



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, March 23, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **1760 Mullet Lake Park Road** - Request for a height variance from five (5) feet to six (6) feet in a front yard for a fence in the A-5 (Agriculture) district; BV2025-111 (Michael Chaudoin, Applicant) District2 - Zembower (Angi Gates, Project Manager) [2026-0239](#)

Development Services - Planning and Development

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

2. **335 Woodridge Drive** - Request for a front yard setback variance from (100) feet to seventy (70) feet for an accessory structure in the A-5 (Rural Zoning Classification) district; BV2026-010 (Matthew Fogle, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0238](#)

Development Services - Planning and Development

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

3. **(Lots 12-15) Jessamy Street** - Request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) 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; BV2026-007 (Jerlis Villalba, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0232](#)

Development Services - Planning and Development

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

-
4. **5520 Mendenhall Place** - Request for a rear yard setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a covered patio in the PD (Planned Development) district; BV2026-008 (Nithin Rajendran, Applicant) District 5 - Herr (Hilary Padin, Project Manager) [2026-0233](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)
5. **247 Ridgewood Street** - Request for: (1) an accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2026-011 (Robert McKay, Applicant) District 3 - Constantine (Hilary Padin, Project Manager) [2026-0242](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **6048 Linneal Beach Drive** - Request for: (1) an east side yard setback variance from ten (10) feet to six (6) feet for a pool enclosure and (2) a south side yard setback variance from (10) feet to five (5) feet for a pool enclosure in the R-1AA (Single Family Dwelling) district; BV2026-006 (Oliver Holland, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0228](#)

Development Services - Planning and Development

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

7. **3316 Regal Crest Drive** - Request for a west side yard setback variance from ten (10) feet to 6 feet and 6 inches for a pool enclosure in the PD (Planned Development) district; BV2026-009 (Laurence Burns, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2026-0229](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[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.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0239

Title:

1760 Mullet Lake Park Road - Request for a height variance from five (5) feet to six (6) feet in a front yard for a fence in the A-5 (Agriculture) district; BV2025-111 (Michael Chaudoin, Applicant) District2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a height variance from five (5) feet to six (6) feet in a front yard for a fence in the A-5 (Agriculture) district; or
2. Approve the request for a height variance from five (5) feet to six (6) feet in a front yard for a fence in the A-5 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is a double frontage lot and considered to have two (2) front yards for setback purposes. The first front yard of the property faces Mullet Lake Park Road and the second front yard of the property faces Perch Road where the variance is being sought.
- The proposed fence is fifteen (15) feet from the edge of right of way.
- Section 30.14.19(d) of the Seminole County Land Development Code states:
(d) Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks and heights; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

variance, staff recommends the following conditions of approval:

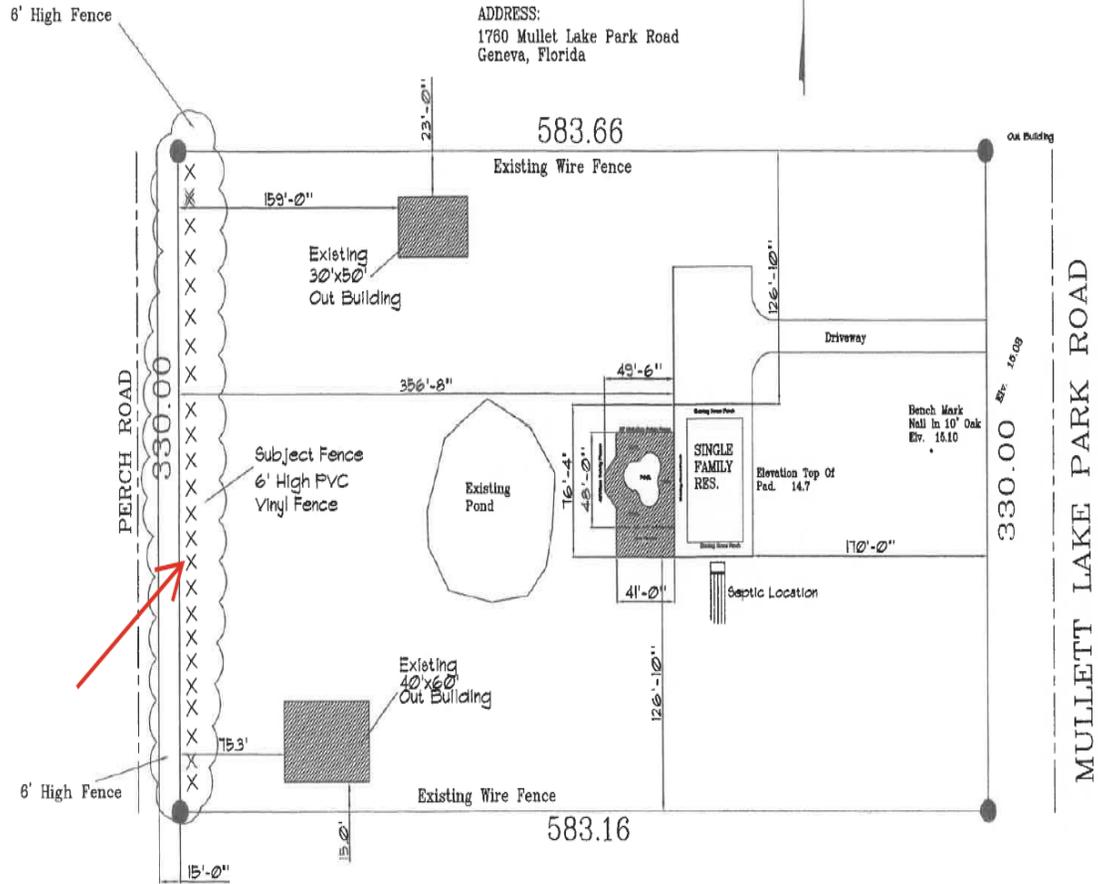
1. Any variance granted will apply only to the fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

MULLET LAKE PARK RD (1760) VARIANCES

SITE PLAN

LEGAL DESCRIPTION:
The South 330.00 Feet Of The North
2283.00 Feet Of East 860.00 Feet Of
NE 1/4 Of Section 6, Township 20 South
Range 32 East, SEMINOLE COUNTY,
FLORIDA.
(Less Road Right -Of- Way)

ADDRESS:
1760 Mullet Lake Park Road
Geneva, Florida



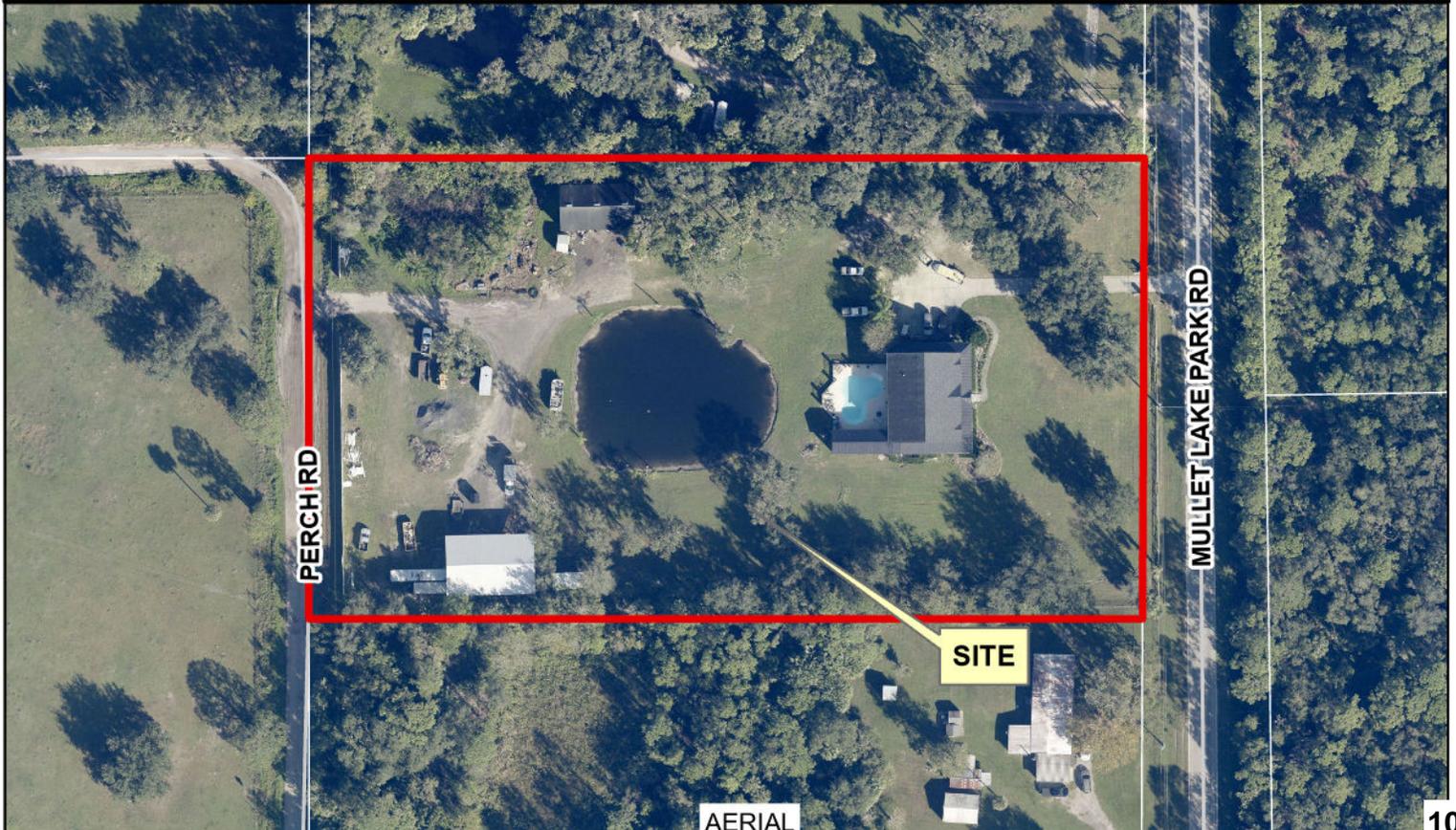


MICHAEL CHAUDOIN
 1760 MULLET LAKE PARK RD
 GENEVA FL 32732

SEMINOLE COUNTY BOA
 DEC 01, 2025

A-5

n/a
 Support
 Oppose

VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

Residence on property sits up high on property therefore 4' high provides limited privacy. 6' high fence would provide help with this problem

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

House was built to meet elevation requirements.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

This is not a special privilege request. This is a privacy request.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

To provide more privacy. Cars traveling on dirt road and residence in 2 manufactured homes would not have clear vision to my pool area.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

This would be a minimum request to provide me with a more enjoyable use of my rear recreation area.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

This would not be injurious to neighboring property owners. This would also give them some additional privacy.

Property Record Card



Parcel: **06-20-32-300-001D-0000**
 Property Address: **1760 MULLET LAKE PARK RD GENEVA, FL 32732**
 Owners: **CHAUDOIN, MICHAEL S**
 2025 Market Value \$825,880 Assessed Value \$533,267 Taxable Value \$482,545
 2024 Tax Bill \$6,316.93 Tax Savings with Exemptions \$4,184.09
 The 5 Bed/3.5 Bath Single Family property is 4,424 SF and a lot size of 4.52 Acres

Parcel Location



Site View



062032300001D0000 03/30/2022

Parcel Information

Parcel	06-20-32-300-001D-0000
Property Address	1760 MULLET LAKE PARK RD GENEVA, FL 32732
Mailing Address	1760 MULLET LAKE PARK RD GENEVA, FL 32732-9689
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2008)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$660,880	\$644,990
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$165,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$825,880	\$794,990
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$292,613	\$276,752
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$533,267	\$518,238

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,501.02
Tax Bill Amount	\$6,316.93
Tax Savings with Exemptions	\$4,184.09

Owner(s)

Name - Ownership Type
 CHAUDOIN, MICHAEL S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 06 TWP 20S RGE 32E S 330 FT OF N 2283
FT OF E 660 FT OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$533,267	\$50,722	\$482,545
Schools	\$533,267	\$25,000	\$508,267
FIRE	\$533,267	\$50,722	\$482,545
ROAD DISTRICT	\$533,267	\$50,722	\$482,545
SJWM(Saint Johns Water Management)	\$533,267	\$50,722	\$482,545

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2000	\$43,000	03977/1723	Vacant	Yes
QUIT CLAIM DEED	11/1/2000	\$100	03977/1722	Vacant	No
QUIT CLAIM DEED	10/1/1996	\$100	03143/1470	Vacant	No
QUIT CLAIM DEED	5/1/1991	\$100	02299/0466	Vacant	No

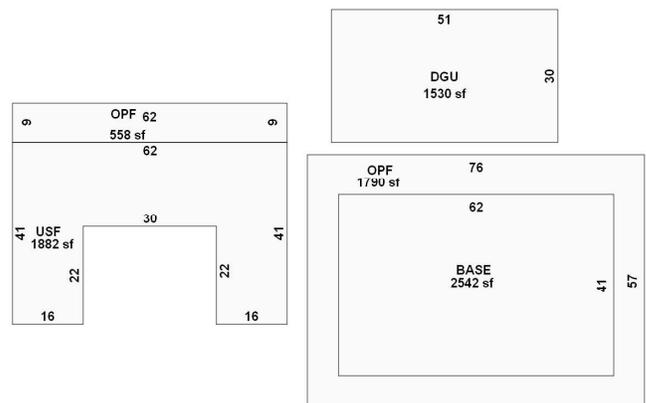
Land

Units	Rate	Assessed	Market
5 Acres	\$33,000/Acre	\$165,000	\$165,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2006
Bed	5
Bath	3.5
Fixtures	13
Base Area (ft ²)	2542
Total Area (ft ²)	8302
Constuction	CB/WD/SDNG COMBO
Replacement Cost	\$706,824
Assessed	\$660,880

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
DETACHED GARAGE UNFINISHED	1530
OPEN PORCH FINISHED	558
OPEN PORCH FINISHED	1790
UPPER STORY FINISHED	1882

Permits				
Permit #	Description	Value	CO Date	Permit Date
03666	1760 MULLET LAKE PARK RD: EZ REROOF RESIDENTIAL-	\$43,900		3/14/2023
04004	DETACHED GARAGE; PAD PER PERMIT 2510 PERCH RD DRAWN	\$54,747		4/17/2007
07262		\$445,331	3/21/2006	4/11/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed

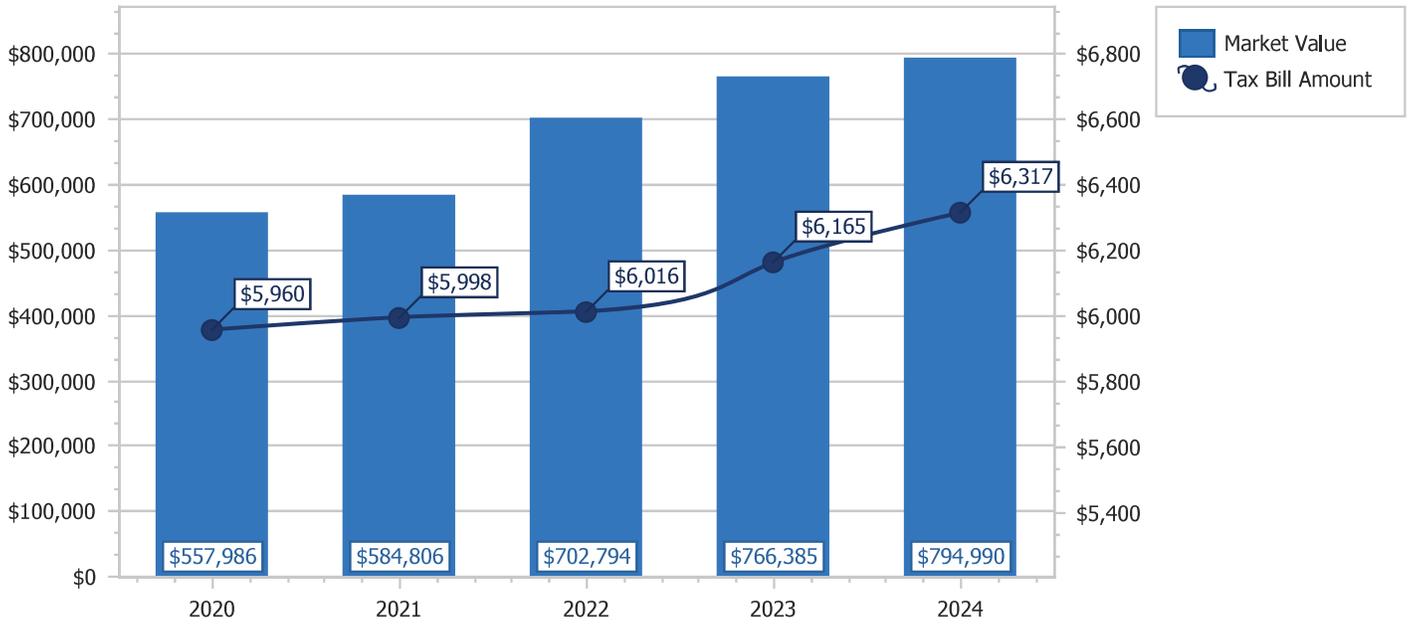
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	Mullet Lake Water Assoc.
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 06 TWP 20S RGE 32E S 330 FT OF N 2283 FT OF E 660 FT OF NE 1/4 (LESS RD)

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: MICHAEL CHAUDOIN
1760 MULLET LAKE PARK ROAD
GENEVA, FL 32732

Project Name: MULLET LAKE PARK RD (1760) REFUND \$302.5

Requested Variance:

Request for a height variance from five (5) feet to six (6) feet in a front yard for a fence in the A-5 (Agriculture) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a six (6) foot tall fence within the required front yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 06 TWP 20S RGE 32E S 330 FT OF N 2283 FT OF E 660 FT OF NE 1/4 (LESS RD)

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: MICHAEL CHAUDOIN
1760 MULLET LAKE PARK ROAD
GENEVA, FL 32732

Project Name: MULLET LAKE PARK RD (1760)

Variance Approval:

Request for a height variance from five (5) feet to six (6) feet in a front yard for a fence in the A-5 (Agriculture) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the fence (six (6) feet in height) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

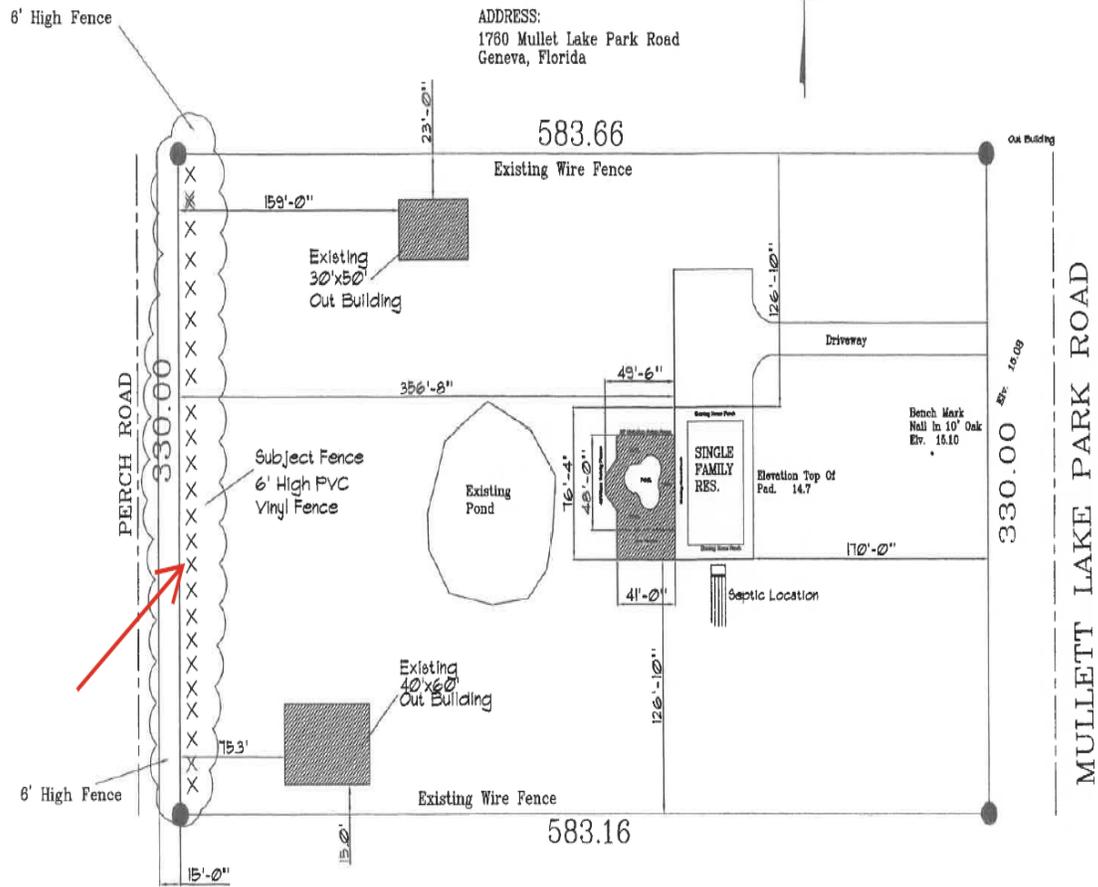
Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN

SITE PLAN

LEGAL DESCRIPTION:
The South 330.00 Feet Of The North
2283.00 Feet Of East 860.00 Feet Of
NE 1/4 Of Section 6, Township 20 South
Range 32 East, SEMINOLE COUNTY,
FLORIDA.
(Less Road Right -Of- Way)

ADDRESS:
1780 Mullet Lake Park Road
Geneva, Florida





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0238

Title:

335 Woodridge Drive - Request for a front yard setback variance from (100) feet to seventy (70) feet for an accessory structure in the A-5 (Rural Zoning Classification) district; BV2026-010 (Matthew Fogle, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a front yard setback variance from (100) feet to seventy (70) feet for an accessory structure in the A-5 (Rural Zoning Classification) district; or
2. Approve the request for a front yard setback variance from (100) feet to seventy (70) feet for an accessory structure in the A-5 (Rural Zoning Classification) district; or
3. Continue the request to a time and date certain.

