



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, February 23, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

CONTINUED ITEM

1. **500 Plumosa Avenue** - Request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district; BV2025-112 (Kubierville LLC, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0060](#)

Development Services - Planning and Development

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

- 2. **2605 Holly Road** - Request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; BV2025-126 (Ishmael Palmer, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0061](#)

Development Services - Planning and Development

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

VARIANCES

- 3. **500 Sweetwater Club Boulevard** - Request for a height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district; BV2025-143 (Chad & Cindy Barr, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2026-0147](#)

Development Services - Planning and Development

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

4. **528 Pinesong Drive** - Request for a rear yard setback variance from five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; BV2025-144 (Kacey Foust, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2026-0149](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[HOA Approval](#)
[Letter of Support](#)
[Easement Vacate](#)
[Denial Development Order](#)
[Approval Development Order](#)

5. **9483 Shortleaf Court** - Request for a 1) building size variance from 1133 square feet to 2640 square feet and a 2) building height variance from 16 to 19 for a storage building in the A-1 (Agriculture) district; BV2025-131 (Logan Bordeau, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0179](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property record card](#)
[Letters of support](#)
[Opposition emails](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **3425 Gleaves Court** - Request for a rear yard setback variance from thirty (30) feet to 9.7 feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-142 (Tilak Ramaprakash, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0174](#)

Development Services - Planning and Development

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

7. **125 Nashua Avenue** - Request for a front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district; BV2026-002 (Tan Van Pham, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0159](#)

Development Services - Planning and Development

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

8. **3439 Holliday Avenue** - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2026-004 (Eric Schimmer, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0156](#)

Development Services - Planning and Development

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

9. **1200 Enderby Court** - Request for a side street setback variance from fifty (50) feet to thirty (30) feet for a barn in the A-1 (Agricultural) District; BV2026-005 (Thomas Marino, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0157](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[Similar Structures Pictures](#)
[Denial Development Order](#)
[Approval Development Order](#)

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0060

Title:

500 Plumosa Avenue - Request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district; BV2025-112 (Kubierville 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 north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district; or
2. Approve the request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Casselberry 1st Addition subdivision and is within the M-1 (Industrial) zoning district.
- The proposed carport will be 1,200 square feet (24' x 50') and will encroach nine (9) feet into the required north side yard setback.
- The applicant held a community meeting on December 9, 2025, as required for all non-residential variances.
- 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:

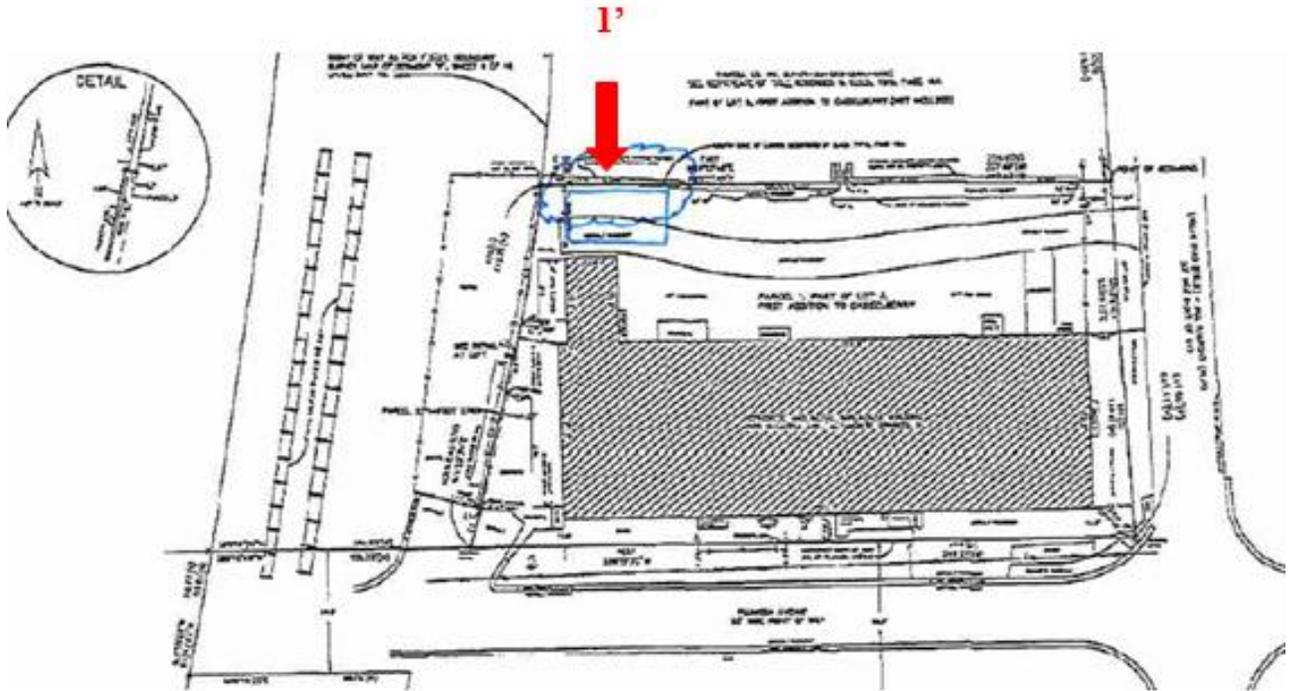
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

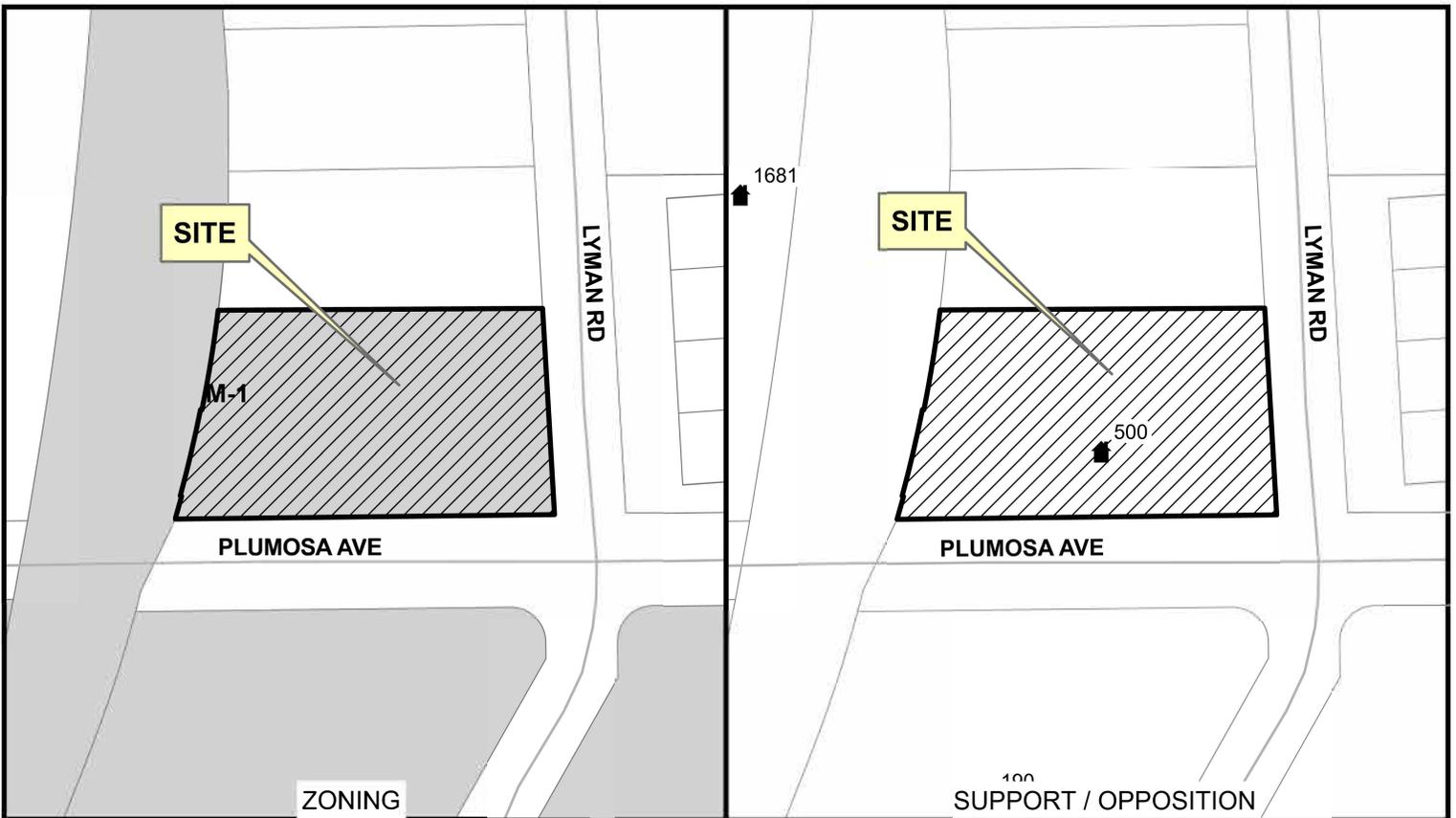
Staff Recommendation:

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 carport 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.

500 PLUMOSA AVENUE VARIANCE





Kubierville LLC
 500 Plumosa Ave
 Altamonte Springs, FL 32701

SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026

M-1

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

The tenant in Parcel 07-21-30-515-0000-005C₄ has a 6' tall x 6' deep cement blocks on and sometimes over the property line bordering his southern border and our norther parcelot line, therefore we are asking for a 1' variance to our line to install a carport with several poles near the property line.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
Our commerical neighbor has large cement blocks setting precedence for us to install a carport near property lines similar to our neighbor

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?

Precedence is set were just doing similar or less what our neighbor has done.

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?

several of our trailers wouldn't have had UV protection, and cement dust protection/cover

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

We are just following what our neighbor did no less no more

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?

None to either the neighborhood or public welfare, it is the very back corners of both of our properties, that the commercial properties are in, no real neighborhood where any one lives, public would rarely if ever would see.

Property Record Card



Parcel: **07-21-30-515-0000-005B**
 Property Address: **500 PLUMOSA AVE ALTAMONTE SPRINGS, FL 32701**
 Owners: **KUBIERVILLE LLC**
 2025 Market Value \$1,329,480 Assessed Value \$1,283,706 Taxable Value \$1,283,706
 2024 Tax Bill \$15,414.97
 Warehouse-Distr & Storage property w/1st Building size of 15,390 SF and a lot size of 0.82 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-30-515-0000-005B
Property Address	500 PLUMOSA AVE ALTAMONTE SPRINGS, FL 32701
Mailing Address	320 BAHIA CIR LONGWOOD, FL 32750-8906
Subdivision	CASSELBERRY 1ST ADD
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
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	\$1,039,416	\$876,470
Depreciated Other Features	\$1,283	\$1,135
Land Value (Market)	\$288,781	\$289,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,329,480	\$1,167,005
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$45,774	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,283,706	\$1,167,005

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,414.97
Tax Bill Amount	\$15,414.97
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 KUBIERVILLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG NE COR LOT 5 RUN SLY ON OLD ACL RY
 500 FT FOR POB RUN S 141 FT W ON
 PLUMOSA DR 269 FT NELY PARALLEL WITH RY
 SIDING 146 FT E 228.8 FT TO POB 1ST ADD TO
 CASSELBERRY PB 7 PG 30

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,283,706	\$0	\$1,283,706
Schools	\$1,329,480	\$0	\$1,329,480
FIRE	\$1,283,706	\$0	\$1,283,706
ROAD DISTRICT	\$1,283,706	\$0	\$1,283,706
SJWM(Saint Johns Water Management)	\$1,283,706	\$0	\$1,283,706

Sales

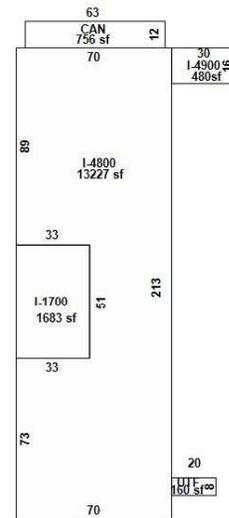
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/18/2022	\$1,264,300	10225/0267	Improved	Yes
SPECIAL WARRANTY DEED	8/2/2019	\$875,000	09408/1959	Improved	Yes
TRUSTEE DEED	1/1/2002	\$100	04444/1641	Improved	No
TRUSTEE DEED	12/1/1996	\$410,000	03178/0207	Improved	No
WARRANTY DEED	1/1/1993	\$305,000	02528/0422	Improved	Yes
SPECIAL WARRANTY DEED	7/1/1982	\$225,000	01406/0044	Improved	Yes
WARRANTY DEED	12/1/1981	\$100	01372/1259	Improved	No
WARRANTY DEED	12/1/1980	\$67,500	01317/0707	Improved	No

Land

Units	Rate	Assessed	Market
35,652 SF	\$8.10/SF	\$288,781	\$288,781

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1965/2010
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	15390
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,283,230
Assessed	\$1,039,416

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CANOPY	756
UTILITY FINISHED	160

Permits				
Permit #	Description	Value	CO Date	Permit Date
00967	500 PLUMOSA AVE: SIGN (POLE,WALL,FACIA)-Installing 2 signs [CASSELBERRY 1ST ADD]	\$0		2/15/2023
10662	500 PLUMOSA AVE: WINDOW / DOOR REPLACEMENT-replace of 7 windows,5 doors and 1canopy [CASSELBERRY 1ST ADD]	\$4,232		6/28/2022
08419	FENCING	\$4,098		8/25/2014
05596	REROOF	\$44,540		7/3/2013
04335	PAINT SPRAY BOOTH	\$1,500		6/1/1995
04248	SERV UPGRADE TO 480 3 PHASE PER PERMIT: 500 PLUMOSA AVE	\$0		4/1/1993
04275	CONCRETE WORK (SEE APP9302509) PER PERMIT: 500 PLUMOSA AVE	\$10,000		4/1/1993

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	957	\$2,584	\$1,034
6' CHAIN LINK FENCE - LIN FT	2015	23	\$356	\$249

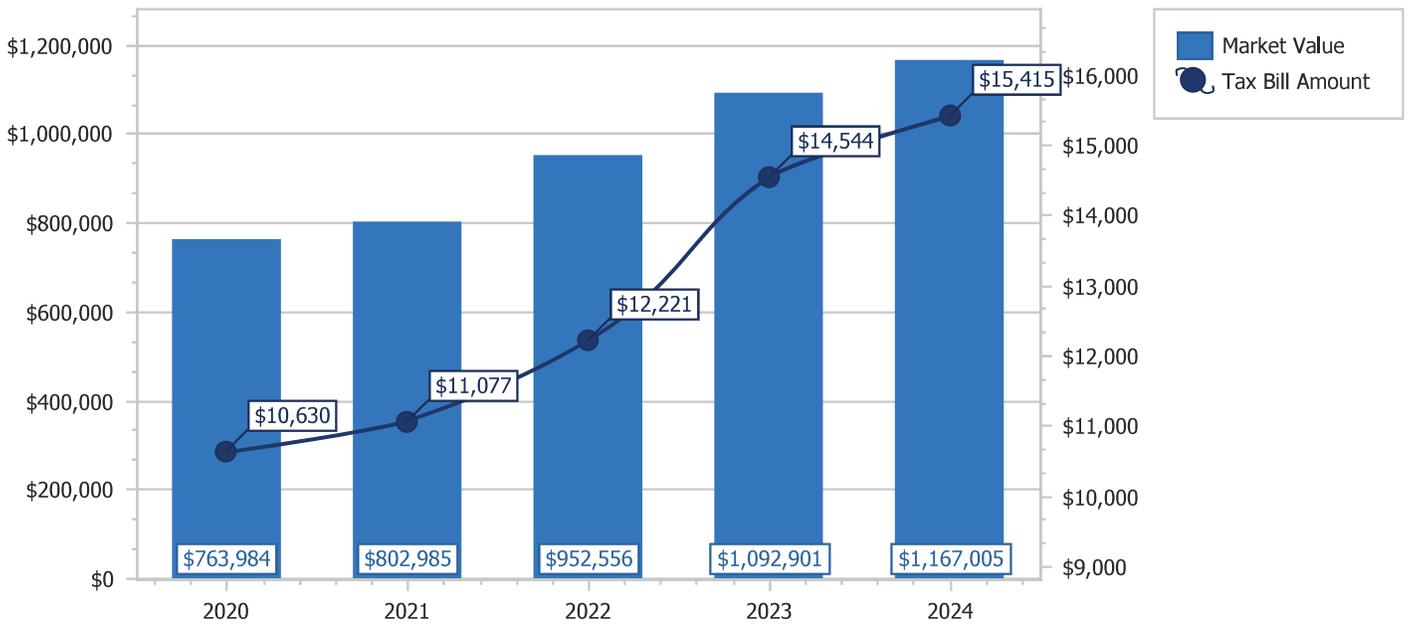
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

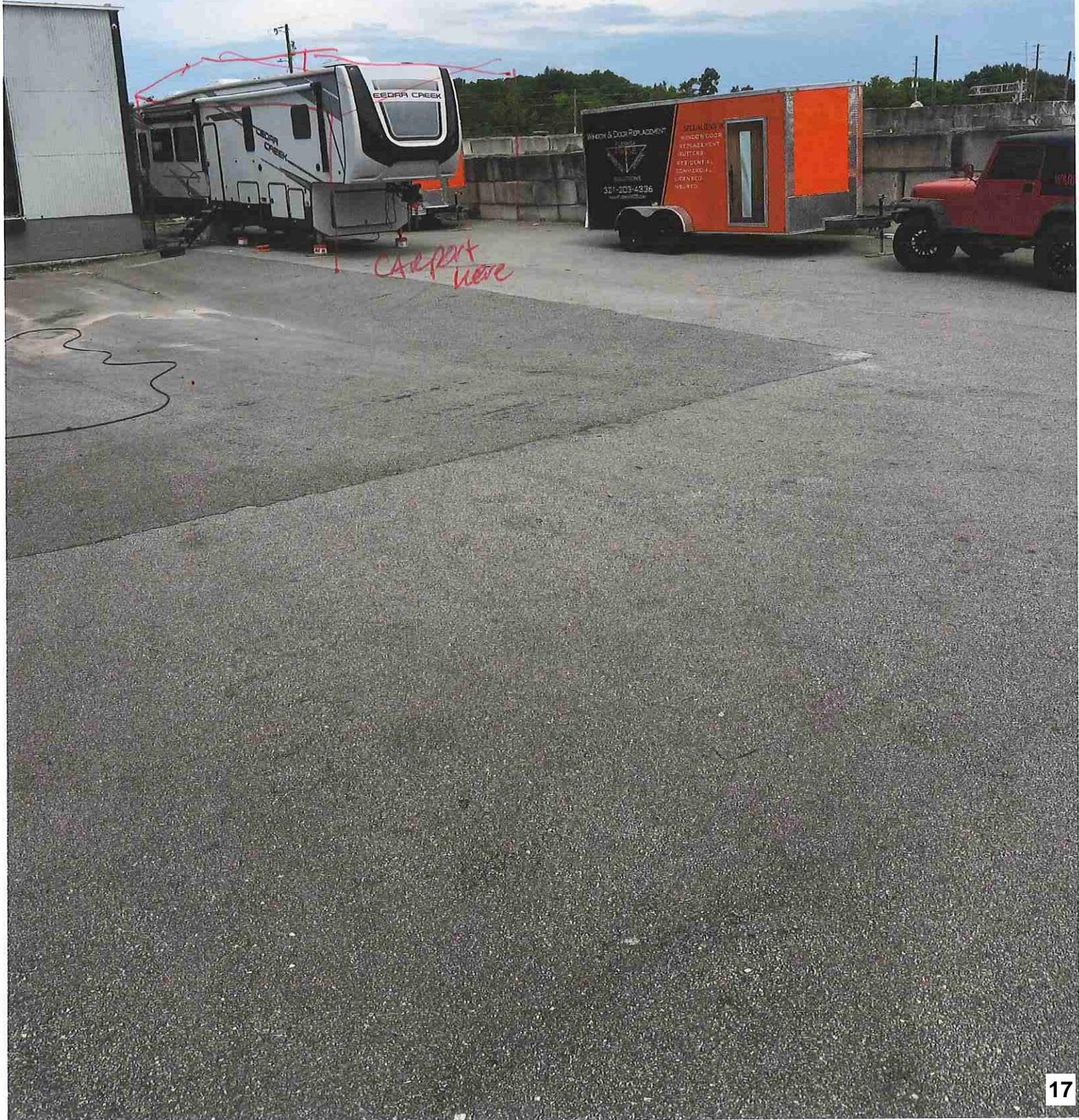
Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

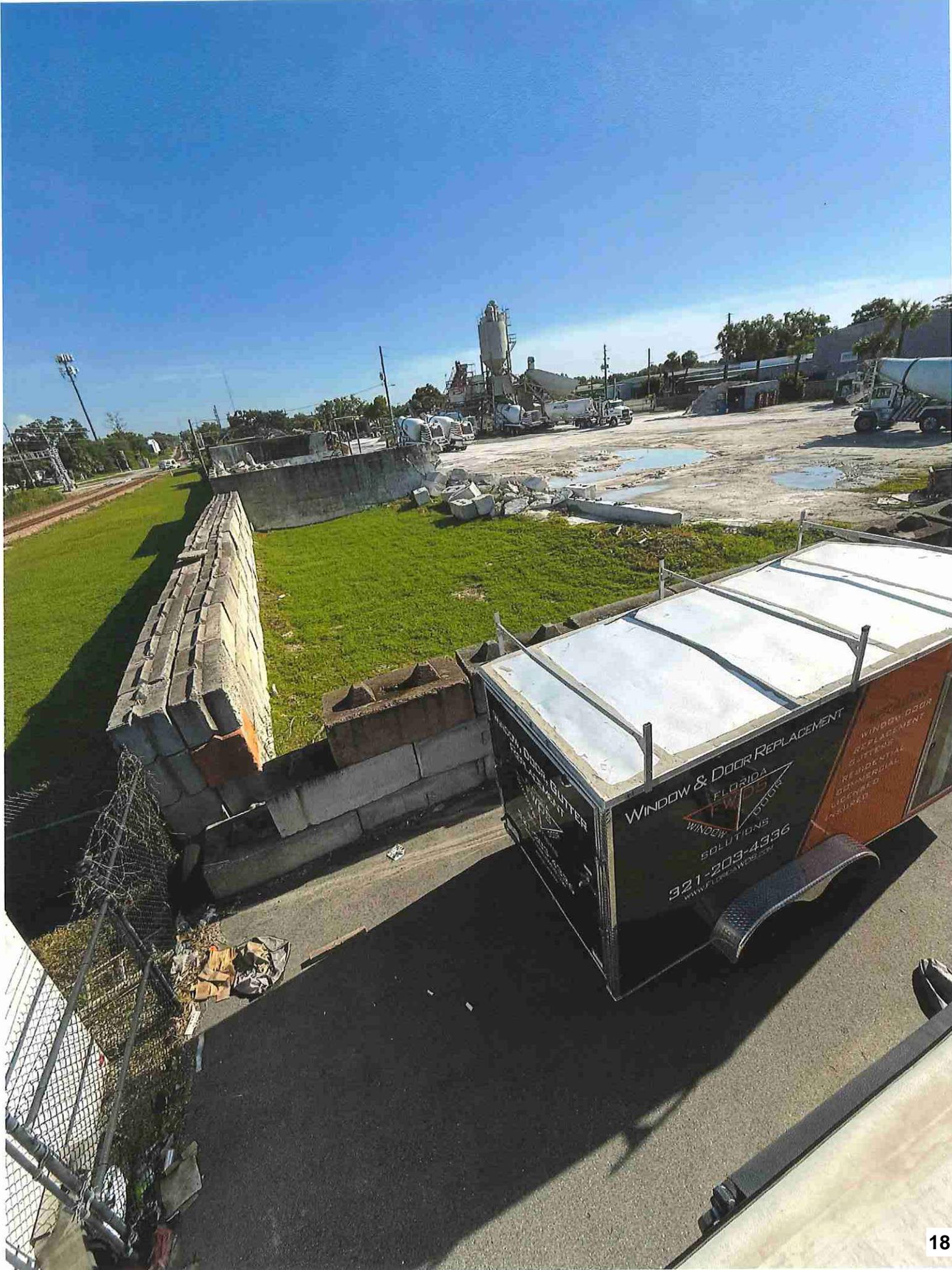
Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Surrounding Businesses to FWDS (Nov. 2025)

Business Names	Physical Address		Property Holders	Mailing Address
Warehouses for Lease Seminole Industrial Holdings	440 Plumosa Ave Casselberry, FL 32707	407-850-8920	Caternito LLC	11 E. Monument Ave #401-12, Kissimmee, FL 34741
Big Mike's Tree Service	1681 S. Ronald Reagan Blvd, Altamonte Springs, FL 32707	407-310-3823	Patel, Lilaben	214 Osprey Hammock Trail, Sanford, FL 32771-8110
Siemens Energy Inc	261 Lyman Rd, Casselberry, FL 32707	407-736-5900	Siemens Energy Inc	4400 N. Alafaya Trail, Orlando, FL 32826
Teleport Moving & Storage	279 Lyman Rd, Casselberry, FL 32707	407-967-3465	Overhead Door Co	PO Box 150847, Altamonte Springs, FL 32715
GLE Scrap Metal - Orlando	295 Lyman Rd, Casselberry, FL 32707	407-834-5928	Zack Inv - Casselberry LLC	22100 Sherwood Ave, Warren, MI 48091
Maschmeyer Concrete-Casselberry Plant	1601 S. Ronald Reagan Blvd, Casselberry, FL 32750	407-339-5311	Maschmeyer Prop 275 Inc %Troy Maschmeyer	1142 Waterfront Tower Rd, Lake Park, FL 33403
Rock & Roll Demolition Svcs	505 Plumosa Ave #1011, Altamonte Springs, FL 32701	407-834-1771	CHV Properties Inc	711 Shadow Moss Cir, Lake Mary, FL 32746
Tri County Towing Inc	195 Lyman Rd, Casselberry, FL 32707	407-339-4400	Actually Working LLC	195 Lyman Rd, Casselberry, FL 32707
Cabinet Coating Kings	190 Lyman Rd #116, Casselberry, FL 32707	407-606-6981	Cab Kings Central Canal Co LLC	12039 SW 117th Ct, Miami, FL 33186



Florida Window & Door Solutions
500 Plumosa Ave
Altamonte Springs, FL 32701
FloridaWDS.com
321-203-4336



NOTICE OF COMMUNITY MEETING

November 5, 2025

Hello All,

This letter is a requirement of Seminole County for us to ask for your acceptance to build a carport in the upper left northwest corner of our property next to Maschmeyer’s property line, instead of the normal setback of 10’, we would like to put our carport 1’ off their block property line. This would be an open carport to shelter our work trailers when not in use and our family RV.

Our Parcel is 07-21-30-515-0000-005B

***Meeting will be held in our FWDS office showroom:
500 Plumosa Ave, Altamonte Springs, FL 32701
December 9th, 2025 at 6:00-6:30 P.M. Eastern Time.**

Subject Property:

Current zoning for the carport is a 10’ setback, we are asking for 1’.

500 Plumosa Ave, Altamonte Springs, FL 32701 – see attached survey for location of carport on said property.

Introduction of Topic at Subject Property:

Once again, we would like to install a carport at 1’ off our property line vs the normal setback of 10’ – this carport is 24’ x 50’.

This is an introduction of the project application to hold a public hearing and then approval of Seminole County Board of County Commissioners.

Once approved, we will start the permitting process, then purchase the carport and hopefully install by end of the first quarter of 2026.

Thank you,

Rod Kubier
Owner
Florida Window & Door Solutions
407-274-2326
Floridawds.com

Variance Community Meeting Sign In Sheet

Location: 500 Plumosa Ave, Altamonte Springs, FL 32701

Time: 6:00-6:30 PM

Conducted by: Rod Kubier, Owner Florida Window & Door Solutions

Name	Company	Phone	Email	Signature
Rod Kubier	FWD S	407-274-2326	rod@floridawds.com	
Ruth Kubier	FWD S	407-230-9929	Ruth@Floridawds.com	

No other attendees.

Variance Community Meeting Minutes

Location: 500 Plumosa Ave, Altamonte Springs, FL 32701

Time: 6:00-6:30 PM

Conducted by: Rod Kubier, Owner - Florida Window & Door Solutions/Kubierville

Minutes by: Ruth Kubier, Comptroller - Florida Window & Door Solutions/Kubierville

Purpose of Meeting: To propose the adjustment of property variance at 500 Plumosa Ave, Altamonte Springs, FL 32701 to allow for a carport to be installed on the northwest corner of Parcel# 07-21-30-515-0000-005B

In attendance:	
Rod Kubier	FWDS
Ruth Kubier	FWDS

6:00 PM	Meeting was called to order by Rod Kubier but no one (zero members of the invited property owners surrounding FWDS/Kubierville) was in attendance. No quorum was present.		
	Business Names	Property Holders	Present
	Warehouses for Lease S. I. Holdings	Catemito LLC	X
	Big Mike's Tree Service	Patel, Lilaben	X
	Siemens Energy Inc	Siemens Energy Inc	X
	Teleport Moving & Storage	Overhead Door Co	X
	GLE Scrap Metal - Orlando	Zack Inv - Casselberry LLC	X
	Maschmeyer Concrete-Casselberry Plant	Maschmeyer Prop 275 Inc	X
	Rock & Roll Demolition Svcs	CHV Properties Inc	X
	Tri County Towing Inc	Actually Working LLC	X
	Cabinet Coating Kings	Cab Kings Central Canal Co LLC	X

6:30 PM	Due to no attendees, no business could be conducted.
6:31 PM	Ruth Kubier called a motion to adjourn meeting. Rod Kubier seconded the motion.
6:32 PM	Meeting Adjourned



PLANNING & DEVELOPMENT
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ #: _____
 BV #: _____
 BP #: _____
 CV #: _____
 MEETING: _____

VARIANCE

THE COMPLETE APPLICATION PACKET MUST BE SUBMITTED BY THE APPLICATION DUE DATE IN ORDER TO MEET THE DEADLINE FOR THE DESIRED MEETING

APPLICATION TYPE/FEE

<input checked="" type="checkbox"/>	VARIANCE	\$300 + \$75 each additional variance
<input type="checkbox"/>	ADMINISTRATIVE VARIANCE*	\$150
<input type="checkbox"/>	AFTER-THE-FACT VARIANCE**	\$600 + \$150 each additional variance
<input type="checkbox"/>	AFTER-THE-FACT ADMINISTRATIVE VARIANCE**/**	\$300
<input type="checkbox"/>	AFFORDABLE HOUSING VARIANCE***	\$150

*The administrative variance is limited to 10% or less of the required setback and can only require 1 variance
 **Any variance application made as a result of unpermitted construction, Code Enforcement, Special Magistrate action, or other violation
 ***Habitat for Humanity or similar housing authority application or accompanied by an approved checklist form from Seminole County Community Services

PROPERTY

PARCEL ID #: 07-21-30-515-0000-005B		
ADDRESS: 500 PLUMOSA AVE ALTAMONTE SPRINGS, FL 32701		
SUBDIVISION NAME: CASSELBERRY 1ST ADD		
TOTAL SQ FT/ACREAGE: 35652	USE OF PROPERTY:	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL (REQ COMMUNITY MEETING)
ZONING:	FUTURE LAND USE:	BCC DISTRICT:

VARIANCE TYPE

TYPE OF VARIANCE:	<input checked="" type="checkbox"/>	side SETBACK	REQUIRED: 10	FT.	PROPOSED: 1	FT.
	<input type="checkbox"/>	SETBACK	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	SETBACK	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	SETBACK	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	MINIMUM LOT SIZE	REQUIRED: _____	SQ. FT./ACRE	ACTUAL: _____	SQ. FT./ACRE
	<input type="checkbox"/>	WIDTH AT BUILDING LINE	REQUIRED: _____	FT.	ACTUAL: _____	FT.
	<input type="checkbox"/>	HEIGHT	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	SIGNAGE	REQUIRED: _____	SQ.FT.	PROPOSED: _____	SQ.FT.

STRUCTURE

TYPE OF STRUCTURE:	<input type="checkbox"/> ACCESSORY DWELLING UNIT	<input type="checkbox"/> ADDITION	<input type="checkbox"/> BOAT DOCK/HOUSE	<input type="checkbox"/> FENCE	<input type="checkbox"/> GARAGE (DETACHED)
	<input type="checkbox"/> POOL	<input type="checkbox"/> SCREEN ENCLOSURE	<input type="checkbox"/> SHED	<input type="checkbox"/> SIGN	<input type="checkbox"/> SINGLE FAMILY HOME
	<input checked="" type="checkbox"/> OTHER <u>carport</u>				
USE OF STRUCTURE:	to protect vehicles and equipment from UV's,				
DIMENSIONS/SQ FT OF STRUCTURE:	24' x 50'				
IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	IF YES, CONSTRUCTION DATE: _____		
IF YES, DID YOU RECEIVE A CODE VIOLATION FOR THIS STRUCTURE?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	IF YES, VIOLATION #: _____		
FENCE REQUESTS	OPEN OR CLOSED FENCE:	_____	HEIGHT OF FENCE:	_____	
	DISTANCE FROM FENCE TO SIDEWALK:	_____	DISTANCE FROM FENCE TO EDGE OF STREET:	_____	

OWNER

NAME: KUBIERVILLE LLC	COMPANY: FLORIDA WINDOW AND DOOR SOLU ^T
ADDRESS: 500 PLUMOSA AVE	
CITY: ALTAMONTE SPRINGS	STATE: FL ZIP: 32701
PHONE: 321-203-4336	EMAIL: ROD@FLORIDAWDS.COM

CONSULTANT (IF ANY - MUST SUBMIT NOTARIZED AUTHORIZATION FORM)

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

I understand that the application for variance must include all required submittals as specified in the Seminole County Land Development Code. **Submission of incomplete documents or drawings may create delays.**

I hereby represent that I have the lawful right and authority to file this application.

