

SEMINOLE COUNTY, FLORIDA

Board of Adjustment

Meeting Agenda - Final

Monday, October 27, 2025

6:00 PM

BCC Chambers, Room 1028

2025-953

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **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)

Development Services - Planning and Development

Attachments: Site Plan

Zoning Map

<u>Justification Statement</u> <u>Property Record Card</u>

Letter of Support

Drawings

<u>Denial Development Order</u> <u>Approval Development Order</u>

2025-952

2025-954

2. 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)

Manager)

Development Services - Planning and Development

Attachments: Site Plan

Zoning Map

<u>Justification Statement</u>

<u>Property Record Card</u>

<u>Denial Development Order</u>

Approval Development Order

3. **(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)

Development Services - Planning and Development

Attachments: Site Plan

Zoning Map

<u>Justification Statement</u> Property Record Card

Approval Development Order

4. 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

<u>Justification Statement</u> <u>Property Record Card</u> <u>Letters of Support</u>

<u>Denial Development Order</u> Approval Development Order

5. 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

<u>Justification Statement</u>
<u>Property Record Card</u>
Letters of support

<u>Denial Development Order</u> Approval Development Order

2025-949

2025-951

6. (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)

Development Services - Planning and Development

Attachments: Site plan

Zoning map

Justification Statement
Property Record Card
Denial Development Order
Approval Development Order

7. (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)

Development Services - Planning and Development

Attachments: Site plan

Zoning map

<u>Justification Statement</u>

<u>Property Record Card</u>

<u>Denial Development Order</u>

Approval Development Order

CLOSED BUSINESS

APPROVAL OF THE MINUTES

<u>ADJOURN</u>

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.

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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 ($4\frac{1}{2}$) feet into the required north side yard setback.
- A letter of support was received from the adjacent neighbor to the north, located

File Number: 2025-953

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 $(7\frac{1}{2})$ 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;

File Number: 2025-953

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:

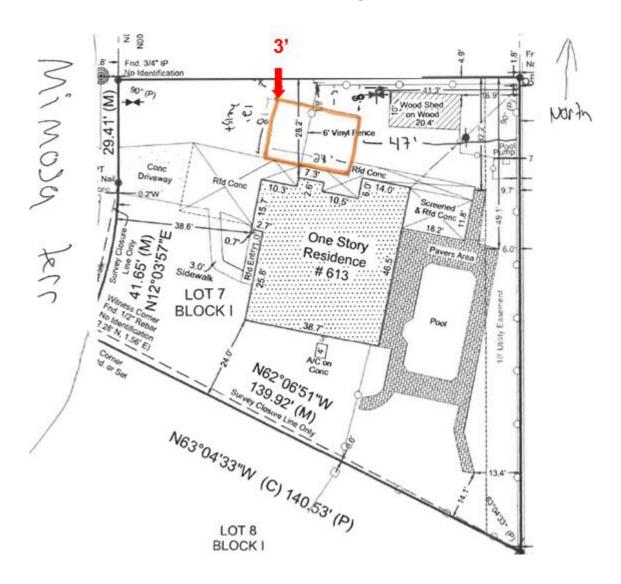
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

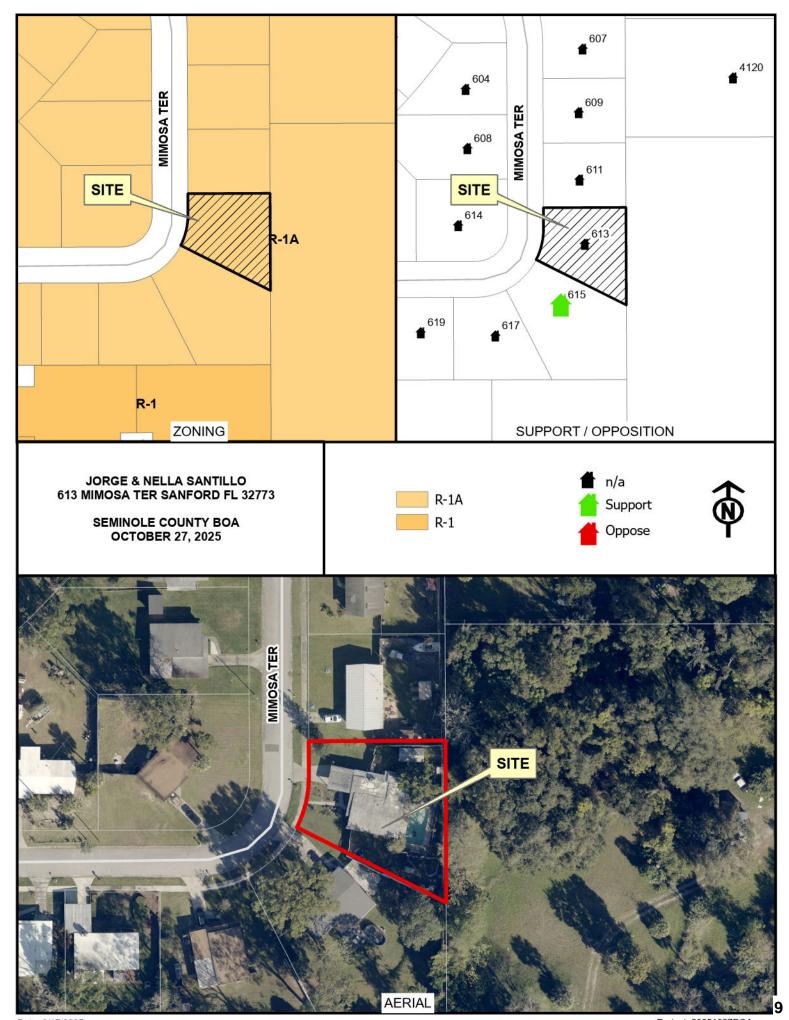
Staff Recommendation:

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.

613 MIMOSA TERRACE VARIANCES





VARIANCE CRITERIA

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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 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 Va l ues	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	\$ O	\$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

Monday, August 25, 2025 1/4

Legal Description

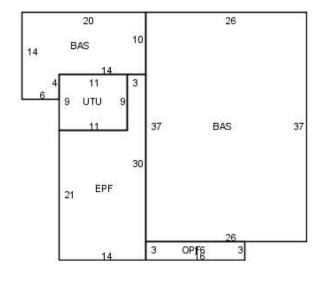
LOT 7 BLK I SUNLAND ESTATES AMENDED PLAT PB 12 PG 1

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 (ft²)	962	
Total Area (ft²)	1654	
Constuction	CONC BLOCK	
Replacement Cost	\$215,061	
Assessed	\$163,446	



Building 1

^{*} Year Built = Actual / Effective

Appendages	
Description	Area (ft²)

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

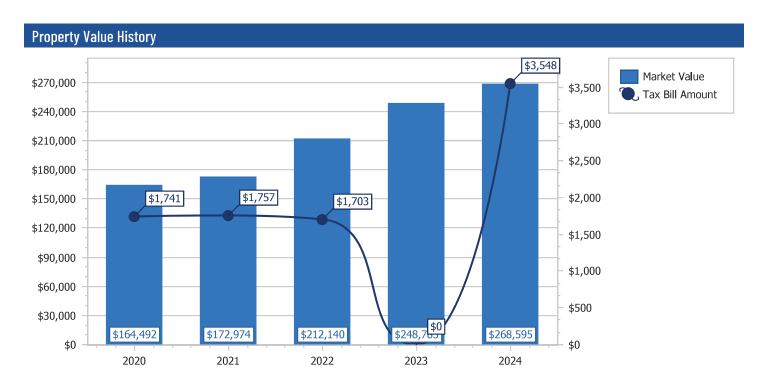
Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1981	1	\$35,000	\$21,000
FIREPLACE 1	1981	1	\$3,000	\$1,200
COVERED PATIO 1	2003	1	\$2,750	\$1,100
COVERED PATIO 1	2003	1	\$2,750	\$1,100
SCREEN PATIO 1	2003	1	\$3,500	\$1,400
CARPORT 2	2005	1	\$4,500	\$1,800
ACCESSORY BLDG 1	2021	1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



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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.

