



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, August 25, 2025

6:00 PM

BCC Chambers, Room 1028

OPENING STATEMENT

CONTINUED ITEM

1. **3088 Truman Boulevard** - Request for a west side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; BV2025-083 (Ruth Cooper, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-678](#)

Development Services - Planning and Development

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

VARIANCES

2. **1873 Poinciana Road** - Request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-084 (Dinh Tran Real Estate, LLC, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-756](#)

Development Services - Planning and Development

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

3. **6146 Linneal Beach Drive** - Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling) district; BV2025-088 (Richard W. Stewart, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-750](#)

Development Services - Planning and Development

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

4. **1163 Homeward Lane** - Request for an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition in the R-1A (Single Family Dwelling) district; BV2025-087 (Ivan Sorokoumov, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-757](#)

Development Services - Planning and Development

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

5. **1518 Balmy Beach Drive** - Request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure in the R-1A (Single Family Dwelling) district; BV 2025-091 (Leticia Lopez, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-758](#)

Development Services - Planning and Development

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

6. **5540 Crepe Myrtle Circle** - Request for a rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of a patio cover in the R-1B (Single Family Dwelling) district; BV2025-089 (Daniel M. Schatte, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-766](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property record card](#)
[Pictures](#)
[Letter of support](#)
[Denial Development Order](#)
[Approval Development Order](#)

OTHER BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE BOARD OF ADJUSTMENT CLERK AT (407) 665-7387.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-678

Title:

3088 Truman Boulevard - Request for a west side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; BV2025-083 (Ruth Cooper, Applicant) District 5 - Herr (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a west side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; or
2. Approve the request for a west side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence 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 Lincoln Heights subdivision and is within the A-1 Zoning District.
- The property was cited with a code violation for construction of a fence without a permit.
- The gate is eleven (11) feet from the edge of pavement of Lincoln Avenue. There are no sidewalks on their side of Lincoln Avenue.
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes. The front of the house will face Truman Boulevard. The Lincoln Avenue side is where the variance is being sought.

- The proposed privacy fence will be six (6) feet in height and will encroach twenty-five (25) feet into the required side street setback.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19(e) Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks. Fences located within the front yard setback must be open split rail; steel woven wire may be used behind split rail fences for animal containment, but no barbed wire is permitted. These regulations shall not apply to property having an agricultural classification from the Seminole County Property Appraiser. There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

The general intent of the Land Development Code is to maintain consistent setbacks;

therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

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

Staff Recommendation:

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

1. Any variance granted will apply only to the 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.

PERRY SURVEYING

370 Waymont Court • Lake Mary, FL 32746 • VOICE: 407.688.9727 • FAX: 407.688.7691 • frontdesk@perrysurveying.com

Legal Description

Lot 1, Block 2, LINCOLN HEIGHTS SECTION TWO, according to the plat thereof, as recorded in Plat Book 14, Page(s) 45, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0070
 Suffix: F.F.I.R.M. Date: 9/28/2007 Flood Zone: X
 Date of field work: 10/7/2020 Completion Date: 10/7/2020

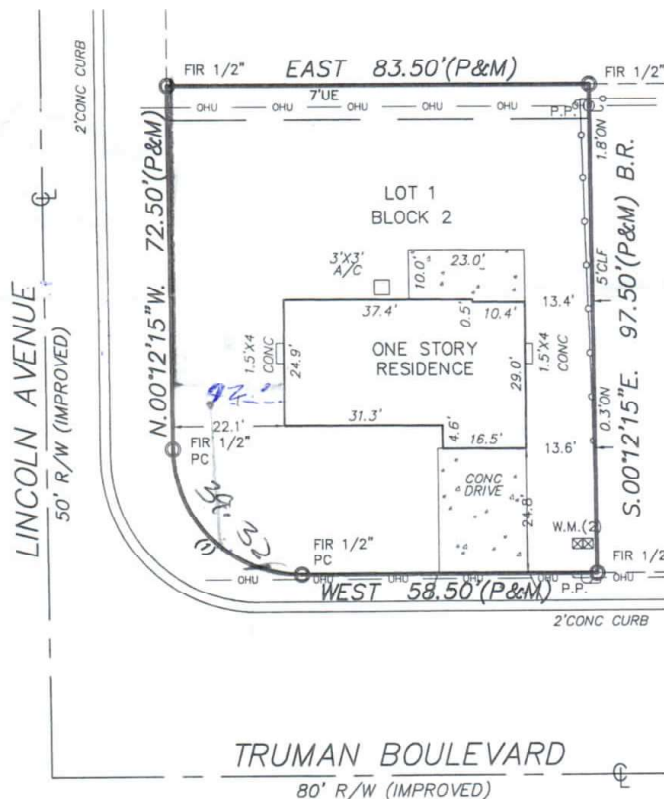
Certified to:
 Ruth D. Cooper; Fidelity National Title of Florida, Inc.; Fidelity National Title Insurance Company; Navy Federal Credit Union, its successors and/or assigns.



CURVE TABLE

NO.	RADIUS	DELTA	ARC
1(P&M)	25.00'	90°12'15"	39.22'

SCALE: 1"=30'



Property Address:
 3088 Truman Boulevard
 Sanford, FL 32771

Survey number: PS 24313

LEGEND

—○—	Wire Fence	D	Description of Deed	P.B.	Plat Book
—□—	Wood Fence	D.E.	Drainage Easement	P.E.	Pool Equipment
—OHU—	Overhead Utilities	D.U.E.	Drainage & Utility Easement	P.O.B.	Point of Beginning
—P.P.—	Power Pole	D/W	Driveway	P.O.C.	Point of Commencement
W.M.	Water Meter	ESMT.	Easement	P.C.C.	Point of Compound Curve
⊠ or ⊡	Electrical Facility	E.O.P.	Edge Of Pavement	P.C.	Point of Curvature
▨	Asphalt	E.O.W.	Edge Of Water	P.I.	Point of Intersection
▨▨▨▨	Block Wall	ENCR	Encroachment	P.R.C.	Point of Reverse Curvature
▨▨▨▨	Brick/Pavers	F	Field	P.T.	Point of Tangency
▨▨▨▨	Concrete/Hard Surface	FND	Found Nail & Disc	P.O.L.	Point on Line
▨▨▨▨	Covered Area	F.C.M.	Found Concrete Monument	P.L.	Property Line
⊕	Centerline	F.I.P.	Found Iron Pipe	R	Record
Δ	Central Angle/Delta	F.I.R.	Found Iron Rod	R/W	Right of Way
—/—	Line Break Not to Scale	L	LENGTH	S.I.R.	Set Iron Rod & Cap
A/C	Air Conditioner	L.B.	Licensed Business	SWK	Sidewalk
B.R.	Bearing Reference	M	FIELD MEASURED	TEL	Telephone Facilities
B.M.	Bench Mark	M.H.	Manhole	T.O.B.	Top of Bank
CATV	Cable Riser	O.R.B.	Official Records Book	TYP	Typical
C	Calculated	ONPL	On Property Line	U.E.	Utility Easement
C.L.F.	Chain Link Fence	PG	Page	W.F.	Wood Fence
CH	Chord	P.V.C.	Vinyl Fence	W.C.	Witness Corner
C.B.	Chord Bearing	P.VMT.	Pavement		
CBS	Conc. Block & Stucco	P.C.P.	Permanent Control Point		
CONC.	Concrete	P.R.M.	Permanent Reference Monument		
C.M.	Concrete Monument	P	Plat		
COV.	Covered				

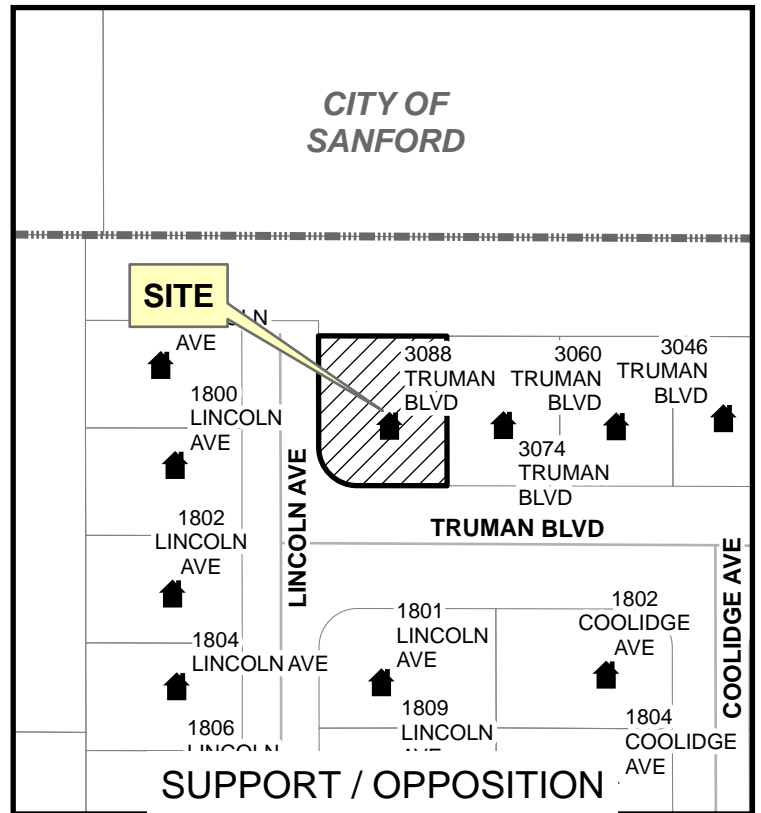
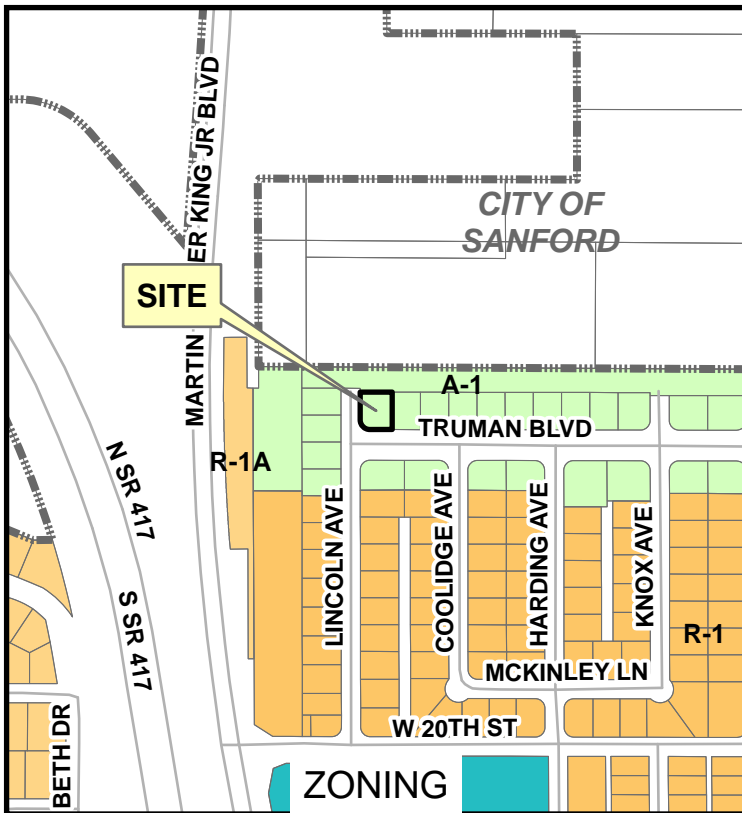
GENERAL NOTES

- Legal description provided by others.
- There may be additional easements and/or restrictions either recorded or unrecorded not shown hereon that may affect this property.
- Only visible encroachments located.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This survey is not to be used for construction of any kind.
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and drainfield location shown hereon is APPROXIMATE and are based upon visual location only.
- Fence locations along property line may be exaggerated for clarity.
- This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, SJ-17, of the Florida Administrative Code, Section 472.027, Florida Statutes.

Jeffrey S. Hattendorf

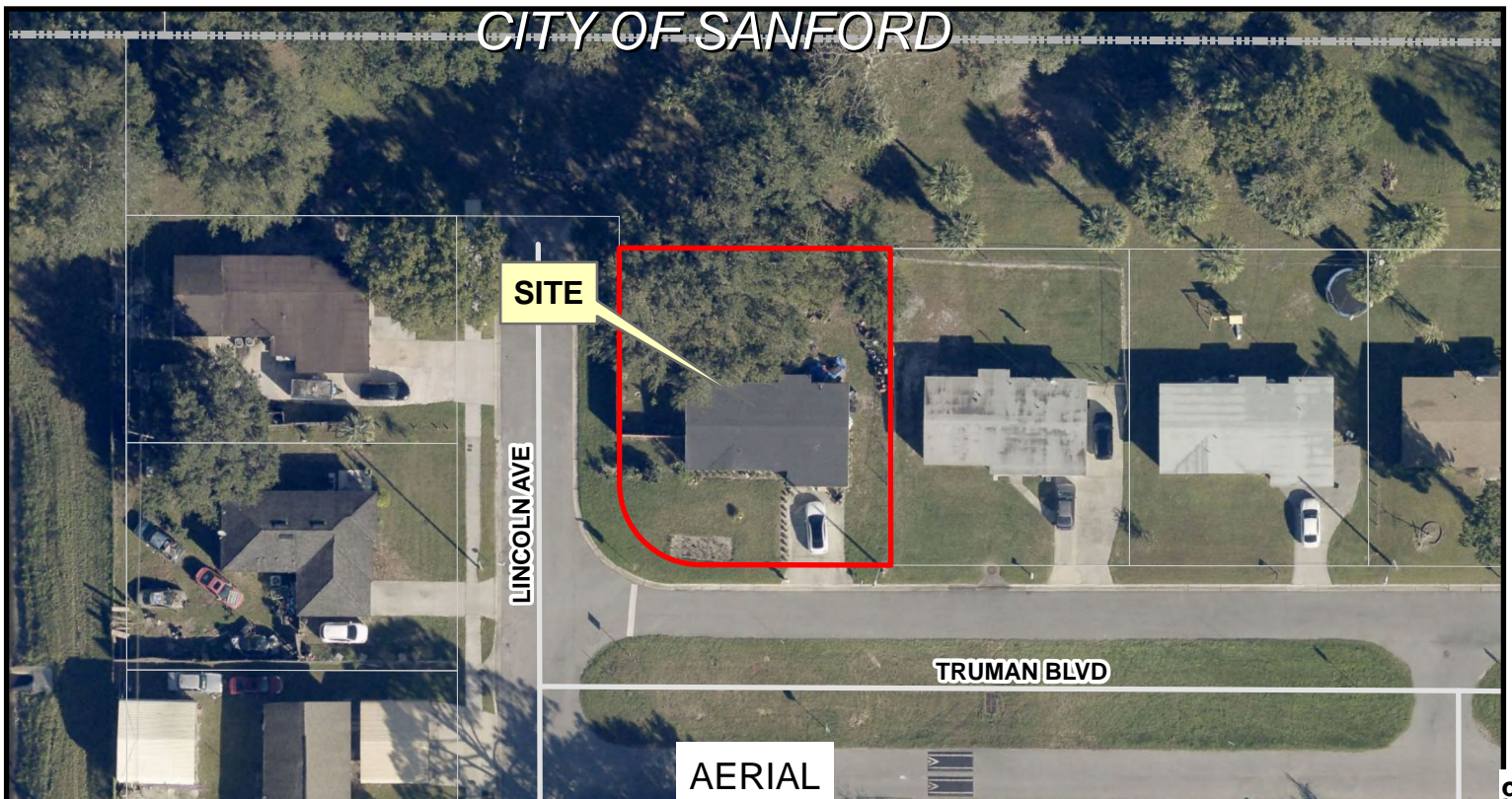
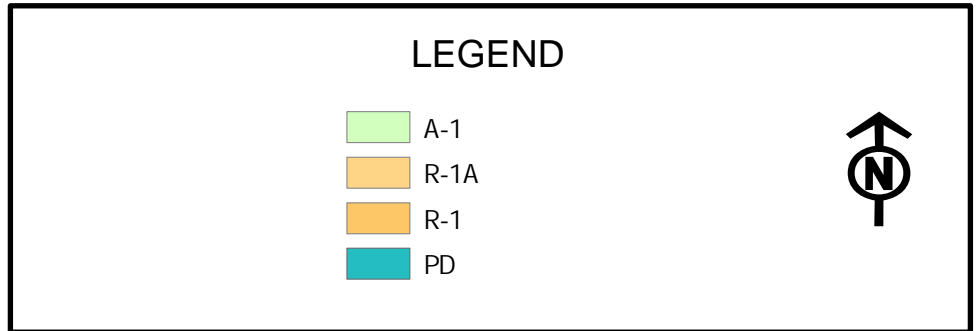
PROFESSIONAL SURVEYOR AND MAPPER NO. 8193 L.B. 8222

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.