9/12/25

SIGNATURE OF OWNER/AUTHORIZED APPLICANT
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

DATE

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 tenant in Parcel 07-21-30-515-0000-005C₁ has a 6' tall x 6' deep cement blocks on and sometimes over the property line bordering his southern border and our norther parcel lot line, therefore we are asking for a 1' variance to our line to install a carport with several poles near the property line.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
Our commerical neighbor has large cement blocks setting precedence for us to install a carport near property lines similar to our neighbor

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?

Precedence is set were just doing similar or less what our neighbor has done.

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?

several of our trailers wouldn't have had UV protection, and cement dust protection/cover

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

We are just following what our neighbor did no less no more

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?

None to either the neighborhood or public welfare, it is the very back corners of both of our properties, that the commercial properties are in, no real neighborhood where any one lives, public would rarely if ever would see.

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual Corporation and Trust
 Limited Liability Company Partnership Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, ROD KUBIER, the owner of record for the following described property [Parcel ID Number(s)] 07-21-30-515-0000-005B hereby designates _____ to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance

OTHER: _____ and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

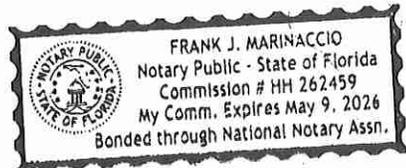
Date 8/25/25

[Signature]
Property Owner's Signature

Rod Kubier
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Rod Kubier (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 25 day of August, 2025.



[Signature]
Notary Public

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Kubierville LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Rod & Ruth Kubier	owners	320 Bahia Cr., Longwood FL 32750	100

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

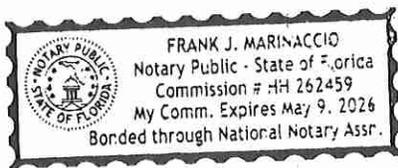
- 7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
- 8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date 8/25/25

Owner, Agent, Applicant Signature [Signature]

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of physical presence or online notarization, this 25 day of August, 2025, by Rod Kubier, who is personally known to me, or as produced _____ as identification.



Signature of Notary Public [Signature]

Print, Type or Stamp Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KUBIERVILLE LLC

Filing Information

Document Number	L21000419176
FEI/EIN Number	87-2764594
Date Filed	09/22/2021
Effective Date	09/22/2021
State	FL
Status	ACTIVE

Principal Address

320 BAHIA CR.
LONGWOOD, FL 32750

Mailing Address

320 BAHIA CR.
LONGWOOD, FL 32750

Registered Agent Name & Address

KUBIER, ROD
320 BAHIA CR.
LONGWOOD, FL 32750

Authorized Person(s) Detail

Name & Address

Title MGR

KUBIER, ROD
320 BAHIA CR.
LONGWOOD, FL 32750 UN

Title AMBR

KUBIER, RUTH
320 BAHIA CR.
LONGWOOD, FL 32750 UN

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2023	01/25/2023
2024	05/01/2024
2025	04/30/2025

Document Images

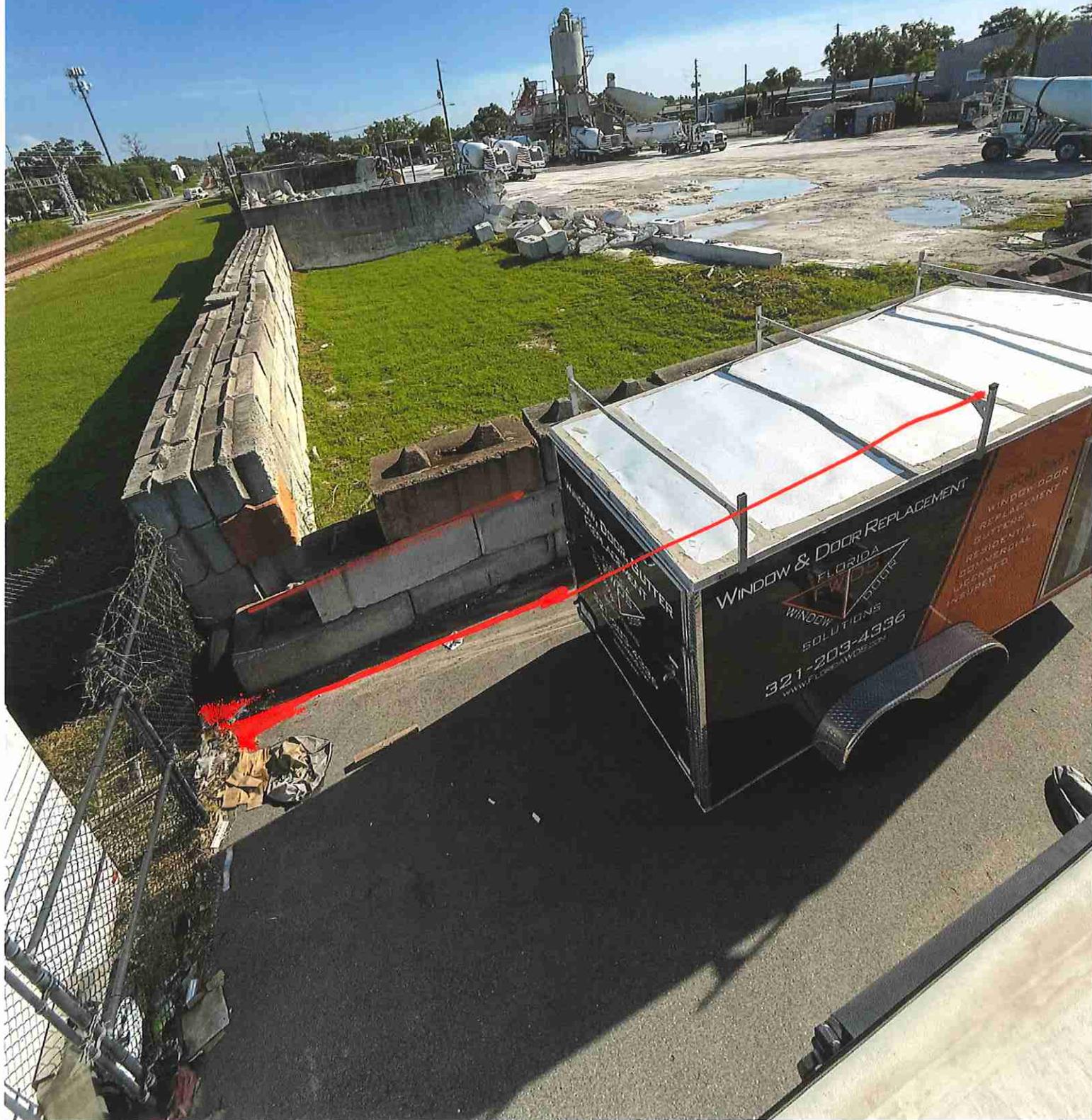
04/30/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
04/04/2022 -- ANNUAL REPORT	View image in PDF format
09/22/2021 -- Florida Limited Liability	View image in PDF format



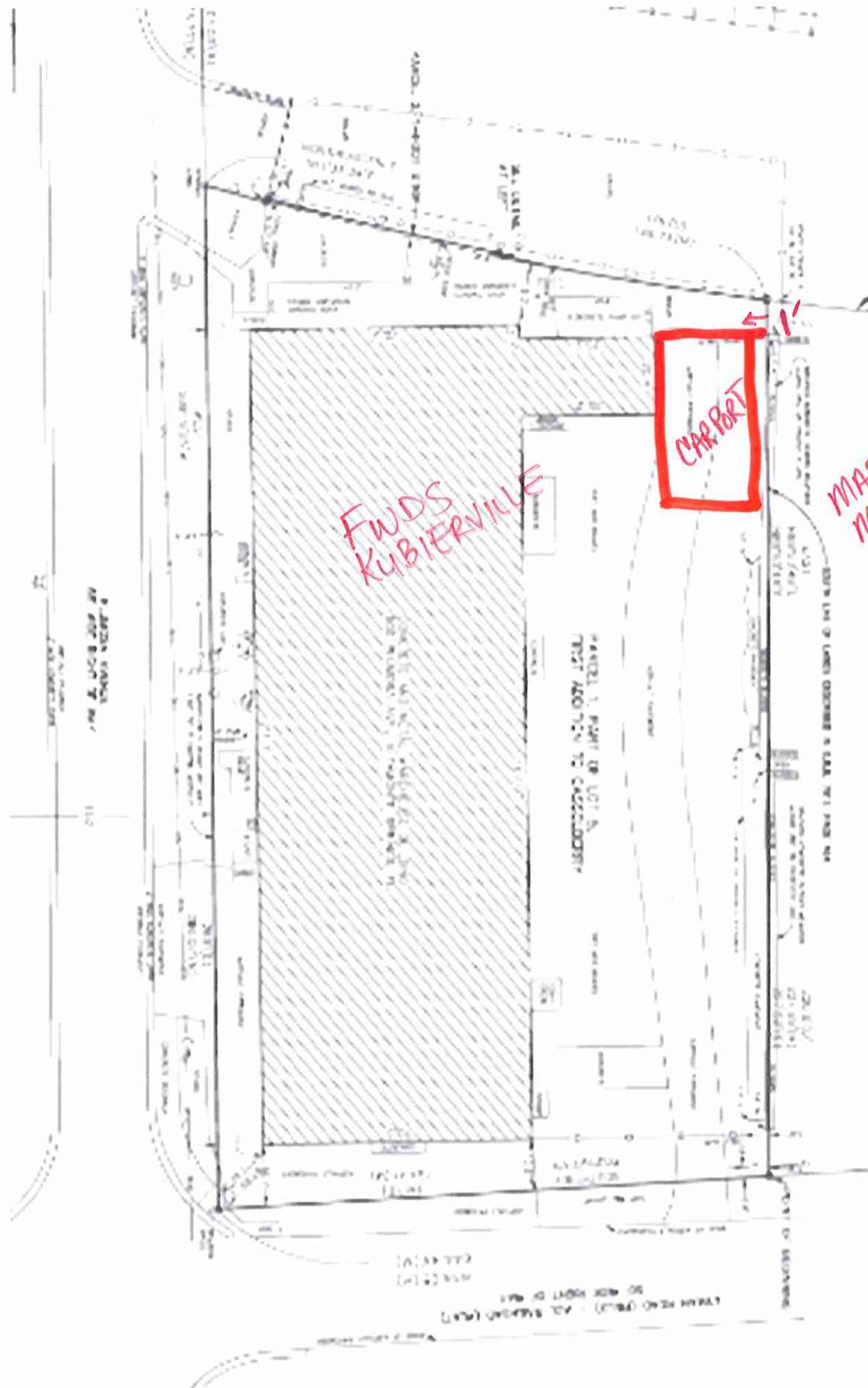
Report here

WHEEL & CO. REPLACEMENT
301-203-4326

REPAIRS
WINDSHIELD
REPLACEMENT
BATTERIES
REPAIRS
COMMERCIAL
LOCKING
WELDED









SAMPLE SITE PLAN FOR A VARIANCE SUBMITTAL

One 8 1/2"x 11" site plan (please draw to scale) is required. The application may be delayed if all required information is not included on the site plan:

- 1 Size and dimension of the parcel
- 2 Location and name of all abutting streets
- 3 Location of driveways
- 4 Location, size and type of any septic systems, drainfields and wells
- 5 Location of all easements
- 6 Existing or proposed house or addition (Label existing, label proposed and include square footage and dimension of each)
- 7 Existing and/or proposed buildings, structures and improvements (Label existing, label proposed and include square footage and dimension of each)
- 8 Building height
- 9 Setbacks from each building to the property lines
- 10 Location of existing & proposed fences
- 11 Identification of available utilities (e.g. Water, sewer, well or septic)

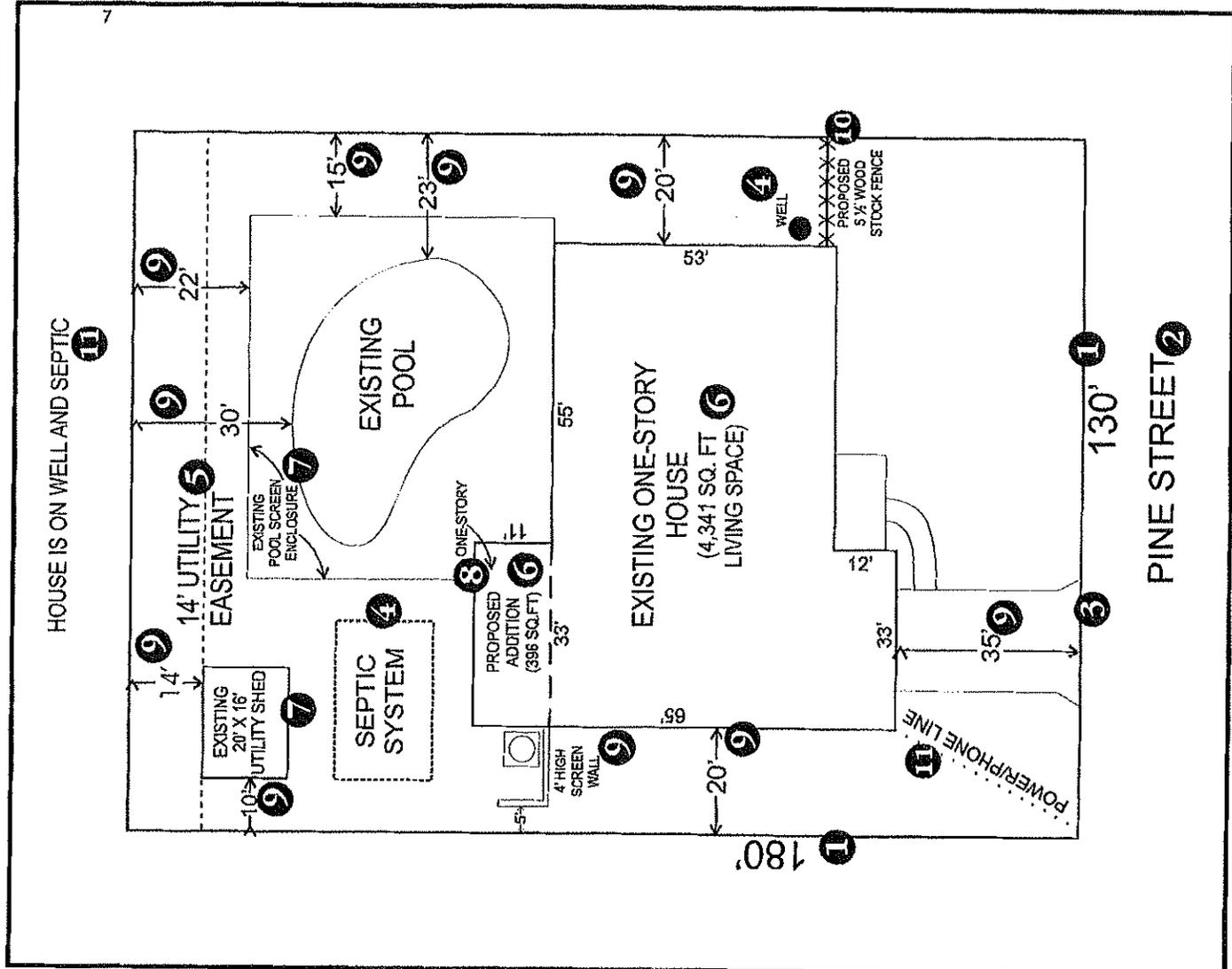
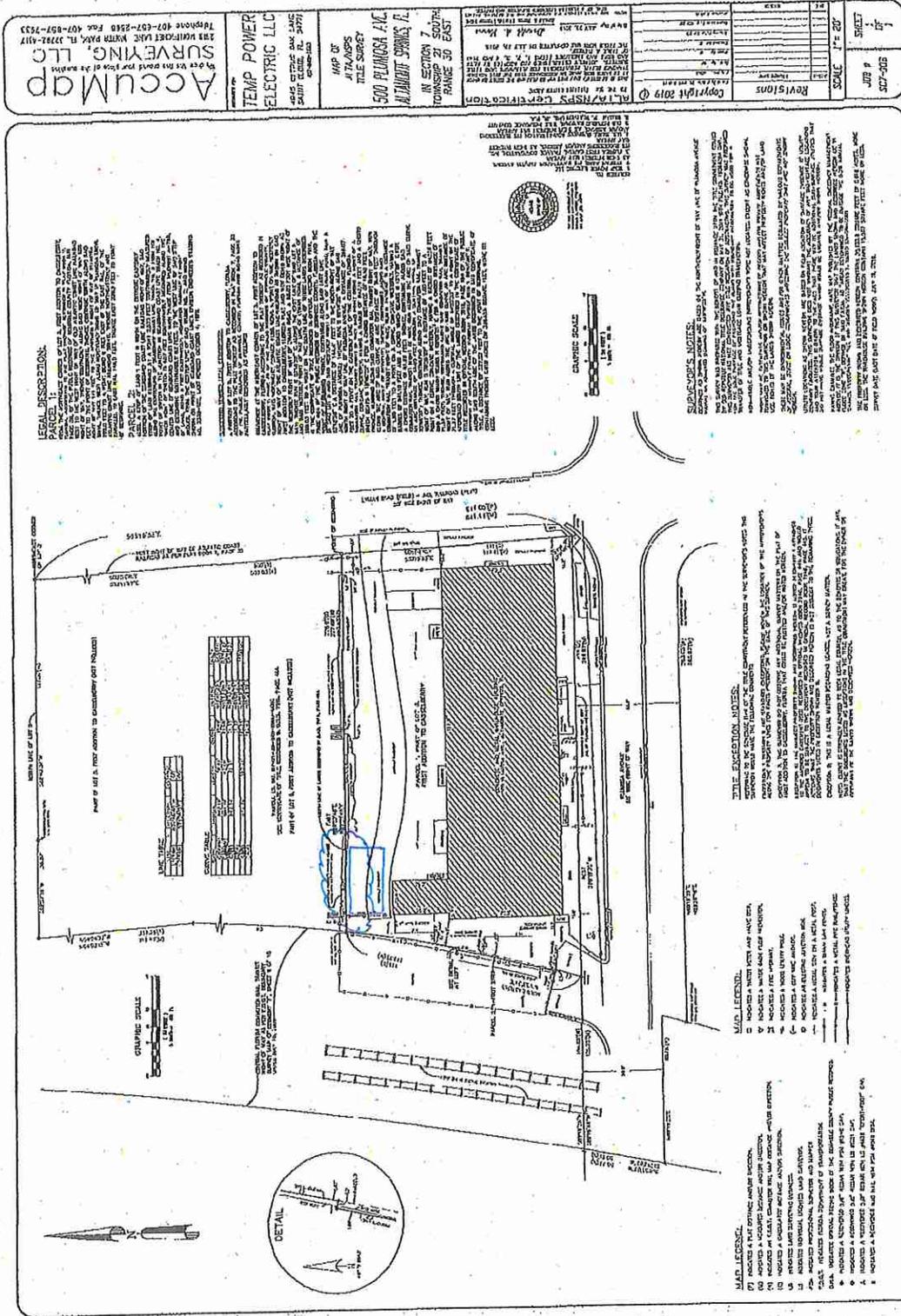


Exhibit "A" (the "Survey")

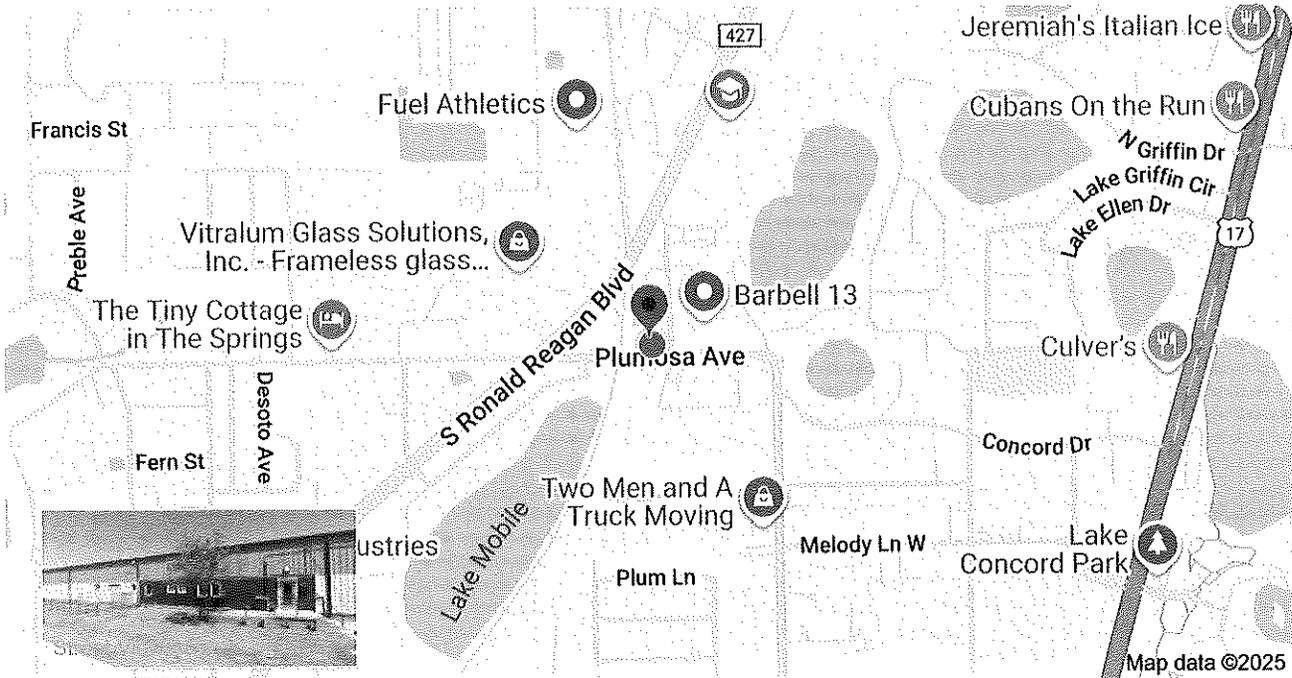


blue square is approx. size of carport 24'x50'
 (m) = 1' setback side.

500 Plumosa Avenue, Casselberry, FL



AI Mode All Maps Images Shopping Videos Short videos More Tools



500 Plumosa Ave

Altamonte Springs, FL 32701



Most popular places at this address

Florida Window & Door Solutions

4.4 (261)



Zillow

https://www.zillow.com > ... > Casselberry > 32701

500 Plumosa Ave, Altamonte Springs, FL 32701

This home is located at **500 Plumosa Ave, Altamonte Springs, FL 32701**. This property is off market, which means it's not currently listed for sale or rent on ...



Realtor.com

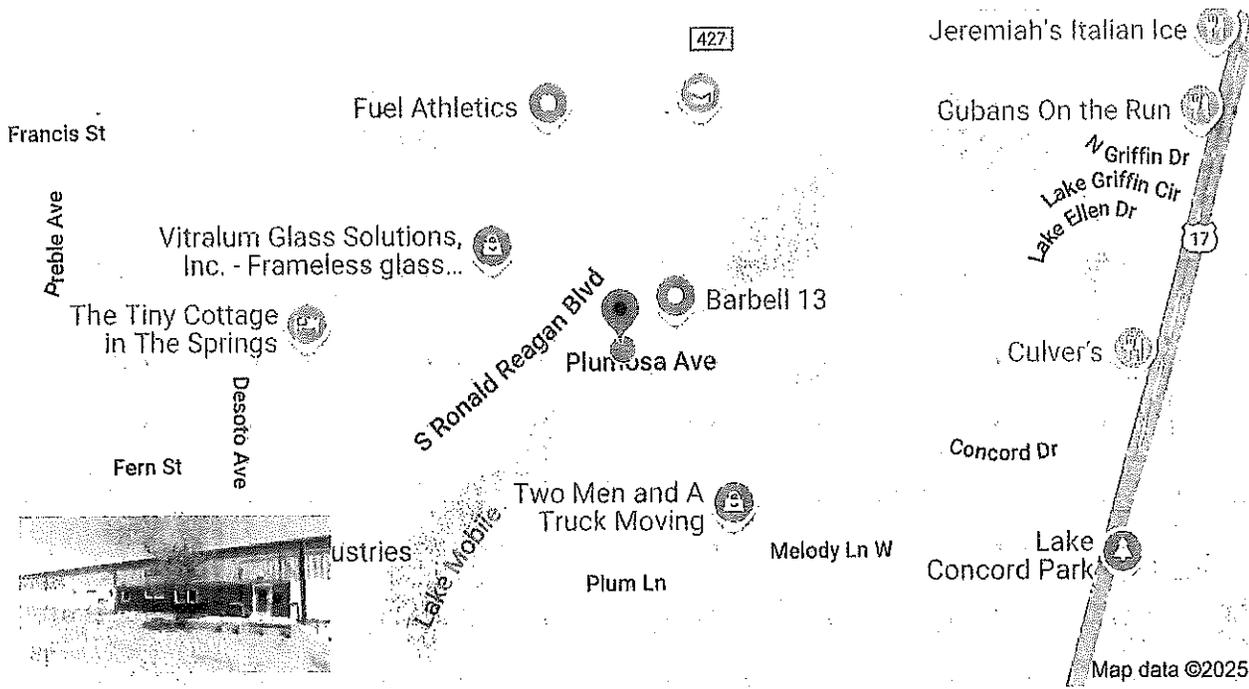
https://www.realtor.com > realestateandhomes-detail > 50...

500 Plumosa Ave, Altamonte Springs, FL 32701

500 Plumosa Avenue, Casselberry, FL



AI Mode All Maps Images Shopping Videos Short videos More Tools



500 Plumosa Ave

Altamonte Springs, FL 32701

Most popular places at this address

Florida Window & Door Solutions

4.4 (261)

Zillow https://www.zillow.com > ... > Casselberry > 32701

500 Plumosa Ave, Altamonte Springs, FL 32701

This home is located at 500 Plumosa Ave, Altamonte Springs, FL 32701. This property is off market, which means it's not currently listed for sale or rent on ...

Realtor.com https://www.realtor.com > realestateandhomes-detail > 50...

500 Plumosa Ave, Altamonte Springs, FL 32701

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

BEG NE COR LOT 5 RUN SLY ON OLD ACL RY 500 FT FOR POB RUN S 141 FT W ON PLUMOSA DR 269 FT NELY PARALLEL WITH RY SIDING 146 FT E 228.8 FT TO POB 1ST ADD TO CASSELBERRY PB 7 PG 30

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

A. FINDINGS OF FACT

Property Owner: KUBIERVILLE, LLC
320 BAHIA CIR
LONGWOOD, FL 32750

Project Name: PLUMOSA AVE (500)

Requested Variance:

Request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct a carport within the required 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 March, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

BEG NE COR LOT 5 RUN SLY ON OLD ACL RY 500 FT FOR POB RUN S 141 FT W
ON PLUMOSA DR 269 FT NELY PARALLEL WITH RY SIDING 146 FT E 228.8 FT TO
POB 1ST ADD TO CASSELBERRY PB 7 PG 30

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

A. FINDINGS OF FACT

Property Owner: KUBIERVILLE, LLC
320 BAHIA CIR
LONGWOOD, FL 32750

Project Name: PLUMOSA AVE (500)

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to one (1) foot for a carport in the M-1 (Industrial) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the carport (24' X 50') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0061

Title:

2605 Holly Road - Request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; BV2025-126 (Ishmael Palmer, 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 an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; or
2. Approve the request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Slovak Village subdivision.
- The existing carport will be converted into approximately 247 square feet of living space and encroaches one and one-half (1½) feet into the required east side yard setback.
- The applicant applied for the appropriate building permit (25-13331), and at that time, it was determined that a setback 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 yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

Staff finds that the following variance criteria 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)

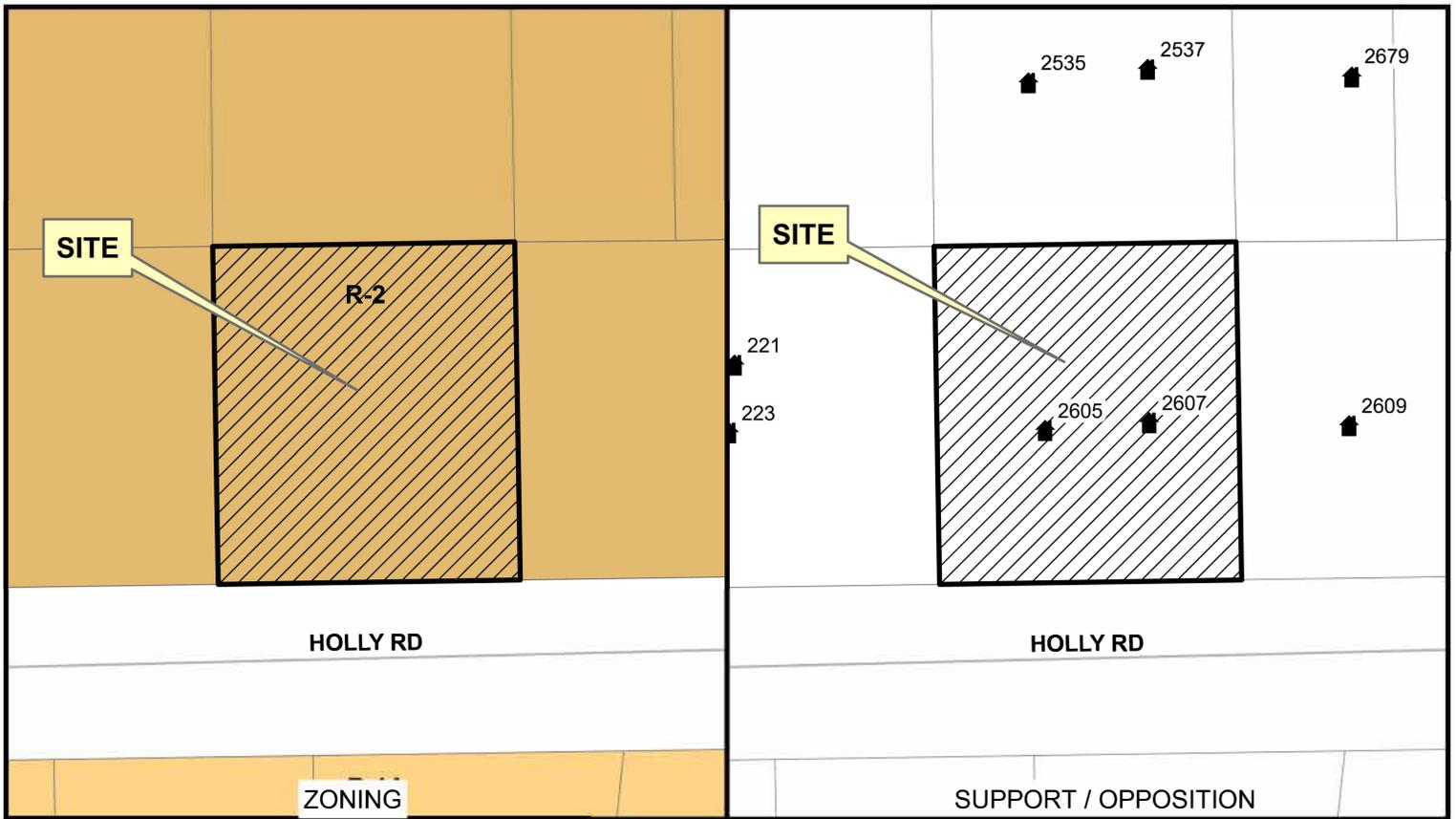
Staff Conclusion:

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 enclosed carport 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.



Ishmael Palmer
 2605 Holly Rd
 Winter Park FL 32792

SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026

ZONING

SUPPORT / OPPOSITION

- R-1A
- R-2
- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

- The carport and supporting posts are original to the structure and have been located approximately 8.7ft from the side property line since initial construction. The lot width and legacy duplex footprint place the carport within today's 10ft side yard for principal living space. The enclosure remains within the existing footprint, no wall move.

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

- The hardship results from the original placement decades ago, not from current owner actions. The need for relief is triggered solely because enclosing changes the space to principal living area, which applies the 10ft setback to an existing nonconforming lot.

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?

- Approval at the existing carport line provides no special privilege. Similar legacy carport exist countywide; where owners demonstrate long-standing nonconformities and enclose without increasing encroachment comparable relief has been considered.

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?

