



**SEMINOLE COUNTY, FLORIDA**  
**Board of Adjustment**  
**Meeting Agenda - Final**

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Monday, October 27, 2025

6:00 PM

BCC Chambers, Room 1028

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**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**VARIANCES**

1. **601 Lake Shore Drive** - Request for a variance from Section [2025-1012](#)  
30.7.2.4(a), Seminole County Land Development Code, to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a R-1AA (Single-Family Dwelling) district; BV2025-115 (Robert Taylor, Applicant); District3 - Constantine (Kathy Hammel, Project Manager).

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Enlarged pool site plan](#)  
[Pool details](#)  
[Justification Statement](#)  
[Pictures](#)  
[Property Record Card](#)  
[Approval Development Order](#)  
[Denial Development Order](#)

- 
2. **613 Mimosa Terrace** - Request for: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-101 (Jorge Alvarez, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2025-953](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Letter of Support](#)  
[Drawings](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
3. **5651 Deer Path Lane** - Request for: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn in the A-1 (Agriculture) district; BV2025-110 (Valerie Lettieri, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-952](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

4. **(Lot 76) Emmett Avenue** - Request for: (1) a south front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) an east side street setback variance from fifty (50) feet to nineteen (19) feet; and (3) a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a Single Family Dwelling in the A-1 (Agriculture) district; BV2025-103 (David Gardner, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-954](#)

***Development Services - Planning and Development***

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

5. **5724 Michelle Lane** - Request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district; BV2025-102 (Ryan Mays, Applicant) District5 - Herr (Mary Robinson, Project Manager) [2025-929](#)

***Development Services - Planning and Development***

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

6. **194 Pine Street** - Request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district; BV2025-104 (June C. Moran, Applicant) District 2 - Zembower (Mary Robinson, Project Manager) [2025-948](#)

***Development Services - Planning and Development***

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

7. **(Lot 17-19) 2nd Street** - Request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district; BV2025-107 (Central Florida Equity Builder, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-949](#)

***Development Services - Planning and Development***

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

8. **(Lot 2) Alexander Avenue** - Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2025-108 (Vasu T. Persaud, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2025-951](#)

***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: 2025-1012**

**Title:**

**601 Lake Shore Drive** - Request for a variance from Section 30.7.2.4(a), Seminole County Land Development Code, to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a R-1AA (Single-Family Dwelling) district; BV2025-115 (Robert Taylor, Applicant); District3 - Constantine (Kathy Hammel, Project Manager).

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Kathy Hammel/407-665-7389

**Motion/Recommendation:**

1. Approve the request for a variance to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a R-1AA (Single-Family Dwelling) district; or
2. Deny the request for a variance to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a 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 Oakland Shores subdivision and is zoned R-1AA (Single-Family Dwelling) district.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Lake Shore Drive, and the side street is Magnolia Drive. The proposed pool complies with the front yard setbacks but extends eight (8) feet in front of the principal dwelling. The

variance being sought is two-fold, to allow for the pool to exist in a front yard and to extend beyond the principal structure.

- The proposed swimming pool is 554 square feet.
- A building permit (25-00008630) was issued June 2025 for construction of a swimming pool. As the construction commenced on the swimming pool, staff identified that the pool's location extended beyond the principal building line along Magnolia Drive. Because the lot is a corner lot, both the Lake Shore Drive and Magnolia Drive frontages are treated as front yards, triggering the need for a variance.
- The proposed swimming pool is in the side yard, adjacent to Magnolia Drive. The existing single-family dwelling was built in 1956 and situated on the far west side of the lot, leaving limited area in the rear yard for a swimming pool. The only feasible location for a pool meeting safety and construction standards is within the Magnolia Drive yard.

This request is for a variance to Section 30.7.2.4 of the Seminole County Land Development Code, which prohibits swimming pools from being located in a front yard and closer to the front lot line than the principal structure. This variance is to allow for the pool to be located in a front yard and to extend eight (8) feet beyond the front of the residence.

**Staff Findings:**

The applicant has satisfied all (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 granting 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 been satisfied:

The property's corner lot configuration creates dual front yard setbacks according to the LDC, leaving no conforming rear yard area for a pool. The residence structure placement on the far western corner of the lot further limits the use of the area. As such, the only available area on the property to place a pool is in the "front yard" on Magnolia Street. It would be impossible to place a pool in the rear yard or side yard of this property. Therefore, special conditions and circumstances exist that are unique to the property and residence and are not applicable to other land and structures within the R-1AA district. Section 30.3.3.2(b)(1), LDC.

The current owners, Robert and Melissa Taylor, purchased the subject property in March 2005. The residence was constructed on the property in 1956, therefore the location of the existing residence structure was in its current location at the time the property was purchased. The applicant did not create special circumstances on the subject property, as the residence existed in its current location without a rear yard at the time the property was purchased. Section 30.3.3.2(b)(2), LDC.

Granting the requested variance will not confer on the applicants any special privilege that is denied to other properties and buildings within the zoning district. Swimming pools are customary accessory structures in residential districts and permitted where setback standards can be met, particularly in Florida where residents are subject to extreme heat for a number of months in the year. If the variance is granted, it would only allow the applicants the same reasonable use available to other homes in Seminole County, and will not be getting a special privilege. Without this variance, a swimming pool could not be constructed on the property. Section 30.3.3.2(b)(3), LDC.

If the variance is denied it would deprive the applicants of a reasonable accessory use commonly enjoyed by other properties and would result in undue hardship not related to public benefit. The applicants would be unable to have a swimming pool and would be left with a partially constructed pool on their property posing safety issues for the residence and the surrounding neighborhood. As provided in the background information, a permit was approved for the pool and construction commenced,

however was halted due to the need for a variance. Given the foregoing, denial of the variance would deprive the applicants of rights commonly enjoyed by other properties and will result in unnecessary and undue hardship on the applicants. Section 30.3.3.2 (b)(4), LDC.

The proposed location of the pool in the front yard of the property is the minimum encroachment that would allow for the applicants to have a pool, while maintaining visibility and safety standards along Magnolia Drive. The placement of the house and driveway on the site makes construction of a pool in the backyard impossible. Further, the location of the driveway pushes the pool toward the front of the house and results in the pool protruding past the residence. The variance requested is the minimum variance needed to construct a functioning pool on the property. Section 30.3.3.2(b) (5), LDC.

The general intent and purpose of Chapter 30 is “to provide adequate light, air, privacy, and access to property, the size of open spaces surrounding buildings, to establish building lines, to divide the area of the County into districts restricting and regulating therein the construction, reconstruction, alteration, and use of buildings, structures, and land for residential, commercial”. Pools are standard accessory structures in residential areas. In fact, four of the five properties surrounding the subject property have pools. Placement of the pool in this location will not affect the surrounding neighbors light, air or privacy as the pool will be more than seventy-five (75) feet from any adjacent residence, except the residence to the north where the pool will be approximately thirty-five (35) feet from the adjacent residence. Given the foregoing, the requested variance will not be injurious of the neighborhood or otherwise detrimental to the public welfare.

**Staff Conclusion:**

Based upon the foregoing findings, staff concludes that the requested variance satisfies the criteria established in Section 30.3.3.2(b) and represents the minimum necessary relief to permit reasonable use of the property.

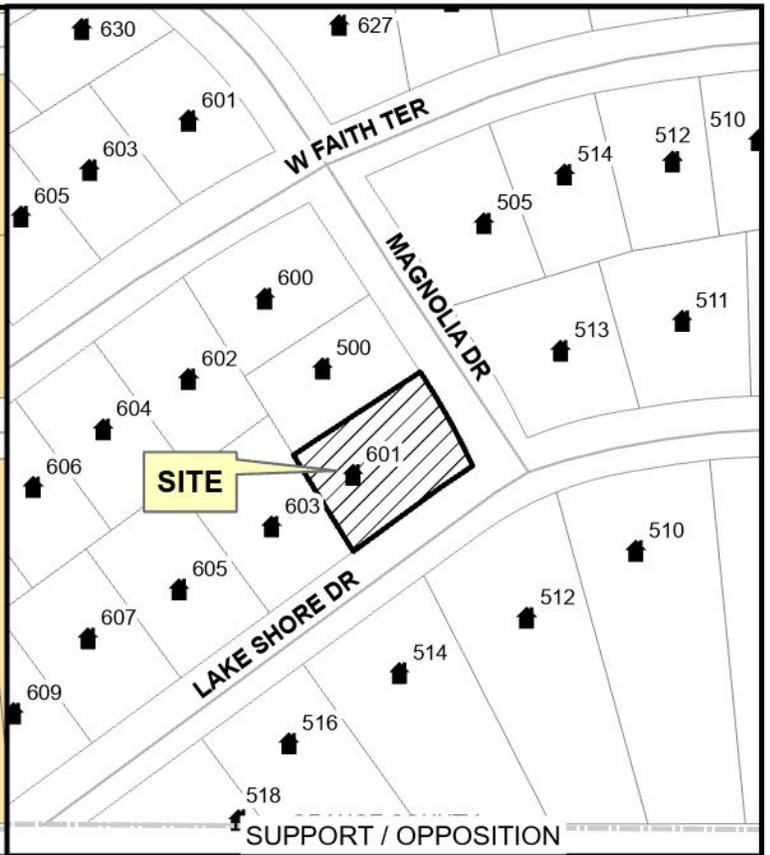
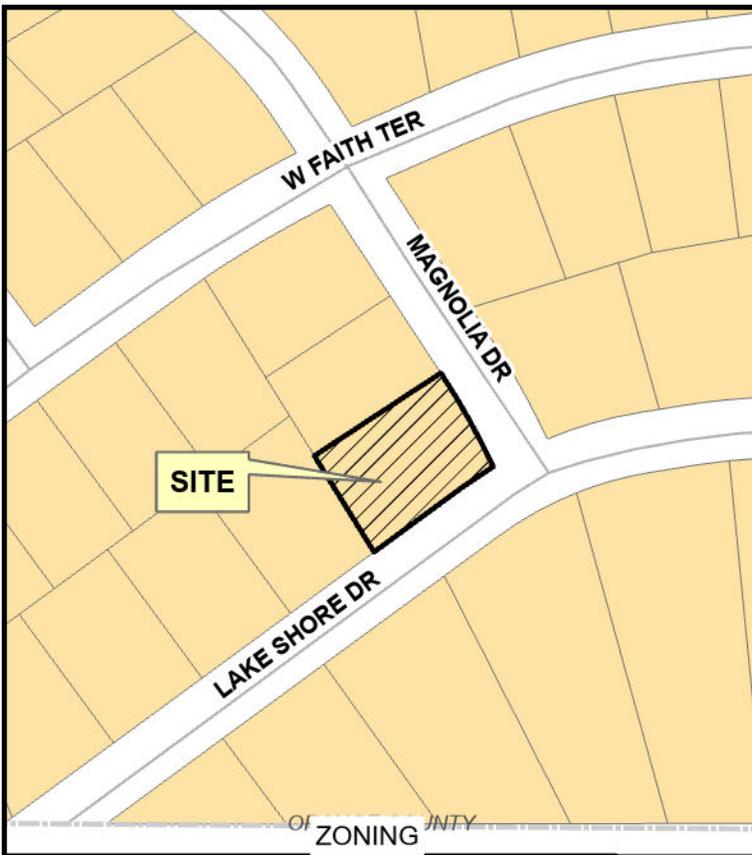
**Staff Recommendation:**

Based on the stated findings, staff recommends approval of the request and determined 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 554 square foot swimming pool 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.



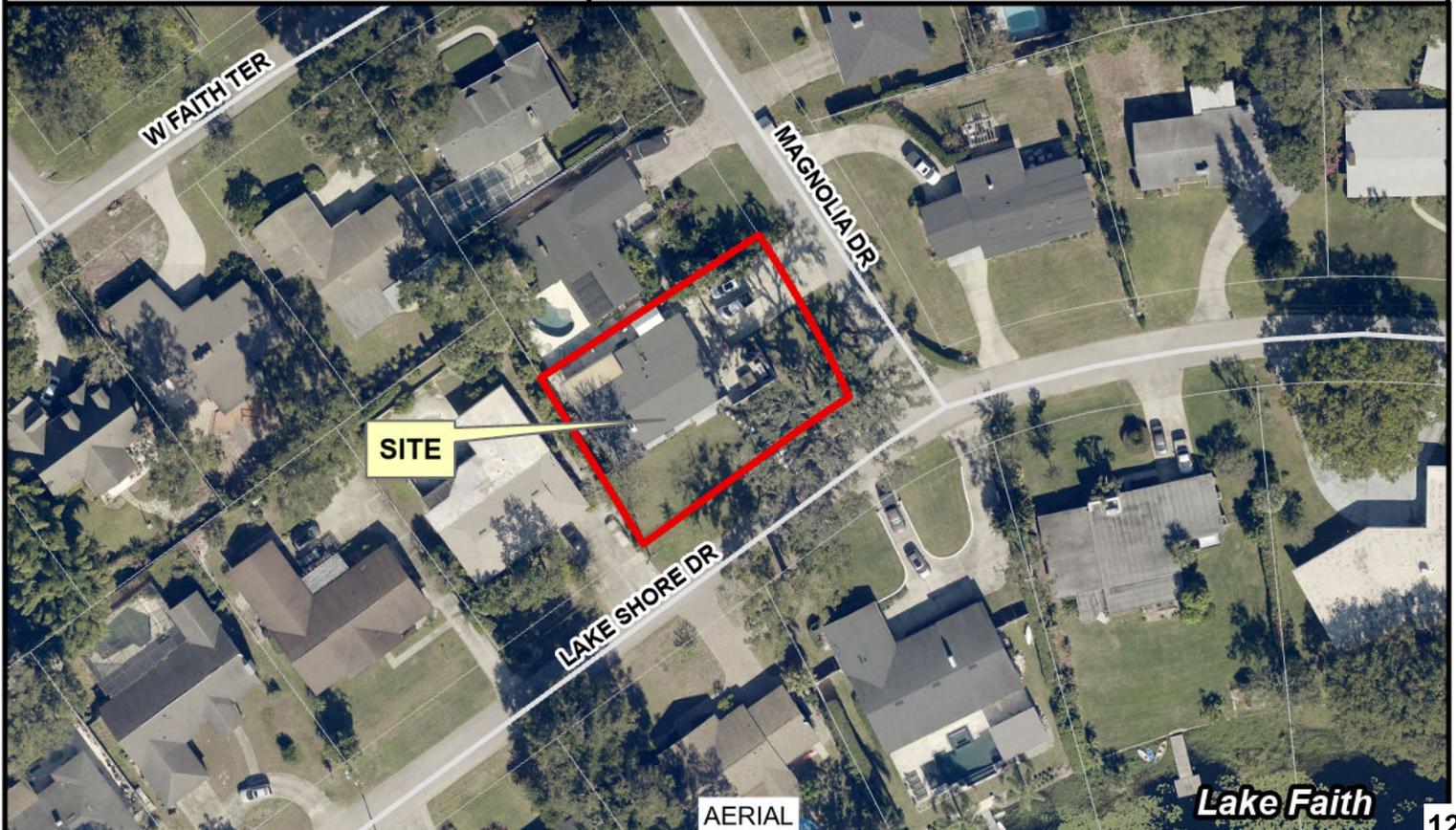


**ROBERT & MELISSA TAYLOR**  
601 LAKE SHORE DRIVE  
MAITLAND FL 32751

**SEMINOLE COUNTY BOA**  
OCTOBER 27, 2025

 R-1AA

-  n/a
-  Support
-  Oppose



**Pool Specs**  
 SIZE 14x24 PERIMETER: 120  
 SQUARE FOOT: 484 RETURNS: 4  
 DRAINS: 2 channel SWIMMERS: 1  
 DEPTH: 36 EXT GALLONS 10289  
 Coping Material: travertine SIZE 1 1/4  
 Interior Finish: PEBBLE ves 30/103 bld

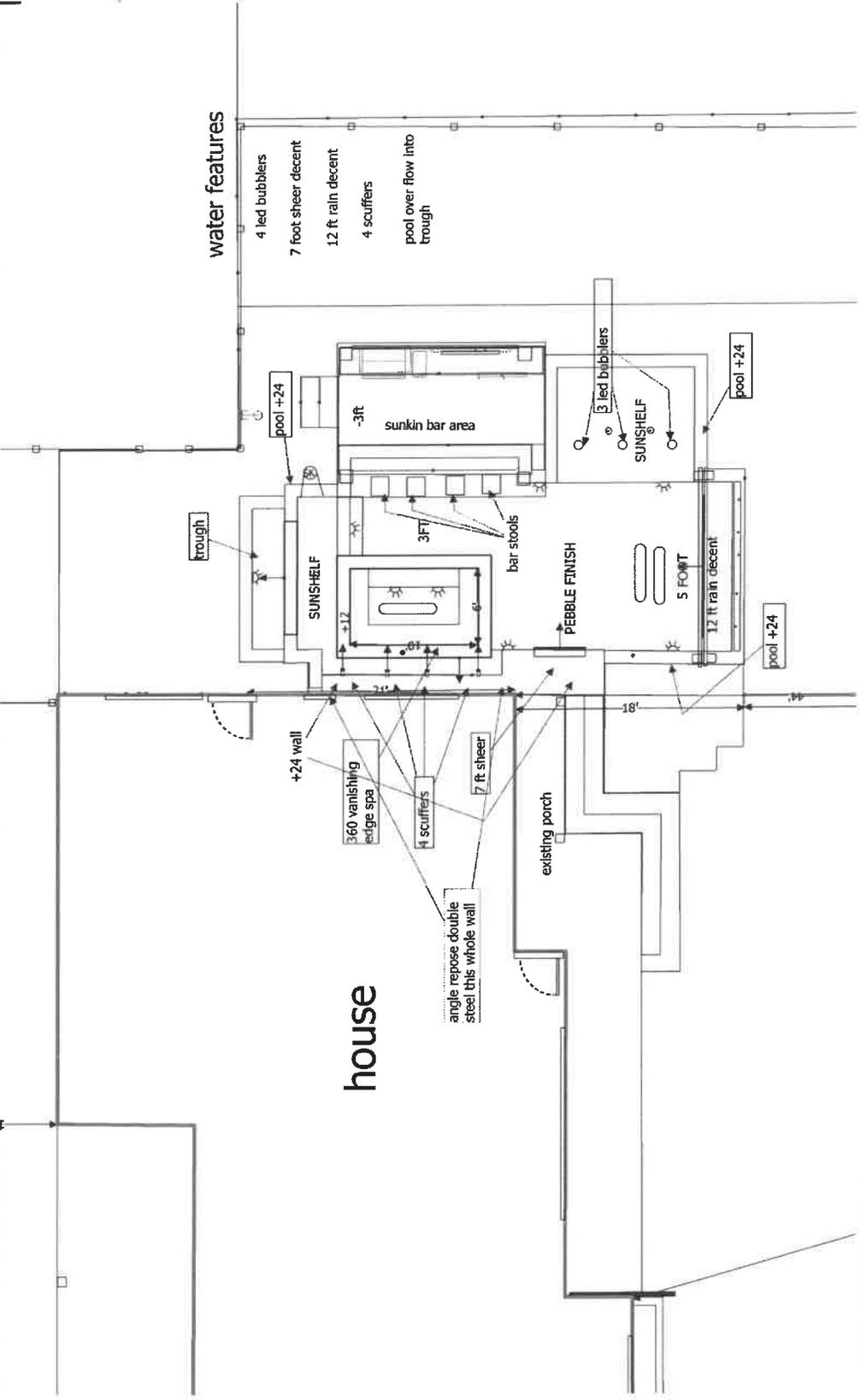
**Spa Specs**  
 PERIMETER: 80 Height ±12 SF: 90  
 JETS: 8 FLOOR RETURNS: 2  
 DRAINS: 1 channel SPILLWAY LENGTH (ft): 80  
 SPA BEAM THICKNESS: 12 BLOWER H.P. 1.5  
 INTERIOR FINISH: PEBBLE ocean bld

**Tile Specs**  
 POOL TILE n/a  
 SPA TILE n/a  
 POOL L.F. SPA L.F.  
 TILE JOINTS n/a  
 RISER HEIGHT L.F.  
 NOTES:

**Deck Specs**  
 DECK TYPE travertine  
 DECK S.F. LANT S.F.  
 COPING TYPE L.F.  
 DRAIN TYPE L.F.  
 FOOTER L.F. SIZE  
 TURN: DOWN / UP L.F.

**Equipment**  
 POOL PUMP jandy 2.7 flo pro  
 SECONDARY PUMP 2.7 flo pro  
 FILTER JANDY CS 200  
 AUTOMATION i aqua link  
 SALT SYSTEM aqua pure  
 HEATER jandy heat / cool pump  
 Jandy gas heater h400 L.P.

lights: jandy infinite colors  
 24WATT 8  
 POOL 6 SPA 2  
 LIGHT SWITCH / REMOTE  
 RUN TO EQUIPMENT 40



**REMOVE BEFORE DIG**  
 pavers 700  
 FENCE PANELS  
 TREES  
 CONCRETE

Client Name: Robble Taylor  
 Client Phone: 321-229-2474  
 Address: 601 lake shore dr  
 City: maitland  
 State/Province: fl  
 Zip/Postal Code: 32751  
 Client Email:

**NEXT LEVEL**  
**POOLS AND SPAS**  
 1555 N. MAITLAND AVE  
 MAITLAND FL 32751  
 321-972-9002



## VARIANCE CRITERIA RESPONSES

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 pool is already under construction. It was permitted and approved by the County. After substantial investment and progress, the County informed us the permit was issued in error due to an encroachment into the front yard setback. Without the variance, we would face the hardship of demolishing or significantly redesigning an already-permitted and partially-built structure, which would impose a substantial and unfair burden not caused by us.