RUTH COOPER
3088 TRUMAN BLVD
SANFORD, FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
AUGUST 25, 2025



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 zoning - A-1 Agriculture

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

Privacy, protecting property

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

It would not have any bearing on my neighbor putting up a privacy fence

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?

Having to remove my fence

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

would not be obstructing view

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

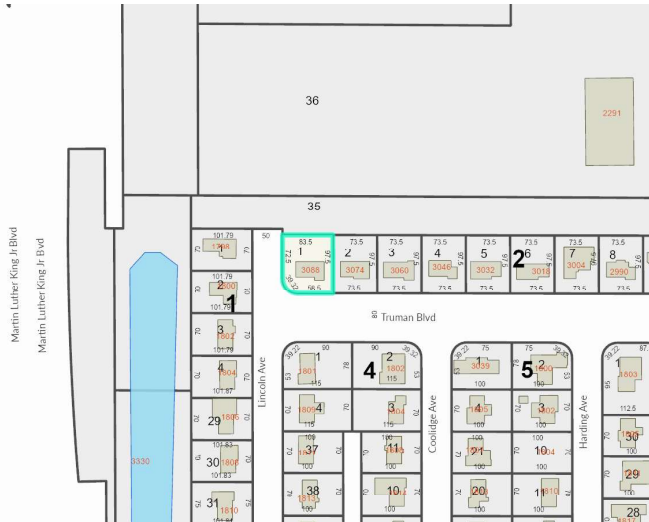
Granting the variance would not change the zoning nor would it be injurious nor detrimental to the public welfare

Property Record Card



Parcel: 34-19-30-514-0200-0010
Property Address: 3088 TRUMAN BLVD SANFORD, FL 32771
Owners: COOPER, RUTH D
 2025 Market Value \$196,887 Assessed Value \$134,306 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$2,491.93
 The 3 Bed/1.5 Bath Single Family property is 1,165 SF and a lot size of 0.18 Acres

Parcel Location



Site View



34193051402000010 04/24/2023

Parcel Information

Parcel	34-19-30-514-0200-0010
Property Address	3088 TRUMAN BLVD SANFORD, FL 32771
Mailing Address	3088 TRUMAN BLVD SANFORD, FL 32771-3768
Subdivision	LINCOLN HEIGHTS SEC 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2021), Other Exemptions \$83,584
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$141,447	\$138,214
Depreciated Other Features	\$440	\$440
Land Value (Market)	\$55,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$196,887	\$188,654
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$62,581	\$58,133
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$134,306	\$130,521

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,491.93
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$2,491.93

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 COOPER, RUTH D

Legal Description

LOT 1 BLK 2
LINCOLN HEIGHTS SEC 2
PB 14 PG 45

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$134,306	\$134,306	\$0
Schools	\$134,306	\$134,306	\$0
FIRE	\$134,306	\$134,306	\$0
ROAD DISTRICT	\$134,306	\$134,306	\$0
SJWM(Saint Johns Water Management)	\$134,306	\$134,306	\$0

Sales

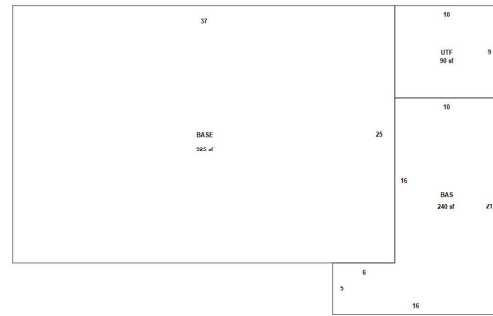
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/16/2020	\$170,000	09771/1554	Improved	Yes
SPECIAL WARRANTY DEED	1/29/2020	\$89,500	09545/0129	Improved	No
CERTIFICATE OF TITLE	1/1/2019	\$74,200	09288/1088	Improved	No
WARRANTY DEED	5/1/1988	\$20,500	01964/0469	Improved	No
TRUSTEE DEED	12/1/1984	\$100	01603/1240	Improved	No
WARRANTY DEED	5/1/1982	\$19,500	01393/0922	Improved	No
QUIT CLAIM DEED	4/1/1982	\$100	01403/1086	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$55,000/Lot	\$55,000	\$55,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1965/1995
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	925
Total Area (ft ²)	1255
Constuction	BRICK
Replacement Cost	\$160,735
Assessed	\$141,447

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	240
UTILITY FINISHED	90

Permits				
Permit #	Description	Value	CO Date	Permit Date
05467	3088 TRUMAN BLVD: PLUMBING - RESIDENTIAL-residence [LINCOLN HEIGHTS SEC 2]	\$2,500		4/28/2020
04078	3088 TRUMAN BLVD: REROOF RESIDENTIAL-REROOF TO MOD. BIT. [LINCOLN HEIGHTS SEC 2]	\$6,460		4/14/2020
03972	3088 TRUMAN BLVD: MECHANICAL - RESIDENTIAL- [LINCOLN HEIGHTS SEC 2]	\$3,500		4/10/2020

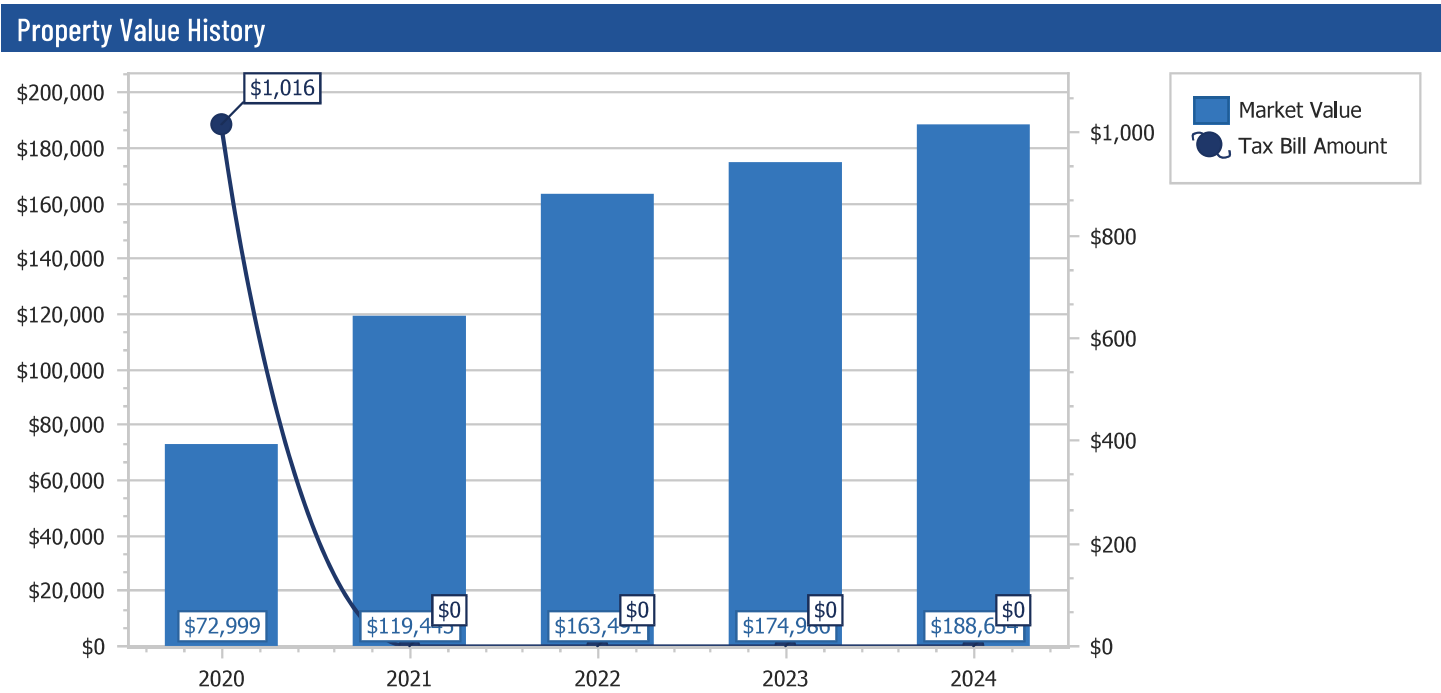
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1998	1	\$1,100	\$440

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

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

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

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



Copyright 2025 © Seminole County Property Appraiser

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 BLK 2
LINCOLN HEIGHTS SEC 2
PB 14 PG 45

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

A. FINDINGS OF FACT

Property Owner: RUTH COOPER
3088 TRUMAN BLVD
SANFORD, FL 32771

Project Name: 3088 TRUMAN BLVD

Variance Approval:

Request for a east side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district.

The findings reflected in the record of the August 25, 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 6' privacy fence as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

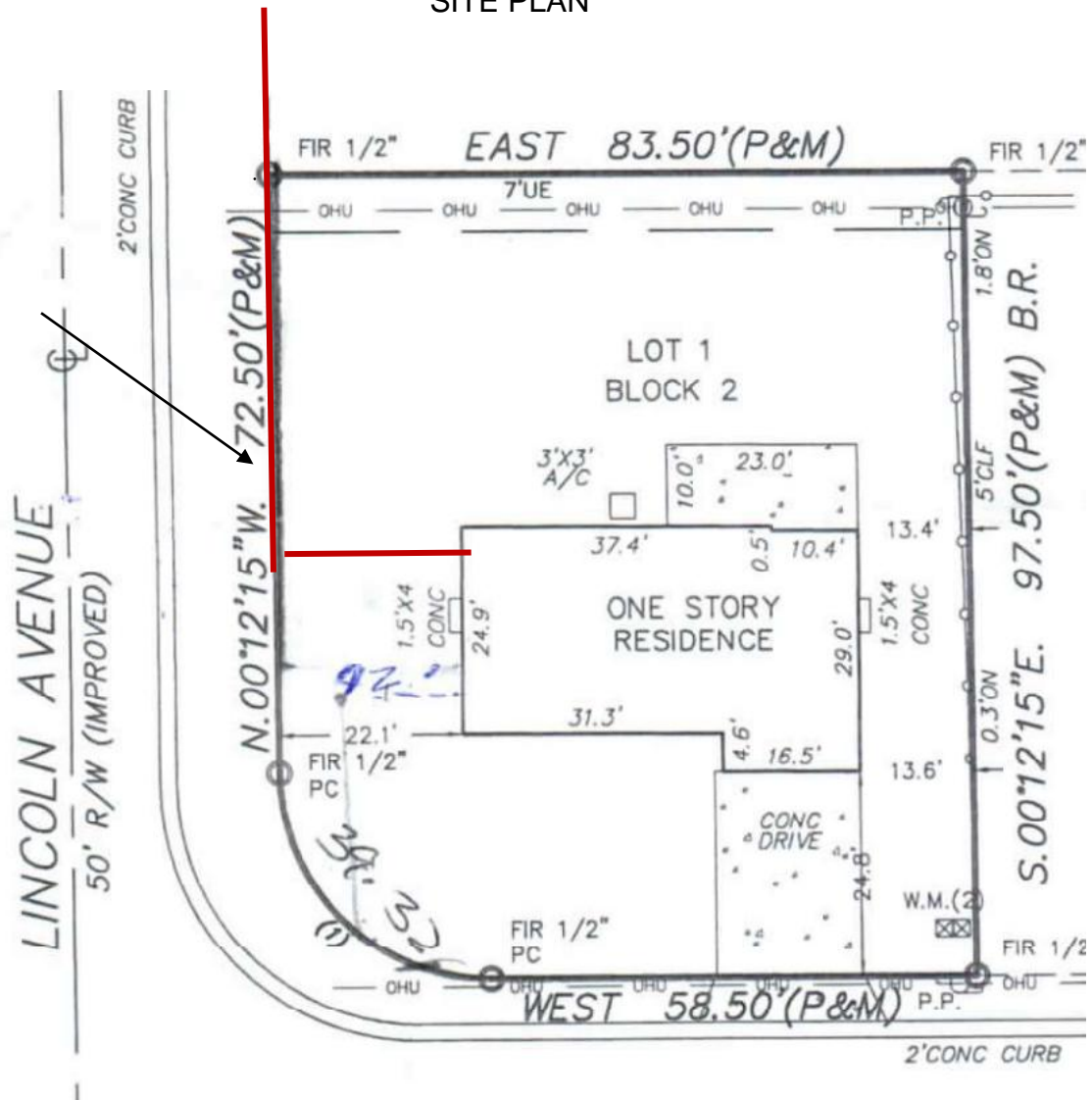
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

EXHIBIT A

SITE PLAN



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 BLK 2
LINCOLN HEIGHTS SEC 2
PB 14 PG 45

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

A. FINDINGS OF FACT

Property Owner: RUTH COOPER
3088 TRUMAN BLVD
SANFORD, FL 32771

Project Name: 3088 TRUMAN BLVD

Requested Variance:

Request for an east side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district.

The findings reflected in the record of the August 25, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an existing 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 September, 2025.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-756

Title:

1873 Poinciana Road - Request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-084 (Dinh Tran Real Estate, LLC, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition 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 Winter Woods Unit 2 subdivision.
- The proposed screen room addition will be approximately 624.65 square feet (40.3' x 15.5') and will encroach sixteen (16) feet into the required rear yard setback.
- The rear of the property abuts the Interlachen Country Club golf course.
- The applicant applied for a building permit (BP25-6508) and at that time it was determined by staff that a variance would be required.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.

There have not been any prior variances for the subject property or the surrounding lots.

Staff Findings:

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

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

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

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

Staff Conclusion:

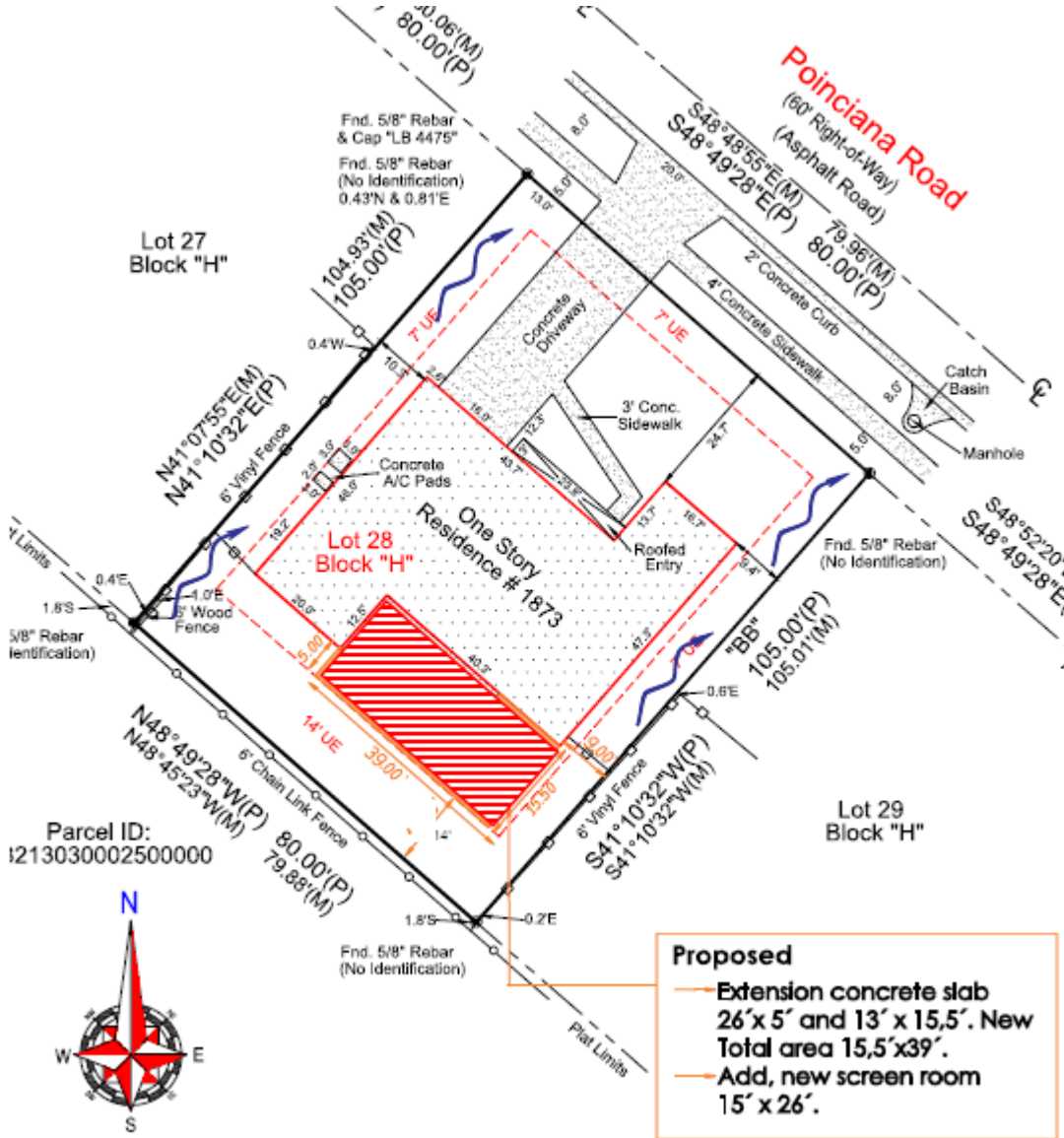
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

