

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Monday, September 22, 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 James Evans
Absent Carmine Bravo, and Edward Lavant

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](#)

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

Austin Beeghly asked staff if the carport would be to the west side of the property, she responded yes.

Bryan Dorian, Applicant Representative, added that the structure that is being added is just two post with a roof, being in the corner lot triggers the variance and they got approval for a driveway permit for that same location they are just putting a roof on it.

Austin Beeghly asked if they got support from the neighbor in the back property, the applicant representative stated that they are renting that house and they couldn't get a hold of them.

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 James Evans

Absent: Carmine Bravo, and Edward Lavant

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](#)

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

James Evans asked why do they need a variance, she explained that the septic location and the size of the house would not fit.

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

Jennifer Alan, asked the board for clarification because she received the notice and she wants to know if they are taking it from her property and Mrs. Gates responded no. A motion was made by Austin Beeghly, seconded by Larry Wright, to approve this variance request.

Aye: Larry Wright, James Hattaway, Austin Beeghly, and James Evans

Absent: Carmine Bravo, and Edward Lavant

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](#)

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

Jim Hattaway asked the applicant if they are building this in the existing concrete, he stated no they are just putting some wood. In the summertime they need some coverage because the room gets really hot.

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

The representative of the Sabal Palm HOA stated that they have approved previously but they are going to remove the approval. They are really concerned about the views and the open space.

James Evans asked if they had not told the applicant that they're going to cancel the approval for this proposed structure and he stated yes, this would be the first time that they are hearing this.

Jim Morrison, Executive Director of Village of the Green, is speaking on opposition and stated that they are opposed to it because they are worried about setting up a precedent and it is a safety hazard.

Jim Hattaway asked what safety concerns there would be, he stated that when there is a hurricane they might be flooding and taking the structure away.

A motion was made by Austin Beeghly, seconded by James Evans, to deny this variance request.

Austin Beeghly added that he doesn't really understand the issue because there's a lot of space in between and there's a lot of trees and the safety issue is really not relevant is more a responsibility would be the property owner. He also suggested continuing the item for next month for them to talk about this problem and come to an agreement.

James Evans asked the applicant if they could move to the next meeting.

Larry Wright is concerned about the size of the structure and how much it would extend outside the existing pavers.

Jim Hattaway stated that at this time this has been approved by the HOA, and the safety issues are a responsibility for the applicant to be worried about.

Jim Hattaway asked the applicant if he could consider the idea of moving this item for the next meeting for him to talk to the HOA and come to the agreement and see what they can all do, he stated that he could agree to that but what progress they would do or what agreement they can have over this situation.

Theres already a motion, take a vote:

Nay: (3): Chairman Jim Hattaway; Vice Chairman Larry Wright; Austin Beeghly; James Evans

Absent (3): Carmine Bravo, Alternate Heather Stark and Alternate Edward Lavant

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

Aye: Larry Wright, James Hattaway, and James Evans

Nay: Austin Beeghly

Absent: Carmine Bravo, and Edward Lavant

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](#)

Angi Gates, Planner, presented this item as stated in the Staff Report. She also added that they have received a call from the rear neighbor inquiring about the fence and she stated that they will put a fence in that area when they are done constructing the houses.

Jim Hattaway asked about the rear easement, she stated that it is ten (10) feet.

Rebecca Hammock, Applicant Representative stated that they are requesting this variance because the odd shape of the lot and even with the smallest size house that they have available wouldn't be able to fit the house and the lanai. She also stated that they are putting a fence and landscape in the rear portion of the property.

Larry Wright asked if the lots in the each side of this property agree to this variance request and the applicant representative stated that they still own both of the lots on each side.

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 James Evans

Absent: Carmine Bravo, and Edward Lavant

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](#)

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

Larry Wright asked staff if they have a code violation, she stated that the applicant apply before for an ADU permit but they don't meet the requirements for that and they can't have a variance either, they have changed the application for it to be an addition with office and a gym.

Larry Wright also asked that they had another shed in the property and to see if they had a permit for it and she stated that she didn't check that.

Jim Hattaway asked staff around when they put this structure in the property, she stated that the applicant said that the structure was there when they purchased the property, but they were going back and, in the aerials, and it seems that it was back in 2006.

Jose Castaneda, applicant, stated that they have bought the property and they realize the problem letter and they apply for the variance and have done the whole process.

Jim Hattaway asked if he talk to the neighbors around and the applicant stated yes. He also asked what kind of road is on the side of this property. She stated that it is an open right-a-way.

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 James Evans

Absent: Carmine Bravo, and Edward Lavant

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 [2025-870](#)

addition in the PD (Planned Development) district; BV2025-090 (Nichol Schult, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

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

Joseph Ford, Applicant Representative, was present, but did not have any additional comments from the Board.

Jim Hattaway asked the applicant representative if he talked to the neighbors around, he responded no they have not reached out to the neighbors.

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 James Evans

Absent: Carmine Bravo, and Edward Lavant

7. **672 Stone Oak Drive** - Request for a rear yard setback [2025-869](#)
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)

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

Brett Grubb, Applicant, was present and stated that they bought the property and they would like to add a pool they are not the original owners.

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 James Evans

Absent: Carmine Bravo, and Edward Lavant

8. **1638 Frances Drive** - Request for a north side yard setback [2025-873](#)
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)

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

Nick Louloudis, Applicant was present and stated that they have talk to the neighbors

and they talked to the neighbor with the concerns of the drainage and stated that they are going to be putting gutters.

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 James Evans

Absent: Carmine Bravo, and Edward Lavant

CLOSED BUSINESS

none

APPROVAL OF THE MINUTES

A motion was made by Larry Wright, seconded by Austin Beeghly, that August 25, 2025, minutes be approved, as submitted. The motion passed unanimously.

Aye: Larry Wright, James Hattaway, Austin Beeghly, and James Evans

Absent: Carmine Bravo, and Edward Lavant

ADJOURN

Having no further business, the meeting was adjourned at 6:50 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.