



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, April 27, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **509 Grove Court** - Request for a rear yard setback variance [2026-0322](#)
from thirty (30) feet to twenty-three (23) feet for a covered patio
addition in the R-1A (Single Family Dwelling) district;
BV2026-015 (Eddie Albelo, Applicant) District 3 - Constantine
(Angi Gates, Project Manager)

Development Services - Planning and Development

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

2. **8260 Via Bella Street** - Request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district; BV2026-022 (Joshua Fisk, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2026-0323](#)

Development Services - Planning and Development

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

3. **125 Trinity Assembly Circle** - Request for a front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district; BV2026-012 (City Church of Orlando, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2026-0333](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Community Meeting Flyer](#)
[Community Meeting Documents](#)
[Photographs](#)
[Sign Drawing](#)
[Denial Development Order](#)
[Approval Development Order](#)

4. **Lot 14, N Ronald Reagan Boulevard** - Request for: (1) a lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district; BV2026-024 (Nancy Couch, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0336](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Opposition](#)
[Original Platted Lots Map](#)
[Approval Development Order](#)
[Denial Development Order](#)

5. **1312 Via Villanova Way** - Request for a rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed in the PD (Planned Development) district; BV2026-018 (Leydi Juarez, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0334](#)

Development Services - Planning and Development

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

6. **2140 Chapman Woods Place** - Request for an accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district; BV2026-021 (Matthew Veldhuis, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2026-0335](#)

Development Services - Planning and Development

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

7. **255 Fallen Palm Drive** - Request for: (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed in the PD (Planned Development) district; BV2026-016 (Robert Loyer, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0306](#)

Development Services - Planning and Development

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

8. **1236 Bridlebrook Drive** - Request for a rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district; BV2026-017 (Marjorie Murray, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0316](#)

Development Services - Planning and Development

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

9. **2180 Chapman Woods Place** - Request for an accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district; BV2026-023 (Susan Holtrey, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0321](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[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.