Background:

- The proposed accessory structure will be 1,800 square feet (30' x 60') and will encroach thirty (30) feet into the required front yard setback.
- The applicant has applied for a building permit (permit 26-1362) and at that time it was determined that a setback variance would be required.
- The request is for a variance to Section 30.6.1.4 of the Seminole County Land Development Code, which states accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one

hundred (100) feet from the front property line.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

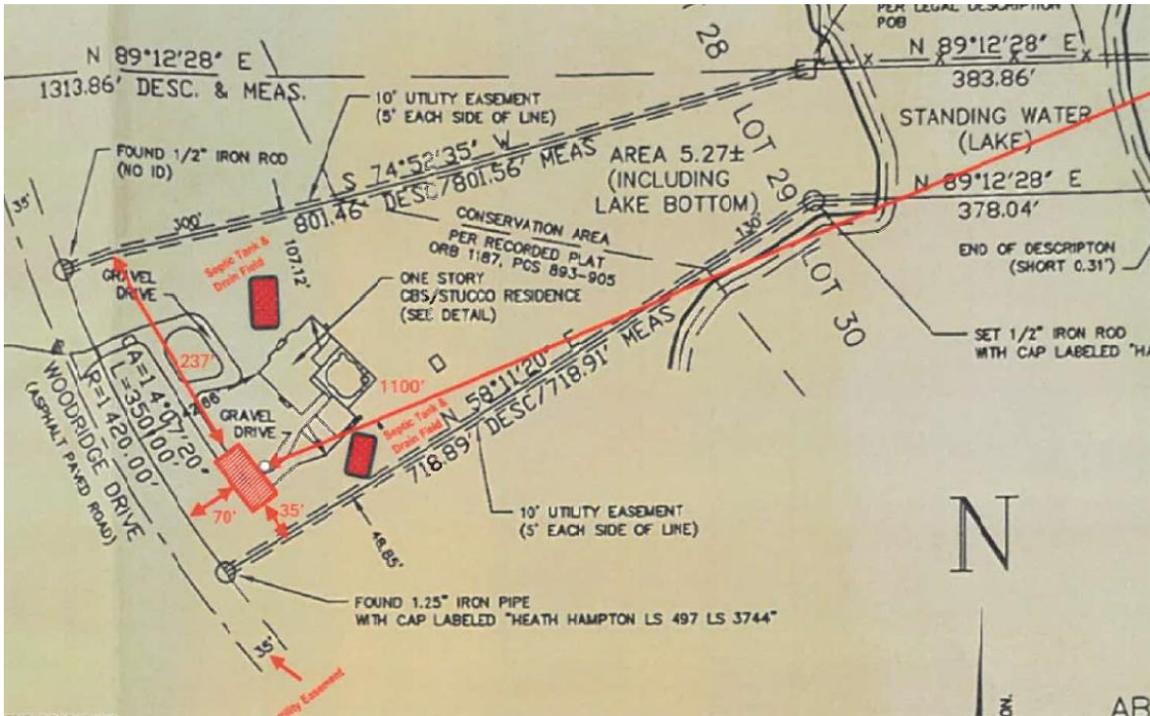
Staff Recommendation:

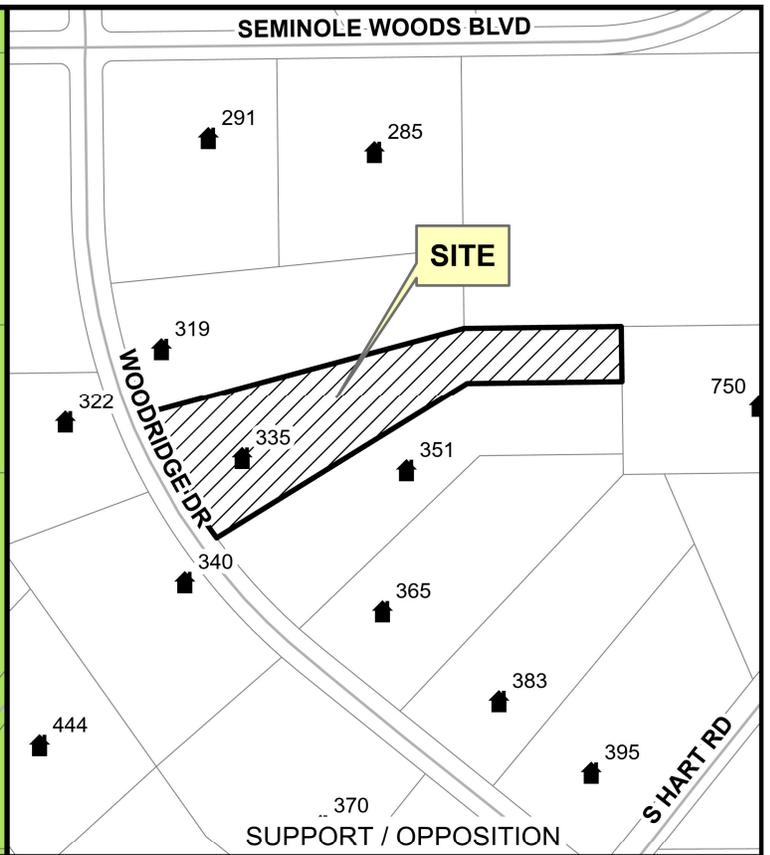
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the accessory structure (30' x 60') as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

335 WOODRIDGE DRIVE VARIANCE





Matthew & Rachel Fogle
 335 Woodridge Dr
 Geneva FI 32732

SEMINOLE COUNTY BOA
 MARCH 23, 2026

A-5

n/a
 Support
 Oppose



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
My Seminole County building and zoning permit requires Variance as the proposed building "Projects beyond the front of the established building line." I have selected this location because the house is situated sideways on the property The front of the home faces North East. This accessory building location conforms to the norms of other homes in my neighborhood. My Seminole Woods HOA requires a 50' vegetation buffer on the front property line and a vegetation buffer on the sides for all properties in our community. This building location was approved by my Seminole Woods HOA Architectural Review Committee. They have conducted an on-site Field Review and found this request to conform to the covenants and norms of the community. I am requesting a Variance from the requirement of a 100' setback to 70' from my front property line (an additional 20 feet from the HOA Minimum of 50 feet accordance with HOA Vegetation Buffers. My Community also includes a 35' utility easement as indicated by the survey. This puts my proposed building location setback back to over 100' from the road which meets the intent of the zoning guideline.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

This property includes two septic tanks with drain fields as indicated on the survey (1 on the Northwest side and 1 on the South East Side). Placing the building behind the established building line would make it inaccessible to my vehicles. These septic systems and drain fields do not allow me heavy vehicle access to the back of my property. Additionally, If I were to put the building behind my home, I would need to clear additional indigenous trees near the pond.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Granting this request would put my building within the norms of my community as it conforms to the existing HOA Covenants and grants more than the HOA required 50' of vegetation buffer. Other homes in the community have accessory building setback variances greater than what I have requested placing those buildings closer to the road than what I have requested (50').

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

As mentioned earlier in my Variance application, my home is positioned sideways on this property (Front Door faces North East and the side of home faces the road). This makes the placement of this accessory building behind the established building line impossible due to the placement of two septic and drain field systems as indicated on the survey (1 on the North West side and 1 on the South East Side).

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

As mentioned above, locations behind my home are not plausible due to the Septic Placement blocking vehicle access. Additionally much of my rear property is covered by conservation and water. I have looked at locations in the rear of my property, but along with these aforementioned issues, significant amounts of indigenous trees would need to be removed near the conservation area to make room for the accessory building. Other locations forward of the established building line have been considered. It was determined by my General Contractor that holding a 100' front setback would position this accessory building too close to my established building creating a rain-water draining issue and would make access point to my existing garage too narrow.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

This building location was approved by my Seminole Woods HOA Architectural Review Committee. They have conducted an on-site Field Review and found this request to conform to the covenants and norms of the community. I am requesting a Variance from the requirement of a 100' setback to 70' from my front property line (an additional 20 feet from the HOA Minimum of 50 feet) in accordance with HOA Vegetation Buffers. My Community also includes a 35' utility easement as indicated by the survey. This puts my proposed building location setback back to over 100' from the road which meets the intent of the zoning guideline. There is precedent for this request in my neighborhood. Several of my neighbors have been approved for a similar variance - some that only provide a 50' setback.

Property Record Card



Parcel: **20-20-32-3AF-013H-0000**
 Property Address: **335 WOODRIDGE DR GENEVA, FL 32732**
 Owners: **FOGLE, MATTHEW R; FOGLE, RACHEL**
 2026 Market Value \$916,982 Assessed Value \$722,769 Taxable Value \$671,358
 2025 Tax Bill \$7,462.60 Tax Savings with Exemptions \$5,105.39
 The 4 Bed/3 Bath Single Family Waterfront property is 4,505 SF and a lot size of 5.33 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-20-32-3AF-013H-0000
Property Address	335 WOODRIDGE DR GENEVA, FL 32732
Mailing Address	335 WOODRIDGE DR GENEVA, FL 32732-9269
Subdivision	SEMINOLE WOODS (5 AC DEV)
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$584,390	\$589,719
Depreciated Other Features	\$52,592	\$49,061
Land Value (Market)	\$280,000	\$280,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$916,982	\$918,780
Portability Adjustment	\$194,213	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$332,377
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$722,769	\$586,403

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,567.99
Tax Bill Amount	\$7,462.60
Tax Savings with Exemptions	\$5,105.39

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FOGLE, MATTHEW R - Tenancy by Entirety
 FOGLE, RACHEL - Tenancy by Entirety

Legal Description

SEC 28 TWP 20S RGE 32E
 BEG NE COR OF NW 1/4 OF NW
 1/4 RUN E 383.86 FT S
 134.79 FT W 378.04 FT S 58
 DEG 11 MIN 20 SEC W 718.89
 FT NWLY ON CURVE 350 FT N
 74 DEG 52 MIN 35 SEC E
 801.46 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$722,769	\$51,411	\$671,358
Schools	\$722,769	\$25,000	\$697,769
FIRE	\$722,769	\$51,411	\$671,358
ROAD DISTRICT	\$722,769	\$51,411	\$671,358
SJWM(Saint Johns Water Management)	\$722,769	\$51,411	\$671,358

Sales

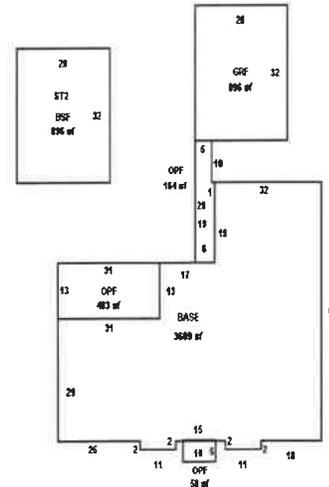
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/4/2025	\$1,300,000	10803/1987	Improved	Yes
QUIT CLAIM DEED	10/1/2024	\$100	10803/1985	Improved	No
WARRANTY DEED	12/1/2009	\$445,000	07315/0761	Improved	Yes
CORRECTIVE DEED	4/1/1998	\$100	03417/1937	Improved	No
WARRANTY DEED	12/1/1994	\$219,900	02865/1654	Improved	No
CERTIFICATE OF TITLE	7/1/1992	\$231,600	02450/1883	Improved	No
WARRANTY DEED	3/1/1984	\$45,000	01537/1067	Vacant	No
WARRANTY DEED	2/1/1980	\$24,900	01266/1807	Vacant	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$280,000/Lot	\$280,000	\$280,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	3609
Total Area (ft ²)	6018
Constuction	WD/STUCCO FINISH
Replacement Cost	\$710,505
Assessed	\$584,390

* Year Built = Actual / Effective



Sketch by Ayes Madira™

Building 1

Appendages	
Description	Area (ft ²)
BASE SEMI FINISHED	896
GARAGE FINISHED	896
OPEN PORCH FINISHED	50
OPEN PORCH FINISHED	164
OPEN PORCH FINISHED	403

Permits				
Permit #	Description	Value	CO Date	Permit Date
17195	335 WOODRIDGE DR: EZ REROOF RESIDENTIAL- [SEMINOLE WOODS (5 AC DEV)]	\$35,453		9/8/2021
05136	SCREEN POOL ENCLOSURE	\$9,500		5/4/2004
00393	SWIMMING POOL	\$25,599		1/12/2004
13368	REROOF SHINGLES	\$11,000		12/2/2003
02655	MECHANICAL & CONDENSOR	\$2,900		3/1/2001

Extra Features					
Description	Year Built	Units	Cost	Assessed	
SCREEN ENCL 2	1988	1	\$9,000	\$5,400	
SHED	1988	1	\$1,000	\$600	
FIREPLACE 2	1988	1	\$6,000	\$3,600	
POOL 3	2004	1	\$70,000	\$42,000	
GAS HEATER - UNIT	2004	1	\$1,653	\$992	

SOLAR HEATER

2004

1

\$0

\$0

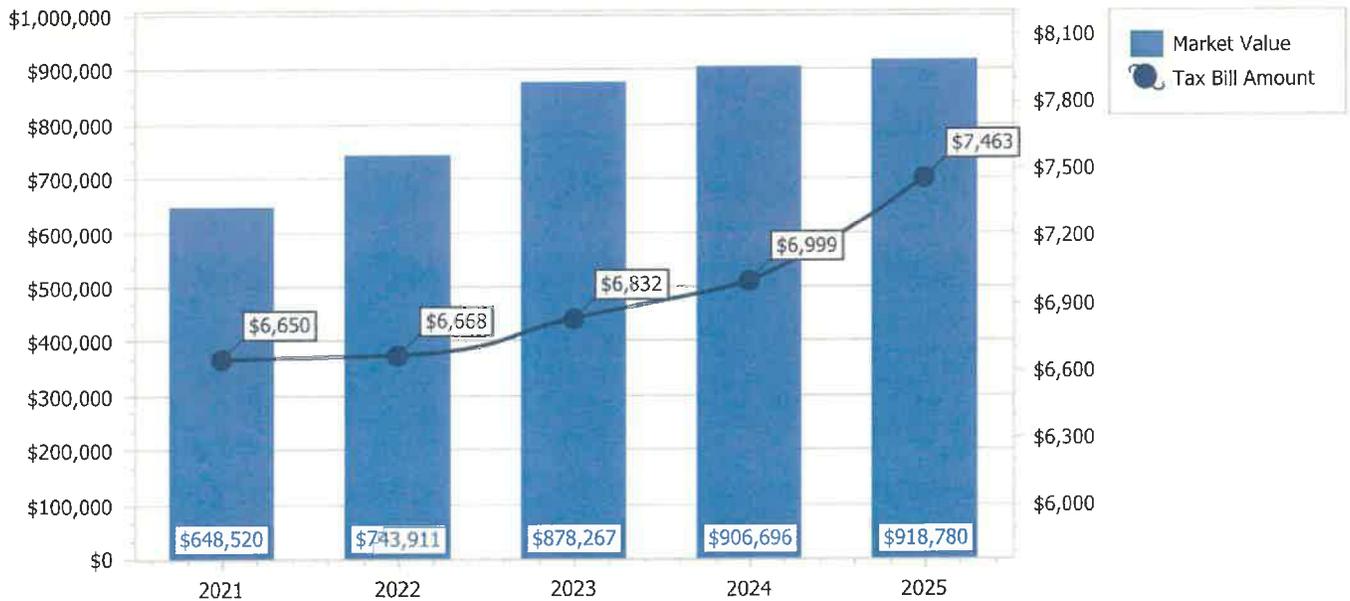
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole Woods
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History

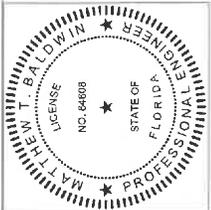


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CODE INFORMATION:	
CODE VERSION	FBC 2023, 8th Edition, ASCE-7-22
MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	I-B
RISK CATEGORY	NONE
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	117-127mph
EXPOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
FLOOR DEAD LOAD	10PSF OR 300LB P.L.
FLOOR LIVE LOAD	10PSF
FLOOR LIVE LOAD	50PSF
*RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	1800 SQ. FT.
REVISIONS	
DESCRIPTION	
DATE	
BY	