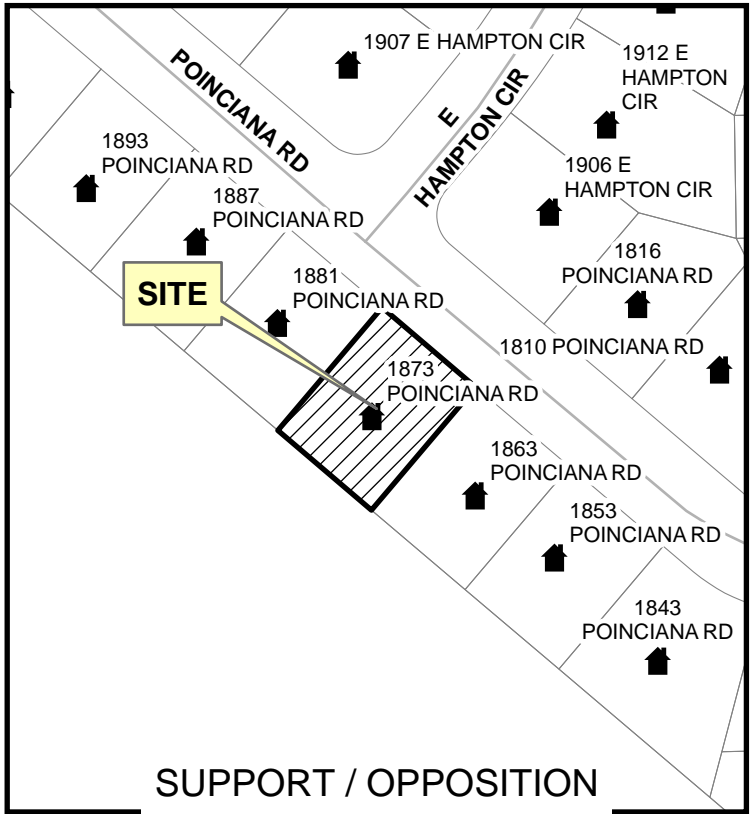
Staff Recommendation:

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

1. Any variance granted will apply only to the screen room 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.

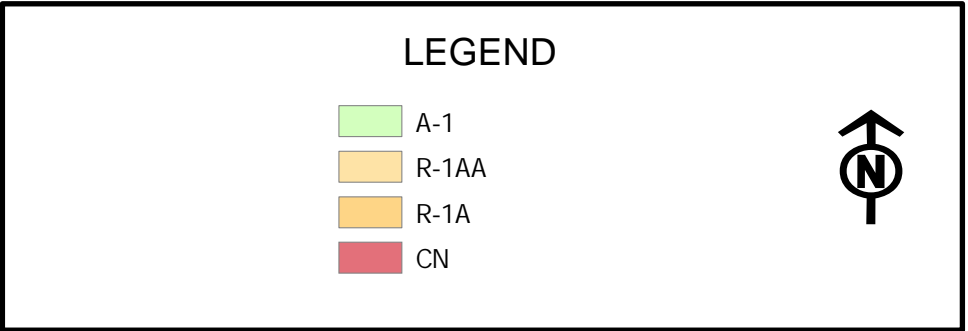
1873 POINCIANA ROAD VARIANCE





SCOTT COLE & PETER RIZZO
1873 POINCIANA RD
WINTER PARK, FL 32792

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
AUGUST 25, 2025



VARIANCE CRITERIA

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

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

Built house is already 19ft away from property line.
There is a lake in the back.

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

Current screen room was damaged from a hurricane. Owner would like to repair and expand to avoid having the screen too close to the house walls.

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.

Screen will only reach the easement line. It won't go further into the lot.
The neighbors have pools at their back yard at the same or more distance.

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.

The backyard is already quite small. It is unfair to not allow for a walkaway space.
There are plenty of houses in the same street with pools and bigger screenrooms than the one we are requesting

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

The space will be use for a screenroom for a residential recreational area to be used by the owner.

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

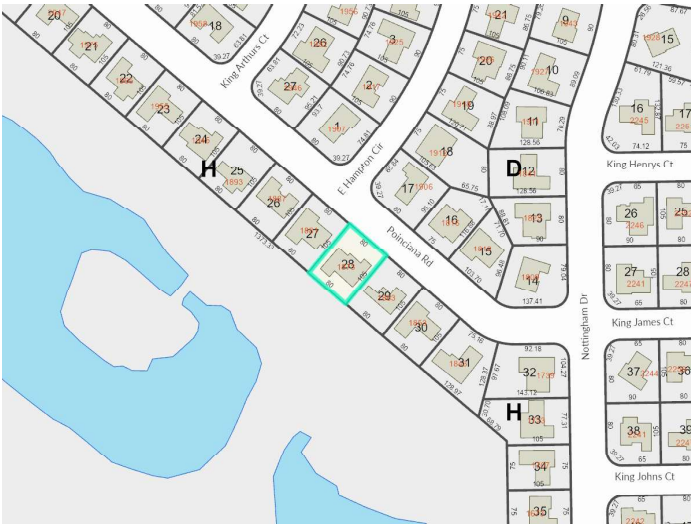
Neighbors already have pools in their backyard. Our screen room will be smaller than theirs
It won't look out of place.

Property Record Card



Parcel: **33-21-30-512-0H00-0280**
 Property Address: **1873 POINCIANA RD WINTER PARK, FL 32792**
 Owners: **COLE, SCOTT R; RIZZO, PETER J**
 2025 Market Value \$334,821 Assessed Value \$153,634 Taxable Value \$102,912
 2024 Tax Bill \$1,443.68 Tax Savings with Exemptions \$2,952.34
 The 3 Bed/2.5 Bath Single Family property is 1,904 SF and a lot size of 0.19 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-21-30-512-0H00-0280
Property Address	1873 POINCIANA RD WINTER PARK, FL 32792
Mailing Address	392 E STEVENS RD APT D12 PALM SPRINGS, CA 92262-5403
Subdivision	WINTER WOODS UNIT 02
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	Homestead expires at the end of 2025 and MUST Be re-applied for 2026
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$203,421	\$201,405
Depreciated Other Features	\$1,400	\$1,400
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$334,821	\$332,805
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$181,187	\$183,501
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$153,634	\$149,304

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,396.02
Tax Bill Amount	\$1,443.68
Tax Savings with Exemptions	\$2,952.34

Owner(s)

Name - Ownership Type

COLE, SCOTT R - Tenancy by Entirety
 RIZZO, PETER J - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 28 BLK H WINTER WOODS UNIT 2 PB 15
PG 63

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$153,634	\$50,722	\$102,912
Schools	\$153,634	\$25,000	\$128,634
FIRE	\$153,634	\$50,722	\$102,912
ROAD DISTRICT	\$153,634	\$50,722	\$102,912
SJWM(Saint Johns Water Management)	\$153,634	\$50,722	\$102,912

Sales

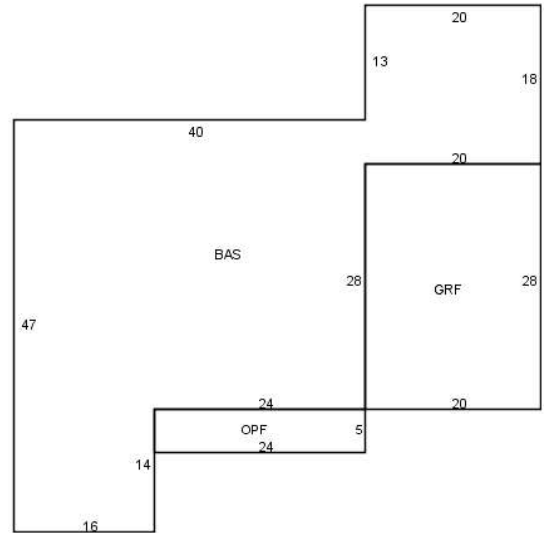
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	6/5/2025	\$100	10839/0636	Improved	No
QUIT CLAIM DEED	6/5/2025	\$100	10839/0634	Improved	No
WARRANTY DEED	4/1/2025	\$385,000	10802/1343	Improved	Yes
WARRANTY DEED	9/1/1997	\$105,000	03297/1546	Improved	Yes
WARRANTY DEED	12/1/1995	\$108,000	03018/0806	Improved	Yes
QUIT CLAIM DEED	9/1/1993	\$30,800	02645/0566	Improved	No
WARRANTY DEED	12/1/1987	\$84,000	01918/0265	Improved	Yes
QUIT CLAIM DEED	3/1/1985	\$100	01629/1011	Improved	No
QUIT CLAIM DEED	5/1/1978	\$100	01171/0589	Improved	No
WARRANTY DEED	1/1/1976	\$42,500	01076/0562	Improved	No

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1970
Bed	3
Bath	2.5
Fixtures	9
Base Area (ft ²)	1904
Total Area (ft ²)	2584
Constuction	CONC BLOCK
Replacement Cost	\$312,956
Assessed	\$203,421

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	560
OPEN PORCH FINISHED	120

Permits				
Permit #	Description	Value	CO Date	Permit Date
15284	1873 POINCIANA RD: EZ REROOF RESIDENTIAL- [WINTER WOODS UNIT 02]	\$18,872		9/7/2022
14126	REROOF DUE TO HURRICANE DAMAGE	\$8,260		11/8/2004
05285	FASCIA; SOFFIT; GUTTERS	\$500		8/1/1997

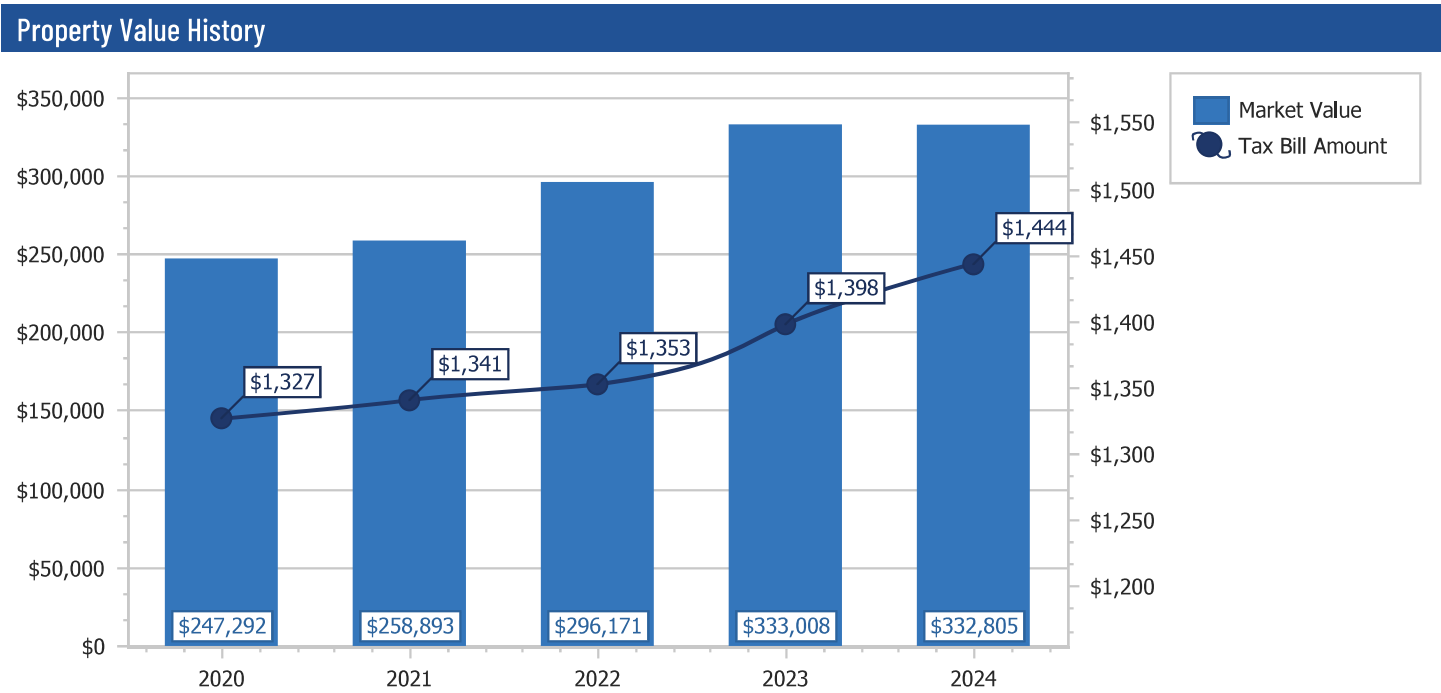
Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1974	1	\$3,500	\$1,400

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

School Districts	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

Utilities	
Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 28 BLK H WINTER WOODS UNIT 2 PB 15 PG 63

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

A. FINDINGS OF FACT

Property Owner: LAM DINH
2304 CARIBBEAN COURT
ORLANDO, FL 327805

Project Name: POINCIANA RD (1873)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 28 BLK H WINTER WOODS UNIT 2 PB 15 PG 63

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

A. FINDINGS OF FACT

Property Owner: LAM DINH
2304 CARIBBEAN COURT
ORLANDO, FL 327805

Project Name: POINCIANA RD (1873)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to fourteen (14) feet for a screen room addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

A. 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 screen room (approximately 40.3' x15.5') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

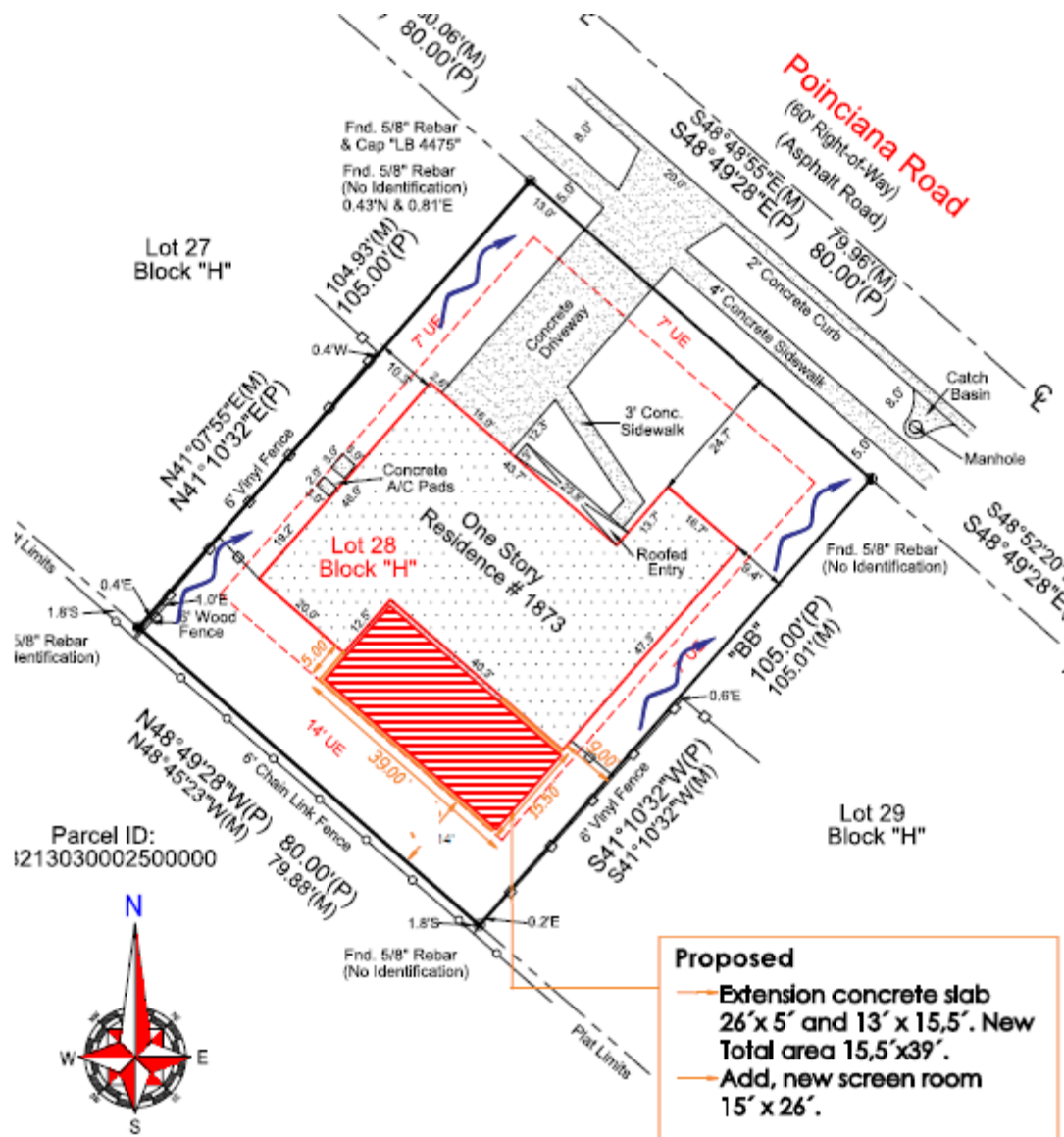
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-750