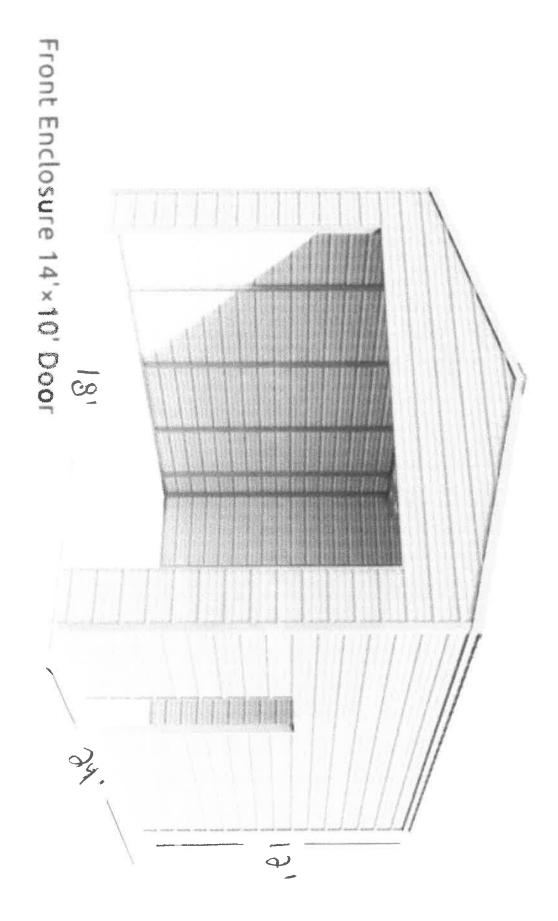
Please accept this letter as our formal approval of Jorge's garage project.

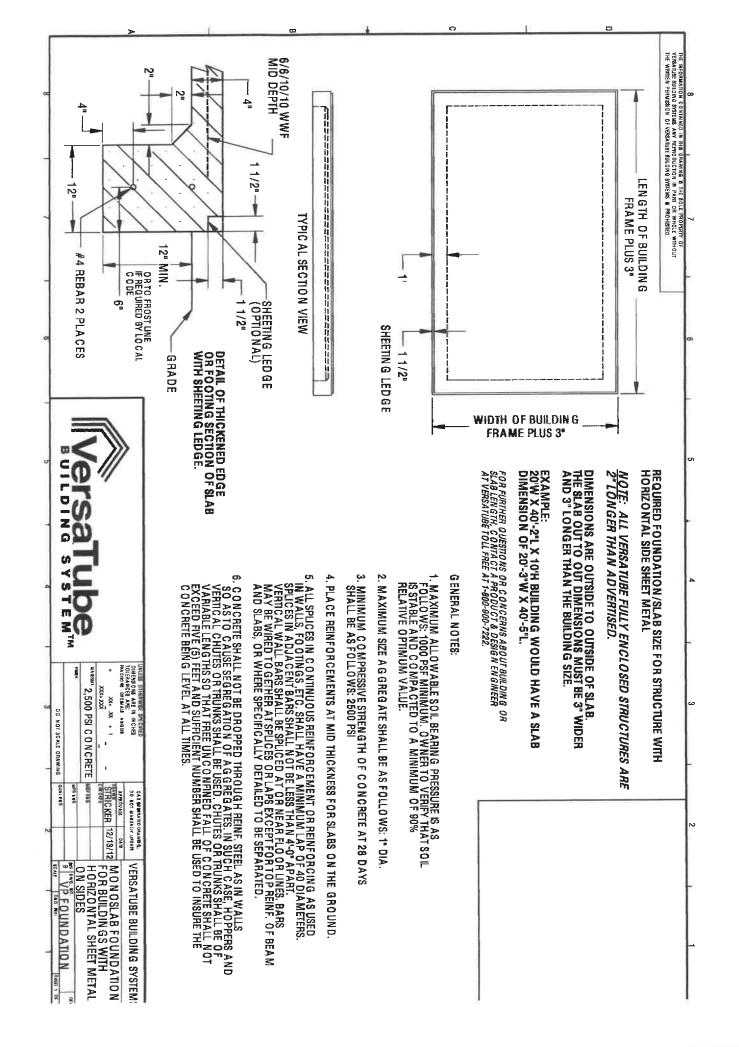
Sincerely,

Fitzroy (Fitz) Lawrence Jr.

Owner

615 Mimosa Terrace





FILE NO.: BV2025-101 DEVELOPMENT ORDER # 25-30000101

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 $(7\frac{1}{2})$ feet to three (3) feet; and (2) a height variance from nine and one-half $(9\frac{1}{2})$ 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**.

FILE NO.: BV2025-101 DEVELOPMENT ORDER # 25-30000101

Done and Ordered on the date first written above.

Ву:		
-	Joy Giles	
	Planning and Development Manager	

STATE OF FLORIDA COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me by means of \boxtimes physical presence or \square 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 a	and official	seal in	the	County	and	State	last	aforesaid	this
day of November, 2	2025.								
•									

Notary Public

Prepared by: Angi Gates, Planner 1101 East First Street Sanford, Florida 32771 FILE NO.: BV2025-101 DEVELOPMENT ORDER # 25-30000101

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 $(7\frac{1}{2})$ feet to three (3) feet; and (2) a height variance from nine and one-half $(9\frac{1}{2})$ 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.

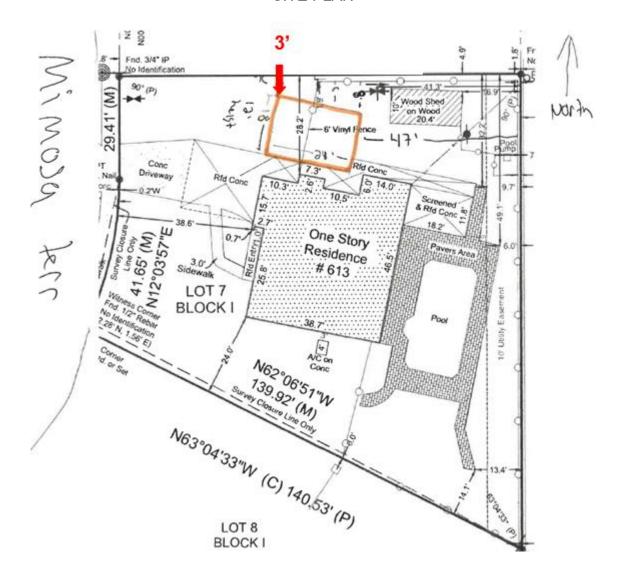
25-30000101 FILE NO.: BV2025-101 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** presence or

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

File Number: 2025-952

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 File Number: 2025-952

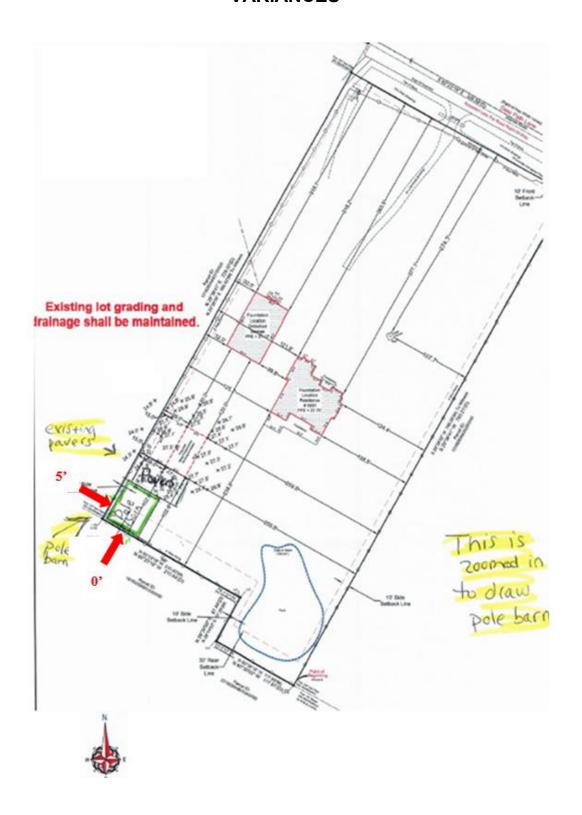
hardship.