Additionally, unlike most homes in the zoning district, this property does not have enough room in the rear yard to accommodate a swimming pool. Due to the placement of the home in the far back corner of the lot and the septic system occupying the front yard, the side yard is the only feasible location for a pool.

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

Prior to designing, engineering and beginning construction of the pool in its current location, we called the County for setbacks and designed and engineered the pool to fall within those quoted setbacks. The plans and drawings with the current location of the pool site were approved by planning and zoning and the building department and a permit was issued. This was an administrative error and not the fault of the homeowner. Construction was commenced and a significant investment has been made not due to the fault of the homeowner.

The location of the home and septic tank were pre-existing when the lot was purchased. These are inherent aspects of the property and are not the result of any action by the homeowner.

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?

We obtained a valid building permit from the County and began construction in good faith. This situation does not apply generally to others in the same zone who have not been granted — and then retroactively rescinded — a permit. Additionally, the placement of our home in the far back corner of our lot and the placement of our side door into our home makes alternative pool placements infeasible

4. How would the literal interpretation 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?

Literal interpretation would cause undue financial and practical hardship, as it would require us to halt or remove a structure that was legally permitted and substantially built in good faith. This would impose costs and losses far beyond those normally associated with zoning compliance, especially since the issue arose from an administrative error, not action on our part.

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

The project is already under construction. Relocating or redesigning the pool at this stage would involve significant demolition, cost, and waste. Alternative placements are limited by the door leading from the driveway into our home and the side yard setback requirements make changing to a compliant design infeasible or substantially less functional

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 will not negatively affect neighboring properties. The pool is consistent with residential use, will be aesthetically landscaped, will be blocked from view, and poses no safety, noise, or visibility concerns. Neighboring properties will be buffered by fencing and landscaping, and we've received no objections from adjacent homeowners. In fact, we have letters and a petition showing the support of our neighbors.

The purpose of the setback is to preserve neighborhood character, visibility, and spacing between structures. The pool, while technically within the front setback due to the property's layout, does not violate the spirit of the code. It is not a habitable structure, it is low-profile, and it does not crowd the street or affect the look and feel of the neighborhood.







# Property Record Card



**Parcel:** 24-21-29-509-0E00-0100  
**Property Address:** 601 LAKE SHORE DR MAITLAND, FL 32751  
**Owners:** TAYLOR, ROBERT; TAYLOR, MELISSA  
 2026 Market Value \$361,813 Assessed Value \$165,918 Taxable Value \$115,196  
 2025 Tax Bill \$1,646.82 Tax Savings with Exemptions \$3,327.96  
 The 3 Bed/2 Bath Single Family property is 1,956 SF and a lot size of 0.25 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	24-21-29-509-0E00-0100
Property Address	601 LAKE SHORE DR MAITLAND, FL 32751
Mailing Address	601 LAKE SHORE DR MAITLAND, FL 32751-3213
Subdivision	OAKLAND SHORES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2006)
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	\$257,585	\$259,057
Depreciated Other Features	\$9,228	\$9,623
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$361,813	\$363,680
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$195,895	\$202,438
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$165,918	\$161,242

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,974.78
Tax Bill Amount	\$1,646.82
Tax Savings with Exemptions	\$3,327.96

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

TAYLOR, ROBERT - Tenancy by Entirety  
 TAYLOR, MELISSA - Tenancy by Entirety

## Legal Description

LOT 10 BLK E OAKLAND SHORES PB 10 PGS 3 +  
4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$165,918	\$50,722	\$115,196
Schools	\$165,918	\$25,000	\$140,918
FIRE	\$165,918	\$50,722	\$115,196
ROAD DISTRICT	\$165,918	\$50,722	\$115,196
SJWM(Saint Johns Water Management)	\$165,918	\$50,722	\$115,196

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2005	\$268,000	05672/1459	Improved	Yes
WARRANTY DEED	1/1/2003	\$129,000	04756/0631	Improved	Yes
PROBATE RECORDS	3/1/1995	\$100	02900/1072	Improved	No

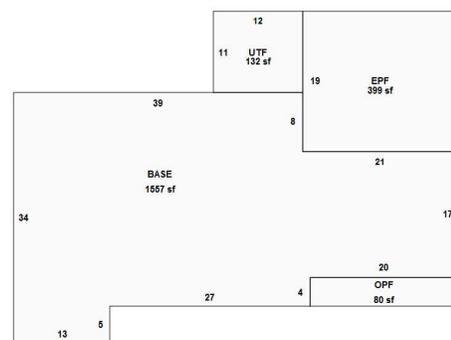
## Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$95,000	\$95,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1956/1995
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1557
Total Area (ft <sup>2</sup> )	2168
Constuction	CONC BLOCK
Replacement Cost	\$294,383
Assessed	\$257,585

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
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ENCLOSED PORCH FINISHED	399
OPEN PORCH FINISHED	80
UTILITY FINISHED	132

Permits				
Permit #	Description	Value	CO Date	Permit Date
08630	601 LAKE SHORE DR: SWIMMING POOL RESIDENTIAL-Residential Swimming Pool and Spa [OAKLAND SHORES]	\$90,000		6/16/2025
19311	601 LAKE SHORE DR: REROOF RESIDENTIAL- [OAKLAND SHORES]	\$15,646		11/23/2020
09412	REROOF	\$8,500		9/15/2008
12473	MECHANICAL & CONDENSOR	\$5,053		11/5/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1956	1	\$3,000	\$1,200
COVERED PATIO 3	2010	1	\$6,600	\$3,303
PATIO 2	2012	2	\$7,000	\$4,725

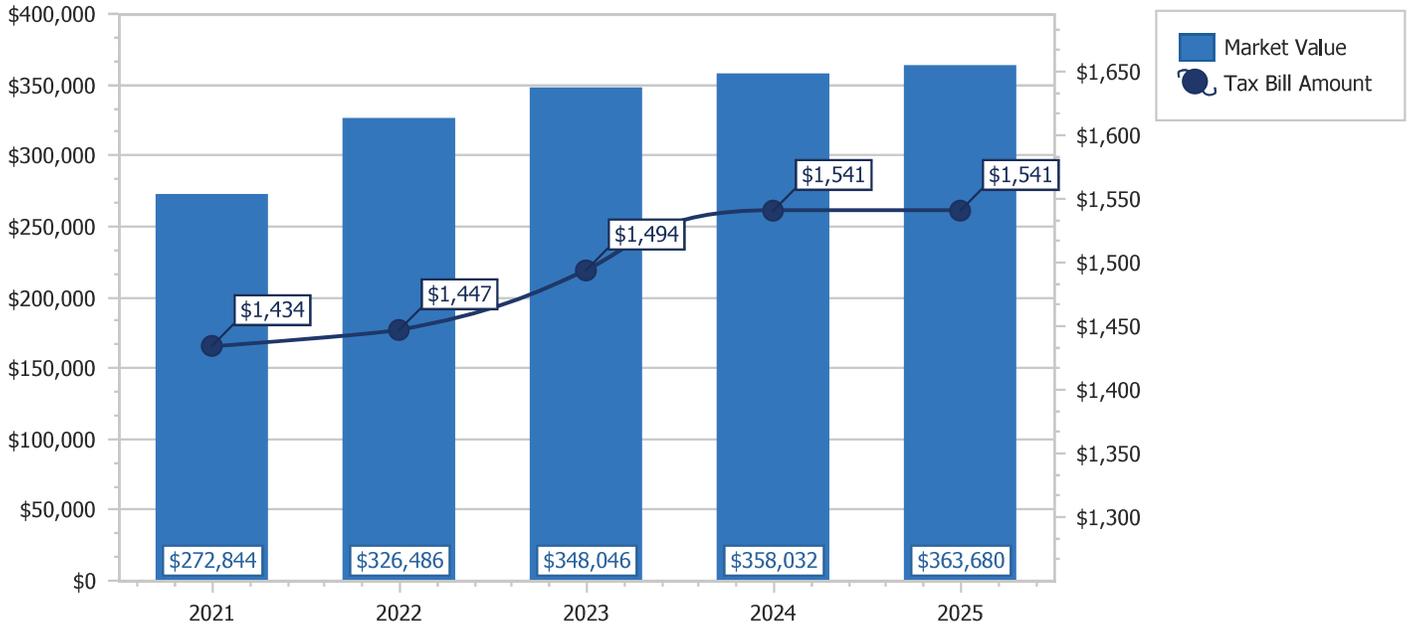
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Lake Orienta
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 55

Utilities	
Fire Station #	Station: 14 Zone: 143
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

## Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 10 BLK E OAKLAND SHORES PB 10 PGS 3 + 4

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

**A. FINDINGS OF FACT**

**Property Owner:** ROBERT TAYLOR  
601 LAKE SHORE DR  
MAITLAND, FL 32751

**Project Name:** LAKE SHORE DR (601)

**Variance Approval:**

Request for a variance to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a R-1AA (Single-Family Dwelling) district. The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

The 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 554 square foot swimming pool 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 November, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Kathy Hammel  
1101 East First Street  
Sanford, Florida 32771



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 10 BLK E OAKLAND SHORES PB 10 PGS 3 + 4

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

### **A. FINDINGS OF FACT**

**Property Owner:** ROBERT TAYLOR  
601 LAKE SHORE DR  
MAITLAND, FL 32751

**Project Name:** LAKE SHORE DR (601)

#### **Requested Variance:**

Request for a variance to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a R-1AA (Single-Family Dwelling) district. The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought for a variance to allow a swimming pool to be placed in a front yard and project eight (8) feet in front of the principal residence in a R-1AA (Single Family Dwelling) district. 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 November 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Kathy Hammel  
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: 2025-953**

**Title:**

**613 Mimosa Terrace** - Request for: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-101 (Jorge Alvarez, 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: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district; or
2. Approve the request for: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Sunland Estates subdivision.
- The proposed detached garage will be 432 square feet (18' x 24') and will encroach four and one-half (4½) feet into the required north side yard setback.
- A letter of support was received from the adjacent neighbor to the north, located

at 615 Minosa Terrace.

- Section 30.6.1.2 of the Seminole County Land Development Code states:  
(e) 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. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts.
- 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 seven and one-half (7½) 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 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:**

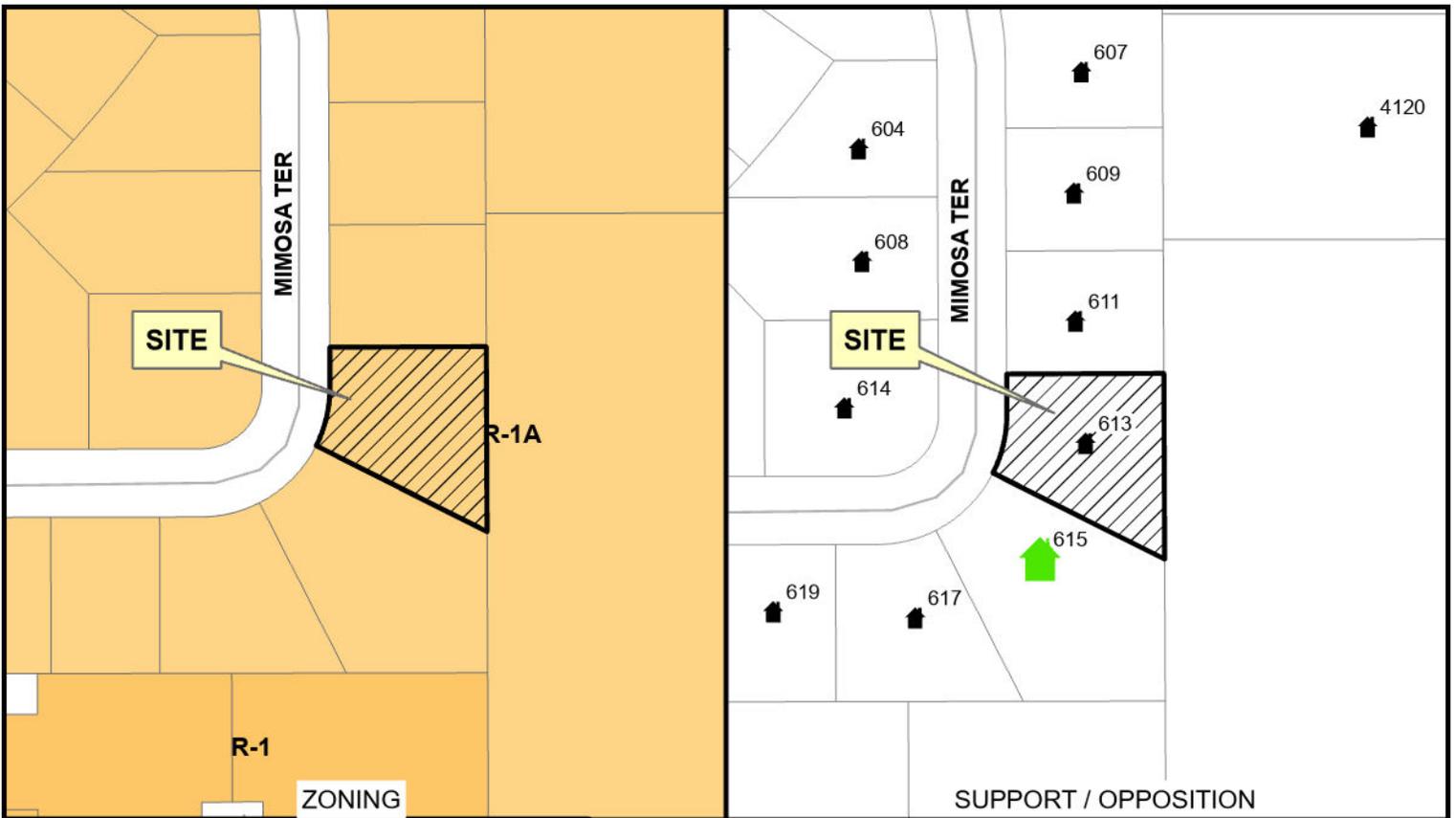
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**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 detached garage 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.





**JORGE & NELLA SANTILLO**  
**613 MIMOSA TER SANFORD FL 32773**  
**SEMINOLE COUNTY BOA**  
**OCTOBER 27, 2025**

R-1A  
 R-1

n/a  
 Support  
 Oppose



**AERIAL**

Sec Attached  
Sheet

## 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?
2. How are the special conditions and circumstances that exist not the result of the actions 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?
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?
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
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?

**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 lot is set up in a way that makes it difficult to fit a detached garage while following the required 7.5-foot setback. The placement of my house, driveway, and other fixed features on the lot limit the feasible locations for a garage. This layout is specific to my property and not typical of others in the neighborhood.

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

These circumstances existed prior to my ownership. I did not create the layout or setbacks — the lot was already configured this way when I purchased it. I am simply trying to make the best and most reasonable use of the space.

**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'm not asking for any special privileges. Other neighbors in the area have similar detached garages, and I am only requesting the same opportunity to improve and enjoy my property like others already do.

**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?**

If the 7.5-foot setback is strictly enforced, I would not be able to construct a properly sized garage. This would deprive me of the same utility and enjoyment that neighboring properties currently have and create an unnecessary hardship.

**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 only requesting a small variance to reduce the setback to 3 feet. This is the minimum needed to make the garage fit while still preserving distance between properties and maintaining a clean appearance.

**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 garage will remain fully on my property, will not block any neighbor's view or access, and will maintain the character of the neighborhood. It will be attractive, functional, and will not negatively impact public welfare or nearby properties.

# Property Record Card



**Parcel:** 14-20-30-506-0100-0070  
**Property Address:** 613 MIMOSA TER SANFORD, FL 32773  
**Owners:** ALVAREZ, JORGE; SANTILLO, NELLA A; SANTILLO, DAVID  
 2025 Market Value \$278,246 Assessed Value \$278,246 Taxable Value \$227,524  
 2024 Tax Bill \$3,547.87  
 The 3 Bed/2 Bath Single Family property is 1,507 SF and a lot size of 0.29 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	14-20-30-506-0100-0070
Property Address	613 MIMOSA TER SANFORD, FL 32773
Mailing Address	613 MIMOSA TER SANFORD, FL 32773-6235
Subdivision	SUNLAND ESTATES AMENDED PLAT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
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	\$163,446	\$163,220
Depreciated Other Features	\$29,800	\$30,375
Land Value (Market)	\$85,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$278,246	\$268,595
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	\$278,246	\$268,595

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,547.87
Tax Bill Amount	\$3,547.87
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

ALVAREZ, JORGE - Joint Tenants with right of Survivorship  
 SANTILLO, NELLA A - Joint Tenants with right of Survivorship  
 SANTILLO, DAVID - Joint Tenants with right of Survivorship

## Legal Description

LOT 7 BLK I  
SUNLAND ESTATES AMENDED  
PLAT  
PB 12 PG 1

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$278,246	\$50,722	\$227,524
Schools	\$278,246	\$25,000	\$253,246
FIRE	\$278,246	\$50,722	\$227,524
ROAD DISTRICT	\$278,246	\$50,722	\$227,524
SJWM(Saint Johns Water Management)	\$278,246	\$50,722	\$227,524

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/21/2023	\$315,000	10435/0810	Improved	Yes
WARRANTY DEED	10/25/2019	\$199,000	09467/1817	Improved	Yes
WARRANTY DEED	1/1/1974	\$18,000	01023/1529	Improved	Yes

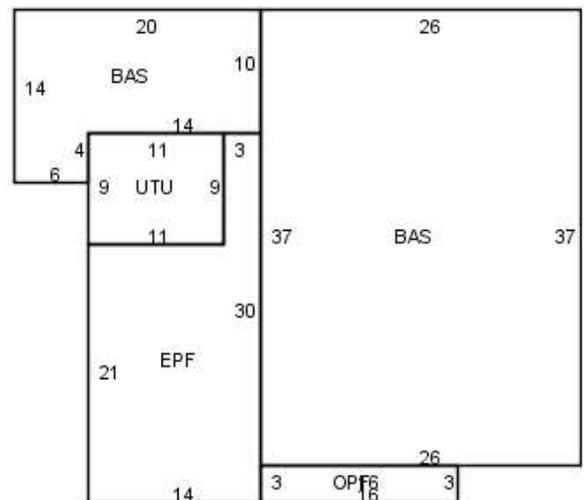
## Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1959/1980
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	962
Total Area (ft <sup>2</sup> )	1654
Constuction	CONC BLOCK
Replacement Cost	\$215,061
Assessed	\$163,446

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

BASE	224
ENCLOSED PORCH FINISHED	321
OPEN PORCH FINISHED	48
UTILITY UNFINISHED	99

### Permits

Permit #	Description	Value	CO Date	Permit Date
14196	613 MIMOSA TER: ELECTRICAL - RESIDENTIAL-Single Family Residential [SUNLAND ESTATES AMENDED P]	\$1,435		10/10/2019
06313	613 MIMOSA TER: FENCE/WALL RESIDENTIAL [SUNLAND ESTATES AMENDED P]	\$8,200		4/23/2018
09753	MECHANICAL & CONDENSOR	\$4,600		12/16/2009
16990	REROOF	\$9,700		9/14/2005
11697	REROOF	\$13,082		6/15/2005
00428	SCREEN POOL ENCLOSURE W/PART S.R.	\$5,247		1/1/2003
10232	ADDITION & SCREEN ROOM DRAWING IN FILE.	\$40,000		10/1/2002
00894	359X6 WOOD FENCE	\$1,990		2/1/1998
00582	REROOF 30 SQUARES	\$3,000		2/1/1997

### Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 1	1981	1	\$35,000	\$21,000
FIREPLACE 1	1981	1	\$3,000	\$1,200
COVERED PATIO 1	2003	1	\$2,750	\$1,100
COVERED PATIO 1	2003	1	\$2,750	\$1,100
SCREEN PATIO 1	2003	1	\$3,500	\$1,400
CARPORT 2	2005	1	\$4,500	\$1,800
ACCESSORY BLDG 1	2021	1	\$2,500	\$2,200

### Zoning

Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

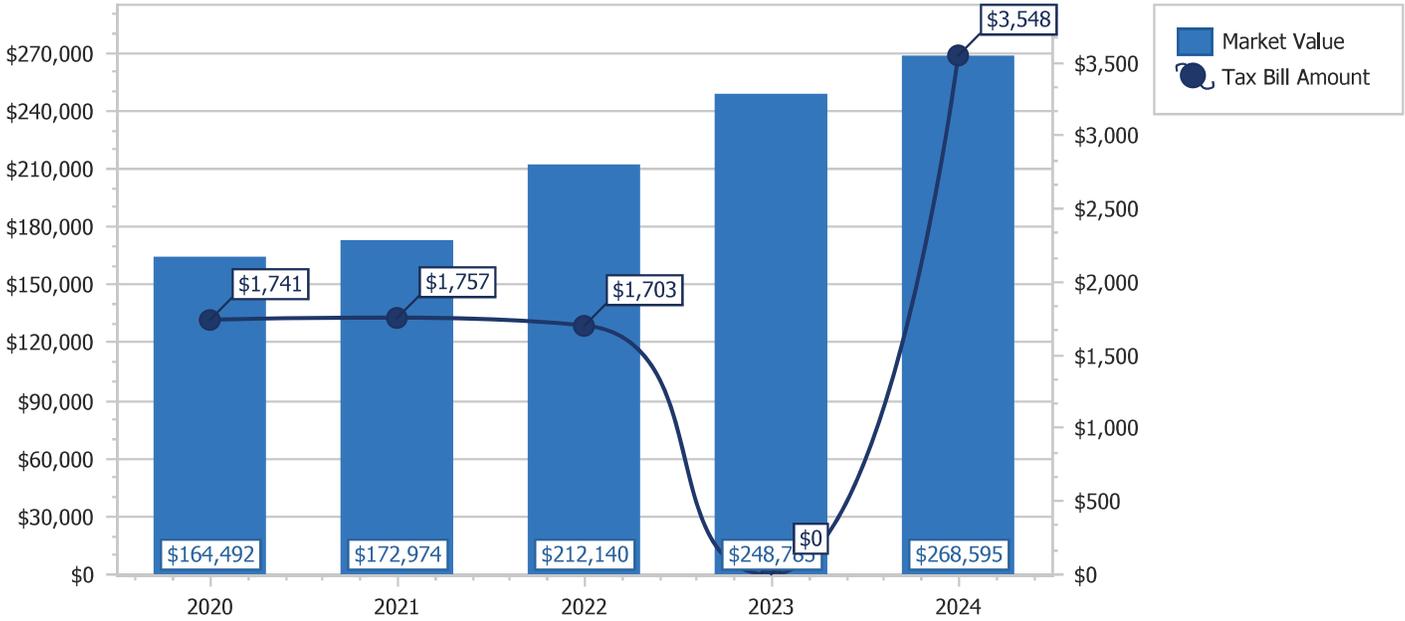
### School Districts

Elementary	Region 3
Middle	Greenwood Lakes
High	Lake Mary

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 23

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



Copyright 2025 © Seminole County Property Appraiser

Fitzroy Lawrence Jr.  
615 Mimosa Terrace  
Sanford, FL 32773

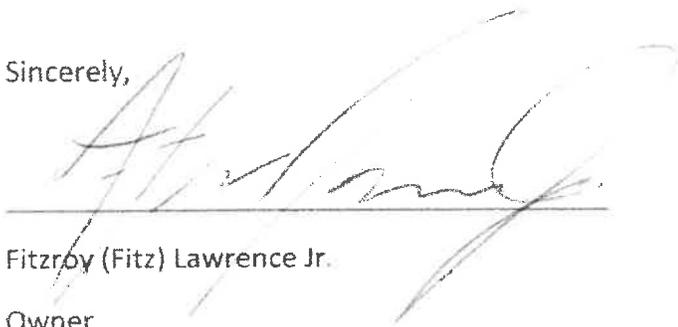
Seminole County  
1101 East First Street  
Sanford, FL 32771

To Seminole County:

Hello all, my name is Fitzroy Lawrence Jr., and I am the owner of 615 Mimosa Terrace in Sanford, FL, along with my wife and children. Jorge Alvarez Flores is our neighbor next door, at 613 Mimosa Terrace, and he has informed us of his intentions to build a garage on his property, within his side yard and between our two houses. I would like to express our approval with this project. Jorge personally walked me through his property, shared his proposed layout and his plans for the structure. I did not come across any concerns and I also offered any assistance that I could provide with the build project.