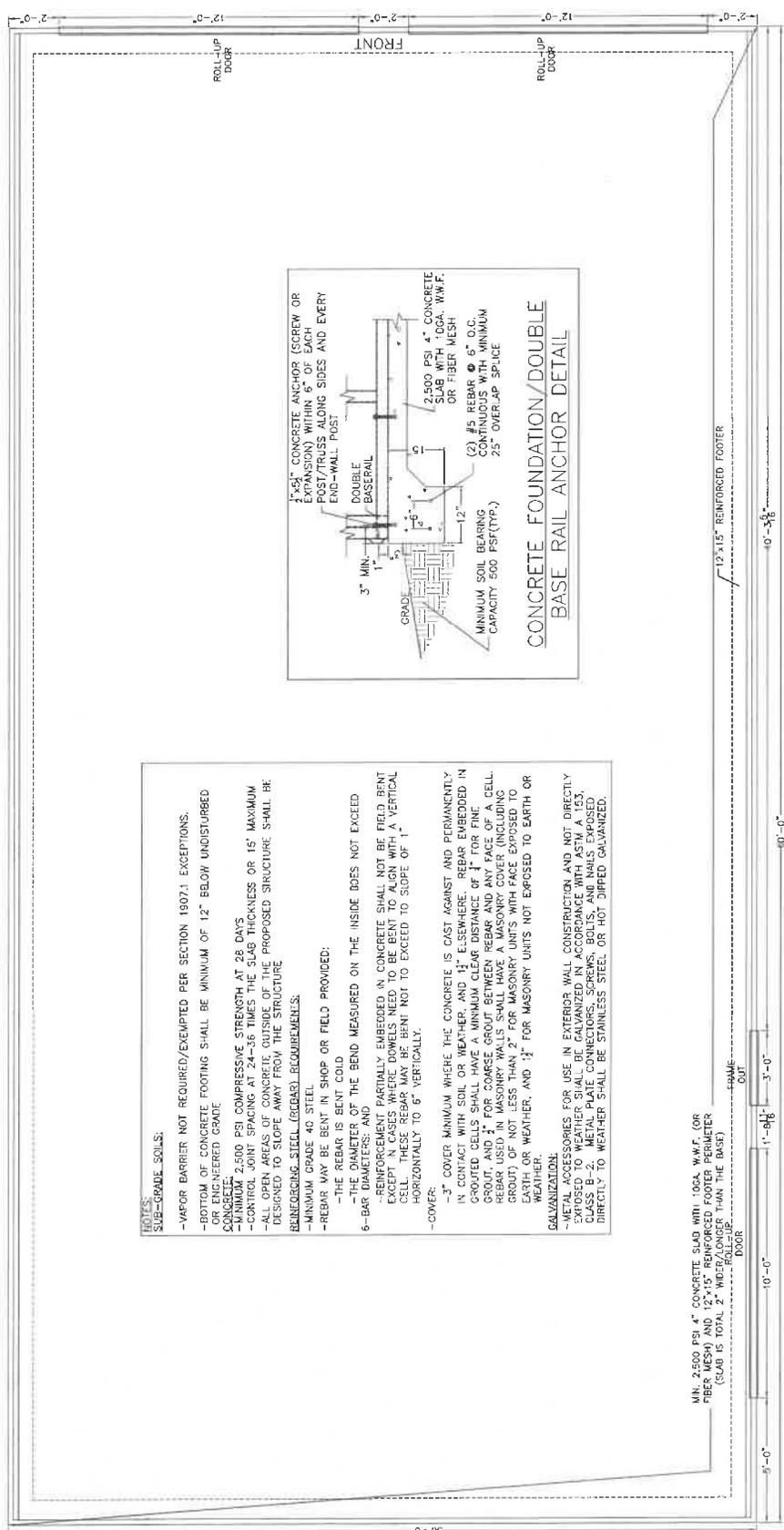
DRAWN BY: MTB
 DATE: 1/20/26
 LOCATION: 335 Woodridge Dr, Geneva
 SIZE: 60" X 30" X 1/8"



Digitally signed
 by Matthew
 Baldwin
 Date: 2026.01.20
 21:53:06 -05'00'

Matthew T. Baldwin P.E.
 Florida License No. 64688
 License Expiration Date:

Sheet: 1 OF 4



- NOTES:**
- SUB-GRADE SOILS.
 - BOTTOM OF CONCRETE FOOTING SHALL BE MINIMUM OF 12" BELOW UNDISTURBED UNFINISHED GRADE.
 - MINIMUM 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS
 - CONTROL JOINT SPACING AT 24-36 TIMES THE SLAB THICKNESS OR 15" MAXIMUM
 - ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE DESIGNED TO SLOPE AWAY FROM THE STRUCTURE
 - REINFORCING STEEL (REBAR) REQUIREMENTS:
 - MINIMUM GRADE 40 STEEL
 - REBAR MAY BE BENT IN SHOP OR FIELD PROVIDED:
 - THE REBAR IS BENT COLD
 - THE DIAMETER OF THE BEND MEASURED ON THE INSIDE DOES NOT EXCEED 6--BAR DIAMETERS; AND
 - REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT IN CASES WHERE DOWELS NEED TO BE BENT TO ALIGN WITH A VERTICAL REINFORCING BAR. REBAR SHALL NOT EXCEED TO SLOPE OF 1" HORIZONTALLY TO 6" VERTICALLY.
 - COVER:
 - 3" COVER MINIMUM WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH SOIL OR WATER AND 1 1/2" ELSEWHERE
 - ROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1" FOR FINE GROUT, AND 3" FOR COARSE GROUT BETWEEN REBAR AND ANY FACE OF A CELL.
 - REBAR USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2" FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER, AND 1 1/2" FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.
 - GALVANIZATION:
 - METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO WEATHER SHALL BE MINIMIZING CORROSION.
 - CLASS 5 METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED DIRECTLY TO WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

MIN. 2500 PSI 4" CONCRETE SLAB WITH 10GA. W.W.F. (OR REBAR) USED TO CONTROL CRACKING FROM SHRINKAGE (SLAB IS TOTAL 2" WIDE/LONGER THAN THE BASE)

1. THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND GLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
2. THE STRUCTURE SHALL BE DESIGNED TO RESIST ALL APPLICABLE LIVE AND WIND LOADS. APPROVALS NOT SPECIFICALLY ADDRESSED HEREIN INCLUDING DOORS, WINDOWS, OR OTHER COMPONENTS NOT LISTED IN THE FBC APPROVED PRODUCTS LIST, AND NOT PROVIDED OR INITIALLY INSTALLED, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. THE MANUFACTURER FOR THE ENGINEERING DESIGN SHALL NOT BE RESPONSIBLE FOR STRUCTURAL ANALYSIS OF SUCH COMPONENTS.
3. THIS BUILDING IS EXEMPT FROM THE FBC ENERGY CONSERVATION CODE PER SECTION C101.4.2.
4. WIND SPEED IS BASED ON RISK CATEGORY AND IS PER FBC REQ RES 1609.3(1)(4)/ASCE REFERENCED WEB SITE (ASCEHAZARDTOOLS) WITH ALLOWED INTERPOLATION.
5. ALL STEEL FABRIC SHALL BE 50 KSI STEEL AND MEETS/EXCEEDS GALVANIZATION PER ASTM A1003/A1003M-15.
6. PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, AND/OR OTHER LOCAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.
7. ALL WELDS SHALL BE WELDED TO THE STRUCTURE PER ASME SECTION VIII DIV 1. ALL WELDS SHALL BE WELDED BY A LICENSED WELDER.
8. ALL SIPS FRAMING CONNECTIONS ARE TO BE WELDED AND WELDING SHALL BE ALL WELDING DONE IN SHOP BY A CERTIFIED WELDER.
9. CONCRETE EXPANSION ANCHORS & GROUND ANCHORS ARE TO BE MINIMUM 1/2" DIAMETER & 1,500LB TENSILE STRENGTH.
10. 14GA. FRAMING IS 2.5"x2.5" TUBE STEEL. NIPPLES ARE 2.25"x2.25" TUBE STEEL.
11. ANY FILL DIRT NEEDED IS TO BE COMPACTED TO 95%. CONCRETE OR GROUND SURFACE TO BE LEVEL WITHIN 2% MAX.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

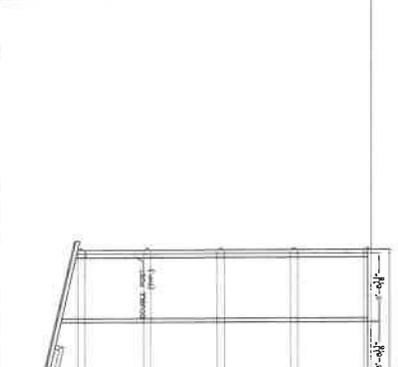


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MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	I-B
RISK CATEGORY	I
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY U
WIND SPEED	140-127mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	10PSF OR 300lb P.L.
FLOOR DEAD LOAD	50PSF
FLOOR LIVE LOAD	50PSF
*RATING OF WALLS, FLOOR, ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	1800 SQ. FT.

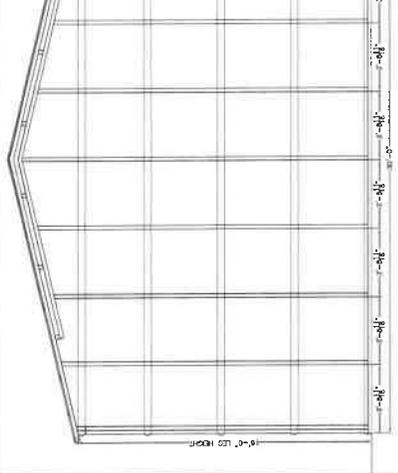
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OWNER: MFG
DATE: 1/20/26
LOCATION: 335 Woodridge Dr, Geneva
SIZE: 60'L X 30'W X 16'H

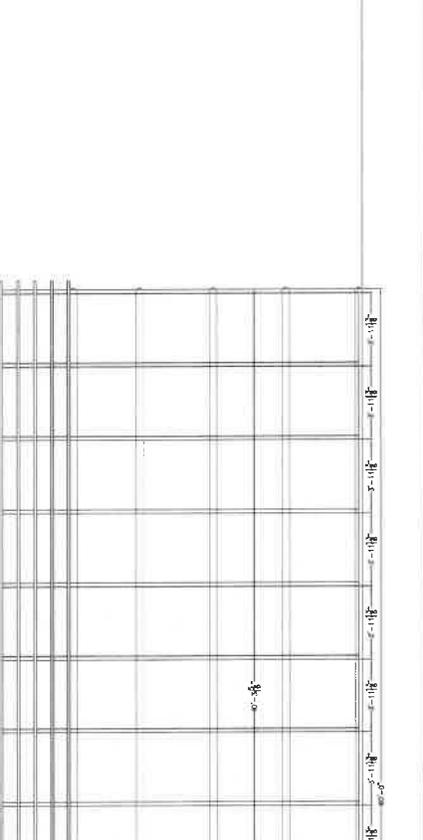
Matthew T. Baldwin, P.E.
 Professional Engineer
 1100 North West Street
 Sheet: 2 OF 4



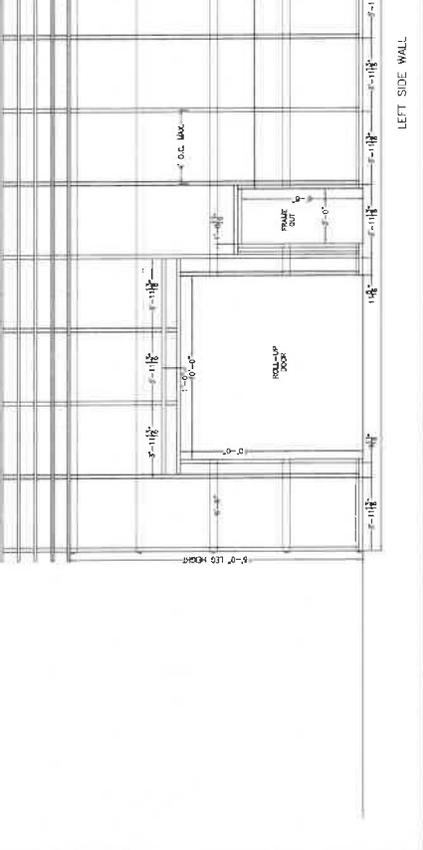
FRONT END WALL



REAR END WALL



LEFT SIDE WALL



RIGHT SIDE WALL

SIDE & END FRAMING VIEWS

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CODE INFORMATION	
CODE VERSION	IBC 2023 8th Edition
MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	I-B
RISK CATEGORY	NONE
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	UTILITY, U
OCCUPANCY	1
WIND SPEED	141-127mph
EXPOSURE	C
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	3PSF
ROOF LIVE LOAD	10PSF OR 300lb P.L.
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
TRATTING OF WALLS/FLOOR/ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	1800 SQ. FT.

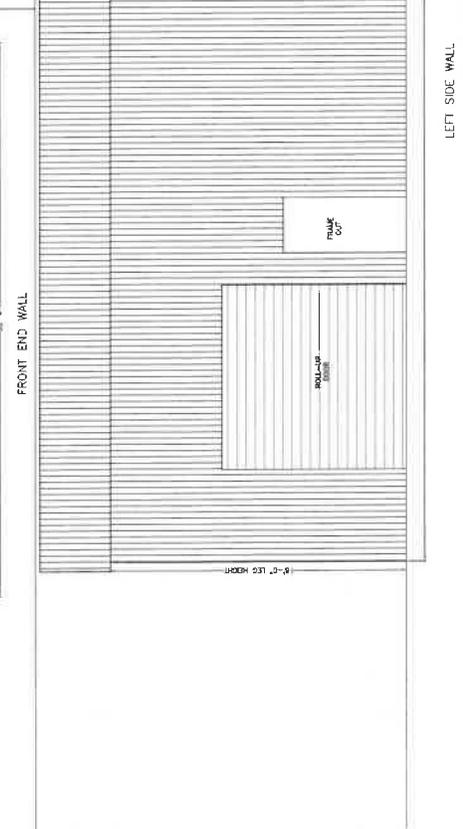
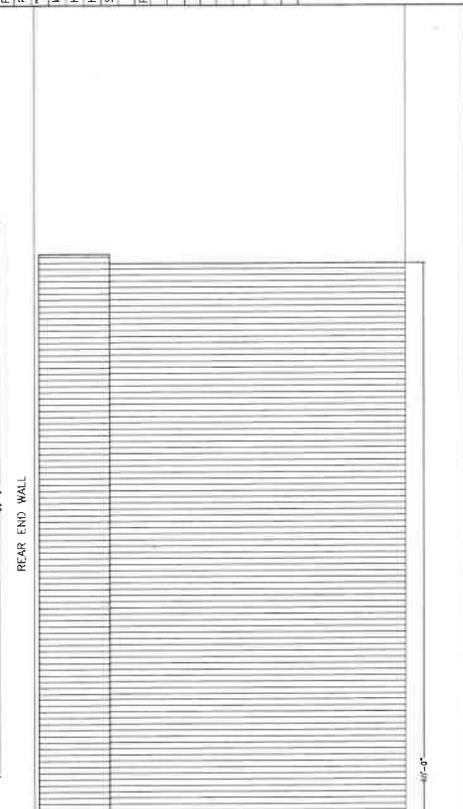
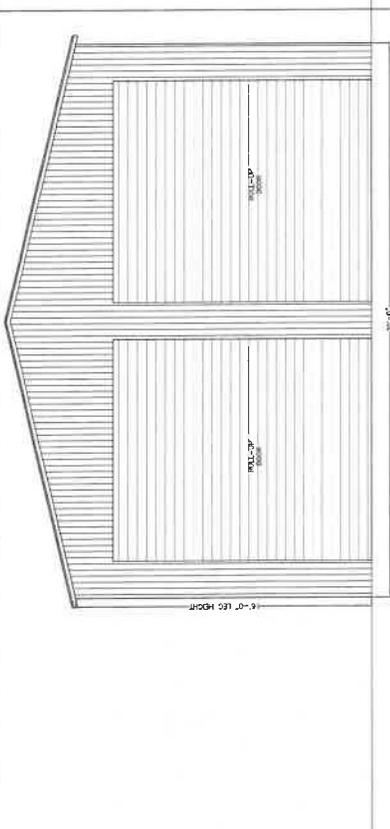
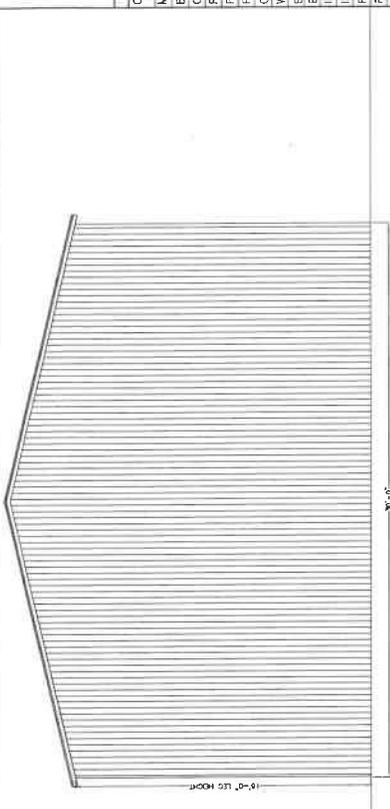
REV	DESCRIPTION	DATE	BY

DRAWN BY: MTB
 DATE: 1/20/25
 LOCATION: 335 Woodridge Dr, Geneva
 SIZE: 60" L x 30" W x 15" H

Matthew T. Baldwin, P.E.
 Florida License #64608
 1180 P. Oaks Road, Deland

Sheet: 3 OF 4

SIDE & END VIEWS



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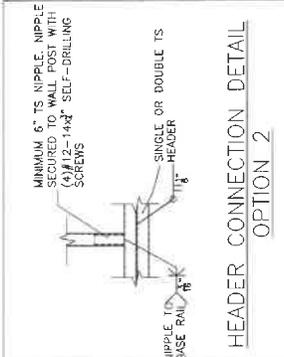
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MANUFACTURER	CARPORTS ANYWHERE
BUILDING TYPE	UTILITY STRUCTURE
CONSTRUCTION TYPE	I-B
RISK CATEGORY	I
FIRE PROTECTION	NONE
FIRE SUPPRESSION SYSTEM	NONE
OCCUPANCY	UTILITY, U
WIND SPEED	117-127 mph
EXPOSURE	C
INTERNAL PRESSURE COEFF.	1/-0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	SPSF
ROOF LIVE LOAD	10PSF OR 3000lb P.L.
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	50PSF
TRACING OF WALLS/FLOOR/ROOF	N/A
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	1800 SQ. FT.