- Literal enforcement would require relocating the structural line by ~1.3ft, which is infeasible given existing foundation, roof and beam layout and is disproportionate to any public benefit.

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

- The request seeks only 1.3ft of relief on one side and does not increase the existing encroachment. The new wall align with or be slightly inside the current carport support line. No other dimensions variances are requested.

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

- The enclosure will meet current building life-safety and energy codes. A 1-hour rated wall with no openings will be provided on the nonconforming side, along with gutters and positive on site drainage, sight lines, traffic and utilities are unaffected.

Property Record Card



Parcel: **34-21-30-501-0C00-0150**
 Property Address: **2605 HOLLY RD WINTER PARK, FL 32792**
 Owners: **PALMER, ISHMAEL**
 2026 Market Value \$447,492 Assessed Value \$447,492 Taxable Value \$447,492
 2025 Tax Bill \$6,134.32

The 4 Bed/3 Bath Multi Family 2 Units property is 2,382 SF and a lot size of 0.20 Acres

Parcel Location



Site View



Parcel Information

Parcel	34-21-30-501-0C00-0150
Property Address	2605 HOLLY RD WINTER PARK, FL 32792
Mailing Address	3248 STRATTON CIR KISSIMMEE, FL 34744-4838
Subdivision	SLOVAK VILLAGE
Tax District	01:County Tax District
DOR Use Code	0802:Multi Family 2 Units
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$362,492	\$363,448
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$447,492	\$448,448
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$447,492	\$448,448

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,134.32
Tax Bill Amount	\$6,134.32
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PALMER, ISHMAEL

Legal Description

E 90 FT OF LOT 15 BLK C SLOVAK VILLAGE PB 8
PG 15

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$447,492	\$0	\$447,492
Schools	\$447,492	\$0	\$447,492
FIRE	\$447,492	\$0	\$447,492
ROAD DISTRICT	\$447,492	\$0	\$447,492
SJWM(Saint Johns Water Management)	\$447,492	\$0	\$447,492

Sales

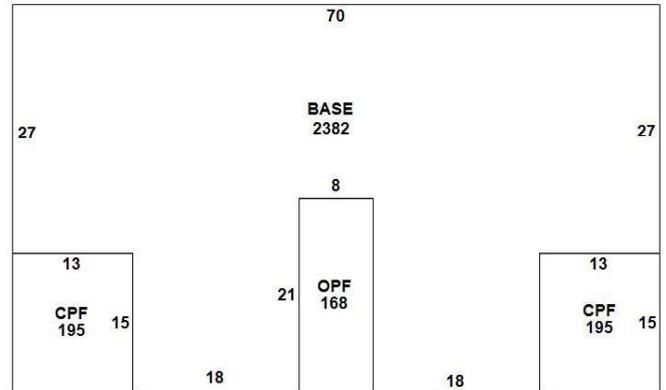
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/22/2024	\$525,000	10732/0526	Improved	Yes
QUIT CLAIM DEED	7/8/2024	\$100	10661/0558	Improved	No
QUIT CLAIM DEED	6/10/2024	\$100	10642/1472	Improved	No
CORRECTIVE DEED	5/3/2024	\$100	10628/0441	Improved	No
QUIT CLAIM DEED	12/8/2021	\$100	10120/1288	Improved	No
WARRANTY DEED	12/3/2021	\$141,000	10114/1472	Improved	No
WARRANTY DEED	1/1/1974	\$40,200	01034/0003	Improved	Yes

Land

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

Building Information	
#	1
Use	MULTI FAMILY < 10 UNITS
Year Built*	1972/2010
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft ²)	2382
Total Area (ft ²)	2940
Constuction	CB/STUCCO FINISH
Replacement Cost	\$382,577
Assessed	\$362,492

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CARPORT FINISHED	195
CARPORT FINISHED	195
OPEN PORCH FINISHED	168

Permits				
Permit #	Description	Value	CO Date	Permit Date
11014	2607 HOLLY RD: ELECTRICAL - RESIDENTIAL- [SLOVAK VILLAGE]	\$200		6/28/2022
04582	2605 HOLLY RD: RES ALTERATIONS, NO CHANGE IN UNITS-REIDENTIAL ALTERATIONS [SLOVAK VILLAGE]	\$30,000		4/22/2022
03680	2605 HOLLY RD: WINDOW / DOOR REPLACEMENT- [SLOVAK VILLAGE]	\$2,500		3/8/2022
23414	2605 HOLLY RD: REROOF RESIDENTIAL- [SLOVAK VILLAGE]	\$7,428		1/12/2022
23415	2607 HOLLY RD: REROOF RESIDENTIAL- [SLOVAK VILLAGE]	\$7,428		1/5/2022
06286	REROOF	\$5,700		8/17/2012

Extra Features					
Description	Year Built	Units	Cost	Assessed	

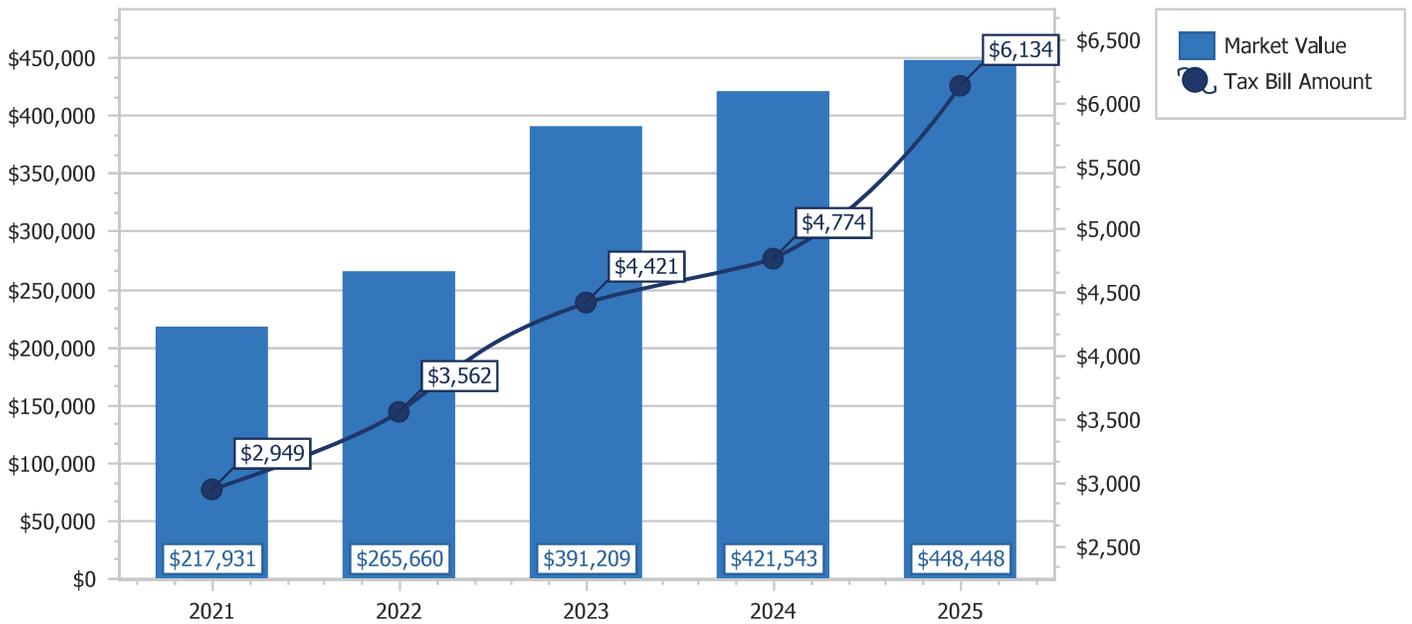
Zoning	
Zoning	R-2
Description	One and Two-Family-9000
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Eastbrook
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 65

Utilities	
Fire Station #	Station: 23 Zone: 235
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

E 90 FT OF LOT 15 BLK C SLOVAK VILLAGE PB 8 PG 15

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

A. FINDINGS OF FACT

Property Owner: ISHMAEL PALMER
3248 STRATTON CIR
KISSIMMEE, FL 34744

Project Name: HOLLY RD (2605)

Requested Variance:

Request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to enclose an existing carport that encroaches into the required 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 March, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

E 90 FT OF LOT 15 BLK C SLOVAK VILLAGE PB 8 PG 15

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

A. FINDINGS OF FACT

Property Owner: ISHMAEL PALMER
3248 STRATTON CIR
KISSIMMEE, FL 34744

Project Name: HOLLY RD (2605)

Variance Approval:

Request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the enclosed carport (approximately 247 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 March, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0147

Title:

500 Sweetwater Club Boulevard - Request for a height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district; BV2025-143 (Chad & Cindy Barr, 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 height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district; or
2. Approve the request for a height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The existing columns within the fifty (50) foot front yard setback vary in height, with the tallest columns being constructed at seven (7) feet in height.
- The property owners received a Notice of Code Violation (case number 25-31) for the installation/change of columns without the required permits.
- The previous columns complied with the previous Land Development Code's height requirement; However, the new columns exceed the newly adopted Land Development Code's height requirement by two (2) feet.
- The President of the Sweetwater Club Homeowners Association submitted a letter support and stated the property owners were not bound to the Sweetwater

Club covenants and restrictions.

- Three letters of support were received by surrounding neighbors.
- The request is for a variance to Section 30.14.19(d) of the Seminole County Land Development Code, which states that 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.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

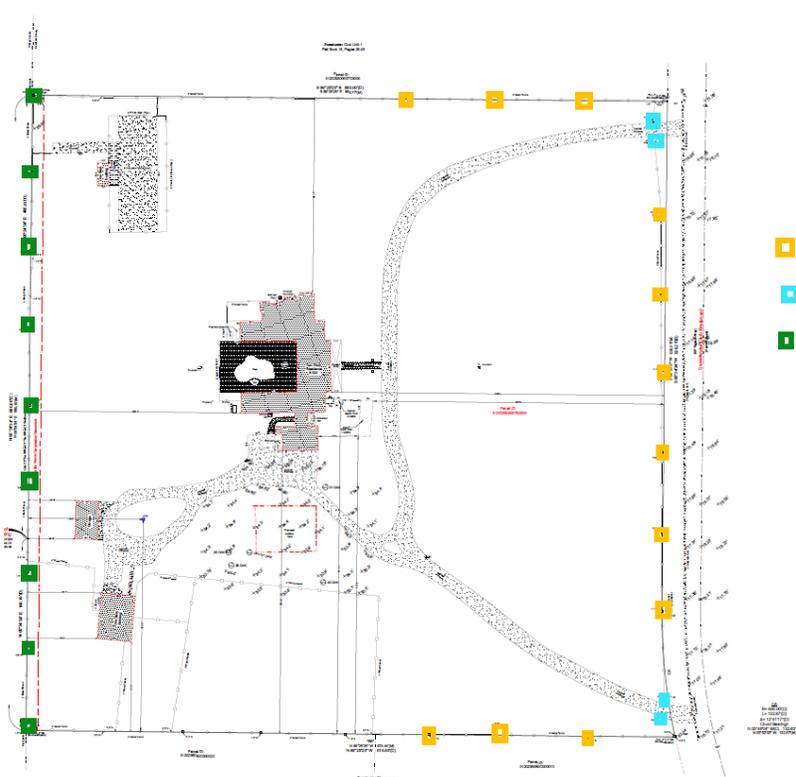
and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

1. Any variance granted will apply only to the fence columns 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.

SWEETWATER CLUB BLVD (500) VARIANCES

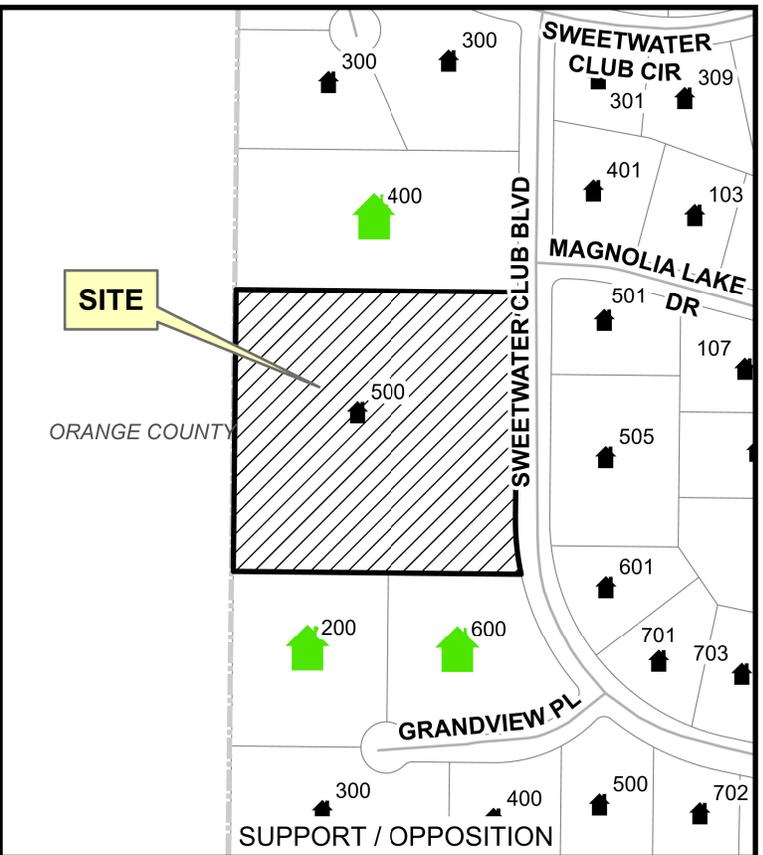
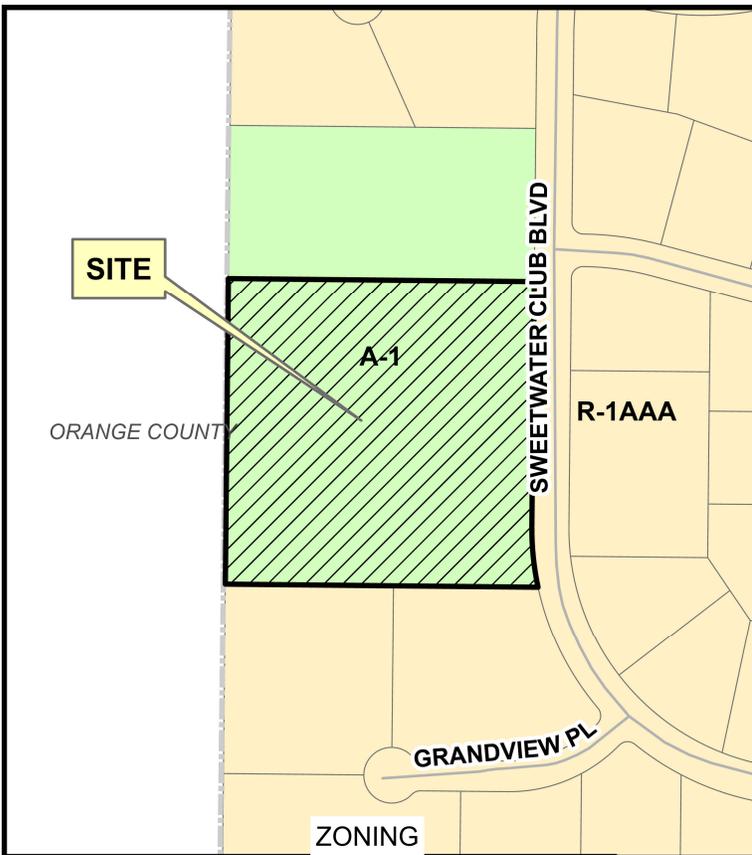


Boundary Survey
Legal Description:
 BEING IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 0°34'34" EAST, 486.81 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE RUN SOUTH 89°24' EAST, 84.92 FEET; THENCE RUN SOUTHWEST 89° WEST, 286.24 FEET TO THE E.C. OF A LARGE CURVED BARRIER AND THEREAFTER A RADIUS OF 800 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°11'17", 120.88 FEET; THENCE RUN NORTH 89°24' WEST, 84.94 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE RUN NORTH 0°34'34" EAST, 186.18 FEET TO THE POINT OF BEGINNING.

DISCLAIMER:
 BY ACCEPTING A SEARCH OF THE LOCAL JURISDICTION IN FLORIDA, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, DETERMINED BY THE STATE OF FLORIDA COUNTY, COUNTY NUMBER 1008, AS INDICATED.

PREPARED BY:
 CRAIG A. BARR AND CREDIT BARR

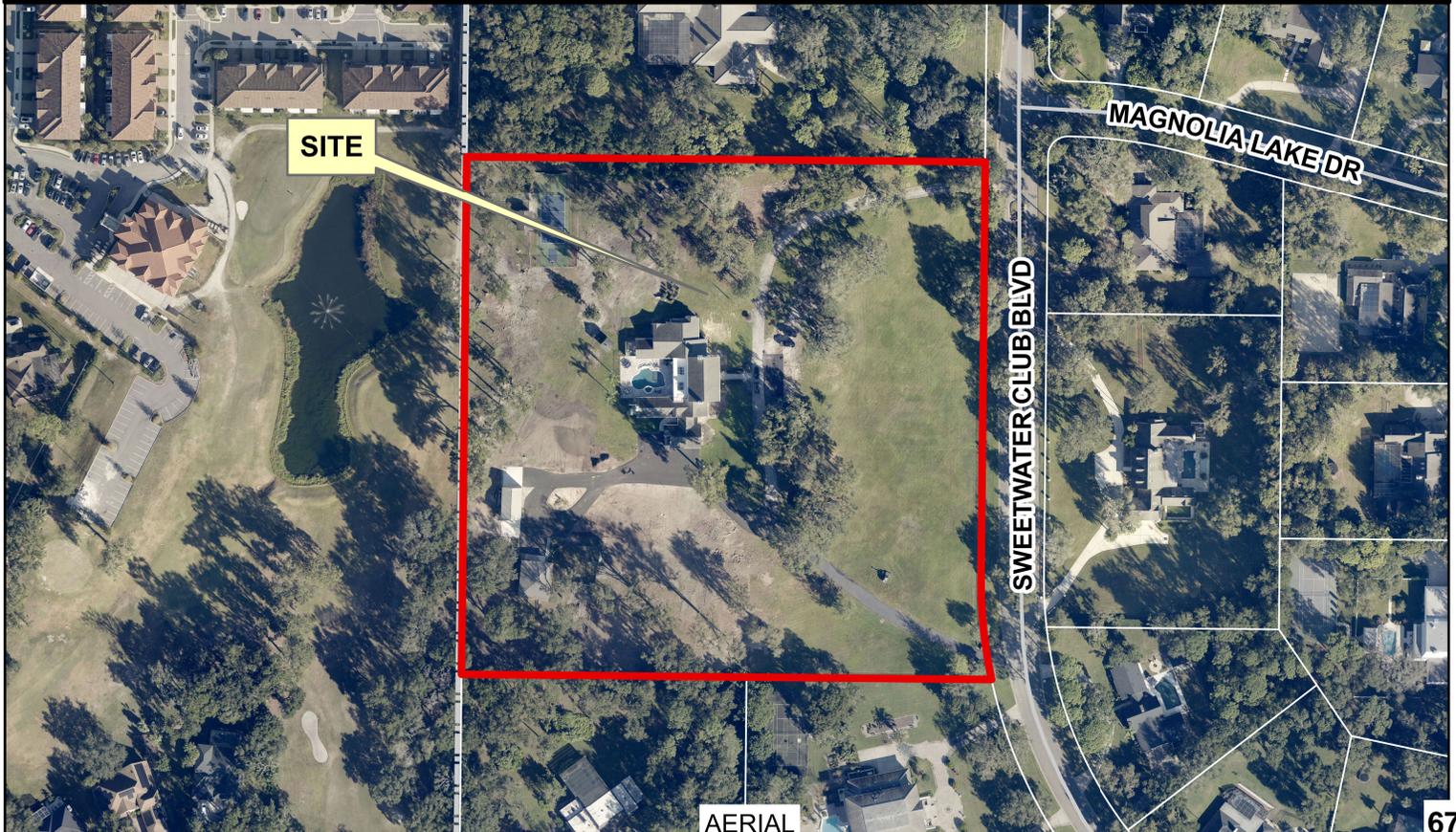
- Front fence columns= 5'2"
 - Gate columns= 7'
 - Rear fence columns= 6'
- Setback= 0



CINDY & CHAD BARR
500 SWEETWATER CLUB BLVD
LONGWOOD FL 32779

SEMINOLE COUNTY BOA
FEBRUARY 23, 2026

 A-1	 n/a	
 R-1AAA	 Support	
	 Oppose	



VARIANCE CRITERIA

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

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

Columns were permitted and constructed in 1995. Owner is adding electrical and lighting to the existing columns which is increasing the height to 5 feet on perimeter columns and 7 feet on gate columns.

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

Preexisting columns built in 1995.

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?

Numerous similar sized columns in the surrounding neighborhood that were compliant in previous code.

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?

Numerous similar sized columns in the surrounding neighborhood that were compliant in previous code.

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

Exact size of preexisting columns just with lights.

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?

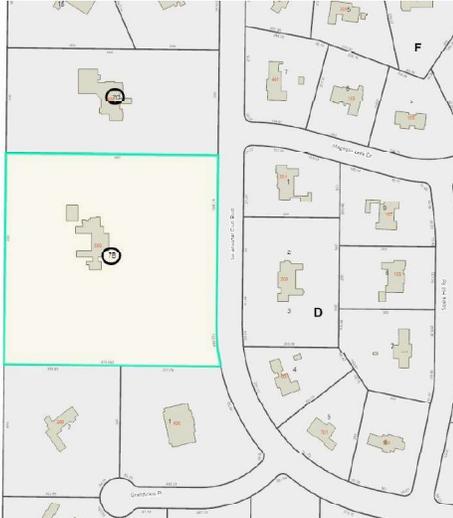
Numerous similar sized columns in the surrounding neighborhood that were compliant in previous code.

Property Record Card



Parcel: 31-20-29-300-007B-0000
 Property Address: 500 SWEETWATER CLUB BLVD LONGWOOD, FL 32779
 Owners: BARR, CHAD A; BARR, CINDY
 2026 Market Value \$2,565,267 Assessed Value \$1,910,660 Taxable Value \$1,859,938
 2025 Tax Bill \$24,840.52 Tax Savings with Exemptions \$10,179.48
 The 7 Bed/6.5 Bath Single Family property is 7,108 SF and a lot size of 10.02 Acres

Parcel Location



Site View



312029300007B0000 02/01/2024

Parcel Information

Parcel	31-20-29-300-007B-0000
Property Address	500 SWEETWATER CLUB BLVD LONGWOOD, FL 32779
Mailing Address	500 SWEETWATER CLUB BLVD LONGWOOD, FL 32779-2101
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$1,375,179	\$1,377,738
Depreciated Other Features	\$50,088	\$42,391
Land Value (Market)	\$1,140,000	\$1,140,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,565,267	\$2,560,129
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$654,607	\$703,317
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,910,660	\$1,856,812

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$35,020.00
Tax Bill Amount	\$24,840.52
Tax Savings with Exemptions	\$10,179.48

Owner(s)

Name - Ownership Type

BARR, CHAD A - Tenancy by Entirety
 BARR, CINDY - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 20S RGE 29E
 BEG SW COR OF NW 1/4 OF SW
 1/4 RUN N 460.81 FT E 660
 FT S 528.214 FT TO CURVE
 SELY ALONG CURVE 132.869 FT W
 674.652 FT N 199.19 FT TO
 BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,910,660	\$50,722	\$1,859,938
Schools	\$1,910,660	\$25,000	\$1,885,660
FIRE	\$1,910,660	\$50,722	\$1,859,938
ROAD DISTRICT	\$1,910,660	\$50,722	\$1,859,938
SJWM(Saint Johns Water Management)	\$1,910,660	\$50,722	\$1,859,938

Sales

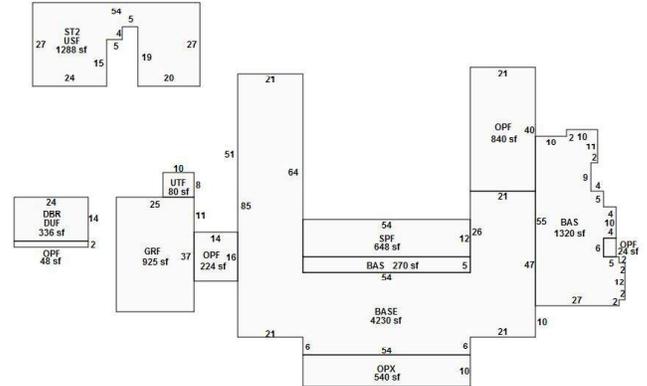
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/7/2022	\$2,430,000	10213/1039	Improved	Yes
SPECIAL WARRANTY DEED	5/1/2011	\$1,500,000	07578/0758	Improved	No
WARRANTY DEED	3/1/1995	\$1,125,300	02898/1364	Improved	Yes
WARRANTY DEED	4/1/1990	\$100	02168/0782	Improved	No
QUIT CLAIM DEED	7/1/1979	\$100	01235/1353	Vacant	No

Land

Units	Rate	Assessed	Market
4 Lots	\$285,000/Lot	\$1,140,000	\$1,140,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1973/2015
Bed	7
Bath	6.5
Fixtures	24
Base Area (ft ²)	4230
Total Area (ft ²)	10773
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$1,376,501
Assessed	\$1,321,441

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft ²)
BASE	270
BASE	1320
DETACHED UTILITY FINISHED	336
GARAGE FINISHED	925
OPEN PORCH FINISHED	48
OPEN PORCH FINISHED	224
OPEN PORCH FINISHED	840
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	540
SCREEN PORCH FINISHED	648
UPPER STORY FINISHED	1288
UTILITY FINISHED	80

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1728
Total Area (ft ²)	1728
Constuction	SIDING GRADE 3
Replacement Cost	\$58,095
Assessed	\$53,738



Building 2

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
01857	500 SWEETWATER CLUB BLVD: EZ ELECTRICAL - RESIDENTIAL-	\$1,500		2/7/2025
07890	500 SWEETWATER CLUB BLVD: UNDERGROUND FUEL TANK INSTALLATION-SFR	\$0		5/31/2023
17597	500 SWEETWATER CLUB BLVD: GAS - RESIDENTIAL-Install a 500UG	\$0		5/18/2023
06711	500 SWEETWATER CLUB BLVD: ELECTRIC - GENERATOR-Single Family Home	\$30,979		5/10/2023
17596	500 SWEETWATER CLUB BLVD: UNDERGROUND FUEL TANK INSTALLATION-run approx 30 foot of three quarter inch	\$0		11/8/2022
06669	500 SWEETWATER CLUB BLVD: ELECTRICAL - RESIDENTIAL-residential	\$18,600		5/24/2022
06105	500 SWEETWATER CLUB BLVD: EZ PLUMBING - RESIDENTIAL-	\$10,985		4/19/2022
02533	REROOF	\$30,000		2/12/2018
06702	ALUMINUM FENCE	\$37,700		10/1/1995
04995	SFR REPLACE MASTER BEDROOM	\$350,000		7/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 2	1973	1	\$45,000	\$27,000
ELECTRIC HEATER - UNIT	1973	1	\$1,653	\$992
FIREPLACE 2	1973	3	\$18,000	\$10,800
IRON GATE - Lin Ft	1973	150	\$4,326	\$2,596

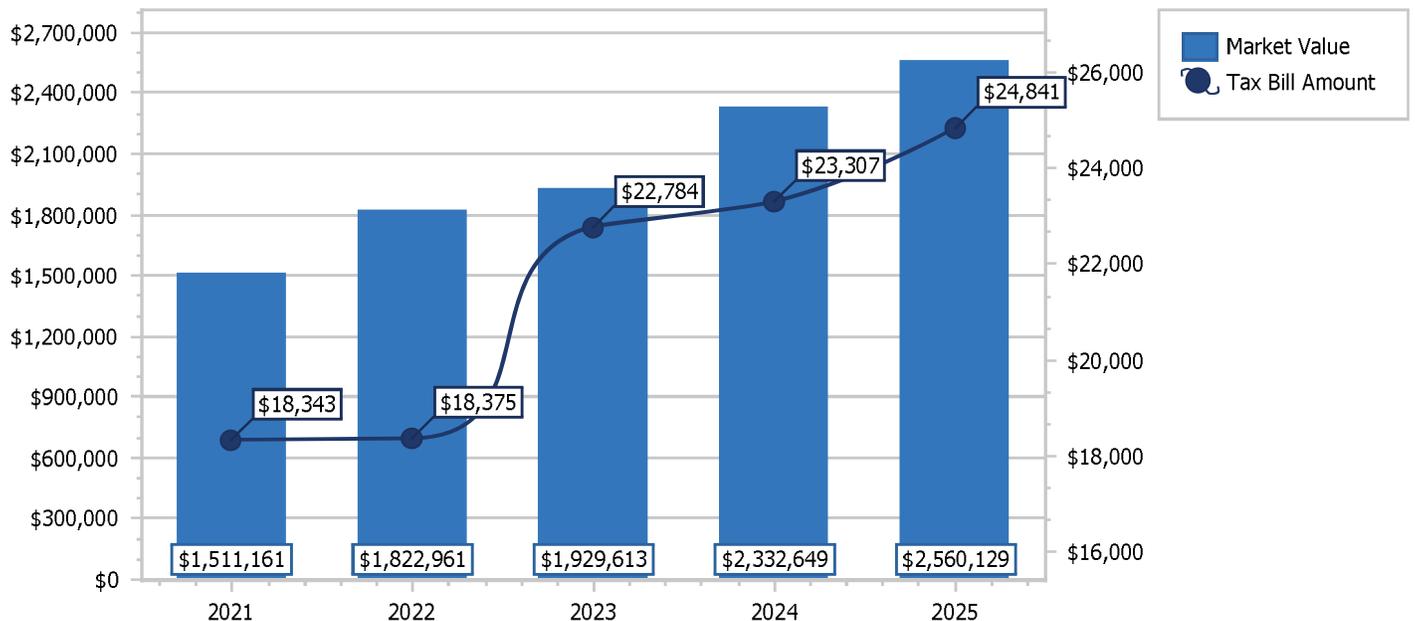
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
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 33

Utilities	
Fire Station #	Station: 16 Zone: 163
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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Seminole County Planning and Development Division
1101 East First Street
Sanford, Florida 32771

To Whom It May Concern,

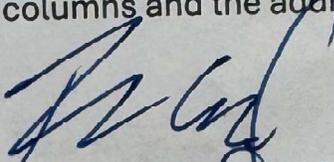
I am the President of Sweetwater Club Homeowners Association. Chad and Cindy Barr at 500 Sweetwater Club Blvd., Longwood, FL 32779 have explained to us that they are seeking a variance with Seminole County regarding a number of existing concrete columns in the fence surrounding their property. It is our understanding that they are renovating the existing columns and require a variance for the height of the columns and the addition of electrical and lighting. We have reviewed our governing documents and records and determined that 500 Sweetwater Club Blvd. is not bound by our Covenants and Restrictions. Notwithstanding this fact, Sweetwater Club Homeowners Association has no objection to this variance.

Diane Parker, Pres. 12-3-2025
Diane Parker, President
Sweetwater Club Homeowners Association

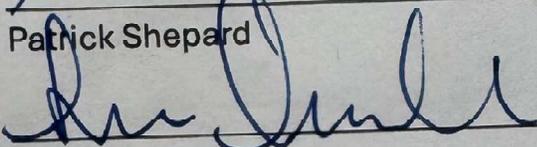
Seminole County Planning and Development Division
1101 East First Street
Sanford, Florida 32771

To whom it may concern,

We are the property owners of 200 Grandview Place, Longwood FL 32779. My neighbors Chad and Cindy Barr at 500 Sweetwater Club Blvd. Longwood FL 32779 have explained to me that they are seeking a variance with Seminole County regarding a number of existing concrete columns in the fence surrounding their property. It is my understanding that they are renovating the existing columns and require a variance for the height of the columns and the addition of electrical and lighting. We have no objection to this variance.



Patrick Shepard



Louise McCall

Seminole County Planning and Development Division
1101 East First Street
Sanford, Florida 32771

To Whom It May Concern,

We are the property owners of 400 Sweetwater Club Blvd., Longwood, FL 32779. Our neighbors, Chad and Cindy Barr at 500 Sweetwater Club Blvd., Longwood, FL 32779 have explained to us that they are seeking a variance with Seminole County regarding a number of existing concrete columns in the fence surrounding their property. It is our understanding that they are renovating the existing columns and require a variance for the height of the columns and the addition of electrical and lighting. We have no objection to this variance.



Paul Wolmarans

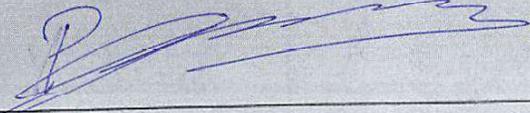


Elfriede Wolmarans

Seminole County Planning and Development Division
1101 East First Street
Sanford, Florida 32771

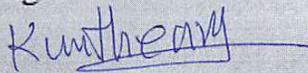
To Whom It May Concern,

We are the property owners of 600 Sweetwater Club Blvd., Longwood, FL 32779. Our neighbors, Chad and Cindy Barr at 500 Sweetwater Club Blvd., Longwood, FL 32779 have explained to us that they are seeking a variance with Seminole County regarding a number of existing concrete columns in the fence surrounding their property. It is our understanding that they are renovating the existing columns and require a variance for the height of the columns and addition of electrical and lighting. We have no objection to this variance.