Please accept this letter as our formal approval of Jorge's garage project.

Sincerely,

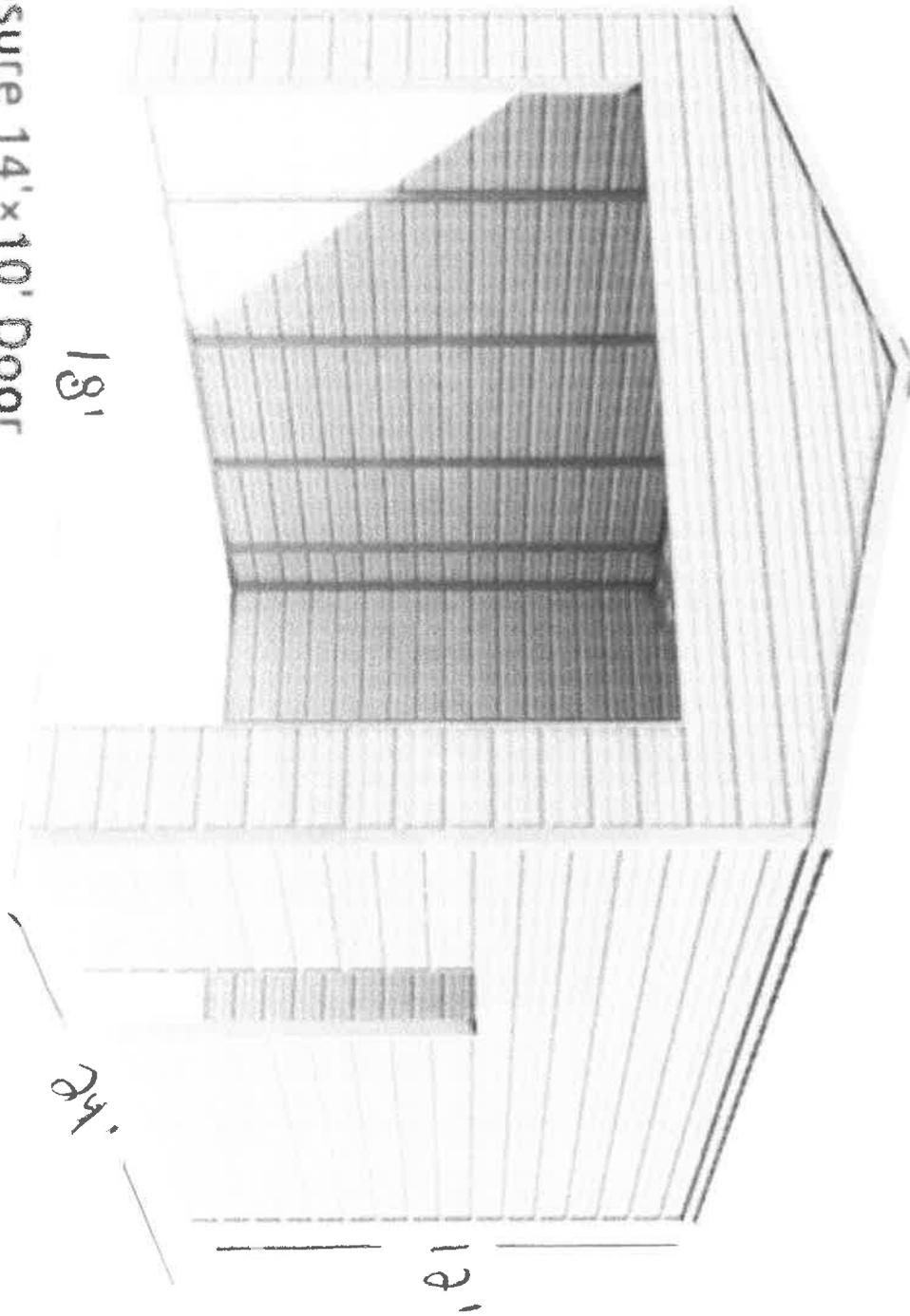
A handwritten signature in black ink, appearing to read 'Fitzroy Lawrence Jr.', is written over a horizontal line. The signature is cursive and somewhat stylized.

Fitzroy (Fitz) Lawrence Jr.

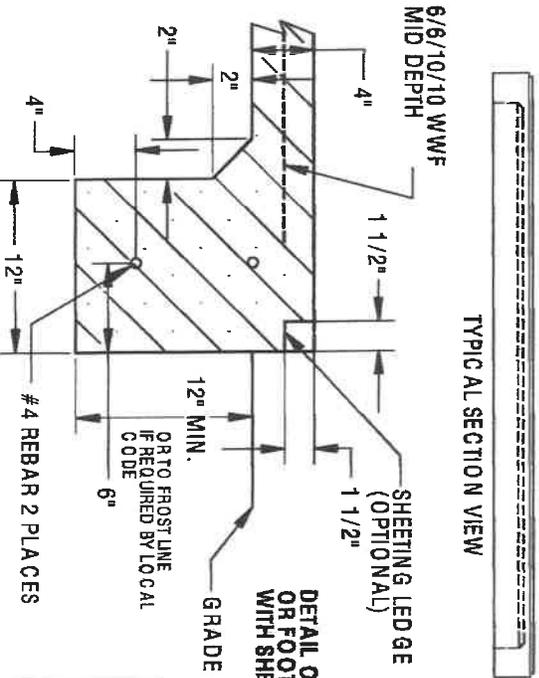
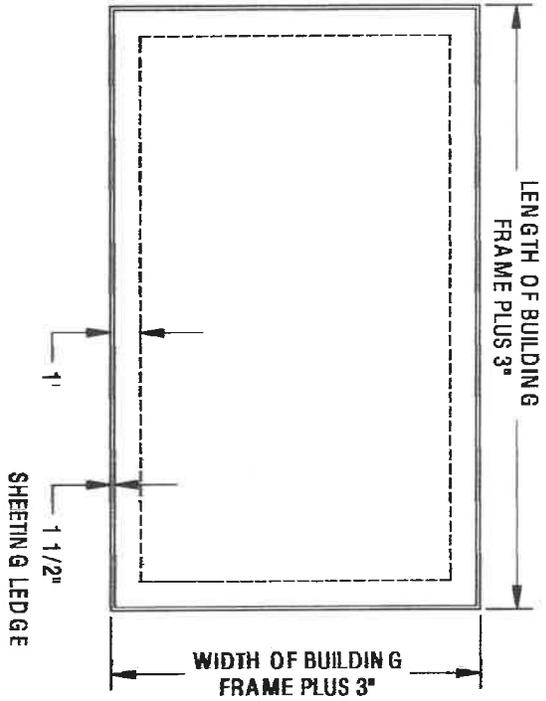
Owner

615 Mimosa Terrace

Front Enclosure 14'x10' Door



THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS AND REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.



REQUIRED FOUNDATION/SLAB SIZE FOR STRUCTURE WITH HORIZONTAL SIDE SHEET METAL

**NOTE: ALL VERSATUBE FULLY ENCLOSED STRUCTURES ARE 2\"/>**

DIMENSIONS ARE OUTSIDE TO OUTSIDE OF SLAB. THE SLAB OUT TO OUT DIMENSIONS MUST BE 3\"/>

**EXAMPLE:**  
20'W X 40'-2\"/>

FOR FURTHER QUESTIONS OR CONCERNS ABOUT BUILDING OR SLAB LENGTH, CONTACT A PRODUCT & DESIGN ENGINEER AT VERSATUBE TOLL FREE AT 1-800-900-7222.

**GENERAL NOTES:**

1. MAXIMUM ALLOWABLE SOIL BEARING PRESSURE IS AS FOLLOWS: 1000 PSF MINIMUM. OWNER TO VERIFY THAT SOIL IS STABLE AND COMPACTED TO A MINIMUM OF 90% RELATIVE OPTIMUM VALUE.
2. MAXIMUM SIZE AGGREGATE SHALL BE AS FOLLOWS: 1\"/>
3. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS: 2500 PSI
4. PLACE REINFORCEMENTS AT MID THICKNESS FOR SLABS ON THE GROUND.
5. ALL SPLICES IN CONTINUOUS REINFORCEMENT OR REINFORCING AS USED IN WALLS, FOOTINGS, ETC. SHALL HAVE A MINIMUM LAP OF 40 DIAMETERS. SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 4'-0\"/>
6. CONCRETE SHALL NOT BE DROPPED THROUGH REINF. STEEL AS IN WALLS SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASE, HOPPERS AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED FIVE (5) FEET AND SUFFICIENT NUMBER SHALL BE USED TO INSURE THE CONCRETE BEING LEVEL AT ALL TIMES.



UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ARE: FINISHING DECIMAL ANGLES .XXX, .XX, .XK + .1 -		DATE		VERSATUBE BUILDING SYSTEM:	
QUANTITY	2,500 PSI CONCRETE	APPROVAL	12/18/12	MONOSLAB FOUNDATION FOR BUILDINGS WITH HORIZONTAL SHEET METAL ON SIDES	
NUMBER	XXXX-XXXX	DESIGNER		VP FOUNDATION	
DO NOT SCALE DRAWING		DATE		SHEET 1 OF 1	

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK I SUNLAND ESTATES AMENDED PLAT PB 12 PG 1

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

### **A. FINDINGS OF FACT**

**Property Owner:** JORGE ALVAREZ  
613 MIMOSA TER  
SANFORD, FL 32773

**Project Name:** MIMOSA TER (613)

#### **Requested Variance:**

Request for: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct a detached garage within the required north side 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 November, 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK I SUNLAND ESTATES AMENDED PLAT PB 12 PG 1

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

**A. FINDINGS OF FACT**

**Property Owner:** JORGE ALVAREZ  
613 MIMOSA TER  
SANFORD, FL 32773

**Project Name:** MIMOSA TER (613)

**Variance Approval:**

Request for: (1) a north side yard setback variance from seven and one-half (7½) feet to three (3) feet; and (2) a height variance from nine and one-half (9½) feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, 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 detached garage (18'W x 24'L x 13'H) 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**

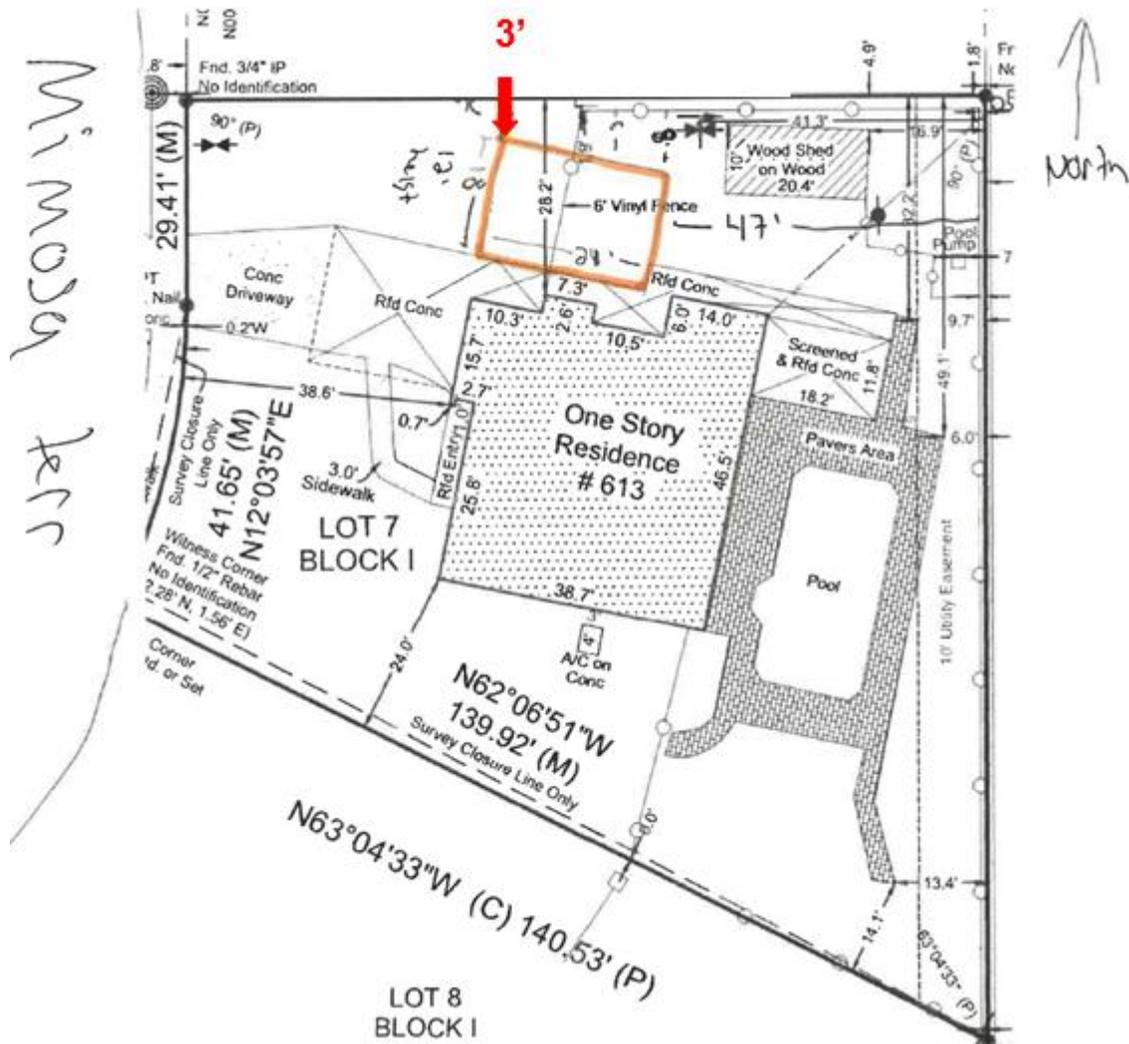
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of November, 2025.

\_\_\_\_\_  
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: 2025-952**

**Title:**

**5651 Deer Path Lane** - Request for: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn in the A-1 (Agriculture) district; BV2025-110 (Valerie Lettieri, Applicant) District 5 - Herr (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: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn in the A-1 (Agriculture) district; or
2. Approve the request for: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn 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 Seminole Estates Unit 2 subdivision.
- The proposed pole barn will be 2,800 square feet (40' x 70') and will encroach five (5) feet into the required northwest side yard setback, and thirty (30) feet into the required rear yard setback.
- 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, 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 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

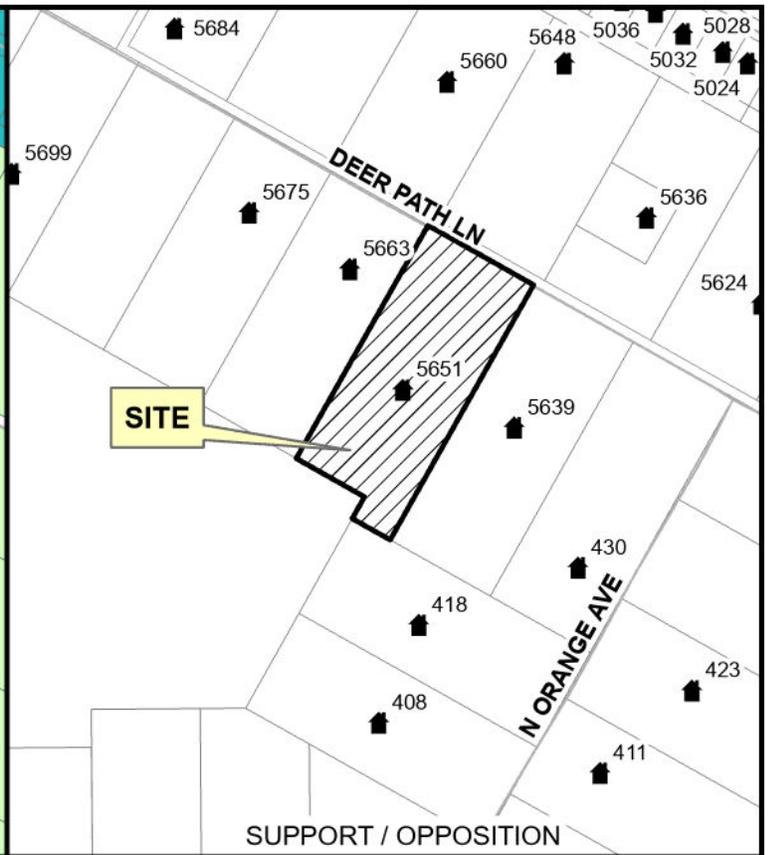
hardship.

**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 pole barn 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.





**CONFIDENTIAL PER STATUES**  
**5651 DEER PATH LN SANFORD FL 32771**  
**SEMINOLE COUNTY BOA**  
**OCTOBER 27, 2025**

 A-1	 n/a	
 PD	 Support	
 PLI	 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 house is close to the rear of the property. We would like the Pole Barn not in view of the street and neighbors. With the 30' setback, we cannot utilize the area for the Pole

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

The Pole Barn was not considered when the house was being built

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 granting of the variance will not affect the Community or attached neighbor

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?