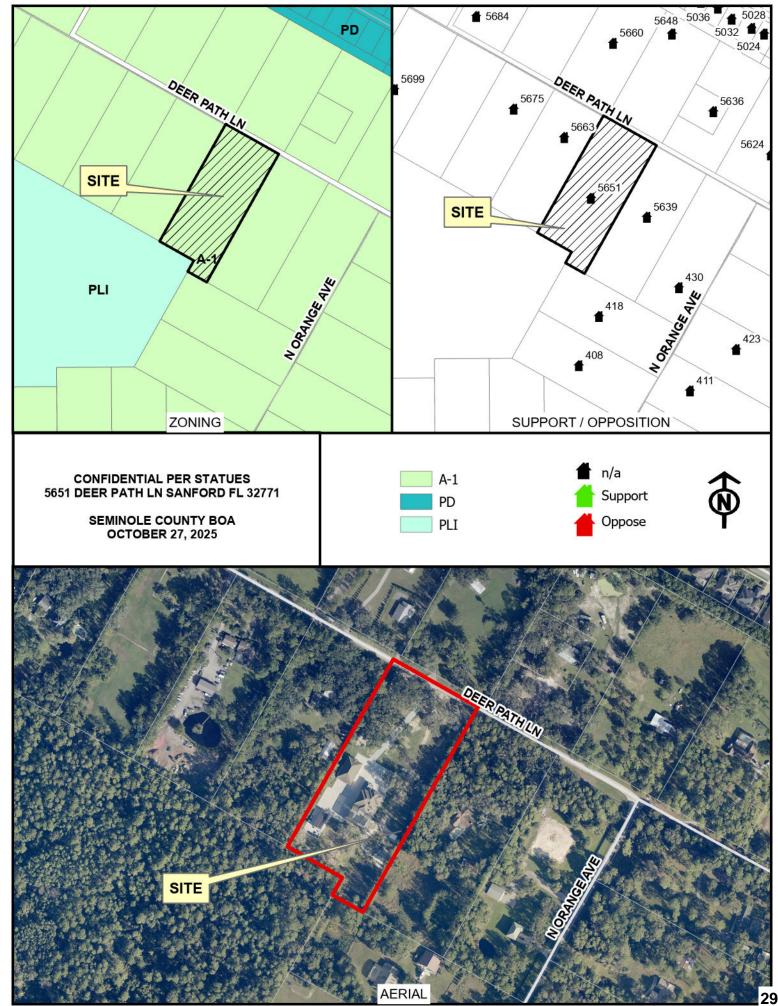
Staff Recommendation:

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.

DEER PATH LN (5651) VARIANCES





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





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 Va l ues	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	

Friday, September 12, 2025 1/6

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)

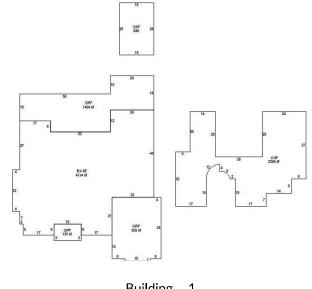
Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,493,351	\$50,722	\$1,442,629
Schools	\$1,493,351	\$25,000	\$1,468,351
FIRE	\$1,493,351	\$50,722	\$1,442,629
ROAD DISTRICT	\$1,493,351	\$50,722	\$1,442,629
SJWM(Saint Johns Water Management)	\$1,493,351	\$50,722	\$1,442,629

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

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

Friday, September 12, 2025 2/6 32

Building Information			
#	1		
Use	SINGLE FAMILY		
Year Built*	2024		
Bed	4		
Bath	5.0		
Fixtures	18		
Base Area (ft²)	4114		
Total Area (ft²)	9532		
Constuction	CUSTOM CONCRETE BLOCK STUCCO		
Replacement Cost	\$1,164,796		
Assessed	\$1,164,796		

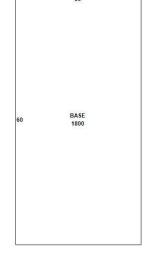


Building 1

^{*} Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
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 (ft²)	1800
Total Area (ft²)	1800
Constuction	PREFINISHED METAL
Replacement Cost	\$36,396
Assessed	\$36,214

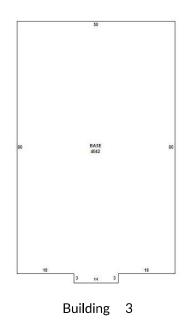


Building 2

Friday, September 12, 2025 3/6 33

^{*} Year Built = Actual / Effective

Building Information		
#	3	
Use	BARNS/SHEDS	
Year Built*	2024	
Bed	0	
Bath	0.0	
Fixtures	0	
Base Area (ft²)	4042	
Total Area (ft²)	4042	
Constuction	CB/STUCCO FINISH	
Replacement Cost	\$81,729	
Assessed	\$81,729	



^{*} 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

Friday, September 12, 2025 4/6

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

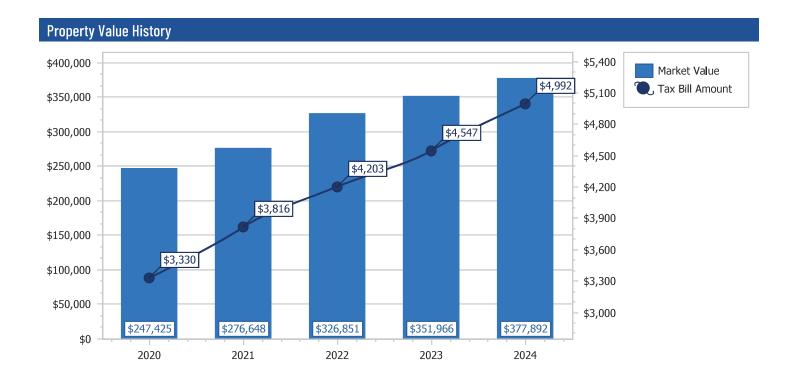
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 #		

Friday, September 12, 2025 5/6 **35**



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Friday, September 12, 2025 6/6 **36**

FILE NO.: BV2025-110 DEVELOPMENT ORDER # 25-30000110

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**.

FILE NO.: BV2025-110 DEVELOPMENT ORDER # 25-30000110

Done and Ordered on the date first written above	Done and	Ordered	on the	date firs	st written	above
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Ву:	
-	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 $\ \square$ 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 s	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 FILE NO.: BV2025-110 DEVELOPMENT ORDER # 25-30000110

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.

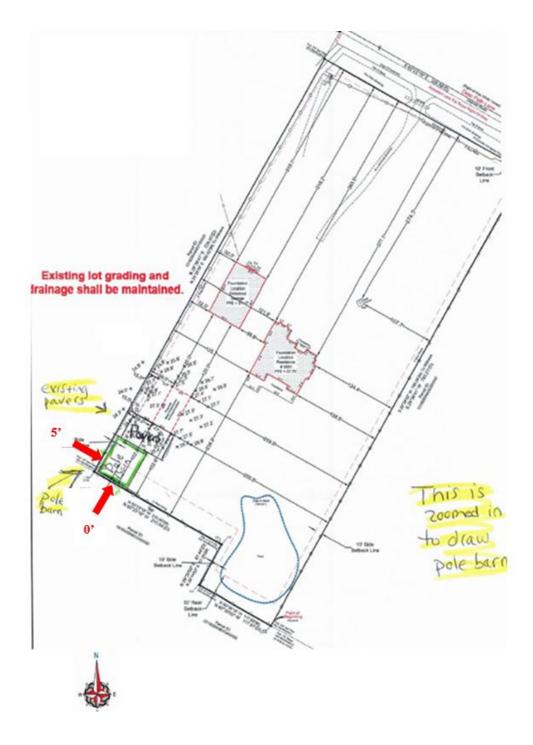
25-30000110 FILE NO.: BV2025-110 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** presence or

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: 2025-954

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:

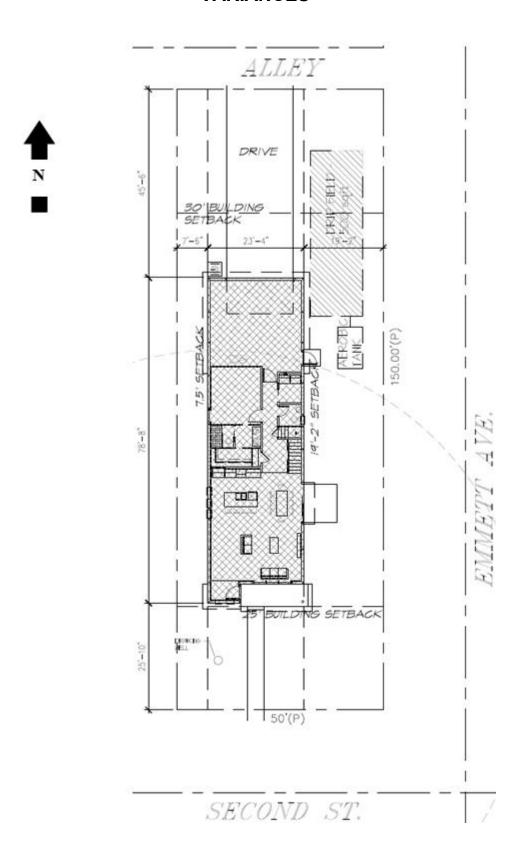
Based upon the foregoing findings, the requested variances are in the public interest and failure to grant the variance would result in an unnecessary and undue hardship.

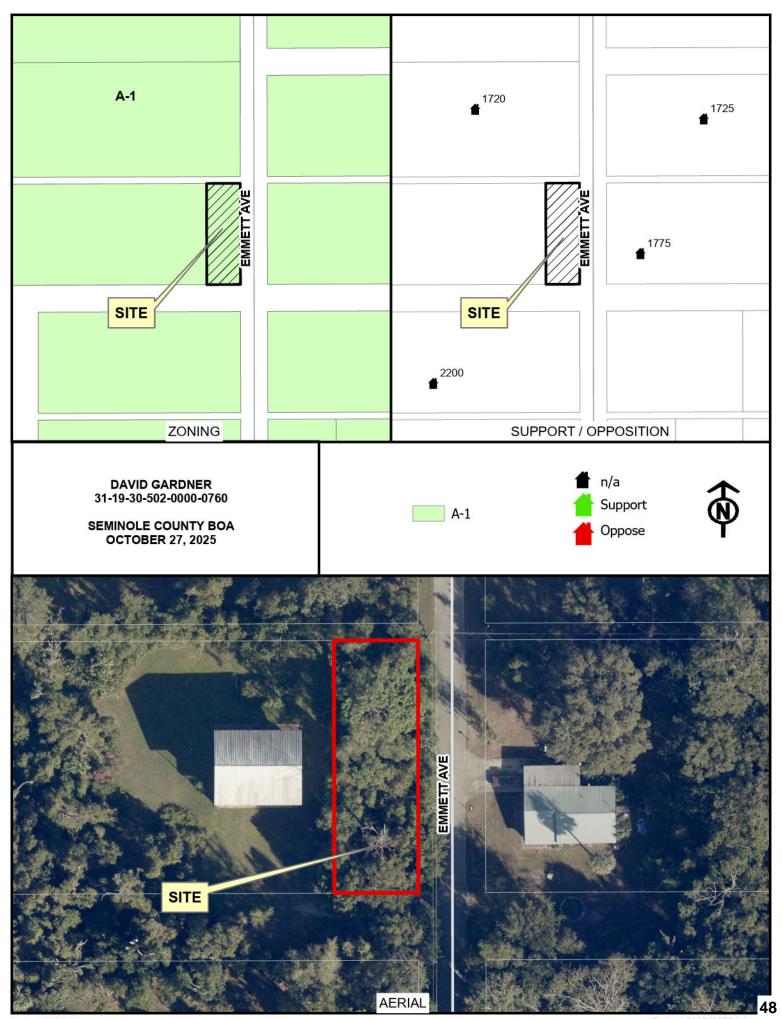
Staff Recommendation:

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





Date: 9/17/2025 Project: 20251027BOAmaps
Layout: DavidGardnerSite

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:

 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 existance since 1915 - There are existing homes in the area with similar proposed conditions.

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 existance 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 existance 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 existance since 1915 - There are existing homes in the area with similar proposed conditions.

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.

 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 existance since 1915 - There are existing homes in the area with similar proposed conditions.

Property Record Card



Parcel: 31-19-30-502-0000-0760

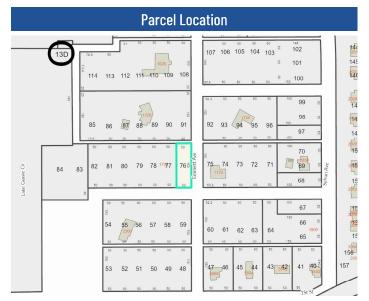
Property Address:

GARDNER, DAVID Owners:

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



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 Va l ues	2024 Certified Va l ues			
Valuation Method	Cost/Market	Cost/Market			
Number of Buildings	0	0			
Depreciated Building Value	\$O	\$0			
Depreciated Other Features	\$ O	\$0			
Land Value (Market)	\$15,000	\$9,890			
Land Value Agriculture	\$ O	\$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			

GARDNER, DAVID

Owner(s)

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, August 28, 2025

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 (ft²)			
Total Area (ft²)			
Constuction			
Replacement Cost			
Assessed			

Building

^{*} Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Thursday, August 28, 2025 2/4

Extra Features				
Description	Year Built	Units	Cost	Assessed

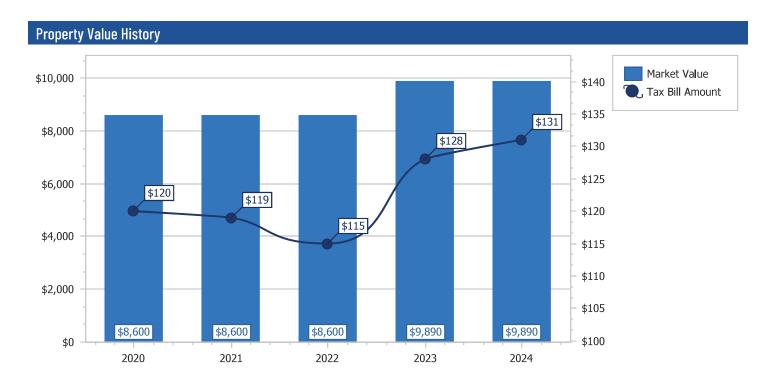
Zoning		
Zoning	A-1	
Description	Agricultural-1Ac	
Future Land Use	LDR	
Description	Low Density Residential	

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 3	

School Districts		
Elementary	Region 1	
Middle	Sanford	
High	Seminole	

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 #		

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Thursday, August 28, 2025 3/4

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Thursday, August 28, 2025 4/4

FILE NO.: BV2025-103 DEVELOPMENT ORDER # 25-30000103

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 $(7\frac{1}{2})$ 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.

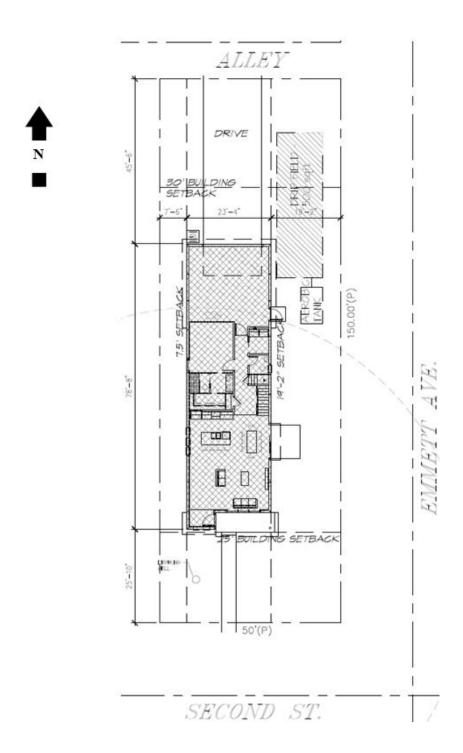
25-30000103 FILE NO.: BV2025-103 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** presence or

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: 2025-929

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:

- 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

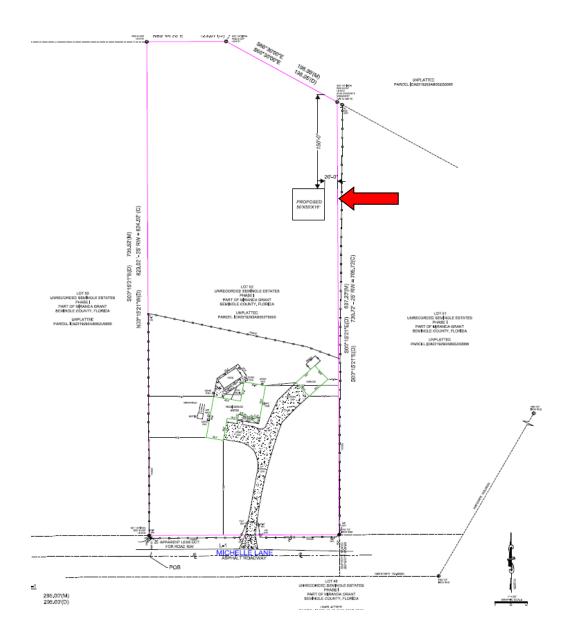
hardship.