Title:

6146 Linneal Beach Drive - Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling) district; BV2025-088 (Richard W. Stewart, Applicant) District 3 - Constantine (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 (1) rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling); or
2. Approve the request for a (1) rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling); or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Bear Lake Estates subdivision.
- The existing garage is 16 feet x 30 feet (480 square feet).
- A Code Enforcement violation (25-78) was issued for this structure, resulting in the necessity of this variance. The inspector's notes state that the garage structure appears to exist since 2005. Review of historical aerial photographs lead to this conclusion.
- 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, to meet all the setback requirements applicable to the main residential structure located on the parcel.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet, and the side yard setback is ten(10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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 Conclusion:

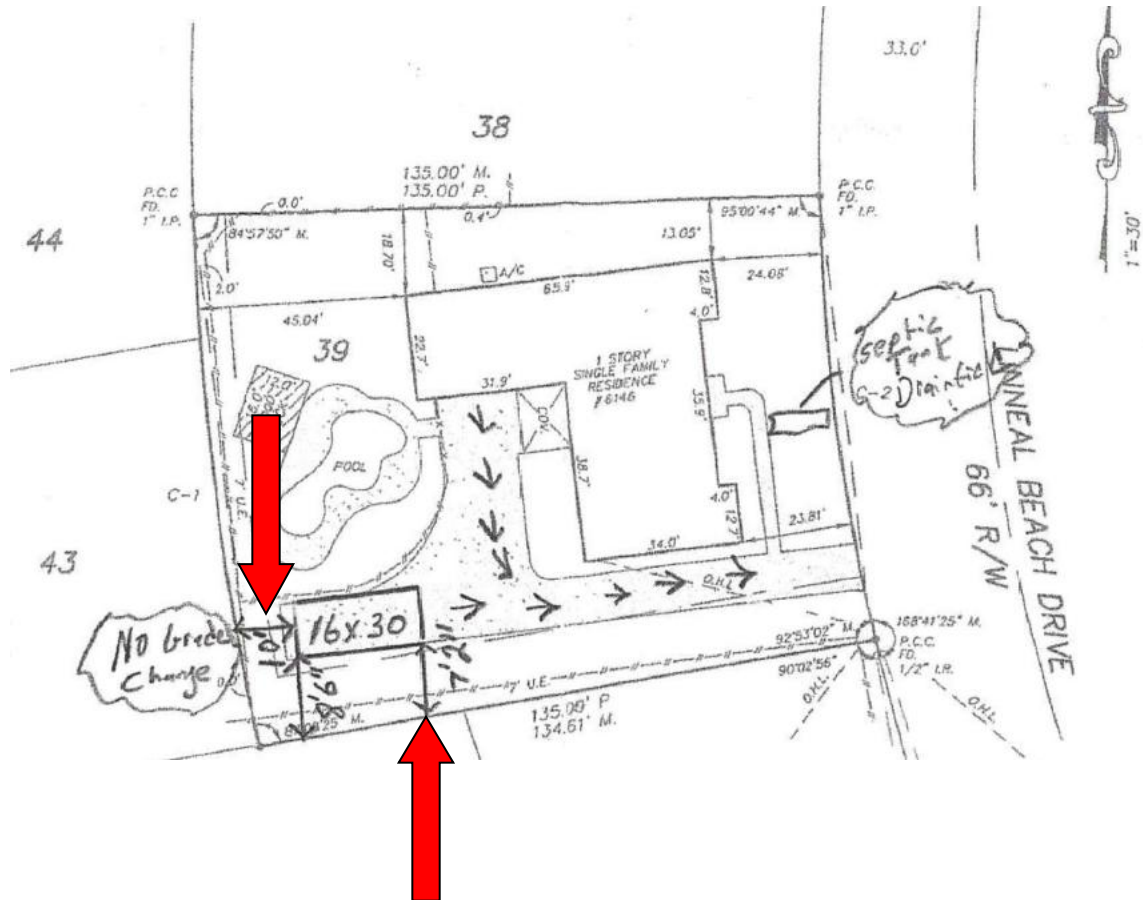
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

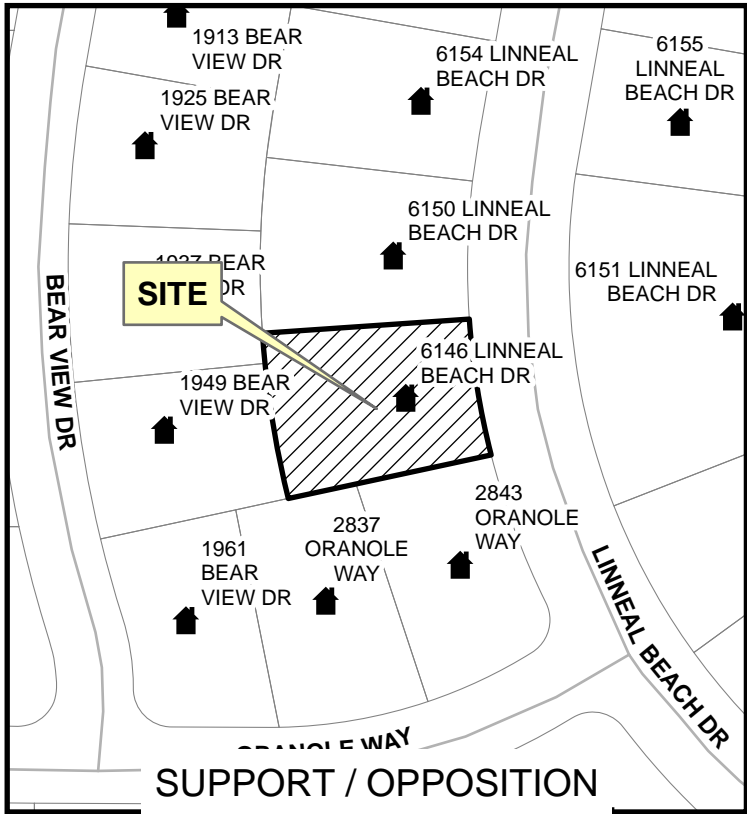
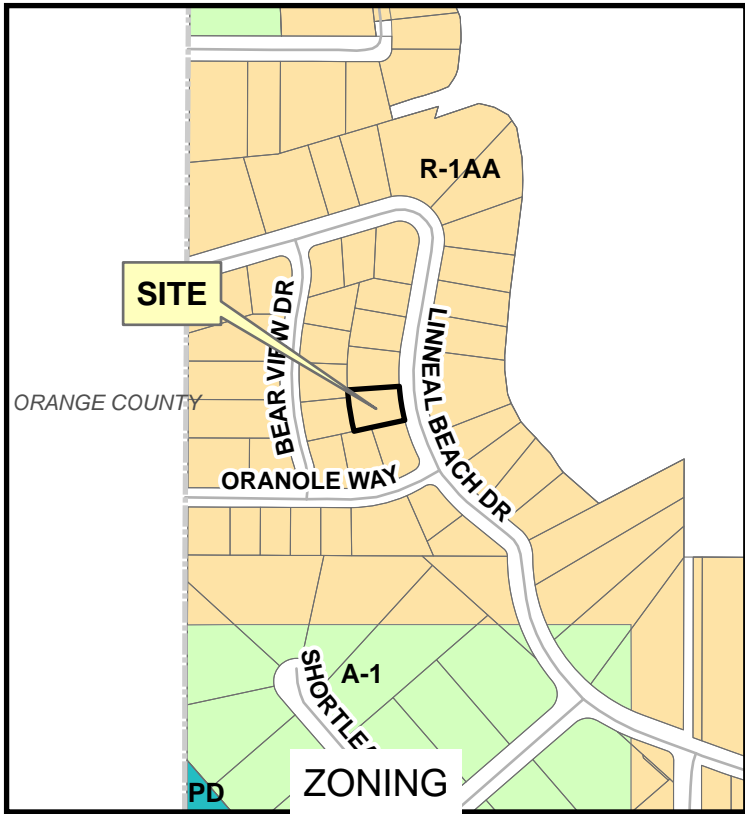
Staff Recommendation:

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 existing 16' x 30' (480 square feet) garage structure as depicted on the attached site plan; and
2. Any additional conditions deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

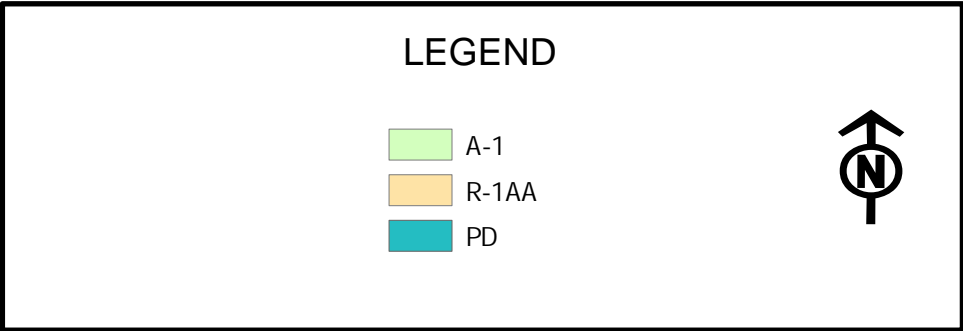
**SITE PLAN
LINNEAL BEACH DR (6146)**





RICHARD & DOROTHY STEWART
6146 LINNEAL BEACH DR
APOPKA, FL 32703

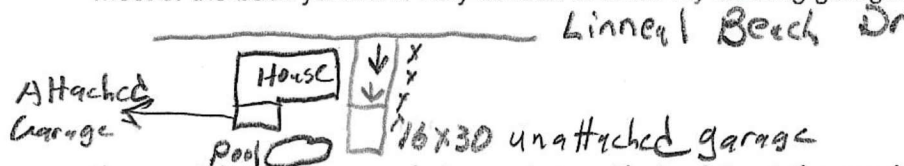
SEMINOLE COUNTY
BOARD OF ADJUSTMENT
AUGUST 25, 2025



VARIANCE CRITERIA

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

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? My property has a unique design that doesn't allow to meet set backs. Existing pool and oak tree takes up most of the back yard. It is very difficult to enter my existing garage. See sketch below.



2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The situation is out of our control. The lots shape and placement of the house, driveway and pool were established in 1977. The layout of the lot features and zoning regulations that have changed overtime make it hard to work within the space we have. We are trying to make the best of the situation and keep items secure and non-visible to the neighbors.
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? Although we would be very appreciative, there are many properties in the immediate area that have similar structures. There have been no complaints and neighbors have even expressed that the structure looks very nice. We are not looking for any special treatment just some small adjustments so we can keep our things save and secure. This is the only area we have to work with.
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? I do not believe I would be deprived of any rights enjoyed by others. It will be a severe hardship on us without this structure. The current setbacks and the location of the pool does not allow for any other locations.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? There is nowhere else to place the structure that would grant accessibility. We can't even use our attached garage due access/egress. As retirees it is becoming more challenging to work around obstacles. Granting this variance would provide a straighter approach which would eliminate obstacles that are in place now.
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? My property is completely fenced and in no way detrimental to the public. It's not going to bother anyone or negatively affect the neighborhood in any way. It is not a workshop or bandstand so there will be very minimal noise coming from the structure. We have committed to keeping it neat and well maintained and liked by surrounding neighbors. This variance will allow us to use our property in a reasonable and necessary manner while respecting the zoning guidelines.

Property Record Card



Parcel: **19-21-29-501-0000-0390**
 Property Address: **6146 LINNEAL BEACH DR APOPKA, FL 32703**
 Owners: **STEWART, RICHARD; STEWART, DOROTHY**
 2025 Market Value \$368,338 Assessed Value \$164,798 Taxable Value \$114,076
 2024 Tax Bill \$1,587.00 Tax Savings with Exemptions \$3,545.03
 The 3 Bed/2 Bath Single Family property is 2,176 SF and a lot size of 0.31 Acres

Parcel Location



Site View



19212950100000390 01/22/2024

Parcel Information

Parcel	19-21-29-501-0000-0390
Property Address	6146 LINNEAL BEACH DR APOPKA, FL 32703
Mailing Address	6146 LINNEAL BEACH DR APOPKA, FL 32703-7808
Subdivision	BEAR LAKE ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2002)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$262,258	\$287,845
Depreciated Other Features	\$31,080	\$30,680
Land Value (Market)	\$75,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$368,338	\$388,525
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$203,540	\$228,371
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$164,798	\$160,154

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,132.03
Tax Bill Amount	\$1,587.00
Tax Savings with Exemptions	\$3,545.03

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

STEWART, RICHARD - Tenancy by Entirety
 STEWART, DOROTHY - Tenancy by Entirety

Legal Description

LOT 39 BEAR LAKE ESTATES PB 12 PG 95

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$164,798	\$50,722	\$114,076
Schools	\$164,798	\$25,000	\$139,798
FIRE	\$164,798	\$50,722	\$114,076
ROAD DISTRICT	\$164,798	\$50,722	\$114,076
SJWM(Saint Johns Water Management)	\$164,798	\$50,722	\$114,076

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2001	\$175,000	04157/1870	Improved	Yes
SPECIAL WARRANTY DEED	2/1/1979	\$66,500	01208/1441	Improved	Yes
WARRANTY DEED	1/1/1979	\$66,300	01206/0597	Improved	Yes

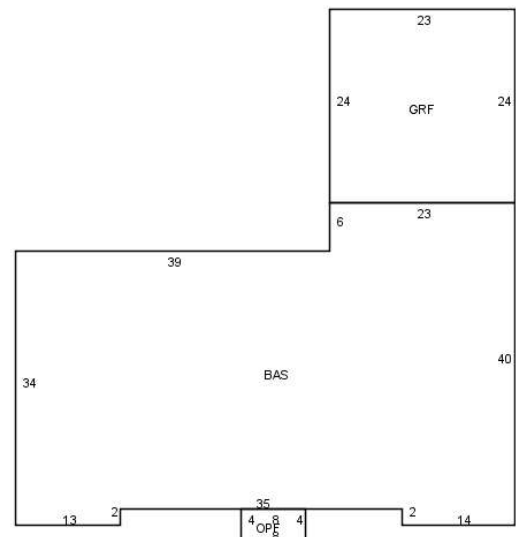
Land

Units	Rate	Assessed	Market
1 Lot	\$75,000/Lot	\$75,000	\$75,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1977
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	2176
Total Area (ft ²)	2760
Constuction	CONC BLOCK
Replacement Cost	\$359,257
Assessed	\$262,258

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
-------------	-------------------------

GARAGE FINISHED

552

OPEN PORCH FINISHED

32

Permits

Permit #	Description	Value	CO Date	Permit Date
08082	REROOF	\$13,000		5/15/2018

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	1977	1	\$45,000	\$27,000
SCREEN PATIO 1	1977	1	\$3,500	\$1,400
PATIO 1	1977	1	\$1,100	\$440
PATIO 1	1990	1	\$1,100	\$440
CARPORT 2	2000	1	\$4,500	\$1,800