REV	DESCRIPTION	DATE	BY

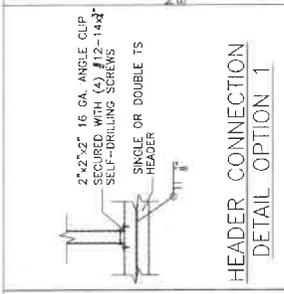
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 DATE: 1/20/25
 LOCATION: 335 Woodridge Dr, Geneva
 SIZE: 60" X 30"W X 18"H

Matthew T. Baldwin, P.E.
 Florida Professional Engineer
 License No. 12505
 11111 NE 11th Ave, Suite 200

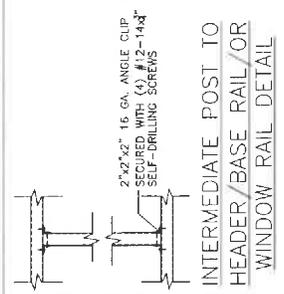
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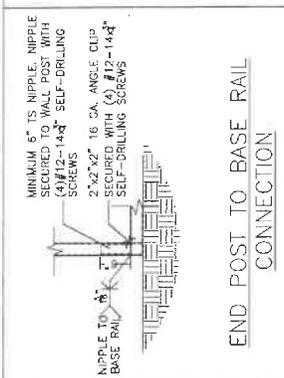
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OPTION 2



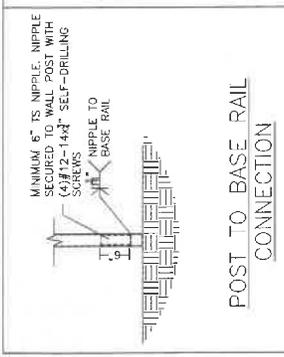
HEADER CONNECTION DETAIL
OPTION 1



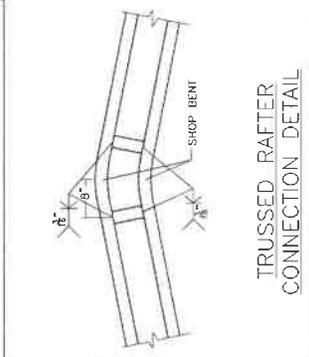
INTERMEDIATE POST TO
HEADER/BASE RAIL/OR
WINDOW RAIL DETAIL



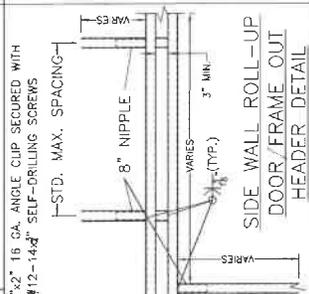
END POST TO BASE RAIL
CONNECTION



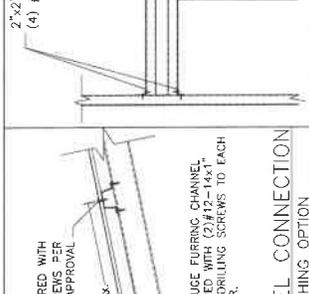
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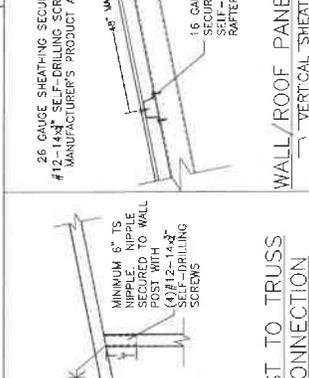
TRUSSED RAFTER
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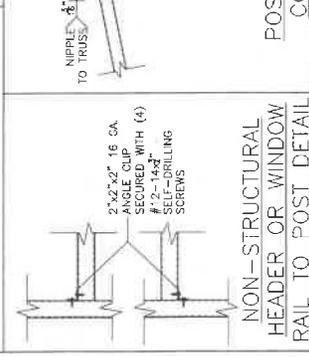
SIDE WALL ROLL-OUT
DOOR/FRAME OUT
HEADER DETAIL



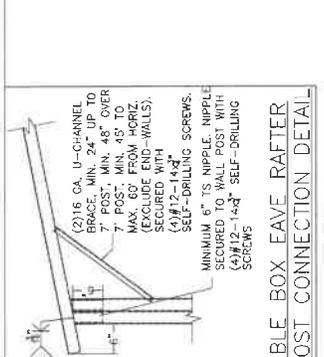
WALL/ROOF PANEL CONNECTION
VERTICAL SHEATHING OPTION



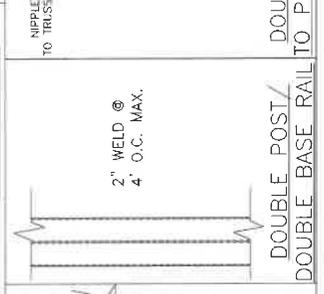
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CONNECTION



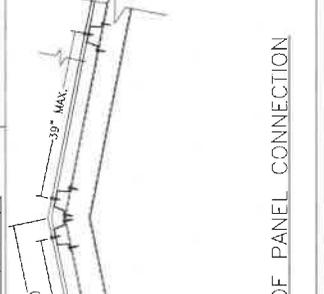
ROLL-UP DOOR TO
POST CONNECTION



DOUBLE POST/
DOUBLE BASE RAIL TO POST CONNECTION DETAIL



DOUBLE POST/
DOUBLE BASE RAIL TO POST CONNECTION DETAIL



EAVE & RIDGE REINFORCED ROOF PANEL CONNECTION
(ZONE 2 & 3)

Enclosed Zone	Design Pressures	127 mph	
		Roof	Wall
1	2	3	4
10.8	17.0	17.0	20.5
-13.2	-61.5	-73.1	-19.0

APPROVED PRODUCTS	APPROVAL NO.
ROOF SHEATHING CARPORTS ANYWHERE HAMPTON RIB ROOF PANEL	FL27402.1
WALL SHEATHING CARPORTS ANYWHERE HAMPTON RIB WALL PANEL	FL27403.1
WALL SHEATHING (LAP) CARPORTS ANYWHERE RES-LAP WALL PANEL	FL27403.2
SWINGING DOOR JELD-WEN STEEL, WOOD EDGE CONTOURS	FL14508.6
SWINGING DOOR ELKER DOOR AND METAL COMPANY 407 STEEL DOOR	FL17966.5
ROLL-UP DOOR JELD-WEN INTERNATIONAL CORPORATION SERIES 3100	FL21450.6
ROLL-UP DOOR JANUS INTERNATIONAL CORPORATION SERIES 3190-M, MAX. 16'20"	FL21450.4
ROLL-UP DOOR JANUS INTERNATIONAL CORPORATION SERIES 3190	FL21450.3
ROLL-UP DOOR JANUS INTERNATIONAL CORPORATION SERIES 750; MAX. 10'x12'	FL21450.11

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 28 TWP 20S RGE 32E BEG NE COR OF NW 1/4 OF NW 1/4 RUN E 383.86 FT S
134.79 FT W 378.04 FT S 58 DEG 11 MIN 20 SEC W 718.89 FT NWLY ON CURVE
350 FT N 74 DEG 52 MIN 35 SEC E 801.46 FT TO BEG

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: MATTHEW FOGLE
335 WOODRIDGE DR
GENEVA, FL 32732

Project Name: WOODRIDGE DR (335)

Requested Variance:

Request for a front yard setback variance from (100) feet to seventy (70) feet for an accessory structure in the A-5 (Rural Zoning Classification) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an accessory structure within the required front yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 28 TWP 20S RGE 32E BEG NE COR OF NW 1/4 OF NW 1/4 RUN E 383.86 FT S
134.79 FT W 378.04 FT S 58 DEG 11 MIN 20 SEC W 718.89 FT NWLY ON CURVE
350 FT N 74 DEG 52 MIN 35 SEC E 801.46 FT TO BEG

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: MATTHEW FOGLE
335 WOODRIDGE DR
GENEVA, FL 32732

Project Name: WOODRIDGE DR (335)

Variance Approval:

Request for a front yard setback variance from (100) feet to seventy (70) feet for an accessory structure in the A-5 (Rural Zoning Classification) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the accessory structure (30' x 60') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

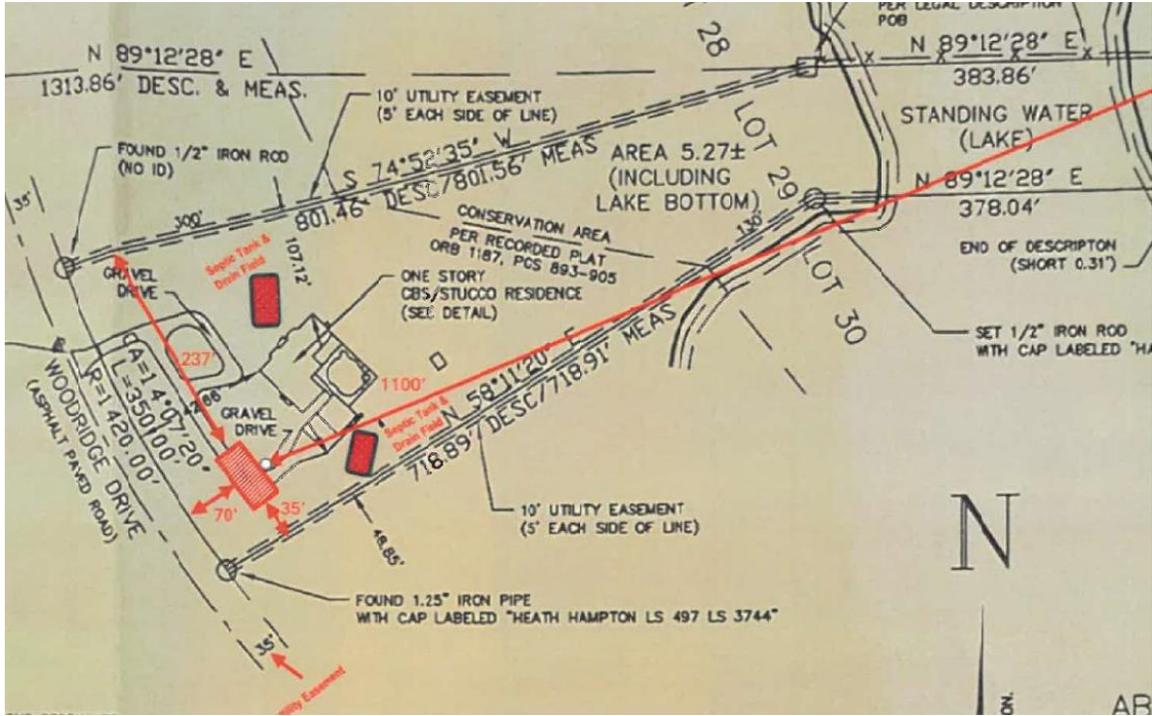
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0232

Title:

(Lots 12-15) Jessamy Street - Request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) 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; BV2026-007 (Jerlis Villalba, Applicant) District 2 - Zembower (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/(407) 665-7331

Motion/Recommendation:

1. Deny the request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) 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; or
2. Approve the request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) 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; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Cassa-Villa Heights subdivision.
- The request is to construct a 4,975 square foot single-family dwelling encroaching twenty-five (25) feet into the front yard setback and ten (10) feet into the rear yard setback.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the front yard setback for this zoning district is fifty (50) feet and the rear yard setback is thirty (30) feet.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

- The variances requested are not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

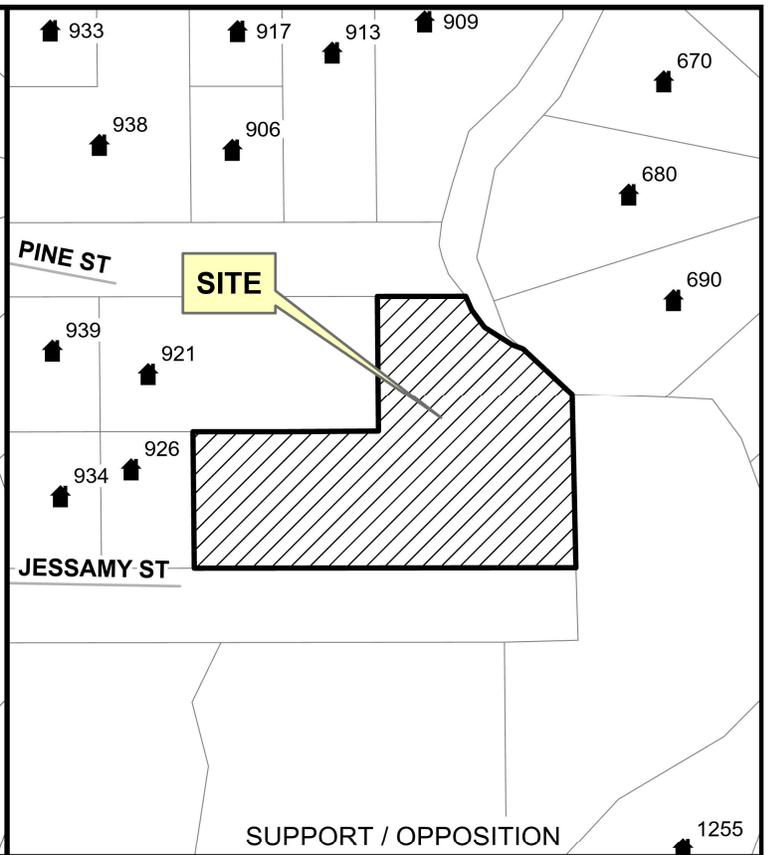
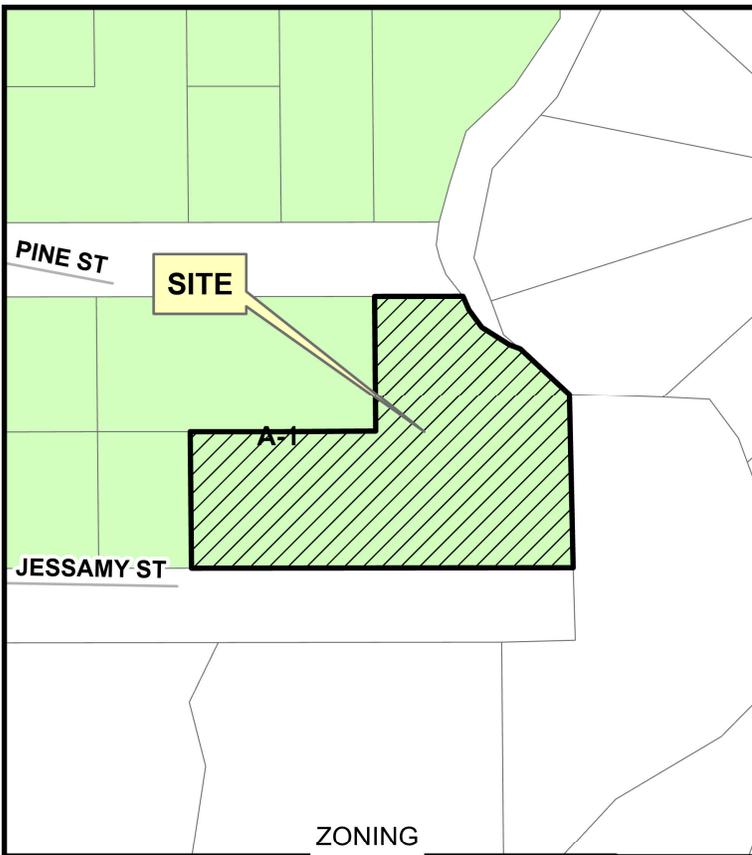
Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

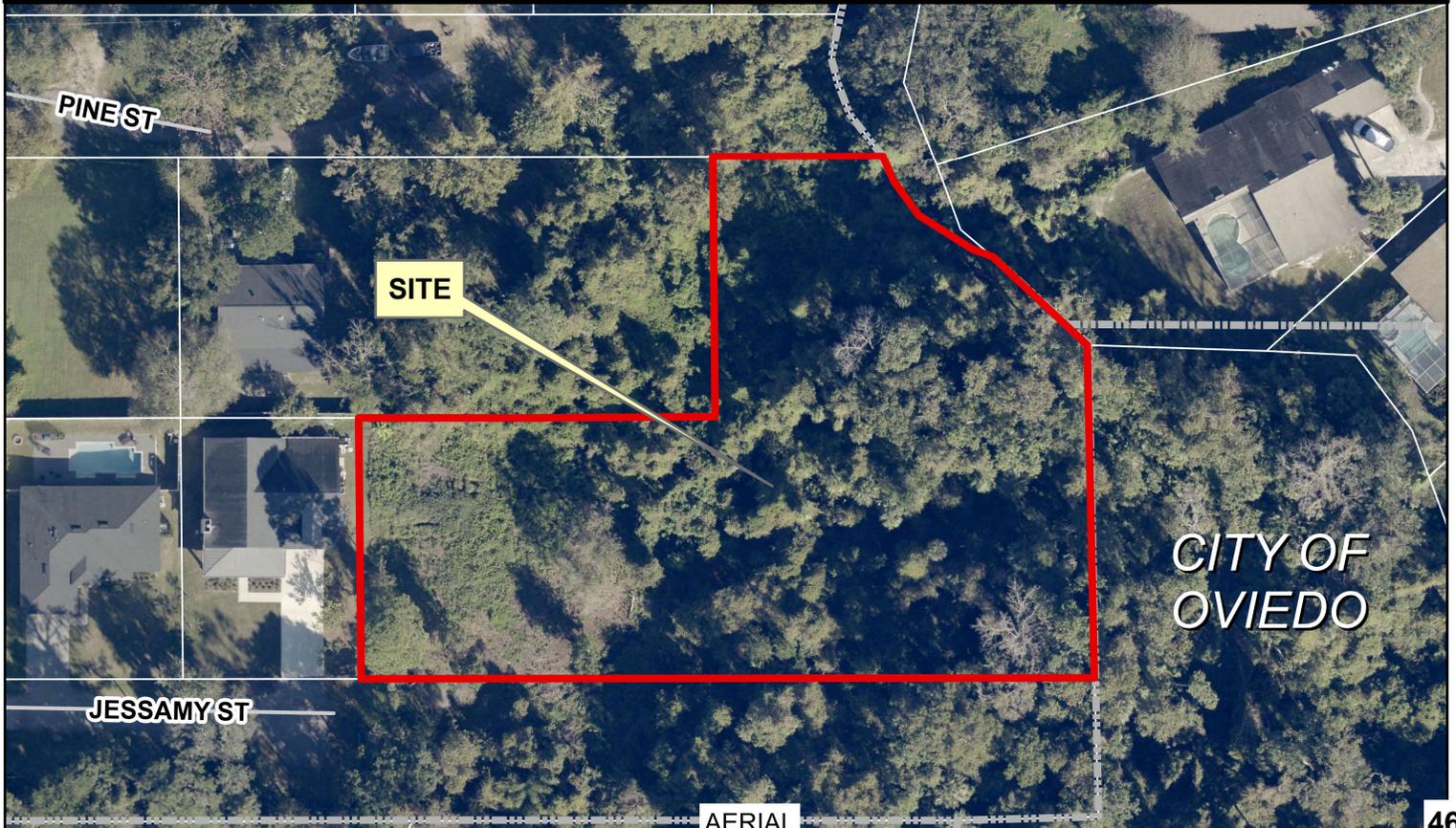
1. Any variance granted will apply only to the single-family dwelling as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



2AA Ortiz Home Improvements Inc
 Parcel: 04-21-31-501-0300-0010

SEMINOLE COUNTY BOA
 MARCH 23, 2026

 A-1
  n/a
  Support
  Oppose

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

The property consists of five lots within the same parcel: Lots 1, 12, 13, 14, and 15. Lots 1, 14, and 15 are designated wetlands which leaves only Lots 12 and 13 available for development. These wetlands occupy the majority of the parcel, leaving the buildable area to be extremely limited. The size and layout of the house cannot fit within the required 50- foot front yard setback as well as the 30-foot rear setback. The home cannot be flipped or rotated because it will not fit within the restricted buildable envelope. These environmental constraints are unique to this property.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The wetlands on Lots 1, 14, and 15 are natural, pre-existing environmental features that were present long before the applicant acquired the property. The applicant has not altered, expanded, or impacted these wetlands in any way. The limited buildable area and restricted placement options result entirely on the required setbacks, not from any action of the applicant.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

The requested variance does not grant any special privilege; it simply allows the applicant the same reasonable residential use enjoyed by surrounding property owners. Other lots in the same zoning district without the wetlands constraints are able to meet the 50- foot front and 30- foot rear setbacks without difficulty. The variance only compensates for the unique environmental limitations affecting this specific parcel and does not provide any additional or unusual benefit beyond normal residential development rights.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Strict enforcement of the 50- foot front setback and 30- foot rear setback would make it impossible to place a home on the only buildable area, Lots 12 and 13, because the space is constrained by wetlands on the adjacent lots. Without the variance, the parcel cannot be developed with typical single- family home, which is a reasonable and permitted use in this zoning district. This would leave the applicant with substantially fewer rights that neighboring property owners who are able to build without environmental limitations.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The proposed 30- foot setback and 20.7- foot rear setback represents the minimum adjustments needed for the home to fit on the only buildable portion of the parcel while avoiding all wetlands. The design has been evaluated in multiple orientations, and the house cannot be flipped or rotated on the site due to the same spatial limitations. No additional reductions are being requested. The variance is strictly the minimum needed to allow placement of a single-family residence.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

The proposed home is consistent within the surrounding single- family residential pattern and meets all other zoning regulations aside from the requested setback adjustments. The variance will not harm neighboring properties, alter the character of the neighborhood, or create any public safety concerns. In fact, the home placement preserves the wetlands on Lots 1, 14, and 15, maintaining environmental protection consistent with County goals. Granting the variance supports reasonable development while safeguarding natural features and maintaining compatibility with nearby homes.