Muy Pong

Date: 11/22/2025



Kuntheary Seang

REVISED

NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 500 SWEETWATER CLUB BLVD, LONGWOOD FL 32779

IN ACCORDANCE WITH SEMINOLE COUNTY CODES, YOU ARE HEREBY NOTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS IN VIOLATION OF:

SEMINOLE COUNTY CODE CHAPTER 40 APPENDIX "A," SEC 105.1, PERMIT(S) REQUIRED

DESCRIPTION OF VIOLATION:

INSTALLATION/CHANGE OF COLUMNS ~~WITH ELECTRIC~~
WITHOUT THE REQUIRED PERMITS

CORRECTIVE ACTIONS:

**** OBTAIN REQUIRED PERMITS FOR ALL WORK THAT HAS BEEN DONE. ****

NOTE: Continuing to work on this project without a permit and inspections may result in additional cost and require removal of materials to expose concealed work for inspection

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: FEBRUARY 25, 2025

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING SCHEDULED FOR A CODE ENFORCEMENT HEARING FOR RESOLUTION. THE CODE ENFORCEMENT PROCESS CAN RESULT IN FINES UP TO AND INCLUDING \$250.00 BEING LEVIED PER DAY FOR EVERY DAY THE VIOLATION(S) EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS



For further information contact:

**Seminole County Building Division
1101 East First Street, Room 1020
Sanford, FL 32771-1468**

Phone: (407) 665-7338

DATE: 2/5/25 2/11/25

CASE NO: 25-31

INSPECTOR: JASON WILKERSON
JASON RUCKER

















SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

SEC 31 TWP 20S RGE 29E BEG SW COR OF NW 1/4 OF SW 1/4 RUN N 460.81 FT
E 660 FT S 528.214 FT TO CURVE SELY ALONG CURVE 132.869 FT W 674.652 FT
N 199.19 FT TO BEG

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

A. FINDINGS OF FACT

Property Owner: CHAD & CINDY BARR
500 SWEETWATER CLUB BLVD
LONGWOOD, FL 32779

Project Name: SWEETWATER CLUB BLVD (500)

Requested Variance:

Request for a height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct seven (7) foot tall fence columns within the required front yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

SEC 31 TWP 20S RGE 29E BEG SW COR OF NW 1/4 OF SW 1/4 RUN N 460.81 FT
E 660 FT S 528.214 FT TO CURVE SELY ALONG CURVE 132.869 FT W 674.652 FT
N 199.19 FT TO BEG

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

A. FINDINGS OF FACT

Property Owner: CHAD & CINDY BARR
500 SWEETWATER CLUB BLVD
LONGWOOD, FL 32779

Project Name: SWEETWATER CLUB BLVD (500)

Variance Approval:

Request for a height variance from five (5) feet to seven (7) feet for fence columns in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

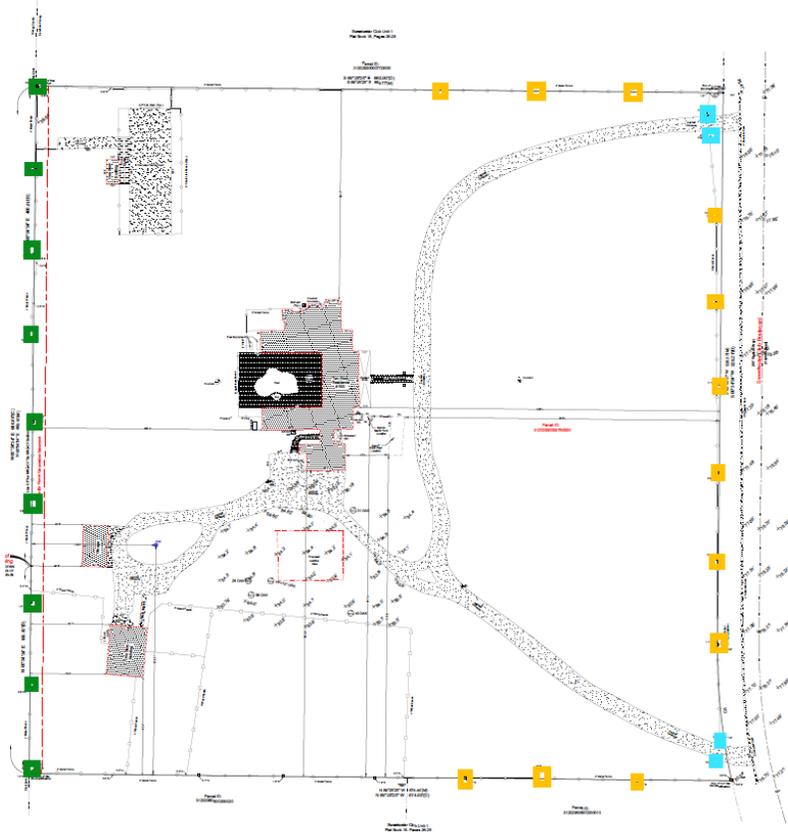
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN



Boundary Survey
Legal Description:
 BEING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 28 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN NORTH 89°34' EAST, 482.81 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, THENCE RUN SOUTH 89°26' EAST, 861.81 FEET, THENCE RUN SOUTH 89°26' WEST, 230.24 FEET TO THE P.C. OF A CURVE CONRAD EASTWARD HAVING A RADIUS OF 800 FEET, THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 174°11'17", 132.88 FEET, THENCE RUN NORTH 89°26' WEST, 81.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, THENCE RUN NORTH 89°34' EAST, 188.19 FEET TO THE POINT OF BEGINNING.

Disclaimer:
 BY RECORDING A SURVEY WITH THE LOCAL GOVERNING MUNICIPALITY OF WINTERFLA, FLORIDA, THE PROPERTY APPEARS TO BE LOCATED WITHIN A CITY, COUNTY AND ZONING DISTRICT IN SEMINOLE COUNTY, FLORIDA. THE CITY, COUNTY AND ZONING DISTRICTS ARE NOT SHOWN ON THIS SURVEY.

PREPARED BY:
 CHAD A. BARR AND CINDY BARR

- Front fence columns= 5'2"
 - Gate columns= 7'
 - Rear fence columns= 6'
- Setback= 0**



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0149

Title:

528 Pinesong Drive - Request for a rear yard setback variance from five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; BV2025-144 (Kacey Foust, Applicant) District 1 - Dallari (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 five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Deer Run Unit 5 subdivision and is within the Deer Run Planned Development (PD).
- The applicant is proposing to replace an existing pool screen enclosure that encroaches three (3) feet into the required rear yard setback.
- Prior to the current property owner purchasing the property, a portion of the seven and one-half (7½) utility easement was vacated; however, a setback variance was never applied for.
- The Deer Run Homeowners Association has approved the applicant's request to replace the existing pool screen enclosure.

- A letter of support was received by the adjacent neighbor located at 532 Pinesong Drive.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

Staff finds that the following variance criteria 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)

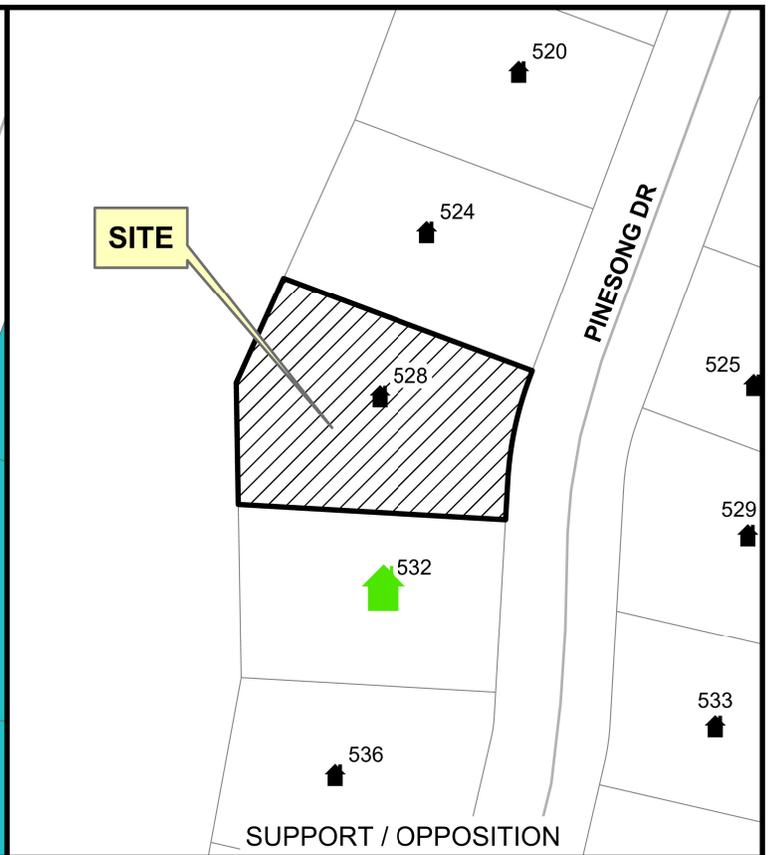
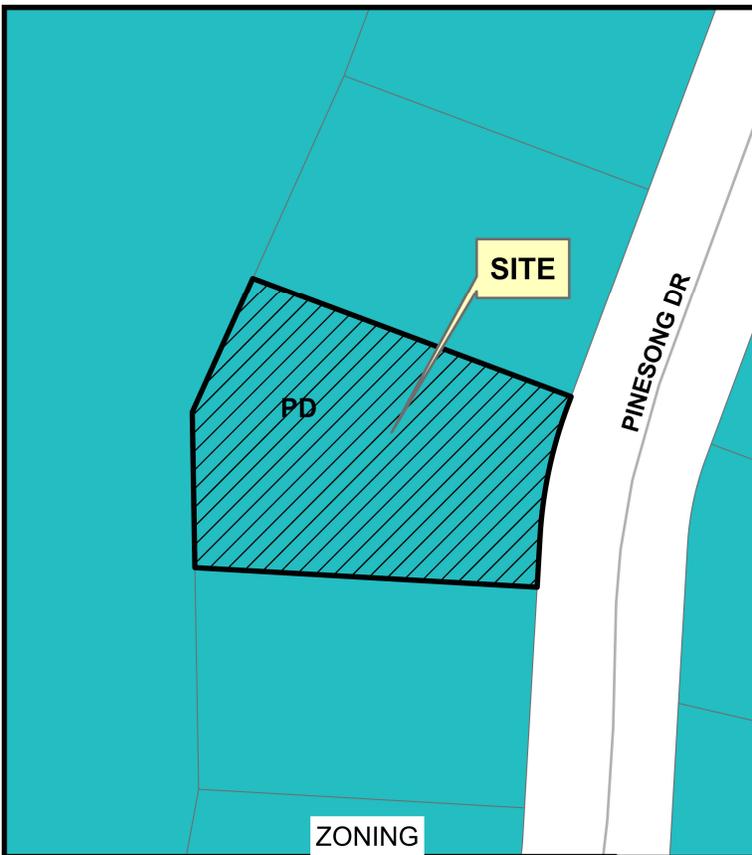
Staff Conclusion:

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.

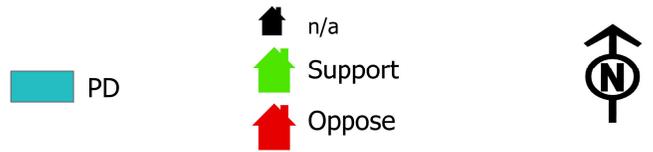
Staff Recommendation:

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 pool screen enclosure 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.



KACEY & TIMOTHY FOUST
 528 PINESONG DR
 CASSELBERRY FL 32707
 SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026



VARIANCE CRITERIA

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

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

A prior owner applied for the pool screen enclosure to be vacated w/in a portion of the easement. We are looking to replace this pre-existing enclosure that is in disrepair + potential cause of leaking w/insufficient gutters.

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

The prior owners who installed the original screen enclosure applied for a portion of it to be vacated in the easement but did not submit a variance for the setback. We simply want to replace the existing structure. Granting the variance would allow us to replace the existing structure that is in disrepair.

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?

Without the approval of the requested variance, we would have to either maintain or remove a failing screen enclosure for our pool and patio, thus diminishing the enjoyment of the space.

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

We are not looking to encroach any further into the easement, but rather replace the existing structure.

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

The new enclosure will function and look aesthetically better than the existing older enclosure, and a more sound structure.

Property Record Card



Parcel: 15-21-30-5FX-0000-0080
Property Address: 528 PINESONG DR CASSELBERRY, FL 32707
Owners: FOUST, KACEY L; FOUST, TIMOTHY M
 2026 Market Value \$386,903 Assessed Value \$386,903 Taxable Value \$386,903
 2025 Tax Bill \$5,289.53
 The 3 Bed/2 Bath Single Family property is 1,799 SF and a lot size of 0.23 Acres

Parcel Location



Site View



1521305FX00000080 03/03/2025

Parcel Information

Parcel	15-21-30-5FX-0000-0080
Property Address	528 PINESONG DR CASSELBERRY, FL 32707
Mailing Address	528 PINESONG DR CASSELBERRY, FL 32707-5446
Subdivision	DEER RUN UNIT 5
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$285,503	\$287,090
Depreciated Other Features	\$26,400	\$24,600
Land Value (Market)	\$75,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$386,903	\$386,690
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$386,903	\$386,690

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,289.53
Tax Bill Amount	\$5,289.53
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FOUST, KACEY L - Tenancy by Entirety
 FOUST, TIMOTHY M - Tenancy by Entirety

Legal Description

LOT 8 DEER RUN UNIT 5 PB 26 PGS 33 & 34

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$386,903	\$0	\$386,903
Schools	\$386,903	\$0	\$386,903
FIRE	\$386,903	\$0	\$386,903
ROAD DISTRICT	\$386,903	\$0	\$386,903
SJWM(Saint Johns Water Management)	\$386,903	\$0	\$386,903

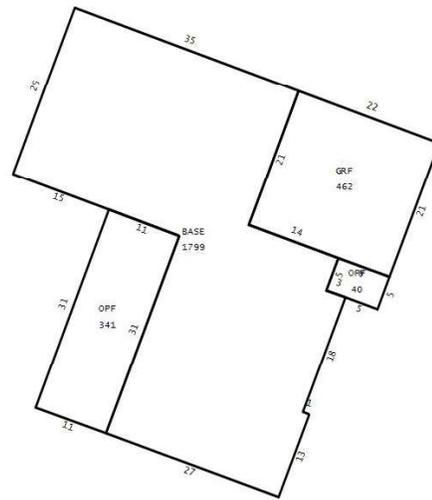
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/31/2024	\$445,000	10639/1293	Improved	Yes
WARRANTY DEED	5/1/2018	\$285,000	09128/0992	Improved	Yes
WARRANTY DEED	2/1/1995	\$113,000	02887/1517	Improved	Yes
WARRANTY DEED	7/1/1993	\$115,000	02627/2005	Improved	Yes
QUIT CLAIM DEED	8/1/1992	\$45,000	02483/0017	Improved	No
SPECIAL WARRANTY DEED	2/1/1990	\$100,000	02151/1647	Improved	No
CERTIFICATE OF TITLE	9/1/1989	\$100	02102/1905	Improved	No
WARRANTY DEED	9/1/1986	\$114,000	01771/0643	Improved	Yes
WARRANTY DEED	8/1/1982	\$69,500	01410/0942	Improved	Yes
SPECIAL WARRANTY DEED	5/1/1982	\$432,000	01395/0108	Vacant	No

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1982/2000
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1799
Total Area (ft ²)	2642
Constuction	CB/STUCCO FINISH
Replacement Cost	\$317,226
Assessed	\$285,503



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	462
OPEN PORCH FINISHED	341
OPEN PORCH FINISHED	40

Permits				
Permit #	Description	Value	CO Date	Permit Date
09726	528 PINESONG DR: REROOF RESIDENTIAL-single story house [DEER RUN UNIT 05]	\$16,275		6/22/2023
07368	528 PINESONG DR: MECHANICAL - RESIDENTIAL-Residential [DEER RUN UNIT 05]	\$6,848		5/22/2020
12773	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$7,000		10/21/2004
09861	MECHANICAL & CONDENSOR	\$3,836		10/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1982	1	\$35,000	\$21,000
SCREEN ENCL 2	1982	1	\$9,000	\$5,400

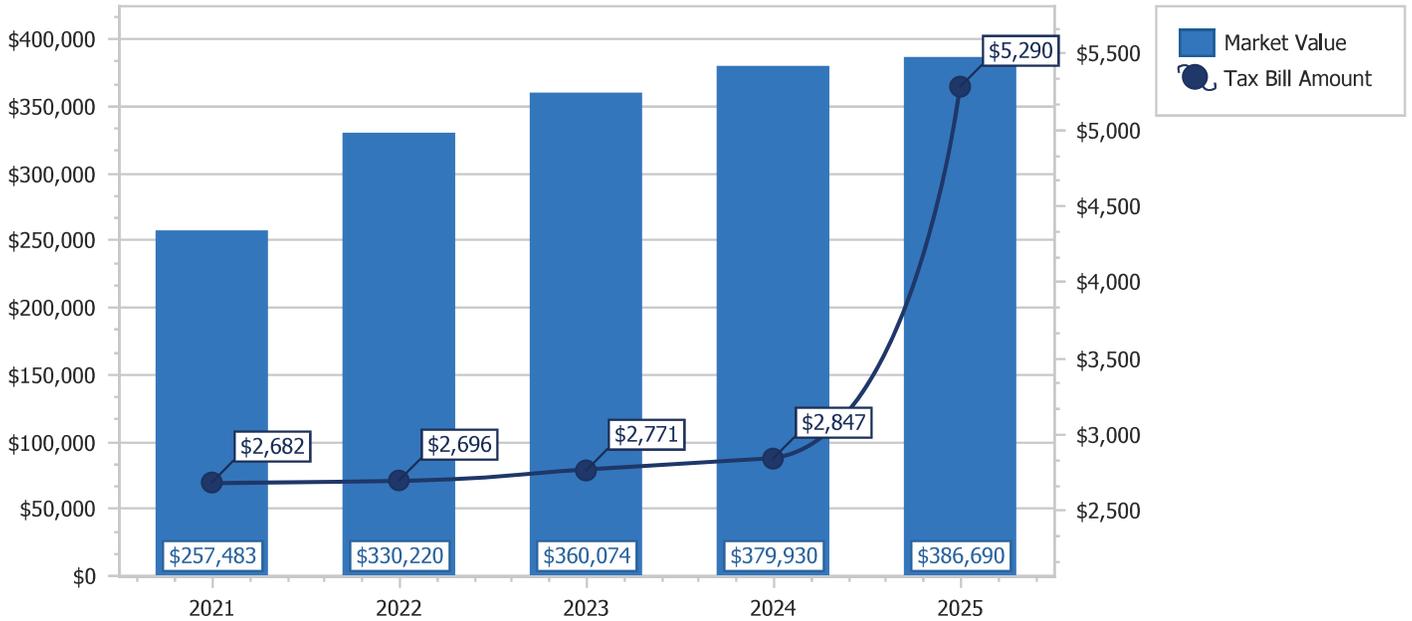
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Sterling Park
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 58

Utilities	
Fire Station #	Station: 25 Zone: 252
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

DEER RUN HOMEOWNERS ASSOCIATION #5, INC.
PINESONG COVE, Est. 1982

President: Chris Miller | Vice President: Chris Burdette | Secretary: Lee Ann Sutton | Treasurer: Ronda Young

ARCHITECTURAL CHANGE – APPROVAL FORM

Date: 12/30/25

Property Owner's Name: Kacey L. Faust

Property Address: 528 Pinesong Dr.

Contact Phone Number: 954-815-73582

Email Address: goalchik7@yahoo.com

Previously Submitted: _____

(if yes, indicate date and changes from previous submission)

Type of Request:

replacement of existing pool screen enclosure

Specifications: (showing the nature, kind, space, height, materials, and location of any improvements).

aluminum, 7" gutter

Attachments: please include renderings, pictures, paint samples, etc.

property survey w/ existing enclosure dimensions

Committee Use Only:

Date Received: 12/30/2025

Previously Denied: _____

Action: Approved _____ Denied

Comments: Ronda Young Christa Miller

December 30, 2025

To Whom it May Concern:

This letter is to confirm that we approve the replacement of our neighbor's existing screen enclosure at 528 Pinesong Dr. The existing enclosure was put in from prior owners, and although a portion of the enclosure was properly vacated, the variance was never completed through the county. The current owners are replacing the existing enclosure which is in disrepair. Replacement would not only improve our neighbor's enjoyment of their property but it also would look better aesthetically from neighboring properties.

Thank you,

Justin + Ronda Young
532 Pinesong Drive
Casselberry, FL 32707
407-234-2454/407-618-3476



COUNTY OF SEMINOLE



FLORIDA

LAND MANAGEMENT
PHONE (305) 321-1130 EXT 443

COUNTY SERVICES BUILDING
1101 E. 1st STREET
SANFORD, FLORIDA 32771

January 28, 1986

Mr. and Mrs. William C. Youmans
671 Vistawilla Dr.
Winter Springs, Fl
32708-3851

Dear Mr. and Mrs. Youmans :

At their meeting of January 28, 1986, the Seminole County Board of County Commissioners approved your request to vacate that part of the 7.50 foot wide utility easement along the Westerly line of Lot 8, Deer Run, Unit 5, recorded in Plat Book 26, Pages 33 and 34, Public Records of Seminole County.

Please forward to our office a check for \$5.00 for the recording fee, made payable to the Clerk of the Circuit Court.

Sincerely,

Sally Young
Sr. Secretary

/sky

SCHEDULE FOR BCC
ON

JAN. 28, 86

NOTE:
SANDY HAS THE BOND!

802-354,474.05
803-170,645.00

NA 86-5

5

R E S O L U T I O N

OFFICIAL RECORDS
BOOK PAGE
1709 1542
SEMINOLE CO. FLA.

WHEREAS, a Petition was presented on behalf of

WILLIAM C. AND JULIE R. YOUMANS, 671 Vistawilla Drive,

Winter Springs, Florida, 32708-3851

to the Board of County Commissioners of Seminole County, Florida,
requesting the closing, vacating and abandoning of the following

described utility easement, to-wit:

Request abandoning of that part of the 7.50 foot wide utility easement along the Westerly line of Lot 8, DEER RUN UNIT 5 recorded in Plat Book 26, Pages 33 and 34, Public Records of Seminole County Florida being more particularly described as follows: Commence at the S.W. corner of Lot 8 of said DEER RUN UNIT 5, thence N 00 09'36" W, 29.81 feet along the Westerly line of said Lot 8; thence N 21 12'24" E, 4.99 feet for a Point of Beginning; thence continue N 21 12'24" E, 15.60 feet to the Easterly line of said 7.50 foot wide utility easement; thence S 00 09'36" E, 16.75 feet along the Easterly line of said 7.50 foot wide utility easement; thence leaving said Easterly line run N 68 47'36" W, 6.10 feet to the Point of Beginning.

WHEREAS, after due consideration the Board of County Commissioners having determined that the abandonment of the above described utility easement is to the best interests of the County and the public.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described utility easement be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

Sandy Webb

PASSED AND ADOPTED this 28th day of January,

A.D., 1986.

7. THE FOLLOWING INFORMATION WILL ACCOMPANY EACH APPLICATION FOR THE VACATING OF A PLAT:

- A. APPLICATION TO VACATE
- B. PROOF OF PUBLICATION OF NOTICE OF INTENT
- C. CERTIFICATE OF TITLE (INCLUDES STATEMENT OF TAX STATUS)
- D. RESOLUTION ADOPTING VACATING

8. THE FOLLOWING INFORMATION WILL ACCOMPANY EACH APPLICATION FOR THE VACATING OF A UTILITY EASEMENT:

- A. APPLICATION TO VACATE
- B. RESOLUTION ADOPTING VACATING
- C. INDENTURE (IF REPLACEMENT EASEMENT IS NEEDED)
- D. LETTERS OF APPROVAL/DISAPPROVAL FROM ALL APPLICABLE UTILITY COMPANIES

9. SIGNATURE OF APPLICANT(S)

William C. Gorman

Julie R. Gorman

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOT 8 DEER RUN UNIT 5 PB 26 PGS 33 & 34

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

A. FINDINGS OF FACT

Property Owner: KACEY FOUST
528 PINESONG DR
CASSELBERRY, FL 32707

Project Name: PINESONG DR (528)

Requested Variance:

Request for a rear yard setback variance from five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to replace a pool screen enclosure 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 March, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 8 DEER RUN UNIT 5 PB 26 PGS 33 & 34

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

A. FINDINGS OF FACT

Property Owner: KACEY FOUST
528 PINESONG DR
CASSELBERRY, FL 32707

Project Name: PINESONG DR (528)

Variance Approval:

Request for a rear yard setback variance from five (5) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pool screen enclosure (37.6 x 30.6') 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**

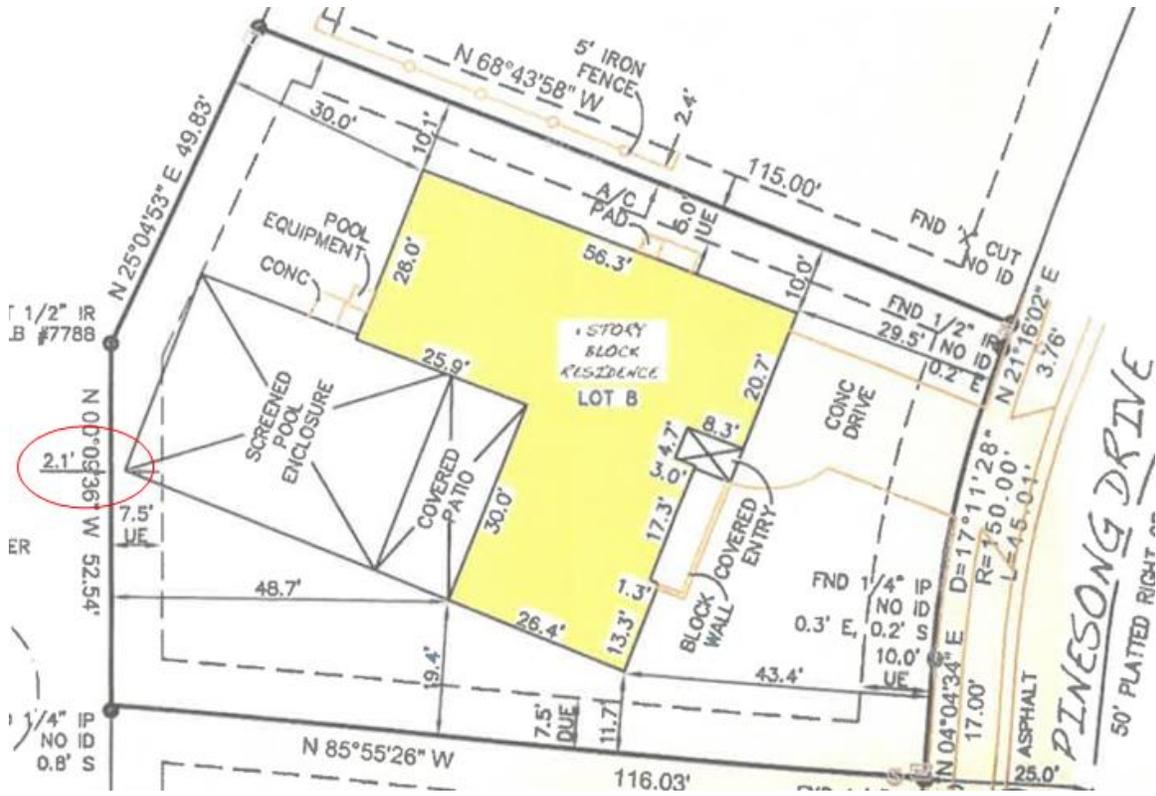
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0179

Title:

9483 Shortleaf Court - Request for a 1) building size variance from 1133 square feet to 2640 square feet and a 2) building height variance from 16 to 19 for a storage building in the A-1 (Agriculture) district; BV2025-131 (Logan Bordeau, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for a 1) building size variance from 1133 square feet to 2640 square feet and a 2) building height variance from 16 to 19 for a storage building in the A-1 (Agriculture) district; or
2. Approve the request for a 1) building size variance from 1133 square feet to 2640 square feet and a 2) building height variance from 16 to 19 for a storage building in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in Bear Lake Forest subdivision.
- The proposed accessory structure is 2,640 square feet, a 1507 square foot increase above what is permitted by the Seminole County Land Development Code (SCLDC). The SCLDC permits an accessory building of 1,133 square feet when not used for agricultural purposes. The living area of the primary dwelling is 2,266 square feet. The applicant intends to use the structure for storage of personal property.
- The mean height of the existing home is 16 feet. The proposed storage building

height is 19 feet, which is 3 higher than the existing home.

- Section 30.6.1.2 of the Seminole County Land Development Code states:
(e) Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.
- There have not been any prior variances for the subject property.
- The request was continued from the January 26, 2025, Board of Adjustment, to include the building height variance.

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:

- Approving a variance to allow an accessory structure to exceed the principal dwelling living area by more than fifty (50) percent would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The 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)

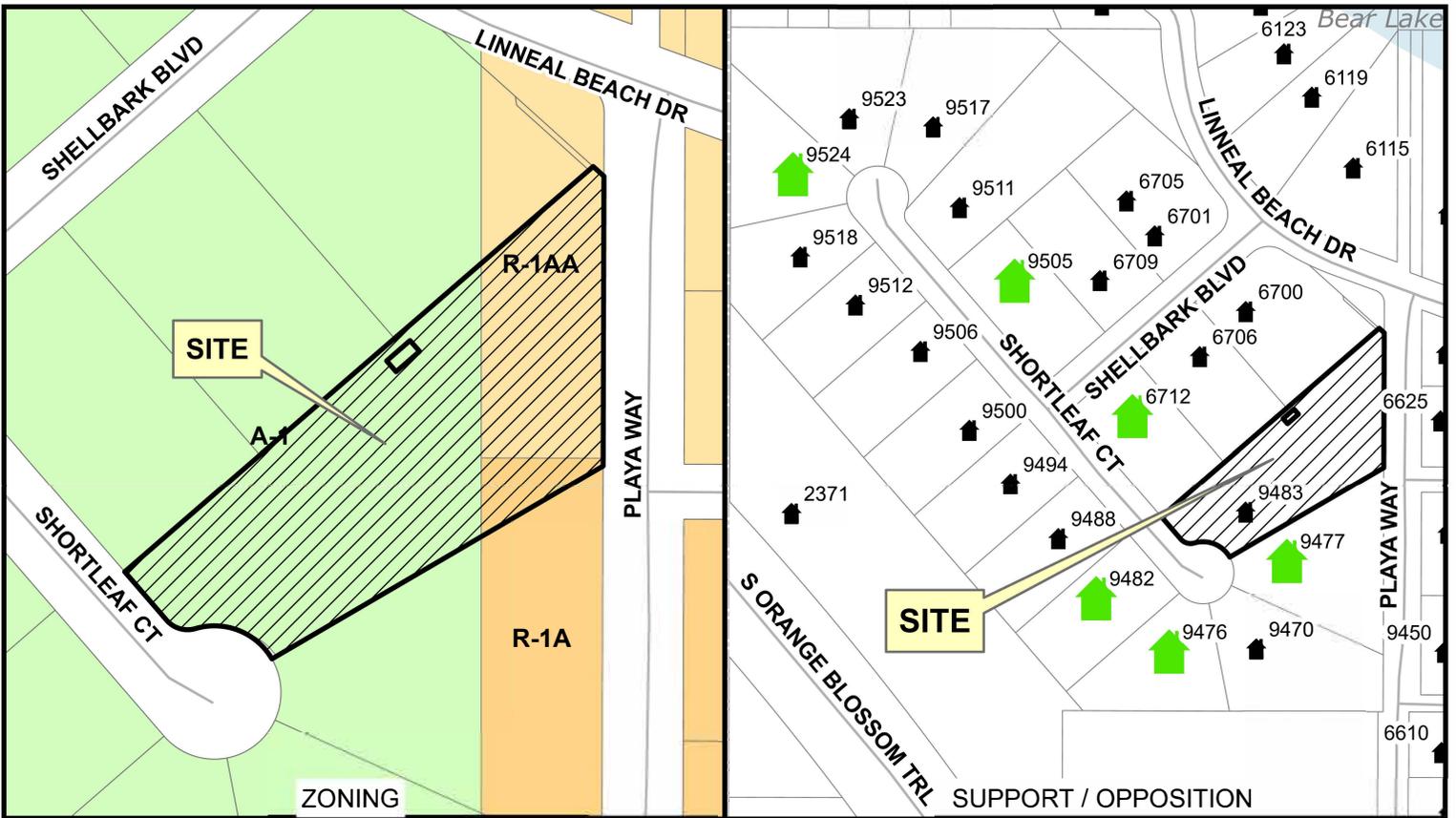
Staff Conclusion:

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 2,640 square foot accessory structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



Samantha & Logan Bordeau
 9483 Shortleaf Ct
 Apopka FL 32703

SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026

- A-1
- R-1AA
- R-1A

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

Our property has unique size and layout characteristics that make a larger accessory structure appropriate. The lot is significantly larger and more open than all other surrounding residential parcels which allows for an accessory building of this size without impacting neighboring properties.