Zoning

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

School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

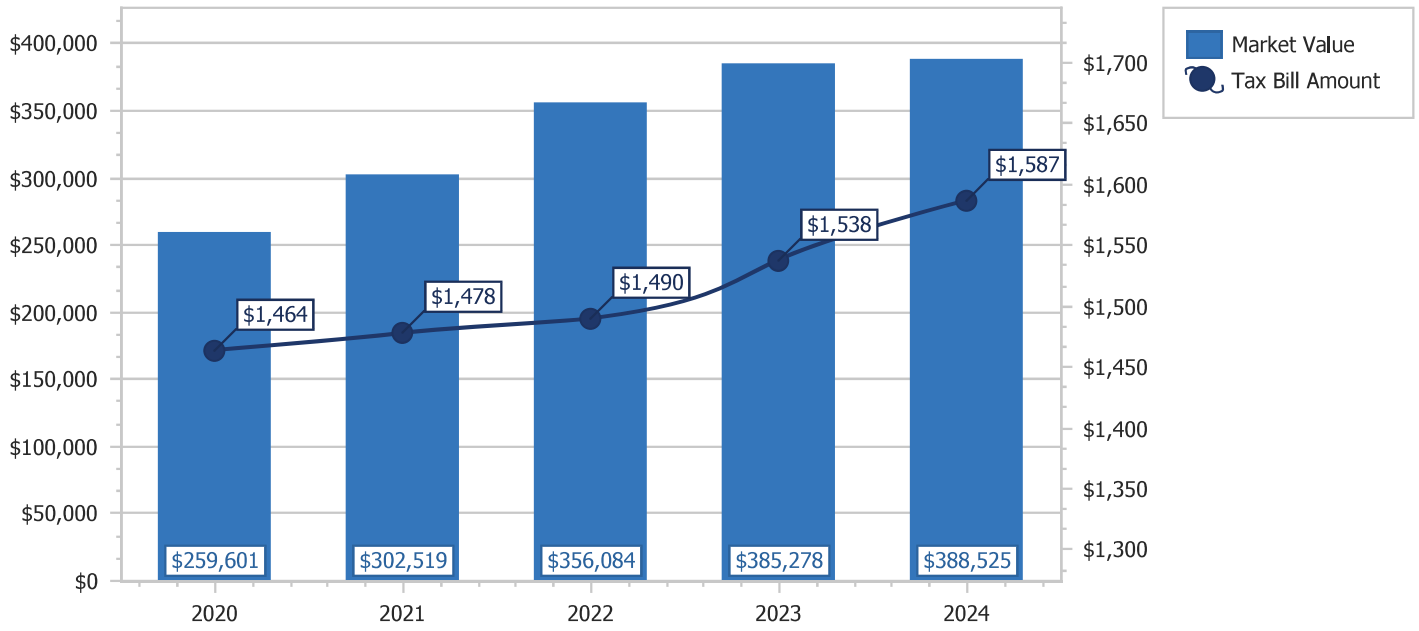
Political Representation

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

Utilities

Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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Date	Sequence	Comment
04/14/202	1	<p>4/14/2025, 8:54:51 AM BDRG03</p> <p>COMPLAINT RCV'D BY: James A Moser, 2843 Oranole Way, Apopka, FL 32703</p> <p>DESCRIPTION OF COMPLAINT: Driveway gate (possibly over property line), garage door and building restructure, and fence replacement.</p> <p>Inspector 232, Brent Griffin, conducted onsite inspection 4/9/25 and confirmed a metal building with garage door installed as well as a black iron gate installed across driveway. No new work to existing fence panels was observed. Field NOV left onsite w/Corrective Action Date 4/23/25. Pictures emailed to office staff. Aerial images confirm the metal building was installed on the property by 2005 - earlier images were too grainy or covered by trees.</p> <p>No permit apps rcv'd or issued to correct violations.</p> <p>Opening case per inspection results.</p>

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 39 BEAR LAKE ESTATES PB 12 PG 95

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

A. FINDINGS OF FACT

Property Owner: RICHARD W STEWART
6146 LINNEAL BEACH DR
APOPKA, FL 32703

Project Name: LINNEAL BEACH DR (6146)

Requested Variance:

A rear yard setback variance from Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of August 25, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an existing garage within the rear and 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 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 September 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 39 BEAR LAKE ESTATES PB 12 PG 95

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

A. FINDINGS OF FACT

Property Owner: RICHARD W STEWART
6146 LINNEAL BEACH DR
APOPKA, FL 32703

Project Name: LINNEAL BEACH DR (6146)

Variance Approval:

A rear yard setback variance from Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of August 25, 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 existing 16' x 30' (480 square feet) garage structure as depicted on the attached site plan depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September 2025.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-757

Title:

1163 Homeward Lane - Request for an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition in the R-1A (Single Family Dwelling) district; BV2025-087 (Ivan Sorokoumov, Applicant) District 3 - Constantine (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 an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition 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 Academy Heights subdivision.
- The existing open covered porch is 100 square feet and encroaches four and one-half (4½) feet into the required east side yard setback.
- A Code Enforcement violation (CV25-104) was issued for this structure, resulting in the necessity of this variance.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning

district is seven and one-half (7½) feet.

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

Staff Findings:

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

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

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

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

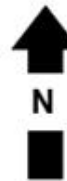
Staff Conclusion:

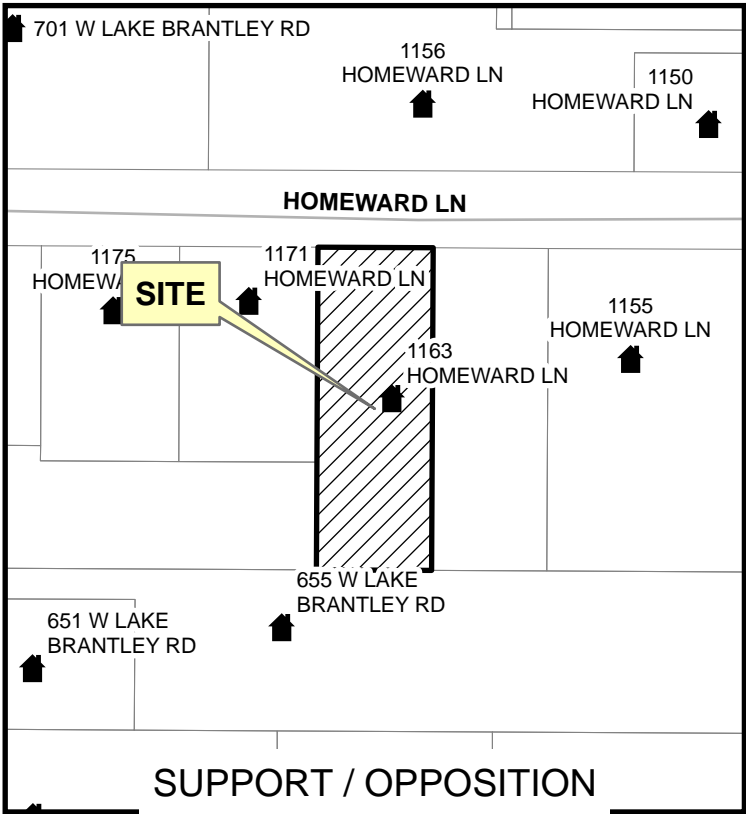
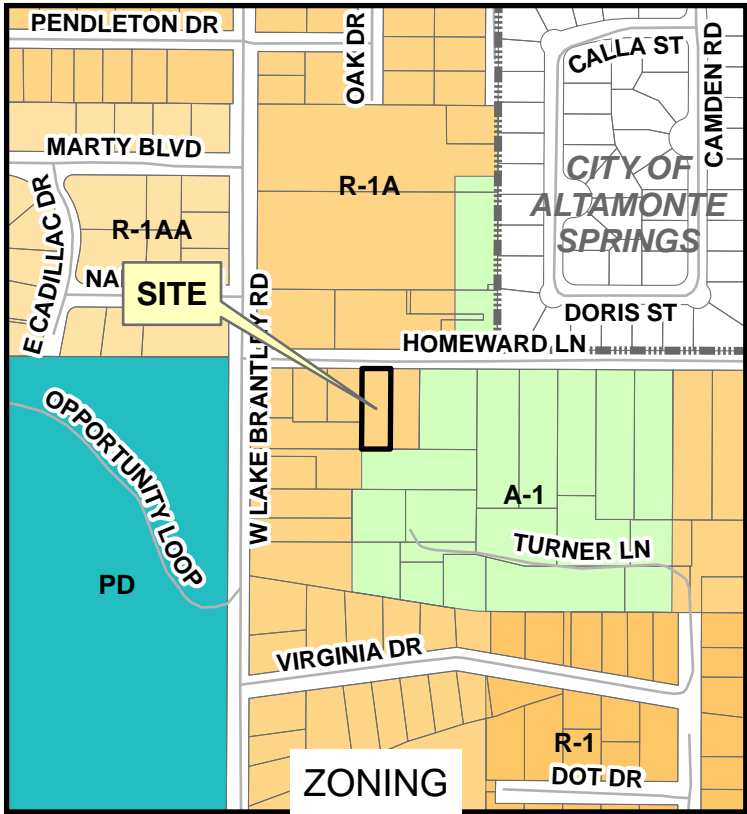
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

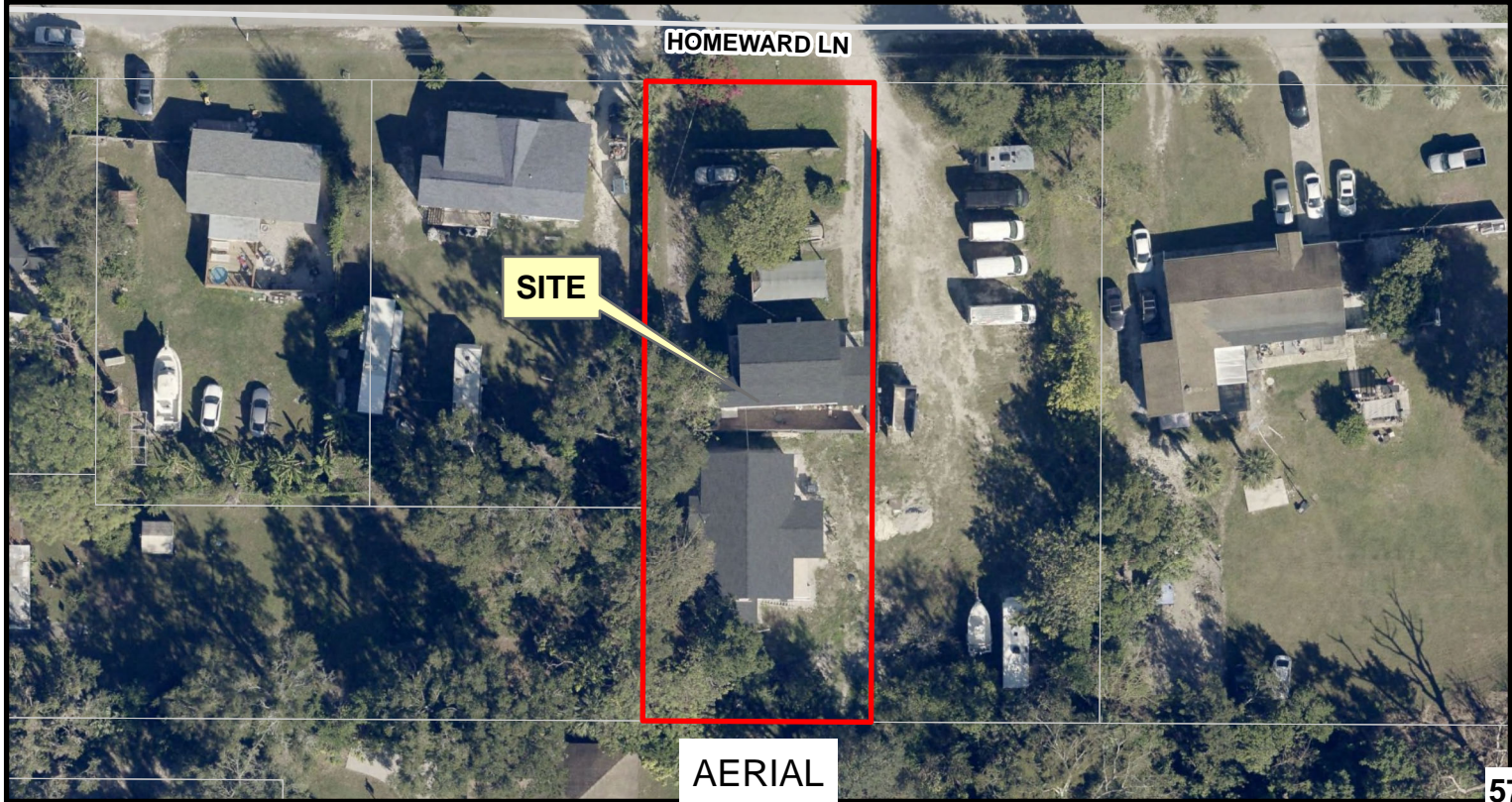
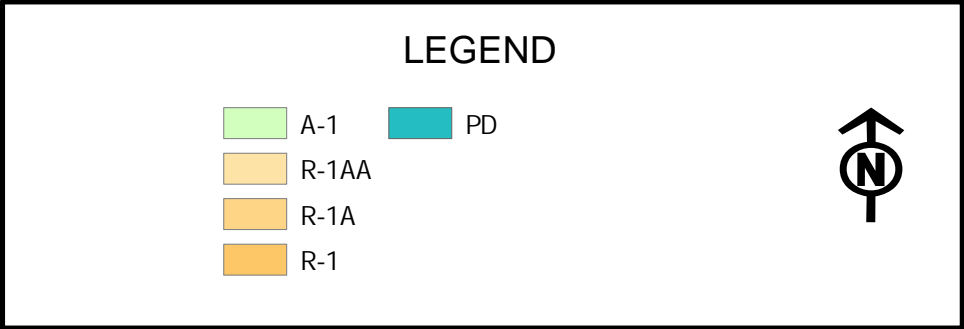
1. Any variance granted will apply only to the covered porch as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

HOMeward LANE



IVAN SOROKOUMOV
1163 HOMEWARD LN
ALTAMONTE SPRINGS, FL 32714

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
AUGUST 25, 2025



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?

Existing Entry to house is on site, so ~~it~~ it is
to close to property line

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

House was build at 1956, and lot
was split, but no front door porch was there
for more comfort live

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?

It is covered porch open with two columns
on site.

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?

Cover porch give more shade and
comfort live and not on way of neighbors

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

Other side of building has 30 ft
set back from property
(line)

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?

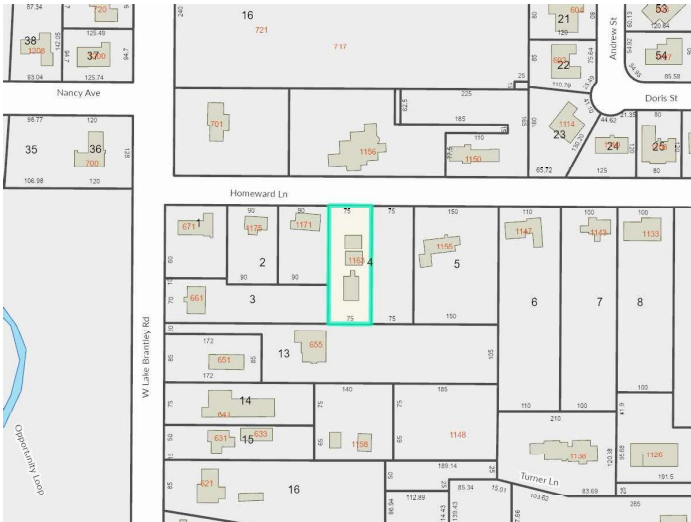
No, it is empty lot there, no injurious
to neighborhood.

Property Record Card



Parcel: 08-21-29-512-0000-0040
Property Address: 1163 HOMEWARD LN ALTAMONTE SPRINGS, FL 32714
Owners: SOROKOUMOV, IVAN
 2025 Market Value \$287,434 Assessed Value \$206,004 Taxable Value \$206,004
 2024 Tax Bill \$2,948.07 Tax Savings with Non-Hx Cap \$712.54
 The 3 Bed/1 Bath Single Family property is 1,215 SF and a lot size of 0.36 Acres

Parcel Location



Site View



Parcel Information

Parcel	08-21-29-512-0000-0040
Property Address	1163 HOMEWARD LN ALTAMONTE SPRINGS, FL 32714
Mailing Address	1156 HOMEWARD LN ALTAMONTE SPG, FL 32714-2701
Subdivision	ACADEMY HEIGHTS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$219,434	\$209,130
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$68,000	\$68,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$287,434	\$277,130
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$81,430	\$89,854
P&G Adjustment	\$0	\$0
Assessed Value	\$206,004	\$187,276

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,660.61
Tax Bill Amount	\$2,948.07
Tax Savings with Exemptions	\$712.54

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SOROKOUMOV, IVAN

Legal Description

W 1/2 OF LOT 4
ACADEMY HEIGHTS
PB 9 PG 36

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$206,004	\$0	\$206,004
Schools	\$287,434	\$0	\$287,434
FIRE	\$206,004	\$0	\$206,004
ROAD DISTRICT	\$206,004	\$0	\$206,004
SJWM(Saint Johns Water Management)	\$206,004	\$0	\$206,004

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2017	\$175,000	09049/0414	Improved	Yes
WARRANTY DEED	12/1/2013	\$100	08190/1264	Improved	No
WARRANTY DEED	12/1/2012	\$100	07974/1191	Improved	No
WARRANTY DEED	7/1/2009	\$100	07233/0001	Improved	No
WARRANTY DEED	5/6/2009	\$100	07215/1097	Improved	No

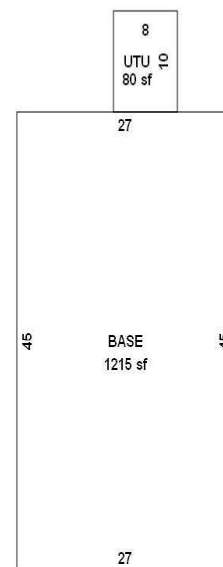
Land

Units	Rate	Assessed	Market
1 Lot	\$68,000/Lot	\$68,000	\$68,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1963/1985
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1215
Total Area (ft ²)	1295
Constuction	CONC BLOCK
Replacement Cost	\$152,911
Assessed	\$123,476