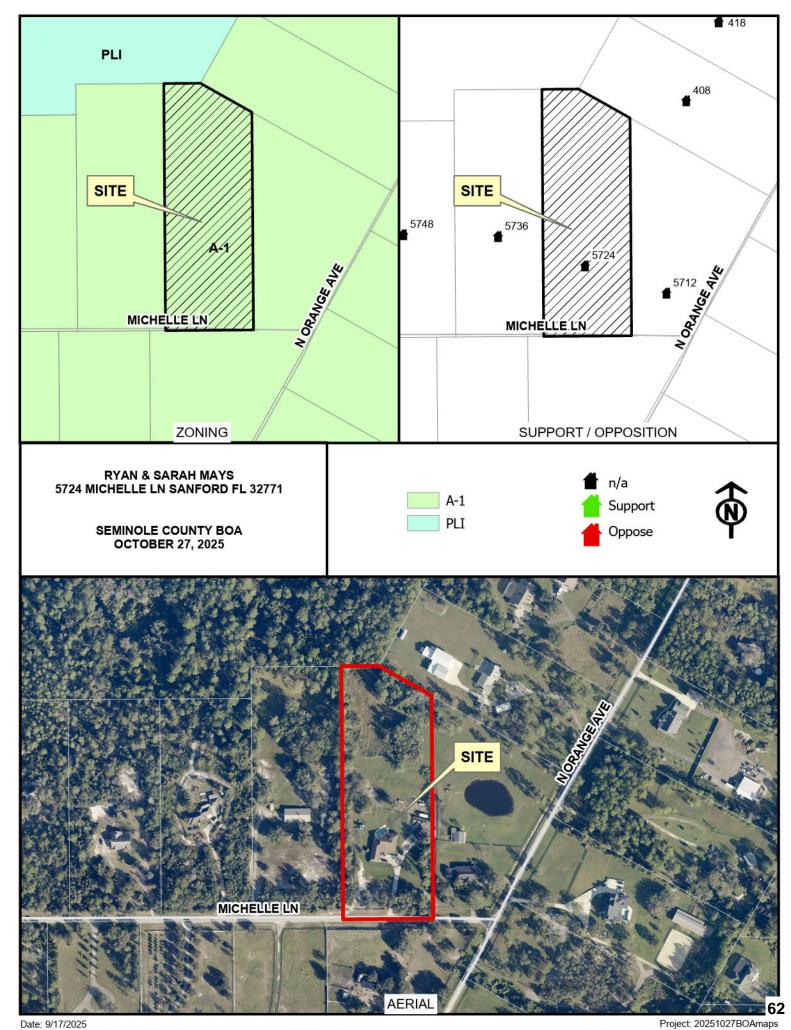
Staff Recommendation:

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
- Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

MICHELLE LN (5724) VARIANCES





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 awaylable are "Chaqu" in alsign of well not hold up to the Florida weather by allowing the permanent smulture it will not only be a beautiful addition to the neighborhood it would also help improve property latel.
- 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 twestock, the building will be used as a storage facility for land inprovement equipment. The parcel in guestion is more than Sacres and the building will sit in the back fart of the property.

 3. How would the granting of the variance request not confer on the applicant any special privilege that is
- 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 assume that the 50% requirement of accessory structures be lifted in the Case that the parel is 5 acres and the Dividing will not be next to the house. If the owner had livestock this would not be an issue, so we are assuing for the variance to approxime association of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other proportion in the association of the applicant of rights commonly enjoyed by other proportion in the association of the provisions of the zoning regulations deprive the applicant of
- 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 Curlent zoning of A-1 Wows residents of live-Stock 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 groner to enough the Sacres that he currenty puns and it would give the owner the ability to store his Jersoner belonging properly 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 bridging that is only 90034ff over the allowable Size on the back portion it has 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 with Stand 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 a other financial means but it will also prevent the use of theopeless attractive temporary buildings. The building being proposed will be visually appealing, wind rated at the mph, engineered of constructed by professionals and will but live many generations. 63

Property Record Card



Parcel: 23-19-29-3AB-002T-0000

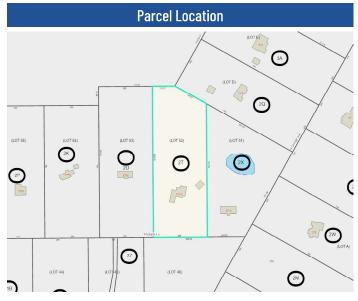
Property Address: 5724 MICHELLE LN SANFORD, FL 32771

Owners: MAYS, RYAN; MAYS, SARAH

2025 Market Value \$847,995 Assessed Value \$736,694 Taxable Value \$685,972

2024 Tax Bill \$8,928.27 Tax Savings with Exemptions \$1,541.10

The 4 Bed/4 Bath Single Family property is 3,200 SF and a lot size of 5.42 Acres





Parcel Information		
Parcel	23-19-29-3AB-002T-0000	
Property Address	5724 MICHELLE LN SANFORD, FL 32771	
Mailing Address	5724 MICHELLE LN SANFORD, FL 32771-9792	
Subdivision	SEMINOLE ESTATES	
Tax District	01:County Tax District	
DOR Use Code	01:Single Family	
Exemptions	00-HOMESTEAD (2022)	
AG Classification	No	

Value Summary				
	2025 Working Va l ues	2024 Certified Values		
Valuation Method	Cost/Market	Cost/Market		
Number of Buildings	2	2		
Depreciated Building Value	\$446,802	\$419,755		
Depreciated Other Features	\$26,873	\$32,539		
Land Value (Market)	\$374,320	\$340,300		
Land Value Agriculture	\$ 0	\$0		
Just/Market Value	\$847,995	\$792,594		
Portability Adjustment	\$ 0	\$0		
Save Our Homes Adjustment/Maximum Portability	\$111,301	\$76,662		
Non-Hx 10% Cap (AMD 1)	\$ 0	\$0		
P&G Adjustment	\$ O	\$0		
Assessed Value	\$736,694	\$715,932		

2024 Certified Tax Summary		
Tax Amount w/o Exemptions	\$10,469.37	
Tax Bill Amount	\$8,928.27	
Tax Savings with Exemptions	\$1,541.10	

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MAYS, RYAN - Tenancy by Entirety MAYS, SARAH - Tenancy by Entirety

Monday, August 18, 2025 1/5

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

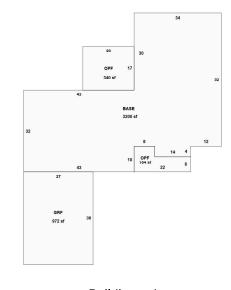
Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2021	\$735,000	09838/0162	Improved	Yes
WARRANTY DEED	3/1/2005	\$410,000	05646/1904	Improved	Yes
CORRECTIVE DEED	2/1/2005	\$100	05646/1903	Improved	No
QUIT CLAIM DEED	11/1/2004	\$100	05531/0557	Improved	No
WARRANTY 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

