



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, June 23, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

CONTINUED VARIANCES

1. **230 Waverly Drive** - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-418](#)

Development Services - Planning and Development

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

VARIANCES

2. **984 Fallcreek Point** - Request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room in the PD (Planned Development) district; BV2025-036 (Mahendranadh Manne, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-542](#)

Development Services - Planning and Development

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

3. **188 Steeplechase Circle**- Request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district; BV2025-049 (Teodoro Rodriguez, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-543](#)

Development Services - Planning and Development

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

4. **28 Windsor Isle Drive**- Request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district; BV2025-057 (Francisco Gomez, Applicant) District 1 - Dallari District 5 - Herr (Angi Gates, Project Manager) [2025-572](#)

Development Services - Planning and Development

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

5. **1735 Carlton Street** - Request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district; BV2025-063 (James Riesen, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-573](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Code Violation Picture](#)
[Pictures Provided by Applicant](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Denial Development Order](#)
[Approval Development Order](#)

-
6. **1185 Amanda Kay Circle** - Request for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district; BV2025-051 (Holly Dumont, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-571](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)
7. **1430 Van Arsdale Street**- Request for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Rural/Rural Subdivision Standards) district; BV2025-052 (Justin Hodapp, Applicant) District 2 - Zembower (Mary Robinson, Project Manager) [2025-574](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[Denial Development Order](#)
[Approval Development Order](#)

8. **5201 Lake Howell Road** - Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2025-053 (Richard Adam Stawara, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-575](#)

Development Services - Planning and Development

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

9. **(Lot 15) Lake Rena Drive** - Request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet to construct a single-family home, in the R-1AA (Single Family Dwelling) district; BV2025-055 (Roy & Patricia Doolittle, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-576](#)

Development Services - Planning and Development

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

10. **1461 Canal Point Road** - Request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district; BV2025-062 (Chris De LaRosa, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-581](#)

Development Services - Planning and Development

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

11. **1054 Gloryland Court** - Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; BV2025-066 (Kelsie Taylor, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-582](#)

Development Services - Planning and Development

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

12. **2001 Sipes Avenue** - Request for: (1) a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo in the A-1 (Agriculture) district; BV2025-056 (Johnny Perry, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-579](#)

Development Services - Planning and Development

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

13. **1250 N. Brassie Drive** - Request for an accessory structure size variance from 322 square feet to 720 square feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2025-059 (Mark Weller, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2025-578](#)

Development Services - Planning and Development

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

14. **1611 Rutledge Road** - Request for a roof height variance from twelve (12) feet to twenty-nine (29) feet for a detached garage in the R-1AAA (Single Family Dwelling) district; BV2024-065 (Christopher Sabia, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-580](#)

Development Services - Planning and Development

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

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-418

Title:

230 Waverly Drive - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel (407)665-7389

Contact/Phone Number:

Meggan Znorowski (407)665-7446

Motion/Recommendation:

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

Background:

- The subject property is located in the Highland Pines Unit 3 subdivision.
- The proposed detached garage is 440 square feet (20'x22').
- 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 granting of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, 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 detached 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.

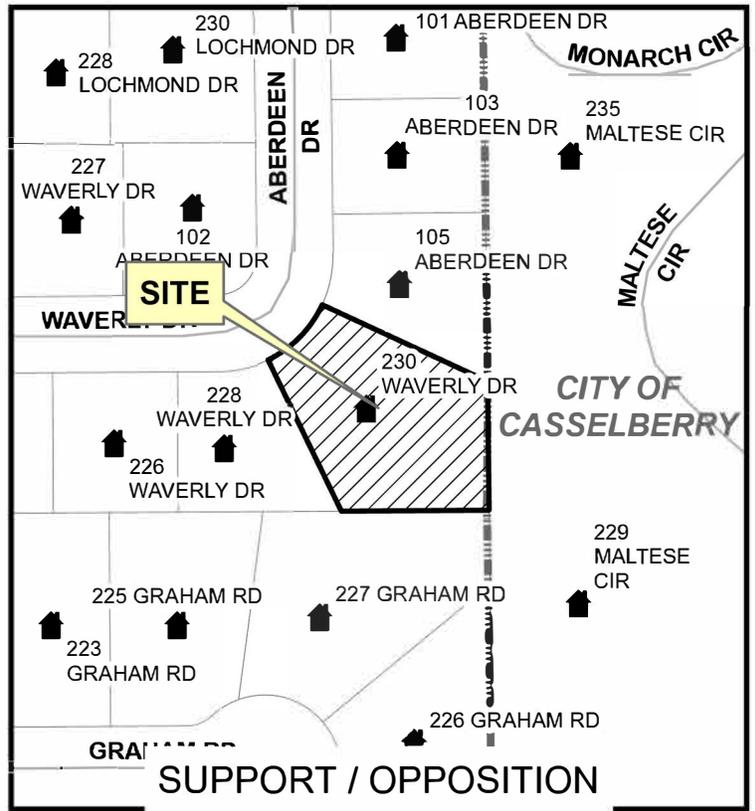
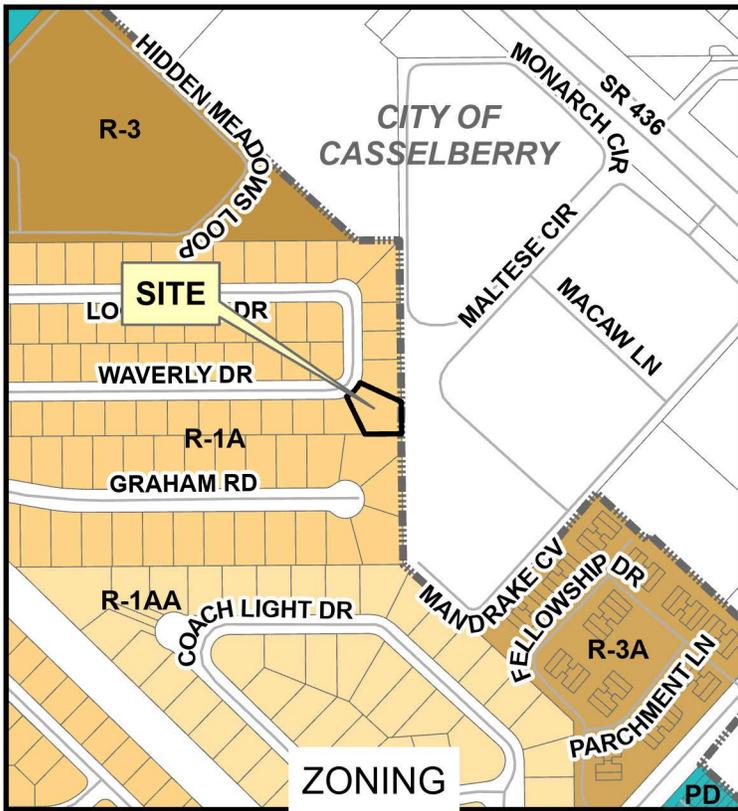
WAVERLY DR (230) VARIANCE

DESCRIPTION: LOT 85, HIGHLAND PINES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



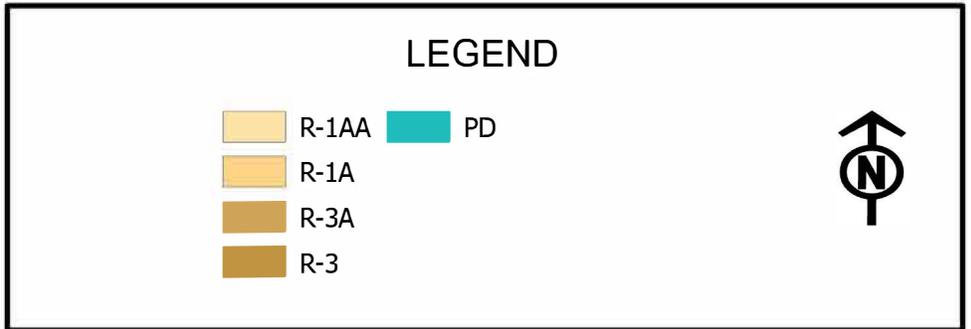
GREEN VILLAGE
P.B. 18, PG. 99

*Placement and orientation based on information and original site plan provided by applicant



CHERYLE ZEIGLER
 230 WAVERLY DR
 FERN PARK, FL 32730

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025



VARIANCE CRITERIA

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

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

I need a 2-vehicle garage because I've never had one, and on the cover sheet, it states I can have one. Littering a vehicle outside as I did after moving in with a brand new SSF Ferrari Pontiac, the semi-trail and neighbor's tree destroyed the paint and dents.

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

I need it for ~~the~~ storage of everything in my house, so it can be completely renovated and I'll be upgrading the property to make it more appealing, and up the value. Plus protect against thieves and getting an EV charge.

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?

Because there are no other space to build one, the driveway leads to the right of the house, and vehicles can drive right in. On oddly shaped lot of like a Ball diamond.

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?

Can't put in a EV Charger, nor storage, never own another car (gets beat up by neighbor's tree & hail storms).

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

It's odd shape lot, with no other space.

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

People should not be on my property in the back yard.

Property Record Card



Parcel: **20-21-30-512-0000-0850**
 Property Address: **230 WAVERLY DR FERN PARK, FL 32730**
 Owners: **ZEIGLER, CHERYLE D**
 2025 Market Value \$133,151 Assessed Value \$61,093 Taxable Value \$0
 2024 Tax Bill \$216.15 Tax Savings with Exemptions \$1,534.61
 The 4 Bed/2.5 Bath Single Family property is 2,661 SF and a lot size of 0.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-30-512-0000-0850
Property Address	230 WAVERLY DR FERN PARK, FL 32730
Mailing Address	230 WAVERLY DR FERN PARK, FL 32730-2627
Subdivision	HIGHLAND PINES UNIT 3
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1996), Other Exemptions \$25,000
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	\$62,051	\$61,443
Depreciated Other Features	\$1,100	\$1,100
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$133,151	\$132,543
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$72,058	\$73,172
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$61,093	\$59,371

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,750.76
Tax Bill Amount	\$216.15
Tax Savings with Exemptions	\$1,534.61

Owner(s)

Name - Ownership Type
 ZEIGLER, CHERYLE D

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$61,093	\$61,093	\$0
Schools	\$61,093	\$30,000	\$31,093
FIRE	\$61,093	\$41,093	\$20,000
ROAD DISTRICT	\$61,093	\$41,093	\$20,000
SJWM(Saint Johns Water Management)	\$61,093	\$41,093	\$20,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/1/2006	\$100	06191/1093	Improved	No
QUIT CLAIM DEED	1/1/2004	\$100	05181/1636	Improved	No
QUIT CLAIM DEED	12/1/2002	\$100	04751/1402	Improved	No
QUIT CLAIM DEED	4/1/2000	\$100	03851/1926	Improved	No
WARRANTY DEED	12/1/1995	\$130,000	03013/0808	Improved	Yes

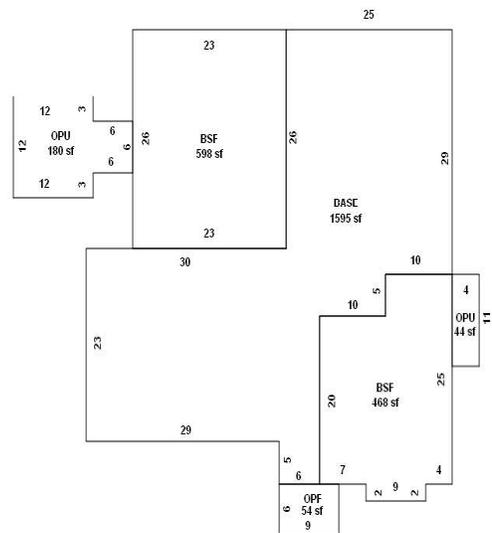
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	1595
Total Area (ft ²)	2939
Constuction	CB/STUCCO FINISH
Replacement Cost	\$97,335
Assessed	\$62,051

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE SEMI FINISHED	598
BASE SEMI FINISHED	468
OPEN PORCH FINISHED	54
OPEN PORCH UNFINISHED	44
OPEN PORCH UNFINISHED	180

Permits				
Permit #	Description	Value	CO Date	Permit Date
02055	230 WAVERLY DR: PLUMBING - RESIDENTIAL- [HIGHLAND PINES UNIT 3]	\$1,300		2/13/2020
09173	REROOF W/SHINGLES	\$12,420		8/8/2006
07502	POWER SUPPLY FOR CABLE	\$330		11/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1975	1	\$0	\$0
COVERED PATIO 1	2001	1	\$2,750	\$1,100

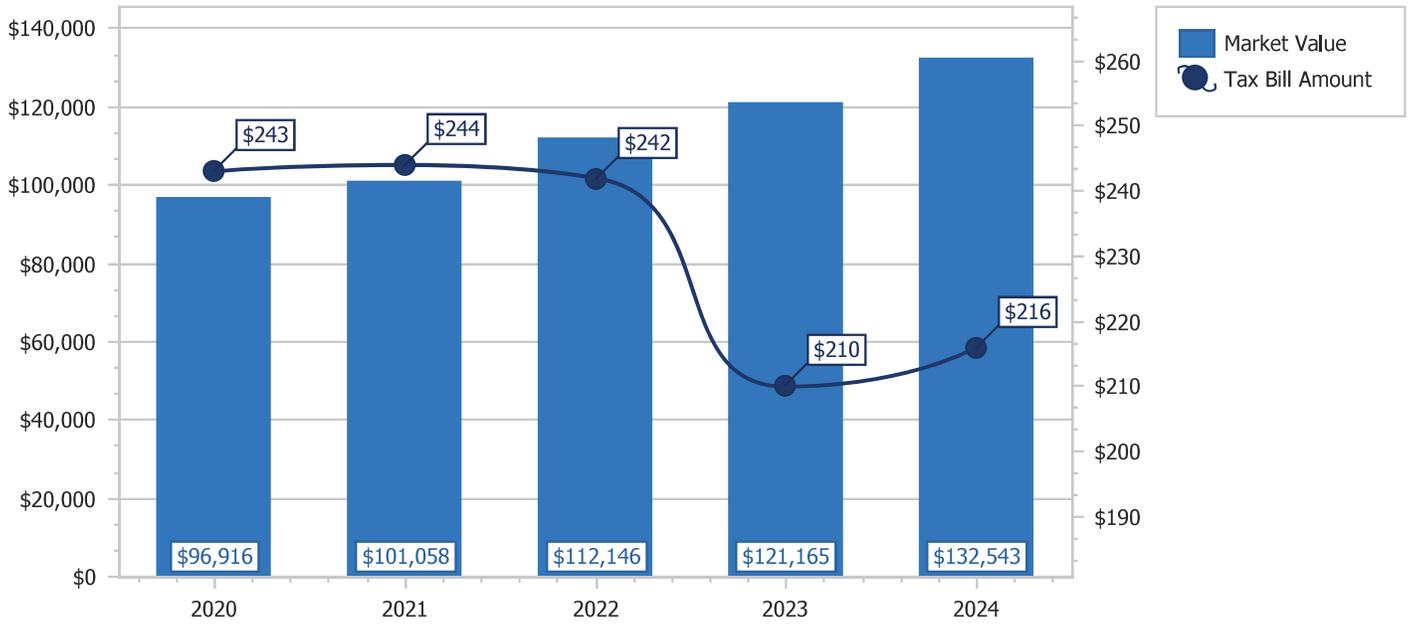
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

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 62

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Management

Property Value History



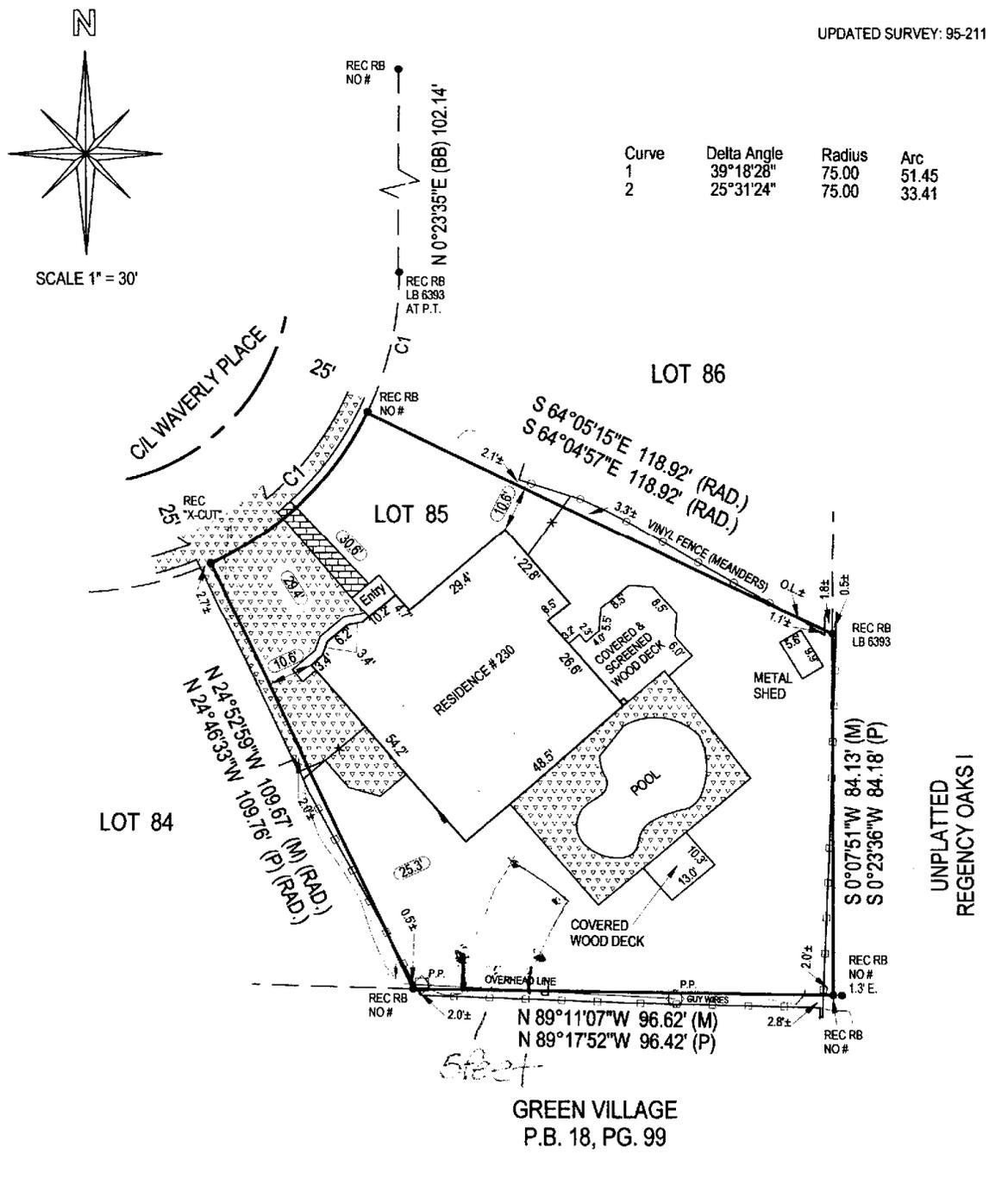
Copyright 2025 © Seminole County Property Appraiser

- NOTES:
1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
 2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
 3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 6. PROPERTY HEREON LOCATED IN ZONE * X * PER F.I.R.M. COMMUNITY PANEL NO. 12117C 0165 F DATED 09-28-07.
 7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.

LAND SURVEYORS
LB 4565

**Boundary
And
Mapping
Associates, Inc.**

109 WEST ORANGE STREET
ALTA MONTE SPRINGS, FL.
32714
PH. (407) 696-1155



DESCRIPTION: LOT 85, HIGHLAND PINES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
CHERYLE D. ZEIGLER

JOB NO.: 95-211U DATE: FIELD: 03-13-12 SIGNED: 03-14-12 DRAWN BY: RWJ/RCA P.C.: RP CHECKED: RWJ	LEGEND CONCRETE BRICK I.P. - IRON PIPE I.C. - ILLINOIS CAP # C.M. - CONCRETE MONUMENT RB - REBAR RAD - RADIAL N.R. - NOT RADIAL N&D - NAIL & DISC (P) - PER PLAT (M) - AS MEASURED (D) - PER DESCRIPTION O.L. - ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.R.C. - POINT OF REVERSE CURVE R.P. - RADIUS POINT R - RADIUS L - LENGTH OF ARC CA - CENTRAL ANGLE U.E. - UTILITY EASEMENT D.E. - DRAINAGE EASEMENT L.E. - LANDSCAPE EASEMENT P.E. - POOL EQUIPMENT P.P. - POWER POLE -X- - CHAIN LINK FENCE -□- - WOODEN / ORNAMENTAL FENCE	This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17 F.A.C. pursuant to section 472-027 Florida Statute. RODNEY W. JACKSON, F.S.M. 6281
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**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

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

A. FINDINGS OF FACT

Property Owner: CHERYLE ZEIGLER
230 WAVERLY DR
FERN PARK, FL 32730

Project Name: WAVERLY DR (230)

Requested Variance:

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

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to obtain an approved variance to construct a 440 square feet detached garage (20'x 22') 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 July, 2025.

Notary Public

Prepared by: Meggan Znorowski, Project Coordinator
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

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

A. FINDINGS OF FACT

Property Owner: CHERYLE ZEIGLER
230 WAVERLY DR
FERN PARK, FL 32730

Project Name: WAVERLY DR (230)

Variance Approval:

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

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 440 square feet detached garage (20'x 22') 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 July, 2025.

Notary Public

Prepared by: Meggan Znorowski, Project Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN

DESCRIPTION: LOT 85, HIGHLAND PINES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



GREEN VILLAGE
P.B. 18, PG. 99

*Placement and orientation based on information and original site plan provided by applicant



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-542

Title:

984 Fallcreek Point - Request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room in the PD (Planned Development) district; BV2025-036 (Mahendranadh Manne, Applicant) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room 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 Retreat at Oregon subdivision.
- The proposed screen room addition will be 648 square feet (24' x 27') and will encroach five (5) feet into the required rear yard setback.
- The rear of the subject property abuts a ten (10) foot landscape, wall and buffer easement.
- The Retreat at Oregon Homeowners Association approved the applicant's request for the screen room.
- 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.

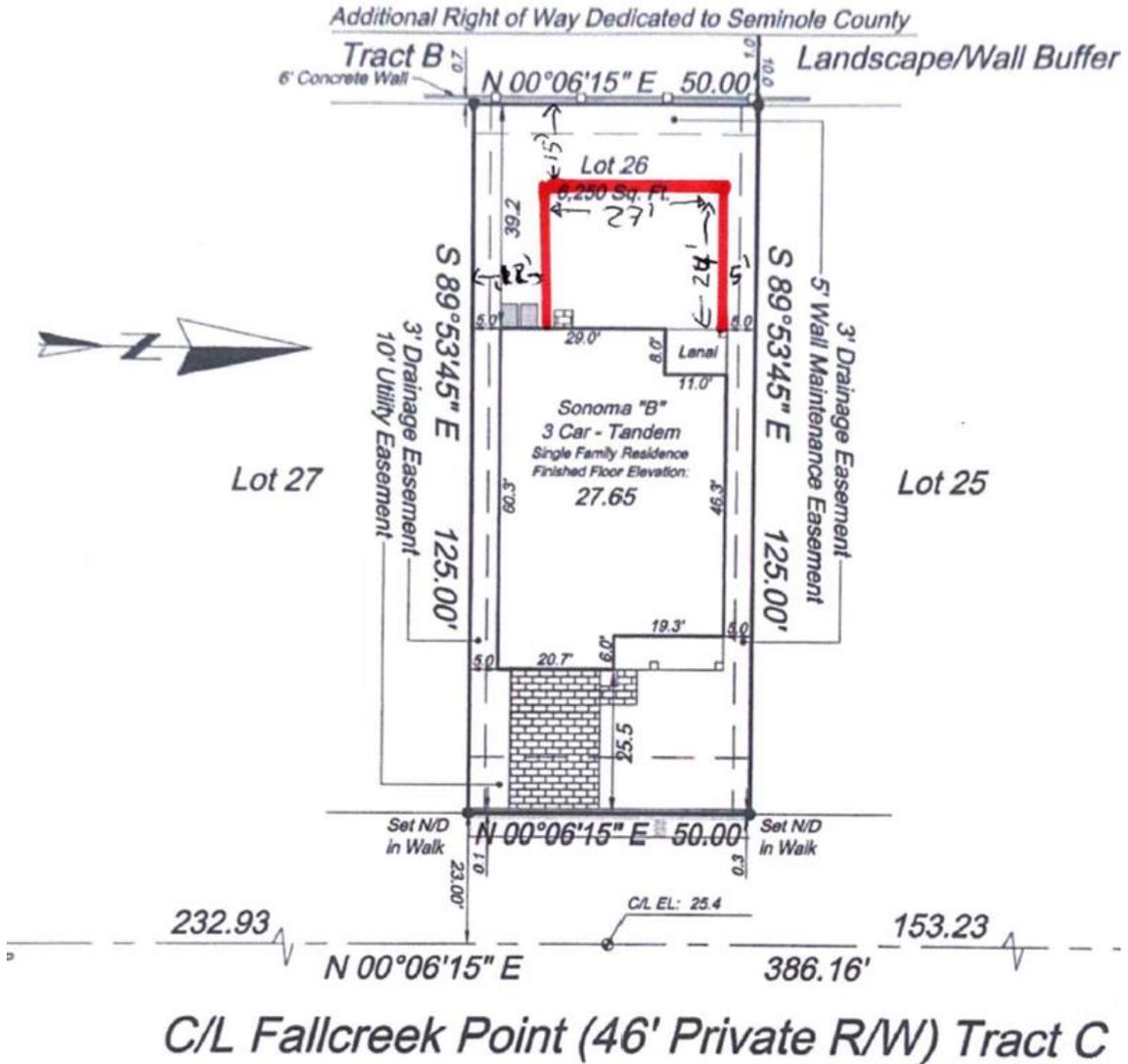
Staff Recommendation:

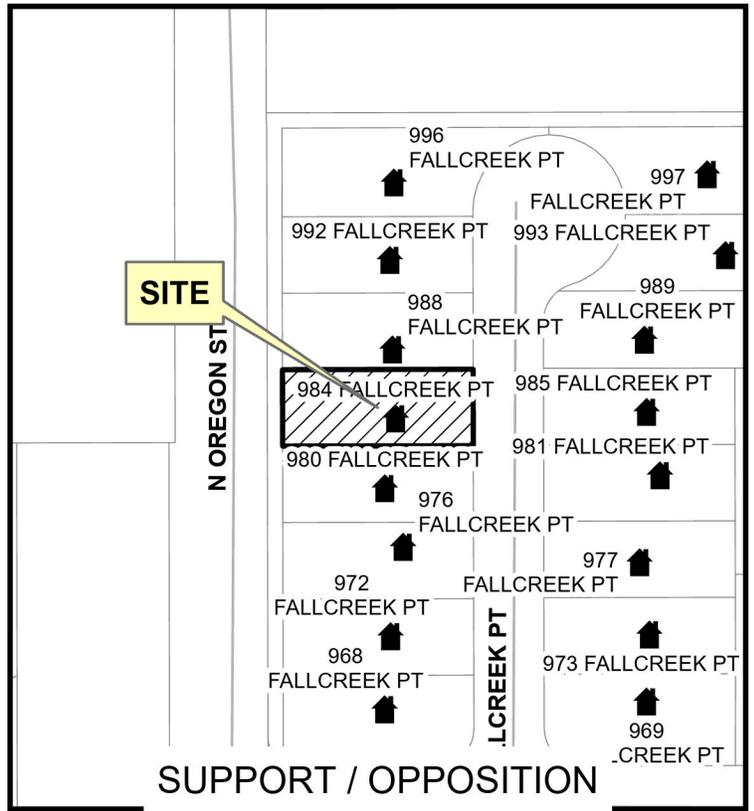
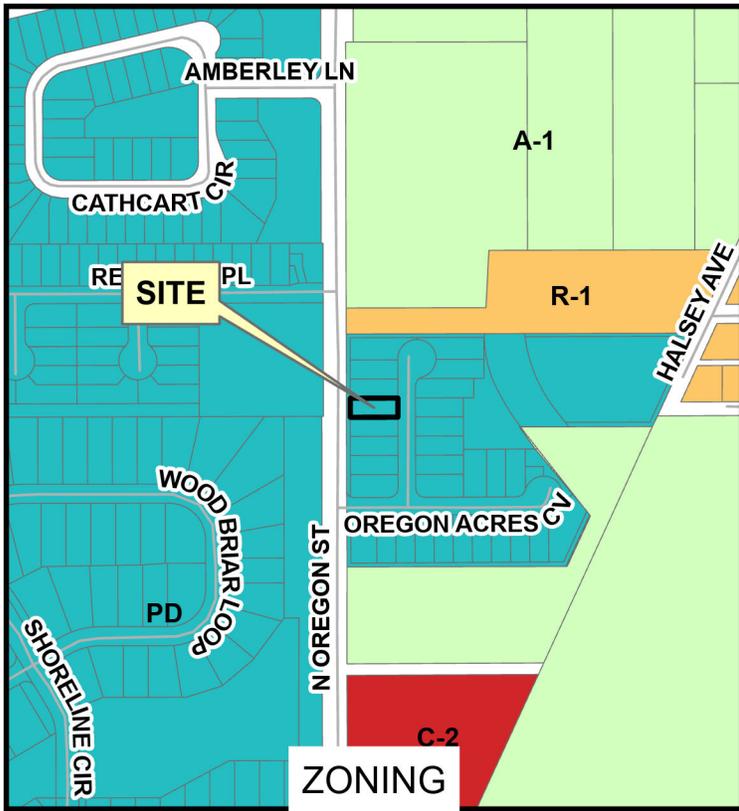
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

variance, staff recommends the following conditions of approval:

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

984 FALLCREEK POINT VARIANCE





MAHENDRANADH MANNE
984 FALLCREEK PT
SANFORD, FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JUNE 23, 2025



VARIANCE CRITERIA

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

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

The structure is a screened enclosure that provides necessary outdoor living space.

- The property's layout may not allow for full compliance with setback requirements.

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

The homeowner had a contractor apply for the permit following code guidelines and was unaware of the setback requirement.

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.

Other homeowners in similar zoning have been granted variances for screen enclosures.

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 homeowner would be deprived of using their backyard space effectively.

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

The variance requested (6 feet) is the smallest necessary to allow for the enclosure.

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.

The enclosure aligns with neighborhood aesthetics and does not obstruct any public utilities.

Property Record Card



Parcel: 20-19-30-523-0000-0260
Property Address: 984 FALLCREEK PT SANFORD, FL 32771
Owners: MANNE, MAHENDRANADH
 2025 Market Value \$617,007 Assessed Value \$471,687 Taxable Value \$420,965
 2024 Tax Bill \$5,526.45 Tax Savings with Exemptions \$2,262.82
 The 5 Bed/4 Bath Single Family property is 3,531 SF and a lot size of 0.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-19-30-523-0000-0260
Property Address	984 FALLCREEK PT SANFORD, FL 32771
Mailing Address	984 FALLCREEK PT SANFORD, FL 32771-7295
Subdivision	RETREAT AT OREGON
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
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	\$517,007	\$504,694
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$100,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$617,007	\$589,694
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$145,320	\$131,300
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$471,687	\$458,394

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,789.27
Tax Bill Amount	\$5,526.45
Tax Savings with Exemptions	\$2,262.82

Owner(s)

Name - Ownership Type
MANNE, MAHENDRANADH

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 26 RETREAT AT OREGON PLAT BOOK 82
PAGES 40-41

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$471,687	\$50,722	\$420,965
Schools	\$471,687	\$25,000	\$446,687
FIRE	\$471,687	\$50,722	\$420,965
ROAD DISTRICT	\$471,687	\$50,722	\$420,965
SJWM(Saint Johns Water Management)	\$471,687	\$50,722	\$420,965

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	\$471,800	09209/1215	Improved	Yes

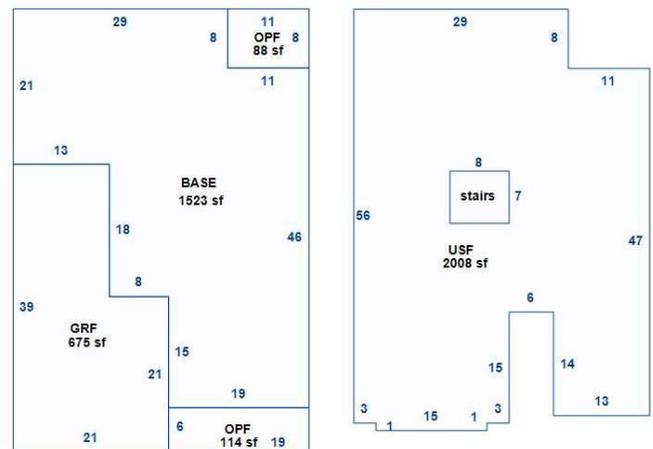
Land

Units	Rate	Assessed	Market
1 Lot	\$100,000/Lot	\$100,000	\$100,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2018
Bed	5
Bath	4.0
Fixtures	14
Base Area (ft ²)	1523
Total Area (ft ²)	4408
Constuction	CB/STUCCO FINISH
Replacement Cost	\$532,997
Assessed	\$517,007

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	675
OPEN PORCH FINISHED	88

Permits

Permit #	Description	Value	CO Date	Permit Date
01593	NEW HOME	\$444,544	8/23/2018	1/29/2018

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

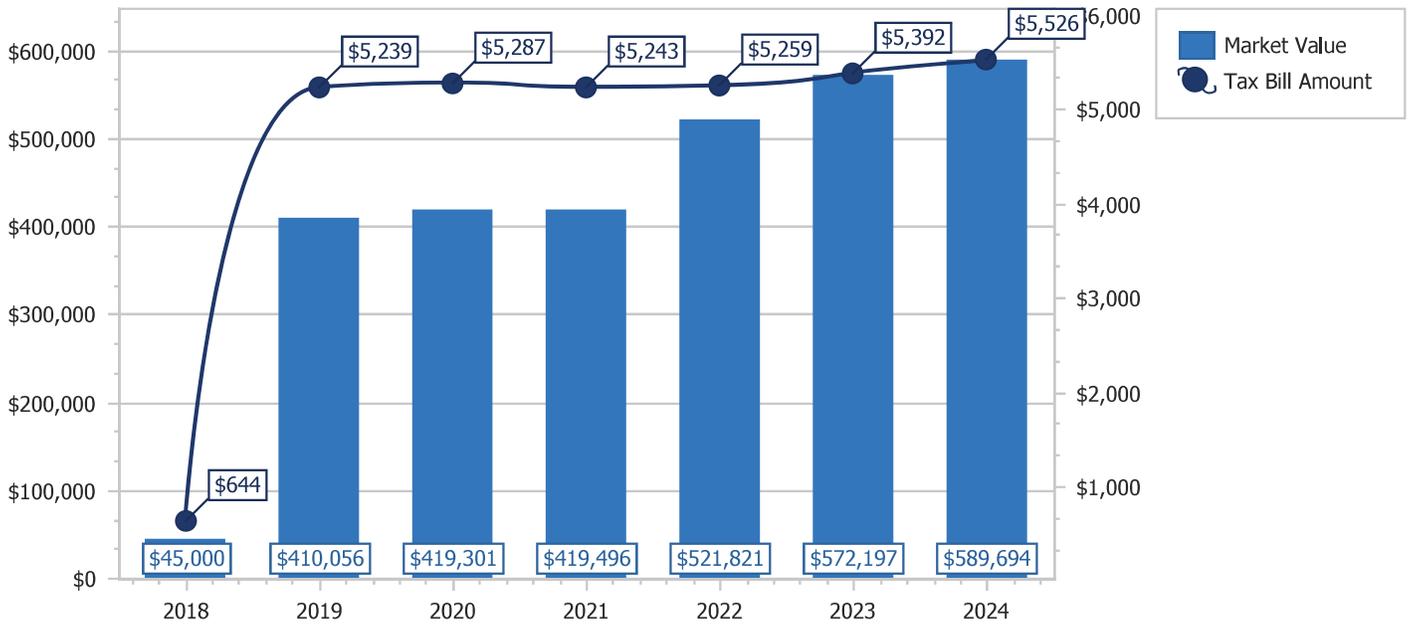
Political Representation

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

Utilities

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Retreat at Oregon Homeowners Association
3112 W Lake Mary Blvd.
Lake Mary, FL 32746

APPROVED W/ CONDITIONS

Reference: 984 Fallcreek Point, Sanford, FL 32771

February 24, 2025

Mahendranadh Manne
984 Fallcreek Point
Sanford, FL 32771

Dear Mahendranadh Manne:

Your Request for an Architectural Modification on your property at 984 Fallcreek Point has been approved by the Architectural Review Committee of Retreat at Oregon Homeowners Association. Specifically, you have approval to proceed with the following request as submitted:

Screen Enclosure -Back yard closure with 24X27 insulated roof panels with covered roof (Porch enclosure). Attached are the survey, invoice and county permit documents. Please do let me know if any additional details needed..