With the setback being 30' it would be impossible for the Pole Barn to be visible from the street

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

Request for zero setback in the rear and 5' side setback would give us the size of the Pole Barn we need

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 of the variance will allow the construction of the Pole Barn that is identical to others previously erected in the same Community by others

# Property Record Card



Parcel: **13-19-29-3AA-0320-0000**  
 Property Address: **5651 DEER PATH LN SANFORD, FL 32771**  
 Owners:  
 2025 Market Value \$1,755,581 Assessed Value \$1,493,351 Taxable Value \$1,442,629  
 2024 Tax Bill \$4,991.58  
 The 4 Bed/5 Bath Single Family property is 6,509 SF and a lot size of 5.67 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	13-19-29-3AA-0320-0000
Property Address	5651 DEER PATH LN SANFORD, FL 32771
Mailing Address	
Subdivision	SEMINOLE ESTATES UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	1
Depreciated Building Value	\$1,282,739	\$27,792
Depreciated Other Features	\$87,742	\$0
Land Value (Market)	\$385,100	\$350,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,755,581	\$377,892
Portability Adjustment	\$262,230	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,493,351	\$377,892

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,991.58
Tax Bill Amount	\$4,991.58
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

## Legal Description

SEC 24 TWP 19S RGE 29E  
 BEG 1270 FT S 60 DEG 23 MIN 19 SEC E  
 OF MOST WLY COR ASTOR FARMS  
 RUN S 29 DEG 36 MIN 41 SEC W  
 793.21 FT N 60 DEG 23 MIN 19 SEC W  
 117.81 FT N 29 DEG 30 MIN E 67.44  
 FT N 60 DEG 23 MIN 19 SEC W 210.64  
 FT N 29 DEG 36 MIN 41 SEC E 726  
 FT S 60 DEG 23 MIN 19 SEC E  
 328.58 FT TO BEG  
 (5.66 AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,493,351	\$50,722	\$1,442,629
Schools	\$1,493,351	\$25,000	\$1,468,351
FIRE	\$1,493,351	\$50,722	\$1,442,629
ROAD DISTRICT	\$1,493,351	\$50,722	\$1,442,629
SJWM(Saint Johns Water Management)	\$1,493,351	\$50,722	\$1,442,629

## Sales

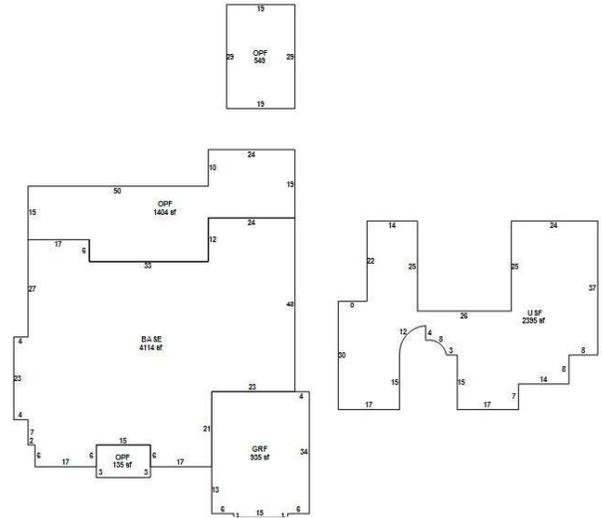
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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## Land

Units	Rate	Assessed	Market
5 Acres	\$77,000/Acre	\$385,000	\$385,000
1 Lot	\$100/Lot	\$100	\$100

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	4
Bath	5.0
Fixtures	18
Base Area (ft <sup>2</sup> )	4114
Total Area (ft <sup>2</sup> )	9532
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$1,164,796
Assessed	\$1,164,796

\* Year Built = Actual / Effective

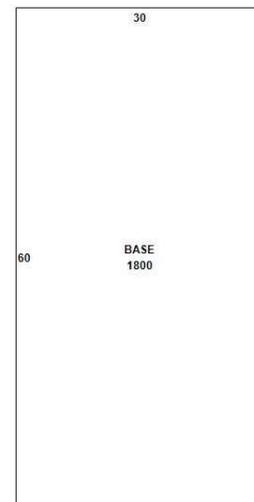


Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
UPPER STORY FINISHED	2395
OPEN PORCH FINISHED	1404
OPEN PORCH FINISHED	135
GARAGE FINISHED	935
OPEN PORCH FINISHED	549

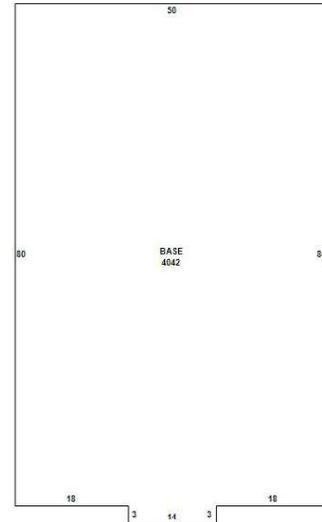
Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	2023
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft <sup>2</sup> )	1800
Total Area (ft <sup>2</sup> )	1800
Constuction	PREFINISHED METAL
Replacement Cost	\$36,396
Assessed	\$36,214

\* Year Built = Actual / Effective



Building 2

Building Information	
#	3
Use	BARN/SHEDS
Year Built*	2024
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft <sup>2</sup> )	4042
Total Area (ft <sup>2</sup> )	4042
Constuction	CB/STUCCO FINISH
Replacement Cost	\$81,729
Assessed	\$81,729



Building 3

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
01711	5651 DEER PATH LN: SOLAR-POOL/WTR HTR SPLY-STANDING SEAM METAL ROOF [SEMINOLE ESTATES UNIT 2]	\$7,000		2/14/2024
15371	5651 DEER PATH LN: POOL ENCLOSURE/BOND-Install Bronze Mansard 2 stories 4 doors [SEMINOLE ESTATES UNIT 2]	\$90,000	5/8/2024	10/13/2023
14112	5651 DEER PATH LN: UNDERGROUND FUEL TANK INSTALLATION- [SEMINOLE ESTATES UNIT 2]	\$0		9/18/2023
14111	5651 DEER PATH LN: GAS - RESIDENTIAL-[SEMINOLE ESTATES UNIT 2]	\$0		9/14/2023
12320	5651 DEER PATH LN: ACCESSORY STRUCTURE RESIDENTIAL - 29X19 CABANA [SEMINOLE ESTATES UNIT 2]	\$3,000		9/6/2023
08292	5651 DEER PATH LN: RES GARAGE & CARPORTS-Enclosed Accessory Structure 30 x 60 [SEMINOLE ESTATES UNIT 2]	\$33,900		8/18/2023
16588	5651 DEER PATH LN: GAS - RESIDENTIAL-SINGLE FAMILY RESIDENCE [SEMINOLE ESTATES UNIT 2]	\$0		10/14/2022
15508	5651 DEER PATH LN: SWIMMING POOL RESIDENTIAL-new pool for existing SFR [SEMINOLE ESTATES UNIT 2]	\$69,000		10/6/2022
20010	5651 DEER PATH LN: RES GARAGE & CARPORTS-DETACHED GARAGE [SEMINOLE ESTATES UNIT 2]	\$60,000		1/11/2022
17603	5651 DEER PATH LN: SINGLE FAMILY DETACHED- [SEMINOLE ESTATES UNIT 2]	\$1,000,189		1/11/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed
SUMMER KITCHEN 2	2024	1	\$10,000	\$10,000
SOLAR HEATER	2024	1	\$0	\$0
FIREPLACE 2	2024	1	\$6,000	\$6,000
FIREPLACE 1	2024	1	\$3,000	\$3,000
GAS HEATER - UNIT	2024	1	\$1,653	\$1,653
WATER FEATURE	2024	1	\$2,589	\$2,589
POOL 2	2024	1	\$45,000	\$45,000
SCREEN ENCL 3	2024	1	\$16,000	\$16,000
PATIO 2	2024	1	\$3,500	\$3,500

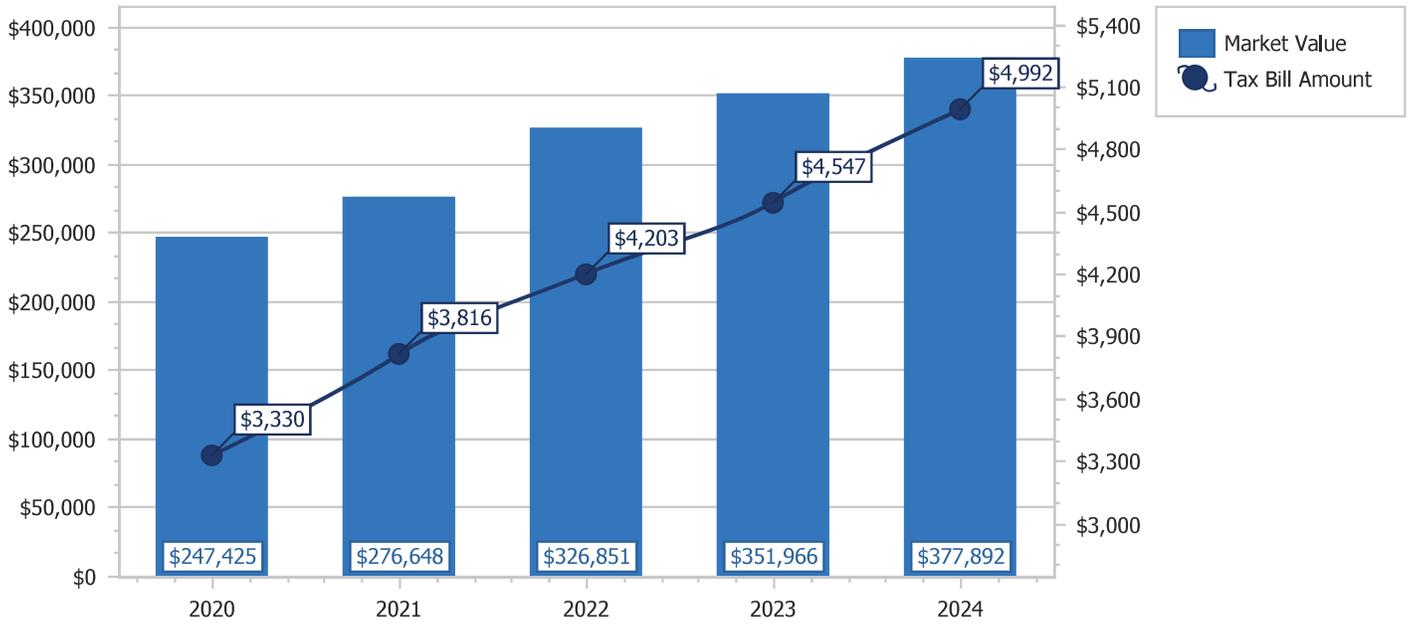
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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	Markham Woods
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



Copyright 2025 © Seminole County Property Appraiser

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 19S RGE 29E BEG 1270 FT S 60 DEG 23 MIN 19 SEC E OF MOST WLY COR ASTOR FARMS RUN S 29 DEG 36 MIN 41 SEC W 793.21 FT N 60 DEG 23 MIN 19 SEC W 117.81 FT N 29 DEG 30 MIN E 67.44 FT N 60 DEG 23 MIN 19 SEC W 210.64 FT N 29 DEG 36 MIN 41 SEC E 726 FT S 60 DEG 23 MIN 19 SEC E 328.58 FT TO BEG (5.66 AC)

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

**A. FINDINGS OF FACT**

**Property Owner:** VALERIE LETTIERI  
5651 DEER PATH LN  
SANFORD, FL 32771

**Project Name:** DEER PATH LN (5651)

**Requested Variance:**

Request for: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn in the A-1 (Agriculture) district.

The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct a pole barn within the required side and 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 November, 2025.

\_\_\_\_\_  
Notary Public

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 19S RGE 29E BEG 1270 FT S 60 DEG 23 MIN 19 SEC E OF MOST  
WLY COR ASTOR FARMS RUN S 29 DEG 36 MIN 41 SEC W 793.21 FT N 60 DEG 23  
MIN 19 SEC W 117.81 FT N 29 DEG 30 MIN E 67.44 FT N 60 DEG 23 MIN 19 SEC W  
210.64 FT N 29 DEG 36 MIN 41 SEC E 726 FT S 60 DEG 23 MIN 19 SEC E 328.58 FT  
TO BEG (5.66 AC)

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

### **A. FINDINGS OF FACT**

**Property Owner:** VALERIE LETTIERI  
5651 DEER PATH LN  
SANFORD, FL 32771

**Project Name:** DEER PATH LN (5651)

#### **Variance Approval:**

Request for: (1) a northwest side yard setback variance from ten (10) feet to five (5) feet; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet for a pole barn in the A-1 (Agriculture) district.

The findings reflected in the record of the October 27, 2025, 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 pole barn (40' x 70') 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 November, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Angi Gates, 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: 2025-954**

**Title:**

**(Lot 76) Emmett Avenue** - Request for: (1) a south front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) an east side street setback variance from fifty (50) feet to nineteen (19) feet; and (3) a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a Single Family Dwelling in the A-1 (Agriculture) district; BV2025-103 (David Gardner, Applicant) District 5 - Herr (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. Approve the request for: (1) a south front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) an east side street setback variance from fifty (50) feet to nineteen (19) feet; and (3) a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a Single Family Dwelling in the A-1 (Agriculture) district; or
2. Deny the request for: (1) a south front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) an east side street setback variance from fifty (50) feet to nineteen (19) feet; and (3) a west side yard setback variance from ten (10) feet to seven and one-half (7½) 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 in The Town of Sylvan Lake subdivision and is a legal lot of record.

- The Town of Sylvan Lake plat was recorded in 1914, prior to the Seminole County Land Development Code being adopted. At that time, all the lots were 7,500 square feet (50' x 150').
- The adoption of the County wide zoning in 1960 subsequently rendered the lot non-conforming with respect to the minimum A-1 zoning dimensional and setback requirements, thereby creating a hardship.
- The proposed single family dwelling will be approximately 1,800 square feet and will encroach twenty-five (25) feet into the required south front yard setback, thirty-one (31) feet into the required east side street setback and two and one-half (2½) feet into the required west side yard setback.
- The requested setbacks are similar to the R-1B zoning district setbacks. Staff believes that variances allowing setbacks like those in the R-1B zoning district would be the minimum variances to make reasonable use of the land.
- 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 and side street setback for this zoning district is fifty (50) feet, and the side yard setback is ten (10)feet.
- On June 25, 2007 the Board of Adjustment approved the following variances for a single family dwelling on this this lot:
  - (1) a lot size variance from 43,560 square feet to 7,500 square feet; and
  - (2) a width at building line variance from 150 feet to fifty (50) feet; and
  - (3) a front yard setback variance from fifty (50) feet to twenty-five (25) feet; and
  - (4) a side street setback variance from fifty (50) feet to ten (10) feet
- On September 11, 2007, the Board of County Commissioners overturned the Board of Adjustment's decision to approve the four (4) variances.

**Staff Findings:**

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 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 been satisfied:

- The adoption of the County wide zoning in 1960 created the lot non-conforming; therefore, special conditions and circumstances do 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. Section 30.3.3.2 (b)(1)
- The applicant did not create the lot; therefore, special conditions and circumstances did not result from the actions of the applicant. Section 30.3.3.2(b) (2)
- 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; therefore, the granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The adoption of the County wide zoning in 1960 subsequently rendered the lot non-conforming with respect to the minimum A-1 zoning dimensional and setback requirements, thereby creating a hardship; therefore, 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 not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The applicant would not retain reasonable use of the land, building or structure without the granting of a variance; therefore, the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

- Without the approval of the setback variances the applicant would not be able to build a home on the lot; therefore, the grant of the variance would be in harmony with the general intent and purpose of Chapter 30, and would not be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

**Staff Conclusion:**

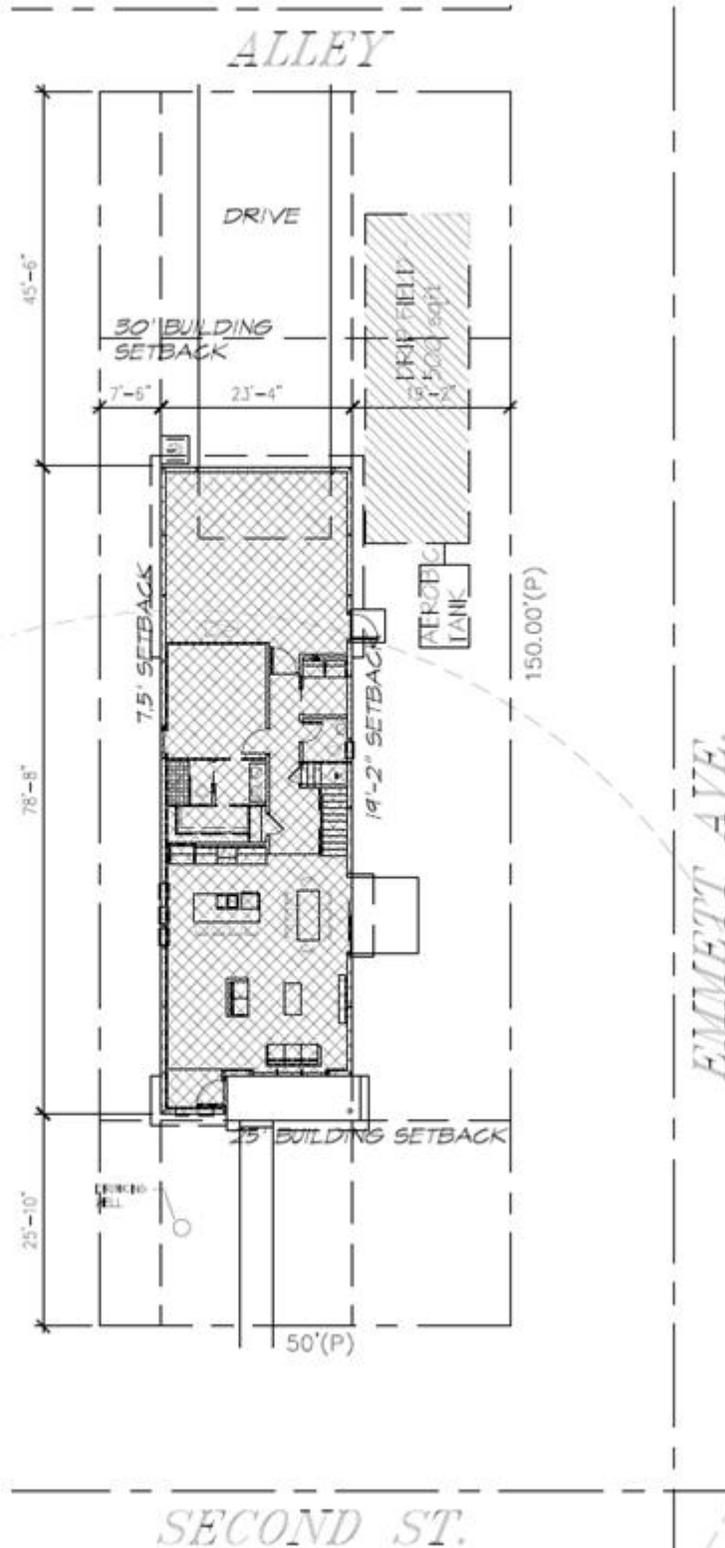
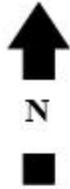
Based upon the foregoing findings, the requested variances are in the public interest and failure to grant the variance would result in an unnecessary and undue hardship.

**Staff Recommendation:**

Based on the stated findings, staff recommends approval of the requests. 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.

# (LOT 76) EMMETT AVENUE VARIANCES





DAVID GARDNER  
 31-19-30-502-0000-0760  
 SEMINOLE COUNTY BOA  
 OCTOBER 27, 2025



## 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.

This lot is a "Lot of Record" that has been in existence since 1915 - There are existing homes in the area with similar proposed conditions.

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

This lot is a "Lot of Record" that has been in existence since 1915

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 lot is a "Lot of Record" that has been in existence since 1915 - There are existing homes in the area with similar proposed conditions.

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.

This lot is a "Lot of Record" that has been in existence since 1915 - There are existing homes in the area with similar proposed conditions.

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

Please see the attached site layout. I have a minimal footprint house for this lot.

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.

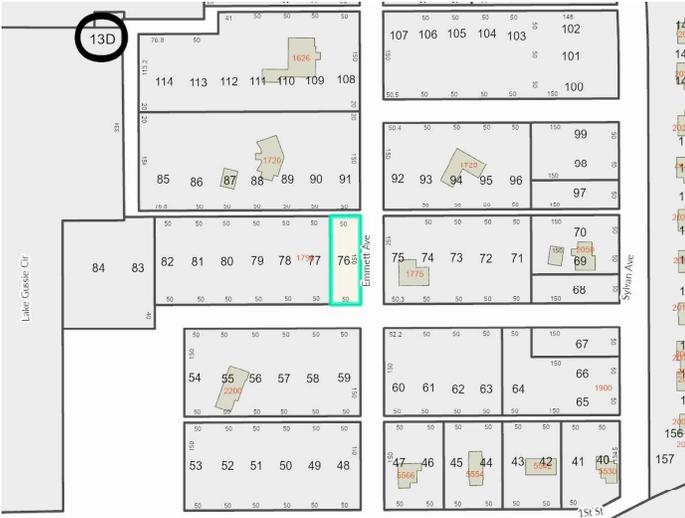
This lot is a "Lot of Record" that has been in existence since 1915 - There are existing homes in the area with similar proposed conditions.

