



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

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Monday, June 22, 2026

6:00 PM

BCC Chambers, Room 1028

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**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**APPEAL**

1. Board of Adjustment Appeal - Appeal of the Planning Manager's Interpretation determining that the rental, sales and service of construction equipment is not a permitted use within the Highway 46 Commercial Planned Development (DO#24-20500014); (Tad Dixon, Appellant) District 5 - Herr (Joy Giles, Planning Manager) [2026-0524](#)

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

**Attachments:** [Exhibit 1 Formal Interpretation Request regarding Development Order #24-20500014](#)  
[Exhibit 2 Planning Manager Letter of Interpretation](#)  
[Exhibit 3 Sanford Auto Ventures BOA Appeal Memo](#)  
[Exhibit 4 DO #24-20500014 - Hwy 46 Commercial SSFLU Map Amdmt](#)

**CONTINUED ITEM**

2. **818 Shriver Circle** - Request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2026-026 (Carlos & Miriam Rodriguez, Applicants) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0395](#)

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**Attachments:** [Site plan](#)  
[Zoning map](#)  
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**VARIANCES**

3. **7310 Lake Drive** - Request for: (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district; BV2026-035 (Jesse Hodapp, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2026-0464](#)

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4. **2241 Blue Fish Place** - Request for: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district; BV2026-044 (Lisa Prieto, Applicant) District 2 - Zembower (Jealyan Moreno, Project Manager) [2026-0466](#)
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5. **2018 W Crowley Circle** - Request for an east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district; BV2026-042 (Frank Reda, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2026-0465](#)
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6. **3355 Pine Timber Point** - Request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district; BV2026-036 (Mark Powell, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2026-0450](#)

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7. **625 Lake Mobile Drive** - Request for: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation for a fence in the R-1 (Single Family Dwelling) district; BV2026-013 (Azaad Ali, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0449](#)

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8. **(Parcel 37A) Snow Hill Road** - Request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district; BV2026-040 (Brian Foshee, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0460](#)

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9. **(Parcel 37) Snow Hill Road-** Request for: (1) a lot size variance from five (5) acres to 0.62 acres; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district; BV2026-039 (Brian Foshee, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0461](#)

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10. **1744 W. Cheryl Street** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district; BV2026-043 (Ronald Landires, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2026-0452](#)
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11. **624 Eden Park Road** - Request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district; BV2026-041 (Art Ally, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2026-0451](#)
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12. **851 Barr Street** - Request for: (1) a size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house in the A-1 (Agriculture) district; BV2026-034 (Craig & Jessica Creegan, Applicants) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0497](#)

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13. **226 Flamingo Drive** - Request for: (1) a size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2026-033 (Justen Borrero, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0496](#)

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14. **1938 Filly Trail** - Request for a rear yard setback variance from [2026-0492](#) twenty (20) feet to five (5) feet for a cabana in the PD (Planned Development) district; BV2026-037 (David Evans, Applicant) District 1 - Dallari (Hilary Padin, Project Manager)

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15. **1021 New Jersey Avenue** - Request for a rear yard setback [2026-0489](#) variance from thirty (30) feet to sixteen (16) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2026-038 (Donald Loomis, Applicant) District 3 - Constantine (Hilary Padin, Project Manager)

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**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.