Property Record Card



Parcel: **04-21-31-501-0300-0010**
 Property Address:
 Owners: **2AA ORTIZ HOME IMPROVEMENTS INC; VILLALBA HOMES GENERAL CONTRACT INC**
 2026 Market Value \$390,000 Assessed Value \$390,000 Taxable Value \$390,000
 2025 Tax Bill \$5,334.81
 Vacant Residential property has a lot size of 1.09 Acres

Parcel Location



Site View

Parcel Information

Parcel	04-21-31-501-0300-0010
Property Address	
Mailing Address	13157 PHOENIX WOODS LN ORLANDO, FL 32824-9338
Subdivision	CASSA-VILLA HEIGHTS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$390,000	\$390,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$390,000	\$390,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$390,000	\$390,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,334.81
Tax Bill Amount	\$5,334.81
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

2AA ORTIZ HOME IMPROVEMENTS INC - Tenants in Common :50
 VILLALBA HOMES GENERAL CONTRACT INC - Tenants in Common :50

Legal Description

LOTS 1 12 13 14 & 15 BLK 3
CASSA-VILLA HEIGHTS
PB 10 PG 97

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,000	\$0	\$390,000
Schools	\$390,000	\$0	\$390,000
FIRE	\$390,000	\$0	\$390,000
ROAD DISTRICT	\$390,000	\$0	\$390,000
SJWM(Saint Johns Water Management)	\$390,000	\$0	\$390,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/21/2024	\$100	10664/1983	Improved	No
WARRANTY DEED	2/17/2022	\$165,000	10182/1061	Vacant	Yes
WARRANTY DEED	2/17/2022	\$84,500	10176/0909	Vacant	Yes
WARRANTY DEED	5/1/2006	\$27,000	06279/1835	Vacant	Yes
WARRANTY DEED	7/1/2004	\$35,000	05378/1159	Vacant	No
CORRECTIVE DEED	2/1/1999	\$100	03591/0894	Vacant	No
QUIT CLAIM DEED	8/1/1998	\$100	03493/0279	Vacant	No
WARRANTY DEED	12/1/1991	\$14,900	02374/0323	Vacant	No
WARRANTY DEED	11/1/1988	\$18,000	02015/1522	Vacant	No
QUIT CLAIM DEED	6/1/1988	\$19,500	01979/1937	Vacant	No
WARRANTY DEED	8/1/1987	\$12,500	01881/1471	Vacant	No
QUIT CLAIM DEED	6/1/1981	\$100	01345/0562	Vacant	No
WARRANTY DEED	10/1/1979	\$12,000	01246/1914	Vacant	No

Land

Units	Rate	Assessed	Market
5 Lots	\$78,000/Lot	\$390,000	\$390,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

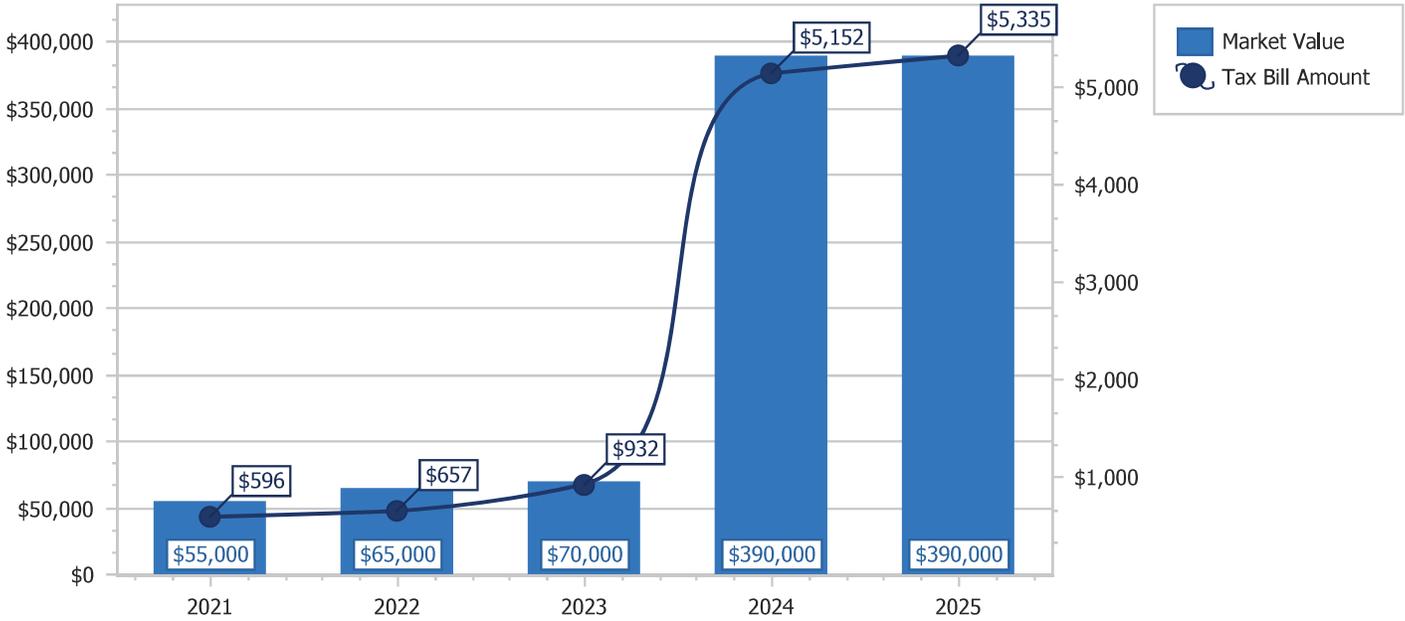
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 70

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 1 12 13 14 & 15 BLK 3 CASSA-VILLA HEIGHTS PB 10 PG 97

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: JERLIS VILLALBA
VILLALBA HOMES GENERAL CONTRAC
ST CLOUD, FL 34772

Project Name: JESSAMY ST (LOTS 1,12-15)

Requested Variances:

A front yard setback variance from fifty (50) feet to twenty-five (25) feet and a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family dwelling in the A-1 (Agriculture) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a single-family dwelling within the front and rear yard setbacks. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 1 12 13 14 & 15 BLK 3 CASSA-VILLA HEIGHTS PB 10 PG 97

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: JERLIS VILLALBA
VILLALBA HOMES GENERAL CONTRAC
ST CLOUD, FL 34772

Project Name: JESSAMY ST (LOTS 1,12-15)

Variance Approval:

Request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) 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.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the single-family dwelling as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

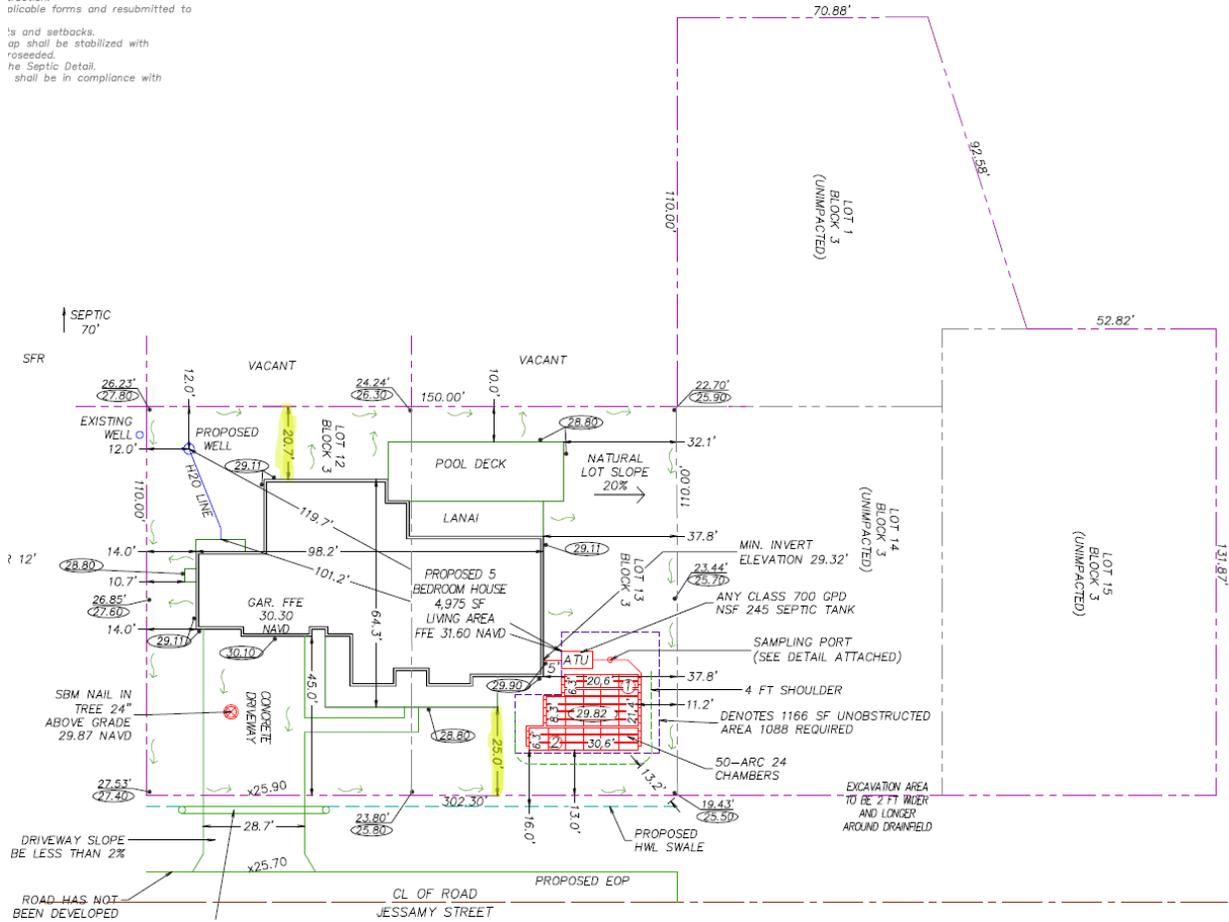
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN

...
 ble forms and resubmitted to
 is and setbacks.
 up shall be stabilized with
 rosed.
 he Septic Detail.
 shall be in compliance with





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0233

Title:

5520 Mendenhall Place - Request for a rear yard setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a covered patio in the PD (Planned Development) district; BV2026-008 (Nithin Rajendran, Applicant) District 5 - Herr (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/(407) 665-7331

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a covered patio in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a covered patio in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Bartram's Landing at St Johns subdivision and Planned Development (PD).
- The request is to construct a fifteen (15) foot by twenty-seven (27) foot covered patio addition encroaching five and one-half (5.5) feet into the rear yard setback.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria has not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

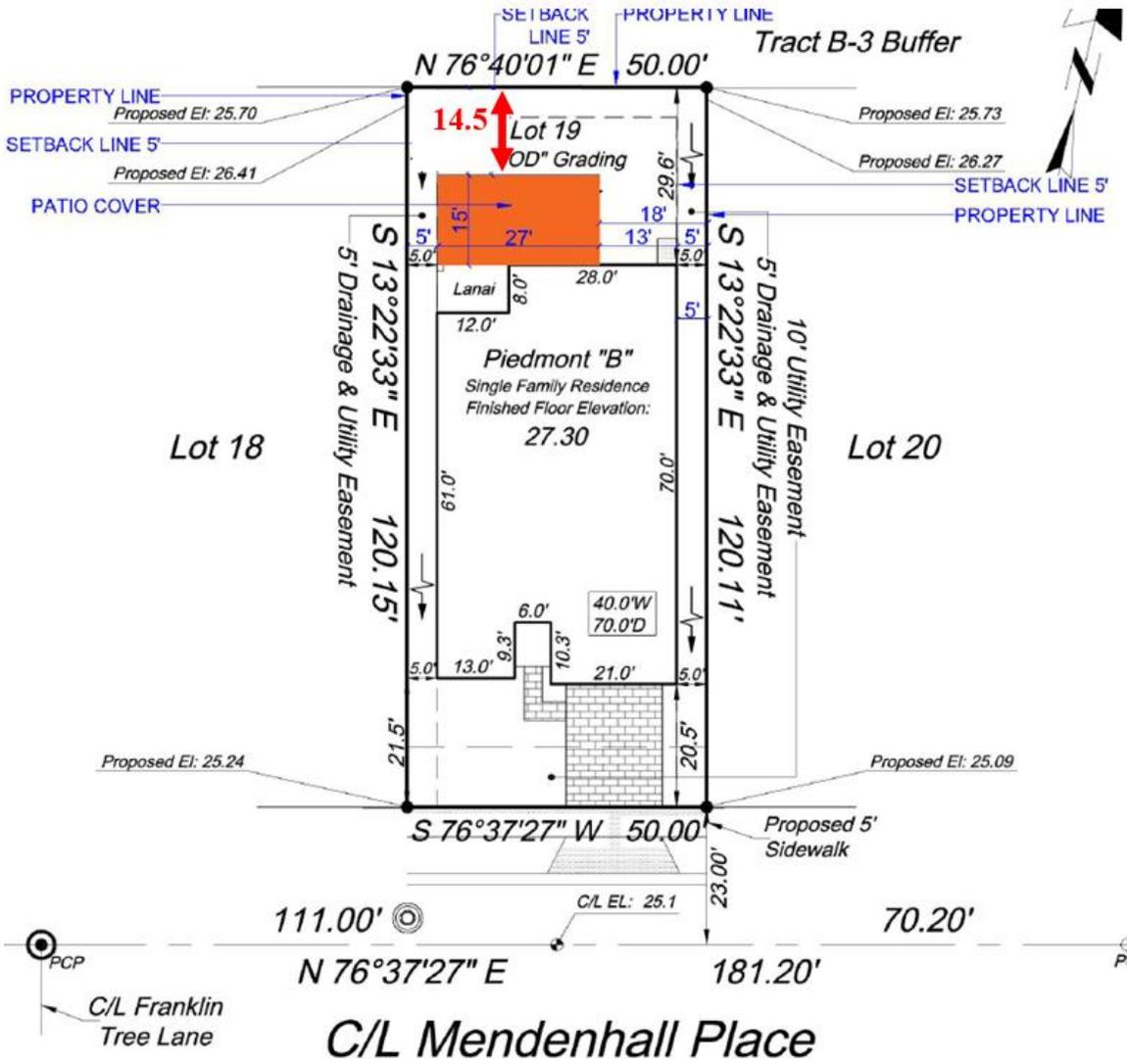
Staff Recommendation:

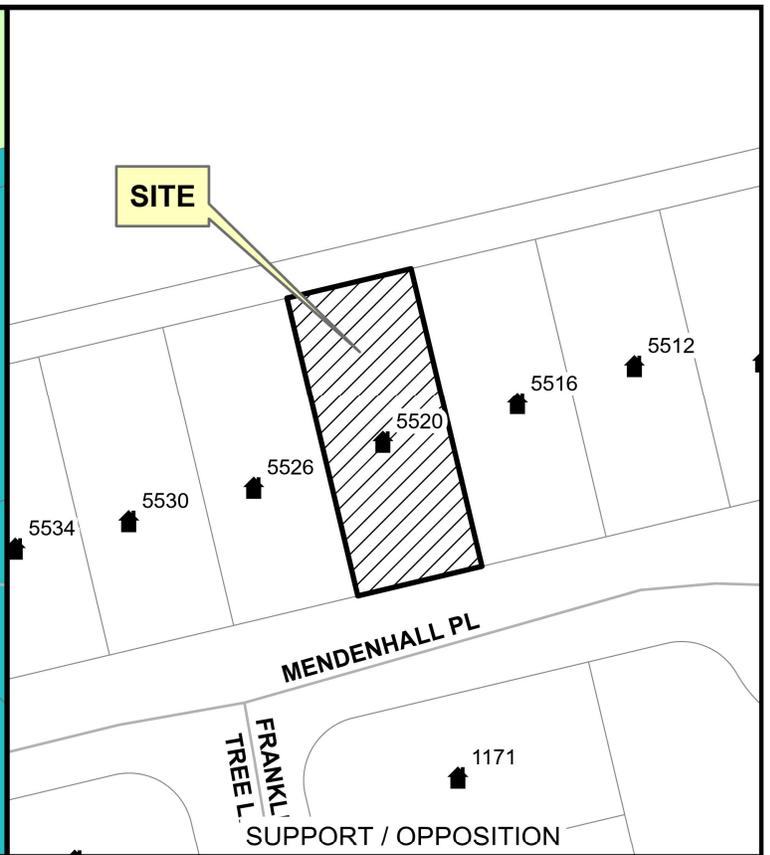
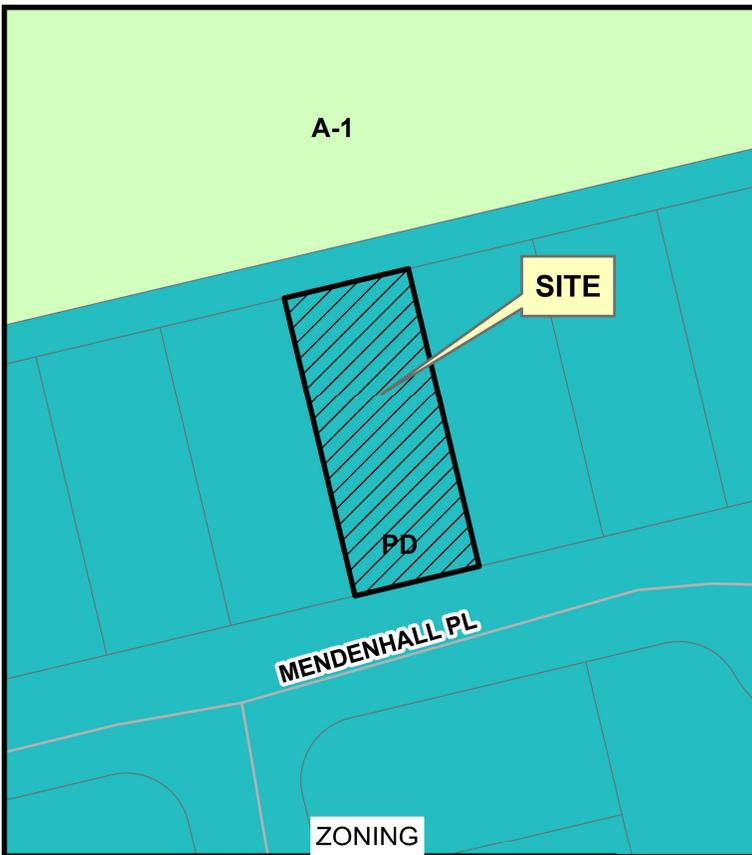
Based on the stated findings, staff recommends denial of the request, but if the Board

of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the covered patio (15' x 27') as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