# Property Record Card



Parcel: **31-19-30-502-0000-0760**  
 Property Address:  
 Owners: **GARDNER, DAVID**  
 2025 Market Value \$15,000 Assessed Value \$10,879 Taxable Value \$10,879  
 2024 Tax Bill \$130.64  
 Vacant Residential property has a lot size of 0.17 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	31-19-30-502-0000-0760
Property Address	
Mailing Address	8210 VIA BELLA ST SANFORD, FL 32771-9752
Subdivision	SYLVAN LAKE TOWN OF
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 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)	\$15,000	\$9,890
Land Value Agriculture	\$0	\$0
Just/Market Value	\$15,000	\$9,890
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,121	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$10,879	\$9,890

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$130.64
Tax Bill Amount	\$130.64
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 GARDNER, DAVID

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 76 TOWN OF SYLVAN LAKE PB 2 PG 69

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,879	\$0	\$10,879
Schools	\$15,000	\$0	\$15,000
FIRE	\$10,879	\$0	\$10,879
ROAD DISTRICT	\$10,879	\$0	\$10,879
SJWM(Saint Johns Water Management)	\$10,879	\$0	\$10,879

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2006	\$90,000	06322/1816	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$30,000/Lot	\$15,000	\$15,000

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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	Region 1
Middle	Sanford
High	Seminole

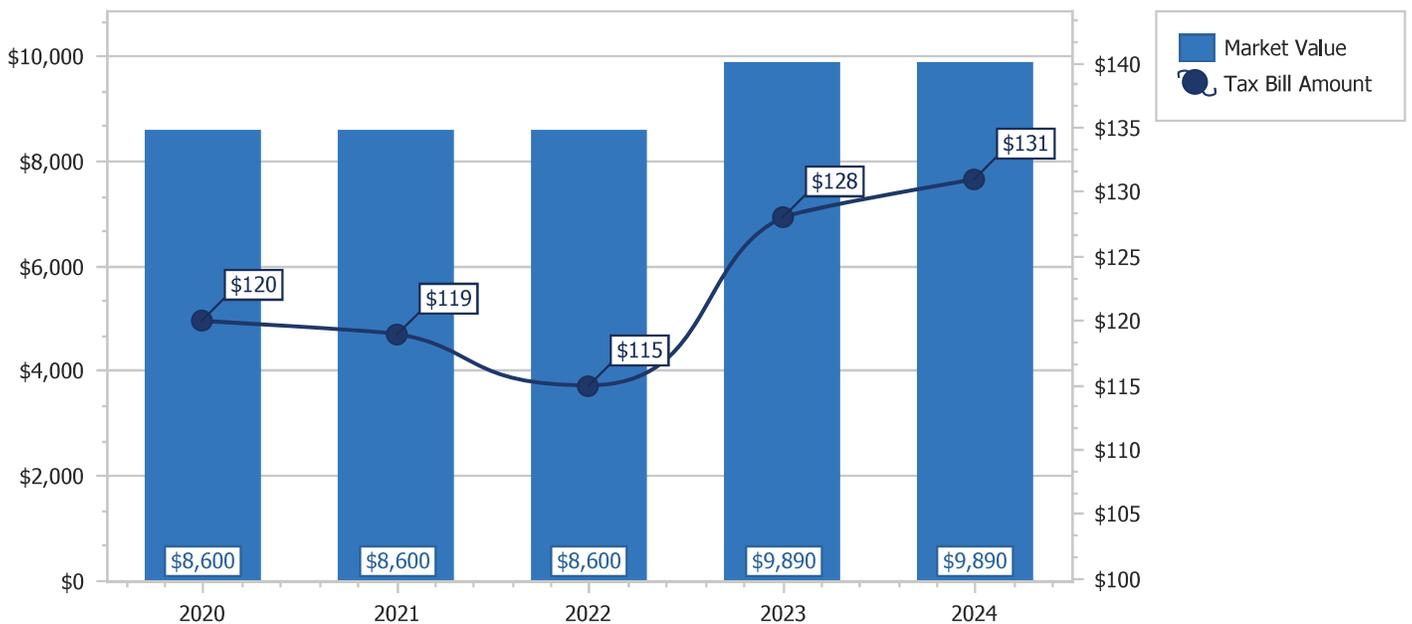
### Political Representation

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 3

### Utilities

Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History





**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 76 TOWN OF SYLVAN LAKE PB 2 PG 69

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

**A. FINDINGS OF FACT**

**Property Owner:** DAVID GARDNER  
8210 VIA BELLA  
SANFORD, FL 32771

**Project Name:** EMMETT AVE (LOT 76)

**Variance Approval:**

Request for: (1) a south front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) an east side street setback variance from fifty (50) feet to nineteen (19) feet; and (3) a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a Single Family Dwelling in the A-1 (Agriculture) district.

The findings reflected in the record of the October 27, 2025, 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 (approximately 1,800 square feet) 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**

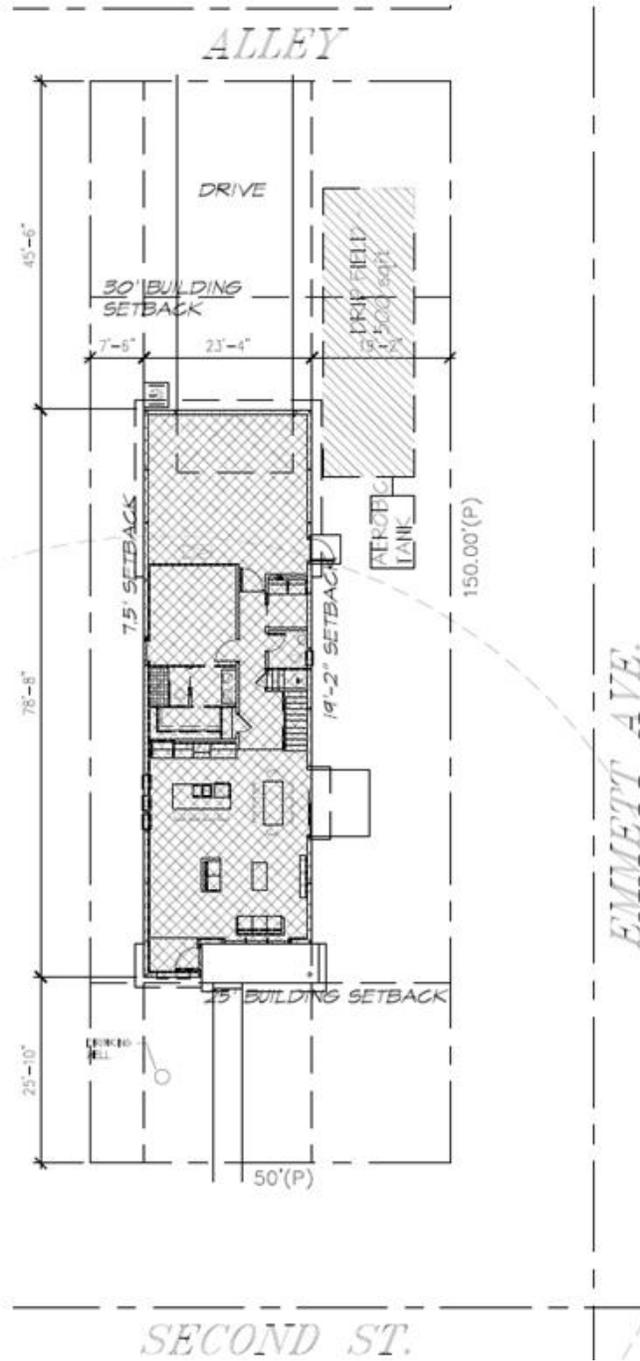
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of November, 2025.

\_\_\_\_\_  
Notary Public

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

EXHIBIT A  
SITE PLAN





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

**File Number: 2025-929**

**Title:**

**5724 Michelle Lane** - Request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district; BV2025-102 (Ryan Mays, Applicant) District5 - Herr (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district; or
2. Approve the request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in Seminole Estates subdivision.
- The proposed accessory structure is 2,500 square feet, a 900 square foot increase above what is permitted by the Seminole County Land Development Code (SCLDC). The SCLDC permits an accessory building of 1,600 square feet when not used for agricultural purposes. The living area of the primary dwelling is 3,200 square feet. The applicant intends to use the structure for storage of personal property.
- Section 30.6.1.2 of the Seminole County Land Development Code states:

(e) 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. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.

- There have not been any prior variances for the subject property.
- Two letters in support of the variance application were submitted. One from the President of the Homeowners Association and the second from the neighbor to the west of 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 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

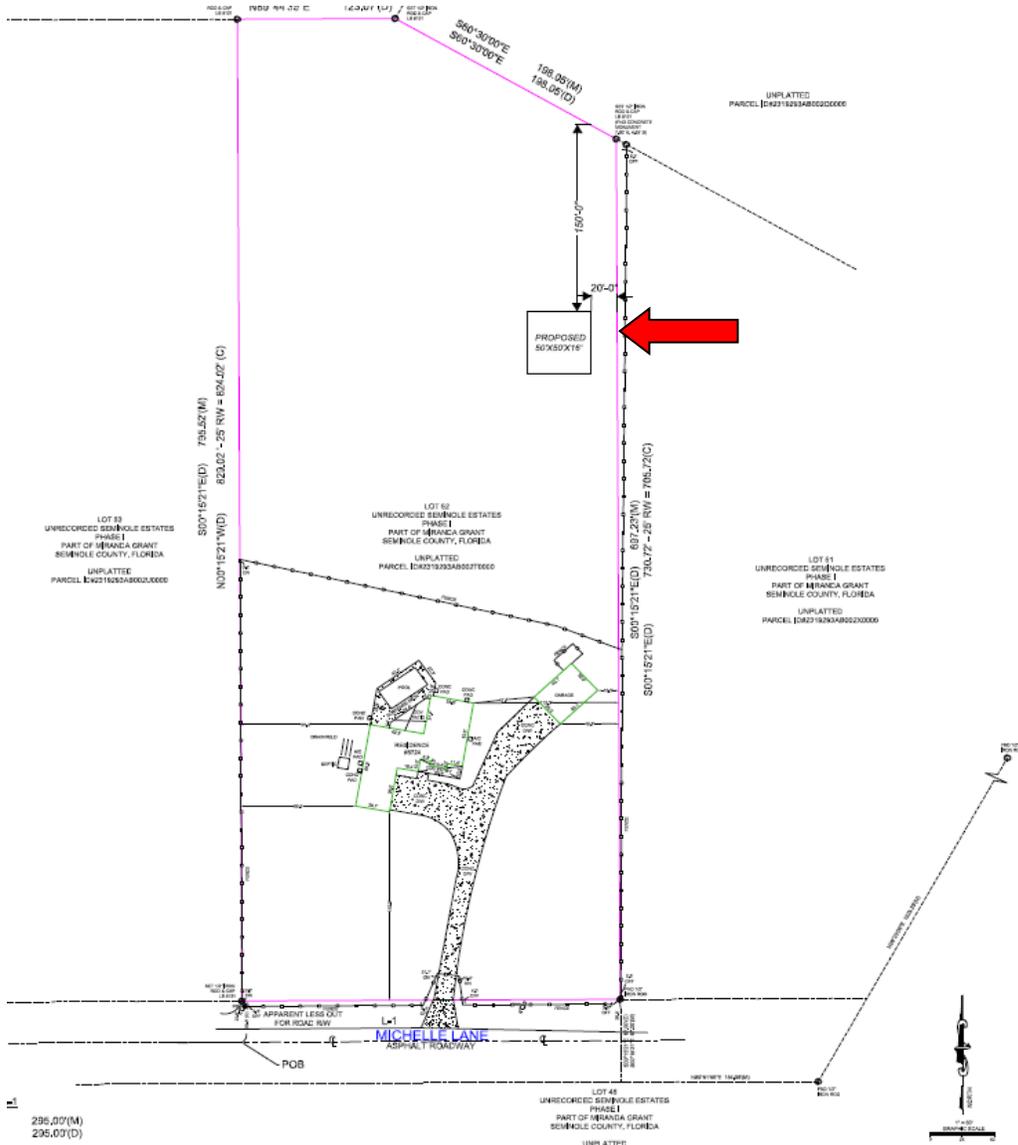
hardship.

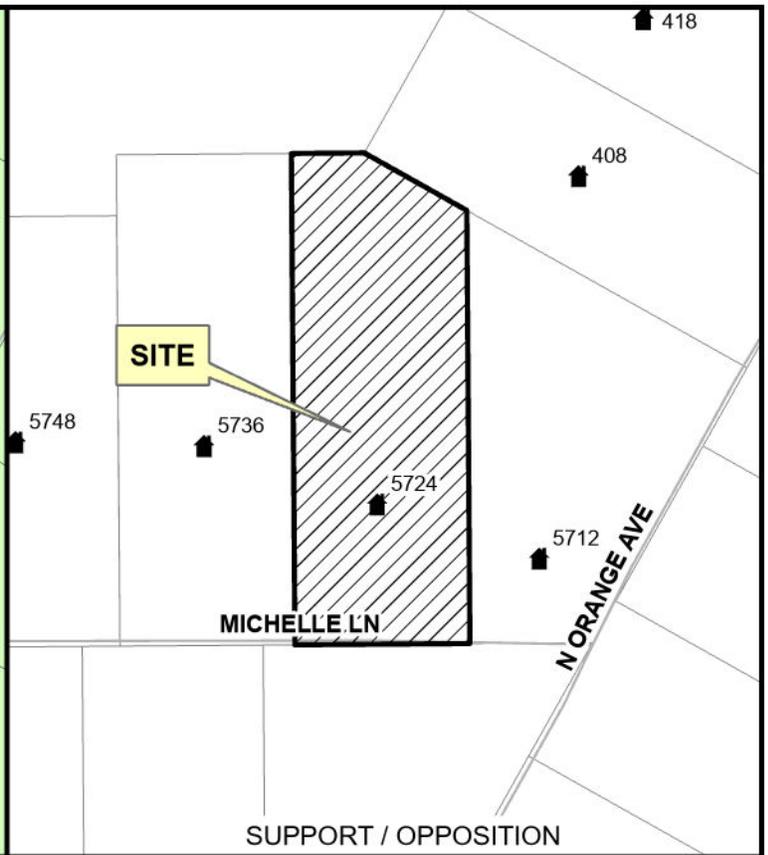
**Staff Recommendation:**

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 2,500 square foot accessory structure 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.

# MICHELLE LN (5724) VARIANCES





**RYAN & SARAH MAYS**  
 5724 MICHELLE LN SANFORD FL 32771

**SEMINOLE COUNTY BOA**  
 OCTOBER 27, 2025

 A-1	 n/a	
 PLI	 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?  
Many of the other options available are "cheap" in design & will not hold up to the Florida weather. By allowing the permanent structure it will not only be a beautiful addition to the neighborhood it would also help improve property value.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
The current zoning for this area is A-1, though the owner does not currently have livestock, the building will be used as a storage facility for land improvement equipment. The parcel in question is more than 5 acres and the building will sit in the back part of the property.
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?  
We are asking that the 50% requirement of accessory structures be lifted in the case that the parcel is 5 acres and the building will not be next to the house. If the owner had livestock this would not be an issue, so we are asking for the variance to approve the 2500 sq ft building, which is only an additional 900 sq ft.
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?  
The current zoning of A-1 allows residents of livestock to have any type building they would like. By allowing this building it would not have any different visual appeal than the other lots. It would allow the owner to enjoy the 5 acres that he currently owns and it would give the owner the ability to store his personal belonging property and without the financial burden of storage costs.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?  
Allowing the owner to build the building that is only 900 sq ft over the allowable size on the back portion of his 5 acres will allow the security of his personal property, increase land value and prevent the use of temporary "eye sore" structures that will not withstand Florida conditions.
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?  
Many homes in the area have buildings that are used for the same purpose. By allowing this variance it will not only increase value & other financial means but it will also prevent the use of cheap less attractive temporary buildings. The building being proposed will be visually appealing, wind rated at 110 mph, engineered & constructed by professionals and will last many generations.



## Legal Description

SEC 24 TWP 19S RGE 29E BEG 2195 FT N &  
 169.56 FT E OF SE COR OF GOVT LOT 2 IN 24-  
 19-29 RUN N 829.02 FT E 123.07 FT S 60 DEG  
 30 MIN E 198.05 FT S 730.72 FT W 295 FT TO  
 BEG (5.1 AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$736,694	\$50,722	\$685,972
Schools	\$736,694	\$25,000	\$711,694
FIRE	\$736,694	\$50,722	\$685,972
ROAD DISTRICT	\$736,694	\$50,722	\$685,972
SJWM(Saint Johns Water Management)	\$736,694	\$50,722	\$685,972

## Sales

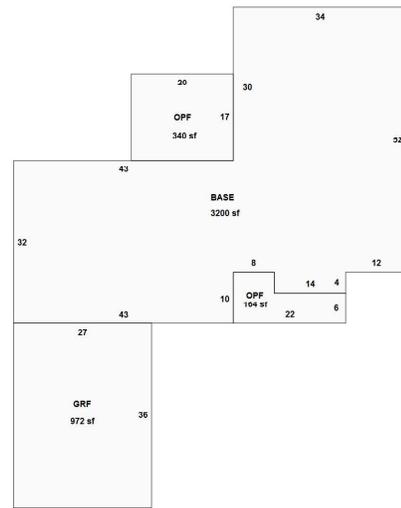
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2021	\$735,000	09838/0162	Improved	Yes
WARRANTY DEED	3/1/2005	\$410,000	05646/1904	Improved	Yes
CORRECTIVE DEED	2/1/2005	\$100	05646/1903	Improved	No
QUIT CLAIM DEED	11/1/2004	\$100	05531/0557	Improved	No
WARRANTY DEED	10/1/1992	\$270,000	02495/0586	Improved	Yes
WARRANTY DEED	4/1/1986	\$30,000	01724/1313	Vacant	Yes
QUIT CLAIM DEED	3/1/1985	\$100	01641/0855	Vacant	No
WARRANTY DEED	2/1/1981	\$18,500	01322/0266	Vacant	No

## Land

Units	Rate	Assessed	Market
4.86 Acres	\$77,000/Acre	\$374,220	\$374,220
1 Lot	\$100/Lot	\$100	\$100

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1987/2000
Bed	4
Bath	4.0
Fixtures	14
Base Area (ft <sup>2</sup> )	3200
Total Area (ft <sup>2</sup> )	4676
Constuction	BRICK
Replacement Cost	\$443,701
Assessed	\$401,549

\* Year Built = Actual / Effective

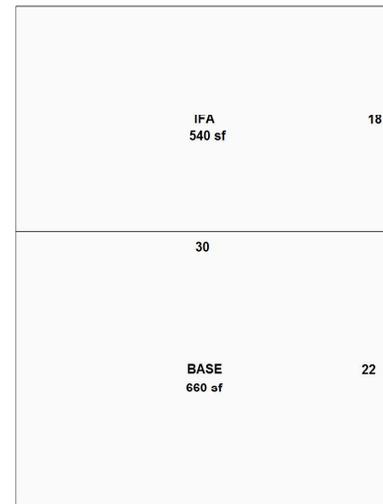


Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	972
OPEN PORCH FINISHED	164
OPEN PORCH FINISHED	340

Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	1987
Bed	
Bath	
Fixtures	2
Base Area (ft <sup>2</sup> )	660
Total Area (ft <sup>2</sup> )	1200
Constuction	CONC BLOCK
Replacement Cost	\$55,019
Assessed	\$45,253

\* Year Built = Actual / Effective



Building 2

Appendages	
Description	Area (ft <sup>2</sup> )
INTERIOR FINISH AVERAGE	540

Permits				
Permit #	Description	Value	CO Date	Permit Date
04286	5724 MICHELLE LN: MISC BUILDING - RESIDENTIAL-sports court [SEMINOLE ESTATES]	\$35,000		4/11/2025
04888	REROOF	\$37,728		5/22/2014
01970	16' ALUMINUM MANUAL GATE	\$2,200		3/19/2013
08539	MECHANICAL & CONDENSOR	\$9,956		7/31/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1987	1	\$35,000	\$21,000
SOLAR HEATER	1987	1	\$0	\$0
ACCESSORY BLDG 1	1987	1	\$2,500	\$1,000
FIREPLACE 2	1987	1	\$6,000	\$2,400
IRON GATE - Lin Ft	2013	80	\$2,307	\$1,673
SHED	1987	2	\$2,000	\$800

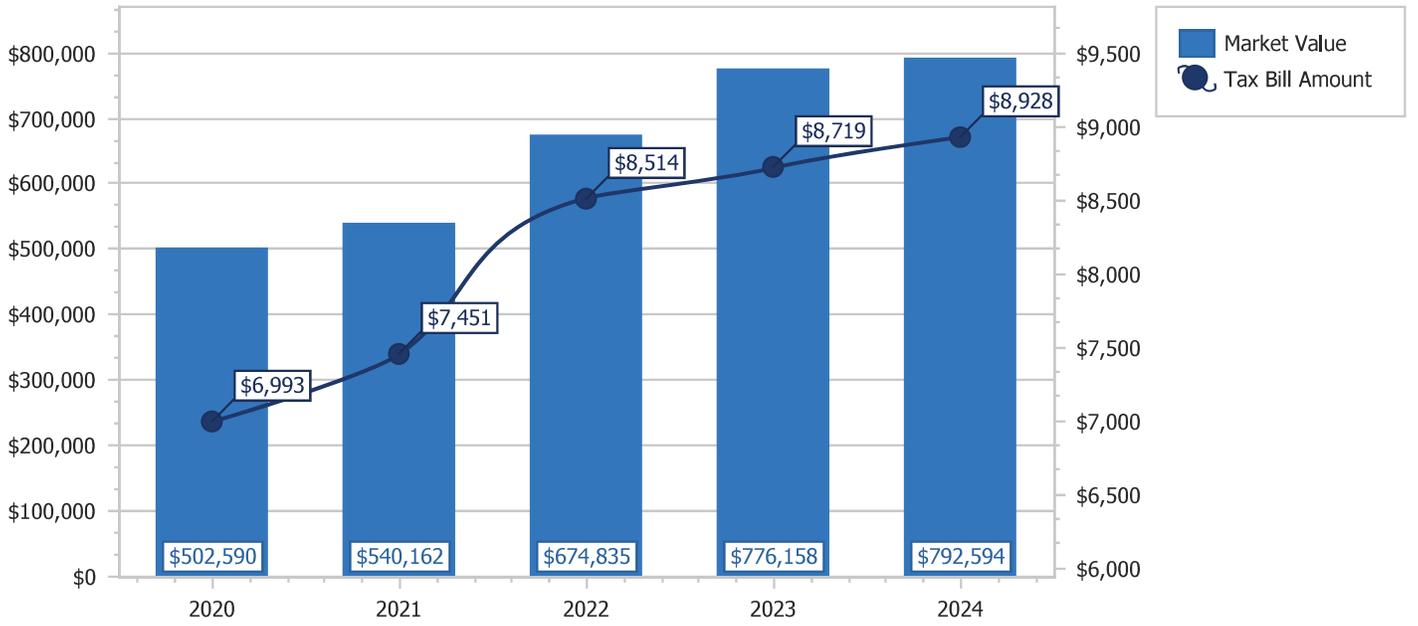
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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	Markham Woods
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	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

# Property Value History



Copyright 2025 © Seminole County Property Appraiser

September 26, 2025

This is a recommendation letter for Ryan Mays who resides at 5724 Michelle Lane, Sanford, Florida, 32771, and is in a Subdivision called Seminole Estates in Northwest Seminole County. Mr. Mays is proposing to build a shop on his residence which exceeds the limit of square footage currently allowed. I believe he is asking to build a structure approximately 50 foot by 50 foot. As a neighboring resident and President of the Seminole Estates Homeowners Association I have no objection of him doing so. There are many other buildings in our neighborhood currently larger which is why we would have no objection. He is a wonderful neighbor and would like for Seminole County to approve his building as he currently wishes to build.