Approval is based upon the following condition(s): As long as trees are not removed.

Please note the ARC reserves the right to make a final inspection to ensure that your project is compliant with all the Architectural Design Standards applicable to your community. The Association makes no determination as to whether the proposed improvement meets with local building or zoning regulations, and you will need to obtain any required governmental permits.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,
Retreat at Oregon Homeowners Association

This Community is Professionally Managed By:
Premier Association Management LLC
3112 W Lake Mary Blvd.
Lake Mary, FL 32746
Kaylyn Kearns, CAM
(407) 333-7787

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 26 RETREAT AT OREGON PB 82 PGS 40-41

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

A. FINDINGS OF FACT

Property Owner: MAHENDRANADH MANNE
984 FALLCREEK PT
SANFORD, FL 32771

Project Name: 984 FALLCREEK POINT

Requested Variance:

Request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room in the PD (Planned Development) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a screen room 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 July, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 26 RETREAT AT OREGON PB 82 PGS 40-41

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

A. FINDINGS OF FACT

Property Owner: MAHENDRANADH MANNE
984 FALLCREEK PT
SANFORD, FL 32771

Project Name: 984 FALLCREEK POINT

Variance Approval:

Request for a rear yard setback variance from twenty (20) feet to fifteen (15) feet for a screen room in the PD (Planned Development) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the screen room (24' x 27') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

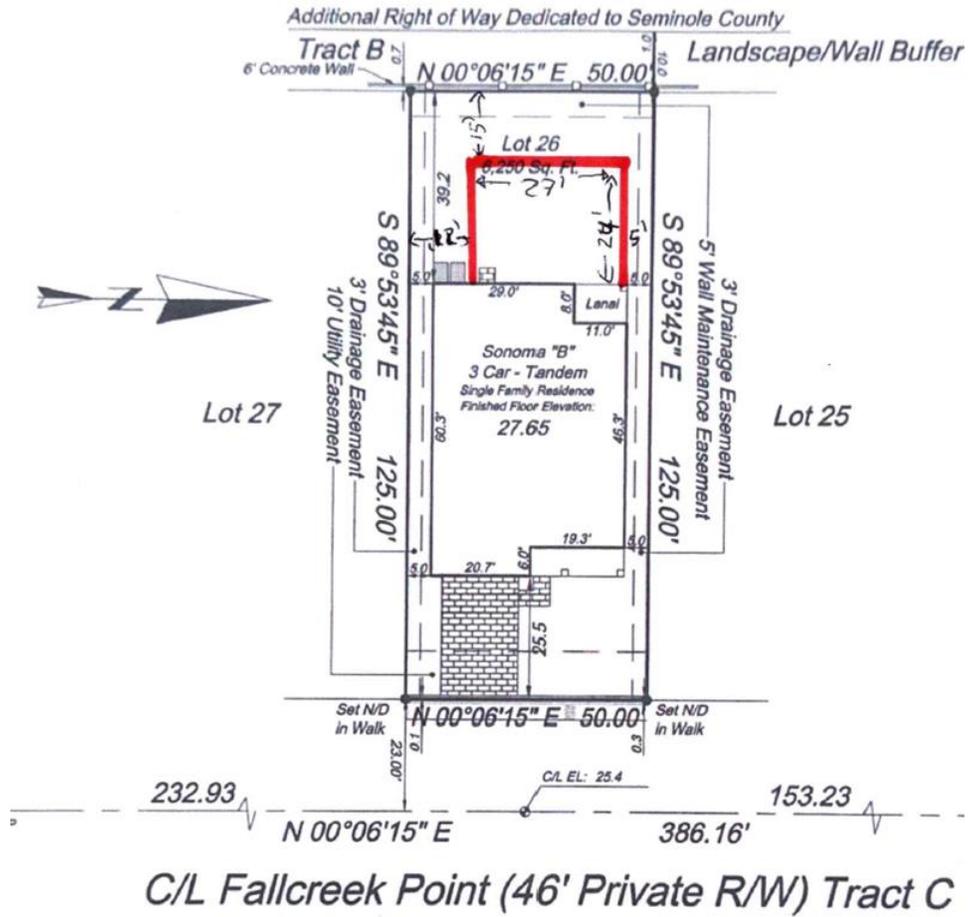
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-543

Title:

188 Steeplechase Circle- Request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district; BV2025-049 (Teodoro Rodriguez, Applicant) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district; or
2. Approve the request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Foxspur Subdivision Phase 2.
- The proposed detached garage will be 1,423.45 square feet (35' x 40.67') exceeding the allowable size by 468.45 square feet.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building.

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

Staff Conclusion:

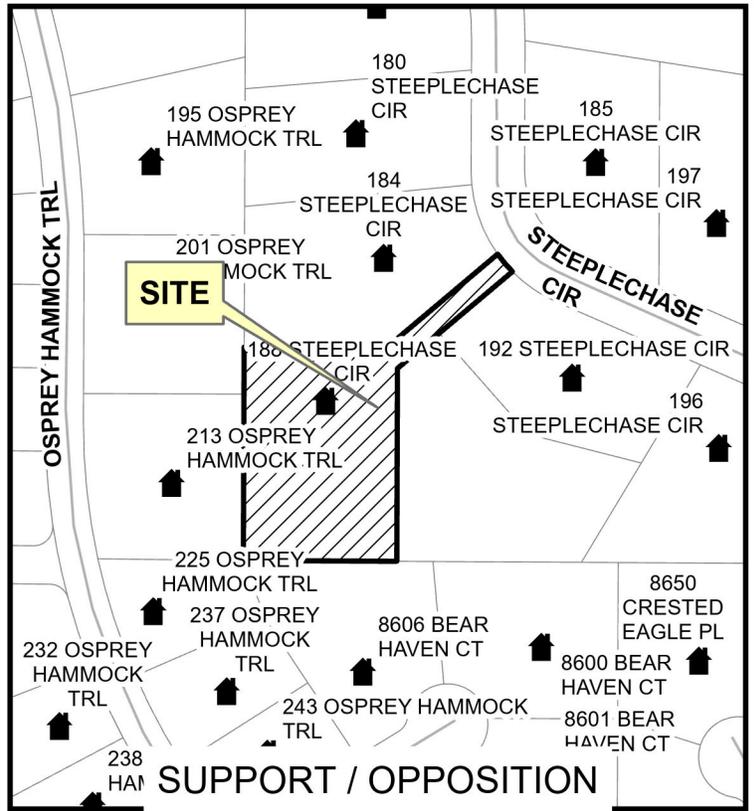
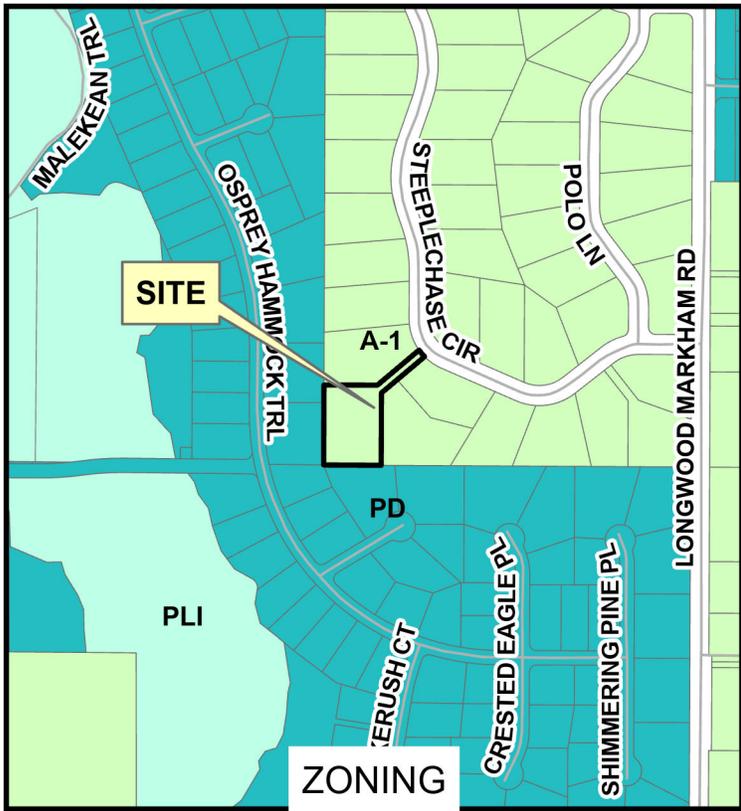
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

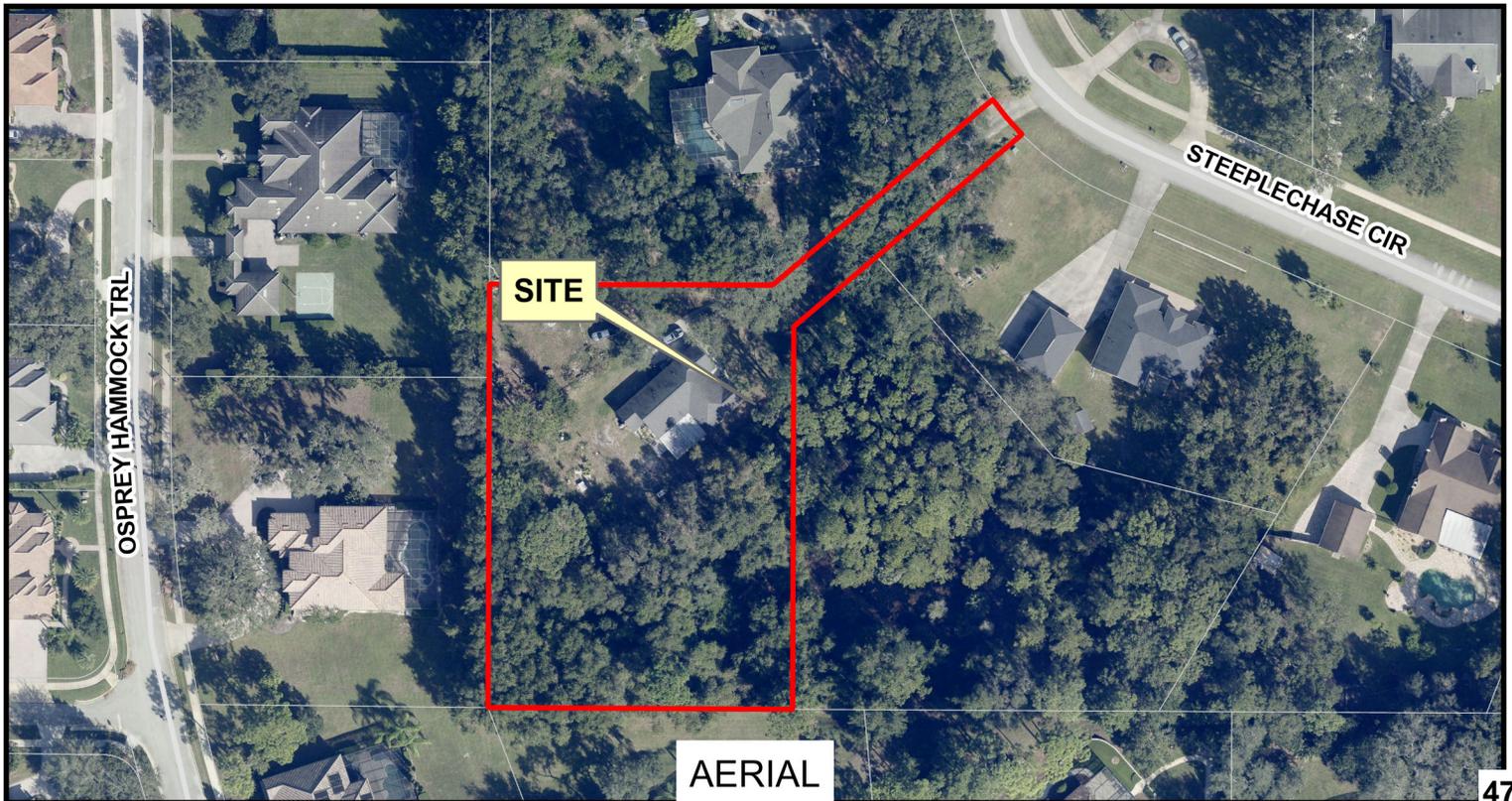
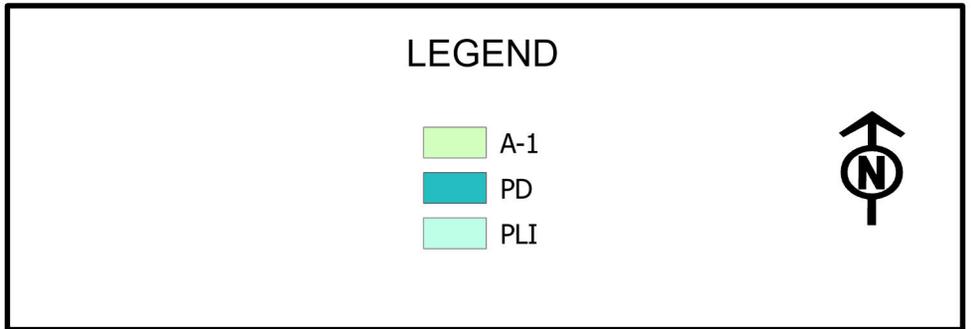
variance, staff recommends the following conditions of approval:

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



BARBARA & TEODORO RODRIGUEZ
 188 STEEPLECHASE CIR
 SANFORD, FL 32771

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025



VARIANCE CRITERIA

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

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

The property is over 1.4 acres in size and is zoned agricultural. A larger garage is not unusual to be desired due to the additional maintenance equipment needed for upkeep of the larger property.

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

The main house size is existing and was built before the accessory structure was thought of.

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?

No special privileges would be given to the owners if the variance is granted. The structure would equate to less than 1% of the total property area.

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

The zoning regulation is more applicable to smaller residential lots.

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

The variance would allow for more room for storage of the additional equipment required for the maintenance and upkeep of larger lots.

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 would maintain the general intent that applies more for smaller lots.

Property Record Card



Parcel: **27-19-29-5KA-0000-0060**
 Property Address: **188 STEEPLECHASE CIR SANFORD, FL 32771**
 Owners: **RODRIGUEZ, BARBARA L; RODRIGUEZ, TEODORO**
 2025 Market Value \$424,669 Assessed Value \$207,937 Taxable Value \$157,215
 2024 Tax Bill \$2,140.76 Tax Savings with Exemptions \$2,662.30
 The 4 Bed/2 Bath Single Family property is 1,910 SF and a lot size of 1.42 Acres

Parcel Location



Site View



2719295KA00000060 04/19/2023

Parcel Information

Parcel	27-19-29-5KA-0000-0060
Property Address	188 STEEPLECHASE CIR SANFORD, FL 32771
Mailing Address	188 STEEPLECHASE CIR SANFORD, FL 32771-9539
Subdivision	FOXSPUR SUBD PH 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1996)
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	\$292,169	\$251,120
Depreciated Other Features	\$2,500	\$2,500
Land Value (Market)	\$130,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$424,669	\$363,620
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$216,732	\$161,543
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$207,937	\$202,077

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,803.06
Tax Bill Amount	\$2,140.76
Tax Savings with Exemptions	\$2,662.30

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

RODRIGUEZ, BARBARA L - Tenancy by Entirety
 RODRIGUEZ, TEODORO - Tenancy by Entirety

Legal Description

LOT 6 FOXSPUR SUBD PH 2 PB 38 PGS 71 TO 73

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$207,937	\$50,722	\$157,215
Schools	\$207,937	\$25,000	\$182,937
FIRE	\$207,937	\$50,722	\$157,215
ROAD DISTRICT	\$207,937	\$50,722	\$157,215
SJWM(Saint Johns Water Management)	\$207,937	\$50,722	\$157,215

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/1995	\$45,000	02942/0223	Vacant	Yes
CERTIFICATE OF TITLE	4/1/1991	\$475,000	02319/1455	Vacant	No

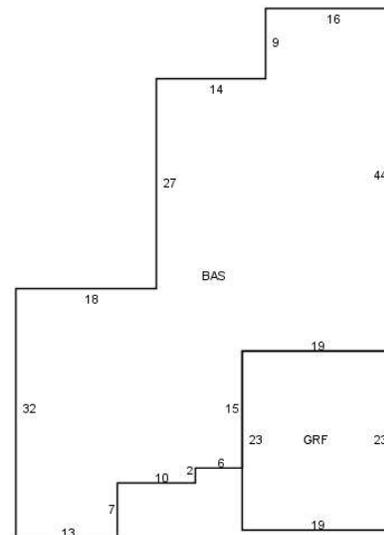
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1995
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft ²)	1910
Total Area (ft ²)	2347
Constuction	CB/STUCCO FINISH
Replacement Cost	\$332,010
Assessed	\$292,169

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	437

Permits				
Permit #	Description	Value	CO Date	Permit Date
17157	188 STEEPLECHASE CIR: MECHANICAL - RESIDENTIAL-Single Family Home [FOXSPUR SUBD PH 2]	\$12,990		11/2/2023
08054	188 STEEPLECHASE CIR: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-[FOXSPUR SUBD PH 2]	\$11,397		5/13/2022
13094	REROOF	\$17,500		9/28/2017
11663	SCREEN ROOM W/SOLID ROOF	\$4,185		12/1/2002
05001	POSTED W/O PERMIT	\$0	12/6/1995	7/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	2003	1	\$3,500	\$1,400
COVERED PATIO 1	2003	1	\$2,750	\$1,100

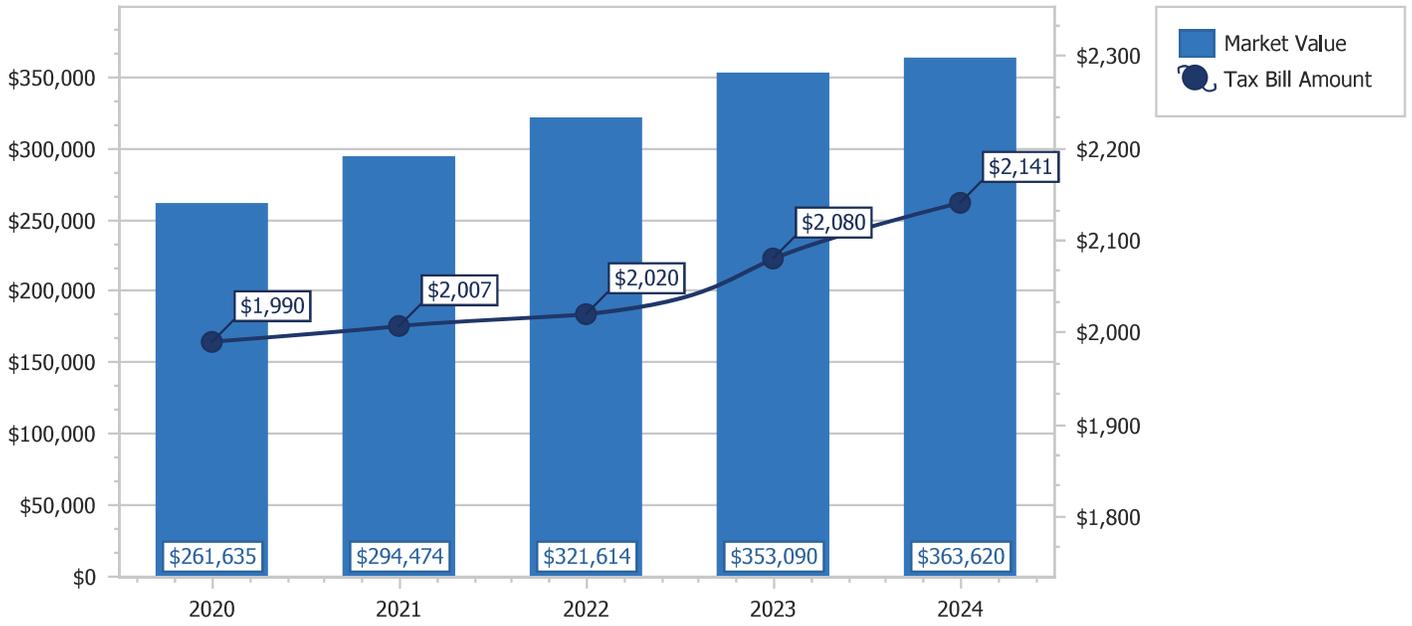
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 6 FOXSPUR SUBD PH 2 PB 38 PGS 71 TO 73

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

A. FINDINGS OF FACT

Property Owner: TEODORO RODRIGUEZ
188 STEEPLECHASE CIR
SANFORD, FL 32771

Project Name: STEEPLECHASE CIR (188)

Requested Variance:

Request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 6 FOXSPUR SUBD PH 2 PB 38 PGS 71 TO 73

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

A. FINDINGS OF FACT

Property Owner: TEODORO RODRIGUEZ
188 STEEPLECHASE CIR
SANFORD, FL 32771

Project Name: STEEPLECHASE CIR (188)

Variance Approval:

Request for an accessory structure size variance from 955 square feet to 1,423.45 square feet for detached garage in the A-1 (Agriculture) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached garage (35' x 40.6') 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**

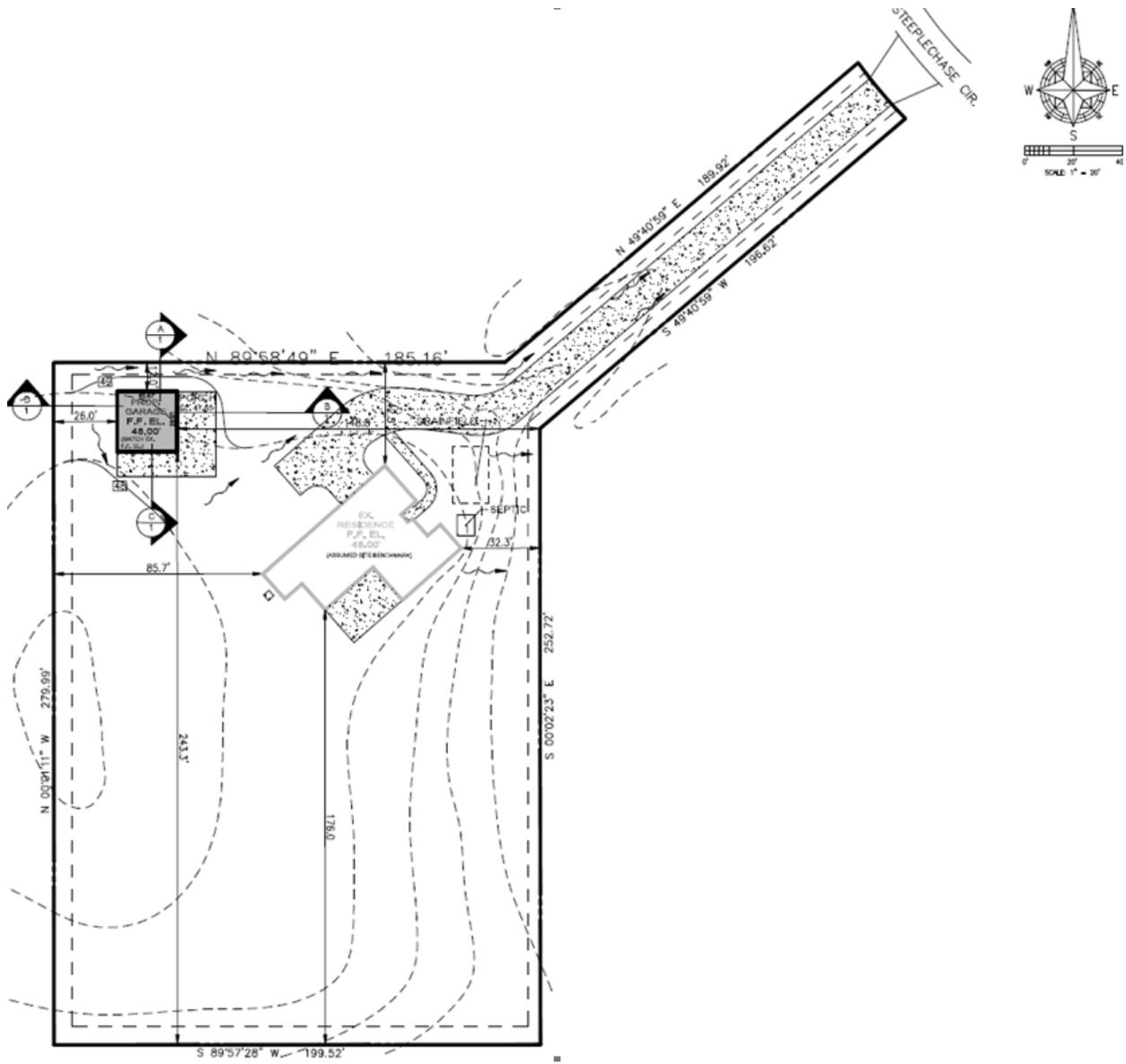
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-572

Title:

28 Windsor Isle Drive- Request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district; BV2025-057 (Francisco Gomez, Applicant) District 1 - Dallari District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district; or
2. Approve the request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Isle of Windsor subdivision.
- The proposed detached garage will be 200 square feet (10' x 20') and will encroach ten (10) feet into the required east side yard setback.
- The pergola will be 200 square feet (10' x 20') and will encroach ten (10) feet into

the required west side yard setback.

- Two letters of support were received from adjacent neighbors.
- 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 twenty (20) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

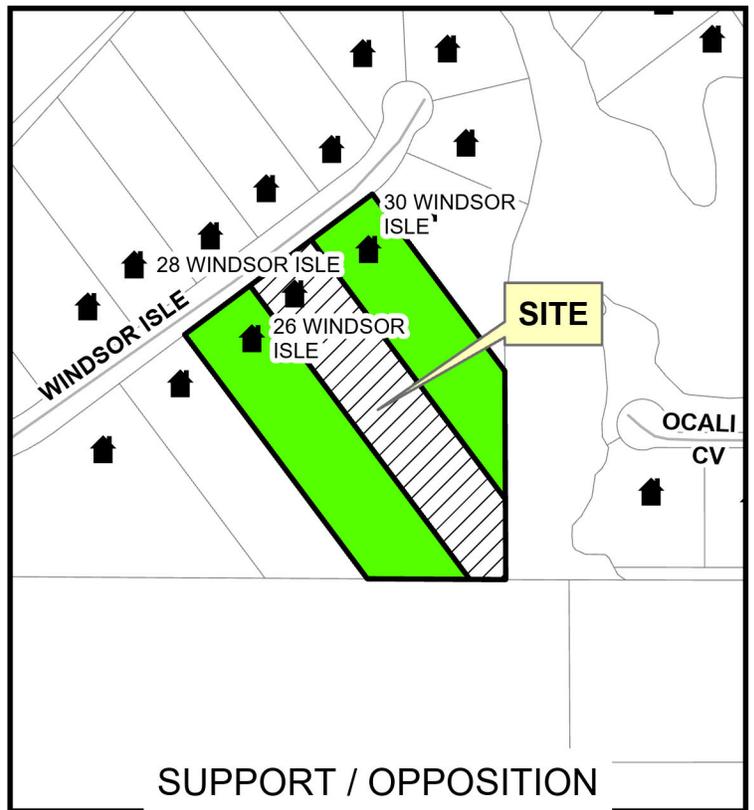
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue

hardship.

Staff Recommendation:

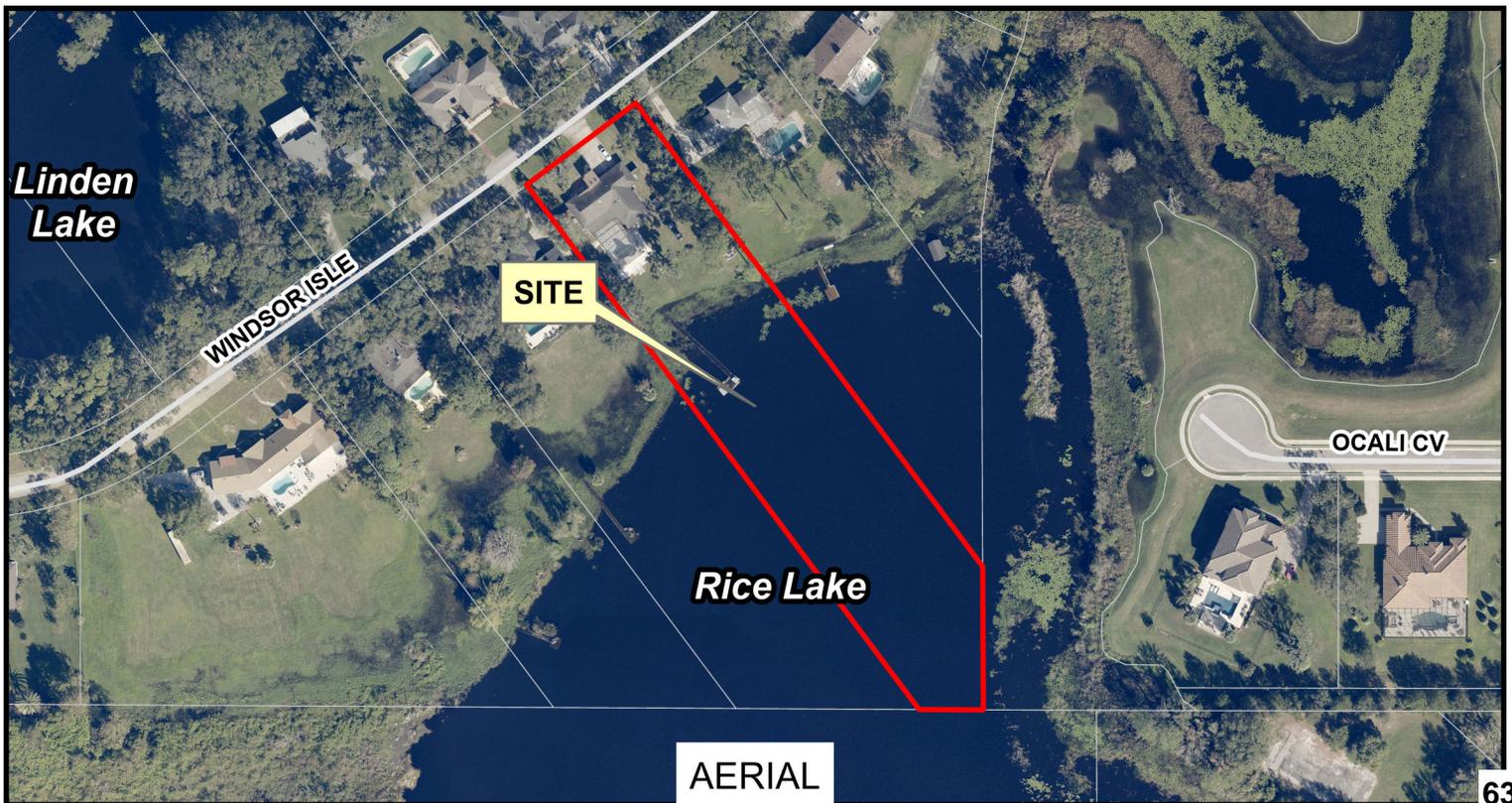
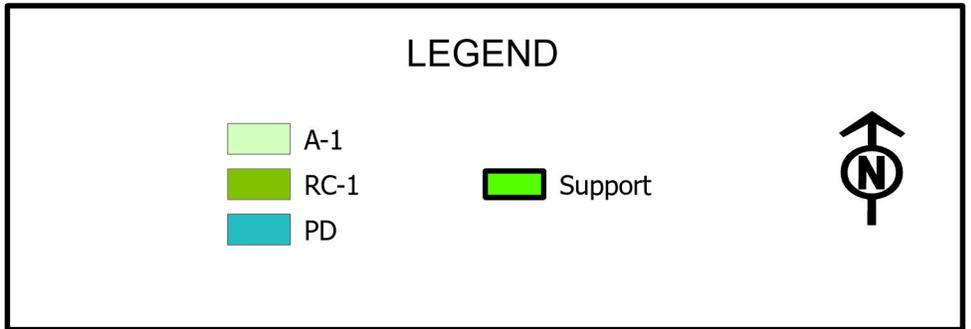
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the detached garage and pergola 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.