MENDENHALL PL (5520) VARIANCES





Nithin Rajendran & Priya Mercy
 5520 Mendenhall Pl
 Sanford Fl 32771

SEMINOLE COUNTY BOA
 MARCH 23, 2026

A-1

PD

n/a

Support

Oppose



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? **The subject property is affected by special conditions and circumstances unique to the lot that limit the reasonable placement of a patio cover in full compliance with the required 20-foot setback.**
These conditions include the configuration of the existing residence on the lot, the location of existing improvements, and the buildable area remaining on the property. Due to these site constraints, strict compliance with the setback requirement would prevent the patio cover from being constructed in a functional and reasonable manner. These conditions are specific to the property and are not generally applicable to other properties within the same zoning district.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
The special conditions necessitating the variance are not the result of any action taken by the applicant. The existing placement of the residence and improvements predates the proposed patio cover extension and was not altered to create the need for this variance.
The requested encroachment is solely a response to existing site conditions and is not self-created.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
Granting the requested variance will not confer a special privilege on the applicant that is denied to other properties within the same zoning district. The variance is limited in scope and is intended only to allow reasonable use of the property comparable to similar patio and outdoor living improvements commonly found in the area.
The request does not exceed what is necessary to address the unique constraints of the lot.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
A literal enforcement of the 20-foot setback requirement would deprive the applicant of the ability to reasonably utilize their outdoor living area in a manner consistent with other properties in the neighborhood.
Without the variance, the patio cover extension cannot be constructed in a functional location, creating an unnecessary hardship that is not shared by similarly zoned properties without the same site limitations.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
The requested variance represents the minimum relief necessary, as the proposed patio cover extension encroaches only 5 feet into the required 20-foot setback.
The design has been carefully planned to minimize the extent of the encroachment while still allowing for a practical and usable structure. No greater deviation from the zoning requirements is requested.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
The proposed patio cover extension is consistent with the intent and purpose of the zoning regulations and will not be injurious to the surrounding neighborhood or detrimental to the public welfare.
The structure is residential in scale, will not impact neighboring properties, does not obstruct access, light, or air, and will not create safety, traffic, or drainage concerns. The variance supports reasonable residential use while maintaining the character of the neighborhood

Property Record Card



Parcel: 20-19-30-5VY-0000-0190
Property Address: 5520 MENDENHALL PL SANFORD, FL 32771
Owners: RAJENDRAN, NITHIN A; MERCY, PRIYA D
 2026 Market Value \$525,020 Assessed Value \$525,020 Taxable Value \$525,020
 2025 Tax Bill \$7,209.04
 The 4 Bed/3 Bath Single Family property is 2,189 SF and a lot size of 0.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-19-30-5VY-0000-0190
Property Address	5520 MENDENHALL PL SANFORD, FL 32771
Mailing Address	5520 MENDENHALL PL SANFORD, FL 32771-8088
Subdivision	BARTRAMS LANDING AT ST JOHNS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$395,020	\$397,015
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$525,020	\$527,015
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$525,020	\$527,015

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,209.04
Tax Bill Amount	\$7,209.04
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

RAJENDRAN, NITHIN A - Tenancy by Entirety
 MERCY, PRIYA D - Tenancy by Entirety

Legal Description

LOT 19 BARTRAMS LANDING AT ST JOHNS
PLAT BOOK 88 PAGES 26-28

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$525,020	\$0	\$525,020
Schools	\$525,020	\$0	\$525,020
FIRE	\$525,020	\$0	\$525,020
ROAD DISTRICT	\$525,020	\$0	\$525,020
SJWM(Saint Johns Water Management)	\$525,020	\$0	\$525,020

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/28/2023	\$585,300	10514/1734	Improved	Yes

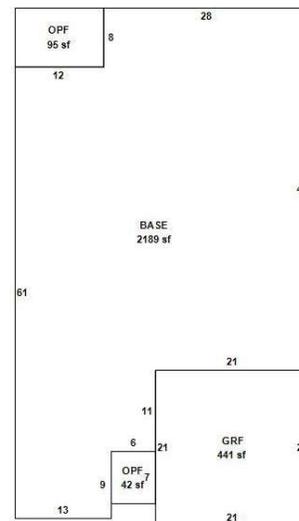
Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2023
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	2189
Total Area (ft ²)	2767
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,010
Assessed	\$395,020

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	42

Permits				
Permit #	Description	Value	CO Date	Permit Date
12733		\$359,955	9/25/2023	7/25/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed

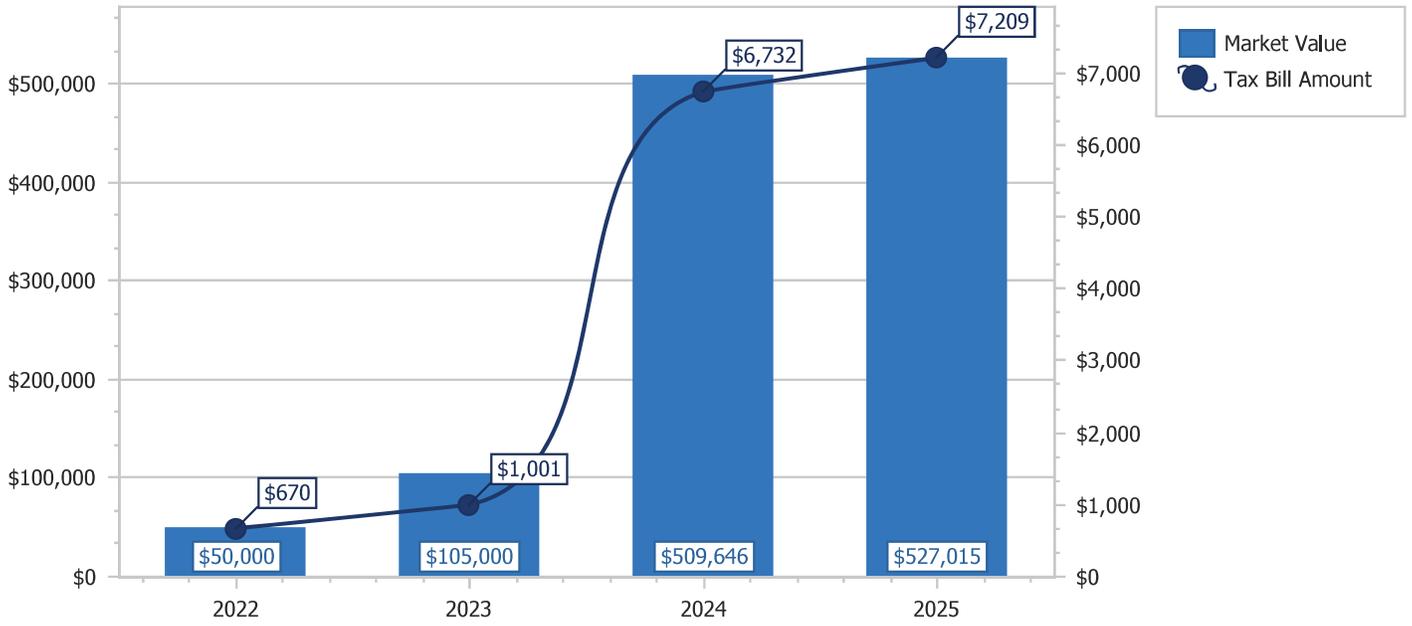
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 19 BARTRAMS LANDING AT ST JOHNS PLAT BOOK 88 PAGES 26-28

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: NITHIN RAJENDRAN
5520 MENDENHALL PL
SANFORD, FL 32771

Project Name: MENDENHALL PL (5520)

Requested Variance:

A rear yard setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a covered patio in the PD (Planned Development) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a covered patio addition within the rear yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 19 BARTRAMS LANDING AT ST JOHNS PLAT BOOK 88 PAGES 26-28

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: NITHIN RAJENDRAN
5520 MENDENHALL PL
SANFORD, FL 32771

Project Name: MENDENHALL PL (5520)

Variance Approval:

Request for a rear yard setback variance from twenty (20) feet to fourteen and one-half (14.5) feet for a covered patio in the PD (Planned Development) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the covered patio (15' x 27') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0242

Title:

247 Ridgewood Street - Request for: (1) an accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2026-011 (Robert McKay, Applicant) District 3 - Constantine (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for: (1) an accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for: (1) an accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the West Altamonte Heights subdivision.

- The request is to construct a thirty (30) foot by thirty (30) foot accessory structure that exceeds the maximum size by 224 square feet, the maximum height by one (1) foot and encroaches on the east side yard setback by five (5) feet.
- Section 30.6.1.2(e) of the Seminole County Land Development Code states:
Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria has not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

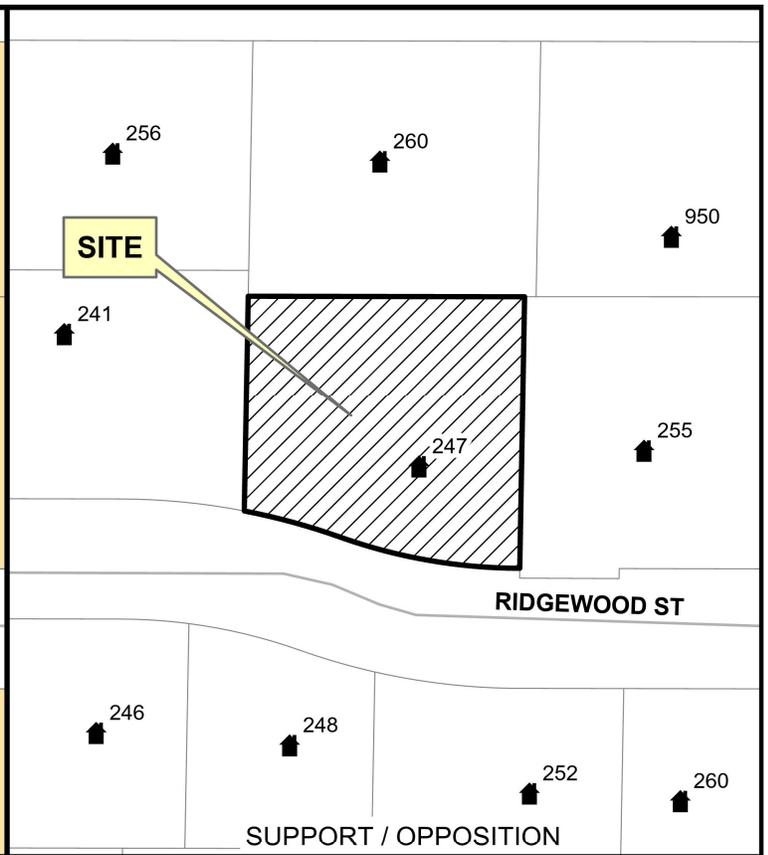
Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

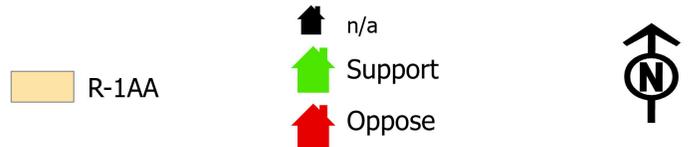
1. Any variance granted will apply only to the shed (30' x 30') as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

RIDGEWOOD ST (247) VARIANCES





Confidential per statute 119.071
 247 Ridgewood St
 Altamonte Springs FL 32701
 SEMINOLE COUNTY BOA
 MARCH 23, 2026



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

The property is two lots that contain a large utility easement and curved right of way that reduces the usable area of the land.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

Easements, set backs and Restrictions were placed when lot was developed.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

I am asking like any other homeowner who would like to improve and add value to his property. There are other similar structures in the same neighborhood.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Looking to improve and enhance the property by creating a structure sufficient to hold any items out of view from neighbors. My cars + equipment are being destroyed by weather.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

I am requesting a side setback from 10ft to 5ft and large enough to sufficiently house various equipment.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

There is sufficient drainage and will not impact the health, safety or welfare of any of my neighbors.
I is compatible with surrounding properties.

Property Record Card



Parcel: **11-21-29-506-0C00-0220**
 Property Address: **247 RIDGEWOOD ST ALTAMONTE SPRINGS, FL 32701**
 Owners:
 2026 Market Value \$231,495 Assessed Value \$231,495 Taxable Value \$231,495
 2025 Tax Bill \$3,173.79
 The 3 Bed/2 Bath Single Family property is 1,352 SF and a lot size of 0.40 Acres

Parcel Location



Site View



Parcel Information

Parcel	11-21-29-506-0C00-0220
Property Address	247 RIDGEWOOD ST ALTAMONTE SPRINGS, FL 32701
Mailing Address	
Subdivision	WEST ALTAMONTE HEIGHTS SEC 3
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$144,195	\$146,118
Depreciated Other Features	\$6,300	\$4,901
Land Value (Market)	\$81,000	\$81,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$231,495	\$232,019
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$231,495	\$232,019

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,173.79
Tax Bill Amount	\$3,173.79
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 22 & 23 BLK C
WEST ALTAMONTE HEIGHTS SEC 3
PB 10 PG 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$231,495	\$0	\$231,495
Schools	\$231,495	\$0	\$231,495
FIRE	\$231,495	\$0	\$231,495
ROAD DISTRICT	\$231,495	\$0	\$231,495
SJWM(Saint Johns Water Management)	\$231,495	\$0	\$231,495

Sales

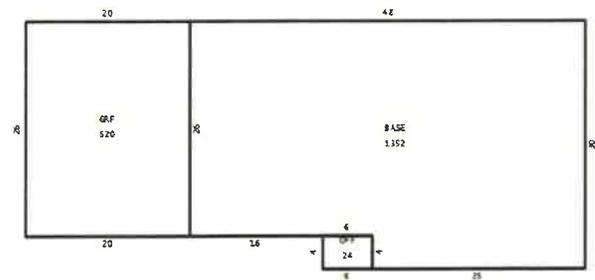
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1 Lot	\$90,000/Lot	\$81,000	\$81,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1352
Total Area (ft ²)	1896
Constuction	CONC BLOCK
Replacement Cost	\$192,260
Assessed	\$144,195



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
GARAGE FINISHED	520

Permits				
Permit #	Description	Value	CO Date	Permit Date
05537	WINDOW/DOOR REPLACEMENT	\$5,050		4/25/2019
03154	REROOF	\$6,210		4/22/2010

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1980	1	\$3,000	\$1,800
SCREEN PATIO 1	1991	1	\$3,500	\$2,100
CARPORT 1	2017	1	\$3,000	\$2,400
SHED - NO VALUE	2017	1	\$0	\$0

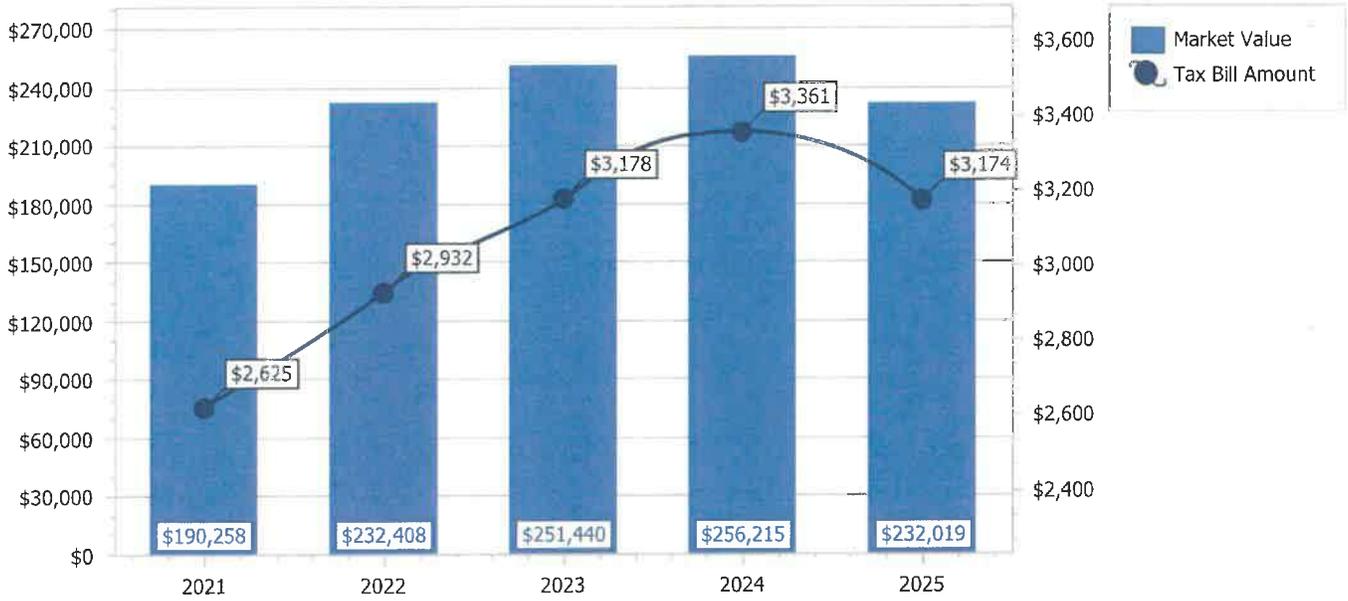
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 43

Utilities	
Fire Station #	Station: 11 Zone: 114
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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View from Ridgewood St.
Structure would be behind trees + house.