Monday, August 18, 2025 2/5

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Building Information		
#	1	
Use	SINGLE FAMILY	
Year Built*	1987/2000	
Bed	4	
Bath	4.0	
Fixtures	14	
Base Area (ft²)	3200	
Total Area (ft²)	4676	
Constuction	BRICK	
Replacement Cost	\$443,701	
Assessed	\$401,549	



Building 1

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^{*} Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
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 (ft²)	660	
Total Area (ft²)	1200	
Constuction	CONC BLOCK	
Replacement Cost	\$55,019	Stanch by Apee Stanch
Assessed	\$45,253	

^{*} Year Built = Actual / Effective

Appendages	
Description	Area (ft²)

INTERIOR FINISH AVERAGE 540

Monday, August 18, 2025 3/5

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	

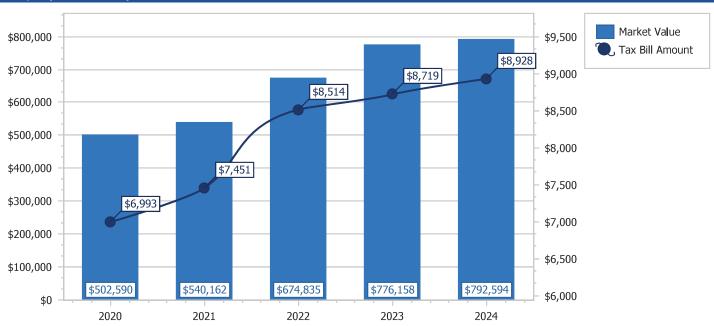
School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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	

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Monday, August 18, 2025 4/5

Property Value History



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Monday, August 18, 2025 5/5 **68**

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

Jennifer Schumacher

President of Seminole Estates Homeowners Association
5938 Feather Lane, Sanford, Florida, 32771
407-430-7203

September 26th, 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

FILE NO.: BV2025-102 DEVELOPMENT ORDER # 25-30000102

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 FILE NO.: BV2025-102 DEVELOPMENT ORDER # 25-30000102

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.

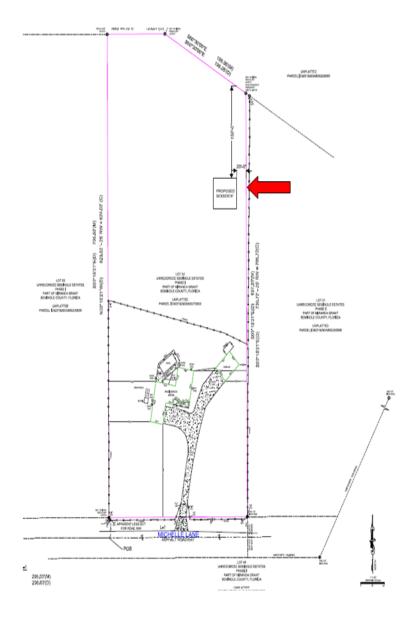
25-30000102 FILE NO.: BV2025-102 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** presence or

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: 2025-948

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 1st and 2nd 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.

File Number: 2025-948

- 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:

- 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

File Number: 2025-948

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:

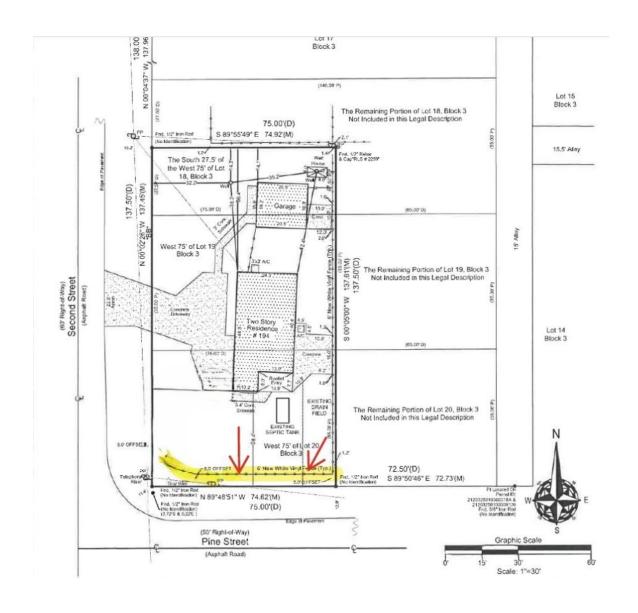
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

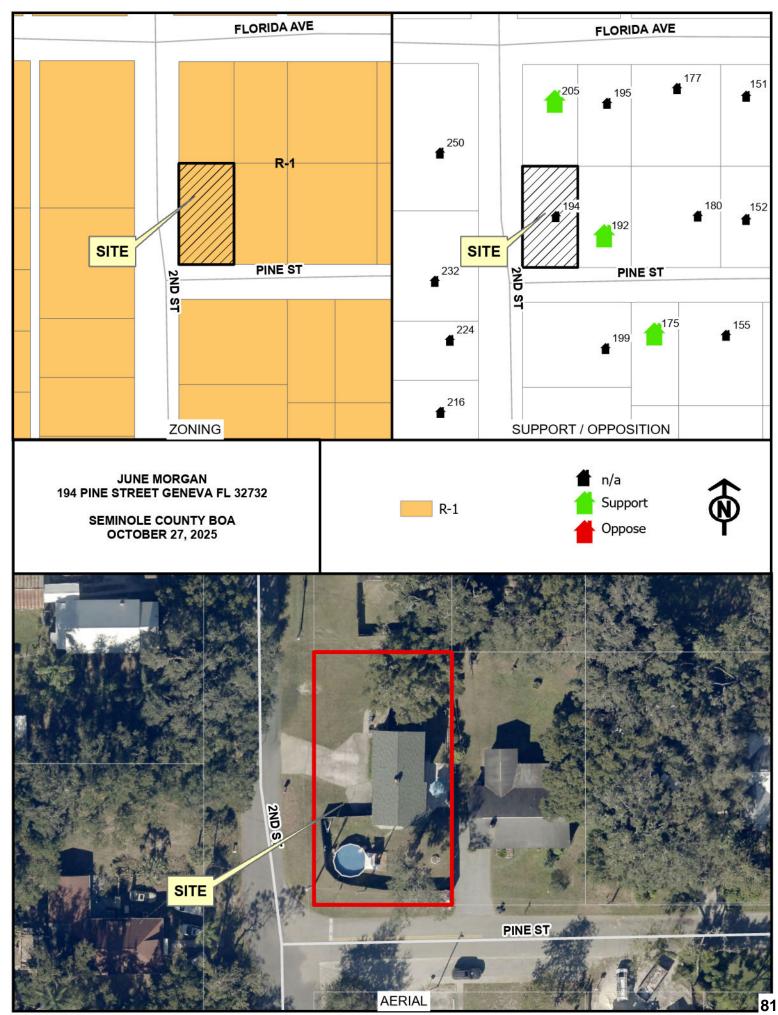
Staff Recommendation:

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





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 24/4 P.O. Bx access. Prior to construction of Pence, this resulted in heavy foot traffic through yard to reach past office, as there were no sidewalks to guide fedes trians.
- 2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? Howe 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 paperfies are allowed fearing to prevent foot traffic cutting through Yard spaces, and Frequently have sidewalks to suide federalisms 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 years 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? Eft fencing height is requested to meet the connecting side your fence of setwar 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 will king sprice to access post office between designated offity exements and proposed settack. Hence is construct to allow corner visibility at intersection per land development code Section 30.14.19(A1/2)

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



Site View	
21203250103000180 02/10/2022	

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 Va l ues	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	

MORAN, JUNE C

Owner(s)

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Friday, September 5, 2025

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

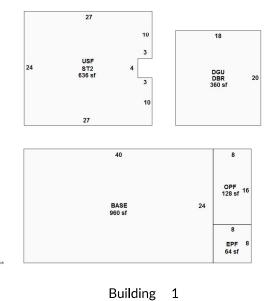
Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$132,981	\$50,722	\$82,259
Schools	\$132,981	\$25,000	\$107,981
FIRE	\$132,981	\$50,722	\$82,259
ROAD DISTRICT	\$132,981	\$50,722	\$82,259
SJWM(Saint Johns Water Management)	\$132,981	\$50,722	\$82,259

