



**SEMINOLE COUNTY, FLORIDA**  
**Board of Adjustment**  
**Meeting Agenda - Final**

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Monday, January 26, 2026

6:00 PM

BCC Chambers, Room 1028

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**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**VARIANCES**

1. **500 Plumosa Avenue** - Request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district; BV2025-112 (Kubierville LLC, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

*Development Services - Planning and Development*

**Attachments:** [Site Plan](#)

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2. **2605 Holly Road** - Request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; BV2025-126 (Ishmael Palmer, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0061](#)

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3. **(Lot 2Q) Miller Road** - Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; BV2025-127 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0059](#)

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4. **4953 Nolan Road** - Request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district; BV2025-130 (Karl Strawn, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0063](#)

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5. **3571 N. CR 426** - Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district; BV2025-133 (Juana Olazabal, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0058](#)

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6. **1731 Perch Lane** - Request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; BV2025-141 (Joseph P Hudson, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2026-0062](#)

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7. **5819 Bear Lake Circle** - Request for a north side yard setback variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-125 (Brian Smith, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0074](#)

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8. **601 Lake Shore Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-129 (Robert Taylor, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0086](#)

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9. **9483 Shortleaf Court** - Request for a building size variance from 1133 square feet to 2640 square feet for a storage building in the A-1 (Agriculture) district; BV2025-131 (Logan Bordeau, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0078](#)

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10. **Jayce Court (Lot 25)** - Request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district; BV2025-132 (Austin Failor, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2026-0079](#)

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11. **786 Big Tree Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial) district; BV2025-128 (Judith Deac, Applicant) District 4 - Lockhart (Kathy Hammel, Project Manager) [2026-0076](#)

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12. **224 South Shadowbay Boulevard** - Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; BV2025-136 (George Yanovitch, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0084](#)

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[Drawing](#)  
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13. **7377 Grand Avenue** - Request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-123 (Daniel Sposato, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0069](#)

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14. **619 Tuskawilla Point Lane** - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-137 (James & Linda Diguseppe, Applicants) District 2 - Zembower (Jealyan Moreno, Project Manager) [2026-0070](#)

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15. **103 South Lakewood Circle** - Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-138 (John Leach, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0071](#)

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16. **2470 Island Drive** - Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-139 (Robert J Heard, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0087](#)

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17. **2022 James Drive** - Request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2025-135 (Edgar Soto, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0073](#)

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**CLOSED BUSINESS**

**CHAIRMAN & VICE CHAIRMAN ELECTIONS**

**APPROVAL OF CALENDAR**

**APPROVAL OF THE MINUTES**

**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.