FRANCISCO GOMEZ &
GIOVANNA POLITI
28 WINDSOR ISLE
LONGWOOD, FL 32779

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JUNE 23, 2025



Garage

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?

We want to replace a shed from the 80's to build a 10'x20' detached garage in location of the current 14'x12' shed.

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

When the home was bought a 14'x12' shed came with the home and is in need of replacement. 10'x20' detached garage would be in same location.

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?

My neighbor has been granted the same 10' variance for a garage and 2nd story addition.

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?

My neighbor to the south side has been given a 10' variance for a garage and we would like the same for our property where the old shed is.

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

The high water mark for the property is set so the shed is in a good location which will be replaced by the garage with the 10' variance approval.

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?

Everyone of my neighbors has it and has been previously allowed and approved.

Pergola

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?

We want to replace existing crack concrete and put a pergola for an outdoor living area. lot set back is 20' and we want to move it to 10' to build a 10' wide pergola.

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

when the home was bought a cracked slab and retaining wall was built. We want to repair/replace to then build our pergola

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?

My neighbor to the south side has been granted the same 10' as he did an addition and was ok with us using the same distance

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?

my neighbor to the south side has been approved for a 10' variance and we would like to use the same for our pergola

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

that lake high water mark as well as the neighbor built a 2 story addition in the same 10' variance approval

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?

Everyone of my neighbors has it and has been previously allowed and approved

Property Record Card



Parcel: **14-20-29-502-0000-0110**
 Property Address: **28 WINDSOR ISLE LONGWOOD, FL 32779**
 Owners: **POLITI, GIOVANNA; GOMEZ, FRANCISCO A**
 2025 Market Value \$665,915 Assessed Value \$350,540 Taxable Value \$299,818
 2024 Tax Bill \$3,971.32 Tax Savings with Exemptions \$2,536.65
 The 4 Bed/2.5 Bath Single Family Waterfront property is 2,327 SF and a lot size of 2.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	14-20-29-502-0000-0110
Property Address	28 WINDSOR ISLE LONGWOOD, FL 32779
Mailing Address	28 WINDSOR ISLE DR LONGWOOD, FL 32779-9755
Subdivision	ISLE OF WINDSOR
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2019)
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	\$249,180	\$280,749
Depreciated Other Features	\$36,735	\$36,943
Land Value (Market)	\$380,000	\$175,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$665,915	\$492,692
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$315,375	\$152,031
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$350,540	\$340,661

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,507.97
Tax Bill Amount	\$3,971.32
Tax Savings with Exemptions	\$2,536.65

Owner(s)

Name - Ownership Type
POLITI, GIOVANNA - Tenancy by Entirety
GOMEZ, FRANCISCO A - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Appendages

Description	Area (ft ²)
ENCLOSED PORCH FINISHED	120
GARAGE FINISHED	823
OPEN PORCH FINISHED	220
OPEN PORCH FINISHED	154

Permits

Permit #	Description	Value	CO Date	Permit Date
10117	WINDOW/DOOR REPLACEMENT	\$35,965		6/26/2018
02042	ELECTRICAL	\$1,500		2/5/2018
9917	REROOF	\$16,650		7/20/2017
00620	HEAT PUMP	\$4,900		1/18/2008
12163	REPLACE SCREEN POOL ENCLOSURE DAMAGED BY HURRICANE	\$13,000		10/13/2004
06202	FENCE/WALL	\$1,248		6/1/2002
09747	REROOF 40 SQ	\$5,500		10/1/2001

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	1971	1	\$45,000	\$27,000
FIREPLACE 2	1971	1	\$6,000	\$2,400
BOAT DOCK 1	2017	1	\$3,000	\$2,160
PATIO 2	2002	1	\$3,500	\$1,575
SCREEN ENCL 2	2005	1	\$9,000	\$3,600
SHED - NO VALUE	1980	1	\$0	\$0

Zoning

Zoning	RC-1
Description	Country Homes-1Ac
Future Land Use	SE
Description	Suburban Estates

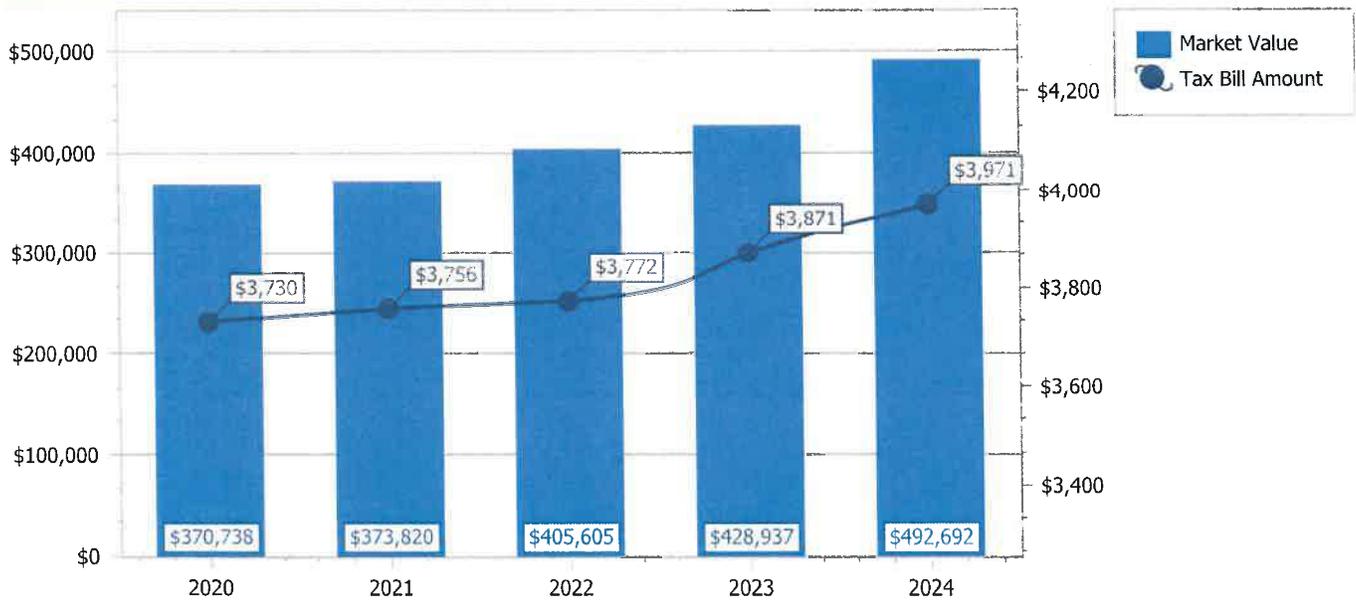
School Districts

Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

Utilities	
Fire Station #	Station: 36 Zone: 363
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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Notice Of Variance Approval

May 12, 2025

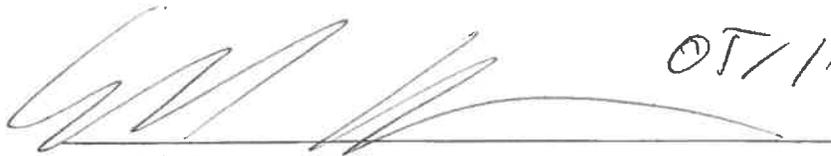
To Whom It May Concern,

I, Cheryl Griffin, residing at 30 Windsor Isle Drive Longwood, FL 32779, we are writing to provide my approval and support for the variance request submitted by my neighbor, Francisco A Gomez & Giovanna Politi, who reside at 28 Windsor Isle Drive Longwood FL 32779.

I understand that they are seeking a variance to replace an existing shed to reduce the required setback to 10 feet from the property line. I have reviewed the proposed plans and have no objection to the variance being granted.

I do not believe that the proposed changes will negatively impact my property or the neighborhood in any way. In fact, I believe this improvement will be beneficial and consistent with the character of our community.

Sincerely,


Cheryl Griffin

05/16/2025

Date:

Eric Cohen as POA for Cheryl Griffin

Notice Of Variance Approval

May 17 ,2025

To Whom It May Concern,

I, Bradley Gilman & Susan Gilman, residing at 26 Windsor Isle Drive Longwood, FL 32779, we are writing to provide my approval and support for the variance request submitted by my neighbor, Francisco A Gomez & Giovanna Politi, who reside at 28 Windsor ISle Drive Longwood FL 32779.

I understand that they are seeking a variance for a pool pergola to reduce the required setback to 10 feet from the property line. We have no objection to the variance being granted.

Sincerely,

DocuSigned by:

Susan Gilman

Susan Gilman

5/17/2025

6C94BC65FFE84A6...

Bradley Gilman, Susan Gilman

Date:







**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11 ISLE OF WINDSOR PB 15 PG 91

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

A. FINDINGS OF FACT

Property Owner: FRANCISCO GOMEZ
28 WINDSOR ISLE DR
LONGWOOD, FL 32779

Project Name: WINDSOR ISLE DR (28)

Requested Variance:

Request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11 ISLE OF WINDSOR PB 15 PG 91

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

A. FINDINGS OF FACT

Property Owner: FRANCISCO GOMEZ
28 WINDSOR ISLE DR
LONGWOOD, FL 32779

Project Name: WINDSOR ISLE DR (28)

Variance Approval:

Request for: (1) an east side yard setback variance from twenty (20) feet to ten (10) feet for a detached garage; and (2) a west side yard setback variance from twenty (20) feet to ten (10) feet for an attached pergola in the RC-1 (Country Homes) district

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached garage (10' x 20') and pergola (10' x 20') 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**

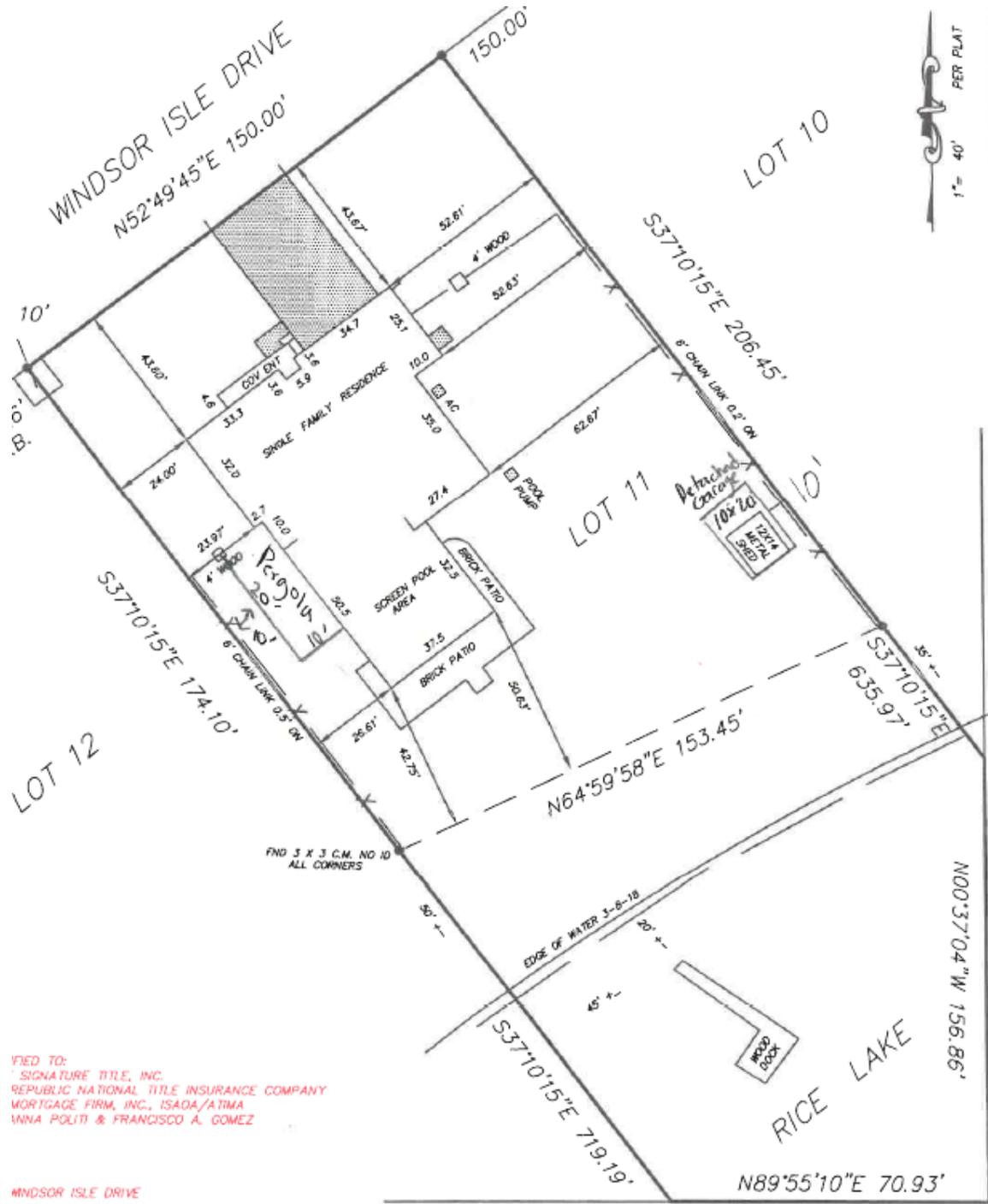
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN



FILED TO:
SIGNATURE TITLE, INC.
REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MORTGAGE FIRM, INC., ISAOA/ATIMA
INNA POLITI & FRANCISCO A. GOMEZ

WINDSOR ISLE DRIVE



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-573

Title:

1735 Carlton Street - Request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district; BV2025-063 (James Riesen, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure 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 Sanlando Springs subdivision.
- The existing structure is 780 square feet (26' x 30') and encroaches eight (8) feet into the required east side yard setback.
- A Code Enforcement violation (25-76) was issued for this structure, resulting in the necessity of this variance.
- Six letters of support and two letters of opposition were received from adjacent

neighbors.

- 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.

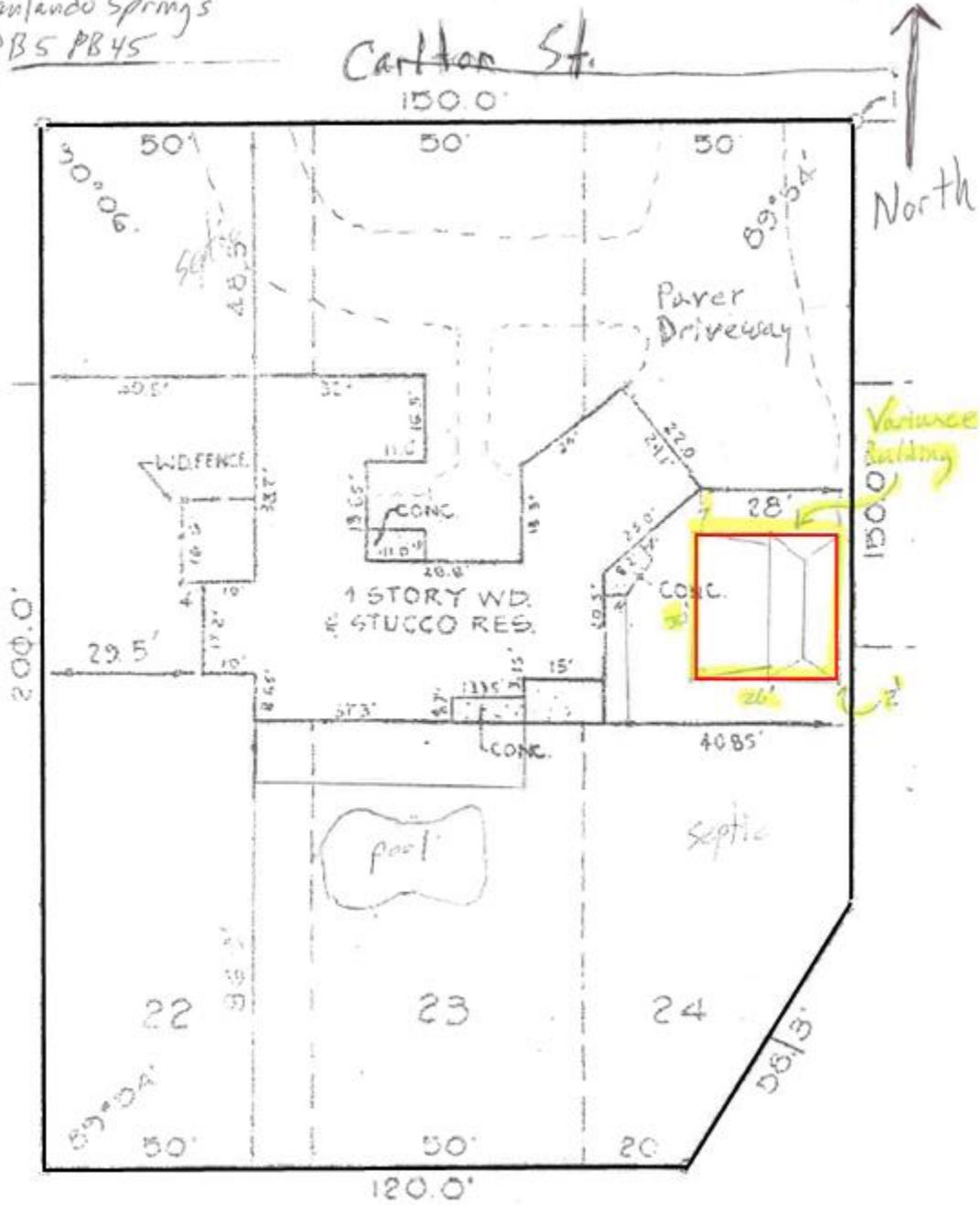
Staff Recommendation:

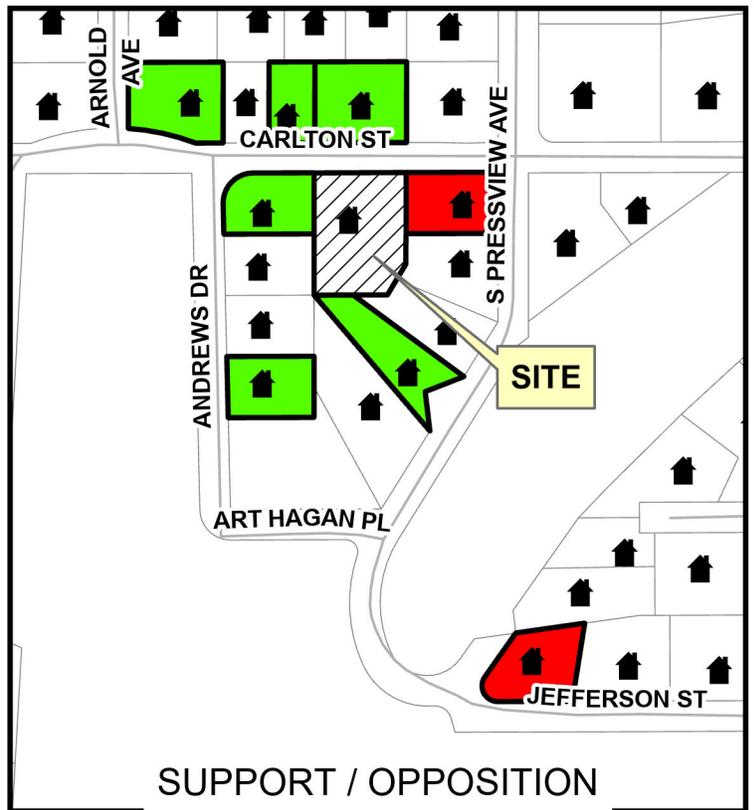
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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

1735 CARLTON STREET VARIANCE

Lots 22, 23, 24 BKA
Tract 25
Sanlando Springs
PB5 PB45





JAMES & MARIE RIESEN
 1735 CARLTON ST
 LONGWOOD, FL 32750

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025

LEGEND

	RC-1		Opposition	
	R-1AA		Support	
	R-1A			
	PLI			



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 30.3.2(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 metal tubular constructed RV carport/garage was built closer to the side property line than 10 feet. There are many other structures in the same neighborhood with similar situations.**
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? **The special conditions and circumstances that exist are the results 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 variance does not negatively impact surrounding properties or alter the essential character of the area. It ensures that we have a similar opportunity for reasonable use of our property as others in the district.**
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant? **Since the building has already been built and paid for, it would be a major loss of funds to move and/or remove it. There have been many other variances granted to other homeowners in our neighborhood allowing people to build closer to property lines.**
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building or structure? **Again, since the building has already been built, I would prefer not to have to move it over a few feet. This would not change the look of the structure for any nearby neighbors. When I built it, I was just trying to maximize the use of space in that particular area.**
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood or otherwise detrimental to the public welfare? **There are many other similar structures in the area as the photos provided show. Including 4 metal buildings on our street alone. I don't know of any reasons why they would be considered injurious to the neighborhood or detrimental to public welfare.**

Property Record Card



Parcel: **01-21-29-5CK-250A-0220**
 Property Address: **1735 CARLTON ST LONGWOOD, FL 32750**
 Owners: **RIESEN, MARIE C; RIESEN, JAMES R**
 2025 Market Value \$509,737 Assessed Value \$443,005 Taxable Value \$392,283
 2024 Tax Bill \$5,158.26 Tax Savings with Exemptions \$1,505.11
 The 4 Bed/2.5 Bath Single Family property is 3,072 SF and a lot size of 0.67 Acres

Parcel Location



Site View



Parcel Information

Parcel	01-21-29-5CK-250A-0220
Property Address	1735 CARLTON ST LONGWOOD, FL 32750
Mailing Address	1735 CARLTON ST LONGWOOD, FL 32750-6118
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2021)
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	\$380,287	\$374,132
Depreciated Other Features	\$34,450	\$35,325
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$509,737	\$504,457
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$66,732	\$73,937
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$443,005	\$430,520

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,663.37
Tax Bill Amount	\$5,158.26
Tax Savings with Exemptions	\$1,505.11

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
RIESEN, MARIE C - Tenancy by Entirety
RIESEN, JAMES R - Tenancy by Entirety

Legal Description

LOTS 22 23 + 24 BLK A
TRACT 25
SANLANDO SPRINGS
PB 5 PG 45

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$443,005	\$50,722	\$392,283
Schools	\$443,005	\$25,000	\$418,005
FIRE	\$443,005	\$50,722	\$392,283
ROAD DISTRICT	\$443,005	\$50,722	\$392,283
SJWM(Saint Johns Water Management)	\$443,005	\$50,722	\$392,283

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/19/2020	\$412,200	09637/0833	Improved	No
SPECIAL WARRANTY DEED	6/1/2016	\$100	08717/0273	Improved	No
WARRANTY DEED	4/1/1978	\$21,500	01164/0041	Vacant	No
WARRANTY DEED	1/1/1976	\$17,000	01102/1992	Vacant	No

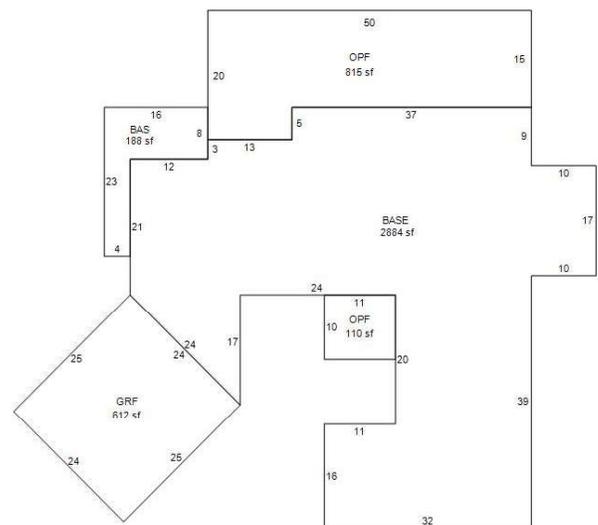
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1979
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	2884
Total Area (ft ²)	4609
Constuction	WD/STUCCO FINISH
Replacement Cost	\$507,049
Assessed	\$380,287

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	188
GARAGE FINISHED	612
OPEN PORCH FINISHED	110
OPEN PORCH FINISHED	815

Permits				
Permit #	Description	Value	CO Date	Permit Date
05713	1735 CARLTON ST: ELECTRIC SOLAR WIRING-Roof Mount Solar [SANLANDO SPRINGS]	\$36,000		5/1/2025
17246	1735 CARLTON ST: FENCE/WALL RESIDENTIAL-FENCE [SANLANDO SPRINGS]	\$11,721		11/13/2023
01692	1735 CARLTON ST: SWIMMING POOL RESIDENTIAL-POOL RESIDENTAL O/B [SANLANDO SPRINGS]	\$35,000	4/5/2024	2/17/2022
20021	1735 CARLTON ST: RES ADDITION TO EXISTING STRUCTURE-ADDITION & ALTERATION [SANLANDO SPRINGS] *****DRAWN***	\$100,000		3/5/2021
10052	1735 CARLTON ST: MECHANICAL - RESIDENTIAL- [SANLANDO SPRINGS]	\$9,248		7/6/2020
02486	REROOF	\$16,130		2/25/2019
16505	REROOF W/SHINGLES	\$3,240		9/6/2005
05648	MECHANICAL & CONDENSOR	\$1,685		5/1/2003
01736	8 X 10 STORAGE SHED	\$1,000		3/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
POOL 1	2022	1	\$35,000	\$33,250

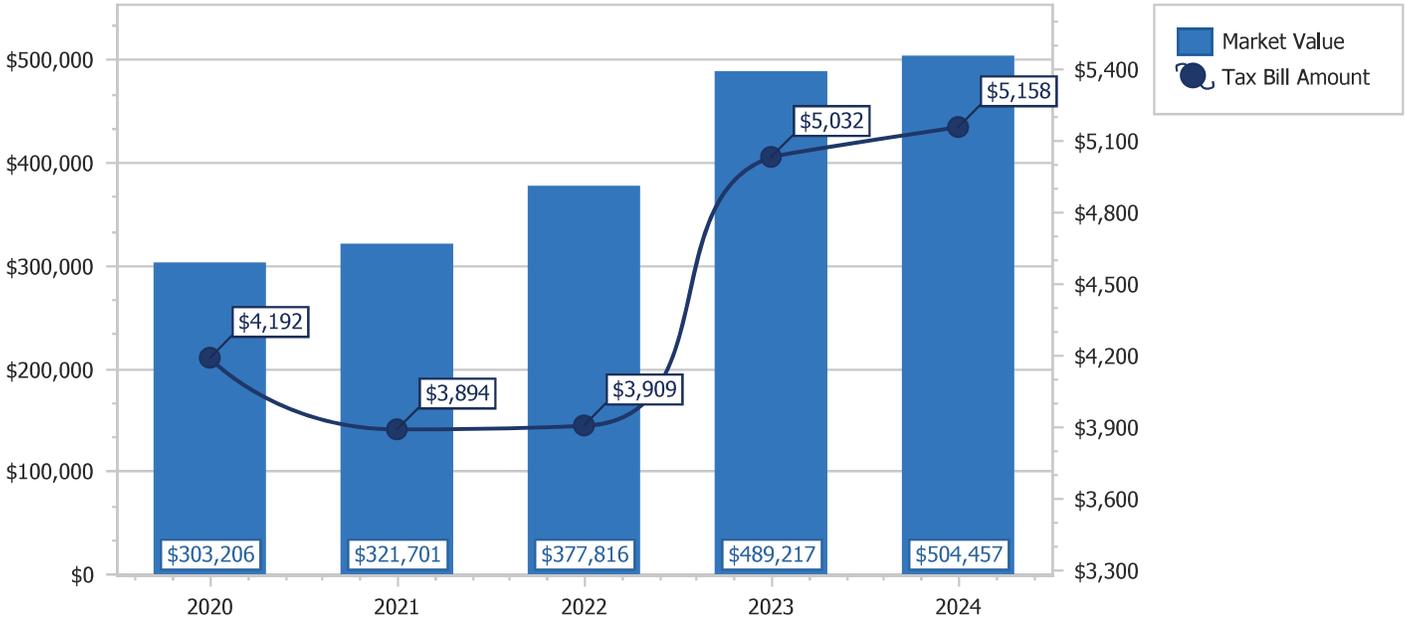
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 25

Utilities	
Fire Station #	Station: 12 Zone: 127
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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4/9/25





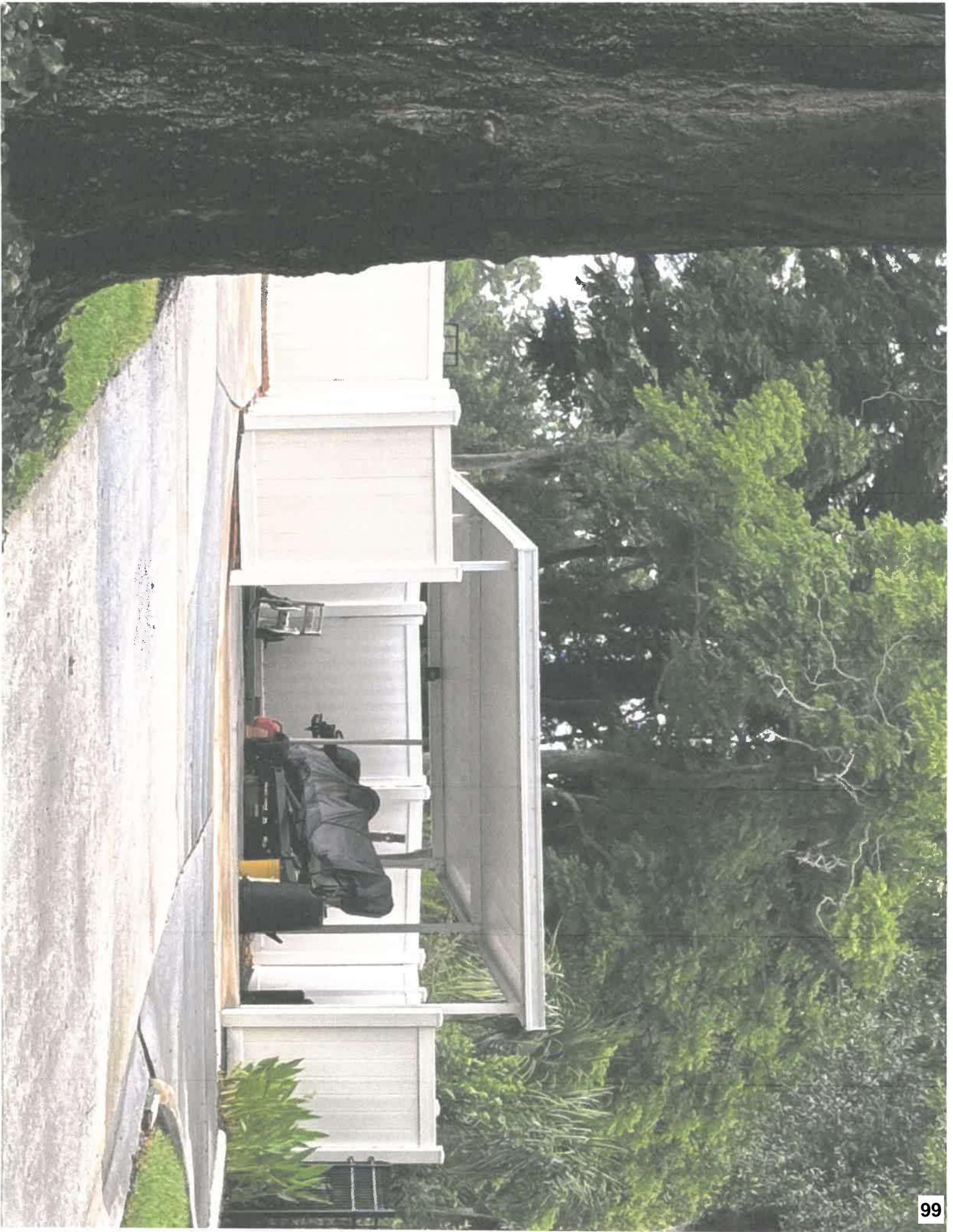






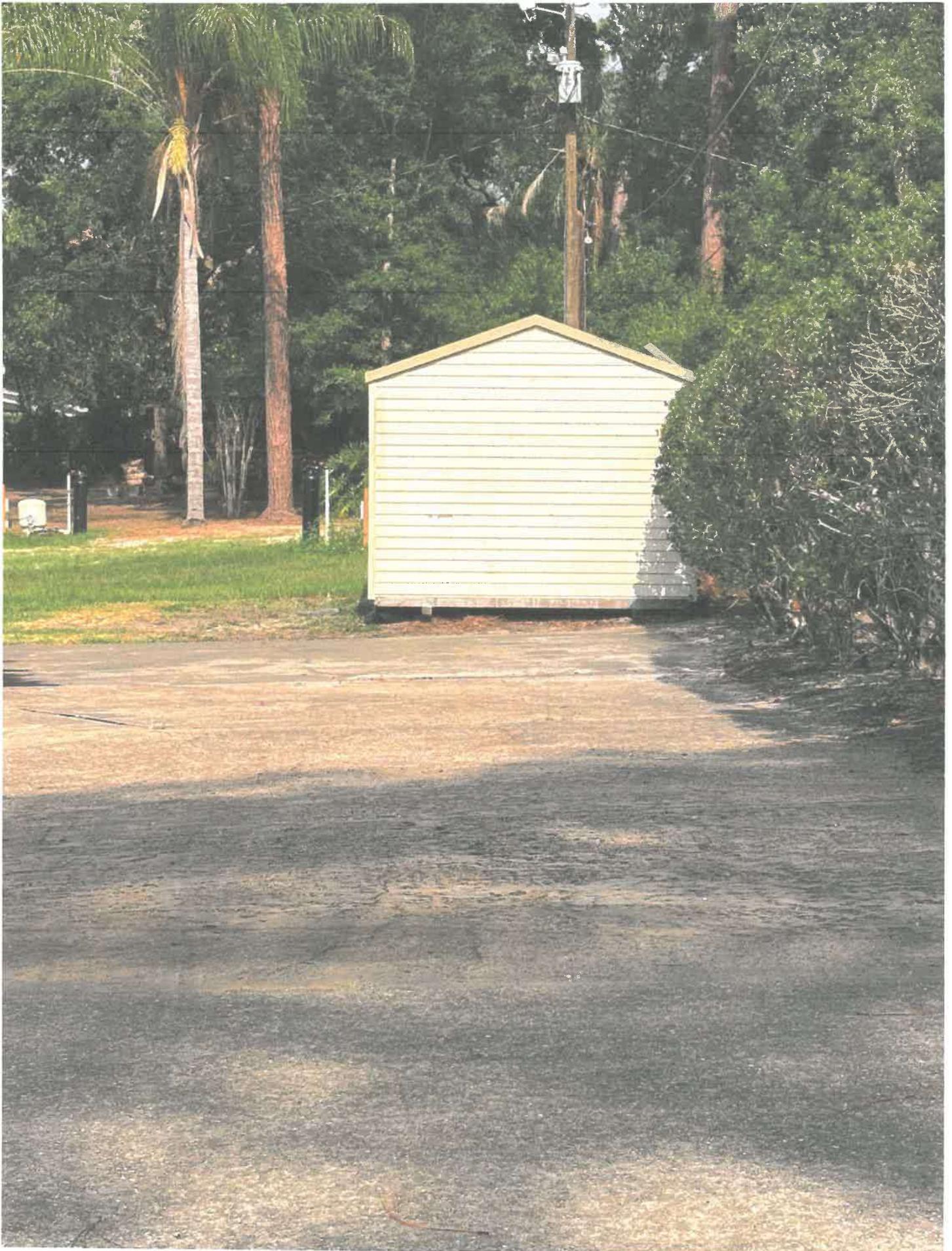




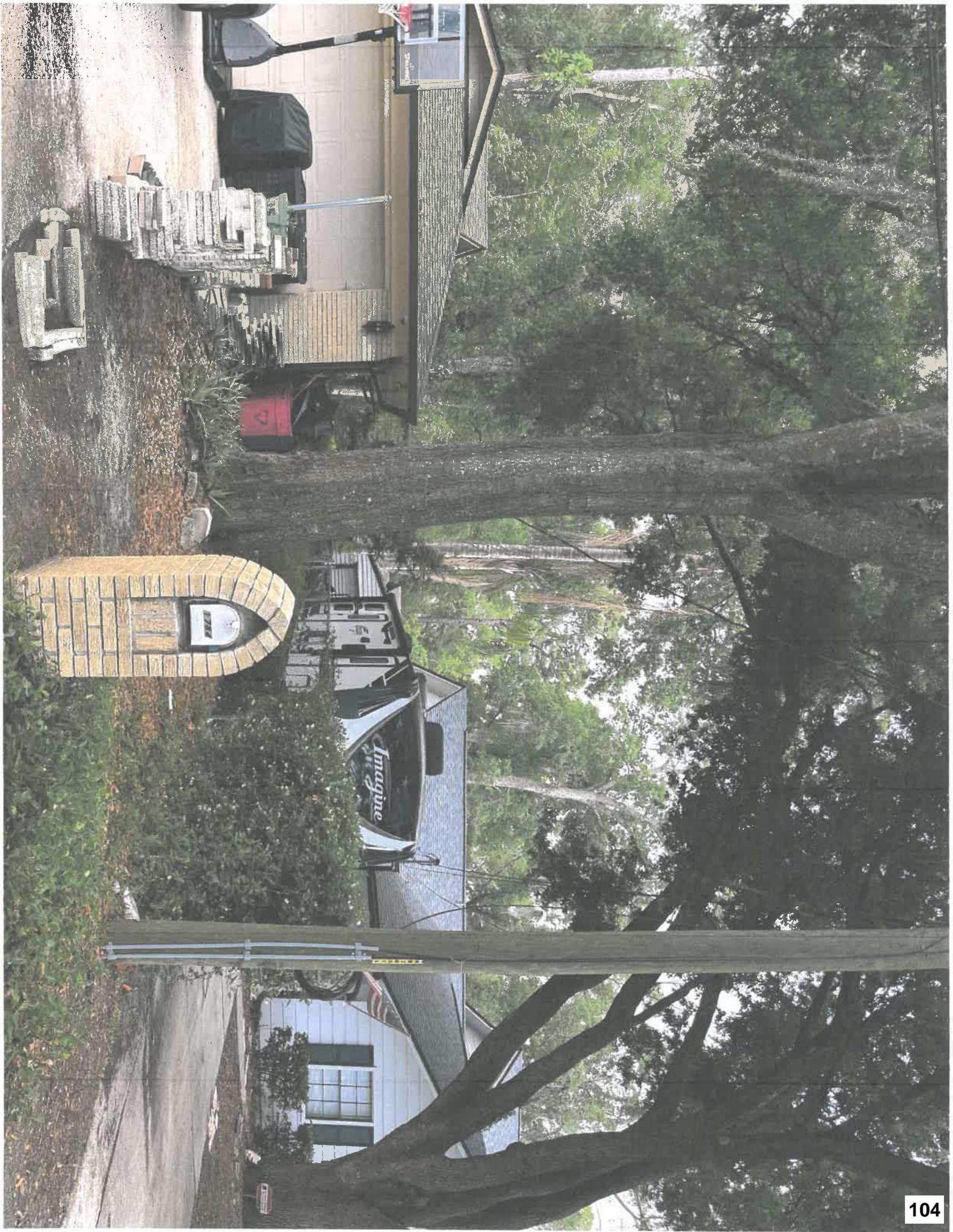












May 8, 2025

Property Owner Information:

I, the undersigned, am the owner/occupant of the property located at:

Neighbor's Property Address:

394 S Pressview Avenue, Longwood FL 32750

I have been informed by my neighbor, James (Randy) & Marie (Chantal), who resides at 1735 Carlton Street, Longwood, FL 32750, that have constructed a garage/shed on their property **without having first obtained a county permit.**

- I have been informed of the existing garage/shed structure on the adjacent property.
- I have no objection to the presence and continued existence of this structure.
- I understand this form may be submitted to the local zoning/planning department as part of a permit or variance process.

Neighbor's Signature: David Keaton

Printed Name: David Keaton

Date: 5-9-25

Optional Comments:

May 8, 2025

Property Owner Information:

I, the undersigned, am the owner/occupant of the property located at:

Neighbor's Property Address:

1720 CARLTON ST LONGWOOD FL 32750

I have been informed by my neighbor, James (Randy) & Marie (Chantal), who resides at 1735 Carlton Street, Longwood, FL 32750, that have constructed a garage/shed on their property **without having first obtained a county permit.**

- I have been informed of the existing garage/shed structure on the adjacent property.
- I have no objection to the presence and continued existence of this structure.
- I understand this form may be submitted to the local zoning/planning department as part of a permit or variance process.

Neighbor's Signature: William A Engstauer

Printed Name: WILLIAM ENGSTAUER

Date: 5/8/2025

Optional Comments:



May 8, 2025

Property Owner Information:

I, the undersigned, am the owner/occupant of the property located at:

Neighbor's Property Address:

1728 Carlton Street Longwood FL 32750

I have been informed by my neighbor, James (Randy) & Marie (Chantal), who resides at 1735 Carlton Street, Longwood, FL 32750, that have constructed a garage/shed on their property **without having first obtained a county permit.**

- I have been informed of the existing garage/shed structure on the adjacent property.
- I have no objection to the presence and continued existence of this structure.
- I understand this form may be submitted to the local zoning/planning department as part of a permit or variance process.

Neighbor's Signature: Norma Hernandez

Printed Name: Norma Hernandez

Date: 5/8/25

Optional Comments:

May 8, 2025

Property Owner Information:

I, the undersigned, am the owner/occupant of the property located at:

Neighbor's Property Address:

705 ANDREWS DRIVE, LONGWOOD, FL 32750

I have been informed by my neighbor, James (Randy) & Marie (Chantal), who resides at 1735 Carlton Street, Longwood, FL 32750, that have constructed a garage/shed on their property **without having first obtained a county permit.**

- I have been informed of the existing garage/shed structure on the adjacent property.
- I have no objection to the presence and continued existence of this structure.
- I understand this form may be submitted to the local zoning/planning department as part of a permit or variance process.

Neighbor's Signature: 

Printed Name: MICHAEL V SMITH

Date: 5-8-2025

Optional Comments:

May 8, 2025

Property Owner Information:

I, the undersigned, am the owner/occupant of the property located at:

Neighbor's Property Address:

717 ANDREWS DR. LONGWOOD, FL 32750

I have been informed by my neighbor, James (Randy) & Marie (Chantal), who resides at 1735 Carlton Street, Longwood, FL 32750, that have constructed a garage/shed on their property **without having first obtained a county permit.**

- I have been informed of the existing garage/shed structure on the adjacent property.
- I have no objection to the presence and continued existence of this structure.
- I understand this form may be submitted to the local zoning/planning department as part of a permit or variance process.

Neighbor's Signature: 

Printed Name: LAURA PERRY

Date: 5-8-25

Optional Comments:

May 8, 2025

Property Owner Information:

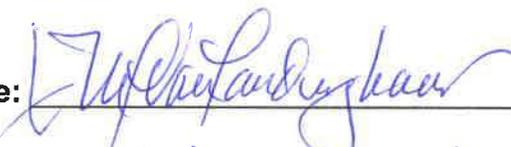
I, the undersigned, am the owner/occupant of the property located at:

Neighbor's Property Address:

1740 CARLTON ST. Longwood, FLA.

I have been informed by my neighbor, James (Randy) & Marie (Chantal), who resides at 1735 Carlton Street, Longwood, FL 32750, that have constructed a garage/shed on their property **without having first obtained a county permit.**

- I have been informed of the existing garage/shed structure on the adjacent property.
- I have no objection to the presence and continued existence of this structure.
- I understand this form may be submitted to the local zoning/planning department as part of a permit or variance process.

Neighbor's Signature: 

Printed Name: MARSHALL VAN LANDINGHAM

Date: May 8, 2025

Optional Comments:

letter for Planning and Development Dept.

1 message

Linda Copeland <linda6701@aol.com>
To: Andrea Dinkins <adinkins01@gmail.com>

Wed, May 21, 2025 at 6:04 PM

Dear Angi,

I live in the neighborhood that has the large structure next to the lot line. Looking from the street, the structure obstructs the view from the back yard and does not fit in with the lot line or neighborhood.

We all take pride in our homes and surrounding areas, this is an eyesore and I know it was not permitted legally being so close to the back lot line. I hope a variance is not permitted and reward a neighbor that did not take the proper steps to follow the county lot line rules and ask that it moved to the back of the yard.

Thank you for your consideration on this matter.

Linda Copeland
1680 Jefferson st,
Longwood

1701 Carlton St
Longwood, Fl 32750
May 22, 2025

Ms Angi Gates
Planner
Development Services
Seminole County, FL

Re: Variance application
#25-30000063
1735 Carlton St

Dear Angi:

Please accept this as our Letter of Objection to the variance request referenced above. As we discussed when we met yesterday, our house is immediately next door, sharing the property line where the RV/storage shed has been erected in violation of the zoning and building requirements for this type of structure.

Our two properties are adjoining on the side lot line where the shed was built. As such, we have been the most impacted by this illegal shed. It's a huge metal structure, 12' high and 30' long, placed right along our fence across our back yard. Not only is it visually unsightly and overwhelming, but, more importantly, it will have a negative impact on the value of our property when we decide to sell our home. Please refer to the attached photos taken from our property (#1 - 4) and the two letters from local realtors.

We are aware that there are many of these RV type structures in our neighborhood, including the four that are on our street, as stated by the Applicant in their Variance Criteria responses. We understand that these structures are allowed in R-1AA zoning if they comply with all building and zoning department requirements. Of those four along Carlton St, three were installed as per County issued building permits, they are placed in a rear yard with what appears to be plenty of clearance from the neighbors' side lot lines, and are screened with a six foot privacy fence. The fourth RV shed at Carlton and Timberland was not permitted and obviously does not meet any zoning codes. Three are not so visually overwhelming, in my opinion, while the fourth is every property owner's worst nightmare. Please refer to attached photos #5 - 8.

We respectfully request that this variance application be denied and that code enforcement proceed to have this illegally constructed shed structure removed.

Sincerely,


Andrea B Dinkins

#1



2



3



4





Andrea Dinkins <adinkins01@gmail.com>

Planning Development

1 message

Linda Copeland <linda6701@aol.com>
To: Andrea Dinkins <adinkins01@gmail.com>

Wed, May 21, 2025 at 6:20 PM

To Angie Gates

Dear Angie ,

I would like to take this opportunity as a local realtor to express my concern on Andrea and Mike Dinkins home located on the corner of Pressview and Carlton.

I have sold many houses in this neighborhood and the structure that the rear neighbor put up without a permit is a negative if the present owners, Mike and Andrea decided to sell. The back yard view is only a view of a large tall structure that would not be attractive to a new owner. This definitely affects the resale value of this house in a negative way.

The fact that the rear neighbor never bothered with a permit needs to be corrected by moving it to the proper permitted lot line, if this is not corrected there will be headaches ahead with a new buyer realizing this structure was never permitted.

Thank you,
Linda and Roger Copeland

Robert Philip (Phil) Taylor, Jr.
344 Nebraska Ave.,
Longwood, FL 32750

Cell # 407 260 6400

Ho # 407 339 9369

Email: rptjrok2@gmail.com

May 21, 2025

Seminole County Government

1101 East 1st Street

Sanford, FL 32771

Re: Zoning Variance #25-30000063

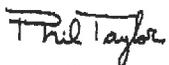
1735 Carlton St.

Longwood, FL 32750

It has been brought to my attention that the property owner at 1735 Carlton St. is applying for a side set back variance for an RV/storage shed that he illegally constructed. The Seminole County zoning side set-back for R-1AA zoned property for a permanent structure is 10 feet. The Applicant is requesting a variance for considerably less than 10 feet.

The reason the County has a 10 foot side set-back is to give property owners space and privacy. With this illegal shed erected this close to the property line, all sense of space and privacy are completely negated. Additionally, as a registered real estate broker in the Sanlando Springs area for more than fifty years, it has been my experience that illegally constructed structures in violation of existing Zoning codes are detrimental to the property value of adjoining property owners. Therefore, this variance request should be denied and the illegal shed removed.

Sincerely



Robert Philip (Phil) Taylor, Jr.
REALTOR (retired)

#5

1660 Carlton St
Permit # 20-8455



6

350 Pressview Av
Permit # 20-17801



#7

250 Timberland Av
Permit # 99-648



251 Timberland Av
RV shed - no permit



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 22 23 + 24 BLK A TRACT 25 SANLANDO SPRINGS PB 5 PG 45

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

A. FINDINGS OF FACT

Property Owner: JAMES RIESEN
1735 CARLTON ST
LONGWOOD, FL 32750

Project Name: CARLTON ST (1735)

Requested Variance:

Request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 22 23 + 24 BLK A TRACT 25 SANLANDO SPRINGS PB 5 PG 45

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

A. FINDINGS OF FACT

Property Owner: JAMES RIESEN
1735 CARLTON ST
LONGWOOD, FL 32750

Project Name: CARLTON ST (1735)

Variance Approval:

Request for an east side yard setback variance from ten (10) feet to two (2) feet for a detached accessory structure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached accessory structure (26' x 30') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-571

Title:

1185 Amanda Kay Circle - Request for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district; BV2025-051 (Holly Dumont, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district; or
2. Approve the request for a for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Forest Cove subdivision and is zoned R-AH, Affordable Housing Dwelling District.
- The variance request is for a 220 square foot (10' X 22') screen enclosure addition. Forest Cove Subdivision is zoned for affordable housing and as such, a development order (#94-42) established the rear yard setback at twenty-five (25) feet with the first ten feet of the yard to remain undisturbed.
- The proposed screen enclosure will encroach twelve (12) feet into the required rear yard setback.

- There is a building permit application (#25-4941) submitted, and the approval is contingent upon approval of this variance application.
- There have not been prior variances for the subject property; however, there have been eight setback variances granted throughout the Forest Cove subdivision for screen enclosures. The variance approvals span the years from 2002 - 2019.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

1. Any variance granted will apply only to the 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.

OK

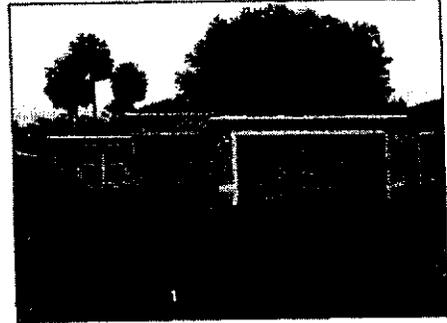
Boundary Survey

Legal Description:

Lot 5, Forest Cove, according to the Plat thereof as recorded in Plat Book 55, Page(s) 54-55, Public Records of Seminole County, Florida.

Flood Zone: X Panel: 0055F
Community Number: 12117C Date: 09/28/2007

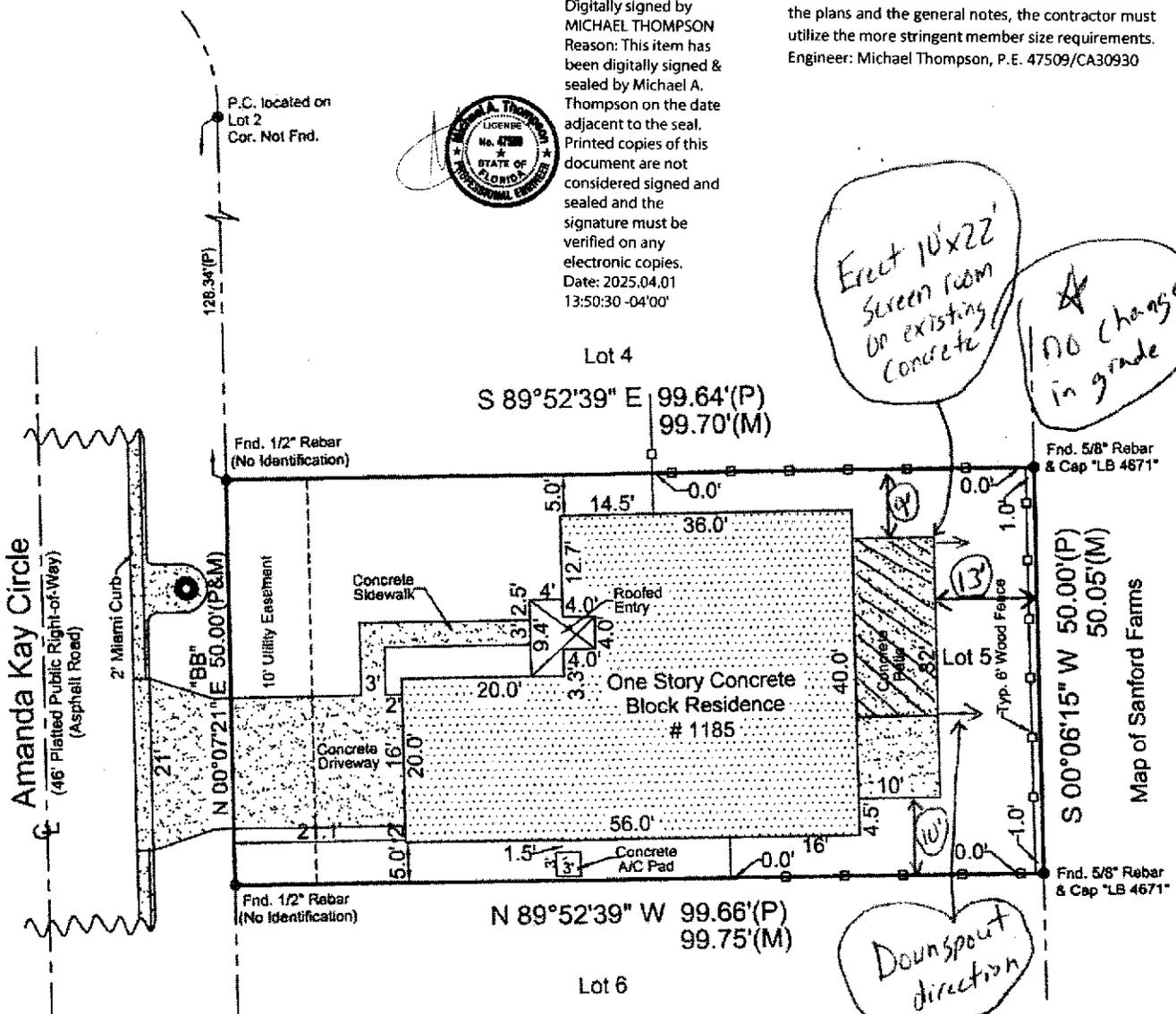
CERTIFIED TO:
Holly A. Dumont FBC Mortgage, LLC
The Closing Agent, Inc. Old Republic National Title Insurance Company



Digitally signed by
MICHAEL THOMPSON
Reason: This item has
been digitally signed &
sealed by Michael A.
Thompson on the date
adjacent to the seal.
Printed copies of this
document are not
considered signed and
sealed and the
signature must be
verified on any
electronic copies.
Date: 2025.04.01
13:50:30 -04'00'



In the event of a conflict in member sizes shown on the plans and the general notes, the contractor must utilize the more stringent member size requirements.
Engineer: Michael Thompson, P.E. 47509/CA30930



Erect 10'x22' screen room on existing concrete

NO change in grade

Downspout direction

Scale 1"=20'



Boundary Survey

Legal Description:

Lot 5, Forest Cove, according to the Plat thereof as recorded in Plat Book 55, Page(s) 54-55, Public Records of Seminole County, Florida.

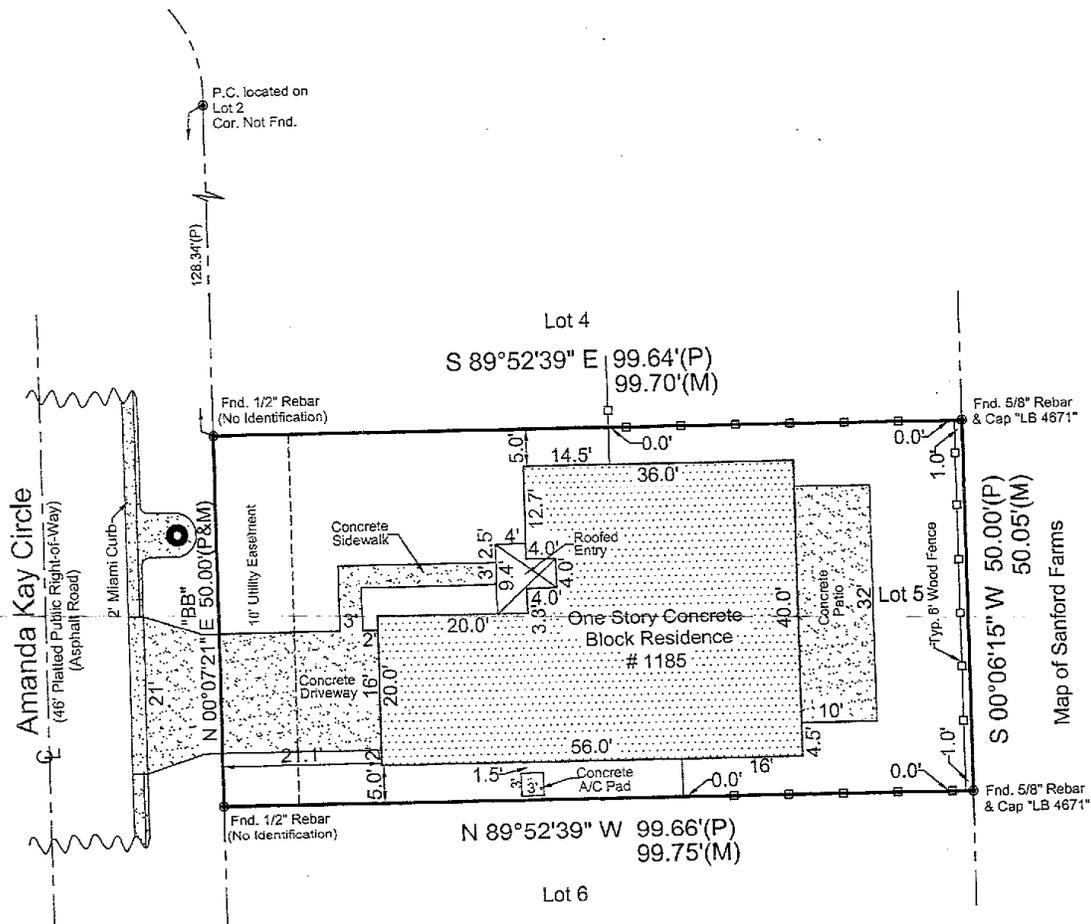


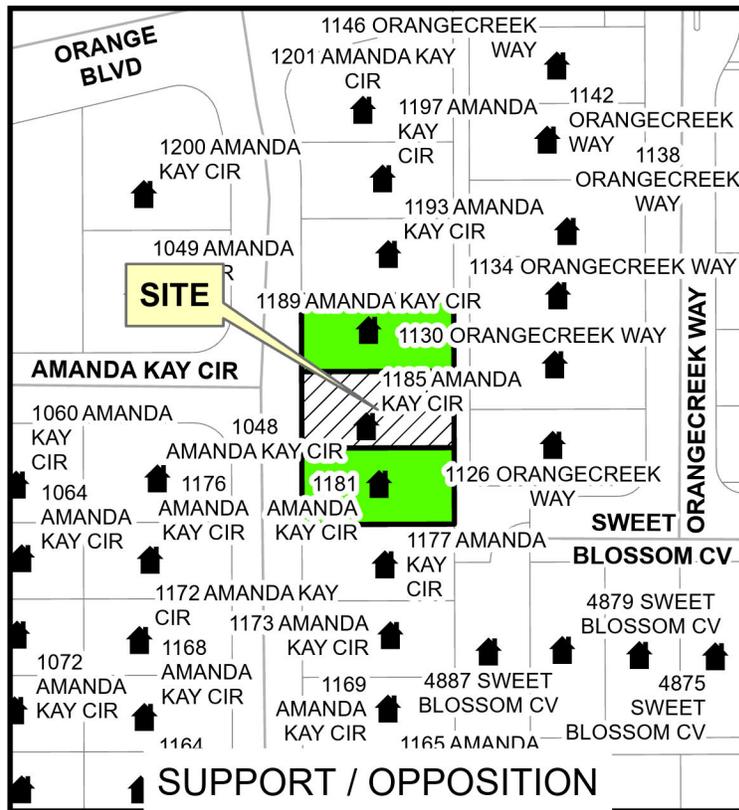
Flood Zone: X
Community Number: 12117C

Panel: 0055F
Date: 09/28/2007

CERTIFIED TO:
Holly A. Dumont
The Closing Agent, Inc.

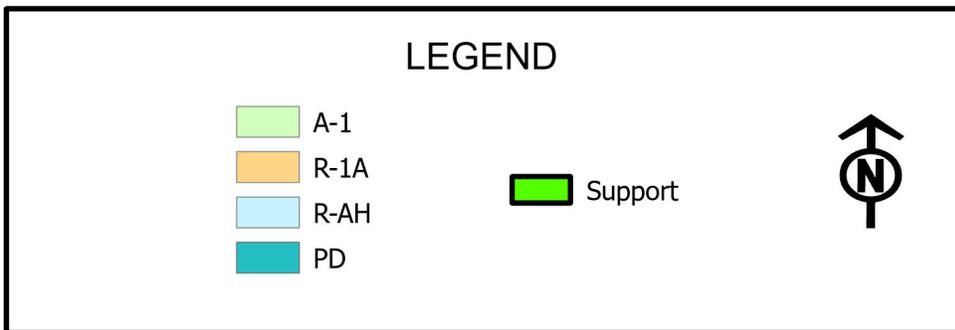
FBC Mortgage, LLC
Old Republic National Title Insurance Company





HOLLY DUMONT
1185 AMANDA KAY CIR
SANFORD, FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JUNE 23, 2025



VARIANCE CRITERIA

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

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

see attached answers

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

1. This house was constructed toward the rear of the lot leaving very little rear yard space. Hence the need for a deviation from the standard 25' setback. This is a proposal to add a screen room in the limited rear yard space. The house itself is inside the current setback.

2.

2. The location of house in relation to the rear and side yard was established before the home was purchased by the existing owner and no action on the part of the existing homeowner created the issue.

3. The granting of a variance will afford no special privilege that has not already been provided to others in this same community. Other variances have been obtained.

4. The strict adherence to the existing setback requirement (25') would make it impossible to utilize the rear yard space in a reasonable manner as it would not allow the addition of a screen room.

5. The request is for a deviation of 12' feet off of the required 25' setback. We are asking for a new setback of 13' from the rear property line which is the smallest practical setback to utilize our rear yard space.

6. The granting of this deviation will allow the construction of a room that is identical to others previously erected in this same community by others.

Property Record Card



Parcel: **20-19-30-509-0000-0050**
 Property Address: **1185 AMANDA KAY CIR SANFORD, FL 32771**
 Owners: **DUMONT, HOLLY A**
 2025 Market Value \$289,253 Assessed Value \$151,551 Taxable Value \$100,829
 2024 Tax Bill \$1,416.95 Tax Savings with Exemptions \$2,406.84
 The 3 Bed/2 Bath Single Family property is 1,424 SF and a lot size of 0.11 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-19-30-509-0000-0050
Property Address	1185 AMANDA KAY CIR SANFORD, FL 32771
Mailing Address	1185 AMANDA KAY CIR SANFORD, FL 32771-7191
Subdivision	FOREST COVE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2014)
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	\$212,765	\$230,909
Depreciated Other Features	\$1,488	\$1,575
Land Value (Market)	\$75,000	\$57,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$289,253	\$289,484
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$137,702	\$142,204
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$151,551	\$147,280

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,823.79
Tax Bill Amount	\$1,416.95
Tax Savings with Exemptions	\$2,406.84

Owner(s)

Name - Ownership Type
 DUMONT, HOLLY A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5
FOREST COVE
PB 55 PGS 54 & 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$151,551	\$50,722	\$100,829
Schools	\$151,551	\$25,000	\$126,551
FIRE	\$151,551	\$50,722	\$100,829
ROAD DISTRICT	\$151,551	\$50,722	\$100,829
SJWM(Saint Johns Water Management)	\$151,551	\$50,722	\$100,829

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2013	\$139,000	08089/1088	Improved	Yes
WARRANTY DEED	11/1/2004	\$158,000	05521/1122	Improved	Yes
SPECIAL WARRANTY DEED	9/1/2001	\$102,800	04186/1290	Improved	Yes
WARRANTY DEED	4/1/2001	\$506,000	04081/0832	Vacant	No

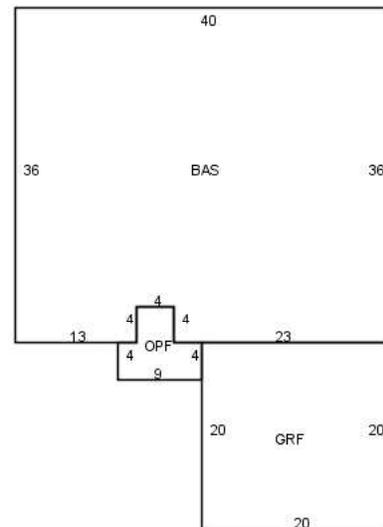
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2001
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1424
Total Area (ft ²)	1876
Constuction	CB/STUCCO FINISH
Replacement Cost	\$233,808
Assessed	\$212,765

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	400
OPEN PORCH FINISHED	52

Permits				
Permit #	Description	Value	CO Date	Permit Date
07659	1185 AMANDA KAY CIR: REROOF RESIDENTIAL-RE-Roof [FOREST COVE]	\$8,750		5/10/2021
09973	1185 AMANDA KAY CIR: MECHANICAL - RESIDENTIAL- [FOREST COVE]	\$6,391		7/8/2020
07328	PAD PER PERMIT;1185 AMANDA KAY CIR FOREST COVE ; WIRING.	\$0		8/1/2001
03538	PAD PER PERMIT 1185 AMANDA KAY CIR	\$123,807	9/26/2001	4/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	2001	1	\$3,500	\$1,488

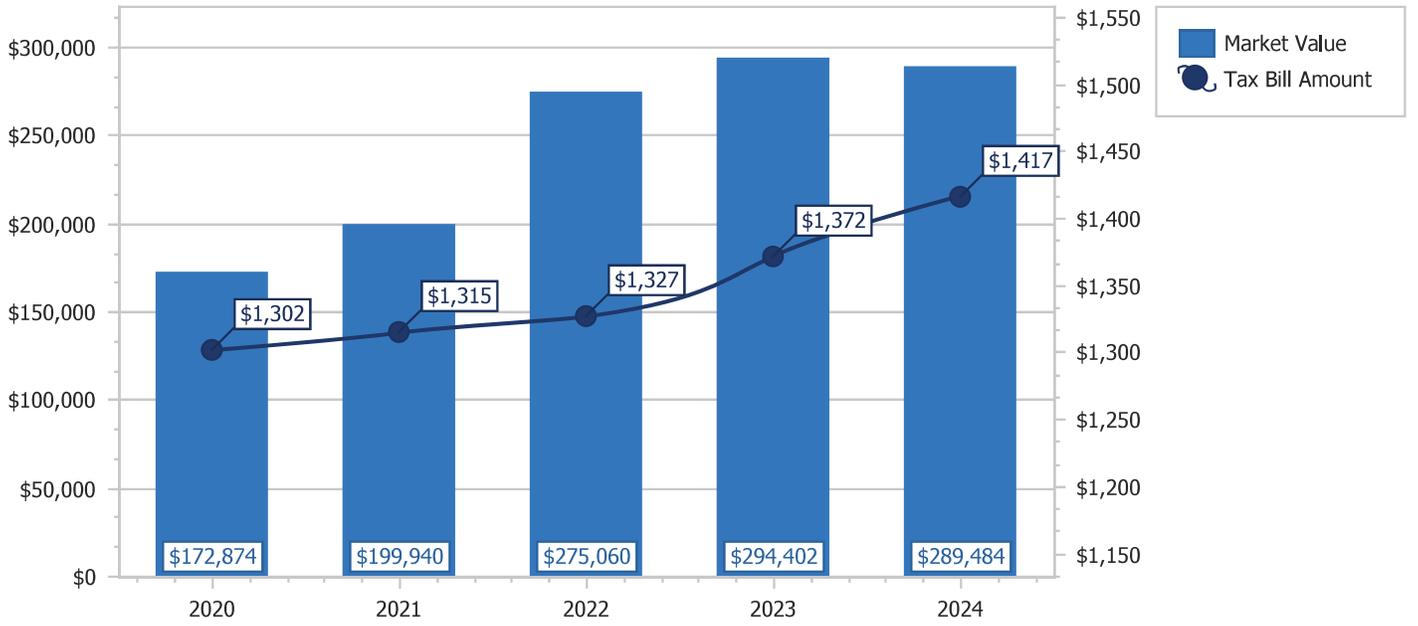
Zoning	
Zoning	R-AH
Description	Affordable Housing-3600
Future Land Use	MDR
Description	Medium Density Residential

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 5 Forest Cove
PB 55 PGS 54 & 55

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

A. FINDINGS OF FACT

Property Owner: HOLLY DUMONT
1185 AMANDA KAY CIR
SANFORD, FL 32771

Project Name: AMANDA KAY CIR (1185)

Requested Variance:

Request for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district. The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 5 Forest Cove
PB 55 PGS 54-55

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

A. FINDINGS OF FACT

Property Owner: HOLLY DUMONT
1185 AMANDA KAY CIR
SANFORD, FL 32771

Project Name: AMANDA KAY CIR (1185)

Variance Approval:

Request for a rear yard setback variance from twenty-five (25) feet to thirteen (13) feet for a screen room addition in the R-AH (Affordable Housing Dwelling) district

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 10 X 22 (220 Square Feet) screen enclosure 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 July 2025.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-574

Title:

1430 Van Arsdale Street- Request for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Rural/Rural Subdivision Standards) district; BV2025-052 (Justin Hodapp, Applicant) District 2 - Zembower (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a Request for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Rural/Rural Subdivision Standards) district; or
2. Approve the request for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Rural/Rural Subdivision Standards) district or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Black Hammock subdivision and is zoned A-5 (Rural/Rural Subdivision Standards).
- The proposed privacy fence is 12.3 feet from the property line.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- Four letters of support have been received from area residents.
- There is a building permit application (#25-1961) submitted, and the approval is

contingent upon approval of this variance application.

