



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, July 27, 2026

6:00 PM

BCC Chambers, Room 1028

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 VARIANCE

2. **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](#)

Development Services - Planning and Development

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

VARIANCES

3. **6313 Bordeaux Circle** - Request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; BV2026-046 (Jason Sander, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2026-0574](#)

Development Services - Planning and Development

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

4. **1138 Hollow Pine Drive** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a screen enclosure in the R-1A (Single Family Dwelling) district; BV2026-050 (Lawrence J. Hunter, Applicant) District 1 - Dallari District (Angi Gates, Project Manager) [2026-0576](#)

Development Services - Planning and Development

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

5. **6001 Twin Lakes Drive** - Request for: (1) a north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district; BV2026-045 (Francisco Ruperto, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2026-0598](#)

Development Services - Planning and Development

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

6. **3710 Kentucky Street** - Request for: (1) an east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn in the A-1 (Agriculture) district; BV2026-051 (Shawn Canada, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0600](#)

Development Services - Planning and Development

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

7. **1130 Roxboro Road** - Request for a south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district; BV2026-049 (Steven Gooden, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0585](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[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.