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

The lot size, shape, and smaller square footage of the existing home were all present prior to this variance request. These factors create limitations under the current code that the applicant did not create. The need for a larger accessory building arises from the inherent layout and functional requirements of the property itself, rather than from any modification by the applicant.

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.

Granting this variance would not provide any special privilege, as several nearby homes already have similar metal garages or accessory buildings. This request simply allows the applicant to use the property in a way that is consistent with existing neighborhood improvements, maintaining fairness, compatibility, and the established character of the zoning district.

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 literal interpretation of the zoning regulations would prevent the applicant from constructing a metal garage similar to those already built on nearby properties within the same zoning district. This restriction would deprive the applicant of a reasonable and commonly exercised use of their property that neighboring owners already enjoy. Enforcing the regulations without flexibility would create an unnecessary & undue hardship by limiting the applicant's ability to store equipment, protect vehicles, and maintain the property in the same manner as other neighbors.

5. Describe how the requested variance is 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 for the reasonable use of the property. The applicant is only seeking the amount of relief required to construct a metal garage of appropriate size and placement for essential storage and maintenance needs.

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.

Granting this variance aligns with the intent of the zoning regulations because similar accessory structures already exist in the neighborhood. The proposed garage will not harm surrounding properties or public welfare and will remain compatible with the area's established character and use.

Property Record Card



Parcel: **19-21-29-512-0000-0180**
 Property Address: **9483 SHORTLEAF CT APOPKA, FL 32703**
 Owners: **BORDEAU, LOGAN; BORDEAU, SAMANTHA**
 2026 Market Value \$458,998 Assessed Value \$401,640 Taxable Value \$350,918
 2025 Tax Bill \$4,780.39 Tax Savings with Exemptions \$1,466.56
 The 4 Bed/2.5 Bath Single Family property is 2,266 SF and a lot size of 1.92 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-29-512-0000-0180
Property Address	9483 SHORTLEAF CT APOPKA, FL 32703
Mailing Address	9483 SHORTLEAF CT APOPKA, FL 32703-2357
Subdivision	BEAR LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$313,438	\$315,142
Depreciated Other Features	\$33,060	\$29,040
Land Value (Market)	\$112,500	\$112,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$458,998	\$456,682
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$57,358	\$66,361
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$401,640	\$390,321

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,246.95
Tax Bill Amount	\$4,780.39
Tax Savings with Exemptions	\$1,466.56

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BORDEAU, LOGAN - Tenancy by Entirety
 BORDEAU, SAMANTHA - Tenancy by Entirety

Legal Description

LOT 18 (LESS BEG 299.30 FT N 48 DEG 56 MIN
29 SEC E + 6 FT S 41 DEG 3 MIN 31 SEC E OF
MOST WLY COR RUN S 41 DEG 3 MIN 31 SEC E
13 FT N 48 DEG 56 MIN 29 SEC E 28 FT N 41
DEG 3 MIN 31 SEC W 13 FT S 48 DEG 56 MIN
29 SEC W 28 FT TO BEG) BEAR LAKE FOREST PB
23 PGS 70 & 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$401,640	\$50,722	\$350,918
Schools	\$401,640	\$25,000	\$376,640
FIRE	\$401,640	\$50,722	\$350,918
ROAD DISTRICT	\$401,640	\$50,722	\$350,918
SJWM(Saint Johns Water Management)	\$401,640	\$50,722	\$350,918

Sales

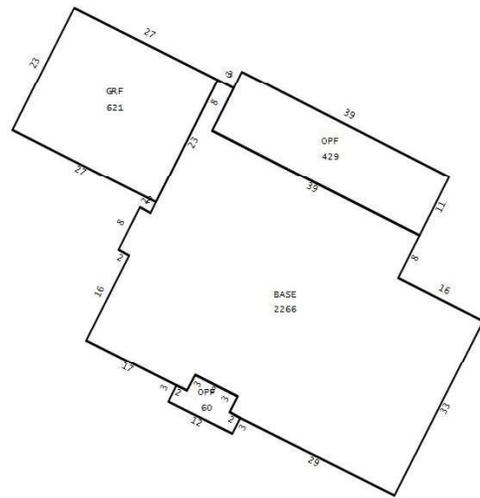
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/11/2022	\$445,000	10169/0630	Improved	Yes
CORRECTIVE DEED	2/11/2022	\$100	10169/0628	Improved	No
QUIT CLAIM DEED	5/10/2021	\$100	09924/1669	Improved	No
CERTIFICATE OF TITLE	9/30/2019	\$241,000	09449/0984	Improved	No
WARRANTY DEED	12/1/1988	\$125,000	02021/1501	Improved	Yes
WARRANTY DEED	8/1/1983	\$18,000	01495/1411	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$125,000/Lot	\$112,500	\$112,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984/2004
Bed	4
Bath	2.5
Fixtures	8
Base Area (ft ²)	2266
Total Area (ft ²)	3376
Constuction	BRICK
Replacement Cost	\$340,694
Assessed	\$313,438

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	621
OPEN PORCH FINISHED	60
OPEN PORCH FINISHED	429

Permits				
Permit #	Description	Value	CO Date	Permit Date
14324	9483 SHORTLEAF CT: MECHANICAL - RESIDENTIAL- [BEAR LAKE FOREST]	\$4,200		2/25/2020
13182	9483 SHORTLEAF CT: MECHANICAL - RESIDENTIAL-SFR [BEAR LAKE FOREST]	\$7,450		9/20/2019

Extra Features					
Description	Year Built	Units	Cost	Assessed	
POOL 1	1984	1	\$35,000	\$21,000	
FIREPLACE 2	1984	1	\$6,000	\$3,600	
PATIO 1	1990	1	\$1,100	\$660	
SCREEN ENCL 1	1990	1	\$4,000	\$2,400	
SCREEN ENCL 2	1990	1	\$9,000	\$5,400	

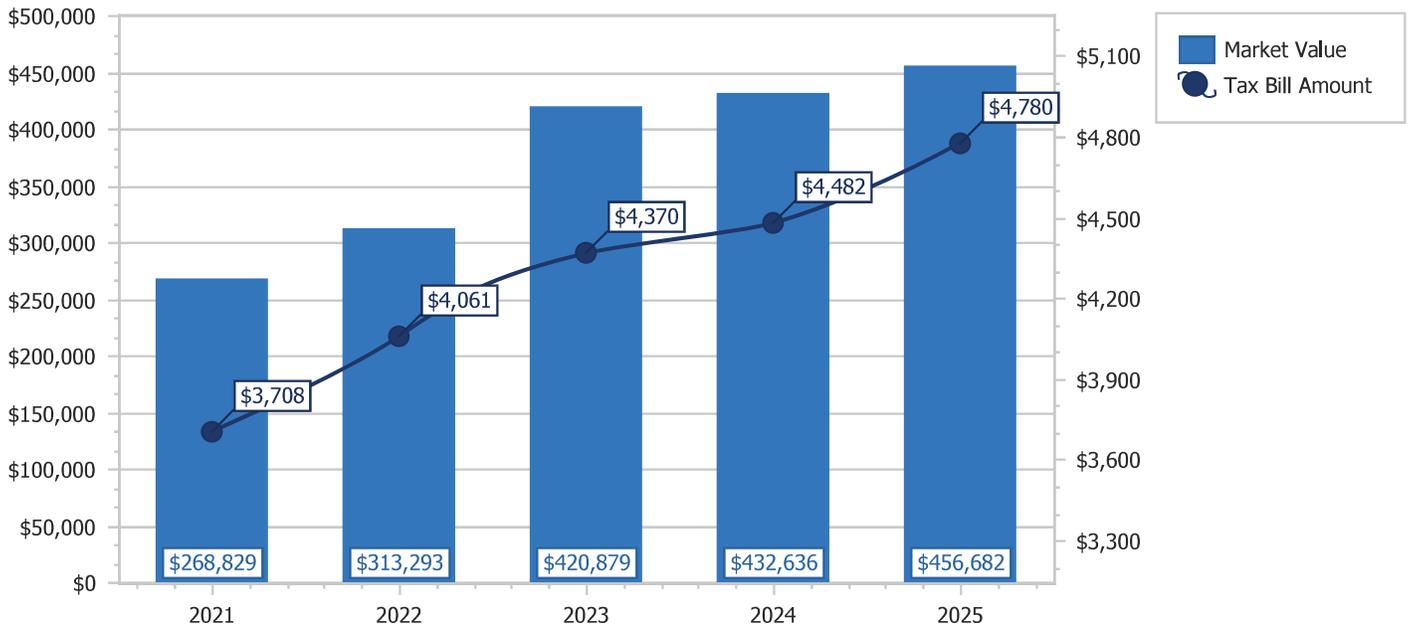
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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



Copyright 2026 © Seminole County Property Appraiser

Date: 9/11/2025

To: Seminole County Board of Adjustment / Planning & Development Division

Variance Request for Logan Bordeau - 9483 Shortleaf Court Apopka, FL 32703

I/We, the undersigned adjacent property owner(s), hereby acknowledge that I/we have been informed of the variance request submitted by Logan Bordeau, located at 9483 Shortleaf Court Apopka, FL 32703, to construct a 44x60 garage in the backyard.

I/We understand the nature of the request and have no objection to the proposed variance. I/We support or approve the request as submitted to Seminole County.

Neighbor Information:

- Name: Stacey Frein
- Property Address: 6712 Shellback Blvd.
- Signature: Stacey R. Frein
- Date: 9/11/25

Neighbor Information:

- Name: Jose Ramos
- Property Address: 9524 Shortleaf Ct
- Signature: [Signature]
- Date: 9-11-25

Neighbor Information:

- Name: Joe Carter
- Property Address: 9482 Shortleaf Ct.
- Signature: [Signature]
- Date: 9/11/25

Neighbor Information:

- Name: Stacy Bourdeau 3212636065
- Property Address: 9476 Shortleaf Ct., Appt. 101, Ft 32763
- Signature: [Signature]
- Date: 9/11/25

Neighbor Information:

- Name: Guild Powers
- Property Address: 9477 Shortleaf Ct
- Signature: [Signature]
- Date: 9-11-25

Neighbor Information:

- Name: Shawna Tucker
- Property Address: 9505 Shortleaf Ct.
- Signature: [Signature]
- Date: 9/11/25

Hammel, Kathy

From: A R <acr6825@gmail.com>
Sent: Sunday, February 1, 2026 7:35 PM
To: Hammel, Kathy; Flores, Beatriz
Subject: Opposition to Variance Request – Project 25-30000131 Property Address 9483 Shortleaf Ct, Apopka, FL 33703

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To: Commissioner Lee Constantine and Project Manager Kathy Hammel

I wanted to share my concerns regarding the variance request for the proposed 2,640 sq. ft storage structure at 9483 Shortleaf Ct, Apopka, FL 33703 which directly abuts my property.

From my understanding of Seminole County's Land Development Code, this request does not appear to meet the standards required for a variance, particularly the requirement to demonstrate an unnecessary and undue hardship.

I met with the property owner on January 20, and it is my understanding from that conversation that the structure is intended primarily for storage of a motorhome. While I understand the desire for covered storage, this appears to be a matter of convenience or personal preference rather than a true hardship tied to the physical characteristics of the property.

I'm also concerned about the overall scale of the structure and how it fits with the surrounding properties. In my view, it would negatively impact the character of the area and set an undesirable precedent for similar requests.

For these reasons, I respectfully ask that the variance be denied.

Best Regards,

Anais Robinson
6700 Shellbark Blvd
Apopka FL 32703

Hammel, Kathy

From: Dotti O'Leary <dottioleary@gmail.com>
Sent: Wednesday, February 4, 2026 8:32 AM
To: Hammel, Kathy
Subject: Re: Project 25-30000131 9483 Shortleaf Court

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Good morning Ms. Hammel,

Thank you for notifying me that the variance request has been continued to the February 23rd hearing. Will my email expressing my concerns still be read and considered at the next hearing if I am unable to attend?

Thank you,
Dotti O'Leary

Sent from my iPad

On Jan 26, 2026, at 3:40 PM, Hammel, Kathy <khammel@seminolecountyfl.gov> wrote:

Thank you for your email. The applicant is requesting for the variance to be continued to the February 23rd hearing.

Kathy Hammel
Principal Planner
Development Services | Planning and Development
O: (407) 665-7389
1101 E. 1st Street
Sanford, FL 32771
khammel@seminolecountyfl.gov
www.seminolecountyfl.gov

-----Original Message-----

From: Dotti O'Leary <dottioleary@gmail.com>
Sent: Monday, January 26, 2026 3:36 PM
To: Hammel, Kathy <khammel@seminolecountyfl.gov>
Subject: Project 25-30000131 9483 Shortleaf Court

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Ms. Hammel,

In reference to the above project in the subject line, I am writing to express my opposition to the request for a building size variance from 1133 sq ft to 2640 sq ft for a storage building on the property of 9483 Shortleaf Court.

My concerns are how a building that large will negatively affect the value of the surrounding homes/property; how it would impact the environment and Bear Lake's consistent watershed challenges; and last but not least a structure that size would be an eyesore, (especially if will be taller than the average storage shed height of 10-12 ft) and visible from the main neighborhood roads of Playa Way & Linneal Beach Drive.

I am unable to attend the public hearing this evening, so I respectfully request that this email be submitted to the Board Of Adjustment in my absence.

Thank you in advance for your assistance!

Dotti O'Leary
6112 Linneal Beach Dr.

Sent from my iPad

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****

Hammel, Kathy

From: Cissy Heaton <cissysartwork@gmail.com>
Sent: Monday, February 2, 2026 2:49 PM
To: Flores, Beatriz; Hammel, Kathy
Subject: Variance request, Project #25-30000131 at 9483 Shortleaf Court, Apopka

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To Commissioner Lee Constantine, Beatriz Flores & Kathy Hammel

This note is to express my strong opposition to the above referenced variance request at 9483 Shortleaf Court. The back of my property at 6706 Shellbark Blvd, directly abuts this property. The industrial metal building that is proposed would be completely out of place in our neighborhood of single family homes! The size of the building lends itself to unapproved uses that are industrial in nature and not intended for a residential neighborhood.

I have nearly 30 signatures on a petition at this writing from neighbors, some of who received the county variance request notice, and some who did not, but who would be affected by having a 2640 sq. ft. industrial metal warehouse sized building in the neighborhood.

I might add that of the 6 supporters on Mr. Bordeau's application who stated that they were adjacent to his property and approved of the building, only TWO actually abut his property. One of them actually lives 1/4 mile away!

Please deny this variance request; a building of this size does not belong in the neighborhood!

Regards
Cecilia Heaton

Hammel, Kathy

From: atvc@bellsouth.net
Sent: Monday, January 26, 2026 3:21 PM
To: Hammel, Kathy
Subject: Project 25-30000131

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This email is regarding the location at 9483 Shortleaf Court, Apopka, FL 32703 - project 25-30000131

Ms. Hammel,

We have zoning for a reason and when someone buys a home they expect their neighbors to abide by those zoning laws.

The proposed 2640 sq ft building is way to big for that residential area. It will cause a hardship for the neighbors and we kindly ask you to respect the current zoning and not make an exception for such a large building.

Thanks you,

Judy Ihrig
5820 Bear Lake Cir, Apopka FL 32703



Virus-free. www.avq.com

Hammel, Kathy

From: djswoods3@gmail.com
Sent: Monday, January 26, 2026 3:02 PM
To: Hammel, Kathy
Subject: Project 25-30000131, located at 9483 Shortleaf Court ,Apopka, Fl 32703

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Good afternoon Ms Hammel,

I am writing to ask you to give thoughtful consideration to oppose the variance for a proposed 2640 square foot metal building at 9483 Shortleaf Court. I believe the county has guidelines in place that are respectful for both the owner of the property and the surrounding neighbors that would be impacted by the building. The size of this bldg exceeds the county guidelines and should be denied. The size of the requested bldg would be more appropriate in a neighborhood that has more acreage and would not have such a negative impact on the surrounding neighbors.

We have codes in place that are sensitive to nearby neighbors. Like a noise ordinance or trash accumulating that needs to be removed. The noise can be turned down the trash can be removed. But if you approve this oversized metal bldg, it will be permanent.

After reviewing the information and pictures, I don't believe this is what any of us would want to look at when we are on our porch , in the pool or entertaining guest.

So please denied the size of this project and honor the guidelines that are in place that are aligned with the footage of the home.

Respectfully,
Donna Smith
6055 Linneal Beach Drive
Apopka,Fl
32703

Sent from my iPad

Hammel, Kathy

From: Jan West <barryjanwest@yahoo.com>
Sent: Sunday, January 25, 2026 6:13 PM
To: Hammel, Kathy
Subject: Project 25-30000131

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Ms Hammel,

This note is to express our opposition to granting the variance request for the proposed 2640 sq ft building at 9483 Shortleaf Ct. We feel that the size of the metal building is out of place and would have a detrimental effect on our single family home neighborhood.

Regards

Barry & Jan West
9523 Shortleaf Ct
Apopka, FL 32703

Hammel, Kathy

From: Charles Johnson <cj.alysajohnson@gmail.com>
Sent: Thursday, January 22, 2026 5:20 PM
To: Hammel, Kathy
Subject: Fwd: Variance Request/Kathy Hammel project 9483 Shortleaf Court

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Begin forwarded message:

From: Charles Johnson <Cj.Alysajohnson@gmail.com>
Date: January 22, 2026 at 13:32:29 EST
To: Khammel@seminolecountyil.gov
Subject: Variance Request/Kathy Hammel project 9483 Shortleaf Court

Hello Kathy

My name is Charles Johnson. I live at 6625 Bear Lake Ter, Apopka FL 32703. It has been brought to my knowledge that 9483 Shortleaf has requested a variance for a storage building to expand the size from 1,133 sqft to 2,640 sqft. This is a huge building that would be approximately 374 sqft larger than the existing home on the property. A building this size will be an eyesore and will not conform to the surrounding area. I am in complete opposition to this variance and would like this taken into account when a decision is made. I would also like to make aware that I have driven by this property several times over the last two weeks to read the sign that is supposed to be posted and it is not facing the road which does not make it visible and is against the requirement if I'm not mistaken. I have attached a picture and would encourage some to drive by and validate the image. I really appreciate your time and I hope you have a great weekend.

Sincerely



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOT 18 (LESS BEG 299.30 FT N 48 DEG 56 MIN
29 SEC E + 6 FT S 41 DEG 3 MIN 31 SEC E OF
MOST WLY COR RUN S 41 DEG 3 MIN 31 SEC E
13 FT N 48 DEG 56 MIN 29 SEC E 28 FT N 41
DEG 3 MIN 31 SEC W 13 FT S 48 DEG 56 MIN
29 SEC W 28 FT TO BEG) BEAR LAKE FOREST PB
23 PGS 70 & 71

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

A. FINDINGS OF FACT

Property Owner: LOGAN BORDEAU
9483 SHORTLEAF CT
APOPKA, FL 32703

Project Name: 9483 SHORTLEAF CT

Variance Request:

Request for a building size variance from 1133 square feet to 2640 square feet for a storage building in the A-1 (Agriculture) district.

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

CONCLUSIONS OF LAW

Approval was sought to construct a storage building. 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.

A. 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 March, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 18 (LESS BEG 299.30 FT N 48 DEG 56 MIN 29 SEC E + 6 FT S 41 DEG 3 MIN 31 SEC E OF MOST WLY COR RUN S 41 DEG 3 MIN 31 SEC E 13 FT N 48 DEG 56 MIN 29 SEC E 28 FT N 41 DEG 3 MIN 31 SEC W 13 FT S 48 DEG 56 MIN 29 SEC W 28 FT TO BEG) BEAR LAKE FOREST PB 23 PGS 70 & 71

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

A. FINDINGS OF FACT

Property Owner: LOGAN BORDEAU
9483 SHORTLEAF CT
APOPKA, FL 32703

Project Name: 9483 SHORTLEAF CT

Variance Approval:

Request for a 1) building size variance from 1133 square feet to 2640 square feet and a 2) building height variance from 16 feet to 19 feet for a storage building in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the storage building (2640 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**

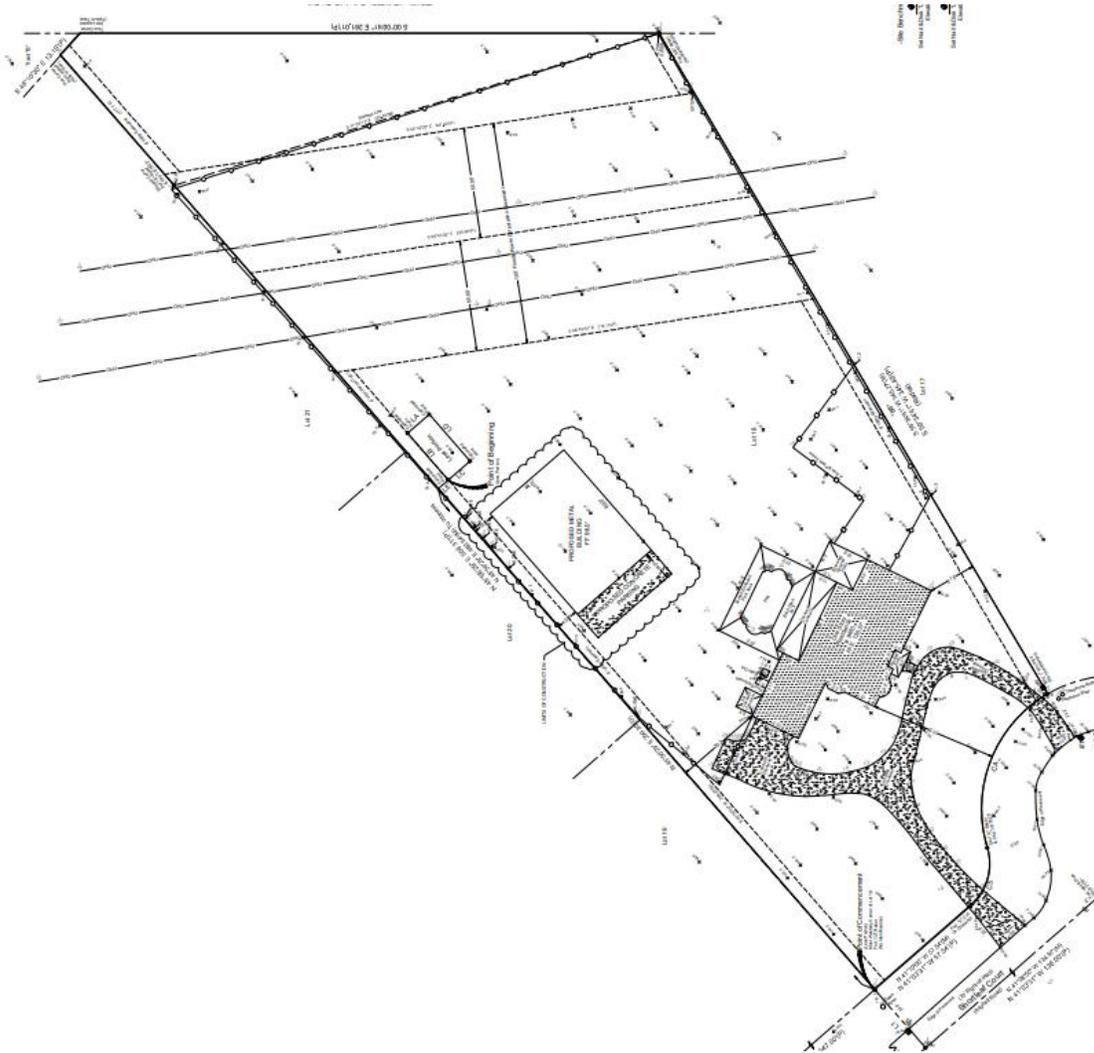
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0174

Title:

3425 Gleaves Court - Request for a rear yard setback variance from thirty (30) feet to 9.7 feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-142 (Tilak Ramaprakash, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to 9.7 feet for a shed in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to 9.7 feet for a shed 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 Gleaves subdivision.
- The applicant received a code violation for a shed that was added onto an existing garage. The total square footage of the garage and shed is 1510 square feet in which the shed addition comprises of approximately 665 square feet.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- Section 30.6.1.2(e) of the Seminole County Land Development Code states:

- 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.

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 granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)

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 665 square foot shed 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.

AS-BUILT SURVEY

LEGAL DESCRIPTION:

LOT 6, BLOCK D, GLEAVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 73, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD INFORMATION:

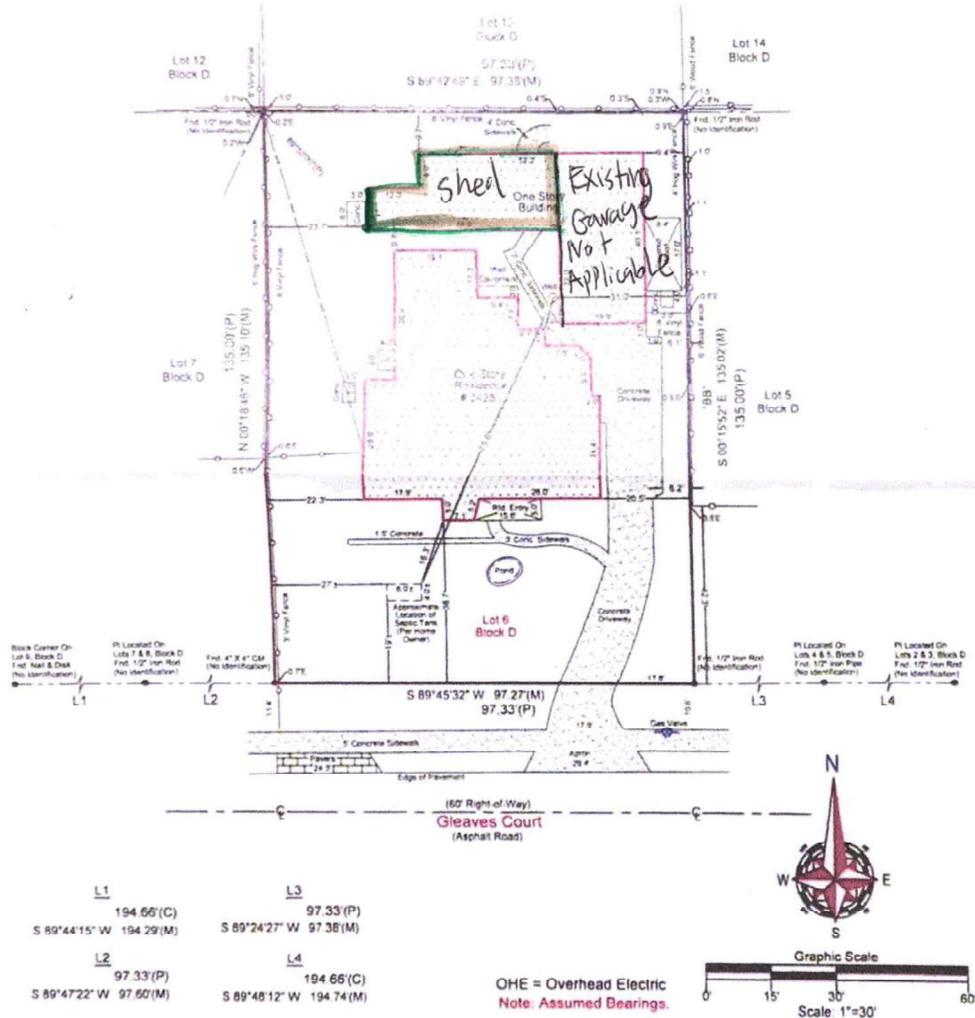
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 133289, DATED 2007-09-28.

CERTIFIED TO:

CAROL SULLIVAN



3425 GLEAVES COURT, APOPKA, FLORIDA 32703



Field Date: 7/25/2024	Date Completed: 07/26/24	NOTES																																								
Drawn By: G.S.	File Number: 15-133794 AS-BUILT	<ul style="list-style-type: none"> Survey is based on the Legal Description supplied by Client. Abutting Properties Deeds have NOT been Research for Gaps, Overlaps and/or Errors. Subject to any Easements and/or Restrictions of Record. Bearing lines shown hereon, is Assumed and Based upon the Line Denoted with a "98". Building Ties are NOT to be used to reconstruct Property Lines. Interior Ownership is NOT determined. Flood Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. Septic Tanks and/or Checkfield locations are approximate and MUST be verified by appropriate Utility Location Companies. Use of This Survey for Purposes other than intended, Without Written Verification, Will be at the User's Sole Risk and without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. 																																								
<p>Legend:</p> <table border="0"> <tr> <td>C - Callout</td> <td>PC - Point of Curvature</td> </tr> <tr> <td>CB - Centerline</td> <td>PI - Page</td> </tr> <tr> <td>CM - Concrete Block</td> <td>PI - Point of Intersection</td> </tr> <tr> <td>CM - Concrete Monument</td> <td>PI O.B. - Point of Beginning</td> </tr> <tr> <td>Conc. - Concrete</td> <td>PO - Point on Line</td> </tr> <tr> <td>D - Description</td> <td>PP - Power Pole</td> </tr> <tr> <td>DE - Drainage Easement</td> <td>PRM - Platsman's Reference Monument</td> </tr> <tr> <td>Esm. - Easement</td> <td>PT - Point of Tangency</td> </tr> <tr> <td>F.E.M.A. - Federal Emergency Management Agency</td> <td>R - Radius</td> </tr> <tr> <td>FFC - Finished Floor Elevation</td> <td>RAC - Radius & Cap</td> </tr> <tr> <td>Find - Found</td> <td>REC - Recovered</td> </tr> <tr> <td>IP - Iron Pipe</td> <td>RFD - Roofed</td> </tr> <tr> <td>L - Length (ARC)</td> <td>RF - Roof</td> </tr> <tr> <td>M - Measurement</td> <td>RF - Roof</td> </tr> <tr> <td>MBD - Near & Over</td> <td>RF - Roof</td> </tr> <tr> <td>N.R. - Non-Radius</td> <td>RF - Roof</td> </tr> <tr> <td>OB - Official Boundary Book</td> <td>RF - Roof</td> </tr> <tr> <td>P - Plat</td> <td>RF - Roof</td> </tr> <tr> <td>PI B - Plat Book</td> <td>RF - Roof</td> </tr> <tr> <td>W - Wood Fence</td> <td>RF - Roof</td> </tr> </table>		C - Callout	PC - Point of Curvature	CB - Centerline	PI - Page	CM - Concrete Block	PI - Point of Intersection	CM - Concrete Monument	PI O.B. - Point of Beginning	Conc. - Concrete	PO - Point on Line	D - Description	PP - Power Pole	DE - Drainage Easement	PRM - Platsman's Reference Monument	Esm. - Easement	PT - Point of Tangency	F.E.M.A. - Federal Emergency Management Agency	R - Radius	FFC - Finished Floor Elevation	RAC - Radius & Cap	Find - Found	REC - Recovered	IP - Iron Pipe	RFD - Roofed	L - Length (ARC)	RF - Roof	M - Measurement	RF - Roof	MBD - Near & Over	RF - Roof	N.R. - Non-Radius	RF - Roof	OB - Official Boundary Book	RF - Roof	P - Plat	RF - Roof	PI B - Plat Book	RF - Roof	W - Wood Fence	RF - Roof	<p>POINTS OF INTEREST:</p> <p>NONE VISIBLE</p>
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<p>Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165</p>																																										

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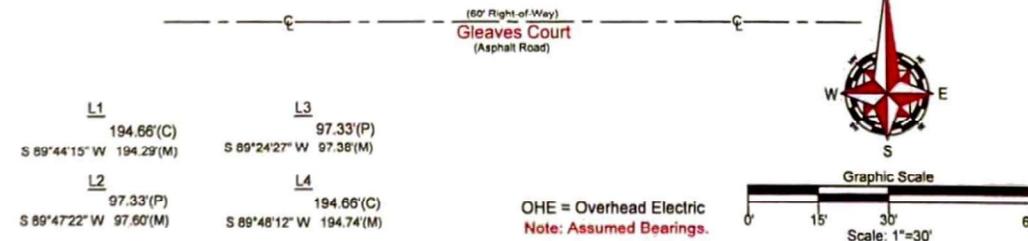
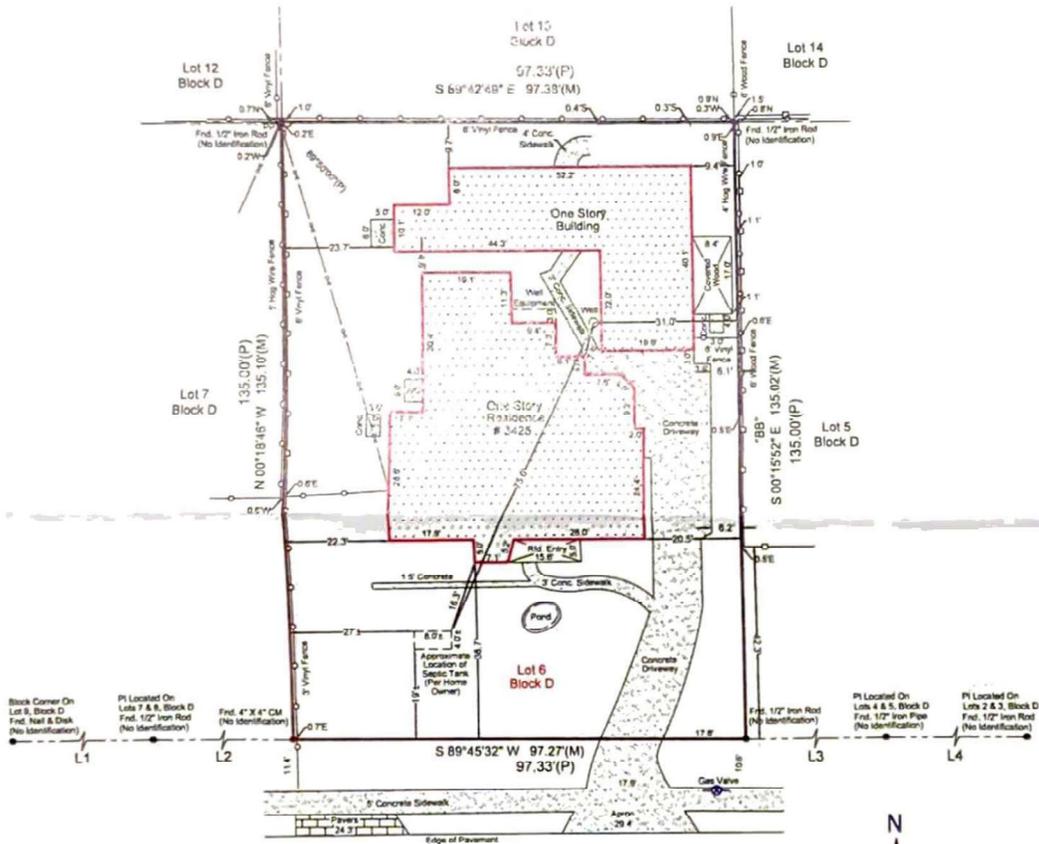
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:

CAROL SULLIVAN



3425 GLEAVES COURT, APOPKA, FLORIDA 32703



L1	194.66'(C)	L3	97.33'(P)
	S 89°44'15" W 194.29'(M)		S 89°24'27" W 97.38'(M)
L2	97.33'(P)	L4	194.66'(C)
	S 89°47'22" W 97.60'(M)		S 89°48'12" W 194.74'(M)

OHE = Overhead Electric
 Note: Assumed Bearings.