Sincerely, 

Jennifer Schumacher

President of Seminole Estates Homeowners Association

5938 Feather Lane, Sanford, Florida, 32771

407-430-7203

September 26<sup>th</sup>, 2025

Attn: Mary Robinson

This is a recommendation letter for my neighbor, Ryan Mays, who resides at 5724 Michelle Lane, Sanford, FL 32771. I would be pleased if you would approve a variance for him to build the larger shop size he desires on his property. I am his neighbor directly on the lot to the west of his property. My address is 5712 Michelle Lane, Sanford, FL 32771.

Sincerely,

Greg Wojtkiewicz

A handwritten signature in black ink, appearing to be 'GW', written over the printed name 'Greg Wojtkiewicz'.

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 19S RGE 29E BEG 2195 FT N &  
169.56 FT E OF SE COR OF GOVT LOT 2 IN 24-  
19-29 RUN N 829.02 FT E 123.07 FT S 60 DEG  
30 MIN E 198.05 FT S 730.72 FT W 295 FT TO  
BEG (5.1 AC)

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

### **A. FINDINGS OF FACT**

**Property Owner:** RYAN MAYS  
5724 MICHELLE LN.  
SANFORD, FL 32771

**Project Name:** MICHELLE LN. (5724)

#### **Requested Variance:**

Request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district. The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district. 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 November 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 19S RGE 29E BEG 2195 FT N &  
169.56 FT E OF SE COR OF GOVT LOT 2 IN 24-  
19-29 RUN N 829.02 FT E 123.07 FT S 60 DEG  
30 MIN E 198.05 FT S 730.72 FT W 295 FT TO  
BEG (5.1 AC)

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

### **A. FINDINGS OF FACT**

**Property Owner:** RYAN MAYS  
5724 MICHELLE LN.  
SANFORD, FL 32771

**Project Name:** MICHELLE LN. (5724)

#### **Variance Approval:**

Request for an accessory structure size variance from 1,600 square feet to 2,500 square feet in the A-1 (Agriculture) district. The findings reflected in the record of the October 27, 2025, 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 2,500 square foot accessory structure 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**

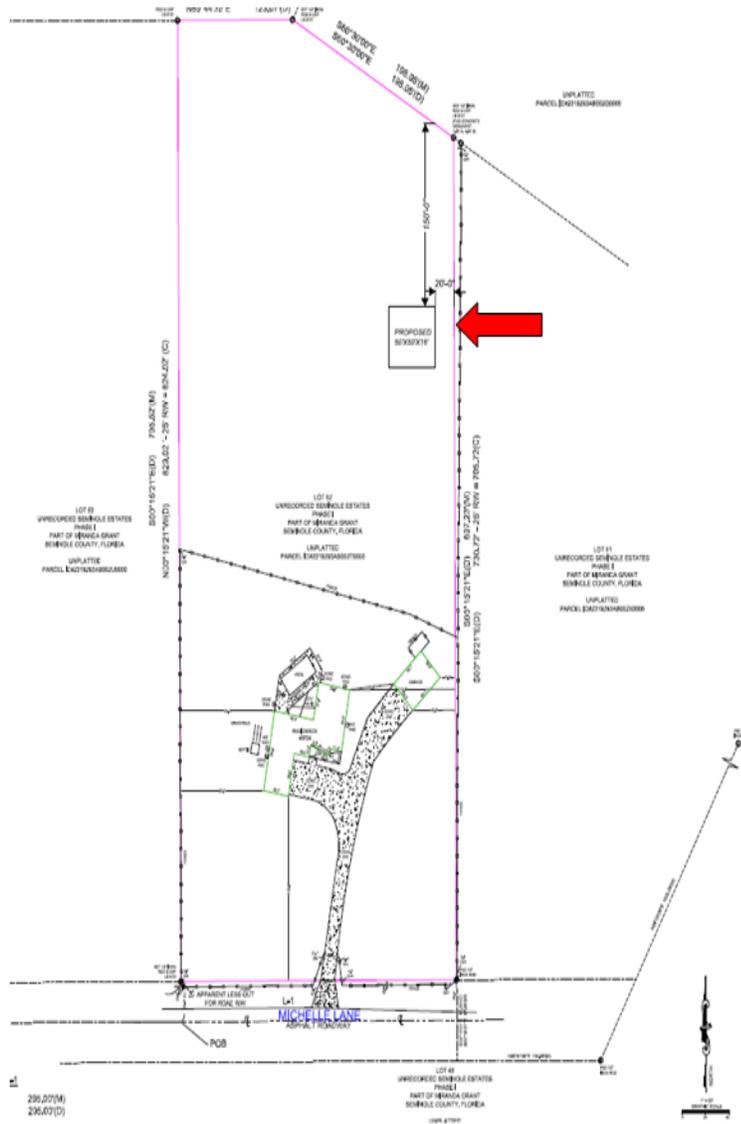
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of November 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
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

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**File Number: 2025-948**

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**Title:**

**194 Pine Street** - Request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district; BV2025-104 (June C. Moran, Applicant) District 2 - Zembower (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Whitcombs 1<sup>st</sup> and 2<sup>nd</sup> Addition to Geneva subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Pine Street, and the side street is Second Street. The variance is being sought the Pine Street frontage.
- The proposed/existing privacy fence is 18 feet from the edge of pavement.

- Three letters of support have been received from abutting neighbors on the north and east and a neighbor across Pine Street to the south.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division. Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- 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:**

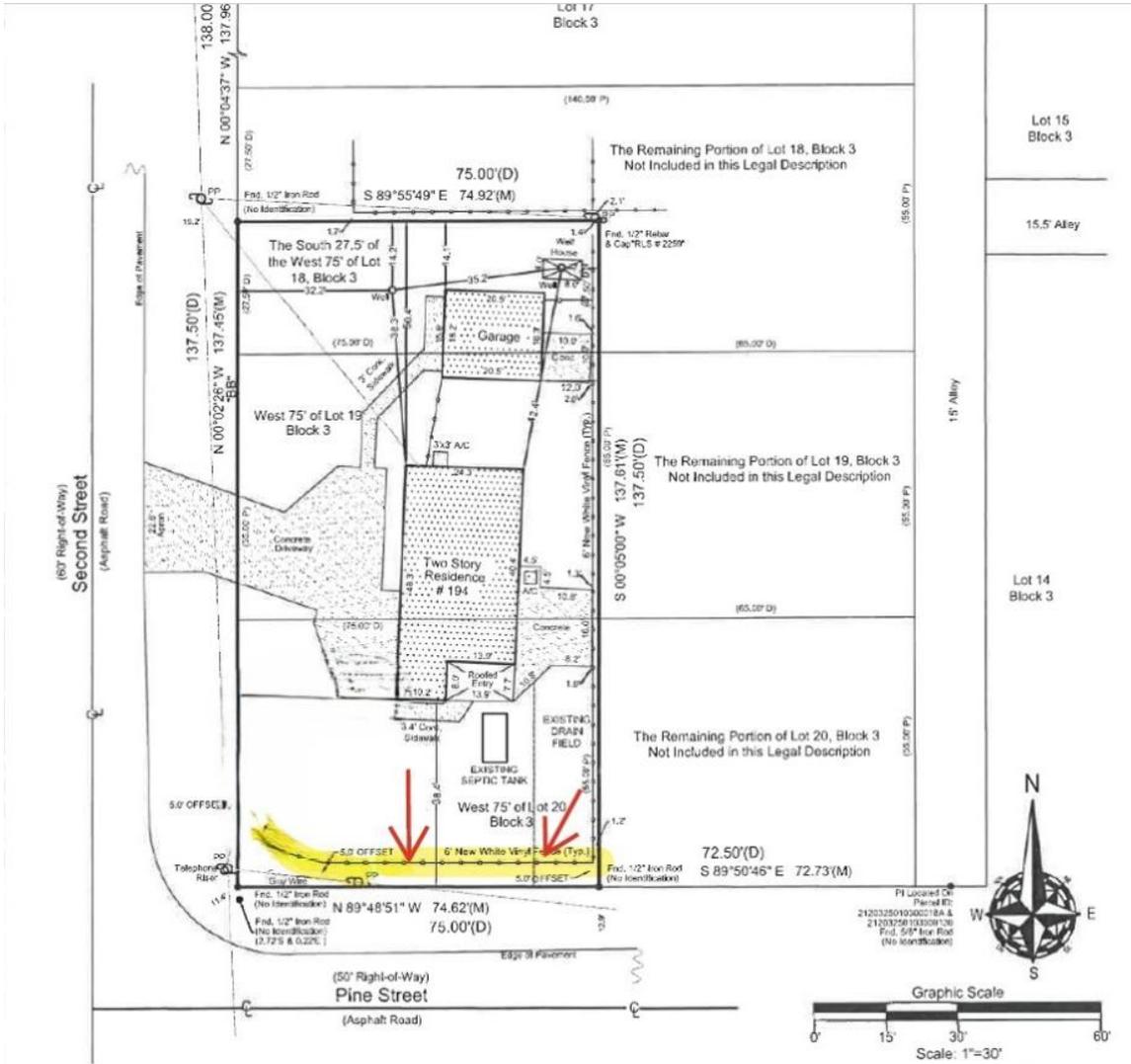
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

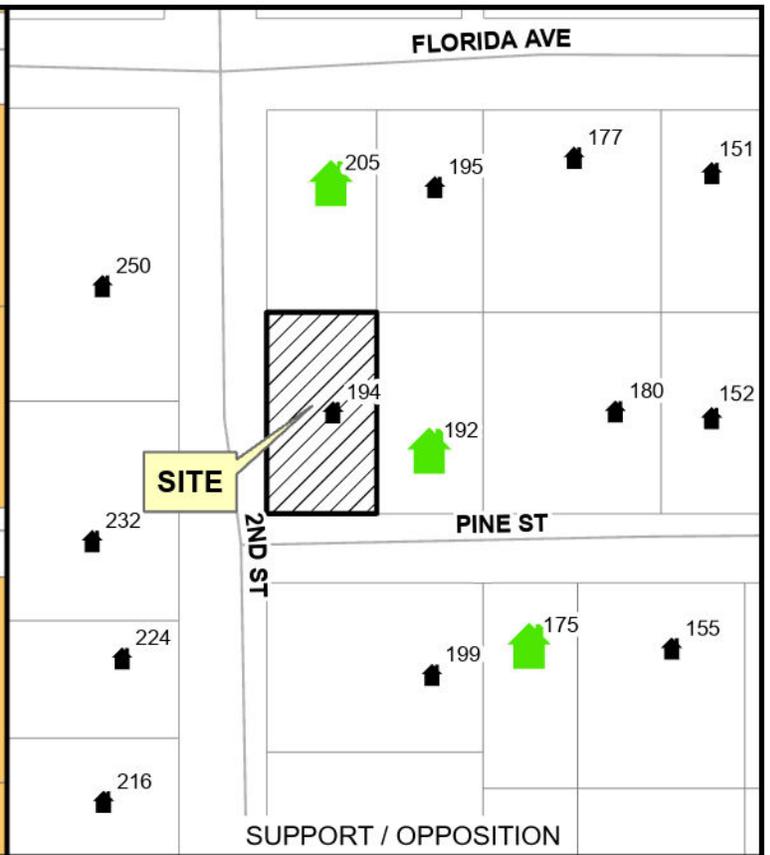
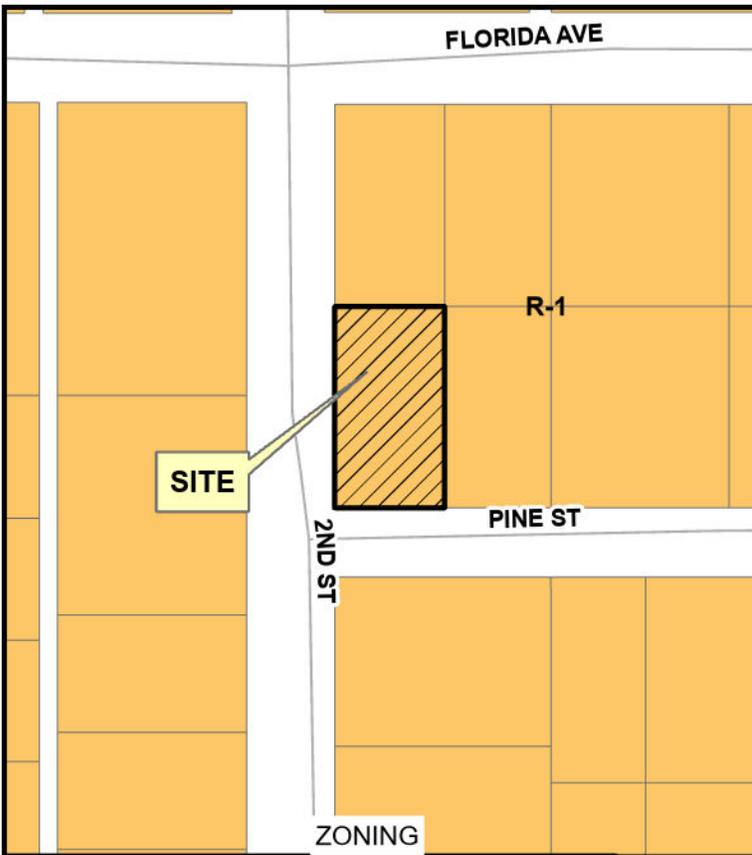
**Staff Recommendation:**

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 six (6) foot privacy 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.

# PINE ST (194) VARIANCES





JUNE MORGAN  
194 PINE STREET GENEVA FL 32732

SEMINOLE COUNTY BOA  
OCTOBER 27, 2025

R-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? Land is located directly across from local post office entrance with 24/7 P.O. Box access. Prior to construction of fence, this resulted in heavy foot traffic through yard to reach post office, as there were no sidewalks to guide pedestrians.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? House layout and post office location are pre-existing to purchase of home.

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? Other properties are allowed fencing to prevent foot traffic cutting through yard spaces, and frequently have sidewalks to guide pedestrians away from cutting through corner lots.

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?

Typical property front yards are not located such that they encourage foot traffic through yard.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? 6ft fence height is requested to match connecting side yard fence. 5ft setback is requested to maintain uniformity between fence and roads on both sides.

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?

Pedestrians still have ample walking space to access post office between designated utility easements and proposed setback. Fence is constructed to allow corner visibility at intersection per land development code Section 30.14.19CA(2)

# Property Record Card



**Parcel:** 21-20-32-501-0300-0180  
**Property Address:** 194 PINE ST GENEVA, FL 32732  
**Owners:** MORAN, JUNE C  
 2025 Market Value \$283,922 Assessed Value \$132,981 Taxable Value \$82,259  
 2024 Tax Bill \$1,178.56 Tax Savings with Exemptions \$2,500.32  
 The 3 Bed/2.5 Bath Single Family property is 1,660 SF and a lot size of 0.24 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	21-20-32-501-0300-0180
Property Address	194 PINE ST GENEVA, FL 32732
Mailing Address	194 PINE ST GENEVA, FL 32732-9291
Subdivision	WHITCOMBS 1ST AND 2ND ADDS TO GENEVA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2005)
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	\$221,449	\$217,113
Depreciated Other Features	\$3,673	\$2,600
Land Value (Market)	\$58,800	\$58,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$283,922	\$278,513
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$150,941	\$149,280
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$132,981	\$129,233

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,678.88
Tax Bill Amount	\$1,178.56
Tax Savings with Exemptions	\$2,500.32

## Owner(s)

Name - Ownership Type  
MORAN, JUNE C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

W 75 FT OF S 27.5 FT OF LOT 18 & W 75 FT OF  
LOTS 19 & 20 BLK 3 WHITCOMBS 1ST ADD TO  
GENEVA PB 2 PG 50

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$132,981	\$50,722	\$82,259
Schools	\$132,981	\$25,000	\$107,981
FIRE	\$132,981	\$50,722	\$82,259
ROAD DISTRICT	\$132,981	\$50,722	\$82,259
SJWM(Saint Johns Water Management)	\$132,981	\$50,722	\$82,259

## Sales

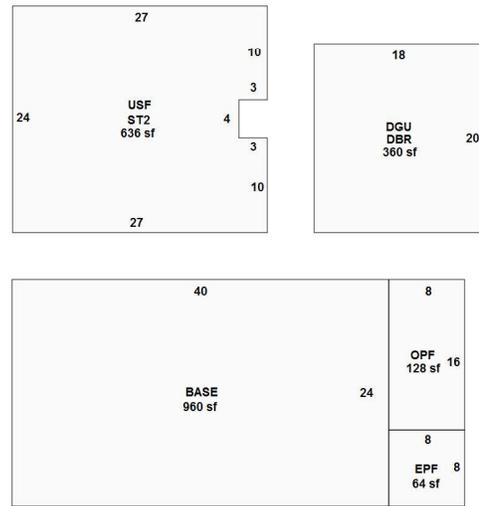
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/5/2025	\$100	10821/1724	Improved	No
WARRANTY DEED	6/1/2004	\$175,000	05341/0098	Improved	Yes
QUIT CLAIM DEED	3/1/1993	\$37,000	02627/1837	Improved	No
QUIT CLAIM DEED	7/1/1988	\$100	02008/1146	Improved	No
WARRANTY DEED	8/1/1986	\$11,000	01764/1430	Vacant	No
WARRANTY DEED	2/1/1985	\$22,500	01618/1653	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$84,000/Lot	\$58,800	\$58,800

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1987
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft <sup>2</sup> )	960
Total Area (ft <sup>2</sup> )	2148
Constuction	SIDING GRADE 3
Replacement Cost	\$269,239
Assessed	\$221,449

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
DETACHED GARAGE UNFINISHED	360
ENCLOSED PORCH FINISHED	64
OPEN PORCH FINISHED	128
UPPER STORY FINISHED	636

Permits				
Permit #	Description	Value	CO Date	Permit Date
05015	194 PINE ST: MECHANICAL - RESIDENTIAL- [WHITCOMBS 1ST AND 2ND ADD]	\$11,351		4/11/2025
04408	194 PINE ST: PLUMBING - RESIDENTIAL- residential [WHITCOMBS 1ST AND 2ND ADD]	\$6,000		3/21/2023
05772	194 PINE ST: REROOF RESIDENTIAL- Residential single family home [WHITCOMBS 1ST AND 2ND ADD]	\$12,250		4/13/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1987	1	\$3,500	\$1,400
FIREPLACE 1	1987	1	\$3,000	\$1,200
PATIO 1	2023	1	\$1,100	\$1,073

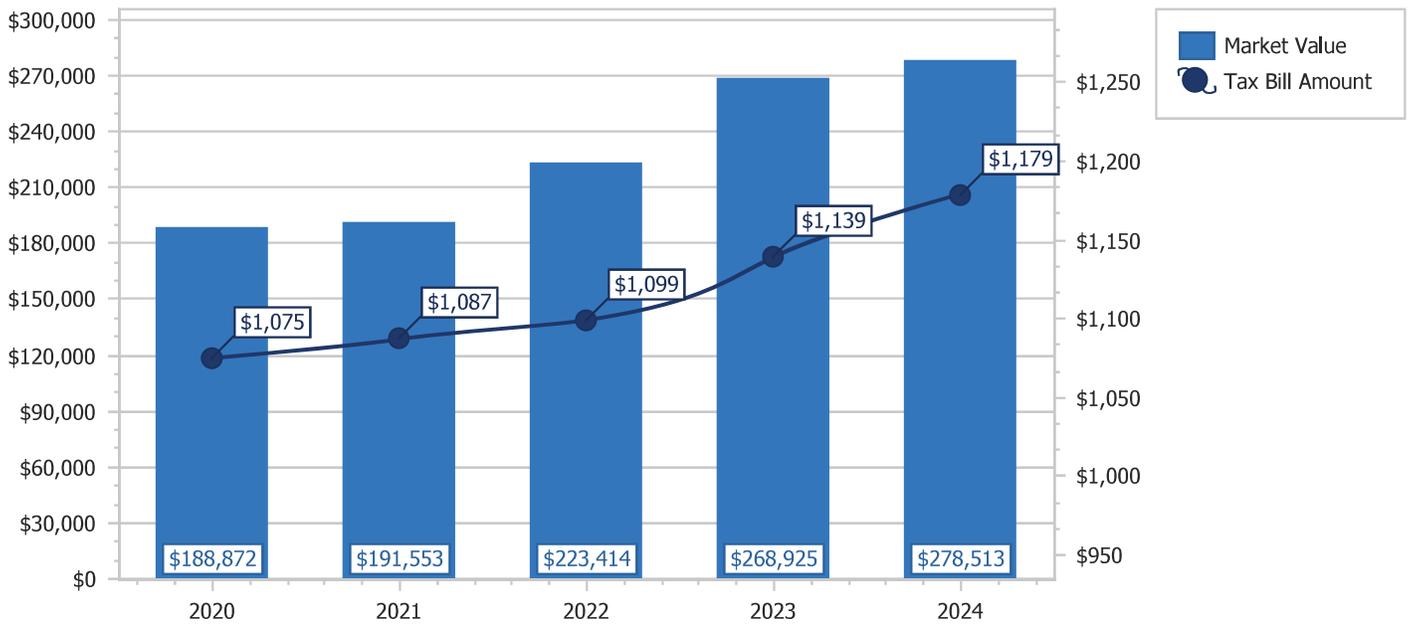
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Geneva
Middle	Chiles
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	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

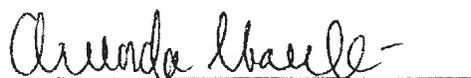
### Property Value History



Copyright 2025 © Seminole County Property Appraiser

August 30, 2025

I Amanda Maxwell residing at 205 Florida Ave. Geneva FL 32732, am signing this letter to indicate that I take no Issues with the existing fence as it is located on the neighboring property belonging to June Moran, 194 Pine Street Geneva FL 32732. Furthermore, I take no Issue with the replacing of fence with a new white vinyl fence, installed at the same height of 6'-0", in a similar location of the original.