- The request is for a variance to Section 30.14.19 - Fences of the Seminole County Land Development Code, which states: Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks. Fences located within the front yard setback must be open split rail; steel woven wire may be used behind split rail fencing for animal containment, but no barbed wire is permitted. These regulations shall not apply to property having an agricultural classification from the Seminole County Property Appraiser.

Reducing the setback will also permit the fence to be six (6) feet in lieu of the permitted five (5) feet.

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

Staff Findings:

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

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

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

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

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

Staff Conclusion:

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

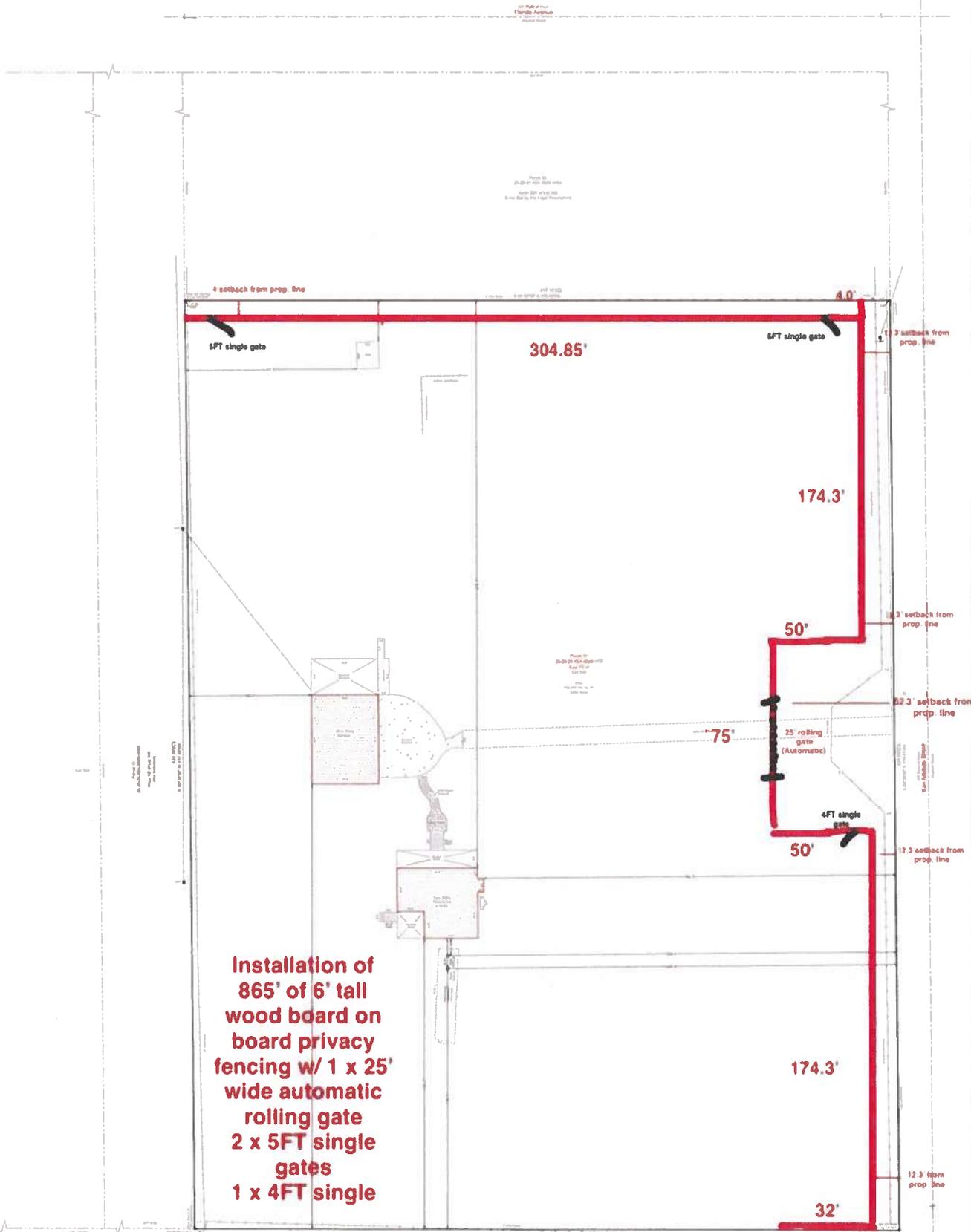
Staff Recommendation:

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

1. Any variance granted will apply only to the six (6) foot 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

Legal Description
 The East one-Acre of Lot 343, MAP OF THE VAN ARSDALE OXBOWING BROOKSIDE CO'S ADD TO BLACK HAMMOCK, less the north 271' line, according to the map or plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Sumner County, Florida
 HEREBY MADE AS AN ADDITION TO THE MAP OF THE VAN ARSDALE OXBOWING BROOKSIDE CO'S ADD TO BLACK HAMMOCK, less the north 271' line, according to the map or plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Sumner County, Florida
 CERTIFIED BY ME JOHN HODGSON AND JAMES HODGSON, SURVEYORS, THAT THE SERVICES WERE PERSONALLY RENDERED BY US TO THE CLIENT AND THAT WE ARE LICENSED SURVEYORS IN THE STATE OF FLORIDA.



**Installation of
 865' of 6' tall
 wood board on
 board privacy
 fencing w/ 1 x 25'
 wide automatic
 rolling gate
 2 x 5FT single
 gates
 1 x 4FT single**



PLAT NOTES

1. This plat is based on the survey of the property shown on the map of the Van Arsdale Oxbowing Brookside Co's Add to Black Hammock, less the north 271' line, recorded in Plat Book 1, Page 31, of the Public Records of Sumner County, Florida.
2. The survey was conducted on 10/15/2024.
3. The survey was conducted by John Hodgson and James Hodgson, Surveyors.
4. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, Florida Statutes.
5. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.001, Florida Administrative Code.
6. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.002, Florida Administrative Code.
7. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.003, Florida Administrative Code.
8. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.004, Florida Administrative Code.
9. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.005, Florida Administrative Code.
10. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.006, Florida Administrative Code.
11. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.007, Florida Administrative Code.
12. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.008, Florida Administrative Code.
13. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.009, Florida Administrative Code.
14. The survey was conducted in accordance with the Florida Surveying and Mapping Board, Chapter 461.010, Florida Administrative Code.

REVISIONS

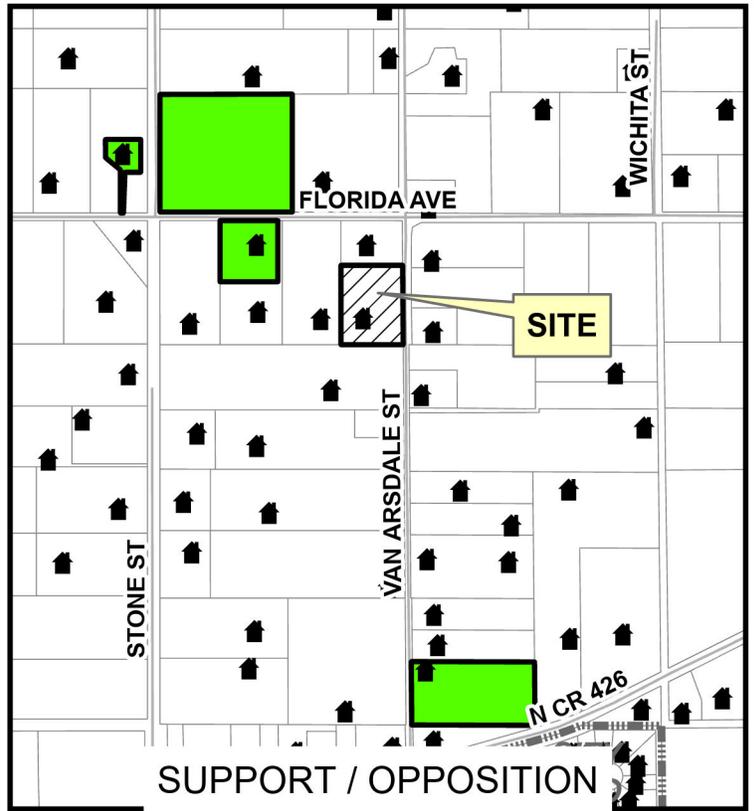
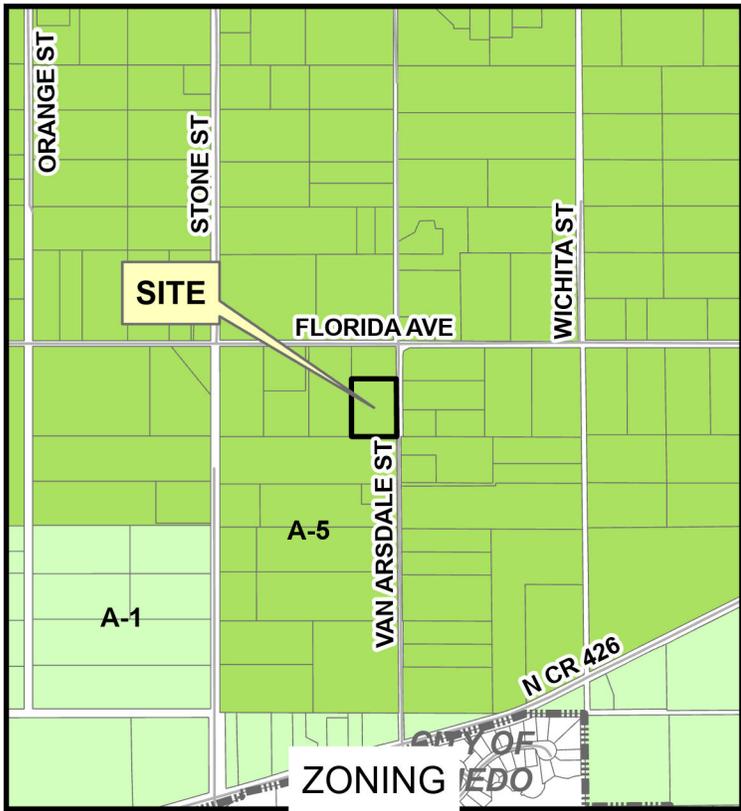
No.	Description	Date
1	Initial Survey	10/15/2024
2	Final Plat	10/15/2024

Surveyor's Seal

John Hodgson
 Surveyor
 License No. 12345
 State of Florida

James Hodgson
 Surveyor
 License No. 67890
 State of Florida

Triland & Associates Surveying, Inc.
 1234 Main Street
 Tallahassee, FL 32301
 Phone: 904-123-4567
 Fax: 904-123-4568
 Email: info@triland.com

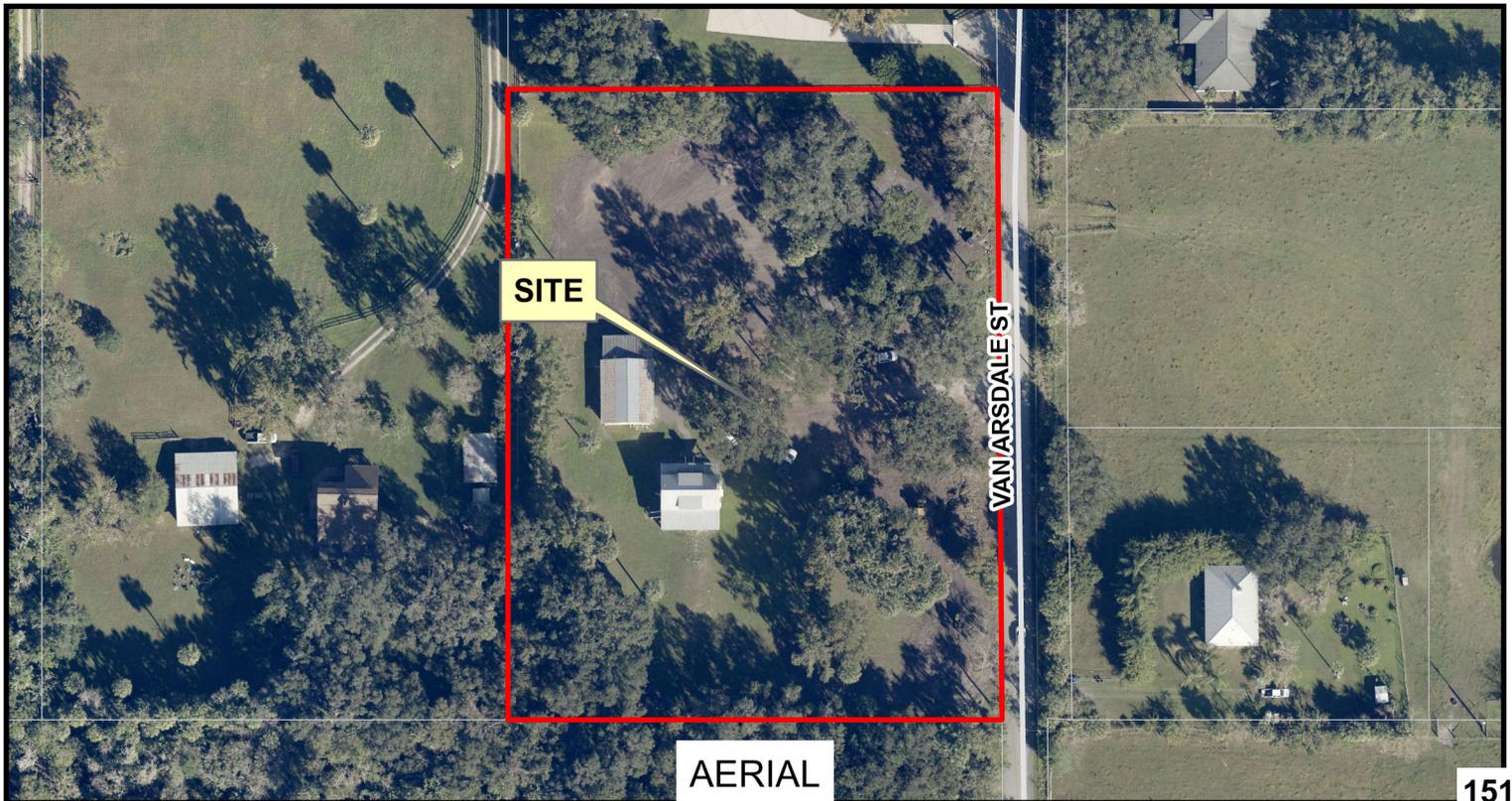


MEGHAN & JUSTIN HODAPP
 1430 VAN ARSDALE ST
 OVIEDO, FL 32765

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025

LEGEND

- A-1
- Support

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?

This property has a unique layout that limits privacy in the front yard due to its open exposure to the street. The fence is necessary to provide a safe, private, and secure outdoor space.

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

The need for fencing results from the property's location and how it sits in relation to the road & surrounding properties. These conditions are inherent of the property / neighborhood, and not created by 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?

Several properties on Van Arsdale St. have similar structures (fences), or even larger/taller fences in their front yards. This doesn't provide special privileges, rather just aligns w/ existing community conditions.

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?

Enforcing regulation would prevent the applicant from installing a privacy fence similar to their neighbors, resulting in a loss of privacy, safety, and general comfort of my home & family.

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

The variance allows fence to align flush w/ neighboring fences, w/ the same setback from the road for a clean and aesthetic transition, & proposed fence location is what is necessary to ensure privacy.

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 fence is visibly consistent w/ neighboring fences, enhances property appearance & improves security. It has zero effect on surrounding area or public welfare.

Property Record Card



Parcel: 25-20-31-5BA-0000-3451
Property Address: 1430 VAN ARSDALE ST OVIEDO, FL 32765
Owners: HODAPP, MEGHAN E; HODAPP, JUSTIN R
 2025 Market Value \$539,917 Assessed Value \$513,607 Taxable Value \$462,885
 2024 Tax Bill \$1,957.54 Tax Savings with Exemptions \$4,363.10
 The 2 Bed/2 Bath Single Family property is 1,664 SF and a lot size of 3.09 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-20-31-5BA-0000-3451
Property Address	1430 VAN ARSDALE ST OVIEDO, FL 32765
Mailing Address	1430 VAN ARSDALE ST OVIEDO, FL 32765-8188
Subdivision	BLACK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$327,697	\$290,935
Depreciated Other Features	\$2,100	\$2,175
Land Value (Market)	\$210,120	\$185,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$539,917	\$478,510
Portability Adjustment	\$26,310	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$285,304
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$513,607	\$193,206

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,320.64
Tax Bill Amount	\$1,957.54
Tax Savings with Exemptions	\$4,363.10

Owner(s)

Name - Ownership Type

HODAPP, MEGHAN E - Tenancy by Entirety
 HODAPP, JUSTIN R - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF LOT 345 (LESS N
221 FT)
BLACK HAMMOCK
PB 1 PG 31

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$513,607	\$50,722	\$462,885
Schools	\$513,607	\$25,000	\$488,607
FIRE	\$513,607	\$50,722	\$462,885
ROAD DISTRICT	\$513,607	\$50,722	\$462,885
SJWM(Saint Johns Water Management)	\$513,607	\$50,722	\$462,885

Sales

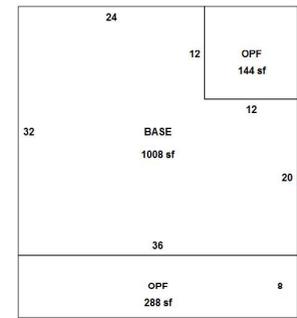
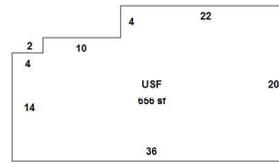
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2024	\$665,000	10726/0474	Improved	Yes
QUIT CLAIM DEED	7/10/2024	\$100	10661/0677	Improved	No
WARRANTY DEED	7/4/2020	\$100	09643/1834	Improved	No
WARRANTY DEED	7/1/2010	\$79,900	07420/0061	Improved	Yes
WARRANTY DEED	12/1/1995	\$70,000	03005/0117	Improved	Yes
WARRANTY DEED	10/1/1979	\$100	01249/1020	Vacant	No

Land

Units	Rate	Assessed	Market
1.70 Acres	\$68,000/Acre	\$115,600	\$115,600
1.39 Acres	\$68,000/Acre	\$94,520	\$94,520

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2012
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft ²)	1008
Total Area (ft ²)	2096
Constuction	SIDING GRADE 3
Replacement Cost	\$275,315
Assessed	\$262,926

* Year Built = Actual / Effective

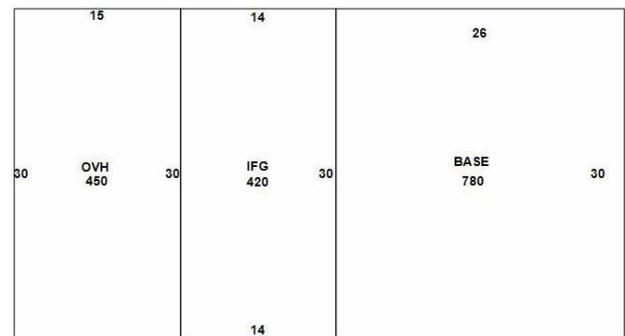


Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	144
OPEN PORCH FINISHED	288
UPPER STORY FINISHED	656

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	1991
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	780
Total Area (ft ²)	1650
Constuction	CONC BLOCK
Replacement Cost	\$75,978
Assessed	\$64,771

* Year Built = Actual / Effective



Building 2

Appendages	
Description	Area (ft ²)
OVERHANG	450

Permits

Permit #	Description	Value	CO Date	Permit Date
03438	1430 VAN ARSDALE ST: SHED/BARN RESIDENTIAL-Construction of Metal Storage Building [BLACK HAMMOCK]	\$72,000		3/25/2025
06827	11/10/2011 02:22:28 PM Created by: Kim Permit Key 12011082306827 was added!	\$187,149	2/8/2013	8/23/2011

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	2012	1	\$3,000	\$2,100

Zoning

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

School Districts

Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

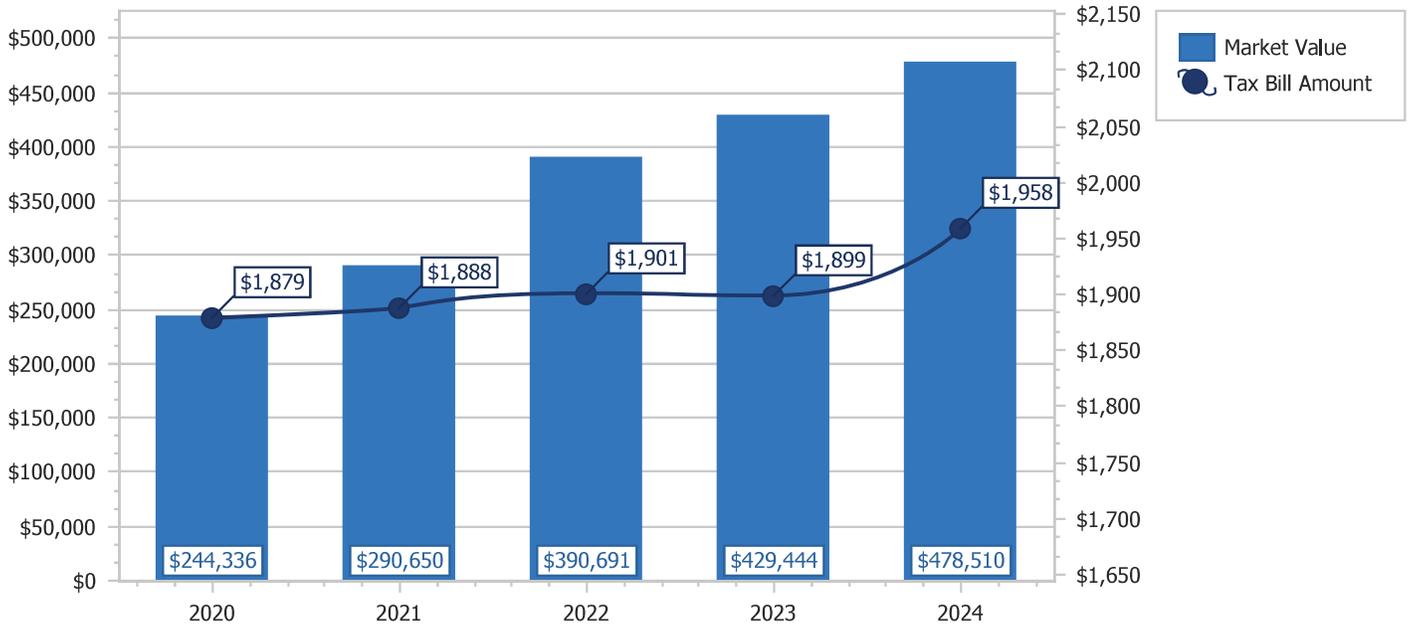
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities

Fire Station #	Station: 44 Zone: 443
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

To whom it may concern:

I am writing a letter in support for the proposed fence installation and replacement at the Hodapp Residence at 1430 Van Arsdale Street in Oviedo Florida.

Since they have recently moved in, they have been cleaning up the property and have put much effort into making their new home a clean and respectable place to live.

They are wanting to install fence at the front of their property to prevent passing vehicles from pulling onto the property and for privacy but have been told it needs to be set way into the interior of the property.

By doing this, it leaves space for people to pull off the road and into their property that causes damage, in which has already been done from someone pulling onto their property and broke water line which they had to spend time and money out of pocket to repair.

I believe this is unacceptable to a degree, being that this is their land and being told how to and where to set things on the land they paid for and no H.O.A in this area.

They would not have the protection and privacy from the huge amount of excessive traffic that has increased on this once quiet road.

Ultimately, they would not have the front yard they are wanting and planning to have for future family.

I think it is acceptable to allow them to install fence at front of property just as everyone else has in the area.

In this situation, I think you would agree and should allow it.

Sincerely,



Lazy Hammock Ranch
2415 Florida Ave
Oviedo, FL. 32765



To whom it may concern

We are located at 1053 Van Arsdale Street in Oviedo Florida

**I am writing this letter to support of the proposed fence installation at the property
1430 Van Arsdale Street in Oviedo Florida.**

**Justin & Meghan Hodapp have recently bought property in this area and are very
good people.**

**They are wanting to install new replacement fence at front of their property and
should be allowed to install the new fence as they are replacing the previous fence
from age and rot**

**I think it would be acceptable to allow them to install fence at front of property just as
everyone else has been able to do in the area**

I hope you agree and welcome them to Oviedo in Seminole County

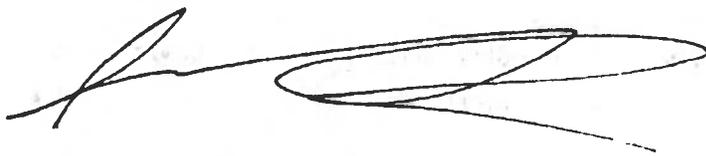
I appreciate your time

Sincerely,

To whom it may concern,

I am writing in support of the request for a variance as to a fence placement for our neighbor Justin Hodapp, 1430 Van Arsdale Street Oviedo, FL. 32765.

A majority, if not all of our front property fences adjacent to the road are within a few feet. Rarely, if ever, do you see a giant setback? Justin has taken this property from what it used to be, quite a dump, and made it absolutely beautiful. The fence that he's trying to put up will only enhance that look. This part of Oviedo is rural, and a property fence is normally run parallel to the road. A large setback for his fence would not only be unreasonable, it would also be unsightly.

A handwritten signature in black ink, appearing to read 'James R Lumbra Sr'. The signature is fluid and cursive, with a large loop at the end.

The Lumbra Lodge

2373 Florida Ave

James R Lumbra Sr

To whom it may concern

We live at 2438 Florida Ave. in Oviedo Florida

I am writing this letter to support of the proposed fence installation at the property 1430 Van Arsdale Street, just around the corner from us.

We have met the new owners of that property, Justin and Meghan Hodapp. They are planning to install new replacement fence at front of their property to replacing the previous fence which was removed due to old age. We feel that they should be allowed to do this. We have been pleased with the work they have already done improving their yard which reflects well on the whole neighborhood.

Sincerely,

Handwritten signature of Roger and Bracha Smith in black ink.

Roger and Bracha Smith

**2438 Florida Ave.
Oviedo, FL 32765**

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

E 1/2 OF LOT 345 (LESS N 221 FT) BLACK HAMMOCK PB 1 PG 31

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

A. FINDINGS OF FACT

Property Owner: JUSTIN HODAPP
1430 VAN ARSDALE ST
OVIEDO, FL 32765

Project Name: VAN ARSDALE ST (1430)

Requested Variance:

A front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Agriculture) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to obtain a variance for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Agriculture) district.

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

E 1/2 OF LOT 345 (LESS N 221 FT) BLACK HAMMOCK PB 1 PG 31

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

A. FINDINGS OF FACT

Property Owner: JUSTIN & MEGHAN HODAPP
1430 VAN ARSDALE ST
OVIEDO, FL 32765

Project Name: VAN ARSDALE ST (1430)

Variance Approval:

Request for a front yard setback variance from fifty (50) feet to twelve (12) feet for a fence in the A-5 (Agriculture) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the six (6) foot fence and double gates 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**

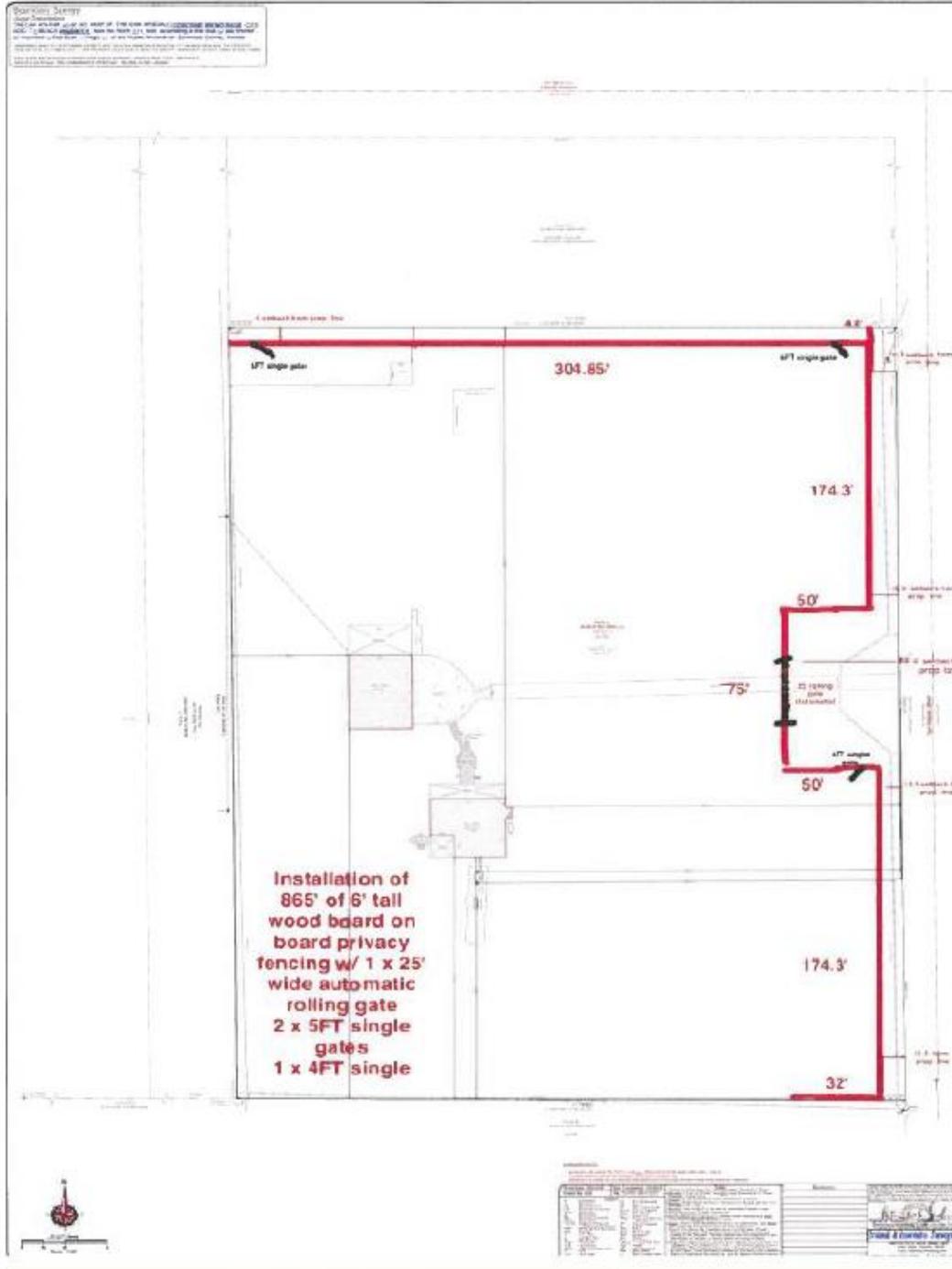
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-575

Title:

5201 Lake Howell Road - Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2025-053 (Richard Adam Stawara, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Dwelling) district; or
2. Approve the request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Tanglewood Section 3 Replat subdivision and is within the R-1A Zoning District.
- The property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Lake Howell Rd. The Ivy Lane lot frontage side is where the variance is being sought.
- The proposed six (6') foot privacy fence encroaches into a five (5) foot utility easement at the northwest corner of the property. If approved, the building permit application must contain an estoppel letter to meet the criteria for placement of the fence.
- The proposed privacy fence is one (1) foot from the sidewalk and thirty-three (33)

feet (per the boundary survey) from the edge of pavement. As shown on the boundary survey, the existing fence is within the right of way of Ivy Lane. If this variance is approved the proposed fence must be on the subject property. The property owner has acknowledged the encroachment in his justification statement.

- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- A letter of support has been received from the neighbor at 1843 Ivy Ln. which is abutting the rear lot line of the subject property.
- A building permit application (25-3826) was submitted and is pending approval if this variance is approved.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division. The applicant is requesting a zero (0) foot 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 has not been satisfied:

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

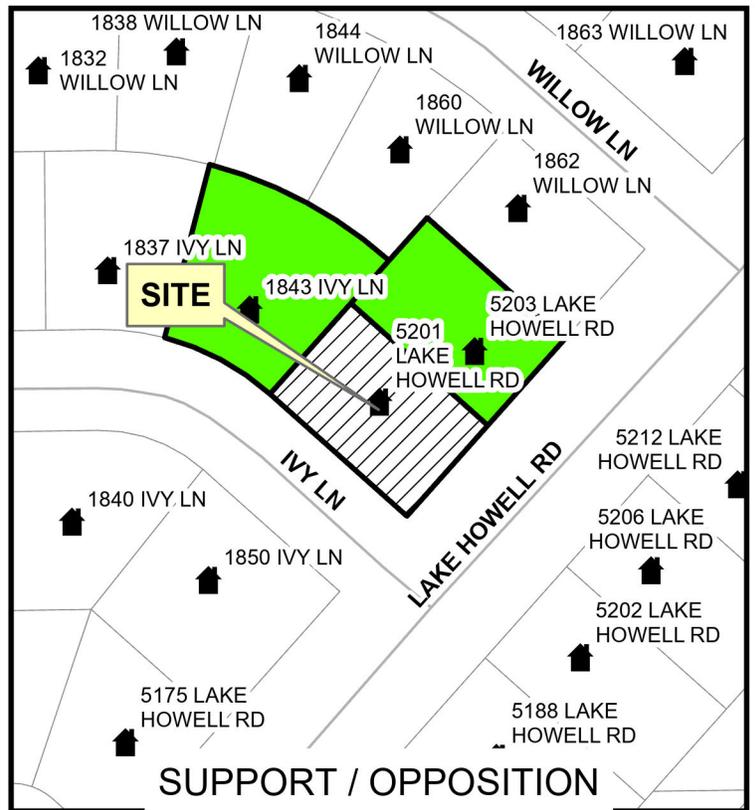
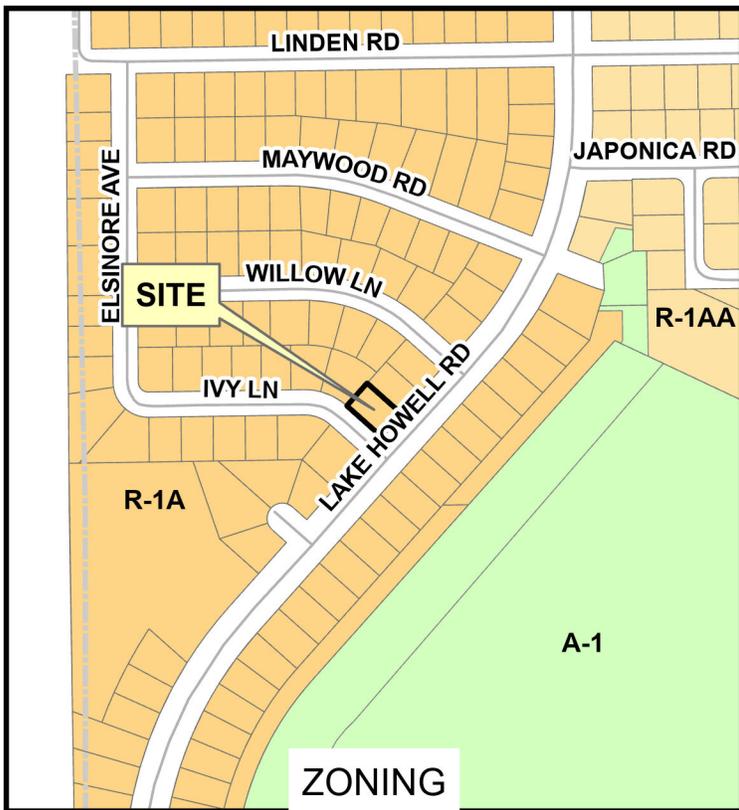
Staff Conclusion:

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

Staff Recommendation:

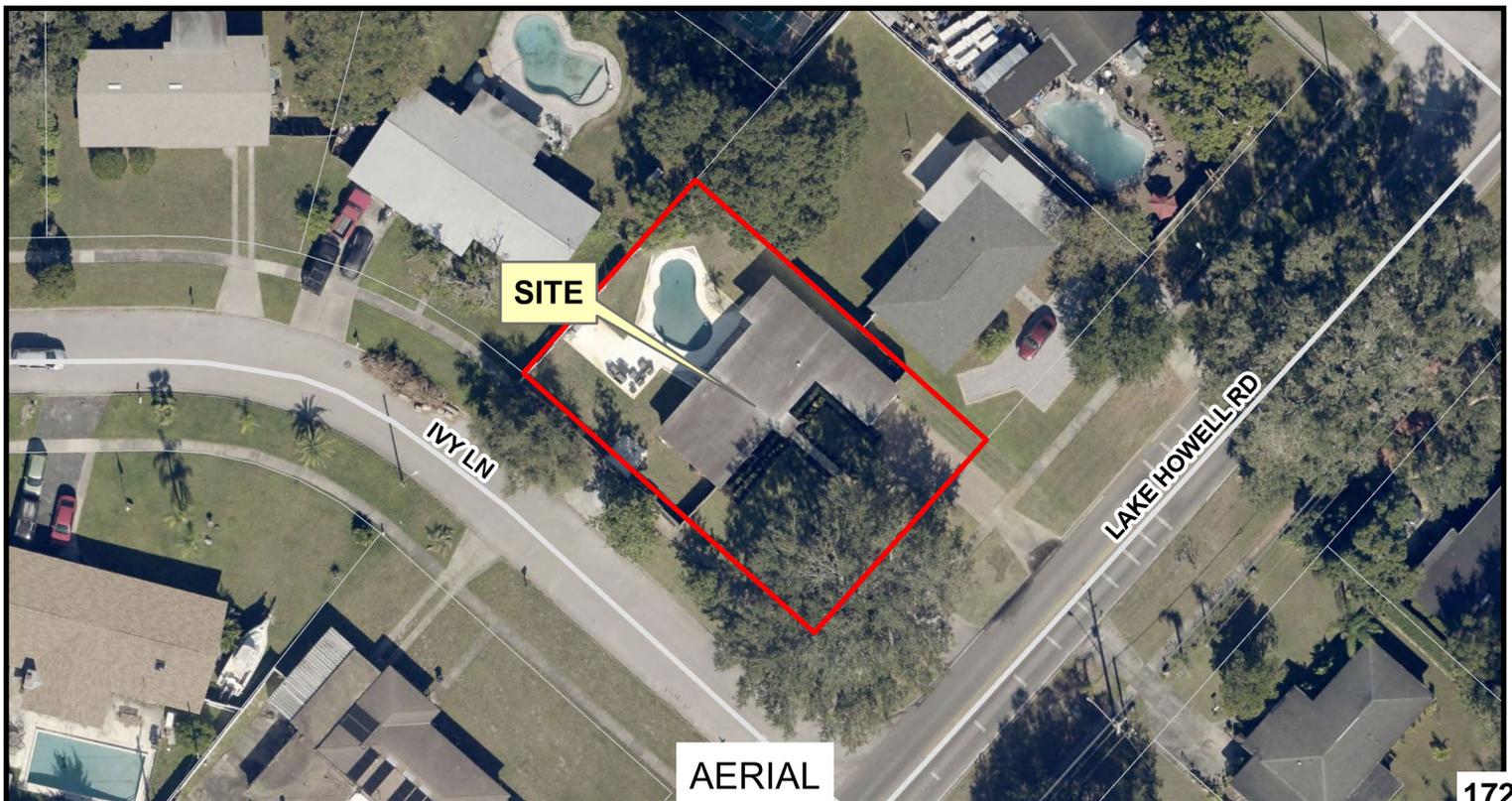
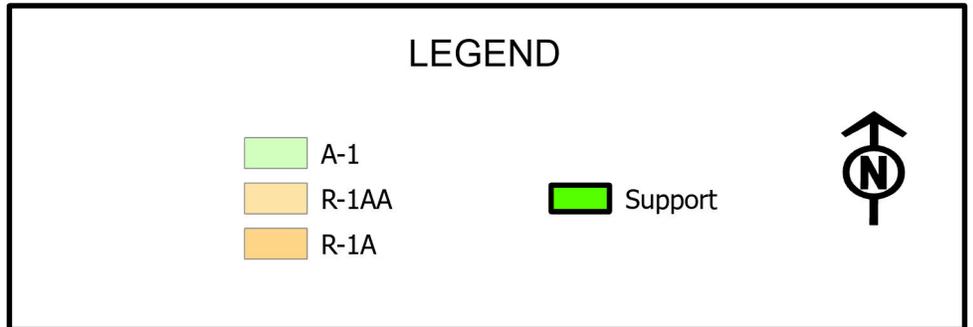
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the six (6') foot 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.



RICHARD STAWARA
5201 LAKE HOWELL RD
WINTER PARK, FL 32792

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JUNE 23, 2025



VARIANCE CRITERIA

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

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

My property at 5201 Lake Howell Rd is located on a busy road, has an irregular lot shape, and sits on a corner—conditions that create unique challenges not shared by many other properties in the same zoning district. Based on historical aerial imagery, the fence line has encroached into the required setback for at least as long as 2009, and was extended between 2016 and 2018 to reach its current position. The placement appears to reflect the natural flow of the lot, existing vegetation, and the practical need to secure the yard while maintaining privacy along a high-traffic corridor. These conditions are specific to this parcel and not generally applicable to other properties in the area, especially interior lots with more standard layouts.

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

The fence currently in place was already built within the setback prior to my ownership. Based on aerial imagery available through Google, the original fence line has encroached into the setback for at least as long as 2009, and between 2016 and 2018, it was extended along that same line to its current position. I did not build the fence or determine its placement; I inherited this condition when I purchased the property in January 2025. The existing fence is now in disrepair, and I would like to remove and replace it in the same location for safety, consistency, and usability. My intent is simply to replace what was already there — not to expand, shift, or intensify any nonconforming condition.

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

I'm not seeking any special privilege—only the opportunity to bring my property into compliance while maintaining a fence line that has existed for many years. Similar variances have been granted throughout the county in comparable situations. For example, 7413 Barnacle Court was approved for a side street setback reduction from 25 feet to 0 feet; 500 W. Faith Terrace and 3480 Harrow Lane were both granted variances to 0 feet following code violations; and 4175 Bear Gully Road received approval to reduce both front and side setbacks to 2 feet. These examples show that Seminole County has consistently provided relief in similar circumstances, and my request is in line with that approach.

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

If I had to follow the full 25-foot setback, I'd lose a significant portion of my yard—space I want to use for my dogs and, in the future, for my kids to play safely. It would also mean removing or relocating a fence that's already been in place for years, despite the fact that it doesn't cause any harm, obstruct views, or create safety issues. I would be facing an unnecessary burden that others in the neighborhood don't seem to share.

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

I'm only asking to maintain the current fence line to make full use of my yard. I'm not requesting any height increase or extra features—just enough setback relief to keep my fence in a practical and safe location. This is the smallest possible variance that would still allow me to use my property reasonably.

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?

What I'm proposing fits in with the intent of the zoning code and won't harm the neighborhood or the public in any way. The fence isn't blocking anyone's view, creating a safety hazard, or affecting nearby properties. In fact, there are at least seven fences in my immediate area that appear to be built in a similar position, and I have no intention of reporting or punishing anyone else. I just want to bring mine into compliance and enjoy my property the same way others already do.

Property Record Card



Parcel: 33-21-30-505-0D00-0110
Property Address: 5201 LAKE HOWELL RD WINTER PARK, FL 32792
Owners: STAWARA, RICHARD A
 2025 Market Value \$373,059 Assessed Value \$321,528 Taxable Value \$270,806
 2024 Tax Bill \$3,598.89 Tax Savings with Exemptions \$1,001.88
 The 3 Bed/1 Bath Single Family property is 1,346 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-21-30-505-0D00-0110
Property Address	5201 LAKE HOWELL RD WINTER PARK, FL 32792
Mailing Address	5201 LAKE HOWELL RD WINTER PARK, FL 32792-1029
Subdivision	TANGLEWOOD SEC 3 REPLAT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	Homestead expires at the end of 2025 and MUST Be re-applied for 2026
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$202,059	\$197,306
Depreciated Other Features	\$21,000	\$21,000
Land Value (Market)	\$150,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$373,059	\$348,306
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$51,531	\$35,840
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$321,528	\$312,466

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,600.77
Tax Bill Amount	\$3,598.89
Tax Savings with Exemptions	\$1,001.88

Owner(s)

Name - Ownership Type
 STAWARA, RICHARD A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 11 BLK D TANGLEWOOD SEC 3 REPLAT PB
10 PG 40

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$321,528	\$50,722	\$270,806
Schools	\$321,528	\$25,000	\$296,528
FIRE	\$321,528	\$50,722	\$270,806
ROAD DISTRICT	\$321,528	\$50,722	\$270,806
SJWM(Saint Johns Water Management)	\$321,528	\$50,722	\$270,806

Sales

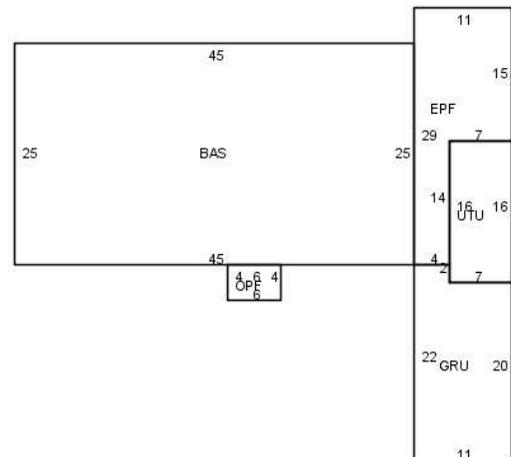
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/27/2025	\$410,000	10762/1606	Improved	Yes
WARRANTY DEED	8/6/2021	\$365,000	10029/0235	Improved	Yes
WARRANTY DEED	10/1/2002	\$110,000	04601/1822	Improved	Yes
WARRANTY DEED	7/1/2002	\$110,000	04457/0667	Improved	Yes
CERTIFICATE OF TITLE	7/1/2002	\$95,500	04451/0879	Improved	No
WARRANTY DEED	11/1/1998	\$84,900	03548/1083	Improved	Yes
WARRANTY DEED	9/29/1994	\$71,000	02834/0493	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$150,000/Lot	\$150,000	\$150,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1957/1997
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1125
Total Area (ft ²)	1710
Constuction	SIDING GRADE 3
Replacement Cost	\$227,033
Assessed	\$202,059



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
ENCLOSED PORCH FINISHED	221
GARAGE UNFINISHED	228
OPEN PORCH FINISHED	24
UTILITY UNFINISHED	112

Permits				
Permit #	Description	Value	CO Date	Permit Date
02870	5201 LAKE HOWELL RD: ELECTRICAL - RESIDENTIAL-Single Family Home [TANGLEWOOD SEC 3 REPLAT]	\$2,250		3/6/2025
00339	5201 LAKE HOWELL RD: PLUMBING - RESIDENTIAL-RESIDENTIAL [TANGLEWOOD SEC 3 REPLAT]	\$6,800		1/12/2023
07677	5201 LAKE HOWELL RD: REROOF RESIDENTIAL- [TANGLEWOOD SEC 3 REPLAT]	\$9,625		5/6/2021

Extra Features					
Description	Year Built	Units	Cost	Assessed	
POOL 1	1992	1	\$35,000	\$21,000	

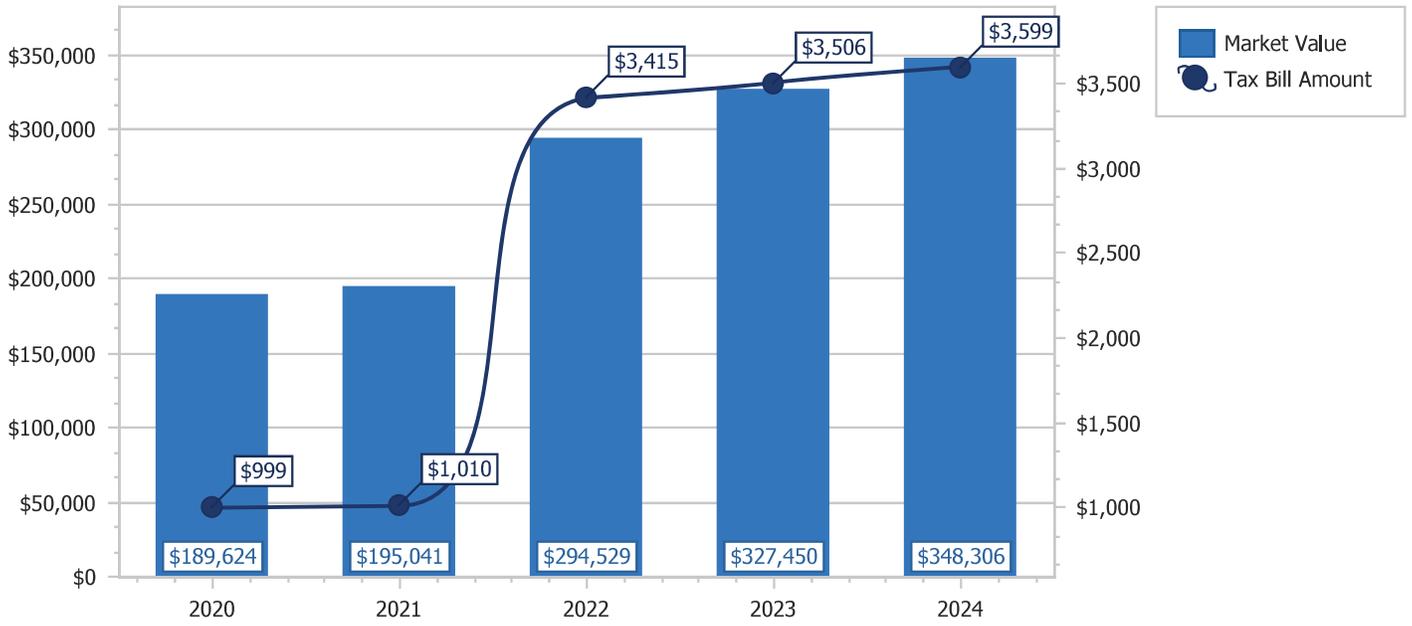
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

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

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Acknowledgement of Support

Fence Variance Request – 5201 Lake Howell Rd
Applicant: R. Adam Stawara
Variance Request: Fence Replacement
Board of Adjustment Hearing Date: June 23, 2025

As a nearby property owner or resident, I acknowledge and support Adam Stawara’s request for a variance from Seminole County to allow for the replacement of an existing fence at 5201 Lake Howell Rd.

The current fence has been in place in roughly the same location since approximately 2009 and was extended between 2016 and 2018. The purpose of the variance is to permit the new fence to follow that same established line. The proposed replacement is intended to improve the appearance, safety, and functionality of the property, and I have no objection to the requested variance.

A copy of the site plan showing the proposed fence location is attached hereto as Exhibit A.

Name: Bobby A. Lean, Jr. & Jessica Roberge

Address: 1843 Ivy Ln, Winter Park, Florida 32792

Signature:

Date: April 25, 2025.

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11 BLK D TANGLEWOOD SEC 3 REPLAT PB 10 PG 40

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

A. FINDINGS OF FACT

Property Owner: RICHARD ADAM STAWARA
5201 LAKE HOWELL RD
WINTER PARK, FL 32792

Project Name: LAKE HOWELL RD (5201)

Requested Variance:

Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11 BLK D TANGLEWOOD SEC 3 REPLAT PB 10 PG 40

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

A. FINDINGS OF FACT

Property Owner: RICHARD ADAM STAWARA
5201 LAKE HOWELL RD
WINTER PARK, FL 32792

Project Name: LAKE HOWELL RD (5201)

Variance Approval:

Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a six foot fence in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

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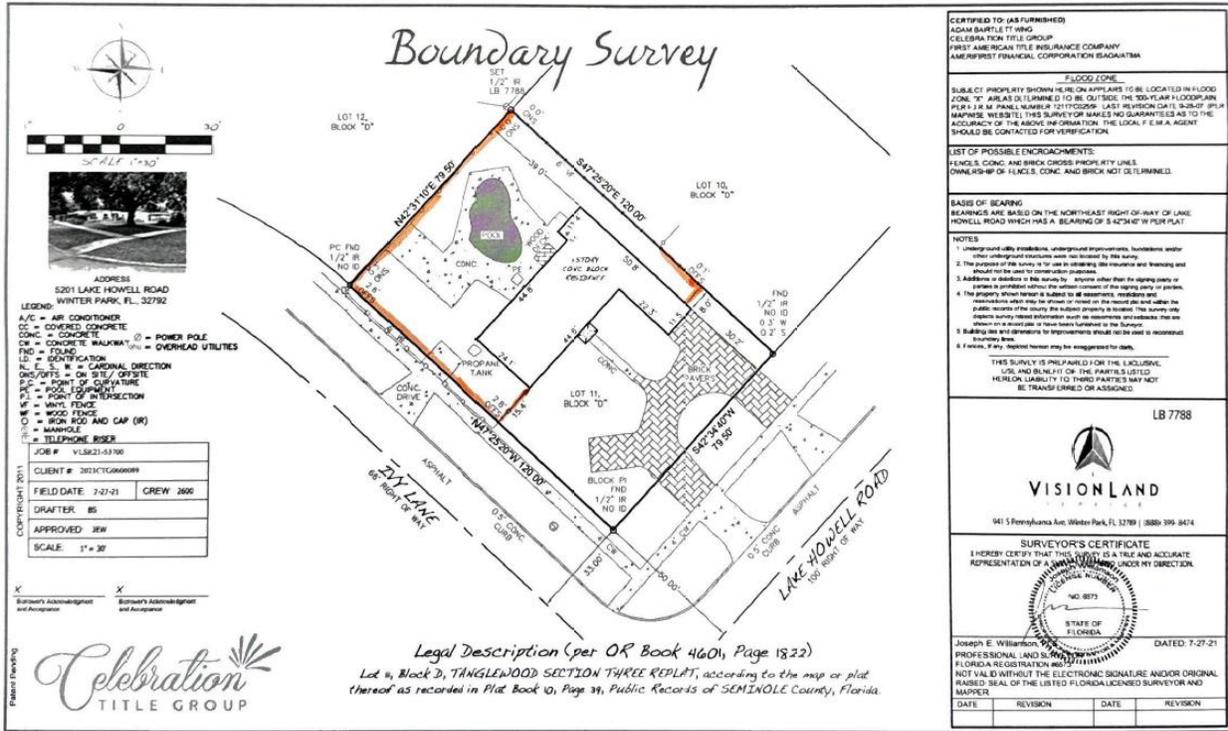
Notary Public

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

EXHIBIT A SITE PLAN

Site Plan for Variance Request

Proposed fence line would track the property line as referenced by the orange highlight





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-576

Title:

(Lot 15) Lake Rena Drive - Request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet to construct a single-family home, in the R-1AA (Single Family Dwelling) district; BV2025-055 (Roy & Patricia Doolittle, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a Request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet to construct a single-family home, in the R-1AA (Single Family Dwelling) district); or
2. Approve the request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet to construct a single-family home, in the R-1AA (Single Family Dwelling) district); or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Replat of Block C Nob Hill Meredith Manor subdivision and is zoned R-1AA.
- The subject property is an irregular shape, and the lot faces three street frontages and, as such, considered to have three (3) front yards for setback purposes. The front of the proposed single-family residence faces Lake Rena Dr. and is where the variance is being sought.
- The proposed single-family dwelling is 59 feet x 41.2 feet (2,430.8 square feet).
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the front yard setback for this zoning district is twenty-five (25) feet.

- There have not been any prior variances for the subject property, but there have been four (4) variances for setbacks approved along Lake Rena Dr.

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)

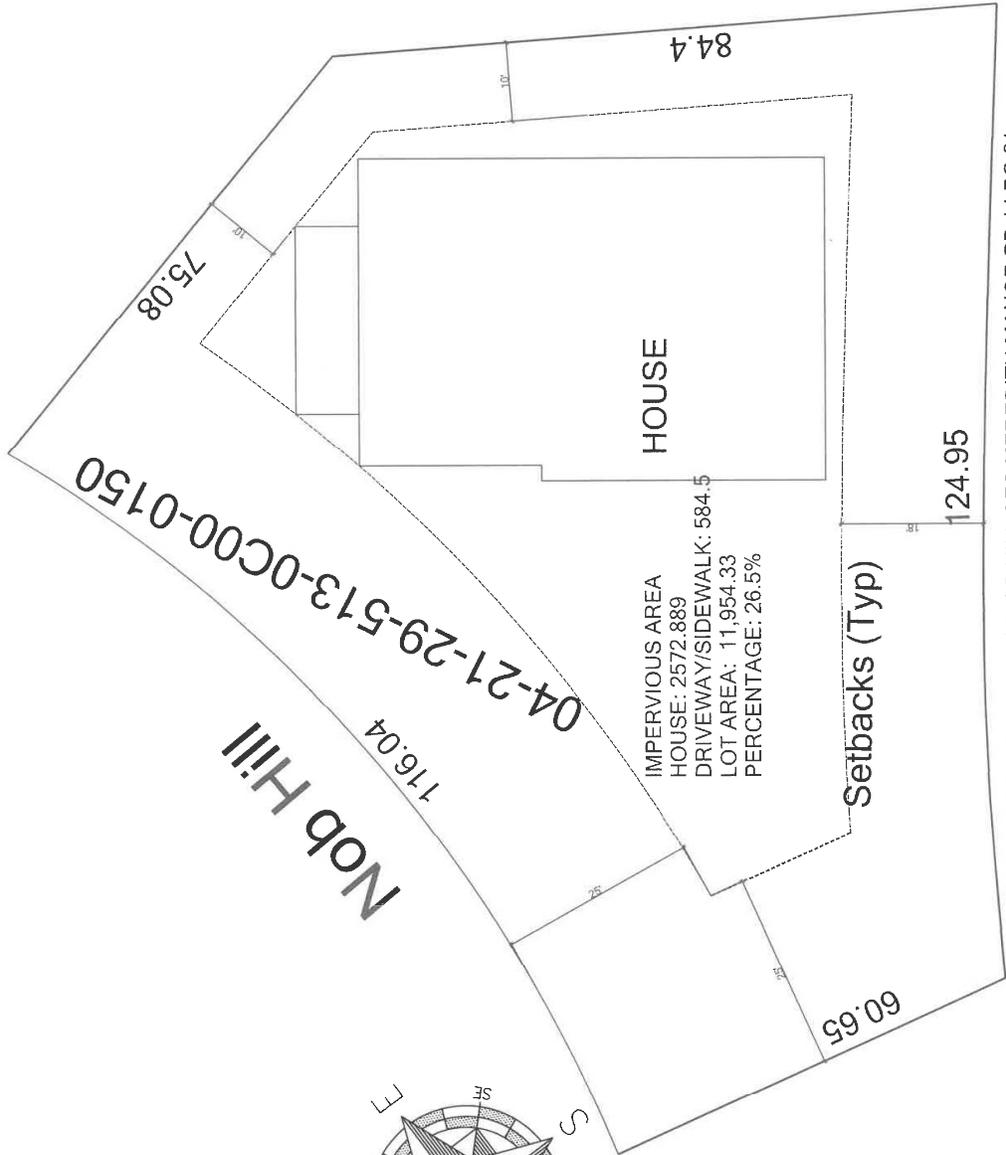
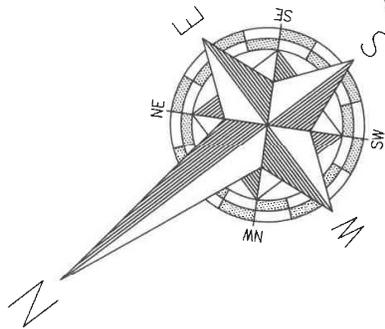
Staff Conclusion:

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 59 foot x 41.2 foot (2430.8 square foot) single family home 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.



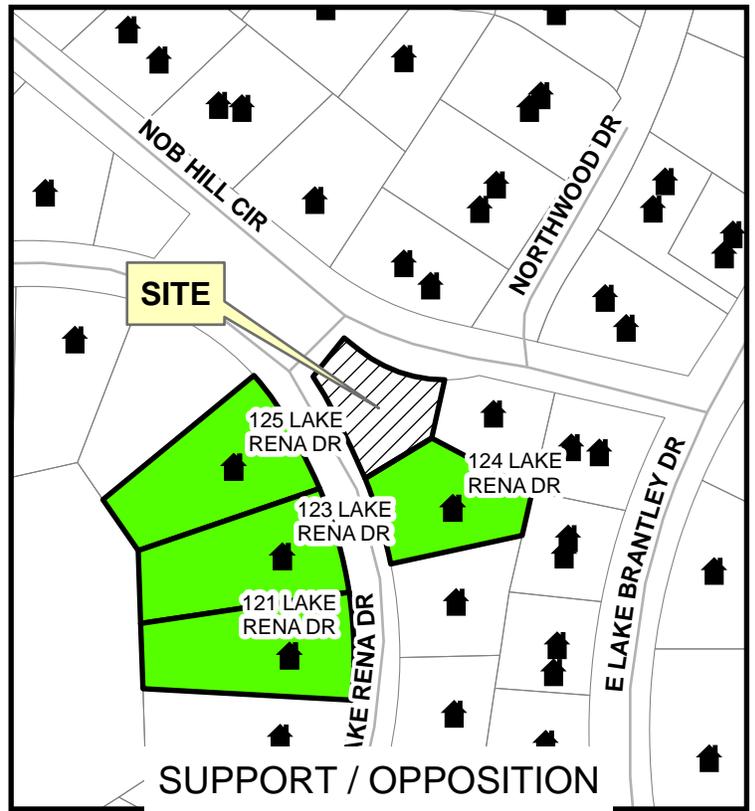
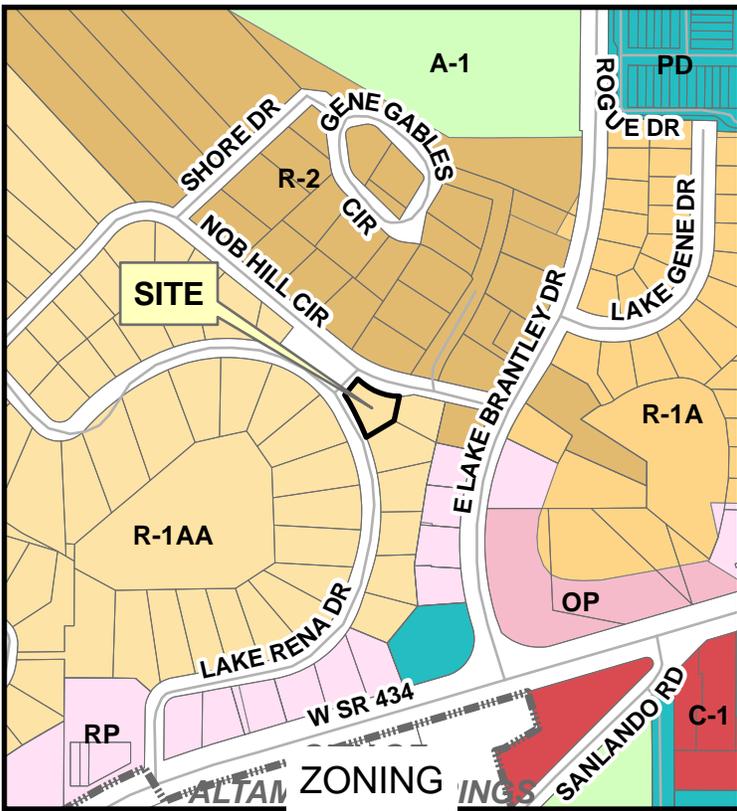
Nob Hill

LOT 15 REPLAT OF BLK C NOB HILL SEC MEREDITH MANOR PB 14 PG 21

Lake Rena Dr

DOOLITTLE RESIDENCE
LAKE RENA DRIVE
PARCEL #04-21-29-513-0C00-150

PLAN FOR VARIANCE

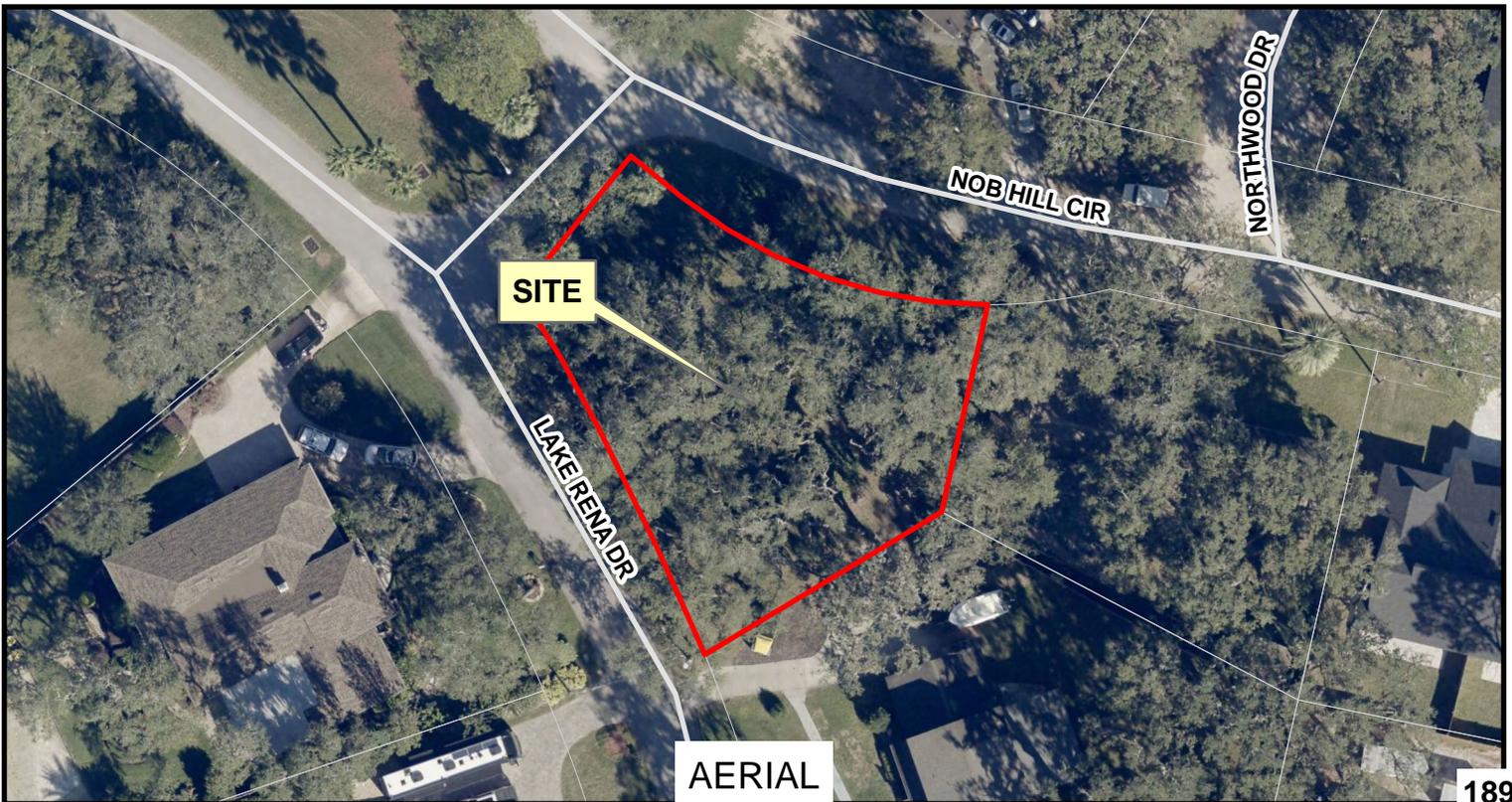


FRED & MARY STREETMAN
 PID 04-21-29-513-0C00-0150
 LONGWOOD, FL 32779

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025

LEGEND

 A-1	 RP	
 R-1AA	 OP	
 R-1A	 C-1	
 R-2	 PD	
 Support		



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?

