



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, January 27, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **Planning Manager's Appeal** - Appeal of the Planning Manager's determination that a conversion permit or an application for a principal dwelling unit plan to establish a principal use on the property must be applied for and approved by the County prior to submittal and consideration of a variance request to grant setback variances for existing illegal accessory structures; (J. Marc Jones, Appellant) Countywide (Kathy Hammel, Interim Planning Manager). [2024-1602](#)

Development Services - Planning and Development

Attachments: [Subdivision Plat](#)

[Lot 19 Record Card](#)

[Lot 20 Record Card](#)

[Lot Research Request](#)

[Code Violation](#)

[06.13.24 CESM Minutes EXCERPT](#)

[Variance Application](#)

[Email Correspondence](#)

[Planning Manager's Administrative Interpretation](#)

[Notification of Appeal](#)

2. **1667 Kingston Road** - Request for: (1) a rear yard setback variance from thirty-five (35) feet to twenty (20) feet for a detached gym; and (2) a side yard (south) setback variance from twenty (20) feet to ten (10) feet for a storage container in the RC-1 (Country Homes) district; BV2024-126 (Meribel Mercado-Mussa, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2024-1621](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[September Variance Denial Development Order \(BV2024-104\)](#)

[Denial Development Order](#)

[Approval Development Order](#)

3. **1841 Long Pond Drive** - Request for: (1) a side yard (north) setback variance from ten (10) feet to seven and one-half (7½) feet for a garage addition; and (2) a rear yard setback variance from thirty (30) feet to ten (10) feet for a detached workshop in the A-1 (Agriculture) district; BV2024-129 (William & Nicole Terry, Applicants) District 5 - Herr (Angi Gates, Project Manager) [2024-1691](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Justification Statement Garage](#)

[Justification Statement Workshop](#)

[Property Record Card](#)

[Workshop Floor Plan](#)

[Photos](#)

[Denial Development Order](#)

[Approval Development Order](#)

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4. **3550 Holliday Avenue** - Request for a side yard (north) setback variance from seven and one-half (7½) feet to four (4) feet for a set of exterior stairs in the R-1A (Single Family Dwelling) district; BV2024-130 (Keren Ninio, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2024-1692](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Pictures of Stairs](#)
[Stair Detail](#)
[Letter from Chief Bldg Inspector](#)
[Denial Development Order](#)
[Approval Development Order](#)
5. **5623 Green Arrow Place**- Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for a screen room enclosure in the PD (Planned Development) district; BV2024-133 (Sumit Gupta & Meena Kumari, Applicants) District 2 - Zembower (Angi Gates, Project Manager) [2024-1694](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[HOA Approval](#)
[Letters of Support](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **5683 Green Arrow Place** - Request for a rear yard setback variance from twenty (20) feet to eleven (11) feet for a screen room enclosure in the PD (Planned Development) district; BV2024-134 (Himanshu Goyal & Ruchi Goel, Applicants) District 2 - Zembower (Angi Gates, Project Manager) [2024-1695](#)

Development Services - Planning and Development

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

7. **(Lot 2) Morning Star Place** - Request for: (1) a front yard setback variance from fifty (50) feet to thirty-five (35) feet; and (2) a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the A-1 (Agriculture) district; BV2024-138 (Arvind Mahendru, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2024-1697](#)

Development Services - Planning and Development

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

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8. **400 Old Mims Road** - Request for: (1) a front yard setback variance from fifty (50) feet to sixteen (16) feet for a privacy fence; and (2) a front yard setback variance from fifty (50) feet to twenty-six (26) feet for a gate and columns in the A-5 (Rural) district; BV2024-131 (Alan & Donna Loeffert, Applicants) District 2 - Zembower (Kathy Hammel, Project Manager) [2024-1693](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[Photos](#)
[Traffic Information](#)
[Denial Development Order](#)
[Approval Development Order](#)
9. **1003 Sheffield Court** - Request for a rear yard setback variance from thirty (30) feet to ten and one-half (10 1/2) feet for an accessory structure in the R-1A (Single Family Dwelling) district; BV2024-132 (Gregory Butcher, Applicant) District 1 - Dallari (Kathy Hammel, Project Manager) [2024-1696](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[Denial Development Order](#)
[Approval Development Order](#)
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10. **929 Millshore Drive** - Request for a side yard (west) setback variance from seven and one-half (7 1/2) feet to five and one-half (5 1/2) feet for an accessory structure in the R-1A (Single Family Dwelling) district; BV2024-135 (Charlie Knoll, Applicant) District 1 - Dallari (Kathy Hammel, Project Manager) [2024-1698](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

11. **5620 Wayside Drive** - Request for a front yard setback variance from fifty (50) feet to one (1) foot for a fence and gates in the A-1 (Agriculture) district; BV2024-137 (David Edwards, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2024-1699](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Enlarged Site Plan](#)
[Zoning Map](#)
[Justification](#)
[Property Record](#)
[Denial Development Order](#)
[Approval Development Order](#)

12. **1306 Bella Vista Circle** - Request for a side yard (east) [2024-1701](#)
setback variance from six (6') feet to one foot and 5 inches
(1.5') for solar panels in the PD (Planned Development) district;
BV2024-141 (Withanage Perera, Applicant) District 3 -
Constantine (Kathy Hammel, Project Manager)
Development Services - Planning and Development
Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[HOA Approval](#)
[Letters of Support](#)
[Datasheet](#)
[Solar Panel Details](#)
[Grounding details](#)
[Denial Development Order](#)
[Approval Development Order](#)

CHAIRMAN AND VICE CHAIRMAN ELECTIONS

APPROVAL CALENDAR

ETHICS TRAINING

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.