* Year Built = Actual / Effective



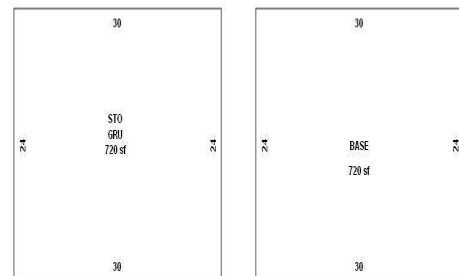
Building 1

Sketch by Apex Medina™

Appendages	
Description	Area (ft²)
UTILITY UNFINISHED	80

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	1977/1985
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	720
Total Area (ft²)	1440
Constuction	CONC BLOCK
Replacement Cost	\$118,833
Assessed	\$95,958

* Year Built = Actual / Effective



Sketch by Apex Media

Building 2

Appendages	
Description	Area (ft²)
GARAGE UNFINISHED	720

Permits				
Permit #	Description	Value	CO Date	Permit Date
06409	REROOF	\$3,020		5/31/2006

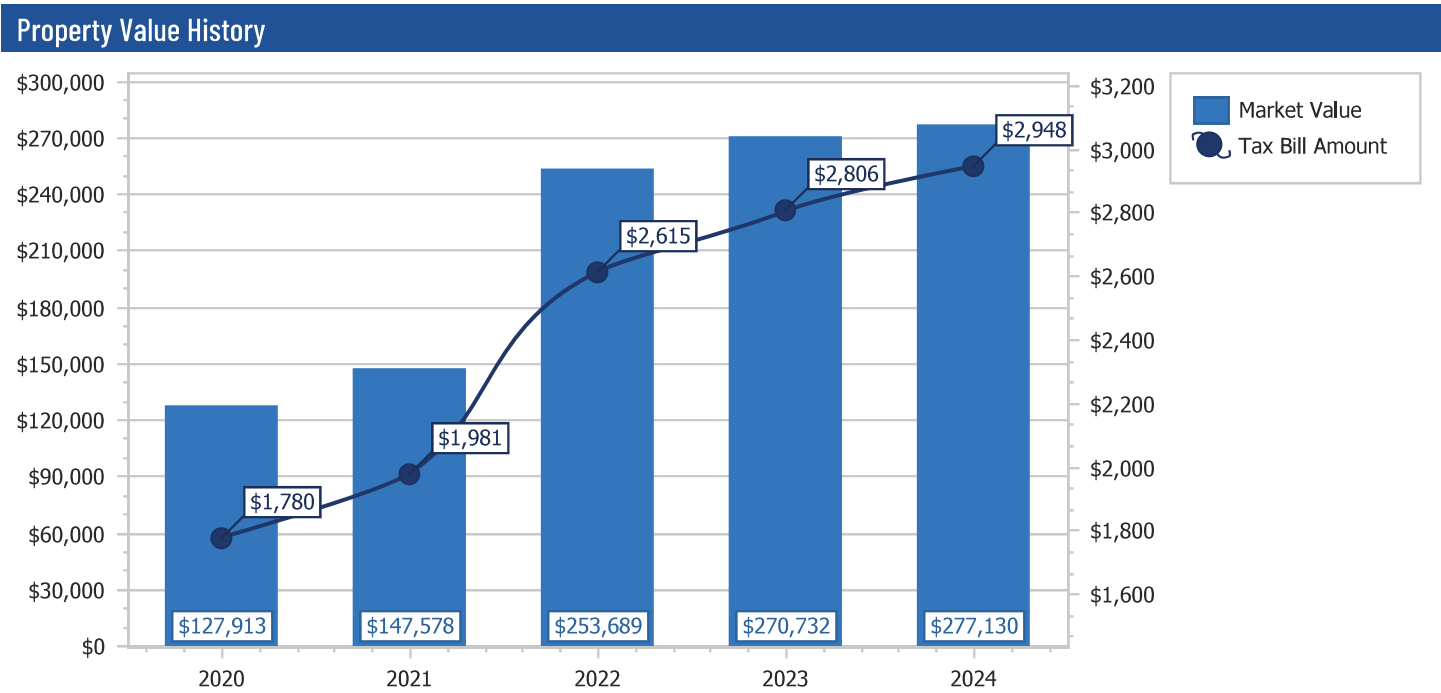
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Forest City
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 134
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 1/2 OF LOT 4 ACADEMY HEIGHTS PB 9 PG 36

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

A. FINDINGS OF FACT

Property Owner: IVAN SOROKOUMOV
1163 HOMEWARD LN
ALTAMONTE SPRINGS, FL 32714

Project Name: HOMEWARD LN (1163)

Requested Variance:

Request for an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the unpermitted construction of a covered porch that encroaches four and one-half (4½) feet into the required east side yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 1/2 OF LOT 4 ACADEMY HEIGHTS PB 9 PG 36

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

A. FINDINGS OF FACT

Property Owner: IVAN SOROKOUMOV
1163 HOMEWARD LN
ALTAMONTE SPRINGS, FL 32714

Project Name: HOMEWARD LN (1163)

Variance Approval:

Request for an east side yard setback variance from seven and one-half (7½) feet to three (3) feet for a covered porch addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 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 covered porch (100 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

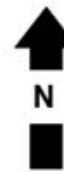
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-758

Title:

1518 Balmy Beach Drive - Request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure in the R-1A (Single Family Dwelling) district; BV 2025-091 (Leticia Lopez, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure 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 Paradise Point 3rd Section subdivision.
- The subject property is a corner lot and is considered to have two (2) front yards for setback purposes. The front of the house faces Balmy Beach Drive, and the unimproved Camellia Lane side is where the variance is being sought.
- A building code violation (case #:24-274) was issued for this structure. When the applicant applied for a building permit it was then determined that a variance would be required.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side street setback for this zoning district is twenty-five (25) feet.
- On December 2, 2024, the Board of Adjustment approved a request for a north side street setback variance from five (5) feet to zero (0) feet for a fence; and a west side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for a shed, which was also part of the same building code violation (case #: 24-274).

Staff Findings:

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

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

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

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

Staff Conclusion:

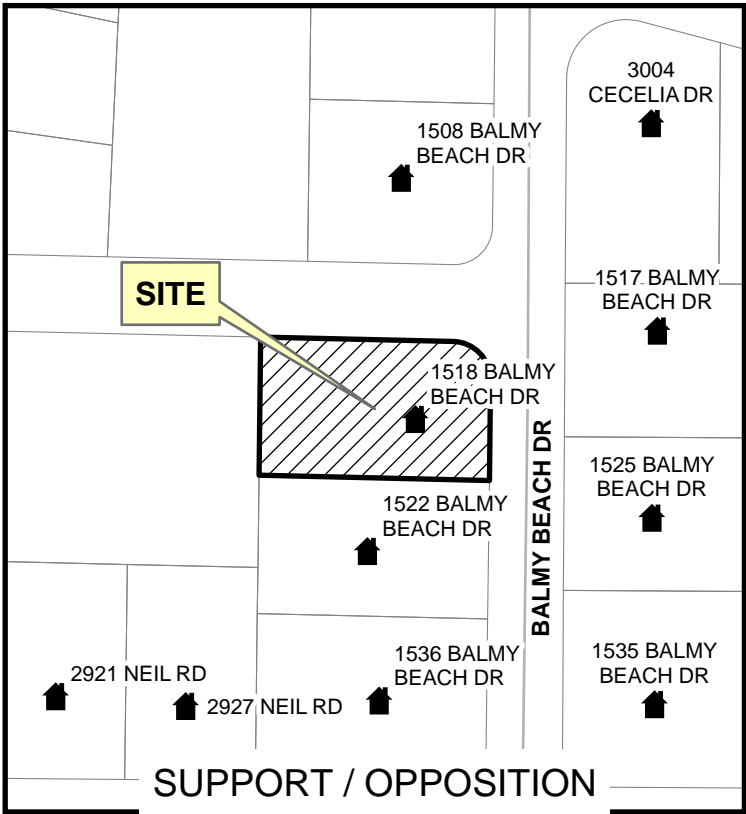
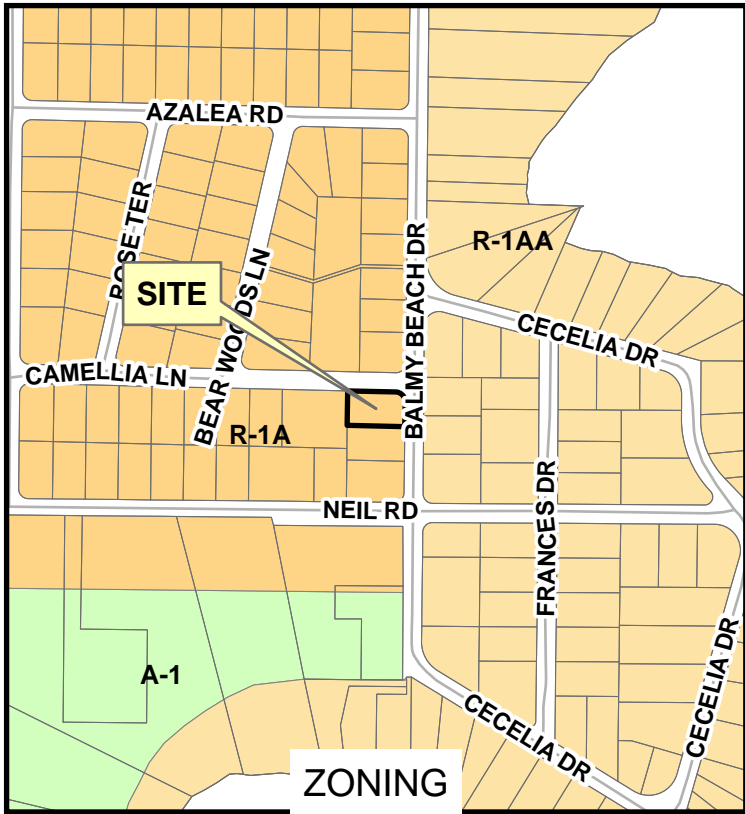
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

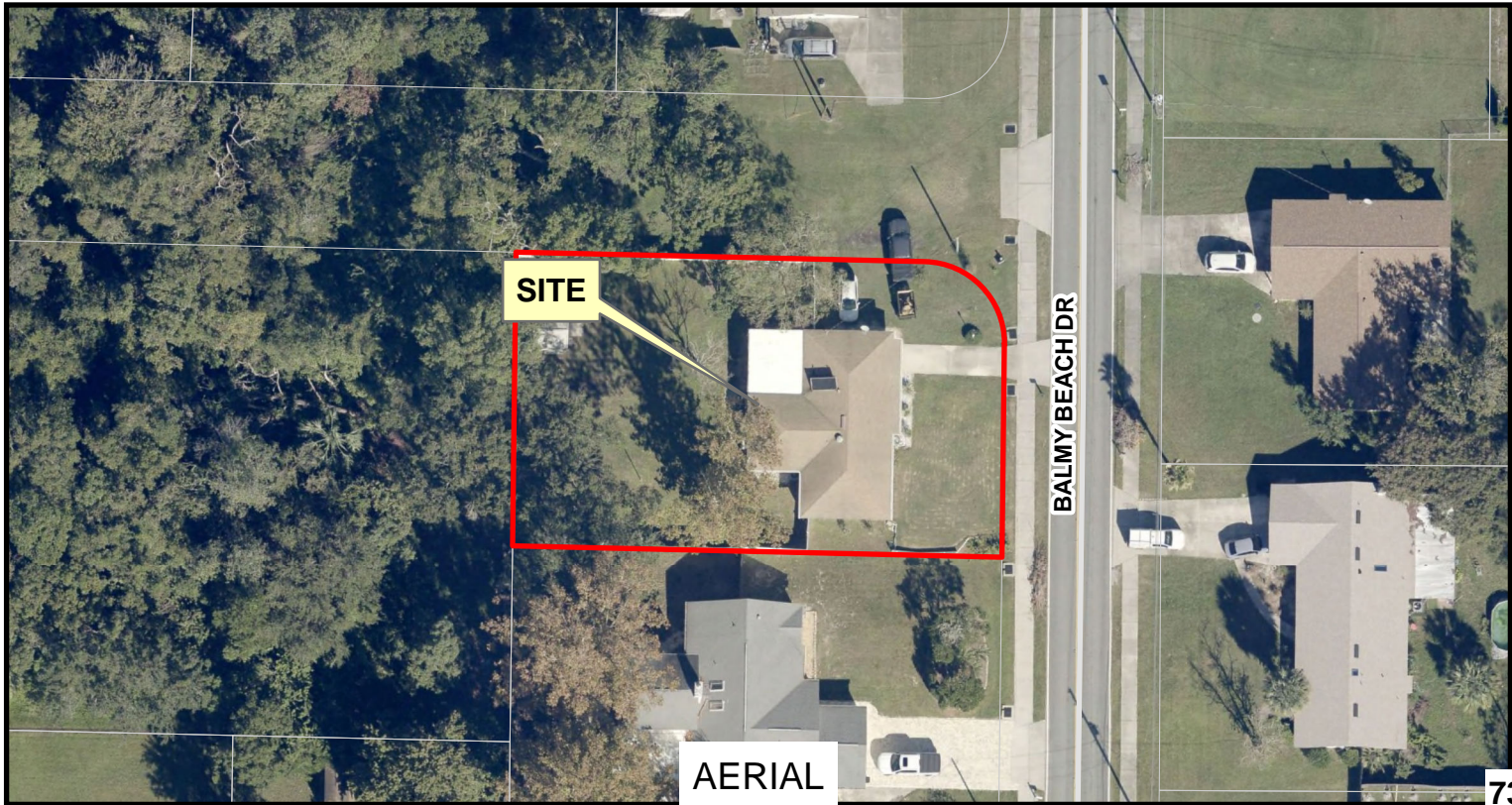
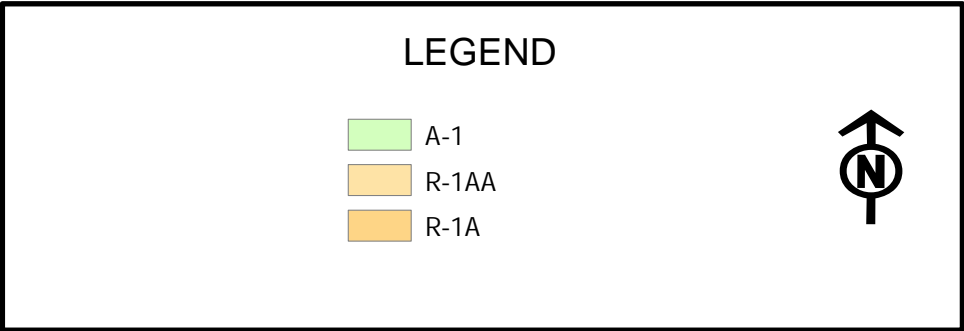
1. Any variance granted will apply only to the accessory structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

[illegible]



LETICIA LOPEZ
1518 BALMY BEACH DR
APOPKA, FL 32703

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
AUGUST 25, 2025



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?

An open shed was installed solely to protect the sewer pump. The land's layout makes it difficult to place the shed fully within the required setback.

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

The shed was added later only to protect the sewer pump system it from weather.

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?

This variance does not grant any special privilege. It addresses a unique functional need.

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

strict application of the code would leave the sewer pump system unprotected, causing potential damage and unnecessary cost. This would be an undue hardship due to a condition that already existed.

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

The 7-foot variance is the minimum needed to cover it. Any less would defeat the purpose of the shed.

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 shed is simple, small, open, and not visually intrusive. It does not affect neighbors or the neighborhood and supports the proper use of the property.