IRREGULAR Lot. Trying to conform with other houses on the street. Have lived in neighborhood for 32 years and moving across the street

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

VACANT Lot. Irregular Lot. Tough to build on and come close to other houses

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?

Would not to special privilege, with the Irregular Lot very difficult to fit a normal house

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?

Small Irregular Shape House for Property that wouldn't conform to other existing houses

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

It would allow a average size personal residence for my wife & I

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?

It would conform to existing neighbors houses. lived in neighborhood for 32 years across the street on lake. Daughter taking that house and we want to move to our Retirement House.

Property Record Card



Parcel: **04-21-29-513-0C00-0150**
 Property Address:
 Owners: **DOOLITTLE, ROY; DOOLITTLE, PATRICIA**
 2025 Market Value \$80,000 Assessed Value \$80,000 Taxable Value \$80,000
 2024 Tax Bill \$1,054.51 Tax Savings with Non-Hx Cap \$2.21
 Vacant Residential property has a lot size of 0.27 Acres

Parcel Location



Site View

Parcel Information

Parcel	04-21-29-513-0C00-0150
Property Address	
Mailing Address	123 LAKE RENA DR LONGWOOD, FL 32779-4817
Subdivision	MEREDITH MANOR NOB HILL SEC REPLAT OF BLK C
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$80,000	\$80,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$80,000	\$80,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$279
P&G Adjustment	\$0	\$0
Assessed Value	\$80,000	\$79,721

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,056.72
Tax Bill Amount	\$1,054.51
Tax Savings with Exemptions	\$2.21

Owner(s)

Name - Ownership Type

DOOLITTLE, ROY - Tenancy by Entirety
 DOOLITTLE, PATRICIA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 15
 REPLAT OF BLK C NOB HILL
 SEC MEREDITH MANOR
 PB 14 PG 21

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$80,000	\$0	\$80,000
Schools	\$80,000	\$0	\$80,000
FIRE	\$80,000	\$0	\$80,000
ROAD DISTRICT	\$80,000	\$0	\$80,000
SJWM(Saint Johns Water Management)	\$80,000	\$0	\$80,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/29/2025	\$90,000	10817/1902	Improved	Yes
WARRANTY DEED	3/1/2017	\$50,000	08883/1007	Vacant	Yes
PROBATE RECORDS	9/1/2005	\$100	05925/0750	Vacant	No

Land

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 34

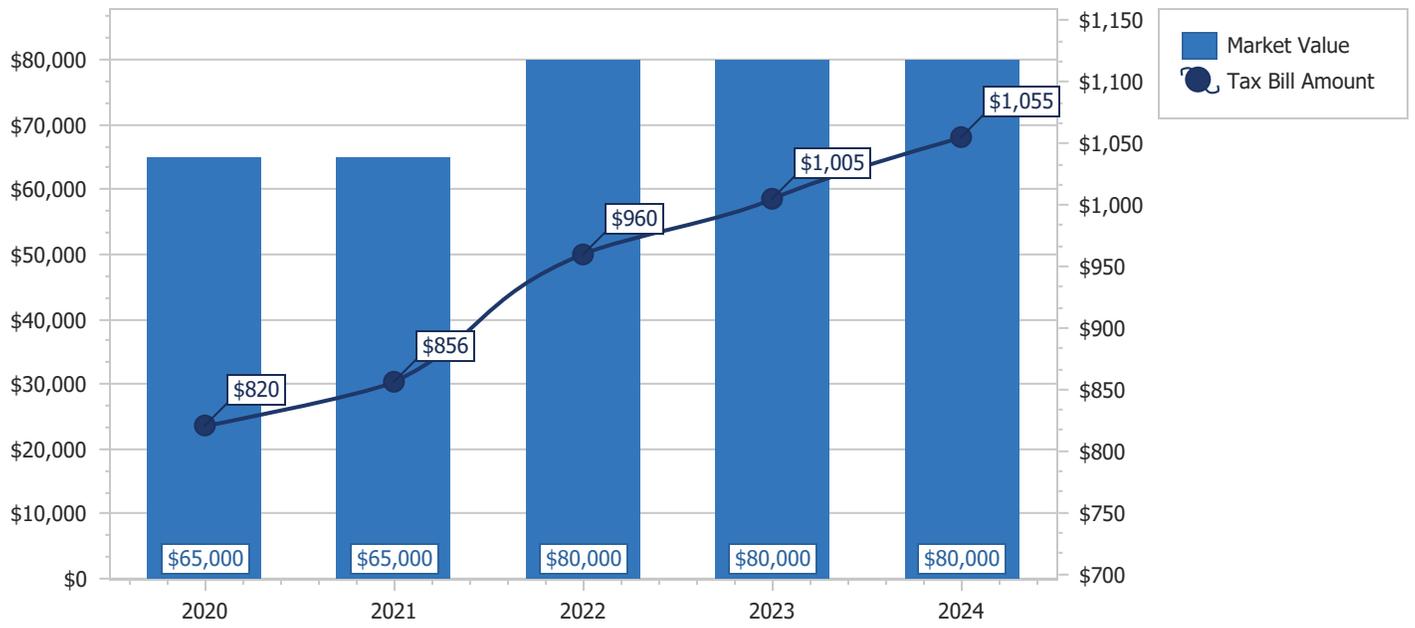
School Districts

Elementary	Forest City
Middle	Teague
High	Lake Brantley

Utilities

Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Ian and Michelle Cristan (Future Owners, House Under Contract)

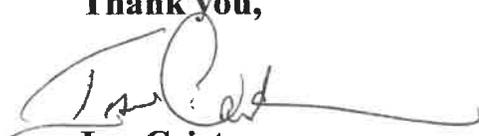
123 Lake Rena Drive

Longwood, Florida 32779

Reference Request Variance Lot 15 Lake Rena Drive

As future owners we have no objections to the requested variance from 25 foot to 18 foot that Roy and Patricia Doolittle submitted for Lot 15 Lake Rena Drive. Our property is located across the street from Lot 15.

Thank you,



Ian Cristan

Fred and Mary Bell Streetman

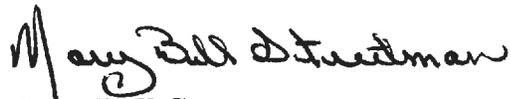
125 Lake Rena Drive

Longwood, Florida 32779

Reference Request Variance Lot 15 Lake Rena Drive

We have no objections to the requested variance from 25 foot to 18 foot that Roy and Patricia Doolittle submitted for Lot 15 Lake Rena Drive. Our property is located across the street from Lot 15.

Thank you,

A handwritten signature in cursive script that reads "Mary Bell Streetman". The signature is written in black ink and is positioned above the printed name.

Mary Bell Streetman

Jeffrey and Jessica Astarita

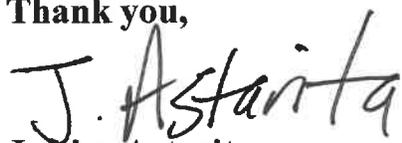
124 Lake Rena Drive

Longwood, Florida 32779

Reference Request Variance Lot 15 Lake Rena Drive

We have no objections to the requested variance from 25 foot to 18 foot that Roy and Patricia Doolittle submitted for Lot 15 Lake Rena Drive. Our property is located adjacent to Lot 15.

Thank you,

A handwritten signature in black ink that reads "J. Astarita". The signature is written in a cursive, flowing style.

Jessica Astarita

Tracey Lazzopina Mattison

121 Lake Rena Drive

Longwood, Florida 32779

Reference Request Variance Lot 15 Lake Rena Drive

I have no objections to the requested variance from 25 foot to 18 foot that Roy and Patricia Doolittle submitted for Lot 15 Lake Rena Drive. Our property is located across the street from Lot 15.

Thank you,



Tracey Mattison

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 15 REPLAT OF BLK C NOB HILL SEC MEREDITH MANOR PB 14 PG 21

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

A. FINDINGS OF FACT

Property Owner: ROY DOOLITTLE
123 LAKE RENA DR
LONGWOOD, FL 32779

Project Name: LAKE RENA DR (LOT 15)

Requested Variance:

Request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet for in order to construct a single-family home, in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet for in order to construct a single family home, in the R-1AA (Single Family Dwelling) district The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 15 REPLAT OF BLK C NOB HILL SEC MEREDITH MANOR PB 14 PG 21

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

A. FINDINGS OF FACT

Property Owner: ROY DOOLITTLE
123 LAKE RENA DR
LONGWOOD, FL 32779

Project Name: LAKE RENA DR (LOT 15)

Variance Approval:

Request for a front yard setback variance from twenty-five (25) feet to eighteen (18) feet in order to construct a single-family home, in the R-1AA (Single Family Dwelling) The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 59 ft. x 41.2 ft. (2430 sq. 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**

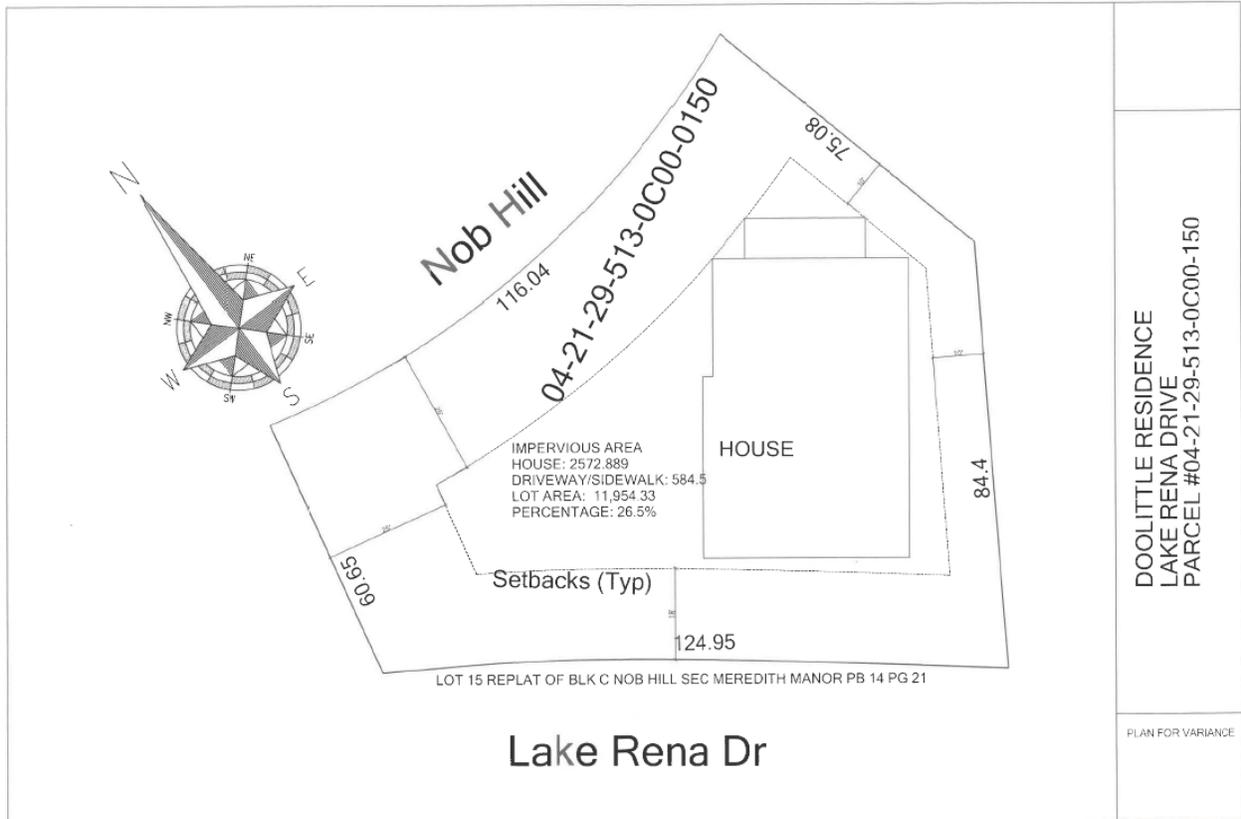
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-581

Title:

1461 Canal Point Road - Request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district; BV2025-062 (Chris De LaRosa, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district); or
2. Approve the request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district); or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Bolling Green subdivision and is zoned R-1AA, Single Family Dwelling District.
- The proposed fence is one hundred (100) foot long and eight (8) feet in height.
- The proposed privacy fence will be eight (8) feet in height exceeding the height requirement for fences on residentially zoned property by one and one-half (1.5) feet.
- The majority of the proposed eight (8) foot privacy fence will abut the I-4 rest area.

- There is a building permit application (#25-5882) submitted, and the approval is contingent upon approval of this variance request.
- The request is for a variance to Section 30.14.19 (b) of the Seminole County Land Development Code, which states the following:

Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way.
- There have not been any prior variances for the subject property. A variance was approved for an eight (8) foot fence height for 1465 Canal Point Rd. (August 28, 2017) and this property is the neighboring property.

Staff Findings:

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:

Constructing an eight (8) foot privacy fence in the R-1AA zoning district would allow the applicants special privileges not normally allowed by other owners within the same zoning district; therefore, 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)

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:

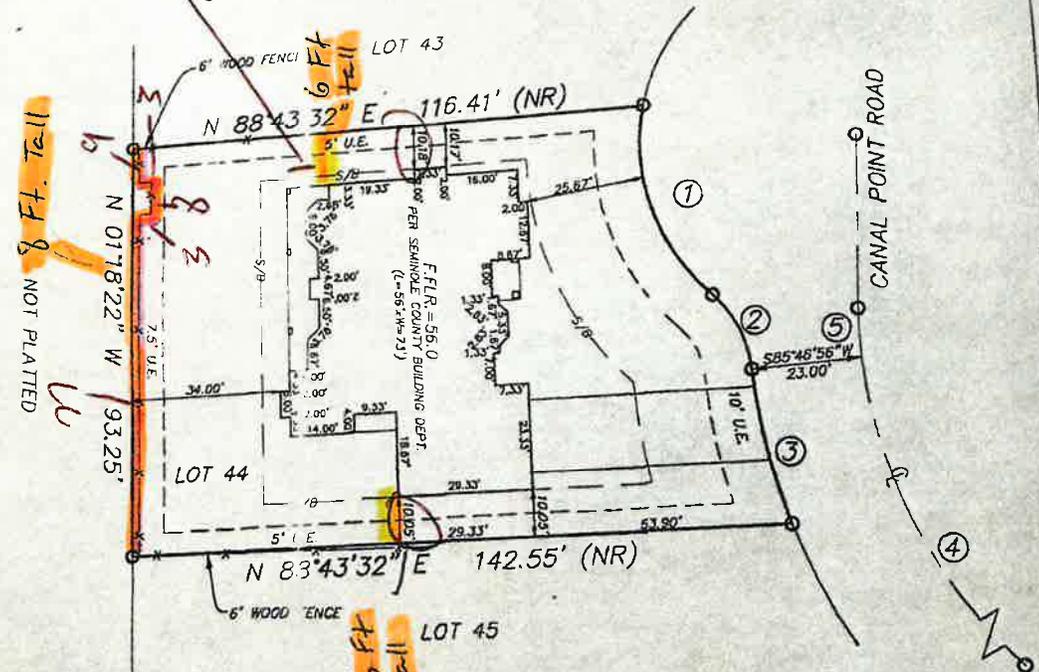
1. Any variance granted will apply only to the eight (8) foot fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

LOT 44 BOLLING FARMS

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45,
PAGES 56 & 57 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

① $\Delta = 58^{\circ}10'42''$
 $R = 46.10'$
 $L = 47.1'$
 $CB = N 17^{\circ}26'05'' W$

② $\Delta = 42^{\circ}27'00''$
 $R = 25.00'$
 $L = 18.52'$
 $CB = N 25^{\circ}26'54'' W$



LEGEND

- ⊙ - FOUND
- ⊙ - 1" NAIL AND DISK
- ⊙ - 5/8" REBAR AND CAP
- TV - CABLE TV RISER
- 1) - MEASURED
- 2) - PLAT
- 3) - BUILDING SETBACK LINE
- 4) - IRON PIPE
- 5) - IRON ROD
- E - DRAINAGE EASEMENT
- E - UTILITY EASEMENT
- HC - FENCE
- ? - NON RADIAL
- 1) - SET 5/8" REBAR AND CAP LB 6787 UNLESS OTHERWISE NOTED

③ $\Delta = 15^{\circ}38'03''$
 $R = 125.00'$
 $L = 34.11'$
 $CB = S 11^{\circ}58'19'' E$

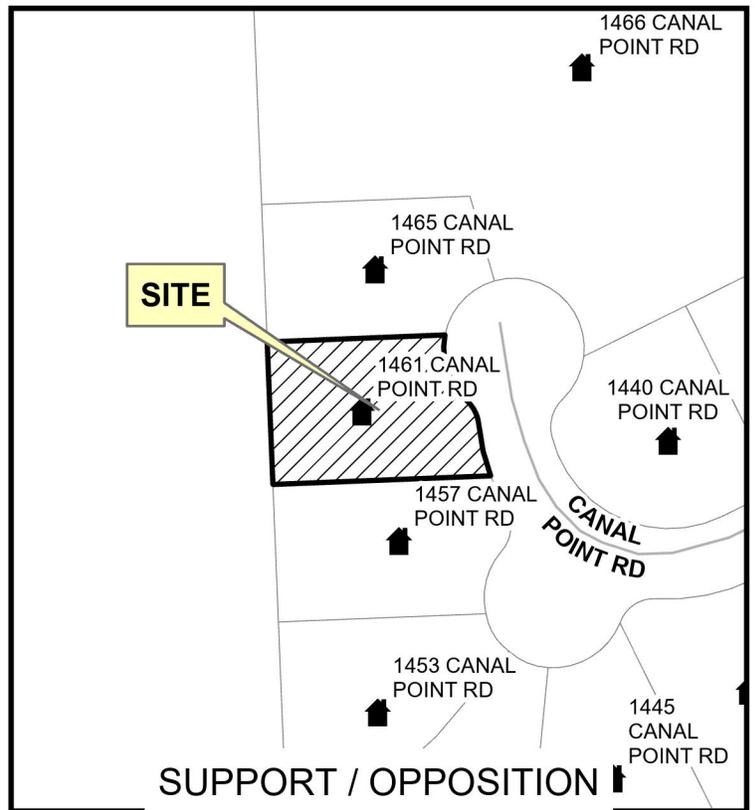
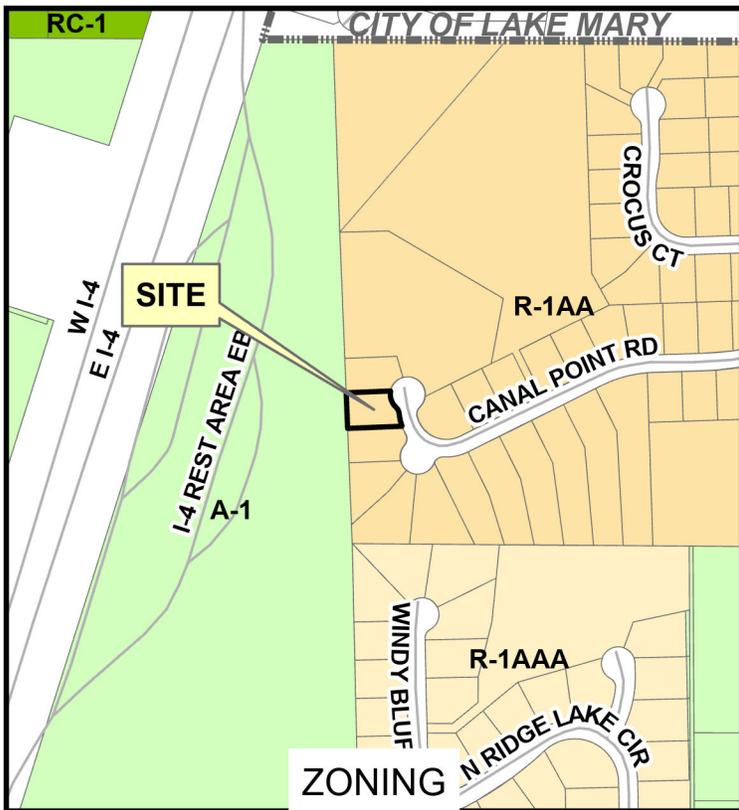
④ $\Delta = 59^{\circ}30'12''$
 $R = 102.00'$
 $L = 105.93'$

⑤ $\Delta = 05^{\circ}52'06''$
 $R = 102.00'$
 $L = 10.45'$

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO

BUILDING SETBACKS



CHRISTOPHER DELAROSA
 1461 CANAL POINT RD
 LONGWOOD, FL 32750

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025

LEGEND

- A-1
- RC-1
- R-1AAA
- R-1AA



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?

House is backed up to i-4 truck stop. This results in more noise, light pollution, and visibility affecting privacy.

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

The circumstances justifying the request stem from the unique location of the property, which backs up directly to an active rest stop. The stop creates elevated noise levels, light pollution & reduced privacy. These conditions were pre-existing.

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

This variance would not grant any special privilege that is denied to others. This request is based solely on the unique hardship of the property's adjacency to a highway & truck stop. The proposed 8 foot fence is a practical solution and is consistent with neighbors fence.

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

The literal interpretation of the provisions would deprive us the ability to enjoy the same level of privacy, security, and quiet use of our backyard that most residential properties do not face. Most homes are not backed up to a truck stop.

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 8 foot fence in only the backyard is the minimum necessary to make reasonable use of the property. The requested 8 feet is the smallest practical height that will sufficiently address the noise, light, and visibility.

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 would not be injurious to the neighborhood or detrimental to public welfare. It is a reasonable and minor adjustment to the zoning regulation. The requested fence height is modest and will not even be visible to the neighborhood.

Property Record Card



Parcel: **25-20-29-513-0000-0440**
 Property Address: **1461 CANAL POINT RD LONGWOOD, FL 32750**
 Owners: **DELAROSA, CHRISTOPHER L**
 2025 Market Value \$562,238 Assessed Value \$428,826 Taxable Value \$378,104
 2024 Tax Bill \$4,976.26 Tax Savings with Exemptions \$2,313.97
 The 4 Bed/4.5 Bath Single Family property is 2,986 SF and a lot size of 0.27 Acres

Parcel Location



Site View



25202951300000440 02/20/2024

Parcel Information

Parcel	25-20-29-513-0000-0440
Property Address	1461 CANAL POINT RD LONGWOOD, FL 32750
Mailing Address	1461 CANAL POINT RD LONGWOOD, FL 32750-4550
Subdivision	BOLLING FARMS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
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	\$448,138	\$437,664
Depreciated Other Features	\$4,100	\$4,250
Land Value (Market)	\$110,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$562,238	\$551,914
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$133,412	\$135,173
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$428,826	\$416,741

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,290.23
Tax Bill Amount	\$4,976.26
Tax Savings with Exemptions	\$2,313.97

Owner(s)

Name - Ownership Type
 DELAROSA, CHRISTOPHER L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 44 BOLLING FARMS PB 45 PGS 56 & 57

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$428,826	\$50,722	\$378,104
Schools	\$428,826	\$25,000	\$403,826
FIRE	\$428,826	\$50,722	\$378,104
ROAD DISTRICT	\$428,826	\$50,722	\$378,104
SJWM(Saint Johns Water Management)	\$428,826	\$50,722	\$378,104

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/27/2019	\$400,000	09522/0115	Improved	Yes
CORRECTIVE DEED	9/1/1999	\$100	03728/0389	Vacant	No
WARRANTY DEED	8/1/1999	\$18,500	03728/0393	Vacant	No
WARRANTY DEED	8/1/1999	\$18,500	03728/0391	Vacant	No

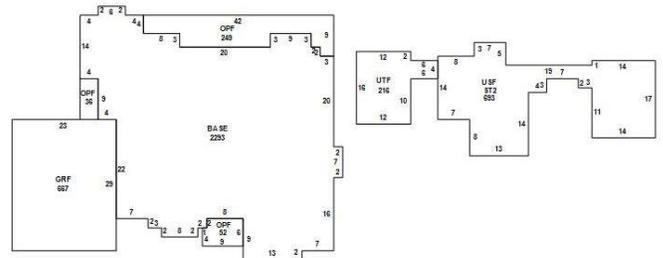
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2002
Bed	4
Bath	4.5
Fixtures	15
Base Area (ft ²)	2293
Total Area (ft ²)	4206
Constuction	CB/STUCCO FINISH
Replacement Cost	\$489,768
Assessed	\$448,138

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	667
OPEN PORCH FINISHED	52
OPEN PORCH FINISHED	249
OPEN PORCH FINISHED	36
UPPER STORY FINISHED	693
UTILITY FINISHED	216

Permits				
Permit #	Description	Value	CO Date	Permit Date
15178	1461 CANAL POINT RD: MECHANICAL - RESIDENTIAL- [BOLLING FARMS]	\$8,385		10/14/2024
13974	1461 CANAL POINT RD: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL- [BOLLING FARMS]	\$3,928		9/5/2023
02147	REROOF	\$15,180		2/5/2018
02529	ELECTRIC WIRING; PAD PER PERMIT 1461 CANAL POINT RD	\$327		3/1/2002
11218	PAD PER PERMIT 1461 CANAL POINT RD	\$272,583	7/17/2002	12/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	2002	1	\$6,000	\$2,700
SCREEN PATIO 1	2002	1	\$3,500	\$1,400

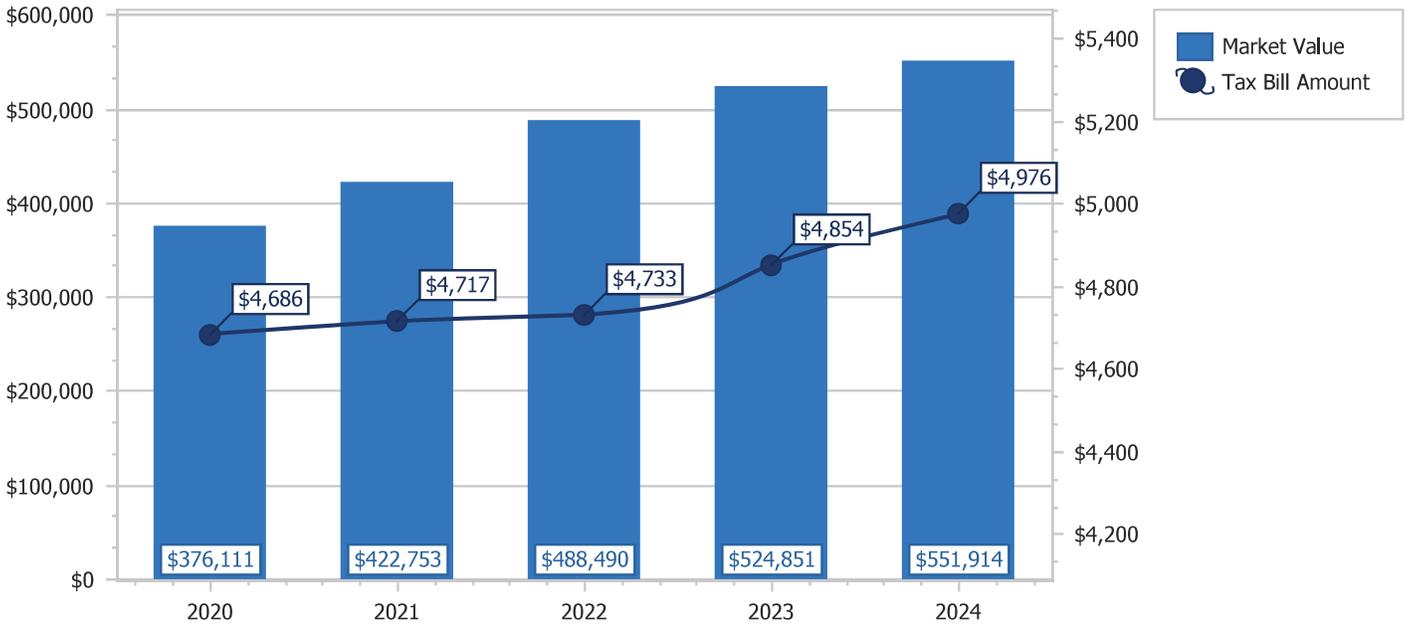
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 24

Utilities	
Fire Station #	Station: 15 Zone: 150
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
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 June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 44 BOLLING FARMS PB 45 PGS 56 & 57

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

A. FINDINGS OF FACT

Property Owner: CHRIS DE LA ROSA
1461 CANAL POINT RD
LONGWOOD, FL 32750

Project Name: CANAL POINT RD (1461)

Requested Variance:

Request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to increase the rear yard fence height from six and one-half feet to eight feet. 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 July 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 44 BOLLING FARMS PB 45 PGS 56 & 57

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

A. FINDINGS OF FACT

Property Owner: CHRIS DE LA ROSA
1461 CANAL POINT RD
LONGWOOD, FL 32750

Project Name: CANAL POINT RD (1461)

Variance Approval:

Request for a height variance from six and one-half (6.5) feet to eight (8) feet for a fence in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the eight (8) foot fence as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

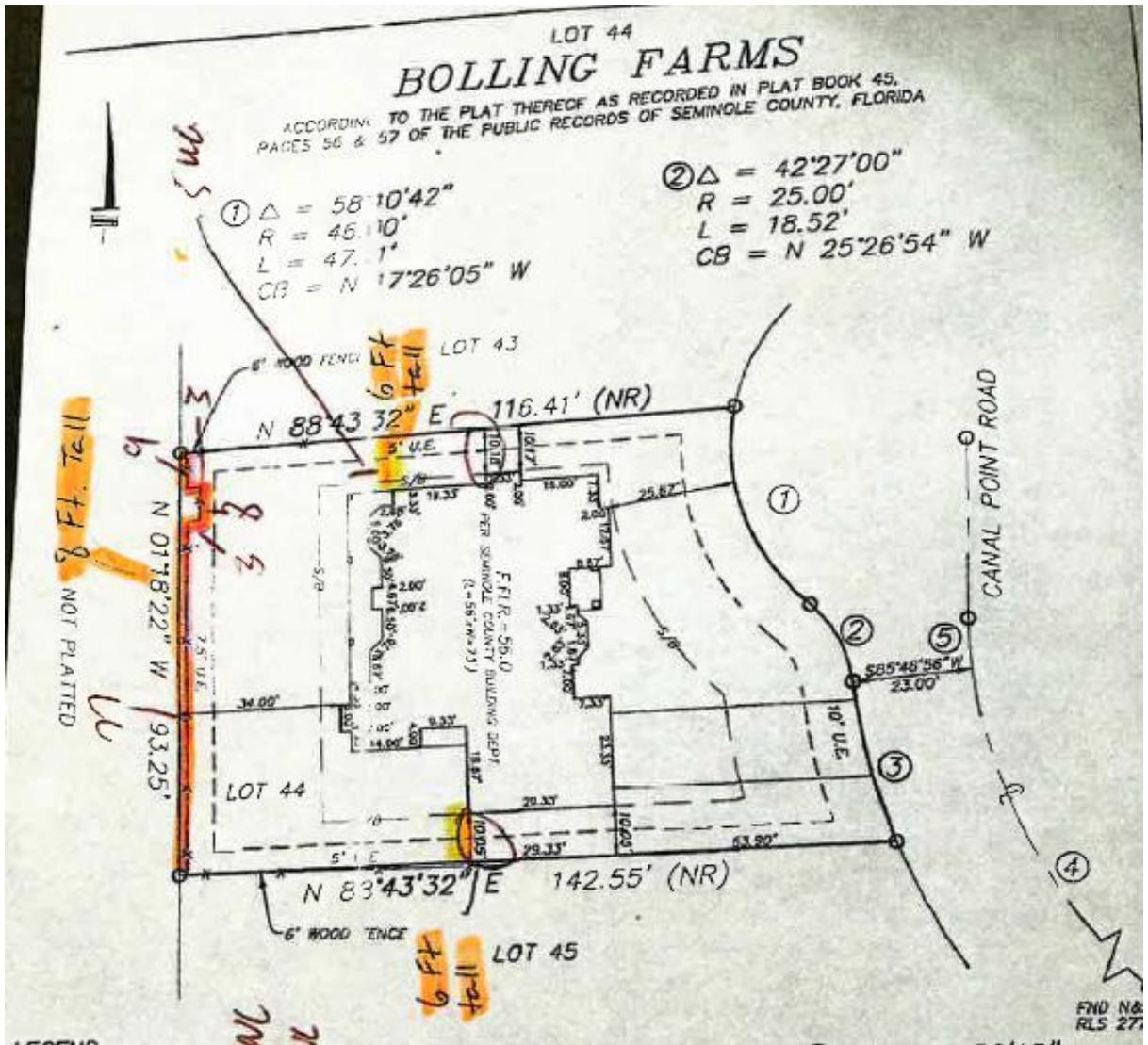
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-582

Title:

1054 Gloryland Court - Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; BV2025-066 (Kelsie Taylor, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; or
2. Approve the request for a Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Riverside Oaks Phase 4 subdivision and is within the Riverside Oaks Planned Development (PD).
- 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 Gloryland Court. The Stonebriar Lane side is where the variance is being sought.
- The proposed open aluminum fence is five (5) foot in height, one (1) foot higher than what is permitted by Land Development Code for fences within a front yard setback.

- The proposed open aluminum fence encroaches into a five (5) foot drainage/utility easement, and at building permitting will be required to meet the criteria for placement with an estoppel letter.
- The proposed fence is zero (0) feet from the sidewalk and 12+/- feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

1. Any variance granted will apply only to the five (5) foot open aluminum 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.

