



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, August 26, 2024

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

2930 Brantley Hills Court - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a shed in the R-1A (Single Family Dwelling) district; BV2024-086 (Janery Page, Applicant) District 3 - Constantine (Angi Gates, Planner) [2024-1088](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Letter of Support - 1690 W Lake Brantley](#)

[Letter of support - 2960 Brantley Hills Court](#)

[Denial Development Order](#)

[Approval Development Order](#)

(Lot 23, Block A) Robin Lee Road - Request for a side yard (east) setback variance from fifteen (15) feet to ten (10) feet for an accessory structure in the RC-1 (Country Homes) district; BV2024-087 District 1 - Dallari (Angi Gates, Project Manager)

[2024-1089](#)

Development Services - Planning and Development

- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[February Meeting Minutes - Item 3 Only](#)
[Wetlands Layer](#)
[Denial Development Order](#)
[Approval Development Order](#)

536 Pinesong Drive - Request for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room in the PD (Planned Development) district; BV2024-092 (Michael & Mary Hewitt, Applicants) District 1 - Dallari (Angi Gates, Project Manager)

[2024-1086](#)

Development Services - Planning and Development

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

2075 Dixie Avenue- Request for a side yard (north) setback variance from seven and one-half (7½) feet to zero (0) feet for an existing single family dwelling in the R-1 (Single Family Dwelling) district; BV2024-094 (Abner Jackson Jr, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2024-1094](#)

Development Services - Planning and Development

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

161 Eileen Avenue - Request for a rear yard setback variance from thirty (30) feet to four (4) feet for a shed in the R-1A (Single Family Dwelling) district; BV2024-095 (Justin Adams, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2024-1090](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Picture 1](#)
[Picture 2](#)
[Denial Development Order](#)
[Approval Development Order](#)

4713 Swansneck Place- Request for a rear yard setback variance from twenty (20) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district; BV2024-097 (Adam Farley, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2024-1091](#)

Development Services - Planning and Development

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

(LOT 2M) Miller Road - Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; BV2024-099 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2024-1092](#)

Development Services - Planning and Development

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

2158 Candleridge Court- Request for a rear yard setback variance from thirty (30) feet to twenty-five (25) feet for an addition in the R-1A (Single Family Dwelling) district; BV2024-101 (Joseph & Cameron Mckenna, Applicants) District 2 - Zembower (Angi Gates, Project Manager) [2024-1093](#)

Development Services - Planning and Development

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

226 3rd Street - Request for: (1) a front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) a side street (south) setback variance from five (5) feet to zero (0) feet for a privacy fence in the R-1 (Single Family Dwelling) district; BV2024-085 (Vanessa Falero, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2024-1097](#)

Development Services - Planning and Development

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

535 Tulane Drive - Request for a rear yard setback variance from thirty (30) feet to thirteen and one-half (13.5) feet for an addition in the R-1 (Single Family Dwelling) district; BV2024-088 (Ricardo Zuniga, Applicant) District 3 - Constantine (Hilary Padin, Project Manager)

[2024-1101](#)

Development Services - Planning and Development

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

5050 Thomas Stable Road - Request for a front yard setback variance from one hundred (100) feet to forty-two (42) feet for an accessory dwelling unit in the A-1 (Agriculture) district; BV2024-090 (Steven & Gail Thomas, Applicants) District 2 - Zembower (Hilary Padin, Project Manager)

[2024-1102](#)

Development Services - Planning and Development

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

108 W. Crystal Drive - Request for a setback variance from twenty-five (25) feet to twenty (20) feet to the Normal High Water Line for an accessory structure in the R-1AA (Single Family Dwelling) district; BV2024-096 (Michael Ruhl, Applicant) District 4 - Lockhart (Hilary Padin, Project Manager)

[2024-1104](#)

Development Services - Planning and Development

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

3978 Biscayne Drive - Request for a rear yard setback variance from five (5) feet to four (4) feet for a screen enclosure in the PD (Planned Development) district; BV2024-100 (Charles Florin, Applicant) District 2 - Zembower (Hilary Padin, Project Manager)

[2024-1106](#)

Development Services - Planning and Development

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

1112 Eagles Watch Trail - Request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2024-102 (Jeremy Avner, Applicant) District 2 - Zembower (Hilary Padin, Project Manager)

[2024-1107](#)

Development Services - Planning and Development

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

420A West Crystal Drive - Request for a height variance from thirty-five (35) feet to fifty (50) feet for a utility pole in the R-1A (Single Family Dwelling) district; BV2024-075 (Brenda Pearce, Applicant) District 4 - Lockhart (Kathy Hammel, Project Manager)

[2024-0948](#)

Development Services - Planning and Development

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

361 Sabal Palm Drive - Request for a height variance from [2024-0956](#) thirty-five (35) feet to fifty (50) feet for a utility pole in the R-1A (Single Family Dwelling) district; BV2024-076 (Brenda Pearce, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Development Services - Planning and Development

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

418 Timber Ridge Drive - Request for a height variance from [2024-1103](#) thirty-five (35) feet to fifty (50) feet for a utility pole in the PD (Planned Development) district; BV2024-084 (Brenda Pearce, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Development Services - Planning and Development

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

Lake Asher (LOT 7) - Request for a height variance from thirty-five (35) feet to fifty (50) feet for a utility pole in the R-1AA (Single Family Dwelling) district; BV2024-089 (Brenda Pearce, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

[2024-1099](#)

Development Services - Planning and Development

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