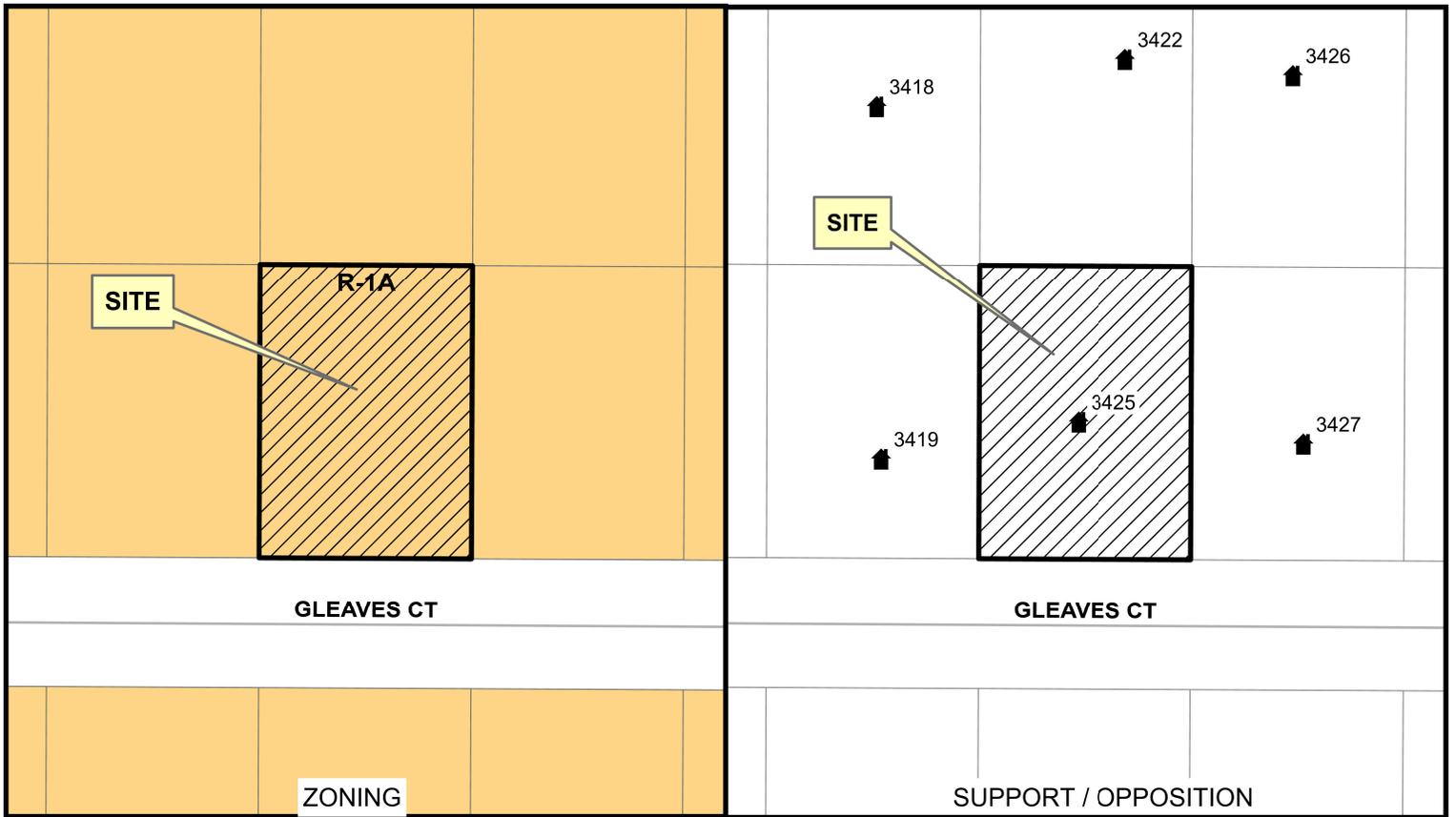
Field Date: 7/25/2024	Date Completed: 07/26/24	>Survey is Based upon the Legal Description supplied by Client. >Submitting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hints. >Subject to any Easements and/or Restrictions of Record. >Bearing lines shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or benefits to Anyone Other than those Certified.
Drawn By: G.S.	File Number: 15-133294 AS-BUILT	
Legend: C - Calculated CD - Concrete Block CM - Concrete Monument Conc. D - Concrete DE - Drainage Easement Easmt. - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book P - Plat P.B. - Plat Book D - Wood Fence PC - Point of Curvature Pg - Page PI - Point of Intersection P.D.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permit/Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Riser & Cap Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Riser & Rubber Cap "LB 7523" Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) ⊕ - Chain Link Fence		
NONE VISIBLE -POINTS OF INTEREST-		

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5-17.002 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND
 CERTIFIED
 NO. 6037
 STATE OF
 FLORIDA
 LAND SURVEYOR

Patrick Ireland
 PATRICK IRELAND 6637 LB: 7433

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.Irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



URBAN RENOVATION SOLUTIONS LLC
 3425 GLEAVES CT
 APOPKA FL 32703

SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026

R-1A

n/a
 Support
 Oppose




VARIANCE CRITERIA

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

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

The property is subject to special conditions and circumstances that are unique and not generally applicable to other properties in the same zoning district. These conditions include [irregular lot shape, limited lot width/depth, topography, existing nonconforming structure, easements, environmental constraints, or location of existing improvements], which restrict the reasonable development or use of the property when compared to neighboring properties.

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

The special conditions and circumstances affecting the property were not created by the actions of the applicant. These conditions existed prior to the applicant's ownership of the property and/or are the result of original lot configuration, prior development, or regulatory constraints, rather than any action taken by the applicant to evade zoning requirements.

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

Granting the requested variance would not confer any special privilege on the applicant that is denied to other properties in the same zoning district. Instead, the variance would allow the applicant to enjoy similar use and development opportunities as other nearby properties that are able to comply with zoning requirements due to fewer physical or dimensional constraints.

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

A literal interpretation of the zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Strict enforcement would result in unnecessary and undue hardship by preventing reasonable use of the property, given its unique conditions, and would not further the intent of the zoning regulations.

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

The requested variance represents the minimum variance necessary to alleviate the hardship and allow reasonable use of the land, building, or structure. The applicant has carefully limited the request to only what is needed and has not sought additional or excessive relief beyond what is required to make the property functional.

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

The granting of the requested variance would be in harmony with the general intent and purpose of the zoning regulations. It would not be injurious to the neighborhood nor detrimental to public welfare, as the proposed use maintains neighborhood character, does not negatively impact adjacent properties, and is consistent with existing development patterns within the zoning district.

URBAN RENOVATION SOLUTIONS, LLC.

3425 GLEAVES COURT

APOPKA, FL. 32703



LOCATION MAP
NO SCALE

SHEET INDEX	
NO.	PLAN NAME
T1	TITLE SHEET
B0.0	CONSTRUCTION NOTES
B0.1	CONSTRUCTION NOTES
A1.0	EXISTING FIRST FLOOR PLAN
A1.1	EXISTING GARAGE/SHED FLOOR PLAN
A2.0	PROPOSED FIRST FLOOR PLAN
A2.1	PROPOSED GARAGE/SHED FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
E1.0	PROPOSED FIRST FLOOR ELECTRICAL PLAN
E1.1	PROPOSED GARAGE/SHED ELECTRICAL PLAN
P1.0	PROPOSED FIRST FLOOR PLUMBING PLAN
P1.1	PROPOSED GARAGE/SHED PLUMBING PLAN
M1.0	PROPOSED FIRST FLOOR MECHANICAL PLAN
M1.1	PROPOSED GARAGE/SHED MECHANICAL PLAN

Structural building plans for building permits in the Coastal Building Zone shall be certified by an architect or engineer registered in the State of Florida. Such certification shall state essentially the following:
I certify that the design plans and specifications for this construction are in compliance with the criteria established by the Florida Building Code.

This building and / or structure is designed for Wind Speed Risk Category (please circle) (1) (2) 3-4 to withstand a wind velocity of (please circle) 130 (140) 150 (160) MPH (unless otherwise specified) in accordance with the Florida Building Code. Also, upon completion of this building and / or structure, I will certify at that time the building and / or structure has complied with this specific building design.

Also, upon completion of this building and/or structure, I will certify, at that time the building and/or structure has complied with this specific building design. This must be on file at the Orange County Building Department before receiving an inspection of power.

I understand that any change in design or specification must be submitted in writing to me by the Building Department. All drawings and / or correspondence shall be signed and sealed.

Harris Solution
Civil Engineering Firm
Phone: (650) 460-6282
941 West Morse Blvd., Suite 100
Winter Park, FL 32789

Harris Solution
Civil Engineering Firm
Phone: (650) 460-6282
941 West Morse Blvd., Suite 100
Winter Park, FL 32789
Licensed in Alabama, Arkansas, Florida, Georgia, Iowa, Mississippi, Texas

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE CONDITIONS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY WORK NOT SHOWN SHALL BE PERMITTED TO PROCEED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

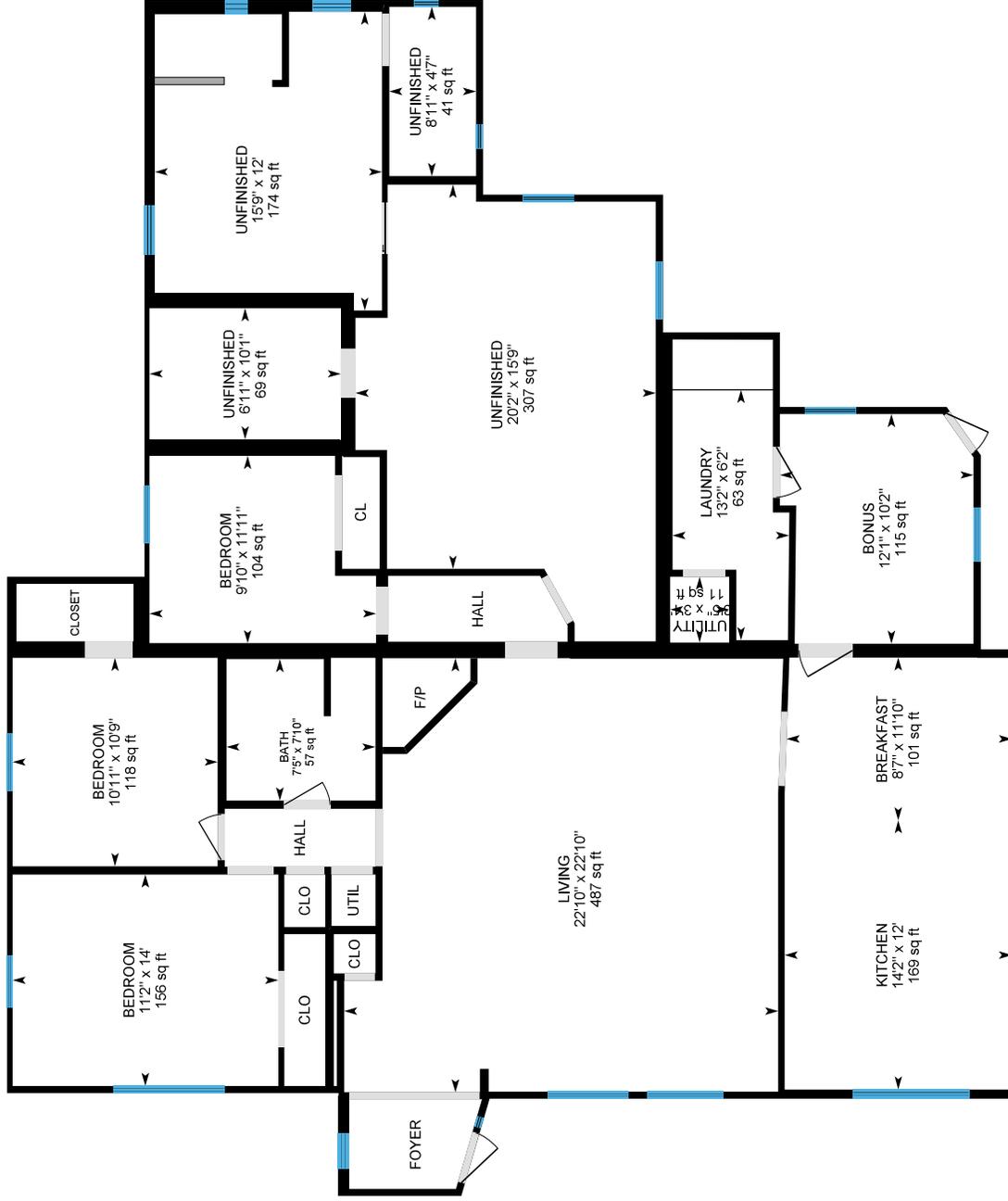
URBAN RENOVATION SOLUTIONS, LLC
3425 GLEAVES COURT
APOPKA, FL. 32703

Revision:	
No.	Description:

Drawn By: K. Newsam
Date: 09/19/2025
Job Number: 25253
Checked By: ALH
Scale: No Scale
Plot Size: 36" X 24"
Sheet Title: Title Page
Sheet No: T1.0

3425 Gleaves Ct, Apopka, FL

Main Floor Unfinished Area 2356.16 sq ft



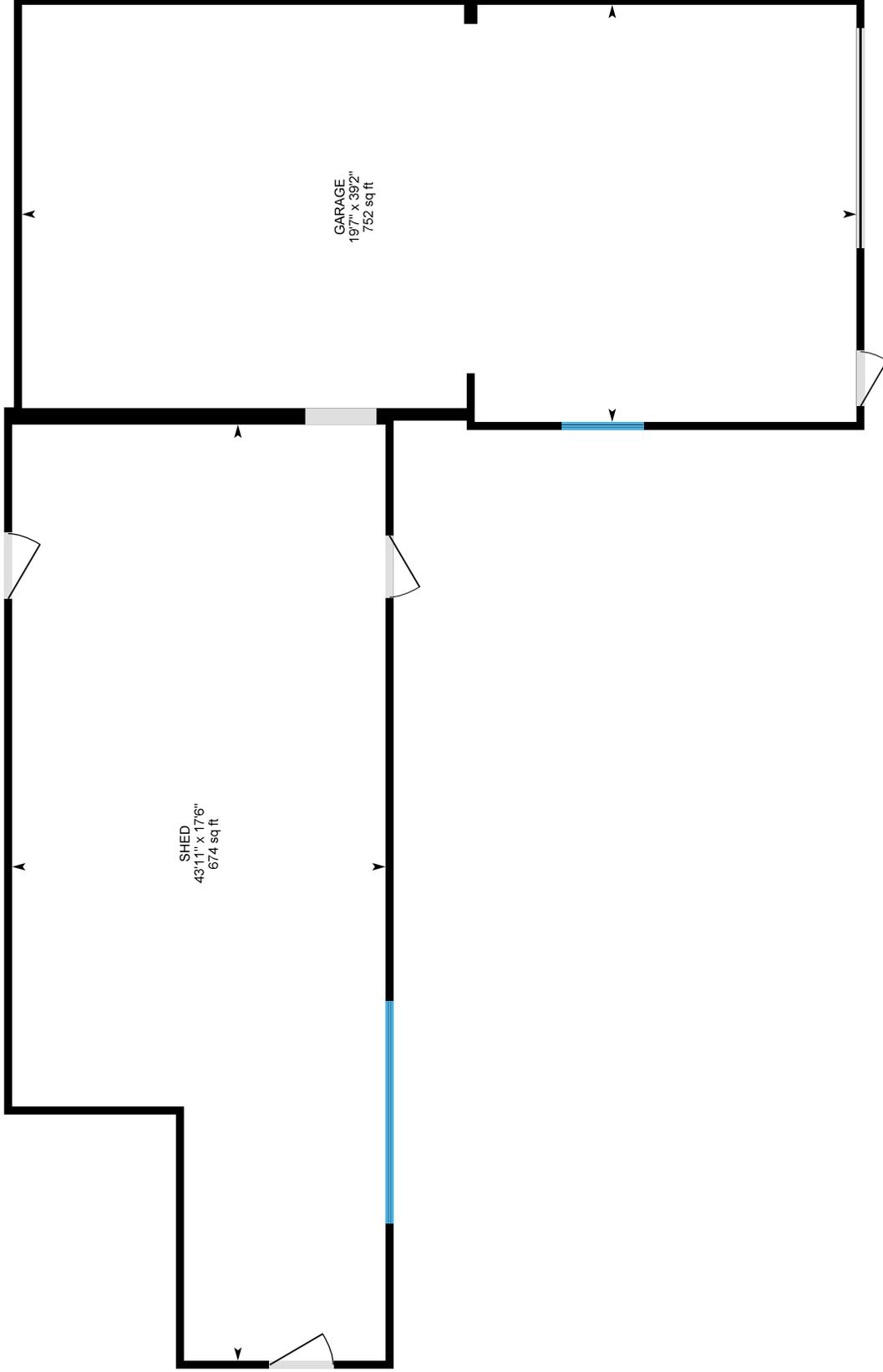
PREPARED: 2025/09/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3425 Gleaves Ct, Apopka, FL

Garage And Shed Unfinished Area 1510.58 sq ft



PREPARED: 2025/09/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



3425 Gleaves Ct, Apopka, FL

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Bath: 7'10" x 7'5" | 57 sq ft
Bedroom: 14' x 11'2" | 156 sq ft
Bedroom: 10'9" x 10'11" | 118 sq ft
Bedroom: 11'11" x 9'10" | 104 sq ft
Bonus: 10'2" x 12'1" | 115 sq ft
Breakfast: 11'10" x 8'7" | 101 sq ft
Kitchen: 12' x 14'2" | 169 sq ft
Laundry: 6'2" x 13'2" | 63 sq ft
Living: 22'10" x 22'10" | 487 sq ft
Unfinished: 10'1" x 6'11" | 69 sq ft
Unfinished: 4'7" x 8'11" | 41 sq ft
Unfinished: 12' x 15'9" | 174 sq ft
Unfinished: 15'9" x 20'2" | 307 sq ft
Utility: 3'1" x 3'5" | 11 sq ft

New Building

GARAGE AND SHED

Garage: 39'2" x 19'7" | 752 sq ft
Shed: 17'6" x 43'11" | 674 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: N/A
Unfinished Area: 2356.16 sq ft

New Building

GARAGE AND SHED

Finished Area: N/A
Unfinished Area: 1510.58 sq ft

ANSI Z765-2021, Main Building

Above Grade Finished Area: N/A
Above Grade Unfinished Area: 2356.16 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

ANSI Z765-2021, New Building

Above Grade Finished Area: N/A
Above Grade Unfinished Area: 1510.58 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

3425 Gleaves Ct, Apopka, FL

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

- A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.
- B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

- A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>
- B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

¹White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Property Record Card



Parcel: 18-21-29-502-0D00-0060
Property Address: 3425 GLEAVES CT APOPKA, FL 32703
Owners: URBAN RENOVATION SOLUTIONS LLC
 2026 Market Value \$286,728 Assessed Value \$286,728 Taxable Value \$286,728
 2025 Tax Bill \$682.34 Tax Savings with Exemptions \$3,270.80
 The 4 Bed/2 Bath Single Family property is 1,644 SF and a lot size of 0.30 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-29-502-0D00-0060
Property Address	3425 GLEAVES CT APOPKA, FL 32703
Mailing Address	11802 AURELIO LN ORLANDO, FL 32827-7135
Subdivision	GLEAVES SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$214,928	\$217,793
Depreciated Other Features	\$1,800	\$1,200
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$286,728	\$288,993
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$198,259
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$286,728	\$90,734

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,953.14
Tax Bill Amount	\$682.34
Tax Savings with Exemptions	\$3,270.80

Owner(s)

Name - Ownership Type
URBAN RENOVATION SOLUTIONS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 BLK D
GLEAVES SUBD
PB 8 PG 73

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$286,728	\$0	\$286,728
Schools	\$286,728	\$0	\$286,728
FIRE	\$286,728	\$0	\$286,728
ROAD DISTRICT	\$286,728	\$0	\$286,728
SJWM(Saint Johns Water Management)	\$286,728	\$0	\$286,728

Sales

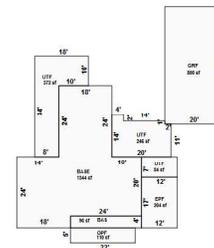
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/5/2025	\$231,300	10840/0236	Improved	Yes
QUIT CLAIM DEED	11/25/2024	\$100	10733/0491	Improved	No
WARRANTY DEED	1/1/2013	\$100	07955/0278	Improved	No
WARRANTY DEED	9/1/1991	\$100	02340/1501	Improved	No
WARRANTY DEED	8/1/1987	\$57,500	01882/0951	Improved	Yes

Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961/1980
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1344
Total Area (ft ²)	3256
Constuction	CB/STUCCO FINISH
Replacement Cost	\$286,570
Assessed	\$214,928



Sketch by Apex Sketch

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
BASE	96
ENCLOSED PORCH FINISHED	204
GARAGE FINISHED	800
OPEN PORCH FINISHED	110
UTILITY FINISHED	84
UTILITY FINISHED	246
UTILITY FINISHED	372

Permits				
Permit #	Description	Value	CO Date	Permit Date
11386	3425 GLEAVES CT: WINDOW / DOOR REPLACEMENT-Single family house [GLEAVES SUBD]	\$3,991	9/12/2025	7/25/2025
07904	3425 GLEAVES CT: DEMO RESIDENTIAL-[GLEAVES SUBD]	\$100		5/23/2025
16411	3425 GLEAVES CT: WINDOW / DOOR REPLACEMENT- [GLEAVES SUBD]	\$7,000		11/4/2024
01852	REROOF	\$24,686		1/31/2018
07474	ADDITION DRAWN PER BLDG NOTES TO BE USED AS UTF	\$5,000		8/1/2001
00403	FLAGSTONE FENCE	\$200		1/1/1997
17050	ADD FOYER AND TRUSSES IN 96 FILE (C)	\$6,566		12/1/1992

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1970	1	\$3,000	\$1,800

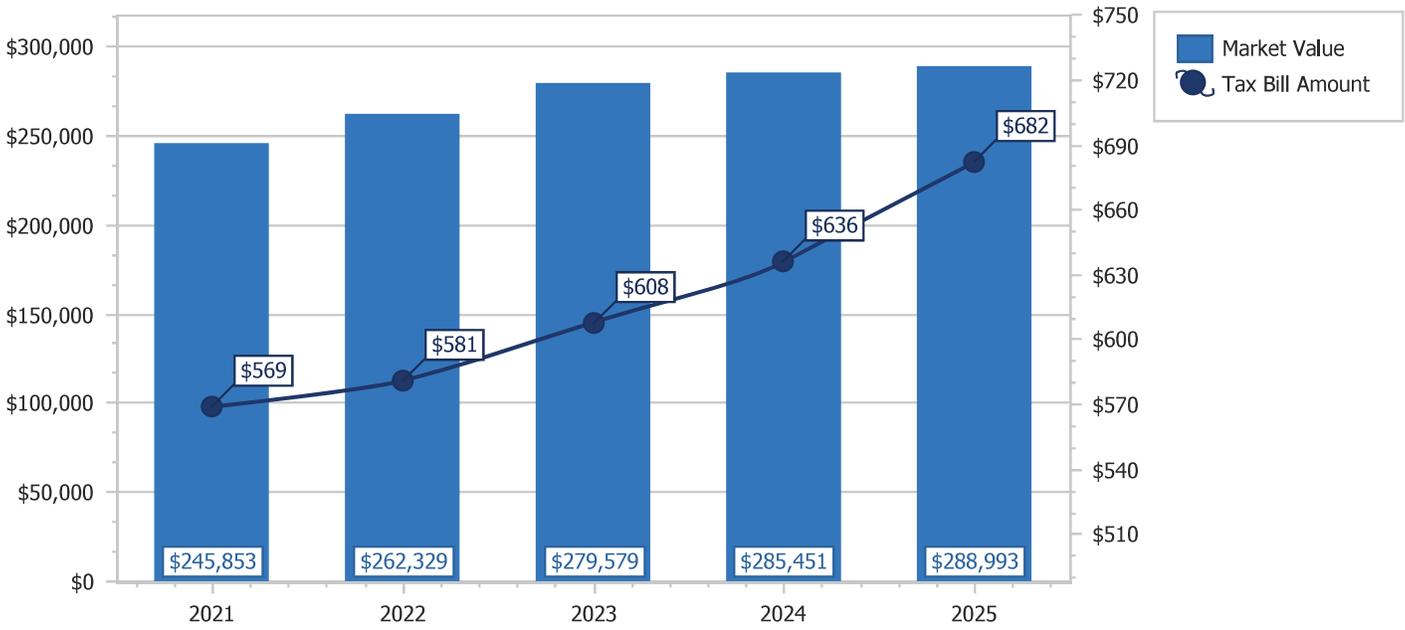
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

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)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOT 6 BLK D
GLEAVES SUBD
PB 8 PG 73

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

A. FINDINGS OF FACT

Property Owner: TILAK RAMAPRAKASH
URBAN RENOVATION SOLUTIONS LLC
ORLANDO, FL 32827

Project Name: GLEAVES CT (3425)

Requested Variance:

A rear yard setback variance from thirty (30) feet to 9.7 feet for a shed in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the February 23, 2026, 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 shed within the rear yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LOT 6 BLK D
GLEAVES SUBD
PB 8 PG 73

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

A. FINDINGS OF FACT

Property Owner: TILAK RAMAPRAKASH
URBAN RENOVATION SOLUTIONS LLC
ORLANDO, FL 32827

Project Name: GLEAVES CT (3425)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to 9.7 feet for a shed in the R-1A (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 665 square foot shed addition 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 March, 2026.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0159

Title:

125 Nashua Avenue - Request for a front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district; BV2026-002 (Tan Van Pham, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for a front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district; or
2. Approve the request for a front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Mobile Manor 2nd Section subdivision and is within the RM-1 zoning district.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is twenty (20) feet.
- The applicant constructed a six (6) foot high privacy fence on their front property line. The fence is ten (10) feet from the sidewalk and fourteen (14) feet from the edge of asphalt.