Property Record Card



Parcel: **18-21-29-507-0F00-0110**
 Property Address: **1518 BALMY BEACH DR APOPKA, FL 32703**
 Owners: **LOPEZ, LETICIA**
 2025 Market Value \$253,937 Assessed Value \$253,050 Taxable Value \$202,328
 2024 Tax Bill \$2,719.86 Tax Savings with Exemptions \$528.47
 The 3 Bed/2 Bath Single Family property is 1,440 SF and a lot size of 0.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-29-507-0F00-0110
Property Address	1518 BALMY BEACH DR APOPKA, FL 32703
Mailing Address	1518 BALMY BEACH DR APOPKA, FL 32703-7848
Subdivision	PARADISE POINT 3RD SEC
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$154,937	\$151,918
Depreciated Other Features	\$4,000	\$4,000
Land Value (Market)	\$95,000	\$90,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$253,937	\$245,918
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$887	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$253,050	\$245,918

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,248.33
Tax Bill Amount	\$2,719.86
Tax Savings with Exemptions	\$528.47

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 LOPEZ, LETICIA

Legal Description

LOT 11 BLK F PARADISE POINT 3RD SEC PB 9
PG 74

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$253,050	\$50,722	\$202,328
Schools	\$253,050	\$25,000	\$228,050
FIRE	\$253,050	\$50,722	\$202,328
ROAD DISTRICT	\$253,050	\$50,722	\$202,328
SJWM(Saint Johns Water Management)	\$253,050	\$50,722	\$202,328

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/16/2021	\$250,000	09923/1087	Improved	Yes
WARRANTY DEED	1/1/2004	\$100	05168/1840	Improved	No
WARRANTY DEED	1/1/1977	\$35,500	01139/0661	Improved	Yes

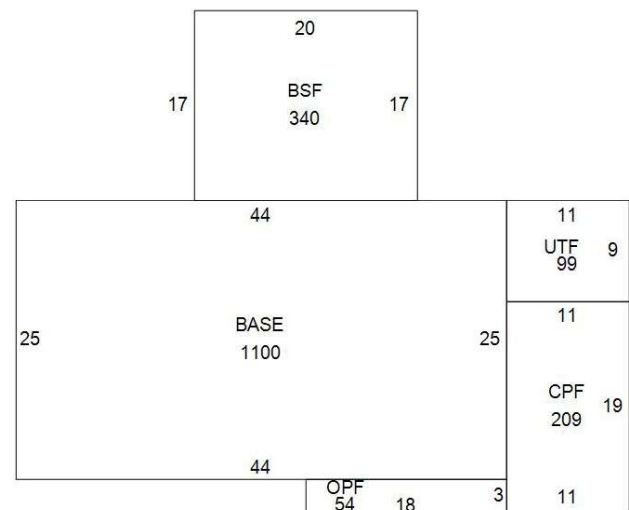
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1972/1985
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1100
Total Area (ft²)	1802
Constuction	CONC BLOCK
Replacement Cost	\$191,873
Assessed	\$154,937

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
-------------	------------

BASE SEMI FINISHED	340
CARPORT FINISHED	209
OPEN PORCH FINISHED	54
UTILITY FINISHED	99

Permits				
Permit #	Description	Value	CO Date	Permit Date
01311	1518 BALMY BEACH DR: RES ADDITION TO EXISTING STRUCTURE-Enclose covered porch [PARADISE POINT 3RD SEC]	\$10,000		5/15/2025
04658	1518 BALMY BEACH DR: SHED/BARN RESIDENTIAL-Shed [PARADISE POINT 3RD SEC]	\$1,500		4/22/2025
03613	1518 BALMY BEACH DR: ELECTRICAL - RESIDENTIAL- [PARADISE POINT 3RD SEC]	\$1,500		3/12/2025
15065	1518 BALMY BEACH DR: PLUMBING - RESIDENTIAL- [PARADISE POINT 3RD SEC]	\$10,000		10/4/2024
05030	A/C CHANGEOUT	\$9,435		5/13/2008
02749	REPLACE CARPORT DOOR	\$541		3/13/2006
16558	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$4,840		12/13/2004

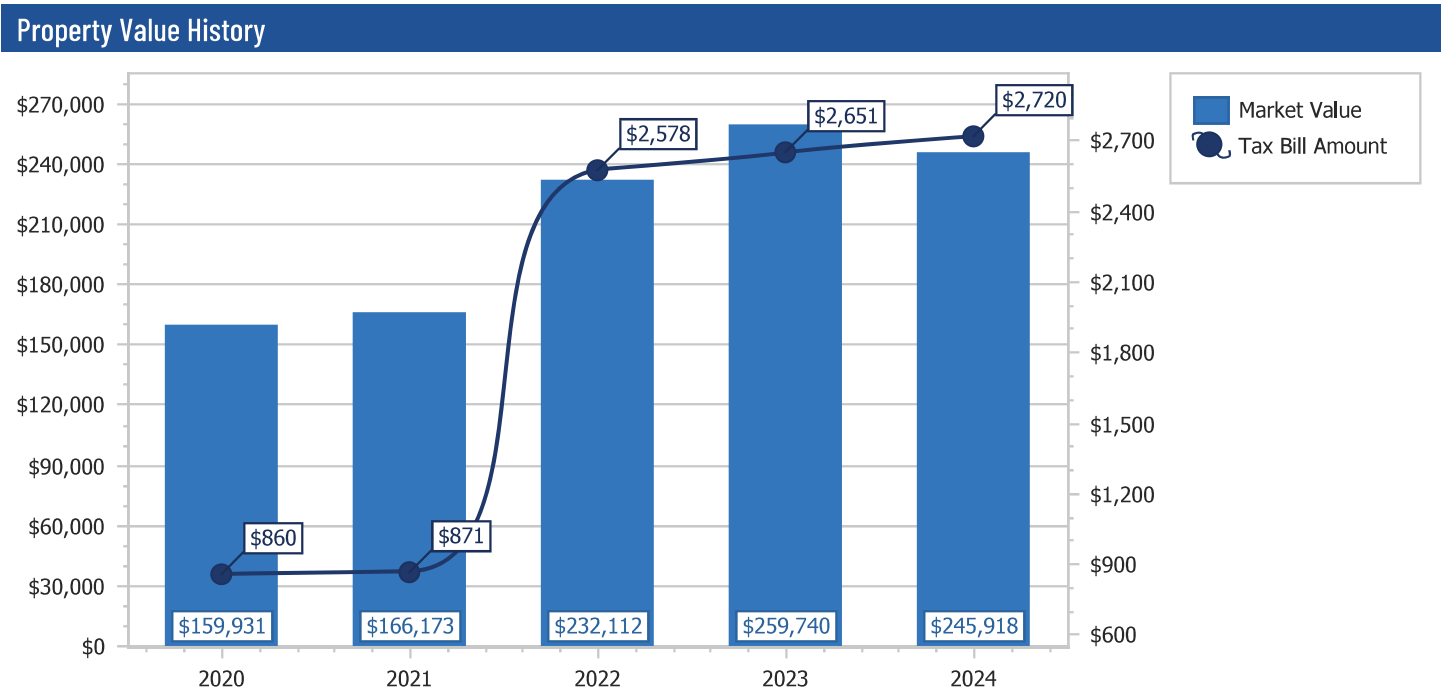
Extra Features				
Description	Year Built	Units	Cost	Assessed
ROOM ENCLOSURE 2	1990	1	\$10,000	\$4,000
HOME-SOLAR HEATER	2013	1	\$0	\$0

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11 BLK F PARADISE POINT 3RD SEC PB 9 PG 74

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

A. FINDINGS OF FACT

Property Owner: LETICIA LOPEZ
1518 BALMY BEACH DR
APOPKA, FL 32703

Project Name: BALMY BEACH DR (1518)

Requested Variance:

Request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance an accessory structure that encroaches seven (7) feet into the required north side street setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11 BLK F PARADISE POINT 3RD SEC PB 9 PG 74

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

A. FINDINGS OF FACT

Property Owner: LETICIA LOPEZ
1518 BALMY BEACH DR
APOPKA, FL 32703

Project Name: BALMY BEACH DR (1518)

Variance Approval:

Request for a north side street setback variance from twenty-five (25) feet to eight (8) feet for an accessory structure in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 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 accessory structure (6' x 6') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

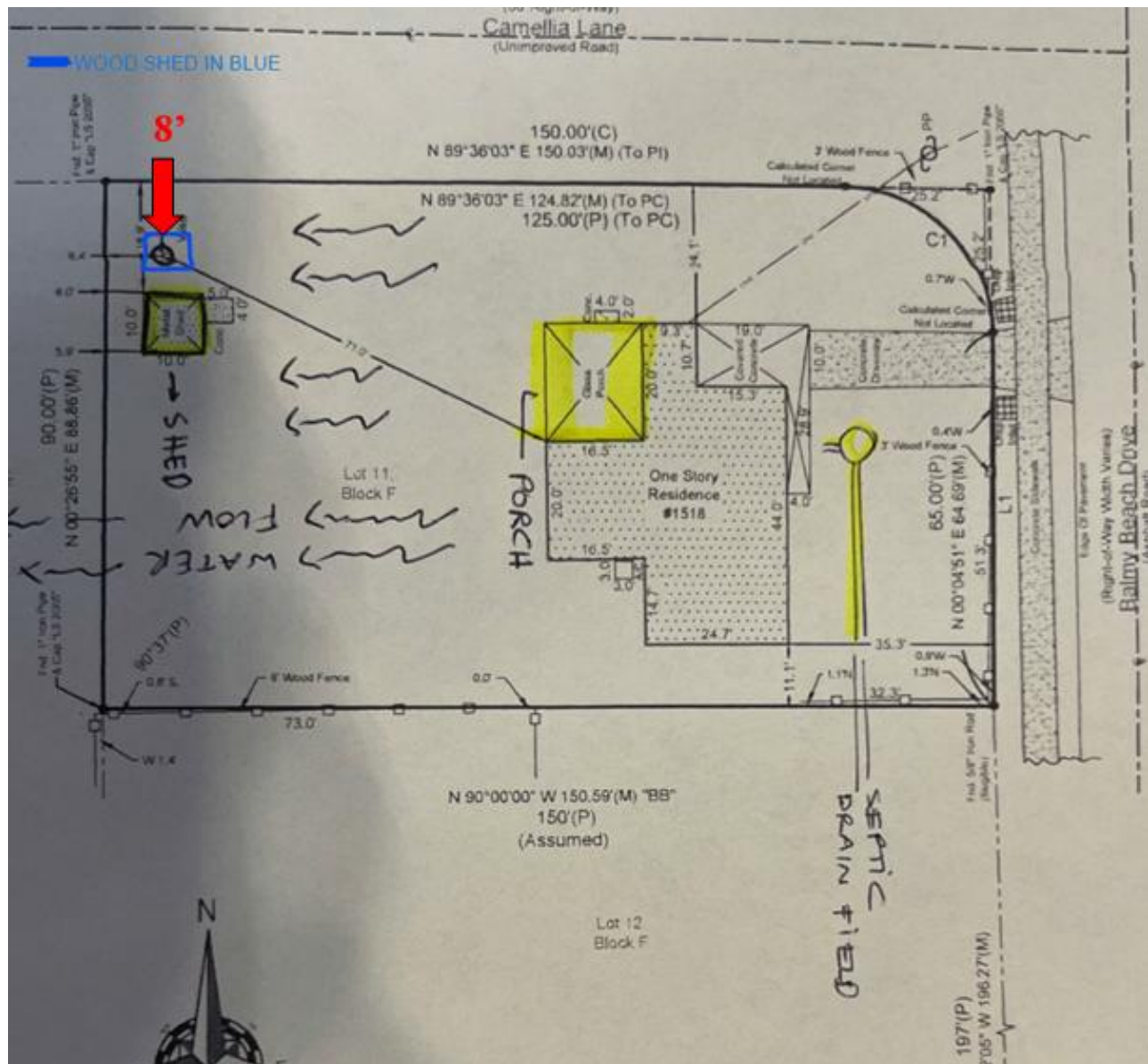
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2025.

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-766

Title:

5540 Crepe Myrtle Circle - Request for a rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of a patio cover in the R-1B (Single Family Dwelling) district; BV2025-089 (Daniel M. Schatte, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-339

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of an insulated patio cover in the R-1B (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of an insulated patio cover in the R-1B (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Aloma Woods subdivision and is zoned R-1B (Single Family Residential).
- The proposed patio cover is 7' x 16' 2" (113 sq. ft. +/-). The insulated awning will have a composite roof, therefore it must meet the same rear yard setback as the principal dwelling.
- A letter of support has been received from Denise Schafer at 5540 Crepe Myrtle Circle, Oviedo. Ms. Schafer abuts the subject property on the west.

- 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 twenty-five (25) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

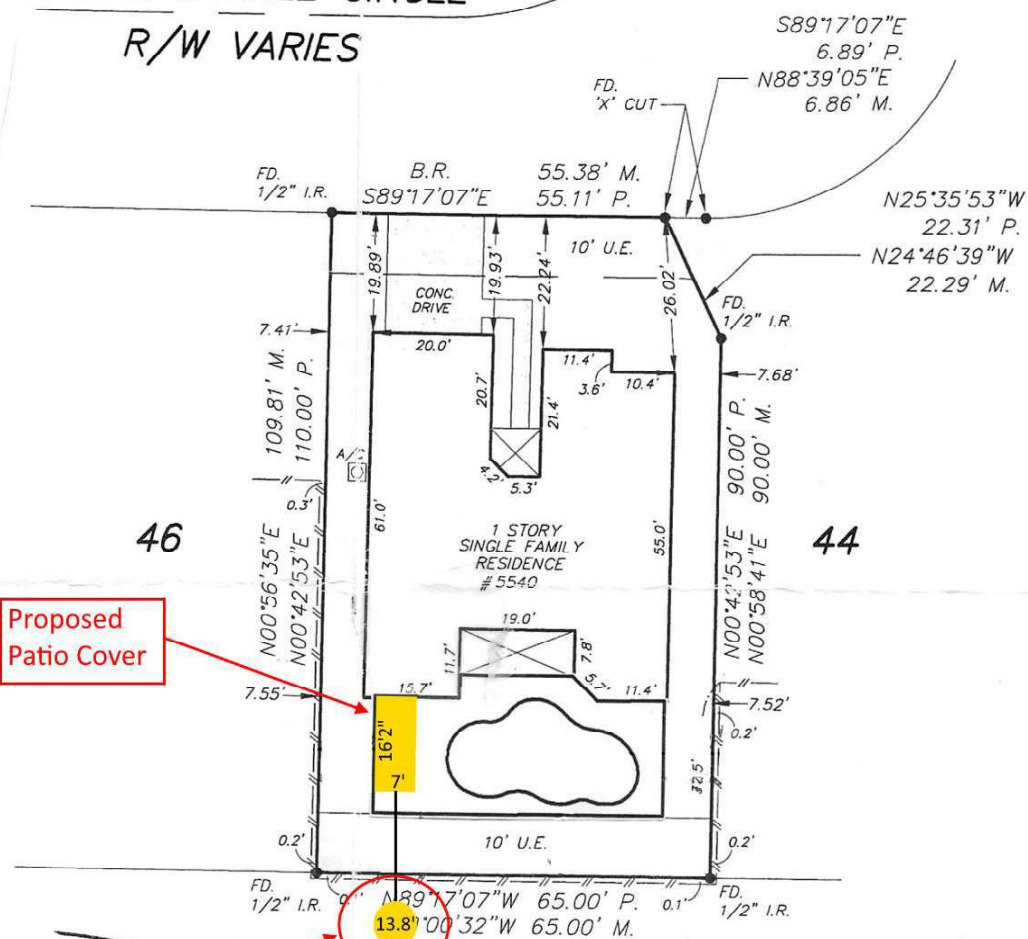
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

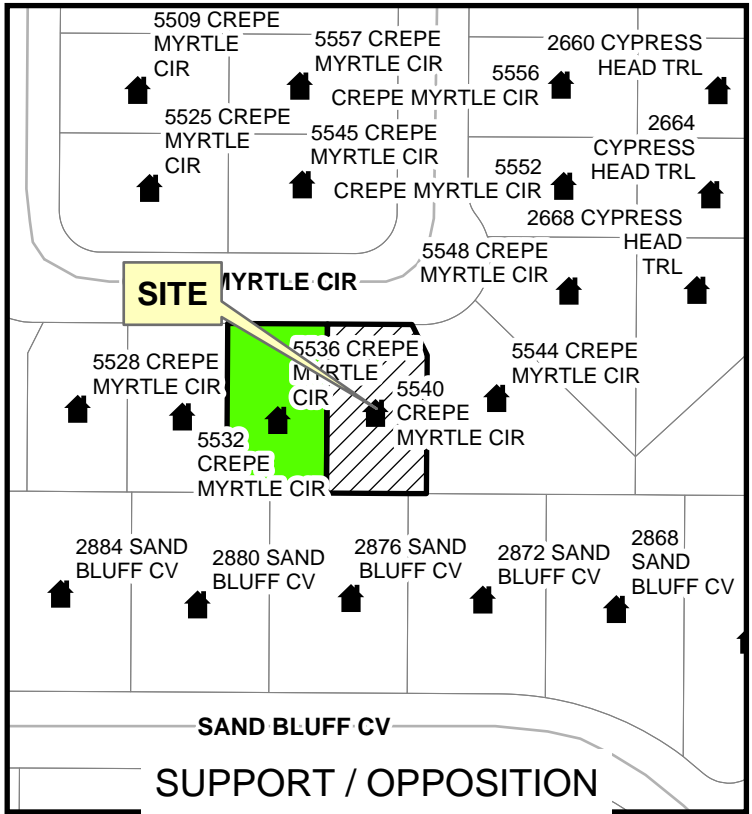
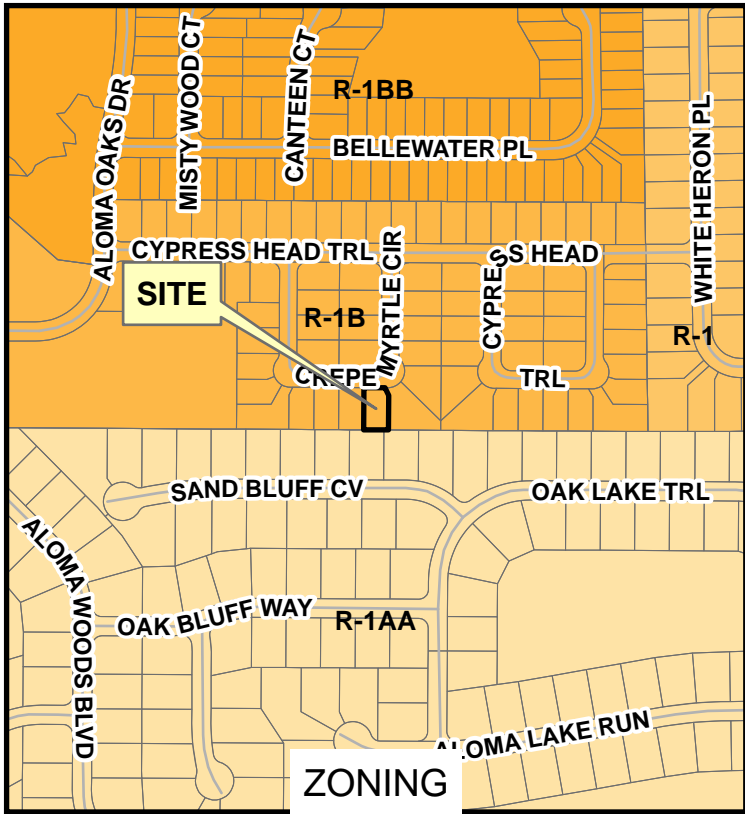
1. Any variance granted will apply only to the 7' x 16' 2" (113 sq. ft. +/-) insulated patio cover as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