247 Ridgewood Street
Altamonte Springs, FL 32701

30ft

87 8265 28.67817 Degrees

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 22 & 23 BLK C WEST ALTAMONTE HEIGHTS SEC 3 PB 10 PG 76

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: ROBERT MCKAY
247 RIDGEWOOD ST
ALTAMONTE SPRINGS, FL 32701

Project Name: RIDGEWOOD ST (247)

Requested Variances:

(1) An accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a shed within the side yard setback that exceeds the maximum size and height required for an accessory structure. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 22 & 23 BLK C WEST ALTAMONTE HEIGHTS SEC 3 PB 10 PG 76

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: ROBERT MCKAY
247 RIDGEWOOD ST
ALTAMONTE SPRINGS, FL 32701

Project Name: RIDGEWOOD ST (247)

Variance Approval:

Request for: (1) an accessory structure maximum size variance from 676 square feet to 900 square feet; (2) an accessory structure maximum height variance from fifteen (15) feet to sixteen (16) feet; and (3) an east side yard setback variance from ten (10) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the shed (30' x 30') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0228

Title:

6048 Linneal Beach Drive - Request for: (1) an east side yard setback variance from ten (10) feet to six (6) feet for a pool enclosure and (2) a south side yard setback variance from (10) feet to five (5) feet for a pool enclosure in the R-1AA (Single Family Dwelling) district; BV2026-006 (Oliver Holland, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/ 407-665-7387

Motion/Recommendation:

1. Deny the request for: (1) an east side yard setback variance from ten (10) feet to six (6) feet for a pool enclosure (2) a south side yard setback variance from (10) feet to five (5) feet for a pool enclosure in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for: (1) an east side yard setback variance from ten (10) feet to six (6) feet for a pool enclosure (2) a south side yard setback variance from (10) feet to five (5) feet for a pool enclosure in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Jansen subdivision.
- The proposed structure to be constructed is 27' x 48' (1296 sq ft)
- The applicant applied for the appropriate building permit (26-00000167), and at

that time, it was determined that setbacks variances would be required.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
- That the special conditions and circumstances do not result from the actions of the applicant; and
- That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
- That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
- That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff find that the following variance criteria have not been satisfied:

The structure size could be smaller to meet the setbacks; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

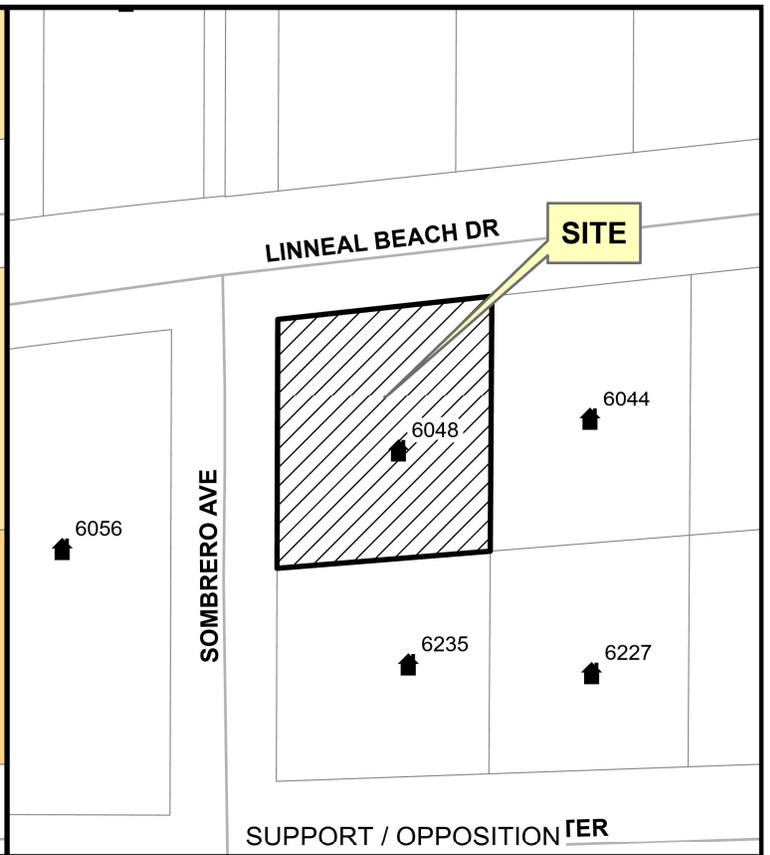
Based upon the foregoing findings, the requested variance is not in the public interest

and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

- Any variance granted will apply only to the 27' x 48' (1296 sq ft) as depicted on the attached site plan; and
- Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



Oliver Holland & Trang Nguyen
 6048 Linneal Beach Dr
 Apopka FL 32703

SEMINOLE COUNTY BOA
 MARCH 23, 2026

R-1AA
 R-1A

n/a
 Support
 Oppose



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district

The subject property presents unique physical and spatial constraints that are not common to other properties within the same zoning district. These conditions include the existing placement of the primary residence, pool, and required pool deck area necessary for safe circulation and maintenance, which significantly limit the buildable area available for a pool enclosure that complies strictly with all setback requirements. Additionally, the configuration and dimensions of the lot, combined with the required safety clearances around the pool, create a situation where strict compliance with the required setbacks (10') would prevent the reasonable enclosure of the pool area, unlike other similar zoned properties with more favorable lot layouts.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The special conditions affecting the subject property were not created by the applicant. The existing residence, pool, and associated site features were established prior to this variance request and in compliance with applicable regulations at the time of construction. The need for the variance arises from the physical characteristics and preexisting developments of the lot, rather than from any action, alteration, or negligence on the part of the applicant.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Granting the request variance would not confer any special privilege to the applicant. The variance would merely allow a reasonable improvement that is consistent with similar pool enclosure commonly found within the zoning district. The request does not seek to exceed typical development standards in terms of height, use, or intensity, but rather to allow a modest reduction in setback necessary to accommodate the enclosure in a manner comparable to neighboring properties.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

A literal enforcement of the zoning setback requirements would deprive the applicant of the ability to reasonably enclose the existing pool, a feature commonly enjoyed by other residential properties in the same zoning district. Denial of the variance would result in an unnecessary hardship by effectively preventing the use of a pool enclosure for safety, functionality, and protection from insects and debris such as leaves that frequently fall in the pool from surrounding trees, despite the pool itself being a legally permitted and existing improvement.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The requested variance represent the minimum deviation from the required setback necessary to allow the reasonable placement of the pool enclosure. The proposed enclosure has been designed to minimize the encroachment into the setback area while still maintaining structural integrity, code compliance, and functional use. No additional reduction beyond what is strictly necessary is being requested. It is further noted that the owners recently bought the property with the reasonable expectation that they would be able to add a pool enclosure.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

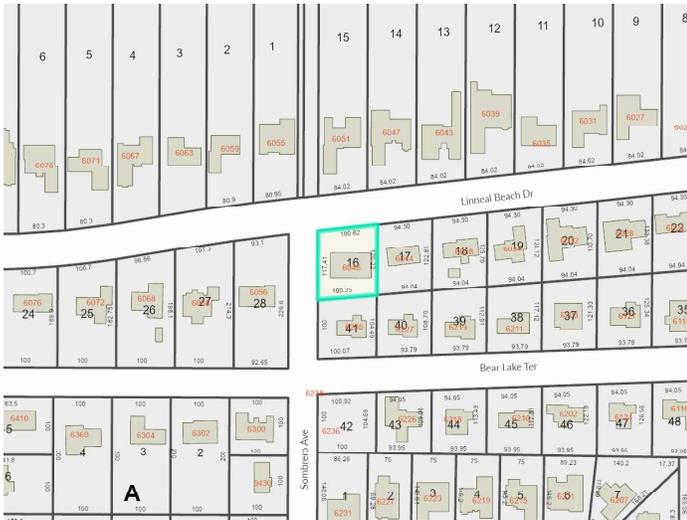
Granting the variance would be consistent with the intent of the zoning regulations by allowing reasonable residential improvements while maintaining neighborhood character and compatibility. The proposed pool enclosure will not negatively impact adjacent properties, public safety, or infrastructure. The enclosure is residential in scale, visually compatible with surrounding development, and will not obstruct access, utilities, or drainage. Therefore, approval of the variance would not be injurious to the neighborhood nor detrimental to the public welfare. The pool and proposed enclosure are located on the opposite side of the lot from the side street. The proposed enclosure is not adjacent to, nor visually or functionally impacting, the side street frontage. Under the proposed enclosure design, the setback of the enclosure from the side fence on the side-street side exceeds 40 ft, and the setback from the side street itself exceeds 55 ft. These distances substantially exceed any minimum setback concerns related to the side street condition.

Property Record Card



Parcel: **19-21-29-506-0000-0160**
 Property Address: **6048 LINNEAL BEACH DR APOPKA, FL 32703**
 Owners: **HOLLAND, OLIVER D; PHUONG NGUYEN, TRANG K**
 2026 Market Value \$358,160 Assessed Value \$358,160 Taxable Value \$358,160
 2025 Tax Bill \$3,139.88 Tax Savings with Exemptions \$2,009.42
 The 5 Bed/2 Bath Single Family property is 2,127 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-29-506-0000-0160
Property Address	6048 LINNEAL BEACH DR APOPKA, FL 32703
Mailing Address	6048 LINNEAL BEACH DR APOPKA, FL 32703-1937
Subdivision	JANSEN SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$265,060	\$284,038
Depreciated Other Features	\$23,100	\$22,400
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$358,160	\$376,438
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$106,046
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$358,160	\$270,392

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,149.30
Tax Bill Amount	\$3,139.88
Tax Savings with Exemptions	\$2,009.42

Owner(s)

Name - Ownership Type
 HOLLAND, OLIVER D - Tenancy by Entirety
 PHUONG NGUYEN, TRANG K - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 16
JANSEN SUBD
PB 11 PG 57

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$358,160	\$0	\$358,160
Schools	\$358,160	\$0	\$358,160
FIRE	\$358,160	\$0	\$358,160
ROAD DISTRICT	\$358,160	\$0	\$358,160
SJWM(Saint Johns Water Management)	\$358,160	\$0	\$358,160

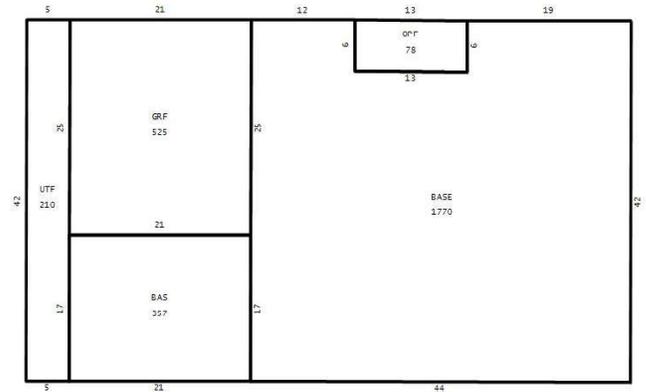
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/24/2025	\$385,000	10941/1447	Improved	Yes
SPECIAL WARRANTY DEED	4/1/2016	\$162,500	08716/1283	Improved	No
CERTIFICATE OF TITLE	7/1/2014	\$100,100	08297/0795	Improved	No
CORRECTIVE DEED	10/1/2008	\$100	07075/0338	Improved	No
WARRANTY DEED	9/1/2008	\$250,000	07064/0071	Improved	Yes
WARRANTY DEED	6/1/1999	\$95,000	03676/0329	Improved	Yes
WARRANTY DEED	6/1/1992	\$89,000	02444/1185	Improved	Yes
WARRANTY DEED	10/1/1991	\$73,000	02347/1490	Improved	Yes
WARRANTY DEED	1/1/1985	\$65,000	01608/1929	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$70,000/Lot	\$70,000	\$70,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1973
Bed	5
Bath	2.0
Fixtures	8
Base Area (ft ²)	1770
Total Area (ft ²)	2940
Constuction	CONC BLOCK
Replacement Cost	\$392,682
Assessed	\$265,060



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
BASE	357
GARAGE FINISHED	525
OPEN PORCH FINISHED	78
UTILITY FINISHED	210

Permits				
Permit #	Description	Value	CO Date	Permit Date
07346	REROOF	\$14,590		6/24/2016
04507	INTERIOR ALTERATIONS	\$2,591		4/29/2008
02413	13 WINDOW REPLACEMENTS	\$3,300		3/5/2004
07837	VINYL SOFFIT & FASCIA	\$3,500		8/1/2002
06502	MECHANICAL & CONDENSOR	\$4,200		6/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1980	1	\$3,500	\$2,100
POOL 1	1985	1	\$35,000	\$21,000

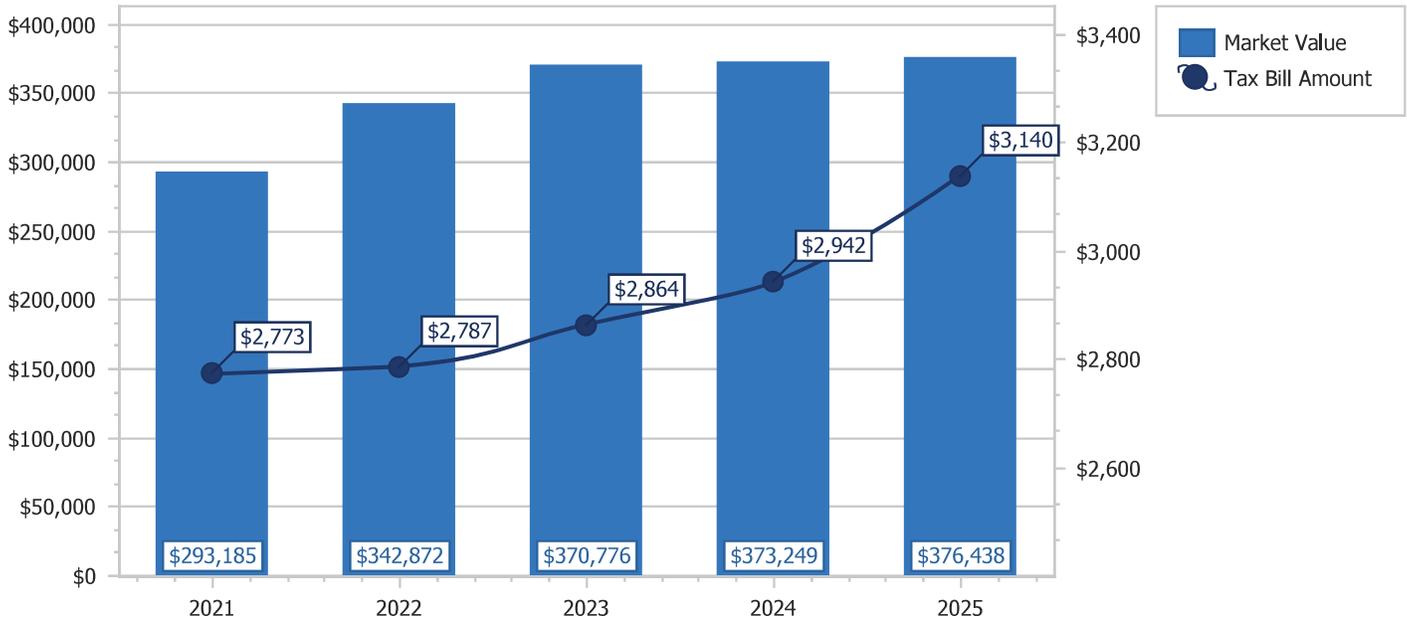
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Management

Property Value History



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Photographs – Variance Application

Property Address: 6048 Linneal Beach Dr. Apopka, Fl. 32703

Parcel ID: 19-21-29-506-0000-0160



Photo 1- View of the rear yard and existing pool deck area, demonstrating that the proposed enclosure has been designed to fit within the remaining buildable area created by preexisting improvements, and that any further setback compliance would render the enclosure impractical.



Photo 2 – View of the existing pool and rear yard area, taken from the side of the property opposite the secondary street access, demonstrating that the pool and proposed enclosure are not visually or functionally related to the secondary street and are set well within the interior of the lot.



Photo 3 – 4- View taken from the side of the property opposite the primary street, illustrating the existing 10-foot side yard setback of the residence. The photograph demonstrates that a literal extension of this setback to the proposed pool enclosure would encroach into the existing pool and deck area, thereby preventing the reasonable placement of a pool enclosure.

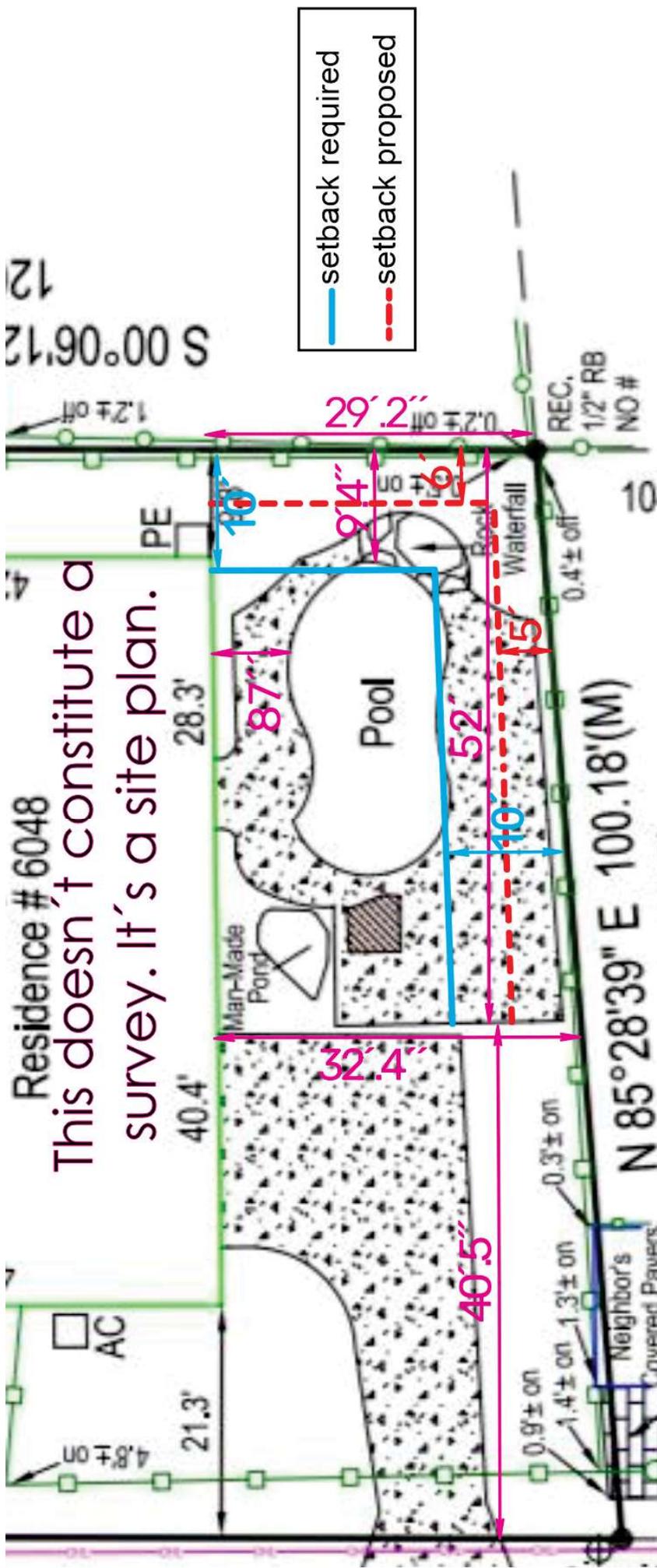


Add new pool enclosure 27'x48', dome style, bronze colored aluminium, 2 doors 36'', 18/14 screen. (charcoal)

This doesn't constitute a survey. It's a site plan.



