



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, May 19, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

CONTINUED VARIANCES

1. **5729 Oak Lake Trail** - Request for a fence height variance [2025-333](#)
from six and one-half (6½) feet to eight (8) feet in the R-1AA
(Single Family Dwelling) district; BV2025-007 (Deborah White,
Applicant) District 1 - Dallari (Angi Gates, Project Manager)

Development Services - Planning and Development

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

VARIANCES

2. **411 Kentwood Avenue** - Request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district; BV2025-037 (Jill Kelley, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-448](#)

Development Services - Planning and Development

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

3. **772 Mallard Drive** - Request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district; BV2025-045 (Mary Del Pilar Valderrama, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-447](#)

Development Services - Planning and Development

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

4. **7340 Lake Drive** - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-039 (Denise Pimentel, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-441](#)

Development Services - Planning and Development

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

5. 230 Waverly Drive - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-418](#)

Development Services - Planning and Development

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

6. **2581 Byrd Avenue** - Request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district; BV2025-043 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-419](#)

Development Services - Planning and Development

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

7. 2591 Byrd Avenue - Request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district; BV2025-044 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-420](#)

Development Services - Planning and Development

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

8. **230 Frances Drive** - Request for a fence height variance from six and one half (6 1/2) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-035 (Maria F. Vargas, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-438](#)

Development Services - Planning and Development

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

9. **331 Lake Mills Road**- Request for an area variance from the allowed 1,081.5 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district; BV2025-041 (Matt Perkins, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-417](#)

Development Services - Planning and Development

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

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10. **Lot 21 Hawkins Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-440](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)
11. **Lot 22 Hawkins Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-443](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning map](#)
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[Approval Development Order](#)

12. **(Lot 10) Strickland Avenue-** Request for (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and (3) a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1(Single Family Dwelling) district; BV2025-048 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

[2025-446](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
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[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.