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

Friday, September 5, 2025 2/4

Building Information		
#	1	
Use	SINGLE FAMILY	
Year Built*	1987	
Bed	3	
Bath	2.5	
Fixtures	8	
Base Area (ft²)	960	
Total Area (ft²)	2148	
Constuction	SIDING GRADE 3	
Replacement Cost	\$269,239	
Assessed	\$221,449	



* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
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- residental [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

Friday, September 5, 2025 3/4 **85**

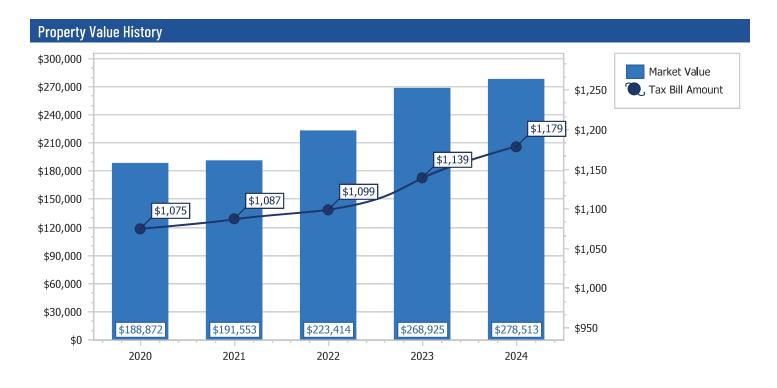
Zoning		
Zoning	R-1	
Description	Single Family-8400	
Future Land Use	LDR	
Description	Low Density Residential	

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

School Districts		
Elementary	Geneva	
Middle	Chiles	
High	Oviedo	

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

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Friday, September 5, 2025 4/4

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.

Amanda Maxwell 205 Florida Ave

arunda Maule-

Geneva, FL 32732

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

be clark

Linda Clark 192 Pine St

Geneva, FL 32732

Linda Clark

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.

John McDaniel 175 Pine St

Geneva, FL 32732

FILE NO.: BV2025-104 DEVELOPMENT ORDER # 25-30000104

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 \boxtimes physical presence or \square 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 FILE NO.: BV2025-104 DEVELOPMENT ORDER # 25-30000104

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:

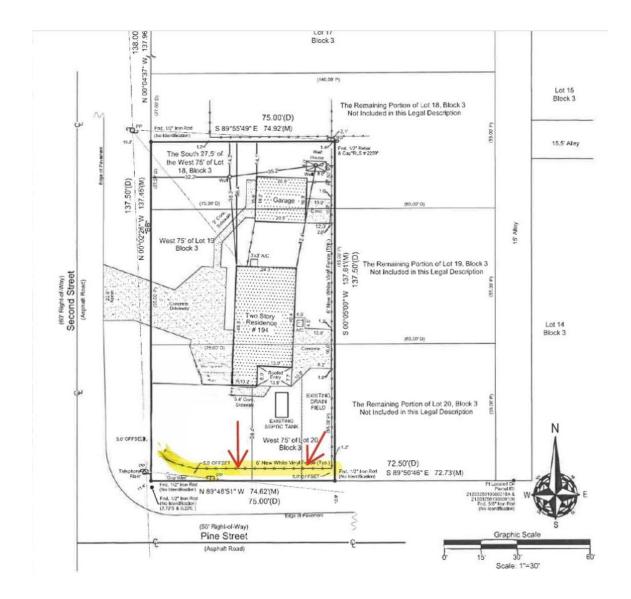
- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not 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.

25-30000104 FILE NO.: BV2025-104 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** presence or \square 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 2nd Street. The 2nd Street side is where the variance is being sought. The site is a triangular shaped lot and faces CR 419 to the north.

File Number: 2025-949

- 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:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
- That the special conditions and circumstances do not result from the actions of the applicant; and
- 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

File Number: 2025-949

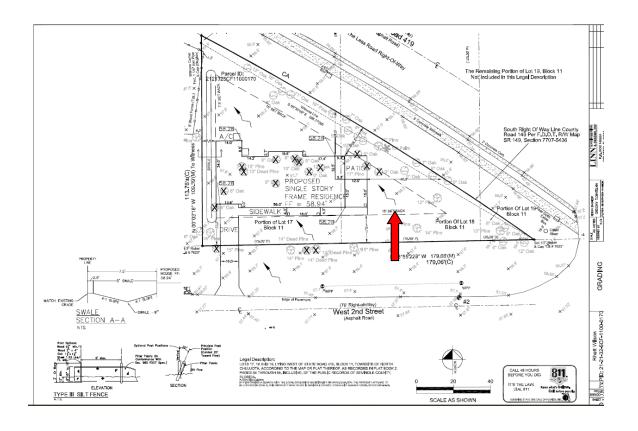
and failure to grant the variance would not result in an unnecessary and undue hardship.

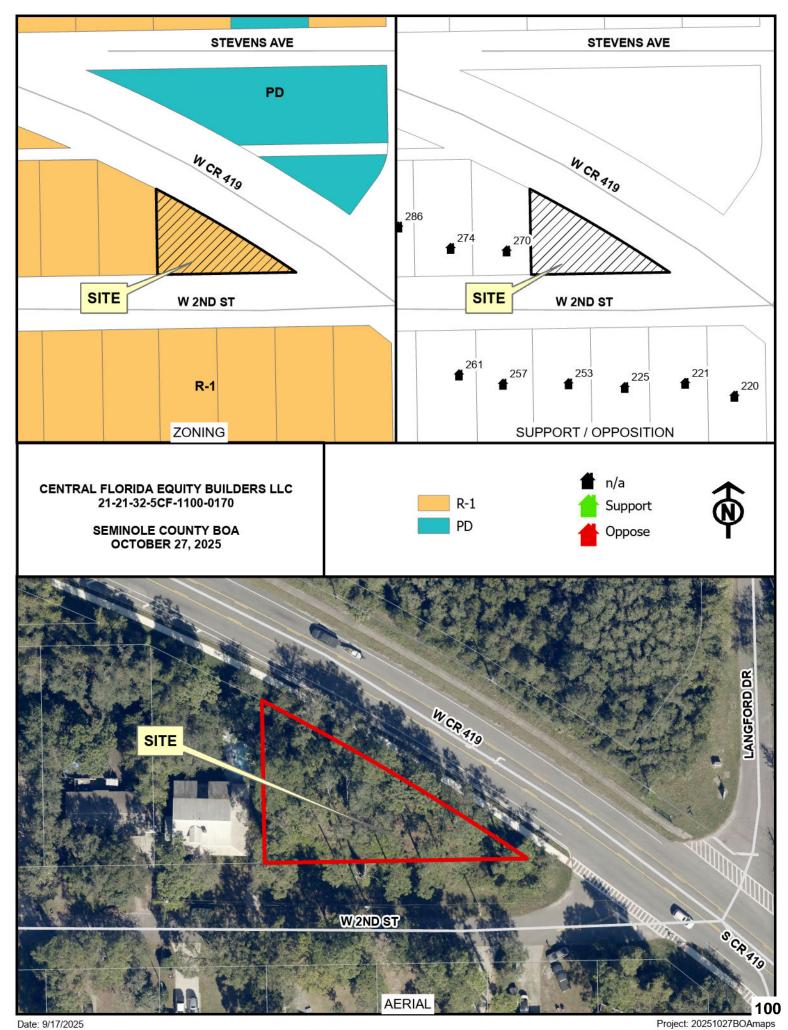
Staff Recommendation:

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





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 STINGULE SQUARE ON 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 THANGIE 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 REQUITING A SMU VARIANCE ONLY. WE ARE NOT Seeking MAY SPECIAL PRIVATEGES.

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 SER BUILD WILL ADD TO THE APPEAL OF ANEA.

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

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 constructions home will ONLY ADD VALUE TO THE AREA.