A handwritten signature in cursive script, reading "Amanda Maxwell", is written over a horizontal line.

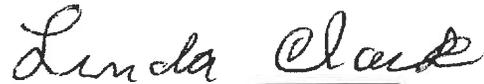
Amanda Maxwell  
205 Florida Ave  
Geneva, FL 32732

August 30, 2025

We Mike and Linda Clark residing at 192 Pine St Geneva FL 32732, am signing this letter to indicate that I take no issues with the existing fence as it is located on the neighboring property belonging to June Moran, 194 Pine Street Geneva FL 32732. Furthermore, I take no issue with the replacing of fence with a new white vinyl fence, installed at the same height of 6'-0", in a similar location of the original.



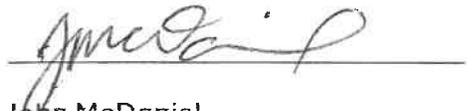
Mike Clark  
192 Pine St  
Geneva, FL 32732



Linda Clark  
192 Pine St  
Geneva, FL 32732

August 30, 2025

I John McDaniel residing at 175 Pine St Geneva FL 32732, am signing this letter to indicate that I take no issues with the existing fence as it is located on the neighboring property belonging to June Moran, 194 Pine Street Geneva FL 32732. Furthermore, I take no issue with the replacing of fence with a new white vinyl fence, installed at the same height of 6'-0", in a similar location of the original.

A handwritten signature in black ink, appearing to read "John McDaniel", is written over a horizontal line.

John McDaniel  
175 Pine St  
Geneva, FL 32732

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 75 FT OF S 27.5 FT OF LOT 18 & W 75 FT OF LOTS 19 & 20 BLK 3 WHITCOMBS  
1ST ADD TO GENEVA PB 2 PG 50

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

**A. FINDINGS OF FACT**

**Property Owner:** JUNE C MORAN  
194 PINE ST.  
GENEVA, FL 32732

**Project Name:** PINE ST. (194)

Request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought for a side and front yard setback variance in order to install a six-foot-tall privacy fence. 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 November 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 75 FT OF S 27.5 FT OF LOT 18 & W 75 FT OF LOTS 19 & 20 BLK 3 WHITCOMBS  
1ST ADD TO GENEVA PB 2 PG 50

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

**A. FINDINGS OF FACT**

**Property Owner:** JUNE C. MORAN  
194 PINE ST.  
GENEVA, FL 32732

**Project Name:** PINE ST. (194)

**Variance Approval:**

Request for a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, 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 six-foot fence 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**

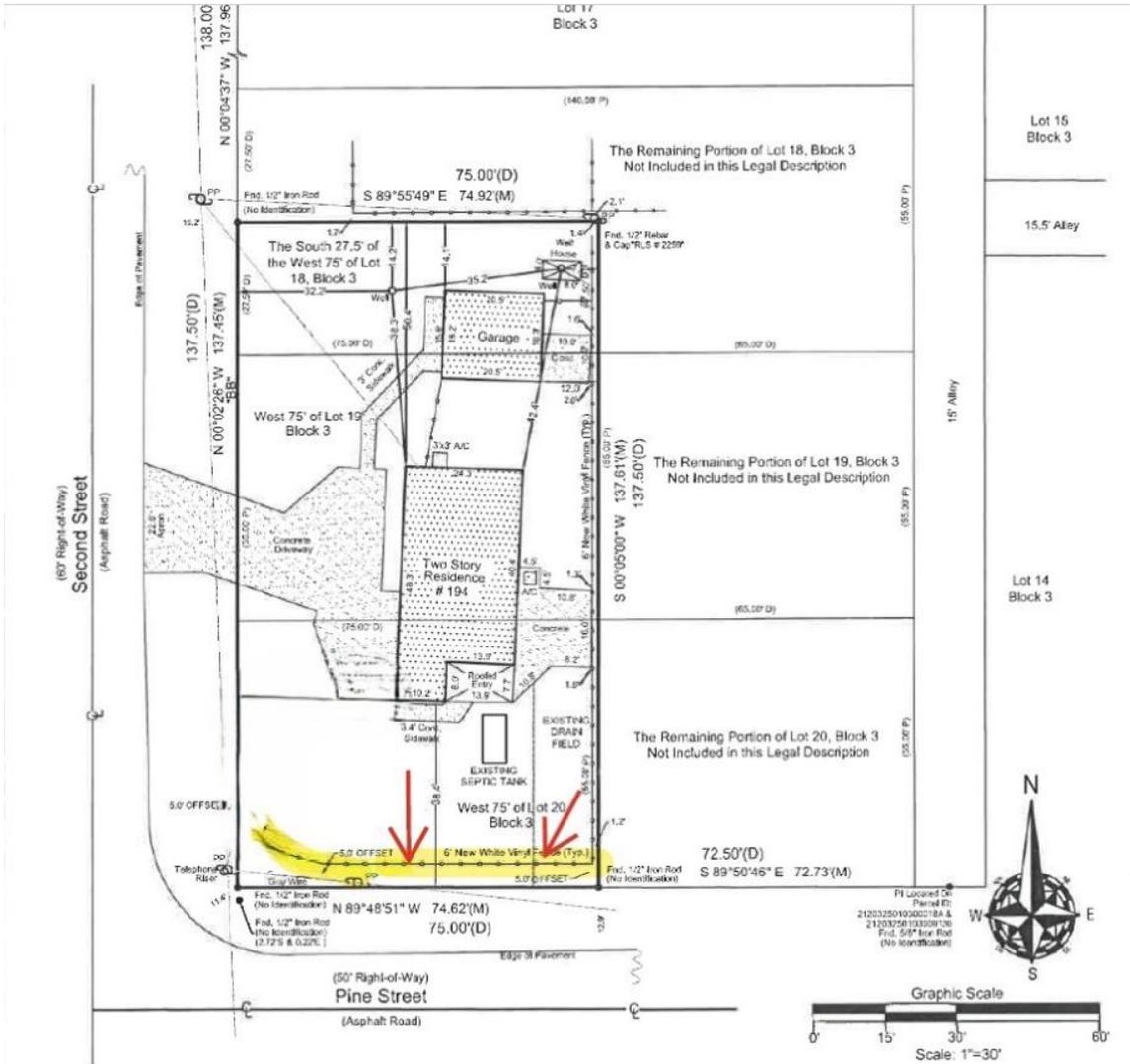
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of November, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
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: 2025-949**

**Title:**

**(Lot 17-19) 2nd Street** - Request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district; BV2025-107 (Central Florida Equity Builder, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet foot for a single-family dwelling in the R-1 (Single Family Dwelling); or
2. Approve the request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet foot for a single-family dwelling in the R-1 (Single Family Dwelling); or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the North Chuluota subdivision and is zoned R-1 (Single Family Dwelling) district.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the proposed home faces 2<sup>nd</sup> Street. The 2<sup>nd</sup> Street side is where the variance is being sought. The site is a triangular shaped lot and faces CR 419 to the north.

- The variance is being sought so the owner can construct a single-family home.
- 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 twenty-five (25) 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 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

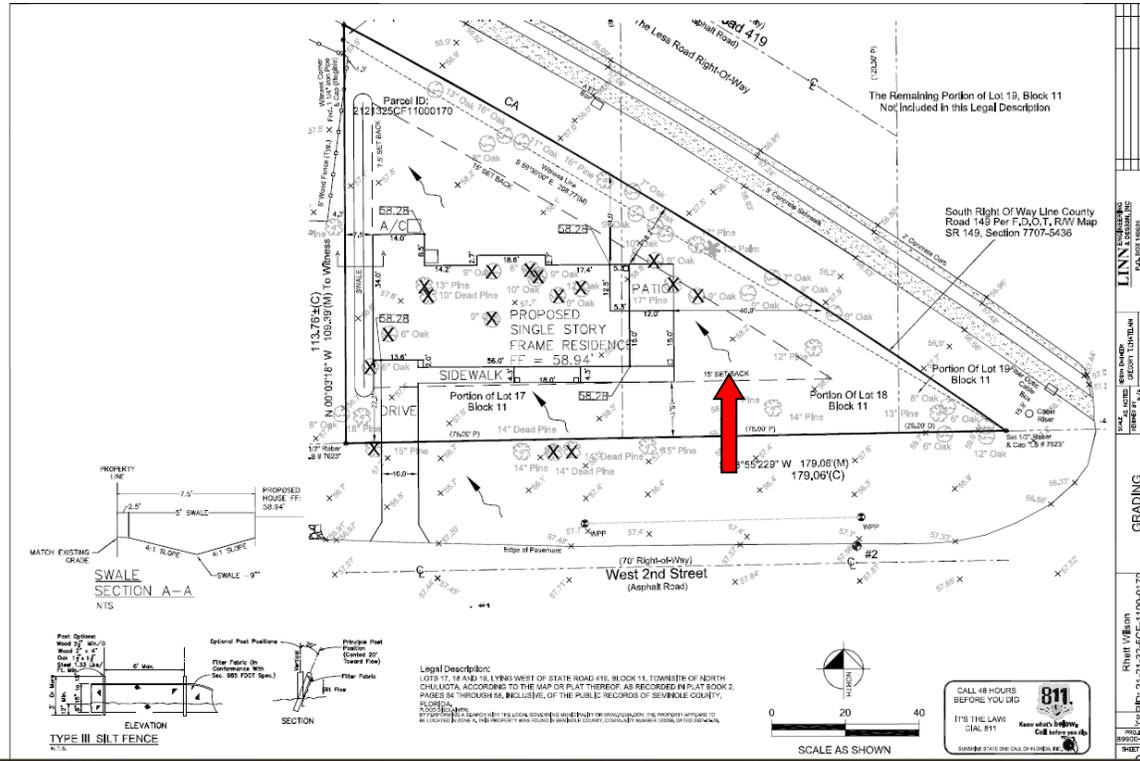
and failure to grant the variance would not result in an unnecessary and undue hardship.

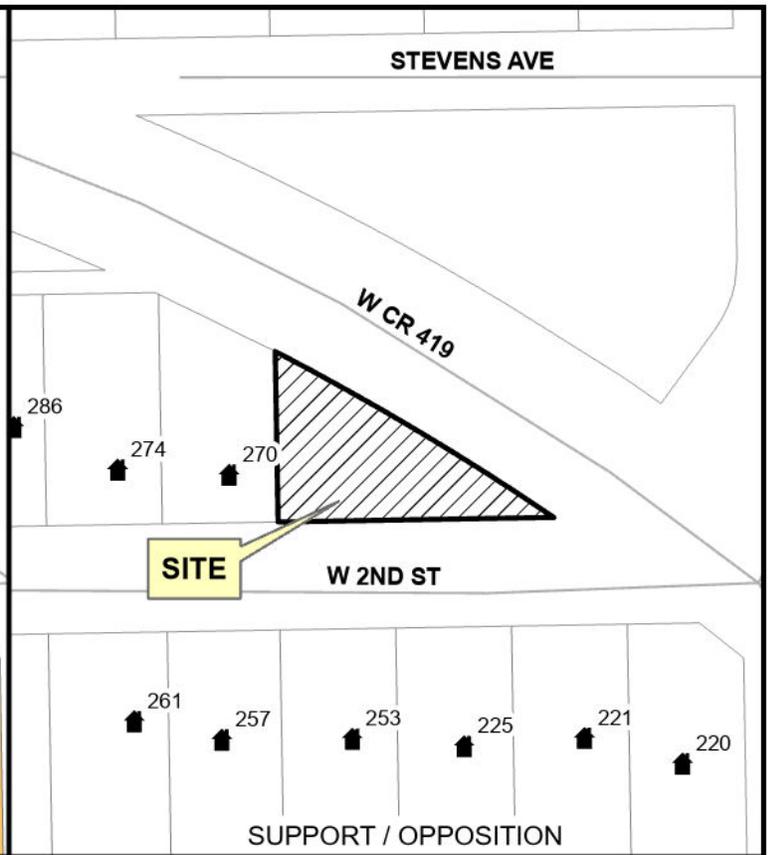
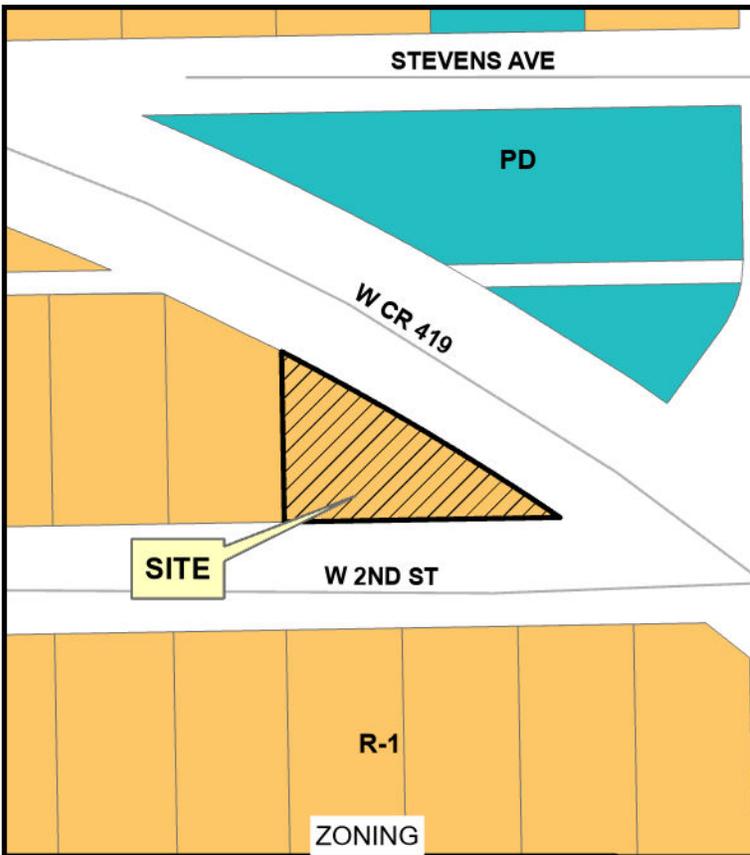
**Staff Recommendation:**

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.

# 2ND ST (LOT 17-19) VARIANCES



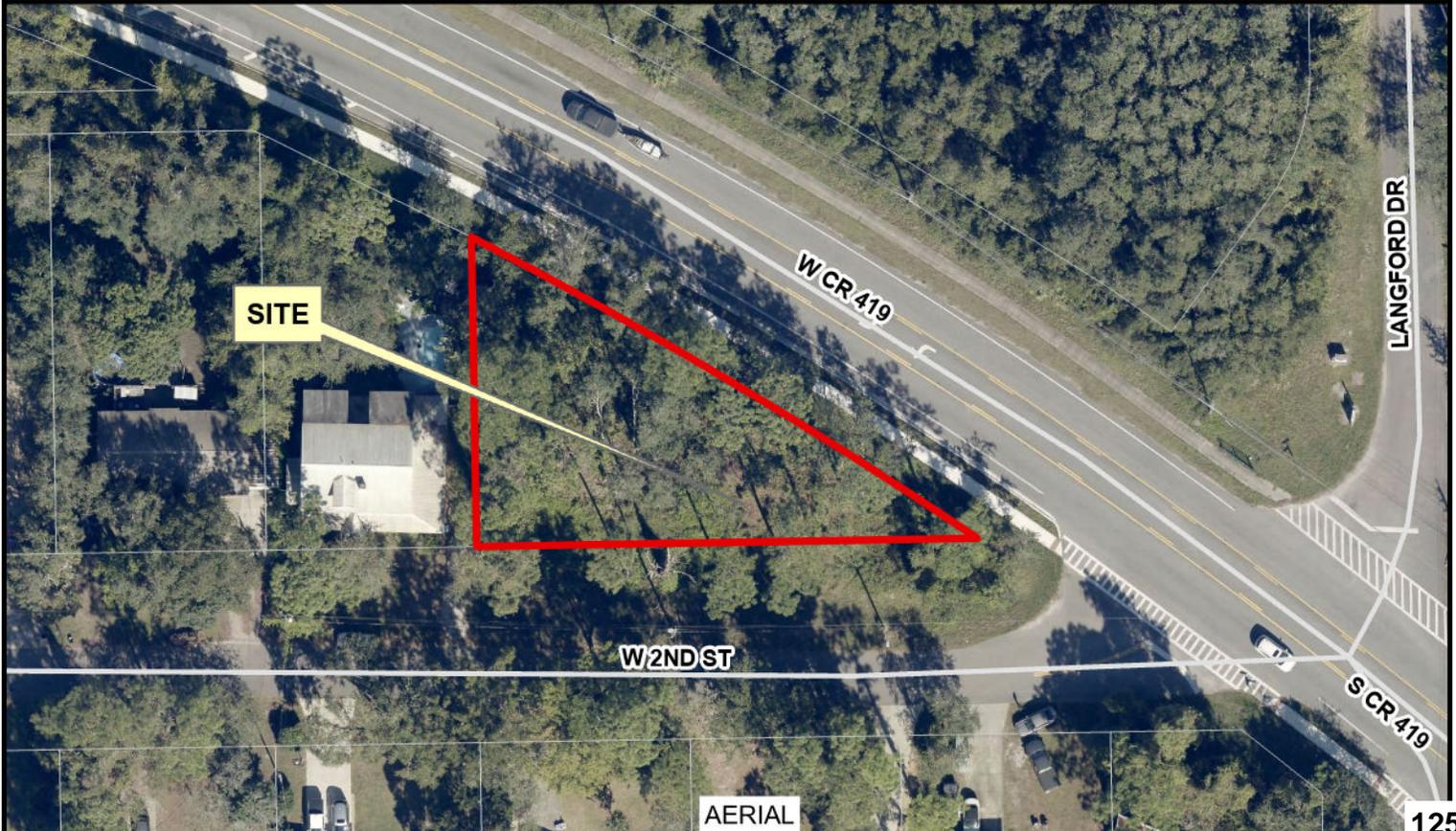


CENTRAL FLORIDA EQUITY BUILDERS LLC  
 21-21-32-5CF-1100-0170

SEMINOLE COUNTY BOA  
 OCTOBER 27, 2025

R-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 LANDS SHAPE IS SUCH THAT ANY STRUCTURE SQUARE OR RECTANGULAR IN SHAPE WILL NOT FIT.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
THE LOT IS A TRIANGLE SHAPE.
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?  
WE ARE REQUESTING A SMALL VARIANCE ONLY.  
WE ARE NOT SEEKING ANY SPECIAL PRIVILEGES.
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?  
THIS SFR BUILD WILL ADD TO THE APPEAL OF AREA.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?  
OUR PROPOSED LOCATION IS THE SMALLEST IMPACT TO THE SETBACKS.
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?  
OUR PROPOSED NEW CONSTRUCTION HOME WILL ONLY ADD VALUE TO THE AREA.