LOT 45 ALOMA WOODS PH 5 PB 53 PGS 11 THRU 13



ESTATES AT ALOMA WOODS
PHASE 11-A







PLAT BOOK 49, PAGES 94 & 95




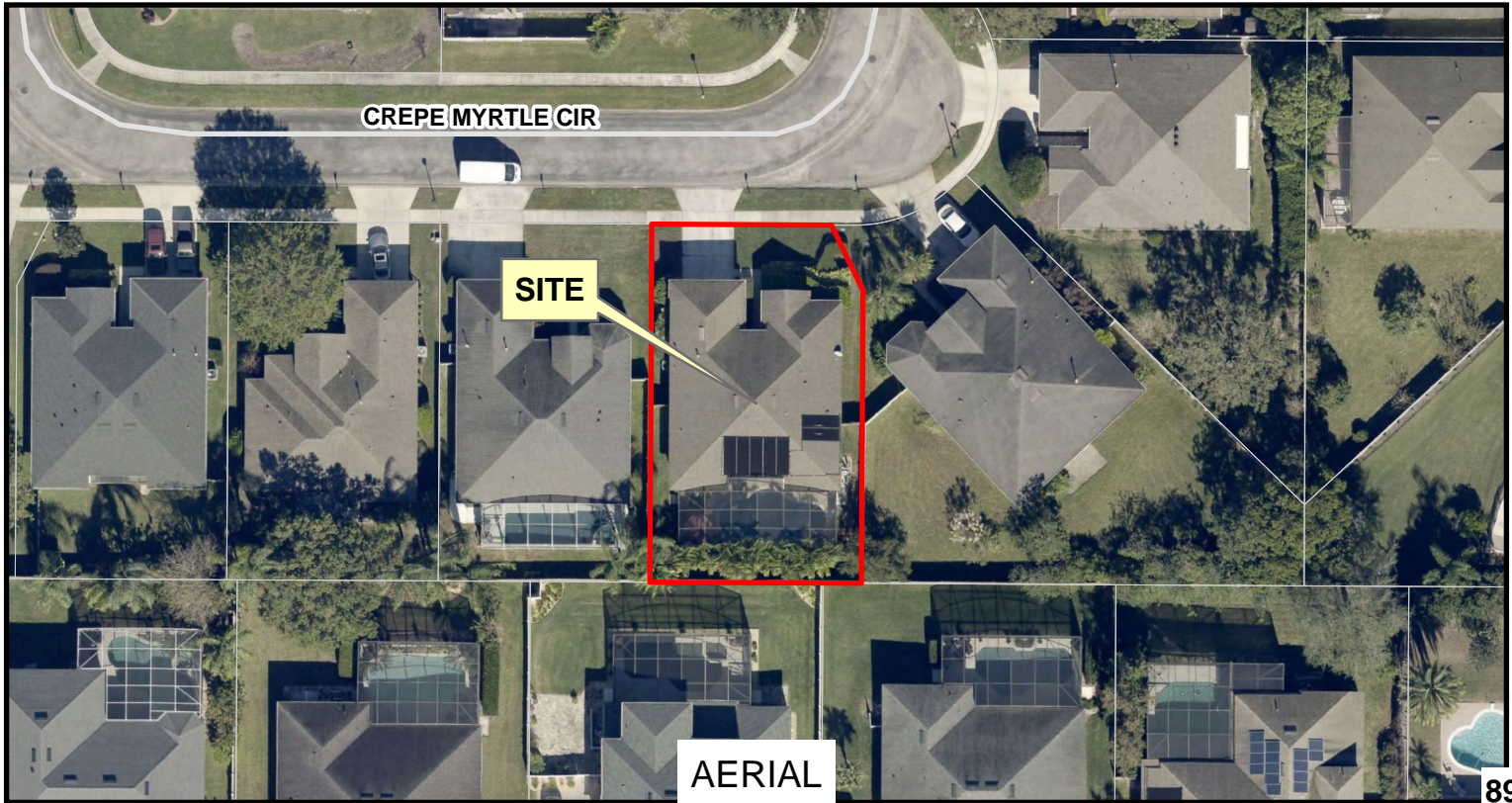
DANIEL & MEREDITH SCHATTE
5540 CREPE MYRTLE CIR
OVIDO, FL 32765

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
AUGUST 25, 2025

LEGEND

	A-1		R-1BB
	R-1AA		
	R-1		Support
	R-1B		





VARIANCE CRITERIA

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

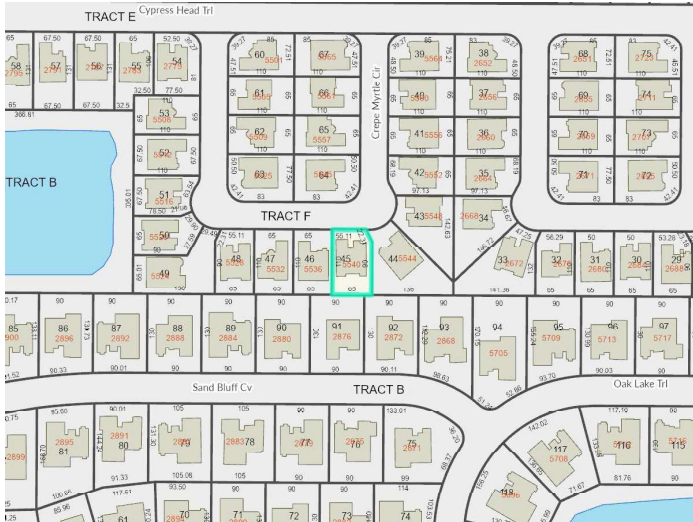
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? *The subject property includes an existing screen enclosure surrounding a pool, which limits the available space for structural additions. The proposed pergola will be constructed entirely within this enclosure, utilizing the only feasible area for shade and outdoor use. The lot's configuration and the proximity of the existing enclosure to the property line create a unique constraint not commonly found on other lots in the same zoning district.*
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? *The need for the variance arises from the original placement of the home and screen enclosure, which were constructed in accordance with prior approvals. The applicant is simply seeking to enhance the usability of the existing patio space without altering the footprint of the enclosure or encroaching further toward the property line.*
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 would not grant any special privilege, as many properties in the district enjoy similar outdoor structures. The pergola is modest in size and consistent with the character of the neighborhood. It will not exceed the height or scale of other accessory structures permitted in the area.*
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant? *Strict enforcement of the setback requirement would prevent the applicant from making reasonable use of the patio area for shade and outdoor enjoyment—uses that are common and expected in residential settings. This would place an undue hardship on the applicant, especially considering the structure will remain within the existing screened area and will not impact neighboring properties.*
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? *The requested variance is the minimum necessary to allow the pergola to be attached to the home and function as intended. It does not extend beyond the existing enclosure or create any new encroachments. The design has been carefully planned to minimize impact while achieving a reasonable use of the space.*
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 pergola will be visually screened by the existing enclosure and will not be visible from the street. It will not affect drainage, light, air, or privacy. The structure is consistent with the residential character of the area and will not be detrimental to the neighborhood or public welfare.*

Property Record Card



Parcel: 29-21-31-504-0000-0450
Property Address: 5540 CREPE MYRTLE CIR OVIEDO, FL 32765
Owners: SCHATTE, DANIEL M; SCHATTE, MEREDITH R
 2025 Market Value \$469,614 Assessed Value \$222,669 Taxable Value \$171,947
 2024 Tax Bill \$2,329.87 Tax Savings with Exemptions \$3,771.04
 The 4 Bed/3.5 Bath Single Family property is 2,064 SF and a lot size of 0.16 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-504-0000-0450
Property Address	5540 CREPE MYRTLE CIR OVIEDO, FL 32765
Mailing Address	5540 CREPE MYRTLE CIR OVIEDO, FL 32765-7388
Subdivision	ALOMA WOODS PH 5
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2001)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$335,014	\$327,275
Depreciated Other Features	\$24,600	\$24,600
Land Value (Market)	\$110,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$469,614	\$461,875
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$246,945	\$245,481
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$222,669	\$216,394

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,100.91
Tax Bill Amount	\$2,329.87
Tax Savings with Exemptions	\$3,771.04

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SCHATTE, DANIEL M - Tenancy by Entirety
 SCHATTE, MEREDITH R - Tenancy by Entirety

Legal Description

LOT 45 ALOMA WOODS PH 5 PB 53 PGS 11
THRU 13

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$222,669	\$50,722	\$171,947
Schools	\$222,669	\$25,000	\$197,669
FIRE	\$222,669	\$50,722	\$171,947
ROAD DISTRICT	\$222,669	\$50,722	\$171,947
SJWM(Saint Johns Water Management)	\$222,669	\$50,722	\$171,947

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2000	\$177,000	03982/1384	Improved	Yes
SPECIAL WARRANTY DEED	6/1/1998	\$139,800	03471/0202	Improved	Yes
WARRANTY DEED	3/1/1998	\$140,000	03390/0922	Vacant	No

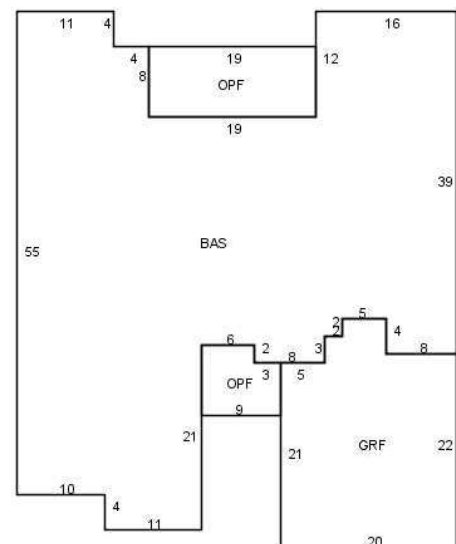
Land

Units	Rate	Assessed	Market
1 Lot	\$110,000/Lot	\$110,000	\$110,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1998
Bed	4
Bath	3.5
Fixtures	10
Base Area (ft²)	2064
Total Area (ft²)	2741
Constuction	CB/STUCCO FINISH
Replacement Cost	\$374,317
Assessed	\$335,014

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
-------------	------------

GARAGE FINISHED	459
OPEN PORCH FINISHED	66
OPEN PORCH FINISHED	152

Permits

Permit #	Description	Value	CO Date	Permit Date
07454	REPLACING 12 WINDOWS & 2 DOORS - ALL SIZE FOR SIZE	\$10,990		6/27/2016
06198	A/C CHANGE	\$6,146		6/10/2008
02497	POOL SCRIN ENCL	\$3,491		2/2/2005
09567	SWIMMING POOL	\$16,500		8/23/2004
01619		\$159,487	6/29/1998	3/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 1	2005	1	\$35,000	\$21,000
SOLAR HEATER	2005	1	\$0	\$0
SCREEN ENCL 2	2005	1	\$9,000	\$3,600

Zoning

Zoning	R-1B
Description	Single Family-6700
Future Land Use	MDR
Description	Medium Density Residential

School Districts

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

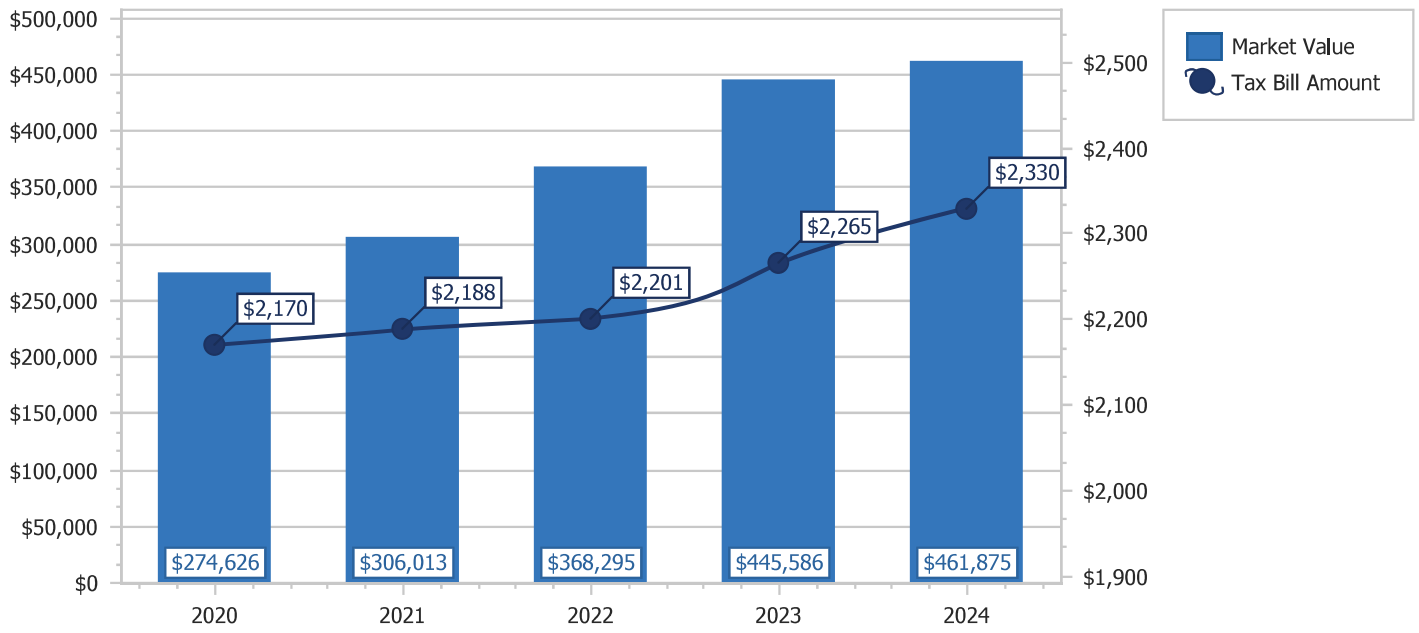
Political Representation

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 75

Utilities

Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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To Whom It May Concern:

I, Denise Schafer, residing at 5536 Crepe Myrtle Circle, am the adjacent property owner to 5540 Crepe Myrtle Circle, the subject of a zoning variance request submitted to Seminole County.

I have been informed of the applicant's intent to construct a pergola measuring approximately 8 feet by 16 feet, with one 8-foot section attached to the rear of the home. The proposed structure will be located entirely within the existing screened pool enclosure.

I have reviewed the plans and understand that the structure will be within the current footprint of the enclosure and will not create any additional impact on neighboring properties. I have no objections to the construction of this pergola and support the applicant's request for a zoning variance.

Sincerely,


Denise Schafer

Date: 7/5/2025

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 45 ALOMA WOODS PH 5 PB 53 PGS 11 THRU 13

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

A. FINDINGS OF FACT

Property Owner: DANIEL M SCHATTE
5540 CREPE MYRTLE CIR
OVIEDO, FL 32765

Project Name: CREPE MYRTLE CIR (5540)

Requested Variance:

A rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of a patio cover in the R-1B (Single Family Dwelling) district.

The findings reflected in the record of the August 25, 2025; Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to obtain approval of a rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of a patio cover in the R-1B (Single Family Dwelling) district.

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 45 ALOMA WOODS PH 5 PB 53 PGS 11 THRU 13

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

A. FINDINGS OF FACT

Property Owner: DANIEL M. SCHATTE
5540 CREPE MYRTLE CIR
OVIEDO, FL 32765

Project Name: CREPE MYRTLE CIR (5540)

Variance Approval:

A rear yard setback variance from twenty-five feet (25) feet to thirteen (13) feet for an addition of a patio cover in the R-1B (Single Family Dwelling) district.

The findings reflected in the record of August 25, 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 patio cover 7' x 16' 2" (113 sq. ft. +/-) 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 if any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September 2025.

Notary Public

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

EXHIBIT A SITE PLAN