Property Record Card



Parcel: 21-21-32-5CF-1100-0170

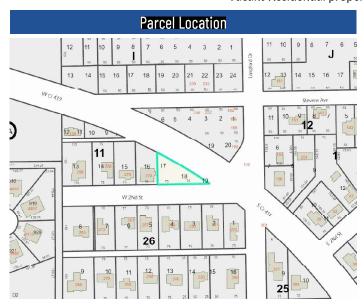
Property Address:

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



Site View

Parcel Information			
Parcel	21-21-32-5CF-1100-0170		
Property Address			
Mailing Address	440 WILMINGTON CIR OVIEDO, FL 32765-6672		
Subdivision	NORTH CHULUOTA		
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)	\$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	\$O			
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			
Tax Amount w/o Exemptions	\$728.82		
Tax Bill Amount	\$685.06		
Tax Savings with Exemptions	\$43.76		

CENTRAL FLORIDA EQUITY BUILDERS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Friday, September 12, 2025 1/4 102

Owner(s)

Name - Ownership Type

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

Friday, September 12, 2025 2/4 103

	Building Information
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

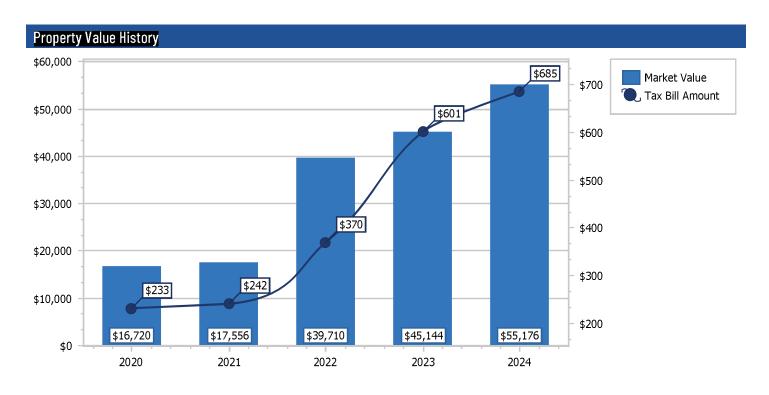
Zoning		
Zoning	R-1	
Description	Single Family-8400	
Future Land Use	LDR	
Description	Low Density Residential	

	School Districts
Elementary	Walker
Middle	Chiles
High	Hagerty

Friday, September 12, 2025 3/4 104

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 #	



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Friday, September 12, 2025 4/4 105

FILE NO.: BV2025-104 DEVELOPMENT ORDER # 25-30000104

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 FILE NO.: BV2025-107 DEVELOPMENT ORDER # 25-30000107

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.

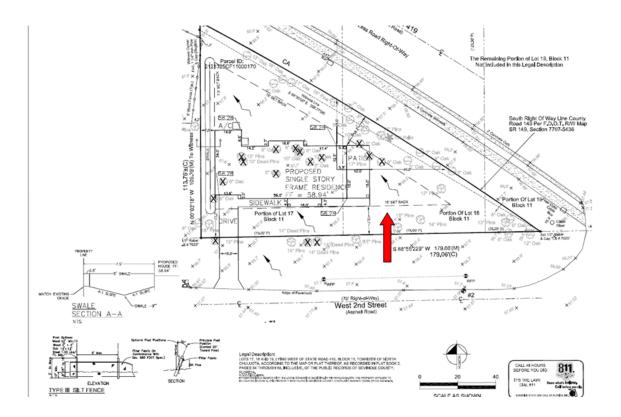
25-30000107 FILE NO.: BV2025-107 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** presence or

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: 2025-951

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.

File Number: 2025-951

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:

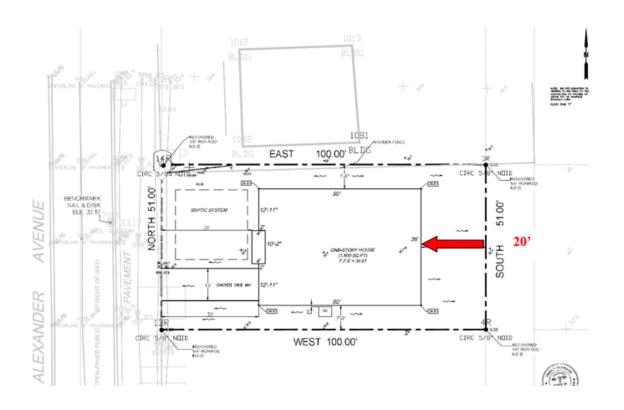
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

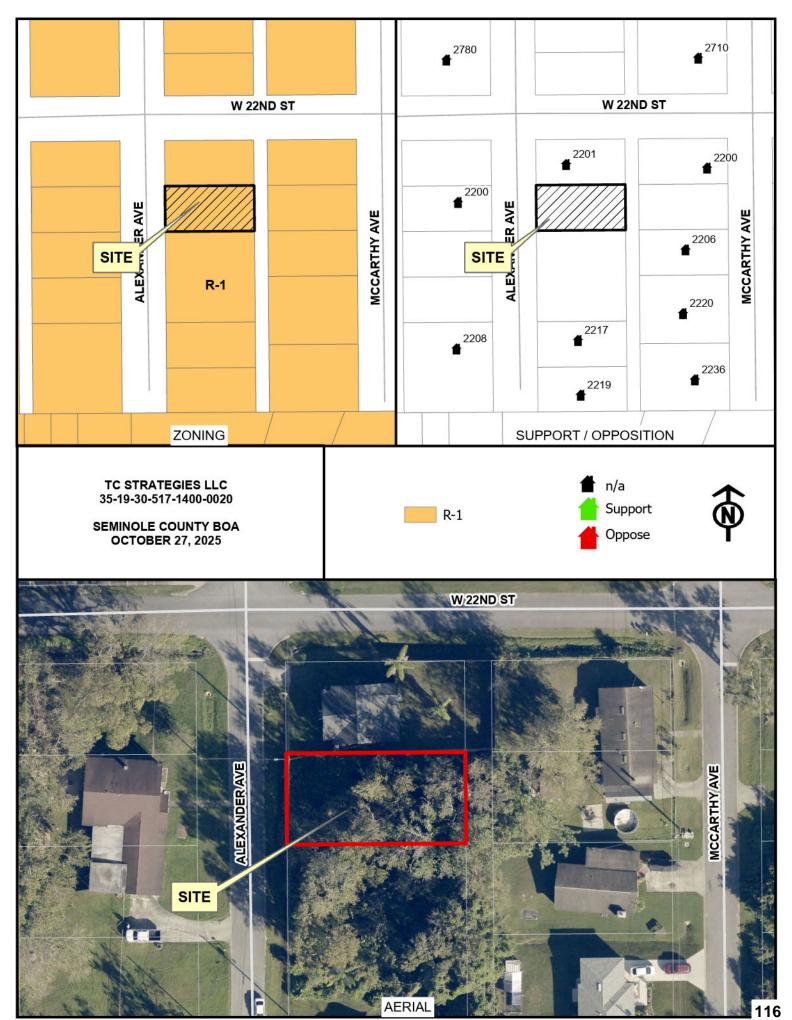
File Number: 2025-951

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





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



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 Va l ues	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	

TC STRATEGIES LLC

Owner(s)

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, September 11, 2025

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 (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning			
Zoning	R-1		
Description	escription 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 #	

Thursday, September 11, 2025 3/4 **120**

Property Value History \$24,000 Market Value \$192 \$200 \$188 \$21,000 Tax Bill Amount \$180 \$18,000 \$152 \$160 \$15,000 \$12,000 \$140 \$118 \$9,000 \$120 \$6,000 \$92 \$100 \$3,000 \$80 \$10,351 \$16,153 \$21,956 \$21,956 \$6,587 \$0 2020 2021 2022 2023 2024

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FILE NO.: BV2025-108 DEVELOPMENT ORDER # 25-30000108

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**.

25-30000108 FILE NO.: BV2025-108 DEVELOPMENT ORDER # Done and Ordered on the date first written above. Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** 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

FILE NO.: BV2025-108 DEVELOPMENT ORDER # 25-30000108

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.

25-30000108 FILE NO.: BV2025-108 DEVELOPMENT ORDER # Done and Ordered on the date first written above. By: Joy Giles Planning and Development Manager STATE OF FLORIDA **COUNTY OF SEMINOLE** 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

