and she has only been in the house for eight (8) years, so she wasn't who built the structure.

Chairman Jim Hattaway asked the Applicant if she has spoken to the neighbors about this situation and Ms. Kelley responded that she spoke with the neighbors, and nobody has a problem because that's been there for so long, before they all got there.

Wayne Malm, neighbor, spoke in support of this request and stated that he is directly behind the Applicant, and he sees that building every day and it's well kept. He's lived on that property for nineteen (19) years, and the structure was already there when the first owner bought that house. The previous property owners had a roof put on that property and they had it inspected, and nothing was said about the building. He just wants to understand why suddenly the County is requiring the new owner to get a permit when that structure has been there for twenty-five (25) years.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

3. **772 Mallard Drive** - Request for: (1) an accessory structure [2025-447](#) size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district; BV2025-045 (Mary Del Pilar Valderrama, Applicant) District 5 - Herr (Angi Gates, Project Manager)

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

Mary Del Pilar Valderrama, 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 Edward Lavant, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

4. **7340 Lake Drive** - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-039 (Denise Pimentel, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-441](#)

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

Denise Pimentel, 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 Edward Lavant, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

5. **230 Waverly Drive** - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-418](#)

The Applicant was not in attendance of the meeting.

A motion was made by Austin Beeghly, seconded by Larry Wright, to continue this variance request to the June 23, 2025 meeting.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

6. **2581 Byrd Avenue** - Request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double [2025-419](#)

architectural driveway gates in the R-1 (Single Family Dwelling) district; BV2025-043 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Claretha Hudson, 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 Larry Wright, seconded by Austin Beeghly, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

7. **2591 Byrd Avenue - Request for a front yard setback variance** [2025-420](#)  
from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district; BV2025-044 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager)

Meggan Znorowski, Project Coordinator, presented this item as stated in the Staff Report.

Larry Wright asked staff if there's going to be three (3) gates and if there were any concerns for the third gate on the side street side and Ms. Znorowski responded that there's no concern because there's a swale on that side.

Timothy Hudson Sr, Applicant's representative, was present and stated that he was born in the house in 1961 and he rebuilt it in 2003. He stated that he wants to put in the fence and gates to keep the kids off of their property for liability reasons.

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

A motion was made by Austin Beeghly, seconded by Edward Lavant, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

8. **230 Frances Drive - Request for a fence height variance** [2025-438](#)  
from six and one half (61/2) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-035 (Maria F. Vargas, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

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

Austin Beeghly asked staff if they have heard anything from the neighbors and Ms. Robinson responded that she has not heard anything from the neighbors.

Victor Rivera and Maria Vargas, Applicants, were present but did not have any additional comments for the Board.

Mr. Beeghly stated that he has read the questionnaire, and this situation looks like a law enforcement issue, not necessarily something that has to do with needing a variance. He explained that this situation is not a hardship, but more of a neighbor dispute, so he is trying to understand why they need the variance and if there's a real hardship. Mr. Rivera responded that was one of the main issues, because they are coming to their property, and they also would like the fence for privacy reasons.

Mr. Beeghly asked staff if the neighbor has a variance for the fence in the back and she responded that she did not find any variances.

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.

In Board discussion, Mr. Beeghly stated that requesting a variance for a law enforcement issue is not appropriate, something like a neighbor looking over the fence or going past the property doesn't make this a hardship for them to have this variance request. Chairman Jim Hattaway replied that it's a good point because they shouldn't put a precedence of them approving a variance to fix something else. Edward Lavant stated that this really doesn't rise to the level of a hardship as it is more of a dispute between neighbors and knowing that there's no variances in the neighborhood, they don't want to start a precedence there. Larry Wright stated that he doesn't have a problem with this request as he doesn't want to be in a neighborhood that if he had a problem with the neighbor, he is not able to fix it and he doesn't see any unreasonable harm to the neighborhood.

Chairman Hattaway advised the Applicants of their right to appeal.

A motion was made by Austin Beeghly, seconded by Edward Lavant, to deny this variance request.

**Aye:** James Hattaway, Austin Beeghly, and Edward Lavant

**Nay:** Larry Wright

**Absent:** James Evans, and Carmine Bravo

---

9. **331 Lake Mills Road-** Request for an area variance from the

[2025-417](#)

allowed 1,081.5 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district; BV2025-041 (Matt Perkins, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

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

Austin Beeghly asked when the Code changed, and Ms. Robinson responded on April 1, 2024.

Chairman Jim Hattaway asked staff if this property was located in the rural area and Ms. Robinson responded yes.

Mark Perkins, Applicant, was present and stated that in 2022 they did a renovation of the house and now they're just trying to make the existing building better to put the cars inside of it. Also, the principal dwelling unit is eighteen (18) feet, and the structure would be seventeen (17), so it doesn't exceed the principal dwelling unit.

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, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

10. **Lot 21 Hawkins Avenue-** Request for a rear yard setback [2025-440](#)  
variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

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

Vasu Persaud, 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 Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

11. **Lot 22 Hawkins Avenue-** Request for a rear yard setback [2025-443](#)  
variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district;

**BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr  
(Mary Robinson, Project Manager)**

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

Vasu Persaud, Applicant, was present, but did not have any additional comments for the Board.

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

Jonnie Singleton, spoke in opposition to this variance request, stated that she was not in agreement with this variance request because she doesn't want to have her patio shortened and there was a house already there before and it worked just fine.

Chairman Jim Hattaway asked Ms. Singleton if she also owns this property or is she just the neighbor.

Ernest Singleton, son of the speaker in opposition to this request, replied that the way that his mother explained to him is that she would lose part of her property. Chairman Hattaway replied that this request is only for that specific property, and no one is taking her property.

She understood that it was only for this property and not hers and did not have any opposition to this request.

A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

12. **(Lot 10) Strickland Avenue-** Request for (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and (3) a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1(Single Family Dwelling) district; BV2025-048 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-446](#)

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

Vasu Persaud, 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 Edward Lavant, seconded by Larry Wright, to approve this variance request.

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

### **CLOSED BUSINESS**

none

### **APPROVAL OF THE MINUTES**

Motion by Beeghly, seconded by Wright, to approve the . The motion carried by the following vote:

**Aye:** Larry Wright, James Hattaway, Austin Beeghly, and Edward Lavant

**Absent:** James Evans, and Carmine Bravo

### **ADJOURN**

Having no further business, the meeting was adjourned at 7:00 p.m.

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.