- The applicant received a code violation (25-522) for construction without a permit.
- 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 granting 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:

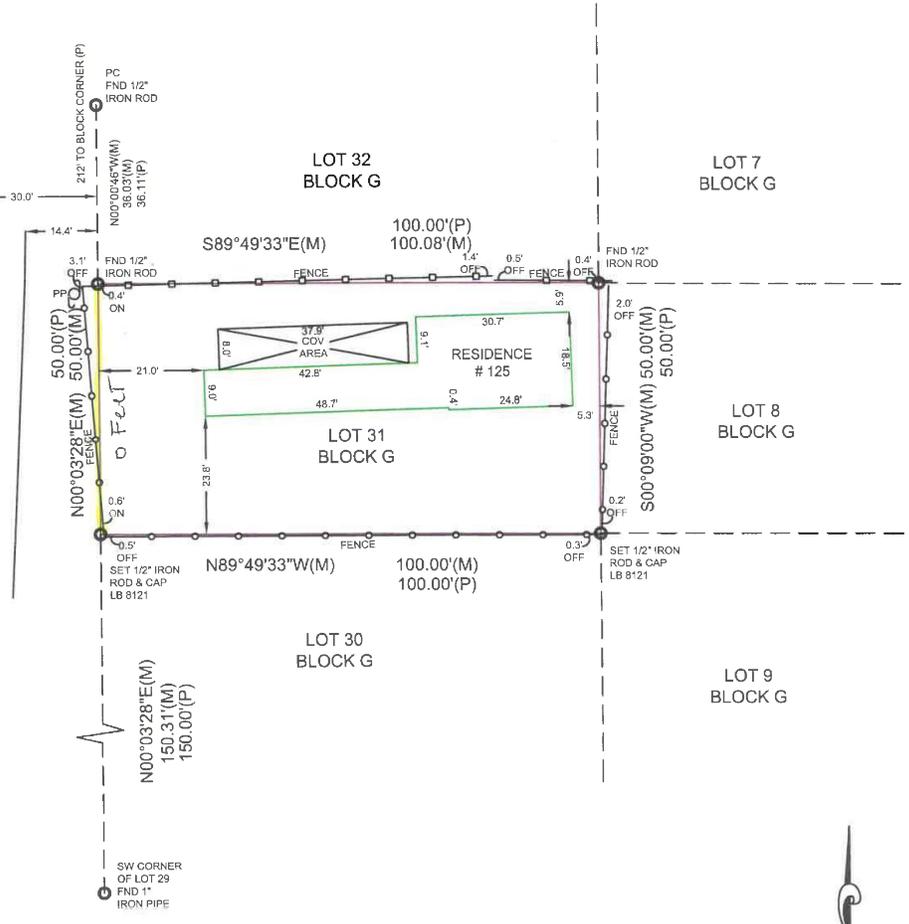
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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 privacy fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

Boundary Survey

NASHUA AVENUE
60' PLATTED RIGHT-OF-WAY PLATTED AS MANOR AVENUE
ASPHALT ROADWAY



ADDRESS
125 NASHUA AVENUE
ALTAMONTE SPRINGS, FLORIDA 32714
LEGAL DESCRIPTION: (AS FURNISHED)

LOT 31, BLOCK G, MOBILE MANOR SECOND SECTION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 11, PAGE(S) 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LOT 31, BLOCK G, BEING N 00°03'28" E, ASSUMED

LIST OF POSSIBLE ENCROACHMENTS: FENCES

DLS #: 25-11-0067
CLIENT #:
FIELD DATE: 12/08/25
DRAFTER: SDS
APPROVED: BHH
CERTIFIED TO: (AS FURNISHED)
Tan Pham

NOTES

1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus.
2. In compliance with F.A.C. §1-G17-6.0031-4-E, if location of assessments or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and recorder.
3. Fence ownership is not determined.
4. No underground improvements or structures were located by this survey, unless otherwise noted.
5. This survey should not be used for construction purposes.
6. Any septic tank or drainfield locations, if found, are approximate.
7. Property lines and/or improvements shown were physically located by field survey.
8. Monuments found or set are shown.
9. Calculated lines and information are noted by (C).
10. Comparisons of lines and/or data not found are shown as (D).
11. Accuracy obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'.
12. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable.
13. Only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND	
A/C	- Air Conditioner
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
CONC	- Concrete
COV	- Covered
D	- Description
DE	- Drainage Easement
DUE	- Drainage & Utility Easmt
D/W	- Driveway
ESMT	- Easement
FFE	- Finished Floor Elevation
FND	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
NR	- Non-Radial
O/U	- Overhead Utility Line
ORB	- Official Records Book
P/E	- Pool Equipment
EM	- Electric Meter
P	- Plat
PB	- Plat Book
PC	- Point of Curvature
PI	- Point of Intersection
POB	- Point of Beginning
POC	- Point of Commencement
PP	- Power Pole
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
R	- Radius
RAD	- Radial
R&C	- Rebar & Cap
RFD	- Roofed
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
□	- Wood/PVC Fence
-o-	- Chain Link Fence
EPE	- Electric Power Easement
PUE	- Public & Utility Easmt
EP	- Edge of Pavement
C/B	- Cable Box

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE A, AREA WITHIN OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12117C 0145F
LAST REVISION DATE 09/28/07

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.062.2 AND FJ-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 12/17/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636 ON THIS DATE 12/17/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636

DEAL LAND SURVEYING, LLC LB 8121

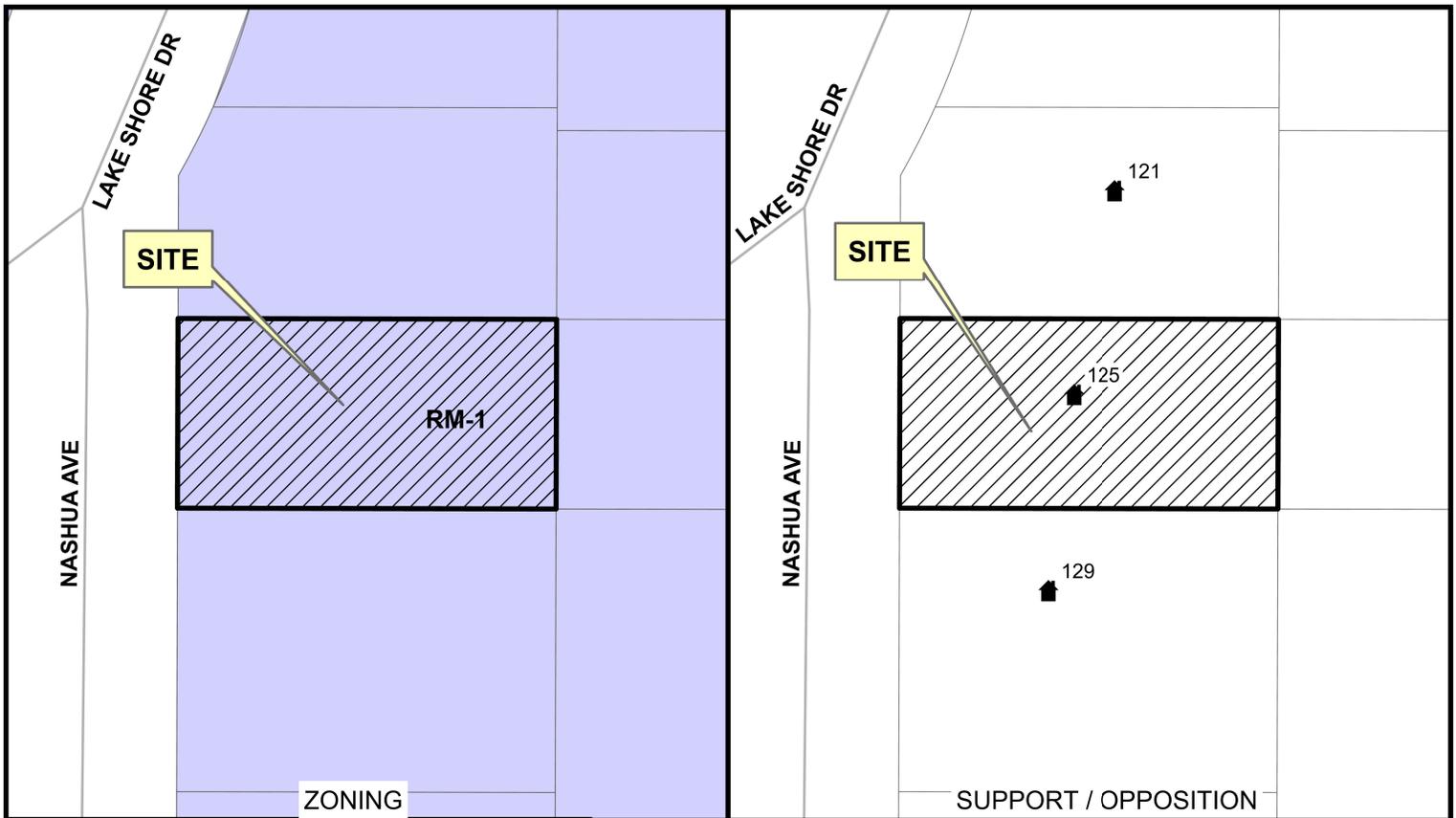
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S. French Avenue
Sanford, FL 32771
407-878-3796
INFO@dealandsurveying.com





TAN VAN PHAM
 125 NASHUA AVE
 ALTAMONTE SPRINGS FL 32714

SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026

RM-1

n/a

Support

Oppose



VARIANCE CRITERIA

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

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

LOT shape/size extremely narrow, and unusually shaped lots. steep sloped, rock outcroppings

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

An existing building that predates current zoning creating a setback issue.

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?

Harmonizes with zoning: it won't negatively impact the neighborhood's character or public welfare;

IT just resolves a practical difficulty without undermining the spirit of

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

Chapter 30. Because of the specific unique property situation (not my fault), I can't use my land as intended as for this zone, unlike my neighbor, and I'll lose significant value or utility unless I get this exception a variance.

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 change that would allow this reasonable use, and anything more extensive would be excessive.

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
The granting no injury to neighborhood: The variance must not negatively affect neighbor's property values, privacy, safety, or the area's overall feel.

Property Record Card



Parcel: **03-21-29-505-0G00-0310**
 Property Address: **125 NASHUA AVE ALTAMONTE SPRINGS, FL 32714**
 Owners: **VAN PHAM, TAN**

2026 Market Value \$66,004 Assessed Value \$66,004 Taxable Value \$66,004
 2025 Tax Bill \$568.84 Tax Savings with Non-Hx Cap \$323.77

The 1 Bed/1 Bath Mobile/Manufactured Home property is 470 SF and a lot size of 0.11 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-505-0G00-0310
Property Address	125 NASHUA AVE ALTAMONTE SPRINGS, FL 32714
Mailing Address	117 MOHAWK LN ALTAMONTE SPG, FL 32714-1904
Subdivision	MOBILE MANOR 2ND SECTION
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$13,754	\$13,754
Depreciated Other Features	\$2,250	\$1,500
Land Value (Market)	\$50,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$66,004	\$65,254
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$38,407
P&G Adjustment	\$0	\$0
Assessed Value	\$66,004	\$26,847

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$892.61
Tax Bill Amount	\$568.84
Tax Savings with Exemptions	\$323.77

Owner(s)

Name - Ownership Type
 VAN PHAM, TAN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 31
 BLK G
 MOBILE MANOR 2ND SEC
 PB 11 PGS 46-48

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$66,004	\$0	\$66,004
Schools	\$66,004	\$0	\$66,004
FIRE	\$66,004	\$0	\$66,004
ROAD DISTRICT	\$66,004	\$0	\$66,004
SJWM(Saint Johns Water Management)	\$66,004	\$0	\$66,004

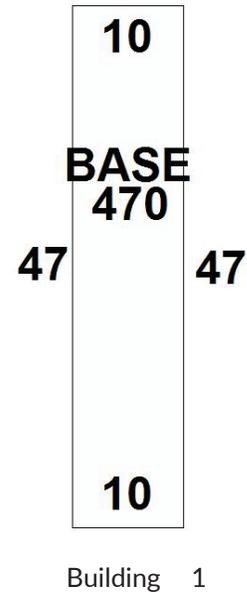
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/9/2025	\$90,000	10875/1429	Improved	Yes
WARRANTY DEED	7/10/2025	\$42,000	10862/0493	Improved	Yes
WARRANTY DEED	7/1/1999	\$100	03689/0013	Improved	No
WARRANTY DEED	10/1/1983	\$12,500	01497/0872	Improved	Yes
QUIT CLAIM DEED	9/1/1981	\$100	01355/1240	Improved	No
WARRANTY DEED	12/1/1979	\$100	01257/0434	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$50,000/Lot	\$50,000	\$50,000

Building Information	
#	1
Use	MOBILE HOME
Year Built*	1970
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	470
Total Area (ft ²)	470
Constuction	MOBILE HOMES AVG
Replacement Cost	\$34,385
Assessed	\$13,754



* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12515	125 NASHUA AVE: EZ ELECTRICAL - RESIDENTIAL- [MOBILE MANOR 2ND SECTION]	\$1,000		8/14/2025

Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	1970	1	\$2,750	\$1,650
SHED	1970	1	\$1,000	\$600

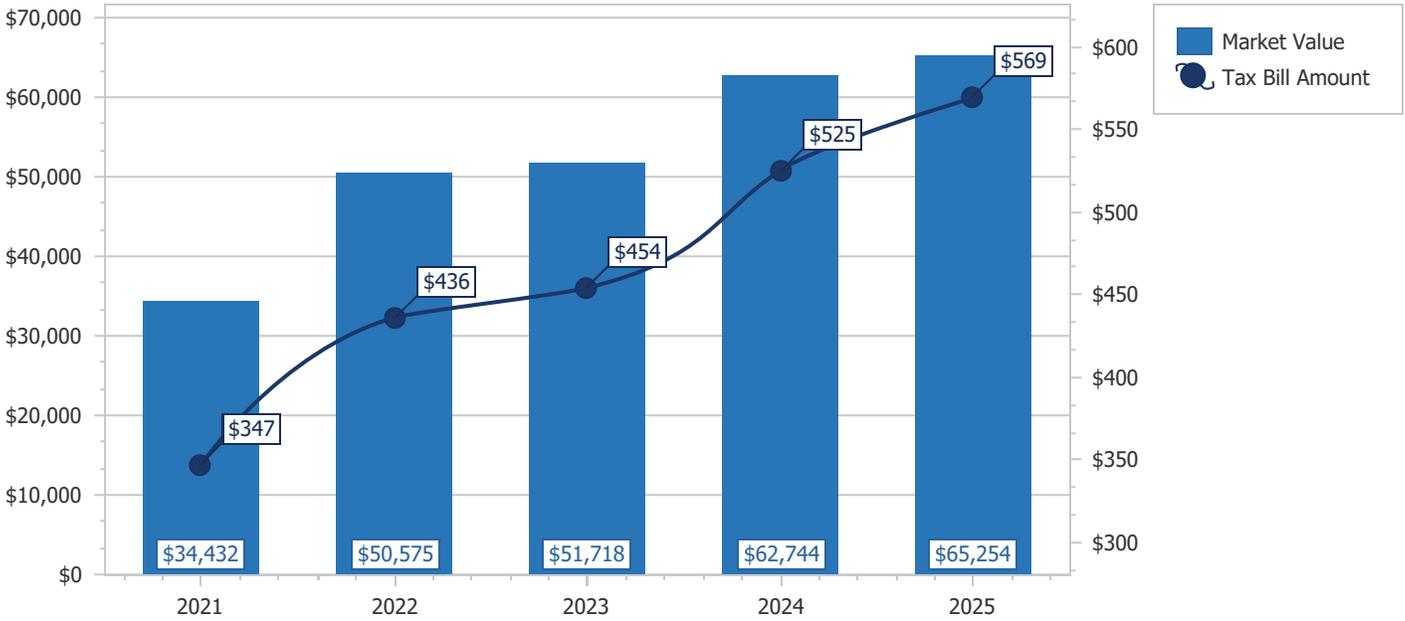
Zoning	
Zoning	RM-1
Description	Single Family Mobile Home-7000
Future Land Use	MDR
Description	Medium Density Residential

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 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 40

Utilities	
Fire Station #	Station: 16 Zone: 162
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOT 31
BLK G
MOBILE MANOR 2ND SEC
PB 11 PGS 46-48

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

A. FINDINGS OF FACT

Property Owner: TAN VAN PHAM
125 NASHUA AVE
ALTAMONTE SPRINGS, FL 32714

Project Name: NASHUA AVE (125)

Requested Variance:

A front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district..

The findings reflected in the record of the February 23, 2026, 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 within the front yard setback). The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 31
BLK G
MOBILE MANOR 2ND SEC
PB 11 PGS 46-48

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

A. FINDINGS OF FACT

Property Owner: TAN VAN PHAM
125 NASHUA AVE
ALTAMONTE SPRINGS, FL 32714

Project Name: NASHUA AVE (125)

Variance Approval:

Request for a front yard setback variance from twenty (20) feet to zero (0) feet for a fence in the RM-1 (Single Family Mobile Home Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the fence 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**

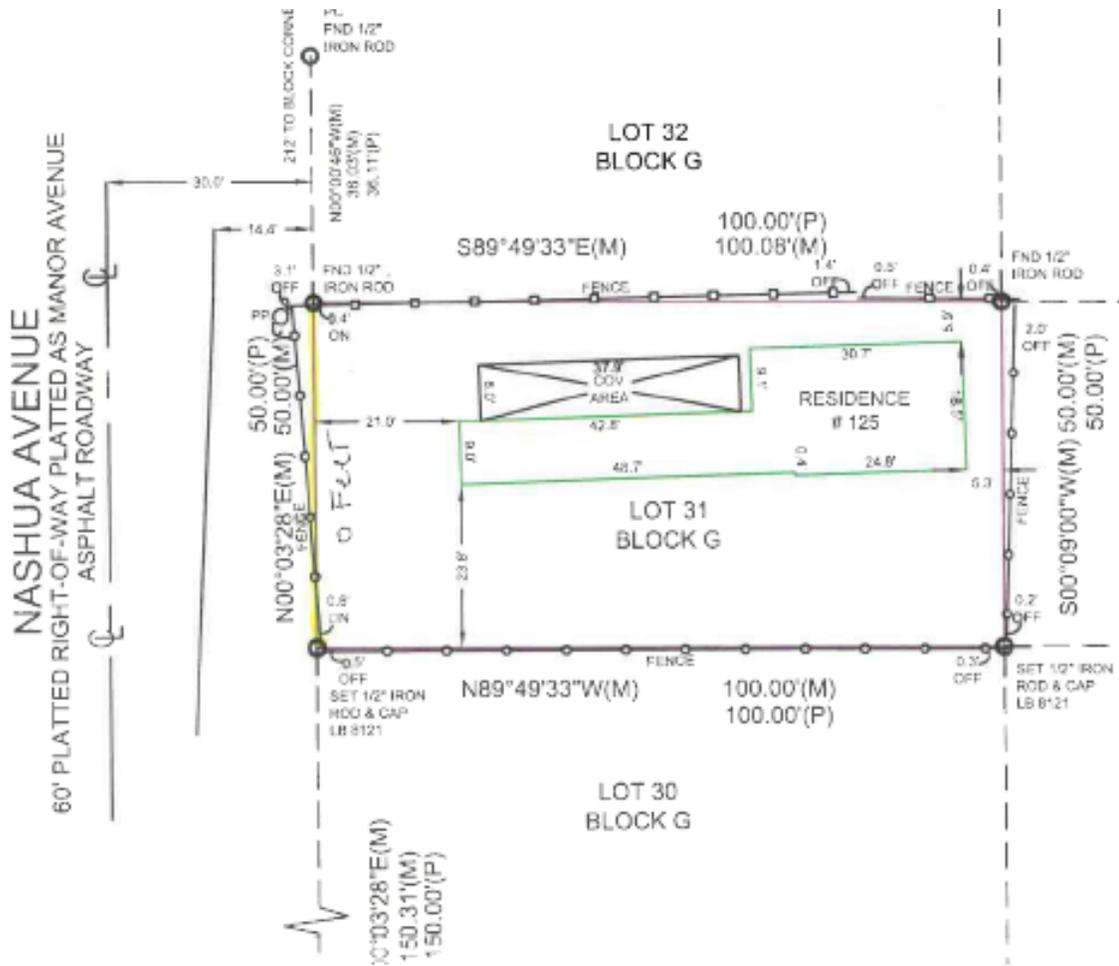
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0156

Title:

3439 Holliday Avenue - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2026-004 (Eric Schimmer, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Holliday Bear Lake 2 subdivision.
- The proposed structure to be constructed would be 600 square feet.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

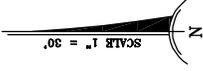
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

1. Any variance granted will apply only to the shed 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.

PROPOSED



BOUNDARY SURVEY

DESCRIPTION: LOTS 51 AND 54, HOLIDAY BEAR LAKE SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

NOTES:
 - BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF HOLIDAY AVENUE AS BEING N59°19'53"W.
 - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

- LEGEND
- UTILITY POLE
 - OVERHEAD POWER LINE
 - ELECTRIC METER
 - ELECTRIC OUTLET

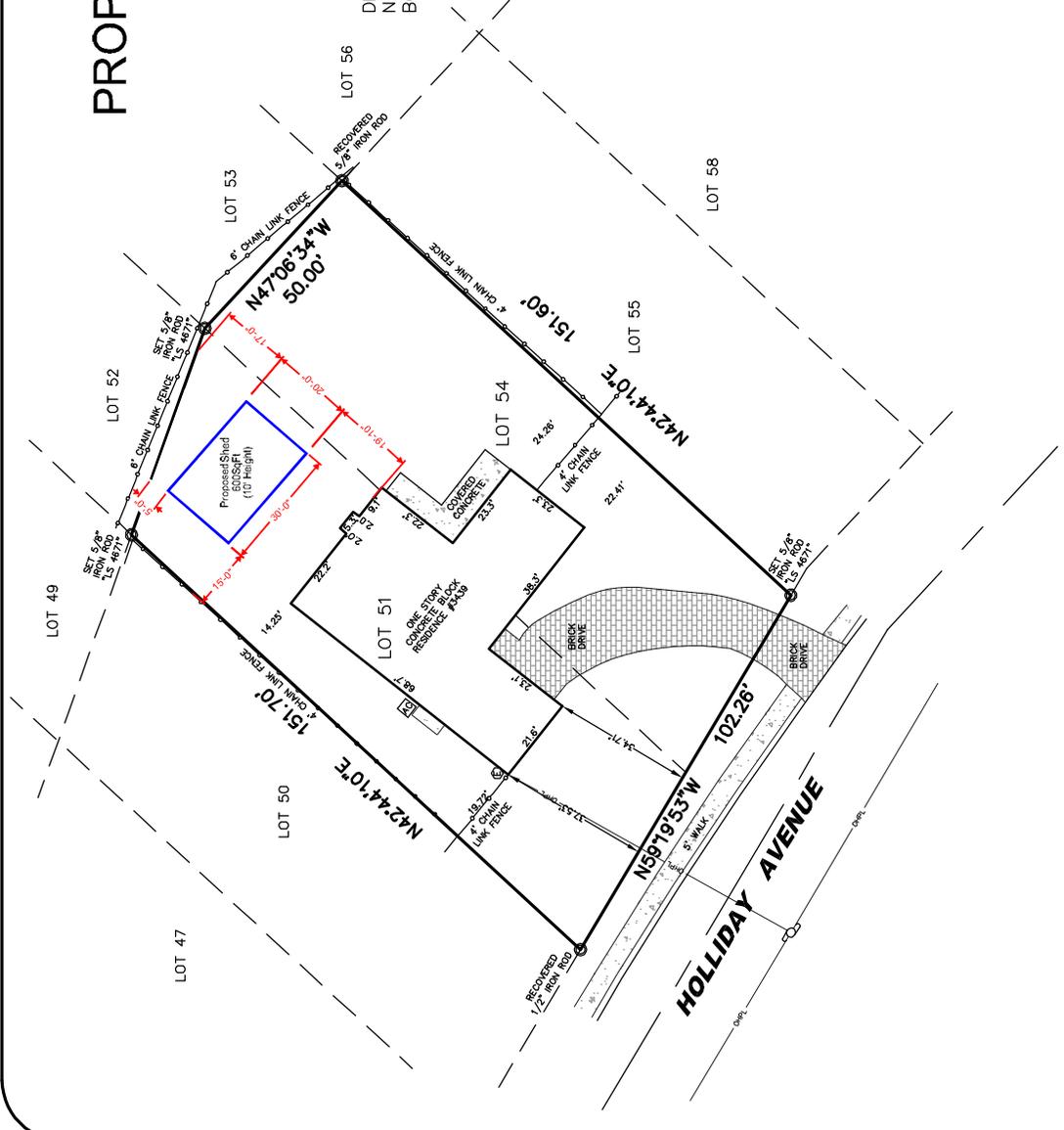
CERTIFIED TO:
 - John C. Vick III and Carrie M. Vick
 - 4 Acres Funding
 - Destination Title LLC
 - Fidelity National Title Insurance Company

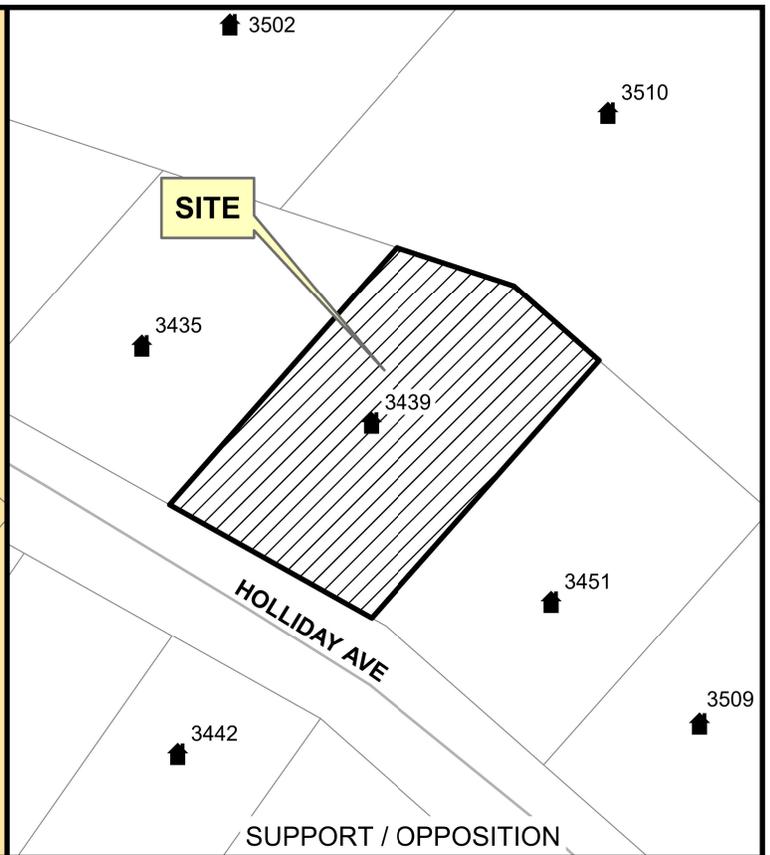
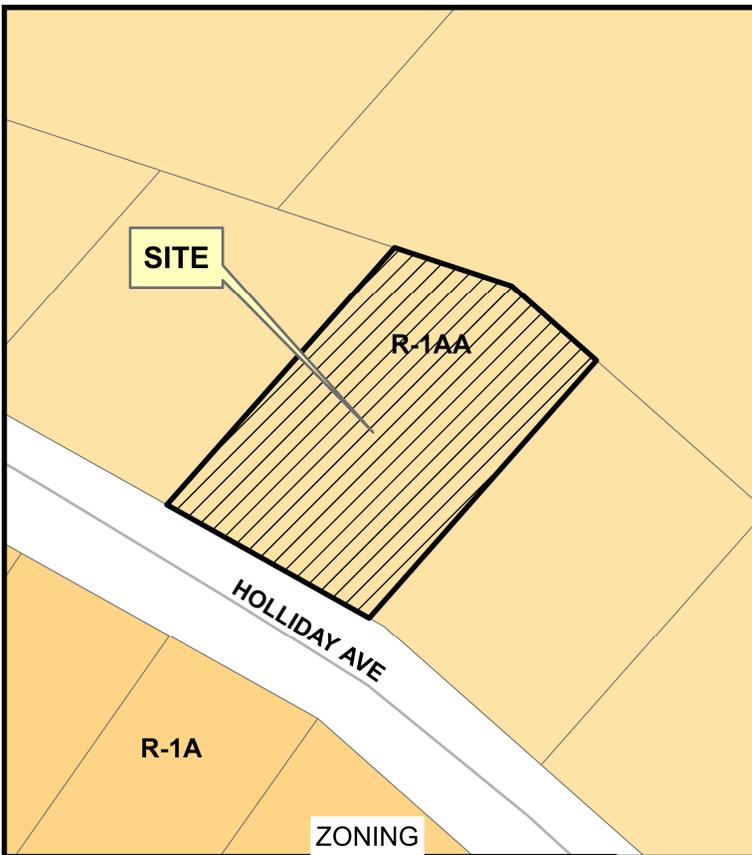
James R. Shannon
 Digitally signed by
 James R. Shannon
 Date: 2020.05.11 08:36:00-0400

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2045
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

DATE OF SURVEY: 05/09/2020
 FIELD BY: RE-JB SCALE: 1" = 30'
 FILE NUMBER: PBA-PC46-LOTS51-54

JAMES R. SHANNON JR., P.L.S. #4671
 NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER





BRYANNA SAAVENDRA & ERIC SCHIMMER
 3439 HOLLIDAY AVE
 APOPKA FL 32703

SEMINOLE COUNTY BOA
 FEBRUARY 23, 2026

 R-1AA	 n/a	
 R-1A	 Support	
	 Oppose	



VARIANCE CRITERIA

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

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

For this property, specifically LOT 51 where the proposed improvement will be located, the parcel boundary angles towards the back of the home limiting the usable space by approximately 15' whereas neighbors to the east have proportional property lines.

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

The conditions listed above were present when the home was purchased by applicant in 2021, limiting the available usable space at the rear of the home.

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

The hardship is primarily due to the unique characteristics of the land and home. This variance request does not constitute as a special privilege. Without a variance, there is not sufficient space for the proposed structure.

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

The literal interpretation deprives the applicant by creating an undue hardship due to the unique property conditions listed above. An oddly shaped lot does not allow for sufficient space for the proposed structure.

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 will allow for ample space between the home and proposed structure for use of the backyard and to allow for maintenance of the rear of the home.

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

Granting of this variance allows for reasonable property use by addressing the unique hardship described above, and does not constitute a special privilege. The variance corrects a unique issue and allows for reasonable enjoyment of the property.

Property Record Card



Parcel: 18-21-29-518-0000-0510
Property Address: 3439 HOLLIDAY AVE APOPKA, FL 32703
Owners: SAAVEDRA, BRYANNA; SCHIMMER, ERIC
 2026 Market Value \$342,972 Assessed Value \$342,972 Taxable Value \$292,250
 2025 Tax Bill \$4,065.10 Tax Savings with Exemptions \$650.20
 The 4 Bed/2 Bath Single Family property is 2,014 SF and a lot size of 0.36 Acres

Parcel Location



Site View



18212951800000510 01/22/2024

Parcel Information

Parcel	18-21-29-518-0000-0510
Property Address	3439 HOLLIDAY AVE APOPKA, FL 32703
Mailing Address	3439 HOLLIDAY AVE APOPKA, FL 32703-6726
Subdivision	HOLLIDAY BEAR LAKE SUBD NO 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$261,172	\$263,511
Depreciated Other Features	\$1,800	\$1,200
Land Value (Market)	\$80,000	\$80,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$342,972	\$344,711
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$6,681
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$342,972	\$338,030

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,715.30
Tax Bill Amount	\$4,065.10
Tax Savings with Exemptions	\$650.20

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SAAVEDRA, BRYANNA - Tenants in Common :50
 SCHIMMER, ERIC - Tenants in Common :50

Legal Description

LOTS 51 + 54 HOLLIDAY BEAR LAKE SUBD NO 2
PB 4 PG 46

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$342,972	\$50,722	\$292,250
Schools	\$342,972	\$25,000	\$317,972
FIRE	\$342,972	\$50,722	\$292,250
ROAD DISTRICT	\$342,972	\$50,722	\$292,250
SJWM(Saint Johns Water Management)	\$342,972	\$50,722	\$292,250

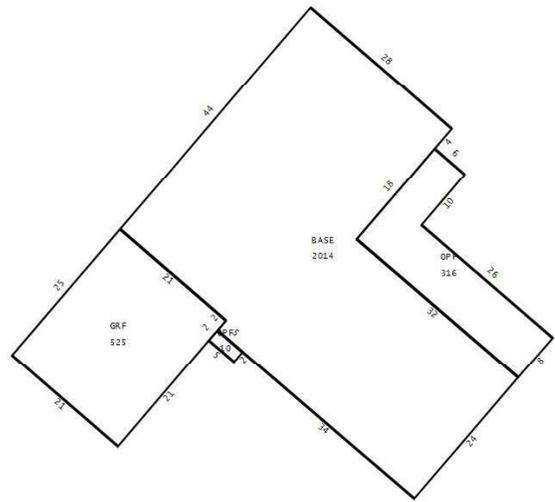
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/16/2021	\$382,000	09993/1049	Improved	Yes
WARRANTY DEED	10/1/2005	\$297,000	05983/0845	Improved	Yes
QUIT CLAIM DEED	5/1/2003	\$100	04829/1996	Improved	No
WARRANTY DEED	1/1/1999	\$100	03593/1922	Improved	No
QUIT CLAIM DEED	4/1/1989	\$100	02105/0653	Improved	No
WARRANTY DEED	1/1/1976	\$43,200	01097/1248	Improved	Yes
WARRANTY DEED	1/1/1973	\$6,000	00991/1751	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$80,000/Lot	\$80,000	\$80,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1976/1990
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	2014
Total Area (ft ²)	2865
Constuction	CONC BLOCK
Replacement Cost	\$311,847
Assessed	\$261,172



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	525
OPEN PORCH FINISHED	316
OPEN PORCH FINISHED	10

Permits				
Permit #	Description	Value	CO Date	Permit Date
03298	3439 HOLLIDAY AVE: MECHANICAL - RESIDENTIAL-SINGLE FAMILY [HOLLIDAY BEAR LAKE SUBD N]	\$14,700		3/8/2024
18472	3439 HOLLIDAY AVE: EZ REROOF RESIDENTIAL- [HOLLIDAY BEAR LAKE SUBD N]	\$14,970		11/6/2020
03667	MECHANICAL	\$4,007		5/16/2012
04082	REPLACE 9 WINDOWS SIZE FOR SIZE	\$2,993		4/10/2006
11745	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$7,200		10/5/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1983	1	\$3,000	\$1,800

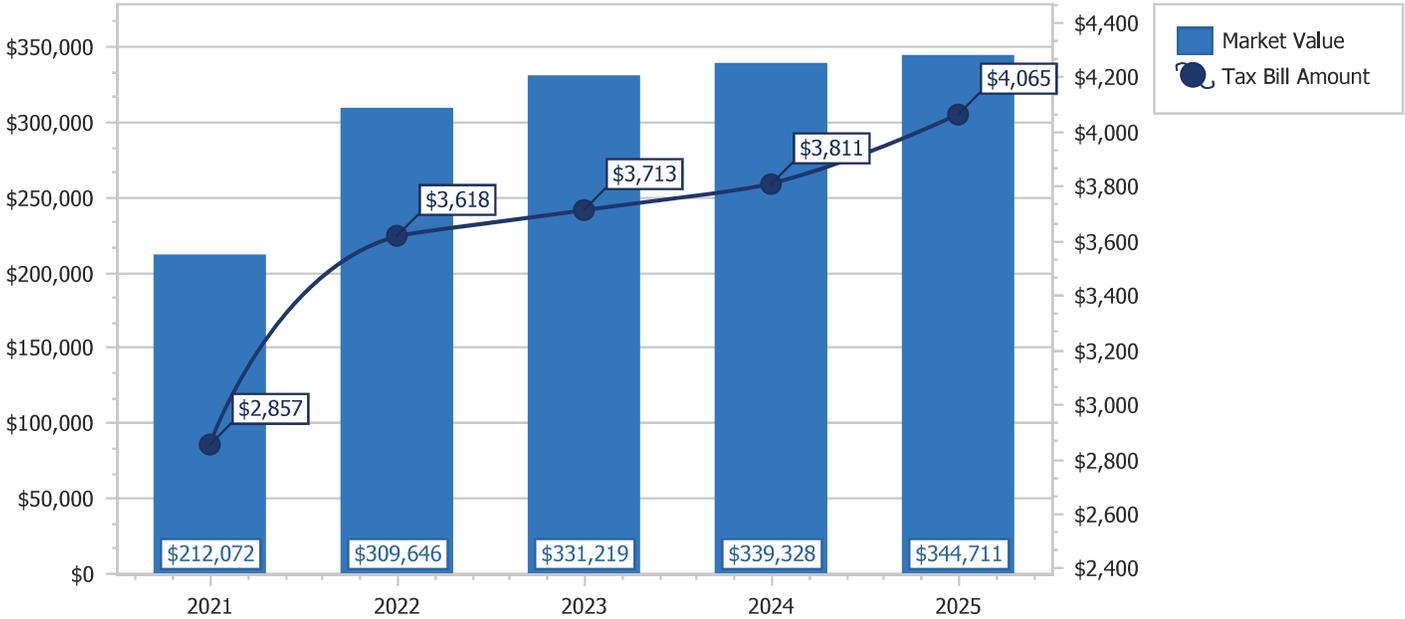
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