# Property Record Card



Parcel: 21-21-32-5CF-1100-0170  
 Property Address:  
 Owners: CENTRAL FLORIDA EQUITY BUILDERS LLC  
 2025 Market Value \$60,192 Assessed Value \$54,624 Taxable Value \$54,624  
 2024 Tax Bill \$685.06 Tax Savings with Non-Hx Cap \$43.76  
 Vacant Residential property has a lot size of 0.24 Acres

## Parcel Location



## Site View

## Parcel Information

<b>Parcel</b>	21-21-32-5CF-1100-0170
<b>Property Address</b>	
<b>Mailing Address</b>	440 WILMINGTON CIR OVIEDO, FL 32765-6672
<b>Subdivision</b>	NORTH CHULUOTA
<b>Tax District</b>	01:County Tax District
<b>DOR Use Code</b>	00:Vacant Residential
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2025 Working Values	2024 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)	\$60,192	\$55,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$60,192	\$55,176
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$5,568	\$5,518
P&G Adjustment	\$0	\$0
Assessed Value	\$54,624	\$49,658

## 2024 Certified Tax Summary

<b>Tax Amount w/o Exemptions</b>	\$728.82
<b>Tax Bill Amount</b>	\$685.06
<b>Tax Savings with Exemptions</b>	\$43.76

## Owner(s)

### Name - Ownership Type

CENTRAL FLORIDA EQUITY BUILDERS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

**Legal Description**

LOTS 17 18 & 19 W OF SR 419 BLK 11 NORTH  
CHULUOTA PB 2 PG 54 TO 58

**Taxes**

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$54,624	\$0	\$54,624
Schools	\$60,192	\$0	\$60,192
FIRE	\$54,624	\$0	\$54,624
ROAD DISTRICT	\$54,624	\$0	\$54,624
SJWM(Saint Johns Water Management)	\$54,624	\$0	\$54,624

**Sales**

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/10/2022	\$50,000	10148/0192	Vacant	Yes
CORRECTIVE DEED	12/22/2021	\$100	10134/0797	Vacant	No
QUIT CLAIM DEED	1/24/2019	\$100	09291/1844	Improved	No
WARRANTY DEED	8/1/2018	\$290,000	09190/1681	Vacant	Yes
WARRANTY DEED	1/1/2018	\$175,000	09056/1592	Vacant	Yes
WARRANTY DEED	1/1/2005	\$198,000	05594/1769	Vacant	No
QUIT CLAIM DEED	2/1/2003	\$7,500	04741/1596	Vacant	No
WARRANTY DEED	2/1/2001	\$4,800	04030/0595	Vacant	Yes
WARRANTY DEED	3/1/1998	\$100	03384/1932	Vacant	No

**Land**

Units	Rate	Assessed	Market
152 feet X 52 feet	\$1,200/Front Foot	\$60,192	\$60,192

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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

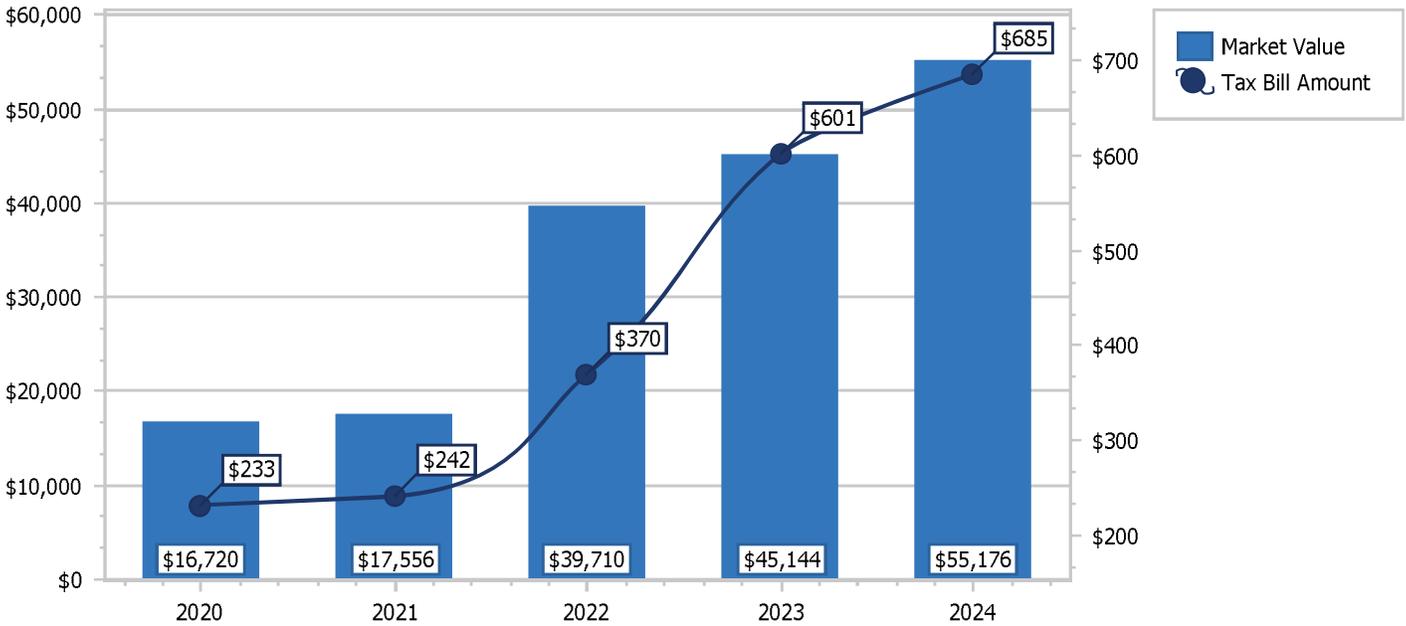
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 81

Utilities	
Fire Station #	Station: 43 Zone: 433
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 75 FT OF S 27.5 FT OF LOT 18 & W 75 FT OF LOTS 19 & 20 BLK 3 WHITCOMBS  
1ST ADD TO GENEVA PB 2 PG 50

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

### **A. FINDINGS OF FACT**

**Property Owner:** JUNE C MORAN  
194 PINE ST.  
GENEVA, FL 32732

**Project Name:** PINE ST. (194)

Request for: 1) a west side street setback from fifteen(15) feet to five (5) and (2) a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought for a side and front yard setback variance in order to install a six-foot-tall privacy fence. 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 November 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 17 18 & 19 W OF SR 419 BLK 11 NORTH CHULUOTA PB 2 PG 54 TO 58

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

### **A. FINDINGS OF FACT**

**Property Owner:** CENTRAL FLORIDA EQUITY BUILDER  
440 WILMINGTING CIR.  
OVIEDO, FL 32765

**Project Name:** 2ND ST (LOT 17-19)

#### **Variance Approval:**

Request for a front yard setback variance from twenty-five (25) feet to fifteen (15) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district. The findings reflected in the record of the October 27, 2025, 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**

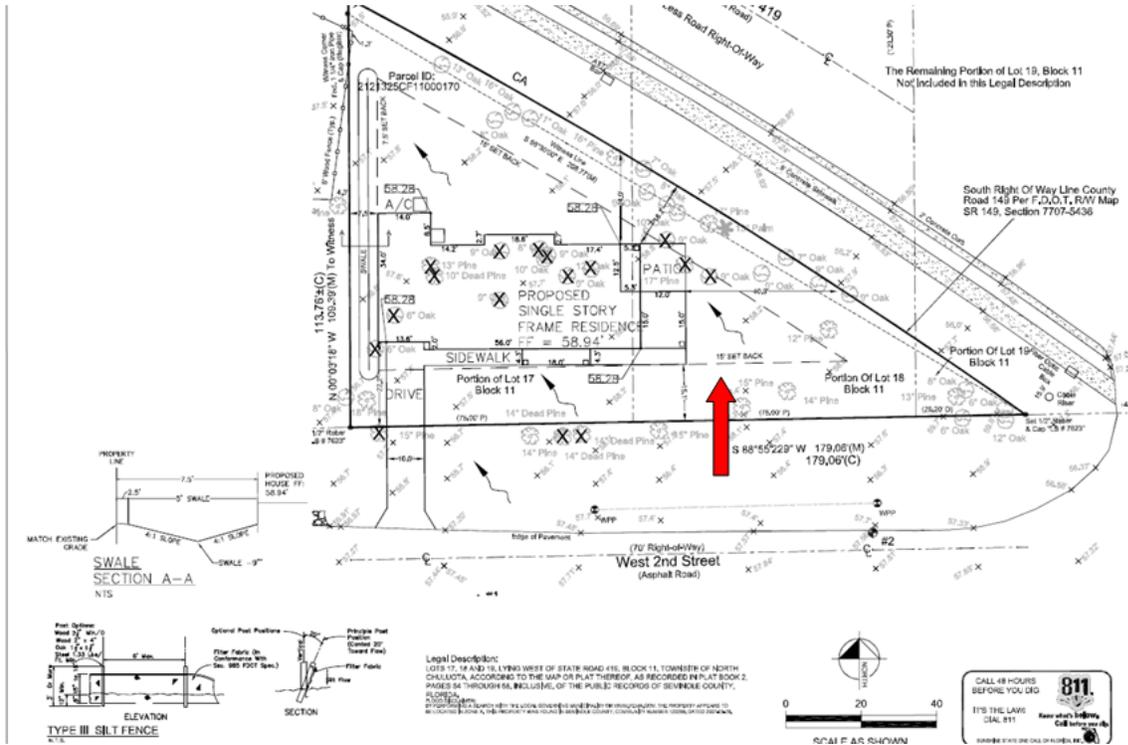
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of November, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

**File Number: 2025-951**

**Title:**

**(Lot 2) Alexander Avenue** - Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2025-108 (Vasu T. Persaud, 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 rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Lockhart’s subdivision.
- The proposed single family dwelling will be approximately 1,800 square feet and will encroach ten (10) feet into the required 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 rear yard setback for this zoning district is thirty (30) feet.
- There have not been any prior variances for the subject property.

- The subject property is located within the Lockhart's Subdivision Target Area.

**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.

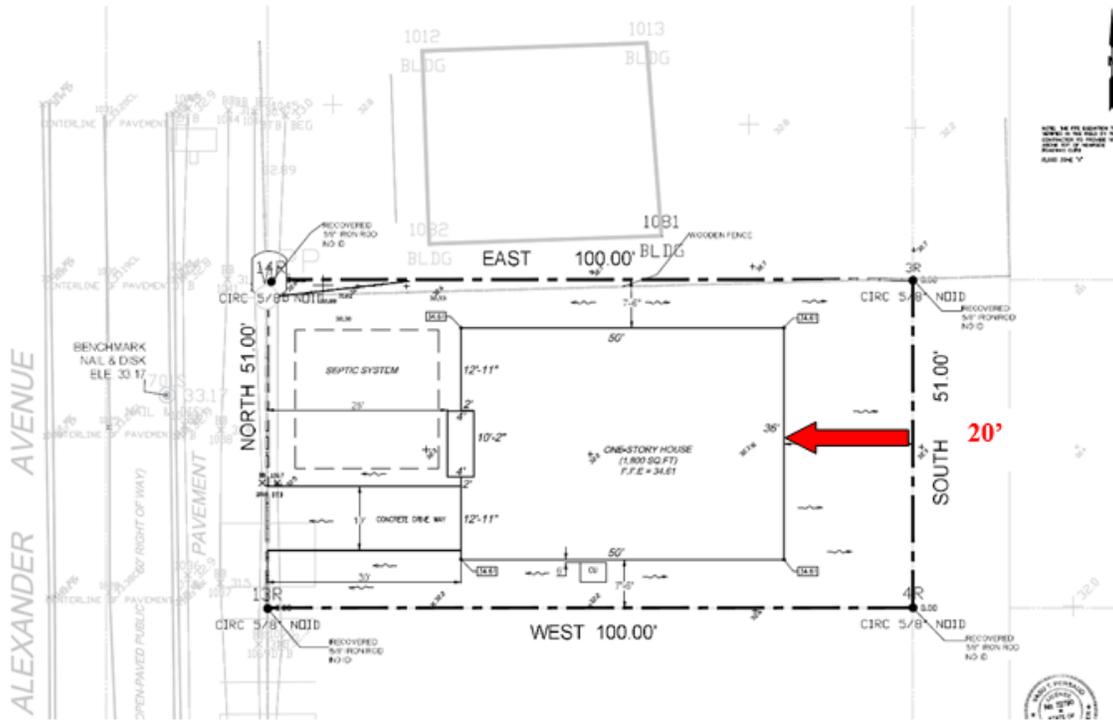
**Staff Recommendation:**

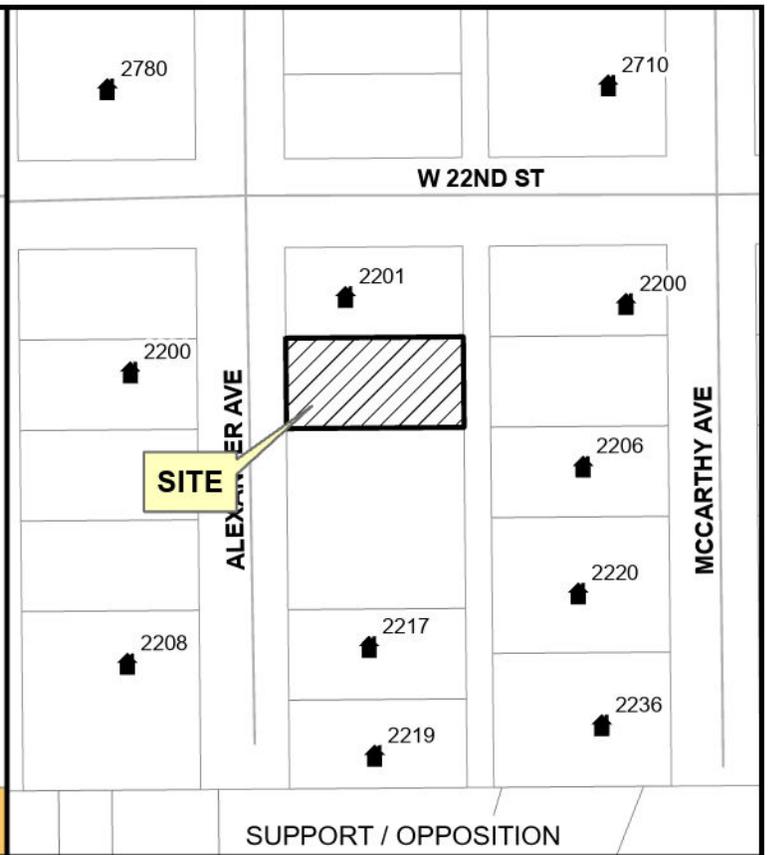
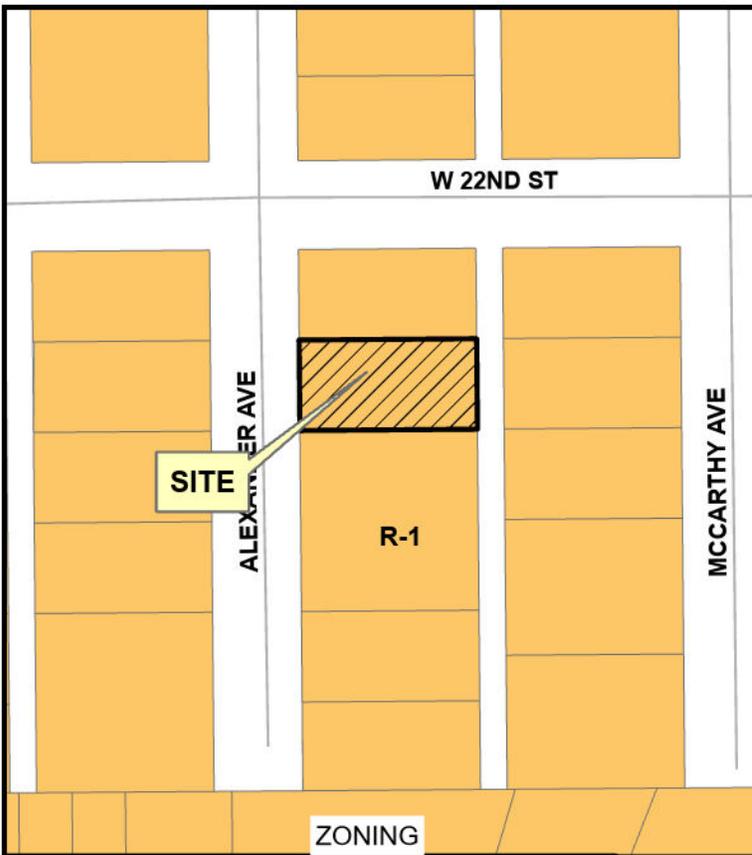
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the 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.

# ALEXANDER AVE (LOT 2) VARIANCE





TC STRATEGIES LLC  
 35-19-30-517-1400-0020  
 SEMINOLE COUNTY BOA  
 OCTOBER 27, 2025

R-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?

Parcel was originally platted as a 51x100 lot which does not meet the current R1 zoning criteria.

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

This parcel was originally platted several decades ago.

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 variance allows a single family house to be constructed, consistent with area development

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?

The current zoning designation would render this property un-developable.

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

Requested variance allows for a single family house (meets septic system requirements).

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?

Infill development which would provided workforce housing ownership options in the area.

# Property Record Card



Parcel: **35-19-30-517-1400-0020**  
 Property Address:  
 Owners: **TC STRATEGIES LLC**  
 2025 Market Value \$22,740 Assessed Value \$10,610 Taxable Value \$10,610  
 2024 Tax Bill \$192.39 Tax Savings with Non-Hx Cap \$97.63  
 Vacant Residential property has a lot size of 0.12 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-19-30-517-1400-0020
Property Address	
Mailing Address	15155 W COLONIAL DR 784852 WINTER GARDEN, FL 34787-4272
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 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)	\$22,740	\$21,956
Land Value Agriculture	\$0	\$0
Just/Market Value	\$22,740	\$21,956
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$12,130	\$12,311
P&G Adjustment	\$0	\$0
Assessed Value	\$10,610	\$9,645

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$290.02
Tax Bill Amount	\$192.39
Tax Savings with Exemptions	\$97.63

## Owner(s)

Name - Ownership Type  
 TC STRATEGIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 BLK 14 LOCKHARTS SUBD PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,610	\$0	\$10,610
Schools	\$22,740	\$0	\$22,740
FIRE	\$10,610	\$0	\$10,610
ROAD DISTRICT	\$10,610	\$0	\$10,610
SJWM(Saint Johns Water Management)	\$10,610	\$0	\$10,610

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/7/2025	\$35,000	10885/0240	Improved	Yes
WARRANTY DEED	2/1/2004	\$3,000	05206/0855	Vacant	No
WARRANTY DEED	9/1/1985	\$100	01667/1614	Vacant	No
WARRANTY DEED	3/1/1985	\$1,000	01630/0560	Vacant	Yes

## Land

Units	Rate	Assessed	Market
51 feet X 100 feet	\$725/Front Foot	\$22,740	\$22,740

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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
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### Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

### 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 5

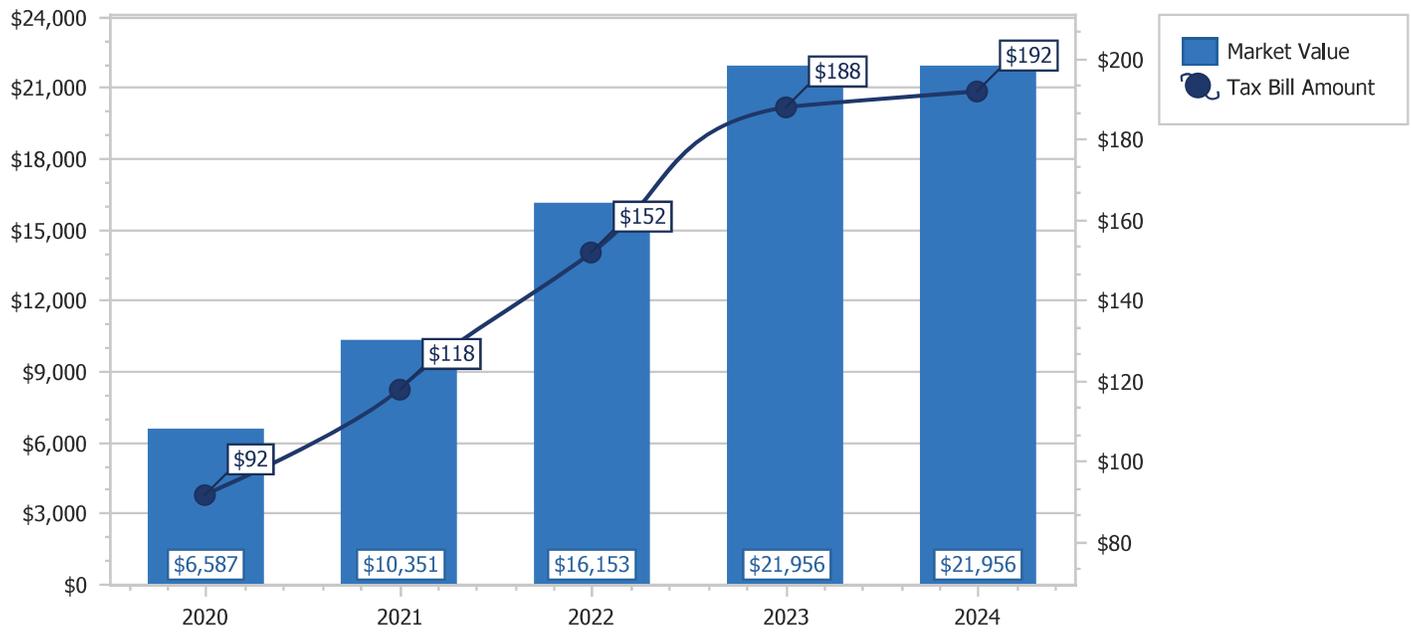
### School Districts

Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

### Utilities

Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 BLK 14 LOCKHARTS SUBD PB 3 PG 70

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

### **A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** ALEXANDER AVE (LOT 2)

#### **Requested Variance:**

A rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, 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 required 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 November, 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 BLK 14 LOCKHARTS SUBD PB 3 PG 70

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

**A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** ALEXANDER AVE (LOT 2)

**Variance Approval:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, 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 (36' x 50') 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 November, 2025.

\_\_\_\_\_  
Notary Public

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

### EXHIBIT A SITE PLAN

