



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

---

**Monday, September 22, 2025**

**6:00 PM**

**BCC Chambers, Room 1028**

---

**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**VARIANCES**

1. **604 Weybridge Court** - Request for a north side street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district; BV2025-093 (Scott Milsom, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-863](#)

***Development Services - Planning and Development***

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

2. **(Lot 2U) 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; BV2025-095 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2025-861](#)

***Development Services - Planning and Development***

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

3. **215 W. Sabal Palm Place** - Request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district; BV2025-096 (Ken Szczepanek, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-866](#)

***Development Services - Planning and Development***

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

4. **(LOT 9) Violet Oak Court-** Request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai in the R-1AA (Single Family Dwelling) district; BV2025-099 (DRP Multistate K LLC, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-867](#)

***Development Services - Planning and Development***

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

5. **113 Oak Street** - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district; BV2025-072 (Jose Casteneda, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-872](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[23-270 Code Violation](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

6. **172 Burnsed Place-** Request for a rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for an addition in the PD (Planned Development) district; BV2025-090 (Nichol Schult, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-870](#)

***Development Services - Planning and Development***

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

7. **672 Stone Oak Drive -** Request for a rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district; BV2025-092 (Brett Grubb, Applicant District 5 - Herr (Mary Robinson, Project Manager) [2025-869](#)

***Development Services - Planning and Development***

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

8. **1638 Frances Drive** - Request for a north side yard setback variance from ten (10) feet to two (2) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-097 (Nick Louloudis, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-873](#)

***Development Services - Planning and Development***

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