PROPERTY ADDRESS:
6048 LINNEAL BEACH DRIVE



**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 16 JANSEN SUBD PB 11 PG 57

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: OLIVER HOLLAND
6048 LINNEAL BEACH DR
APOPKA, FL 32703

Project Name: LINNEAL BEACH DR (6048)

Requested Variance:

(1) an east side yard setback variance from ten (10) feet to six (6) feet for a pool enclosure (2) a south side yard setback variance from (10) feet to five (5) feet for a pool enclosure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a pool enclosure. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 16 JANSEN SUBD PB 11 PG 57

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: OLIVER HOLLAND
6048 LINNEAL BEACH DR
APOPKA, FL 32703

Project Name: LINNEAL BEACH DR (6048)

Variance Approval:

Request for a (1) an east side yard setback variance from ten (10) feet to six (6) feet for a pool enclosure (2) a south side yard setback variance from (10) feet to five (5) feet for a pool enclosure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pool enclosure (48' x 27') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

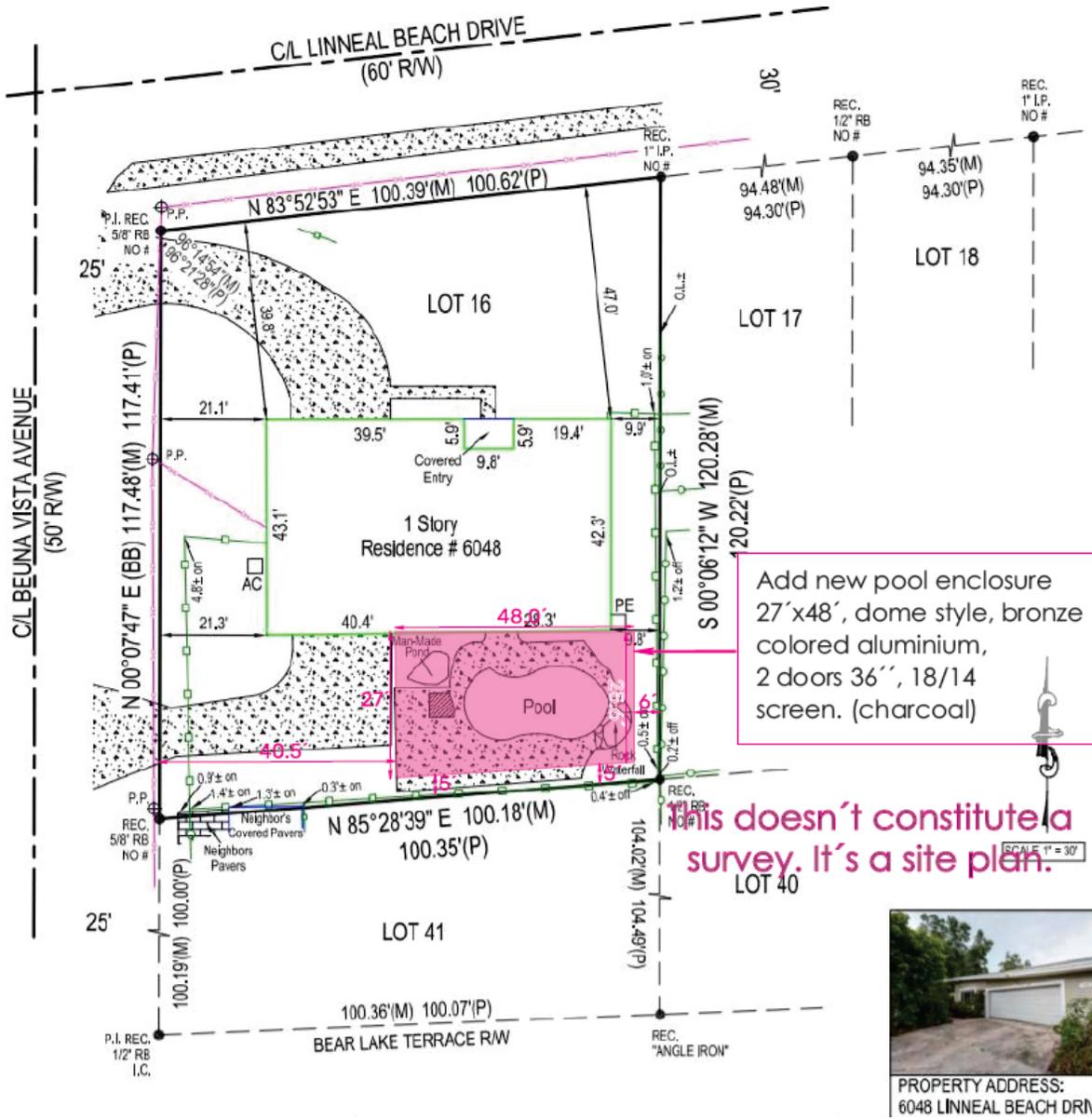
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0229

Title:

3316 Regal Crest Drive - Request for a west side yard setback variance from ten (10) feet to 6 feet and 6 inches for a pool enclosure in the PD (Planned Development) district; BV2026-009 (Laurence Burns, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a west side yard setback variance from ten (10) feet to 6 feet and 6 inches for a pool enclosure in the PD (Planned Development) district;
or
2. Approve the request for a west side yard setback variance from ten (10) feet to 6 feet and 6 inches for a pool enclosure in the PD (Planned Development) district;
or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Alaqua Lakes Phase 4 subdivision and is within the Alaqua Lakes Planned Development (PD).
- The proposed structure to be constructed will be 45' x 30' (1350 sqft)
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.
- The applicant applied for the appropriate building permit (26-00000078), and at that time, it was determined that setbacks variances would be required.

- The rear of the property abuts Tract E which is Open Space.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff find that the following variance criteria have not been satisfied:

The proposed pool enclosure can be constructed smaller; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

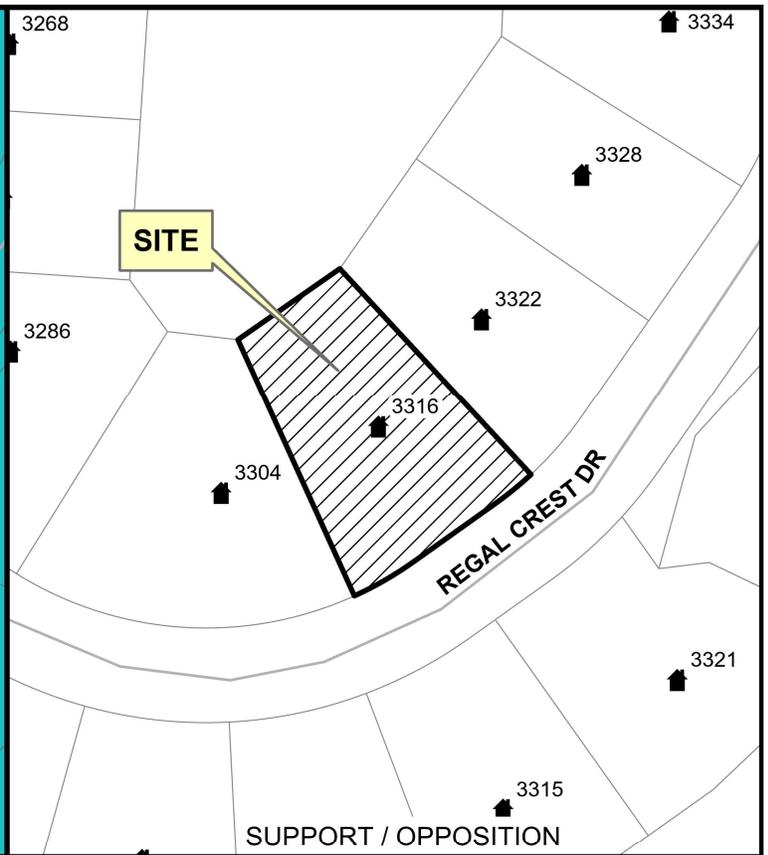
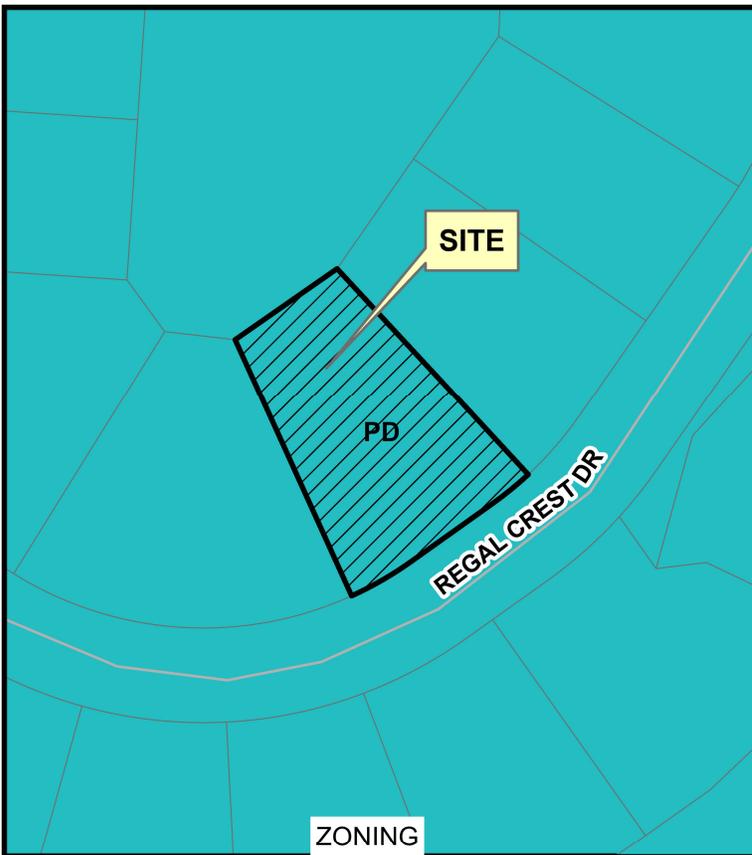
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

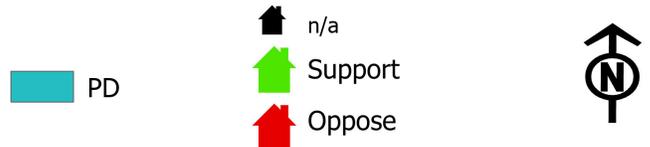
variance, staff recommends the following conditions of approval:

- Any variance granted will apply only to the pool enclosure 45' x 30' (1350 sqft)
 1. as depicted on the attached site plan; and
 2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



Dana & Laurence Burns Living Trust
 3316 Regal Crest Dr
 Longwood FL 32779

SEMINOLE COUNTY BOA
 MARCH 23, 2026



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? *SEE ATTACHED*

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? *SEE ATTACHED*

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district? *SEE ATTACHED*

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant? *SEE ATTACHED*

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? *SEE ATTACHED*

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare? *SEE ATTACHED*

1. Special Conditions and Circumstances: The property at 3316 Regal Crest is uniquely situated on a pie shaped lot with the house placed 8 ft from the property line. The original builder must have had a variance as the setback is supposed to be 10 ft. The new pool enclosure is going to attach to the corner of the house and run on the outside of the existing pool. This will require the variance as the enclosure will be 6 ft 6 inches from the property line at the far corner.

2. Not the Result of Applicants Actions: The special conditions stem from the property being built inside the current setback requirement. This was established before our ownership and beyond our control.

3. No special Privilege Conferred: Granting the variance to install the screen enclosure will not confer any special privilege denied to other properties under Chapter 30. Pool enclosures are consistent with the homes with pools in Alaqua Lakes community.

4. Deprivation of Rights and Undue Hardship: Enforcement of the zoning regulation limiting the enclosure would deprive the applicant of functional use of the pool area. The enclosure will keep unwanted insects, animals and debris out of the pool area. Without the enclosure the pool requires daily cleaning due to large trees in the common area behind the house. The owners also feel unsafe as there are bears regularly in the area and feel the enclosure will deter them from the pool area.

5. Minimum Variance for Reasonable Use: The variance to install the pool enclosure as confirmed by the survey and drawing is the minimum necessary to enable reasonable use and effectiveness.

6. Harmony with Zoning Intent and No Detriment to Public Welfare: Granting the variance to install the screen enclosure as confirmed by the drawing and survey aligns with Chapter 30's intent to promote functional residential development and compatibility. This enables reasonable use without altering the property's character.

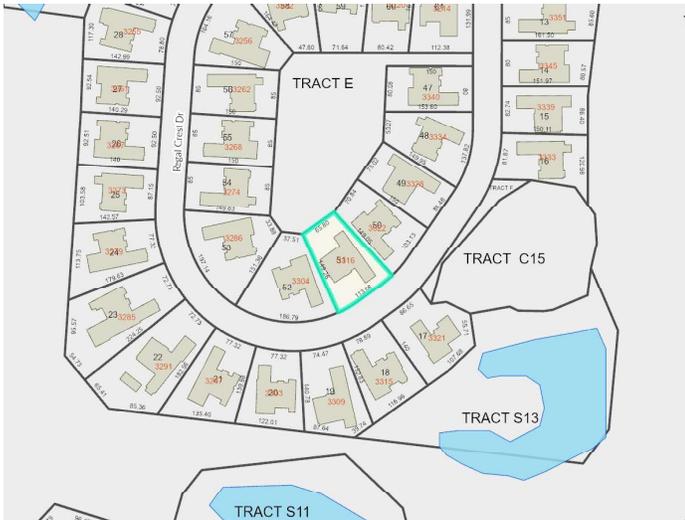
3316 Regal Crest, Longwood Fl 32779

Property Record Card



Parcel: 10-20-29-5PF-0000-0510
Property Address: 3316 REGAL CREST DR LONGWOOD, FL 32779
Owners: LAURENCE E & DANA R BURNS LIVING TRUST
 2026 Market Value \$1,045,584 Assessed Value \$1,045,584 Taxable Value \$1,045,584
 2025 Tax Bill \$9,658.20 Tax Savings with Exemptions \$4,143.58
 The 4 Bed/4 Bath Single Family property is 3,542 SF and a lot size of 0.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	10-20-29-5PF-0000-0510
Property Address	3316 REGAL CREST DR LONGWOOD, FL 32779
Mailing Address	18164 VIA ENCANTADA MONTE SERENO, CA 95030-2104
Subdivision	ALAUQUA LAKES PH 4
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$779,742	\$744,565
Depreciated Other Features	\$40,842	\$39,411
Land Value (Market)	\$225,000	\$225,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,045,584	\$1,008,976
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$262,064
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,045,584	\$746,912

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,801.78
Tax Bill Amount	\$9,658.20
Tax Savings with Exemptions	\$4,143.58

Owner(s)

Name - Ownership Type
LAURENCE E & DANA R BURNS LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 51 ALAQUA LAKES PHASE 4 PB 55 PGS 47
THRU 50

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,045,584	\$0	\$1,045,584
Schools	\$1,045,584	\$0	\$1,045,584
FIRE	\$1,045,584	\$0	\$1,045,584
ROAD DISTRICT	\$1,045,584	\$0	\$1,045,584
SJWM(Saint Johns Water Management)	\$1,045,584	\$0	\$1,045,584

Sales

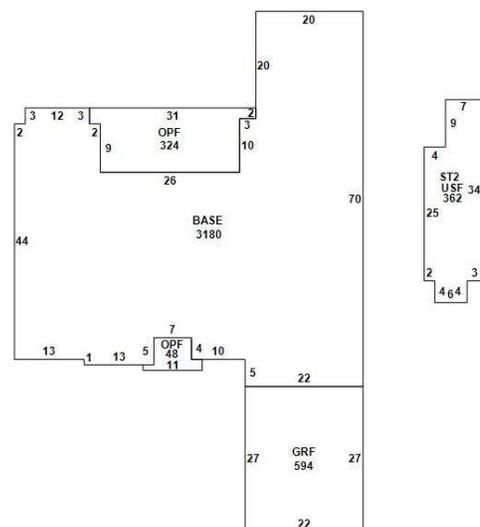
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/20/2025	\$1,170,000	10941/1062	Improved	Yes
WARRANTY DEED	6/14/2021	\$685,000	09962/1153	Improved	Yes
WARRANTY DEED	8/15/2019	\$499,000	09417/1945	Improved	No
WARRANTY DEED	4/1/2004	\$600,000	05302/0796	Improved	Yes
WARRANTY DEED	12/1/2001	\$439,400	04262/0722	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$225,000/Lot	\$225,000	\$225,000

Building Information

#	1
Use	SINGLE FAMILY 2
Year Built*	2001/2011
Bed	4
Bath	4.0
Fixtures	16
Base Area (ft ²)	3180
Total Area (ft ²)	4508
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$820,781
Assessed	\$779,742



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	594
OPEN PORCH FINISHED	324
OPEN PORCH FINISHED	48
UPPER STORY FINISHED	362

Permits				
Permit #	Description	Value	CO Date	Permit Date
10097	3316 REGAL CREST DR: GAS - RESIDENTIAL-Connecting Gas Line to Home Standby Gen [ALAQUA LAKES PH 4]	\$0		7/25/2022
10092	3316 REGAL CREST DR: ELECTRIC - GENERATOR-Home standby Generator [ALAQUA LAKES PH 4]	\$14,000		7/22/2022
19364	3316 REGAL CREST DR: MECHANICAL - RESIDENTIAL- [ALAQUA LAKES PH 4]	\$5,000	1/18/2022	12/3/2021
14700	3316 REGAL CREST DR: MECHANICAL - RESIDENTIAL- [ALAQUA LAKES PH 4]	\$6,200	3/30/2022	8/10/2021
07091	SWIMMING POOL	\$20,000		7/1/2002
02025	ADDITION NEW SFR	\$0	11/20/2001	3/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	2001	1	\$6,000	\$3,600
POOL 2	2002	1	\$45,000	\$27,000
GAS HEATER - UNIT	2002	1	\$1,653	\$992
STANDBY GENERATOR 1	2022	1	\$10,000	\$9,250

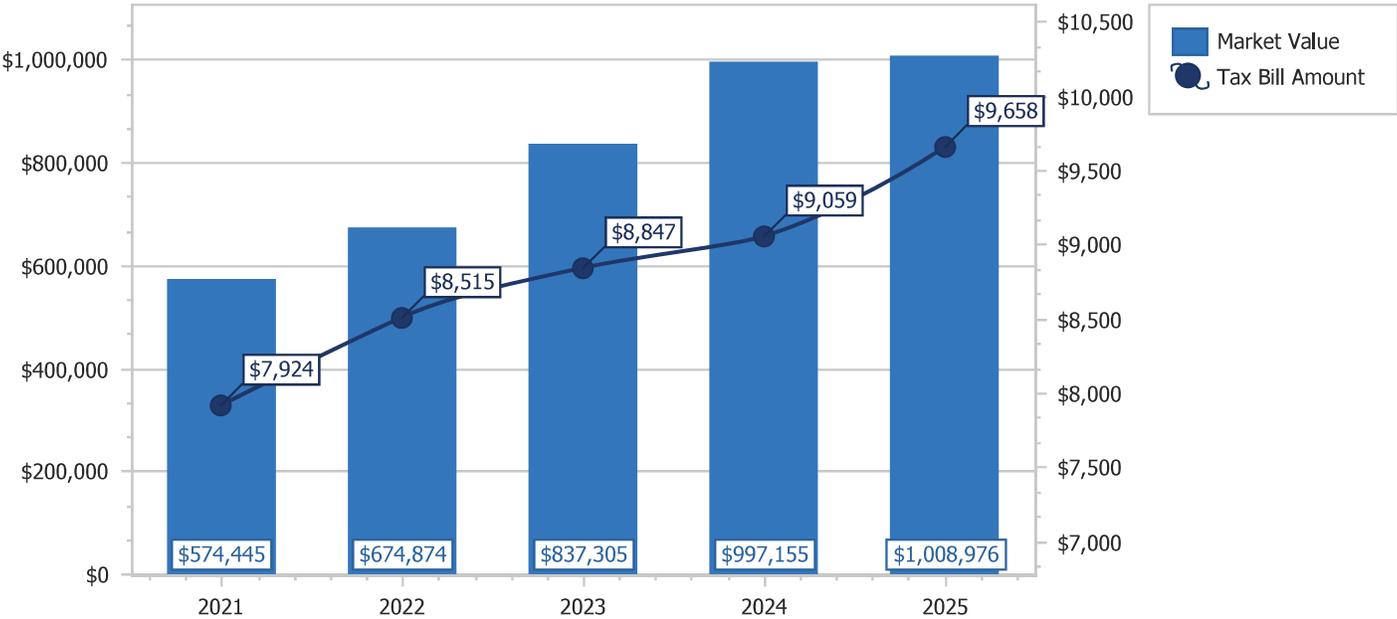
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Lake Mary

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 30

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 51 ALAQUA LAKES PHASE 4 PB 55 PGS 47 THRU 50

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: LAURENCE BURNS
18164 VIA ENCANTADA
MONTE SERENO, CA 95030

Project Name: REGAL CREST DRIVE (3316)

Requested Variance:

A west side yard setback variance from ten (10) feet to 6 feet and 6 inches for a pool enclosure in the PD (Planned Development) district.

The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to constructed a pool enclosure. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 23, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 51 ALAQUA LAKES PHASE 4 PB 55 PGS 47 THRU 50

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: LAURENCE BURNS
18164 VIA ENCANTADA
MONTE SERENO, CA 95030

Project Name: REGAL CREST DRIVE (3316)

Variance Approval:

Request for a west side yard setback variance from ten (10) feet to 6 feet and 6 inches for a pool enclosure in the PD (Planned Development) district. The findings reflected in the record of the March 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pool enclosure (45' x 30') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of April, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN