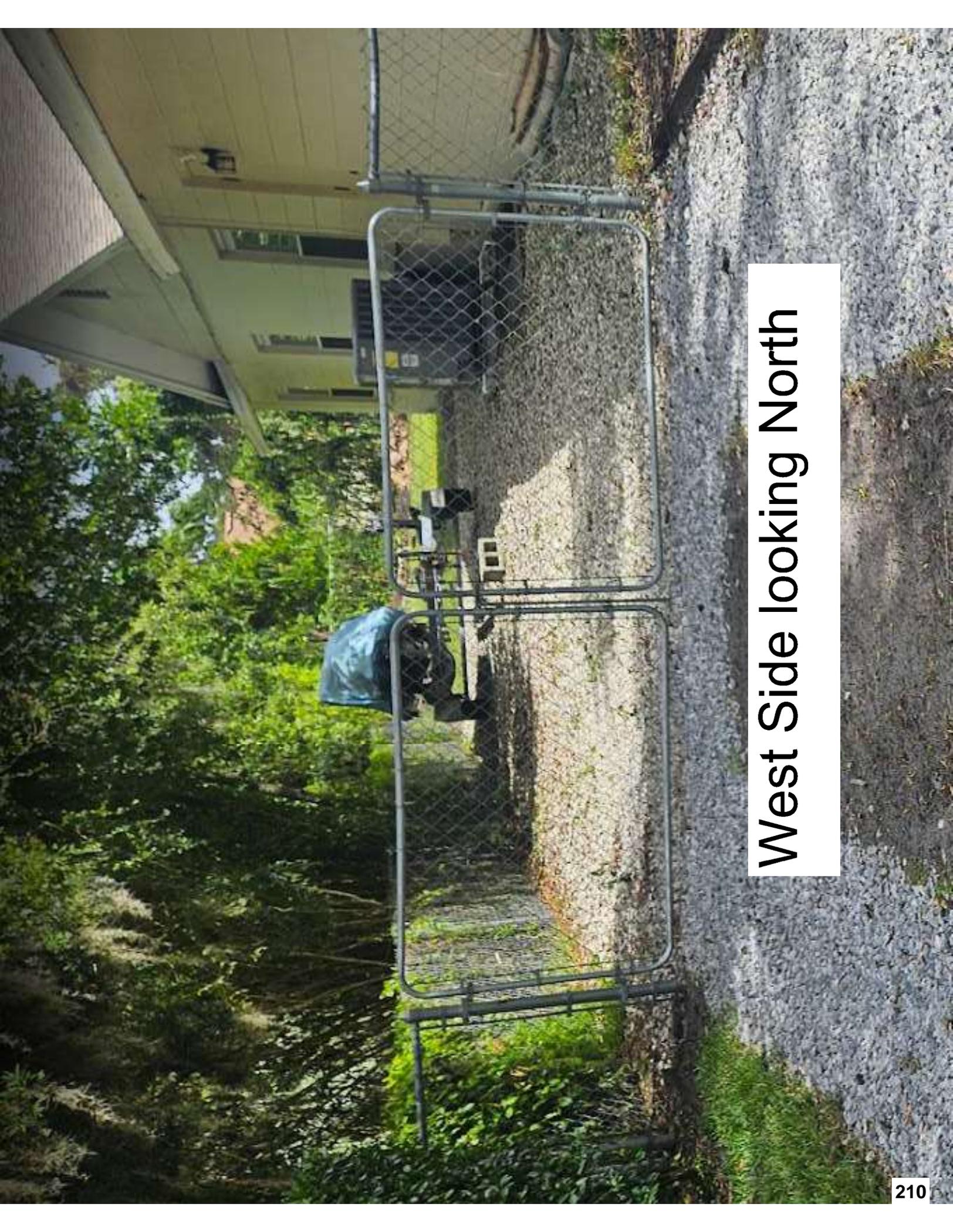
Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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West Side looking North



Rear looking West

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOTS 51 + 54 HOLLIDAY BEAR LAKE SUBD NO 2 PB 4 PG 46

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

A. FINDINGS OF FACT

Property Owner: ERIC SCHIMMER
3439 HOLLIDAY AVE
APOPKA, FL 32703

Project Name: HOLLIDAY AVE (3439)

Requested Variance:

A rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct a garage. 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 March, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOTS 51 + 54 HOLLIDAY BEAR LAKE SUBD NO 2 PB 4 PG 46

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

A. FINDINGS OF FACT

Property Owner: ERIC SCHIMMER
3439 HOLLIDAY AVE
APOPKA, FL 32703

Project Name: HOLLIDAY AVE (3439)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a shed in the R-1AA (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the shed (600 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**

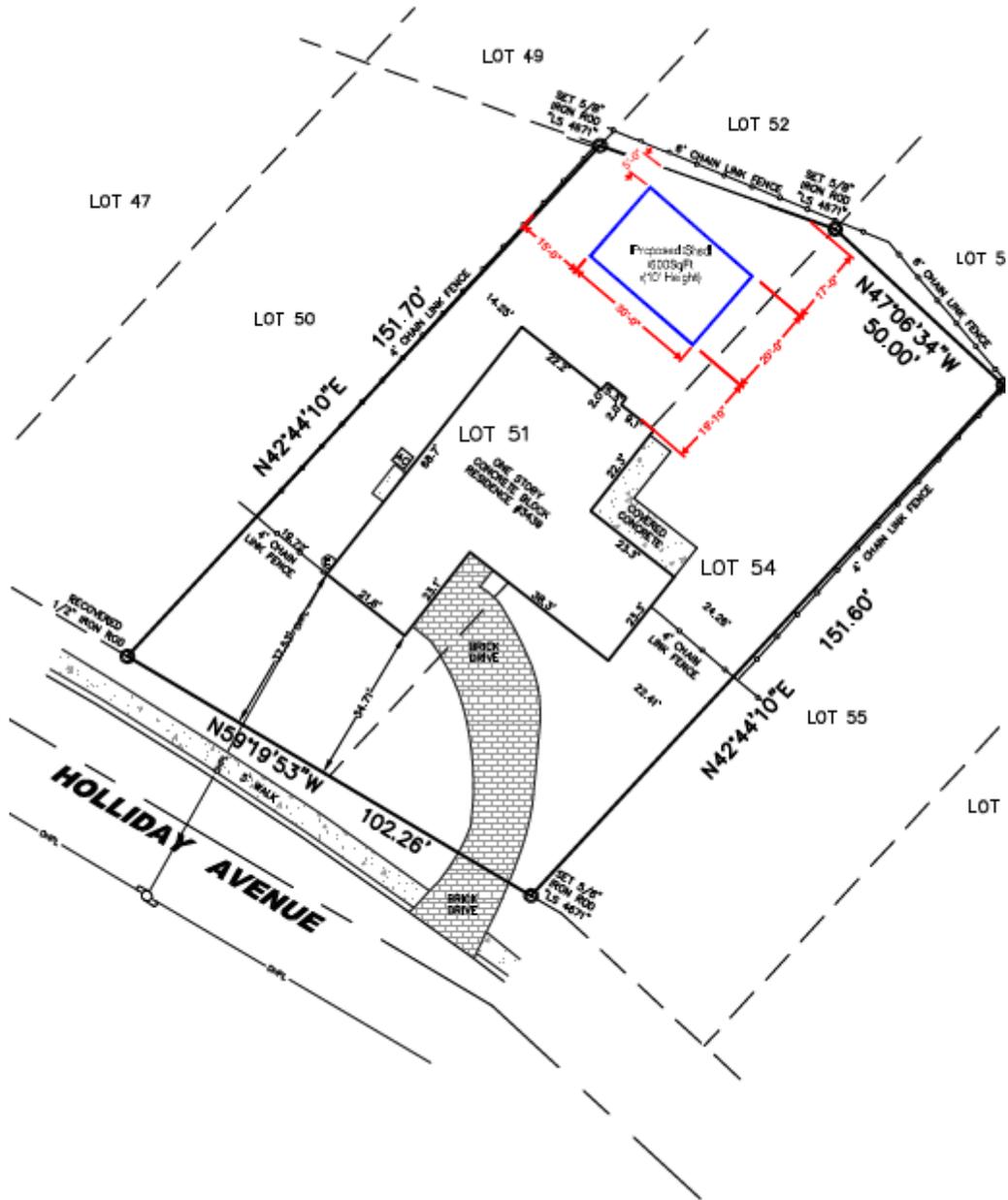
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0157

Title:

1200 Enderby Court - Request for a side street setback variance from fifty (50) feet to thirty (30) feet for a barn in the A-1 (Agricultural) District; BV2026-005 (Thomas Marino, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a side street setback variance from fifty (50) feet to thirty (30) feet for a barn in the A-1 (Agricultural) District; or
2. Approve the request for a side street setback variance from fifty (50) feet to thirty (30) feet for a barn in the A-1 (Agricultural) District; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Chula Vista Sec 2 subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Enderby Court. The Snow Queen Drive side is where the variance is being sought.
- The proposed structure to be constructed is going to be 2,600 square feet.
- The applicant applied for the appropriate building permit (25-18034), and at that time, it was determined that a setback and size variance would be required.

- A letter of support has been received from the adjacent neighbors.
- Section 30.6.1.2(e) of the Seminole County Land Development Code states:

Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning districts. A screened pool structure's height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.

- 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 fifty (50) feet.
- There was a prior variance approved on August 26, 2002, for lot size from 43,560 square feet to 41,700 square feet.

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 proposed structure can be reduced in size; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

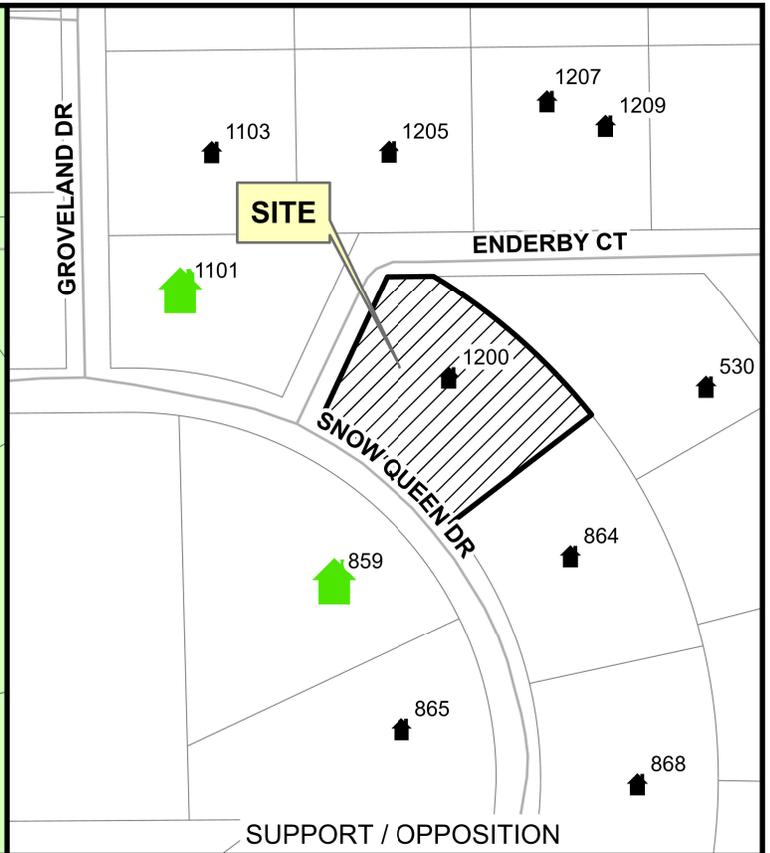
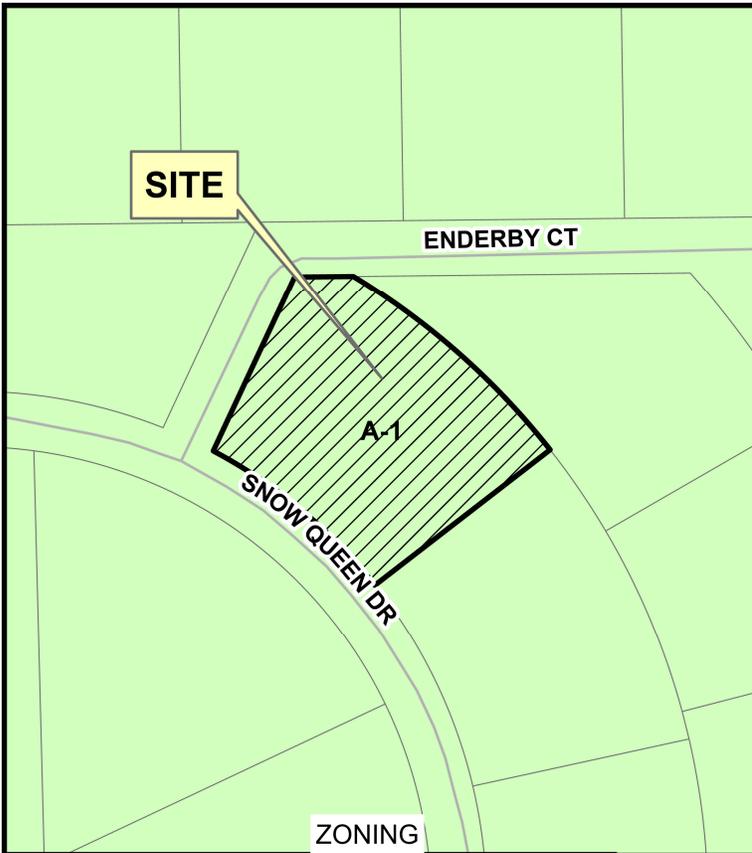
Staff Conclusion:

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

Staff Recommendation:

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

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



THOMAS & JEANETTE MARINO
1200 ENDERBY CT
CHULUOTA FL 32766

SEMINOLE COUNTY BOA
FEBRUARY 23, 2026

A-1

Support

Oppose

n/a



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

The property at 1200 Enderby Court, Chuluota, Florida, is zoned A-1 (Agriculture) in Seminole County, which typically requires a 50-foot rear setback for accessory structures like the proposed 40x65 steel building. However, unique conditions on this 1+ acre lot include the presence of a 100-year-old oak tree that would need to be removed to relocate the building to comply with the 50-foot setback, as well as an existing chicken coop obstructing alternative placement. The lot's irregular, wedge-shaped configuration, combined with fixed features such as the well, septic drain field, and existing house (as shown on the site plan), further limits viable building locations. These element, the mature protected tree, established coop, and site-specific layout are peculiar to this parcel and not generally applicable to other A-1 zoned properties, which may lack such historical natural features or pre-existing obstructions.

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

The 100-year-old oak tree predates the applicant's ownership and use of the property, representing a natural feature that has existed for over a century and is protected under local tree preservation ordinances. Similarly, the chicken coop is an existing structure on the site, not constructed or placed by the applicant to create the current constraints. The lot's shape, well, septic system, and drain field are inherent to the property as platted in Lot 125 of Chula Vista Section 2, and were not altered by the applicant to necessitate the variance. These conditions stem from the property's historical development and natural characteristics, rather than any deliberate actions by the applicant to circumvent zoning requirements.

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

Granting this variance would not provide a special privilege, as it addresses site-specific hardships that could similarly apply to other A-1 properties facing comparable natural or pre-existing constraints, such as mature trees or fixed infrastructure. Seminole County's Land Development Code allows variances under Section 30.3.3.2(b) precisely for such unique circumstances, ensuring equitable application across the district. Other properties in A-1 zoning without these peculiarities must adhere to the standard 50-foot setback, but if similar conditions exist, owners could seek equivalent relief. This variance maintains parity by tailoring relief to documented hardships, without granting undue advantages.

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

Strict enforcement of the 50-foot setback would prevent the applicant from constructing the steel building in a feasible location, depriving them of the reasonable use of their property for accessory storage or agricultural purposes uses commonly enjoyed by other A-1 zoned properties, which often include barns, sheds, or similar structures. Relocating the building to comply would require removing the 100-year-old oak tree, incurring significant environmental, financial, and permitting burdens, or

demolishing the chicken coop, disrupting existing agricultural activities. This creates an undue hardship, as the property's unique layout (including the well, septic, and irregular boundaries) leaves no alternative sites that meet the standard without these sacrifices, effectively rendering portions of the lot unusable in a manner not imposed on comparable properties.

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

Reducing the setback from 50 feet to 30 feet represents the minimum adjustment necessary to accommodate the proposed steel building while avoiding the 100-year-old oak tree and chicken coop. Any lesser reduction would still require tree removal or coop relocation, and a greater one is unnecessary given the site constraints. The 30-foot setback aligns with allowances for street-side setbacks in A-1 zoning, and ensures the building remains functional on the 2,600 square foot concrete foundation without encroaching on essential features like the septic drain field or well. This minimal variance enables reasonable agricultural/residential accessory use without excess relief.

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 variance harmonizes with A-1 zoning's intent to support agricultural and rural residential uses by allowing a modest steel building that enhances property utility without promoting overdevelopment. Preserving the 100-year-old oak tree aligns with county goals for environmental protection and tree canopy maintenance, benefiting the neighborhood's aesthetic and ecological value. The reduced 30-foot setback poses no injury to adjacent properties, as the lot's rural setting and buffers (including the South Oviedo Drain) minimize visual or functional impacts. It avoids potential environmental harm from tree removal, supports public welfare by encouraging sustainable land use, and complies with flood zone X standards, ensuring no detriment to drainage or safety.

Property Record Card



Parcel: 15-21-32-5UL-0000-1250
Property Address: 1200 ENDERBY CT CHULUOTA, FL 32766
Owners: MARINO, THOMAS JR; MARINO, JEANETTE M
 2026 Market Value \$714,001 Assessed Value \$647,659 Taxable Value \$596,937
 2025 Tax Bill \$8,050.83 Tax Savings with Exemptions \$1,731.61
 The 5 Bed/3 Bath Single Family property is 3,650 SF and a lot size of 1.08 Acres

Parcel Location



Site View



Parcel Information

Parcel	15-21-32-5UL-0000-1250
Property Address	1200 ENDERBY CT CHULUOTA, FL 32766
Mailing Address	1200 ENDERBY CT CHULUOTA, FL 32766-9173
Subdivision	CHULA VISTA SEC 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$562,025	\$565,096
Depreciated Other Features	\$27,176	\$25,247
Land Value (Market)	\$124,800	\$124,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$714,001	\$715,143
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$66,342	\$85,737
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$647,659	\$629,406

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,782.44
Tax Bill Amount	\$8,050.83
Tax Savings with Exemptions	\$1,731.61

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MARINO, THOMAS JR - Tenancy by Entirety
 MARINO, JEANETTE M - Tenancy by Entirety

Legal Description

SEC 15 TWP 21S RGE 32E LOT 125
UNRECORDED PLAT CHULA VISTA SEC 2

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$647,659	\$50,722	\$596,937
Schools	\$647,659	\$25,000	\$622,659
FIRE	\$647,659	\$50,722	\$596,937
ROAD DISTRICT	\$647,659	\$50,722	\$596,937
SJWM(Saint Johns Water Management)	\$647,659	\$50,722	\$596,937

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/3/2021	\$501,500	09836/0334	Improved	Yes
WARRANTY DEED	8/1/2000	\$33,500	03911/0843	Vacant	Yes
WARRANTY DEED	11/1/1995	\$25,000	02994/0261	Vacant	Yes

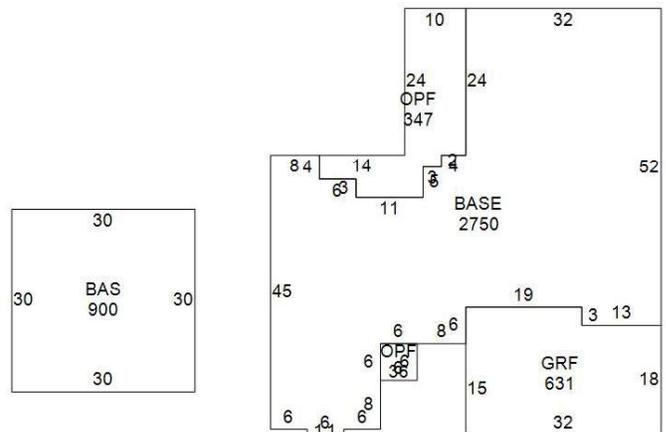
Land

Units	Rate	Assessed	Market
208 feet X 200 feet	\$600/Front Foot	\$124,800	\$124,800

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2003
Bed	5
Bath	3.0
Fixtures	12
Base Area (ft ²)	2750
Total Area (ft ²)	4664
Constuction	CB/STUCCO FINISH
Replacement Cost	\$614,235
Assessed	\$562,025

* Year Built = Actual / Effective



Building 1

Appendages

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

BASE	900
GARAGE FINISHED	631
OPEN PORCH FINISHED	347
OPEN PORCH FINISHED	36

Permits

Permit #	Description	Value	CO Date	Permit Date
08265	1200 ENDERBY CT: WINDOW / DOOR REPLACEMENT-REPLACEMENT OF 18 WINDOW SIZE FOR SIZE [CHULA VISTA SEC 2]	\$26,160		6/6/2024
20806	1200 ENDERBY CT: MECHANICAL - RESIDENTIAL-SFR [CHULA VISTA SEC 2]	\$11,000		12/9/2021
19728	1200 ENDERBY CT: SOLAR-POOL/WTR HTR SPLY-pool solar panels on the roof [CHULA VISTA SEC 2]	\$2,250		11/4/2021
18404	1200 ENDERBY CT: ELECTRICAL - RESIDENTIAL- [CHULA VISTA SEC 2]	\$1,000		9/28/2021
12472	1200 ENDERBY CT: REROOF RESIDENTIAL - [CHULA VISTA SEC 2]	\$16,000		6/29/2021
08555	1200 ENDERBY CT: ACCESSORY STRUCTURE RESIDENTIAL-DETACHED HABITABLE STRUCTURE [CHULA VISTA SEC 2]	\$117,522		6/22/2021
04223	MECHANICAL & CONDENSOR	\$6,695		5/26/2010
05486	SHED	\$1,000		5/12/2004
02150	SCREEN POOL ENCLOSURE	\$4,000		3/1/2004
00712	SWIMMING POOL	\$20,000		1/21/2004
01899		\$244,474	7/24/2003	2/1/2003
05653	POWER SUPPLY FOR CABLEVISION; PAD PER PERMIT 862 SNOW QUEEN DR	\$0		8/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 1	2004	1	\$35,000	\$21,000
SCREEN ENCL 2	2004	1	\$9,000	\$5,400
WATER FEATURE	2004	1	\$1,294	\$776
SOLAR HEATER	2022	1	\$0	\$0

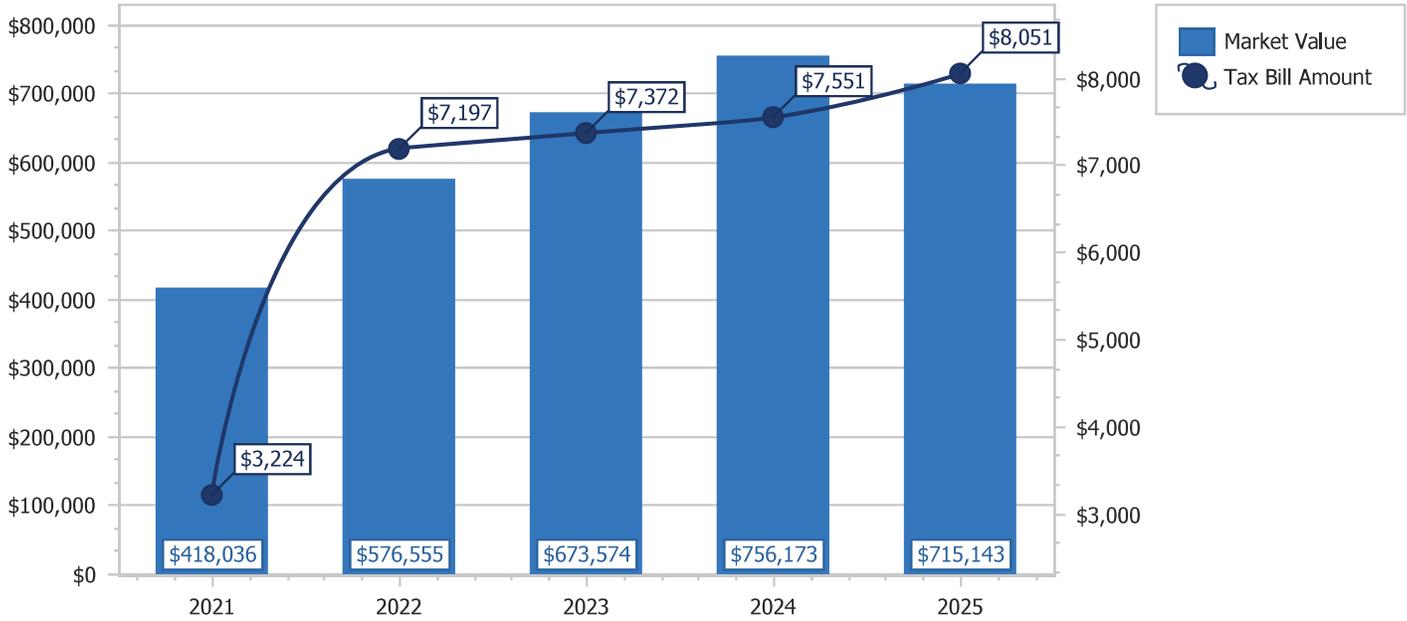
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Geneva
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 73

Utilities	
Fire Station #	Station: 43 Zone: 432
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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**LETTER OF NEIGHBOR CONSENT AND SUPPORT
VARIANCE REQUEST – ACCESSORY STRUCTURE SIZE
Seminole County, Florida**

Date: 1-6-2026

To the Seminole County Board of Adjustment, Planning & Development Division, and Any Other Reviewing Authority:

We, the undersigned property owners, hereby submit this letter in support of a variance request submitted by Thomas Marino, owner of the real property located at 1200 Enderby Court, Chuluota FL.

We acknowledge that the subject property is zoned **A-1 (Agriculture)** and that Seminole County Land Development Code limits the total square footage of accessory structures to one-third (1/3) of the size of the principal residence. We further understand that the property owner proposes construction of an accessory metal building measuring **40 feet by 65 feet (approximately 2,600 square feet)**, and have seen the proposed renderings of the project, which exceeds the permitted accessory structure size by approximately **775 square feet**.

After being informed of the nature, location, size, and intended use of the proposed structure, we state the following:

1. We have no objection to the requested variance.
2. We believe the proposed accessory structure will be compatible with the surrounding agricultural and residential uses in the area.
3. We do not believe the requested variance will create any adverse impacts, including but not limited to noise, traffic, drainage, safety, or visual impacts.
4. We do not believe approval of this variance will diminish property values or alter the essential character of the neighborhood.
5. We understand that the structure will be required to comply with all applicable setbacks, building codes, permitting requirements, and inspections imposed by Seminole County and other applicable authorities.

This letter is provided voluntarily and without coercion. By signing below, we affirm that we are owners of property located adjacent to or in close proximity to the subject parcel and that we support approval of the requested variance as presented.

Printed Name: Stacy Trier Property Address: 1101 Carver Road Dr Chuluota FL 32766
Signature:  Date: 1-6-26

**LETTER OF NEIGHBOR CONSENT AND SUPPORT
VARIANCE REQUEST – ACCESSORY STRUCTURE SIZE
Seminole County, Florida**

Date: 1-6-2026

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After being informed of the nature, location, size, and intended use of the proposed structure, we state the following:

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2. We believe the proposed accessory structure will be compatible with the surrounding agricultural and residential uses in the area.
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5. We understand that the structure will be required to comply with all applicable setbacks, building codes, permitting requirements, and inspections imposed by Seminole County and other applicable authorities.

This letter is provided voluntarily and without coercion. By signing below, we affirm that we are owners of property located adjacent to or in close proximity to the subject parcel and that we **support approval of the requested variance** as presented.

Printed Name: Jeff & Juli Sweetland Property Address: 859 Snow Queen Drive
Signature: [Handwritten Signature] Date: 1/6/26

View from 1101 Groveland. See attached support letter from the owner of this property



View from 859 Snow Queen Drive See attached support letter from the owner.



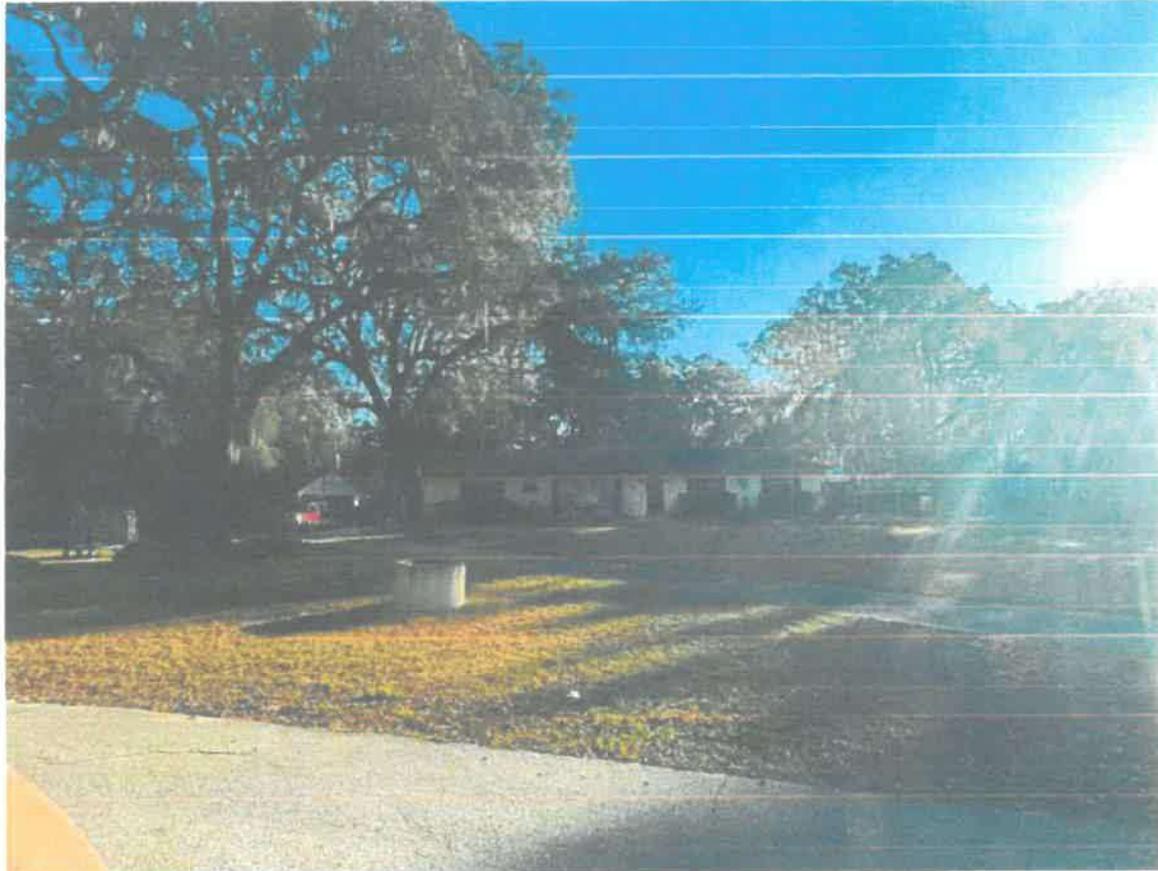
6 homes away from ours

504 Enderby Place 50 x 40= 2,000 Home square feet: 2,312



This home is two doors down from us.

868 Snow Queen Drive 47 x 32=1504 Home Square Feet: 1620



4 houses down from me.

1234 Hayclon Drive 35 x 24=840 Homw Square Feet: 1439



2 Streets over

155 Snow Valley Way 47 x 38= 1464 Home square feet: 2,140



1 Street away

171 Overlook Drive 40 x 30= 1200 Home Square feet: 2511



1 Street over

252 Overlook Drive 40 x 30=1200 Home Square feet: 1902



6 homes away

1136 Groveland Drive 42 x 20= 840 Home Square Feet: 1594



2 streets over. 26 houses away

316 Kiwanis Circle Detached garage is 60 x 60=3600 Home square foot: 3362



**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

SEC 15 TWP 21S RGE 32E LOT 125 UNRECORDED PLAT CHULA VISTA SEC 2

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

A. FINDINGS OF FACT

Property Owner: THOMAS MARINO
1200 ENDERBY CT
CHULUOTA, FL 32766

Project Name: ENDERBY CT (1200)

Requested Variance:

A side street setback variance from fifty (50) feet to thirty (30) feet for an barn in the A-1 (Agricultural) District.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct a steel building and a size variance. 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 March, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

SEC 15 TWP 21S RGE 32E LOT 125 UNRECORDED PLAT CHULA VISTA SEC 2

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

A. FINDINGS OF FACT

Property Owner: THOMAS MARINO
1200 ENDERBY CT
CHULUOTA, FL 32766

Project Name: ENDERBY CT (1200)

Variance Approval:

Request for a side street setback variance from fifty (50) feet to thirty (30) feet for an barn in the A-1 (Agricultural) District. The findings reflected in the record of the February 23, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the barn (2,600 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 March, 2026.

Notary Public

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

EXHIBIT A SITE PLAN

