



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, December 2, 2024

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **1518 Balmy Beach Drive** - Request for: (1) a side street [2024-1458](#) (north) setback variance from five (5) feet to zero (0) feet for a fence; and (2) a side yard (west) setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for a shed in the R-1A (Single Family Dwelling) district; BV2024-125 (Leticia Lopez, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Development Services - Planning and Development

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

2. **3571 N CR 426-** Request for: (1) a side yard (north) setback variance from ten (10) feet to eight (8) feet for a shed; and (2) a side yard (north) setback variance from fifty (50) feet to twenty-six and one-half (26½) feet for a carport; and (3) a side street (south) setback variance from fifty (50) feet to twenty-two (22) feet; and (4) a front yard setback variance from (100) feet to forty-seven and one-half (47½) feet for a gazebo in the A-1 (Agriculture) district; BV2024-119 (Juana M. Vega-Olazabal, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2024-1460](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Shed Justification Statement](#)
[Carport Justification Statement](#)
[Gazebo Justification Statement](#)
[Property Record Card](#)
[Building Code Violation](#)
[Denial Development Order](#)
[Approval Development Order](#)

3. **1386 Swinton Court** - Request for a rear yard setback variance from twenty (20) feet to ten and one-half (10.5) feet for a screen room addition in the PD (Planned Development) district; BV2024-121 (Gireesh Behara, Applicant) District 5 - Herr (Hilary Padin, Project Manager) [2024-1494](#)

Development Services - Planning and Development

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

4. **213 Montego Inlet Boulevard** - Request for a Normal High Water Line setback variance from thirty (30) feet to seven (7) feet for a swimming pool in the R-1A (Single Family Dwelling) district; BV2024-122 (Matthew Olberding, Applicant) District 3 - Constantine (Hilary Padin, Project Manager) [2024-1495](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[FDEP Letter](#)
[Proposed Pool](#)
[Pool Drawing](#)
[Photo of existing pools in the neighborhood](#)
[HOA Letter](#)
[Denial Development Order](#)
[Approval Development Order](#)

5. **916 Mimosa Drive** - Request for a rear yard setback variance from thirty (30) feet to six (6) feet for an accessory structure in the R-1A (Single Family Dwelling) district; BV2024-124 (Wesley Arnes, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2024-1496](#)

Development Services - Planning and Development

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

CLOSING 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.