PLAT PLAN

LOT 132

DESCRIPTION:

LOT 132 OF THE PROPOSED PLAT OF "RIVERSIDE OAKS PHASE 4", TO BE RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LOT 10
RIVERSIDE OAKS PHASE 1
PB. 86 PAGES 4-10

LOT 11
RIVERSIDE OAKS PHASE 1
PB. 86 PAGES 4-10

*EXISTING 6 FT
WHILE*

*5' High
Black
aluminum*

*5' wide
gate*

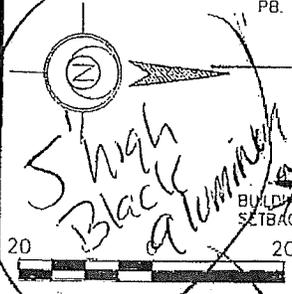
*5' setback
from
front of Home*

*10' setback
from front
of Home*

STONEBRIAR LANE

GLORYLAND COURT

50.00' RIGHT-OF-WAY
S 00°03'12" W



LOT DRAINAGE TYPE "A"
SETBACKS
FRONT=20'
SIDE=5'
SIDE SURETY=15'
REAR=20'

LEGEND
C= CENTERLINE
A/C= AIR CONDITIONING PAD
COVD.= COVERED
D.E.= DRAINAGE EASEMENT
U.E.= UTILITY EASEMENT
FFE= FINISHED FLOOR ELEVATION
→= PROPOSED FLOW

Y. Megan Znorowski
ZONING PD
8/2/2024
SEMINOLE COUNTY
ZONING-APPROVED
PERMIT #BP24-00011532
SFR

NOT TO ENCRANCH
ANY EASEMENTS

NOTES:

1. THIS IS NOT A SURVEY.
2. THE LANDS SHOWN HEREON LIE WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF GLORYLAND COURT, BEING CHORD BEARING S00°03'12"W.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON SEMINOLE COUNTY DATUM (HAYD 88).
5. THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEES REGARDING INFORMATION SHOWN HEREON PERTAINING TO ANY EASEMENTS, RESERVATIONS, SETBACK LINES, AGREEMENTS, RIGHTS OF WAY OR OTHER SIMILAR MATTERS.
6. ACCORDING TO THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12117C0090F, DATED SEPTEMBER 28, 2007, THIS PROPERTY LIES IN ZONE "X".
7. INTERIOR IMPROVEMENTS SHOWN HEREON ARE PROPOSED.

Digitally signed by Noah Catha
D:\cath\fl-Florida
In: Orlando - Toll Brothers
Inc. cns>Noah Catha
cns1-cathas-recent
nts.cnm
Date: 2024.05.31 17:22:37
04:00

NOAH CATHA
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE #6873

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER.

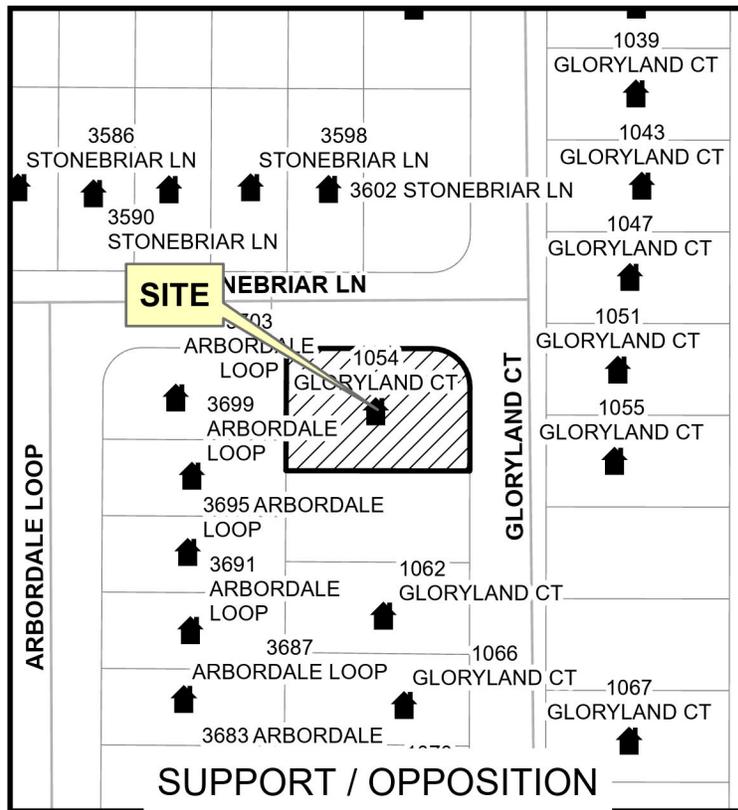
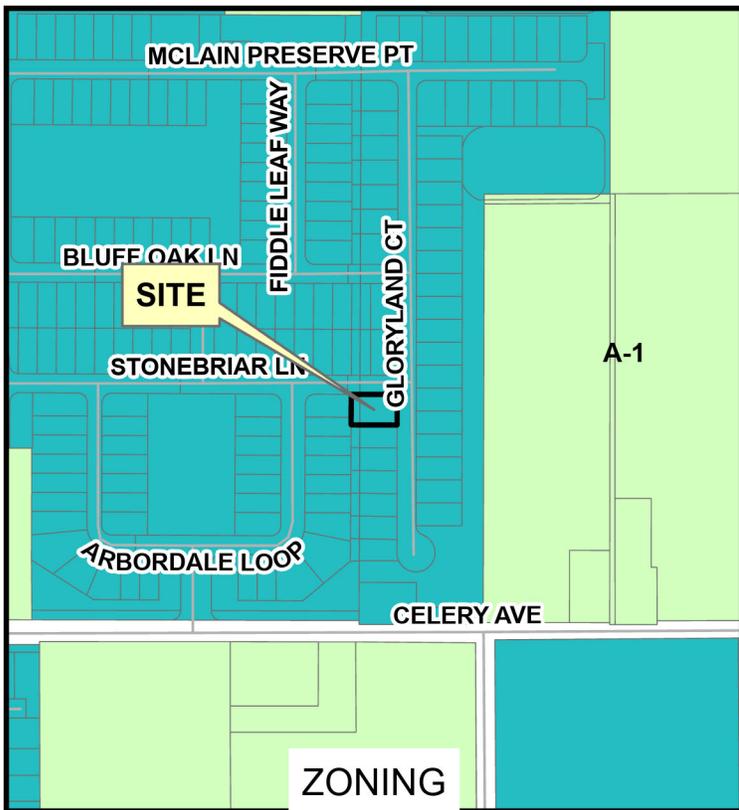
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • DEVELOPMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
T: 407-345-6050
(LB #7508)

RIVERSIDE OAKS

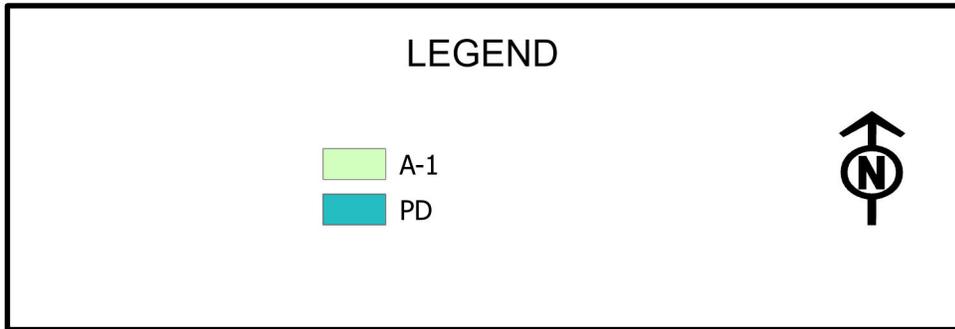
**TOLL SE
LIMITED PARTNERSHIP**
SPRINGWOOD, FLORIDA

OWNER	TOLL SE LIMITED PARTNERSHIP
DEVELOPER	TOLL SE LIMITED PARTNERSHIP
ENGINEER	ESE CONSULTANTS, INC.
DATE	05/31/2024



TOLL SOUTHEAST LP COMPANY INC
 1054 GLORYLAND CT
 SANFORD, FL 32771

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025



VARIANCE CRITERIA

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

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

Our home is located on a corner lot, which significantly limits the usable backyard space compared to interior lots. The large side street setback uniquely affects our ability to utilize our side yard. Other homes on interior lots do not face this issue.

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

The subdivision design and zoning regulations, not our actions, created the unique conditions affecting our property. We selected the lot for its potential use but did not create the setback requirements or lot orientation.

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

Other corner lot owners within the Riverside Oaks community have obtained similar variances allowing fencing closer to the sidewalk. Granting this variance would ensure consistent treatment without granting any special privilege.

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 of the side street setback would significantly reduce the usable backyard area, depriving us of the safe and functional outdoor space commonly enjoyed by interior lot homeowners. It would create an unnecessary hardship, especially for a family with children and pets.

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 requesting only the minimum setback variance needed to install a 5-foot open rod iron fence starting midway along the side of the house, parallel to the sidewalk. No additional variances are being requested beyond what is necessary to create a safe, functional backyard.

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 open rod iron fence will not block sightlines, will maintain the open character of the community, and will not be injurious or detrimental to public welfare. The fence will remain entirely on private property, leaving the sidewalk and right-of-way unobstructed, consistent with other nearby homes.

Property Record Card



Parcel: 28-19-31-504-0000-1320
Property Address: 1054 GLORYLAND CT SANFORD, FL 32771
Owners: TOLL SOUTHEAST LP COMPANY INC
 2025 Market Value \$90,000 Assessed Value \$90,000 Taxable Value \$90,000
 2024 Tax Bill \$419.68
 Vacant Residential property has a lot size of 0.22 Acres

Parcel Location



Site View

Parcel Information

Parcel	28-19-31-504-0000-1320
Property Address	1054 GLORYLAND CT SANFORD, FL 32771
Mailing Address	1140 VIRGINIA DR FT WASHINGTON, PA 19034-3204
Subdivision	RIVERSIDE OAKS PHASE 4
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$90,000	\$31,772
Land Value Agriculture	\$0	\$0
Just/Market Value	\$90,000	\$31,772
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	\$90,000	\$31,772

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$419.68
Tax Bill Amount	\$419.68
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
TOLL SOUTHEAST LP COMPANY INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 132 RIVERSIDE OAKS PHASE 4 PLAT
BOOK 90 PAGES 32-36

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$90,000	\$0	\$90,000
Schools	\$90,000	\$0	\$90,000
FIRE	\$90,000	\$0	\$90,000
ROAD DISTRICT	\$90,000	\$0	\$90,000
SJWM(Saint Johns Water Management)	\$90,000	\$0	\$90,000

Sales

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

Land

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
11532	1054 GLORYLAND CT: SINGLE FAMILY DETACHED-New SFR [RIVERSIDE OAKS PHASE 4]	\$608,808		8/20/2024

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

Political Representation

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

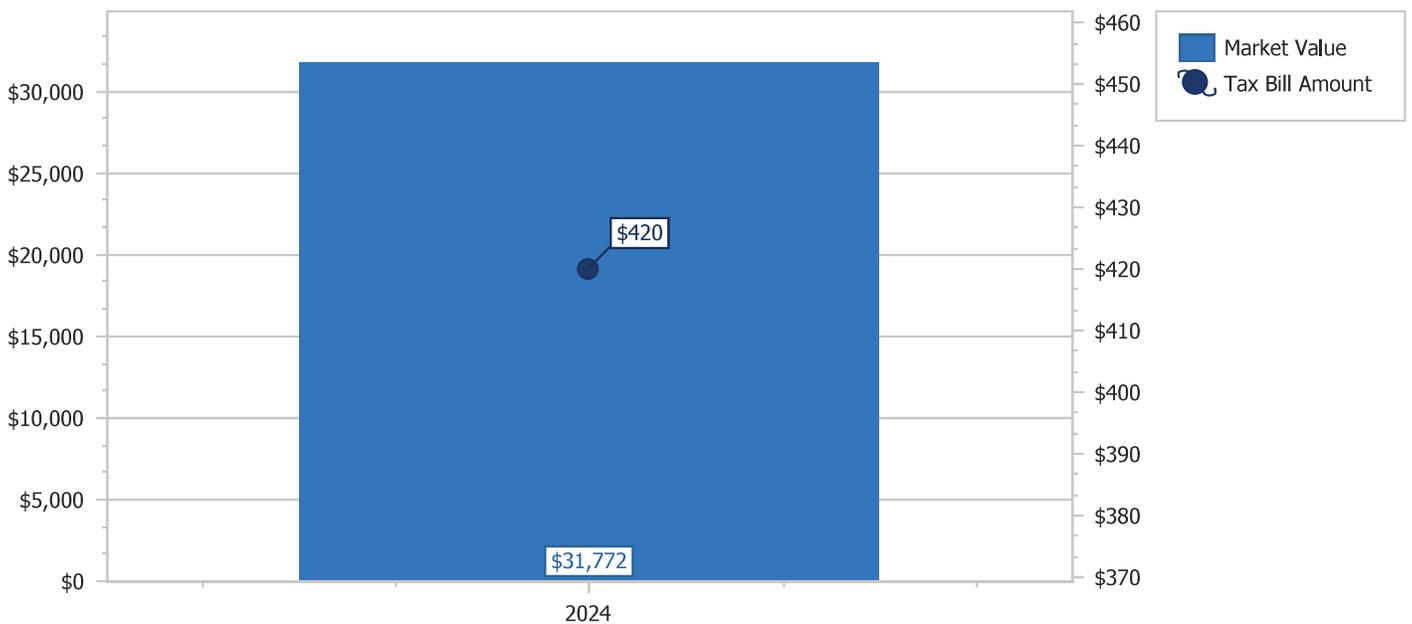
School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 132 RIVERSIDE OAKS PHASE 4
PLAT BOOK 90 PAGES 32-36

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

A. FINDINGS OF FACT

Property Owner: KELSIE TAYLOR
3840 CORONA CT
SANFORD, FL 32773

Project Name: GLORYLAND CT (1054)

Requested Variance:

Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for an open aluminum fence in the PD (Planned Development) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 132 RIVERSIDE OAKS PHASE 4
PLAT BOOK 90 PAGES 32-36

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

A. FINDINGS OF FACT

Property Owner: KELSIE TAYLOR
3840 CORONA CT
SANFORD, FL 32773

Project Name: GLORYLAND CT (1054)

Variance Approval:

Request for a north side street, setback variance from fifteen (15) feet to zero (0) feet for an open aluminum fence in the PD (Planned Development) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the five (5) foot tall open aluminum 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 July 2025.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-579

Title:

2001 Sipes Avenue - Request for: (1) a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo in the A-1 (Agriculture) district; BV2025-056 (Johnny Perry, Applicant) District 5 - Herr (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a (1) a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo; or
2. Approve the request for a (1) a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Midway neighborhood.
- The Mount Zion Baptist Church of Midway constructed a gazebo, without the required permits, in order to have a covered area to provide food and clothing to the community.
- A Code Enforcement violation (24-002-00062) was issued for this structure, resulting in the necessity of this variance.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet and the side street setback of 50 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 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.

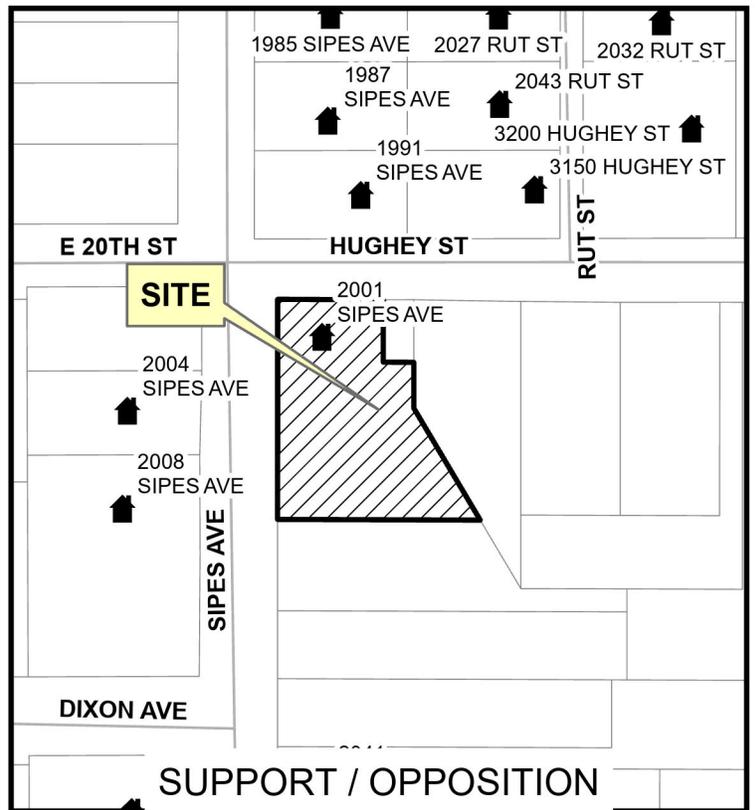
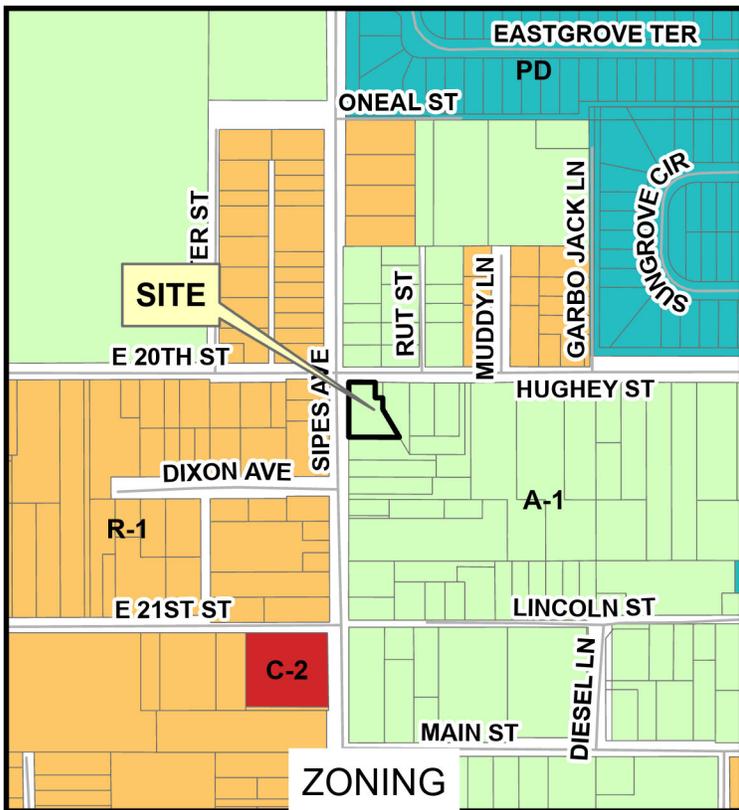
Staff Recommendation:

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 gazebo 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.

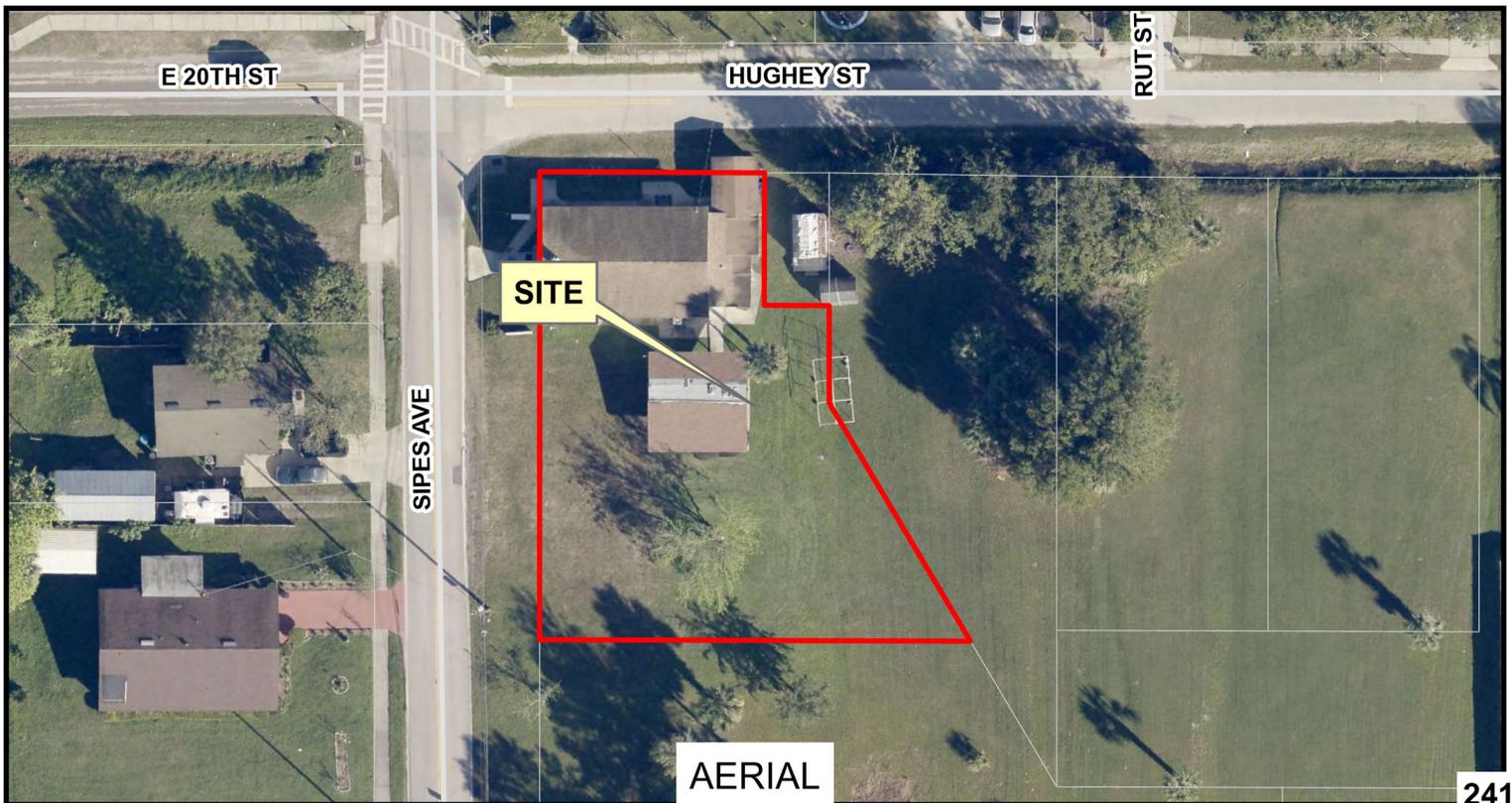


**MT ZION BAPTIST
 CHURCH OF MIDWAY
 2001 SIPES AVE
 SANFORD, FL 32771**

**SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025**

LEGEND

- A-1
- R-1
- C-2
- PD



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 Church next to ^{the} gazebo does have the space needed to provide the functions of feeding, clothing and providing essential info to the community.

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

Granting of the variance request will not confer any special privilege because we are the only church in this area.

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

Although, a smaller structure could be somewhat functional. A smaller structure would not provide adequate space between community members. The extra space can help decrease airborne transmission of viruses.

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?

We would not suffer undue hardships but our needy community members would suffer. We believe we are our brother's keeper.

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

A requested variance would put us in current standing with present codes.

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

Granting the variance would ^{help} us come in compliance with current codes. I believe we will be an asset to the public welfare.

Property Record Card



Parcel: **33-19-31-300-0430-0000**
 Property Address: **2001 SIPES AVE SANFORD, FL 32771**
 Owners: **MT ZION BAPTIST CHURCH OF MIDWAY INC**
 2025 Market Value \$212,278 Assessed Value \$95,685 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$2,737.62
 Churches property w/1st Building size of 2,514 SF and a lot size of 0.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-19-31-300-0430-0000
Property Address	2001 SIPES AVE SANFORD, FL 32771
Mailing Address	C/O MC PHEARSON, ERNEST 2001 SIPES AVE SANFORD, FL 32771-8498
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
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	\$133,244	\$128,220
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$79,034	\$79,034
Land Value Agriculture	\$0	\$0
Just/Market Value	\$212,278	\$207,254
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$116,593	\$120,268
P&G Adjustment	\$0	\$0
Assessed Value	\$95,685	\$86,986

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,737.62
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$2,737.62

Owner(s)

Name - Ownership Type
 MT ZION BAPTIST CHURCH OF MIDWAY INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
 BEG 15 FT S & 25 FT E OF NW COR OF
 NW 1/4 OF NW 1/4 OF NW 1/4 OF
 SW 1/4 RUN S 143.43 FT E 123.41 FT
 N 30 DEG 43 MIN 35 SEC W 84.92 FT N
 30 FT W 20 FT N 40 FT W 60 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$95,685	\$95,685	\$0
Schools	\$212,278	\$212,278	\$0
FIRE	\$95,685	\$95,685	\$0
ROAD DISTRICT	\$95,685	\$95,685	\$0
SJWM(Saint Johns Water Management)	\$95,685	\$95,685	\$0

Sales

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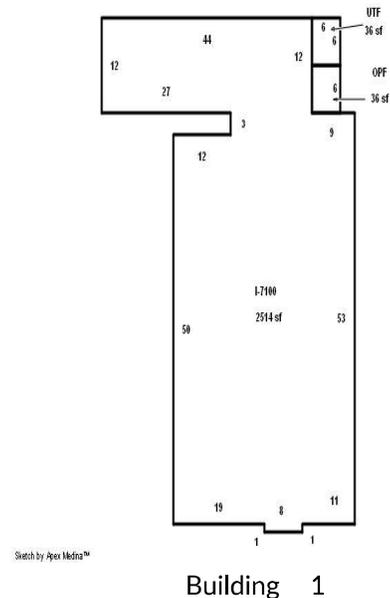
Land

Units	Rate	Assessed	Market
65 feet X 85 feet	\$535/Front Foot	\$25,734	\$25,734
100 feet X 100 feet	\$650/Front Foot	\$53,300	\$53,300

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1979
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2514
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$283,498
Assessed	\$133,244

* Year Built = Actual / Effective



Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	36
UTILITY FINISHED	36

Permits				
Permit #	Description	Value	CO Date	Permit Date
06408	REPLACE OLD ROOF SHINGLES W/NEW ONES, INCLUDING COMMERCIAL ALTERATION	\$10,000		6/3/2016

Extra Features				
Description	Year Built	Units	Cost	Assessed

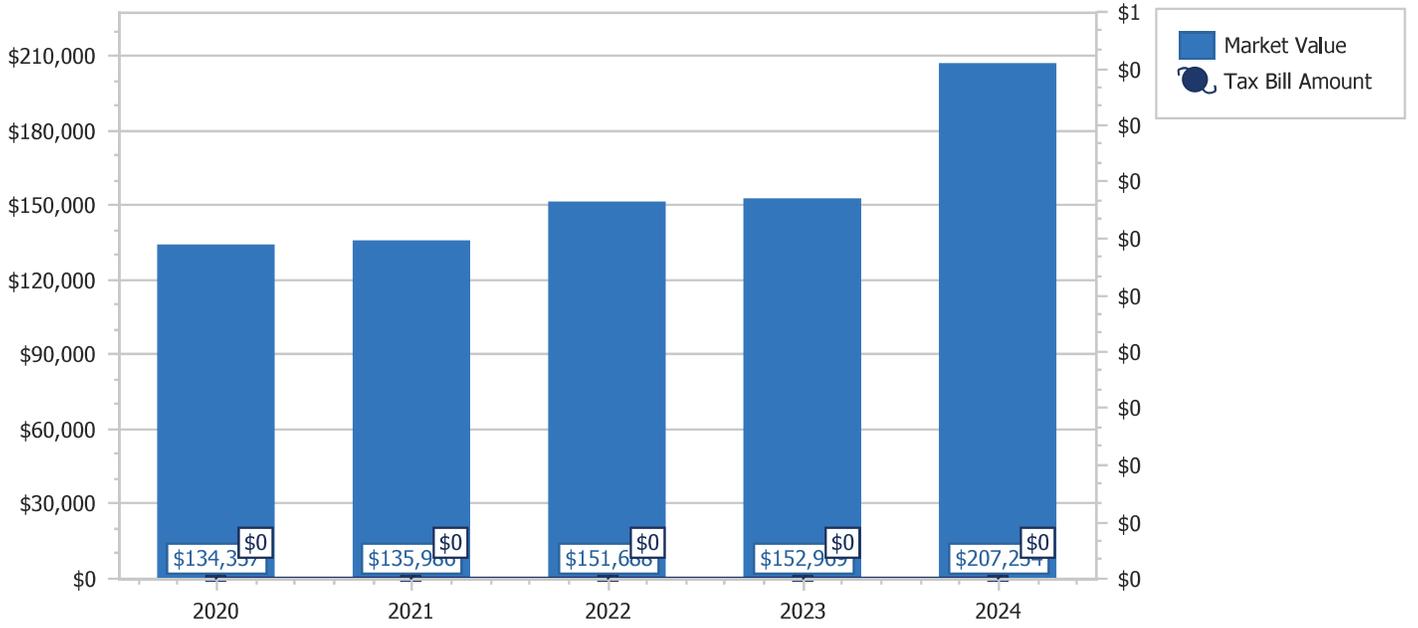
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Midway Canaan Utilities
Sewage	Midway Canaan Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 19S RGE 31E
BEG 15 FT S & 25 FT E OF NW COR OF
NW 1/4 OF NW 1/4 OF NW 1/4 OF
SW 1/4 RUN S 143.43 FT E 123.41 FT
N 30 DEG 43 MIN 35 SEC W 84.92 FT N
30 FT W 20 FT N 40 FT W 60 FT TO BEG

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

A. FINDINGS OF FACT

Property Owner: JOHNNY PERRY
2001 SIPES AVENUE
SANFORD, FL 32771

Project Name: SIPES AVE (2001)

Requested Variance:

Request for a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo in the A-1 (Agriculture) district. The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of a 900 square foot gazebo. 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 July, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property

SEC 33 TWP 19S RGE 31E
BEG 15 FT S & 25 FT E OF NW COR OF
NW 1/4 OF NW 1/4 OF NW 1/4 OF
SW 1/4 RUN S 143.43 FT E 123.41 FT
N 30 DEG 43 MIN 35 SEC W 84.92 FT N
30 FT W 20 FT N 40 FT W 60 FT TO BEG

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

A. FINDINGS OF FACT

Property Owner: JOHNNY PERRY
2001 SIPES AVENUE
SANFORD, FL 32771

Project Name: SIPES AVE (2001)

Variance Approval:

Request for a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo in the A-1 (Agriculture) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 900 square foot (30' x 30') gazebo 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**

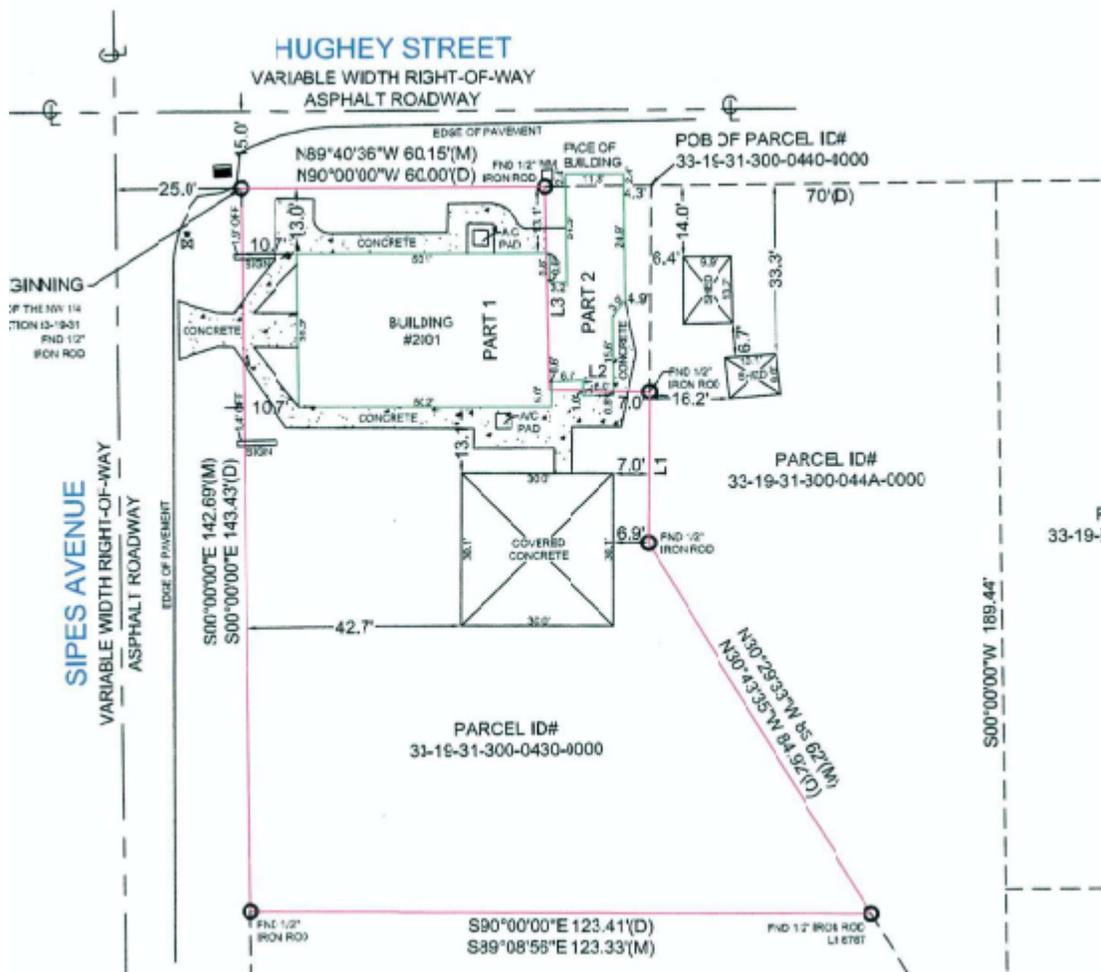
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-578

Title:

1250 N. Brassie Drive - Request for an accessory structure size variance from 322 square feet to 720 square feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2025-059 (Mark Weller, Applicant) District 2 - Zembower (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 an accessory structure size variance from 322 square feet to 720 square feet for detached garage in the R-1 (Single Family Dwelling); or
2. Approve the request for an accessory structure size variance from 322 square feet to 720 square feet for detached garage in the R-1 (Single Family Dwelling);
or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Beason Subdivision.
- The proposed detached garage will be 720 square feet (24' x 30') exceeding the allowable size by 398 square feet. The existing home is 644 square feet.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building.
- 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 size requirements; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

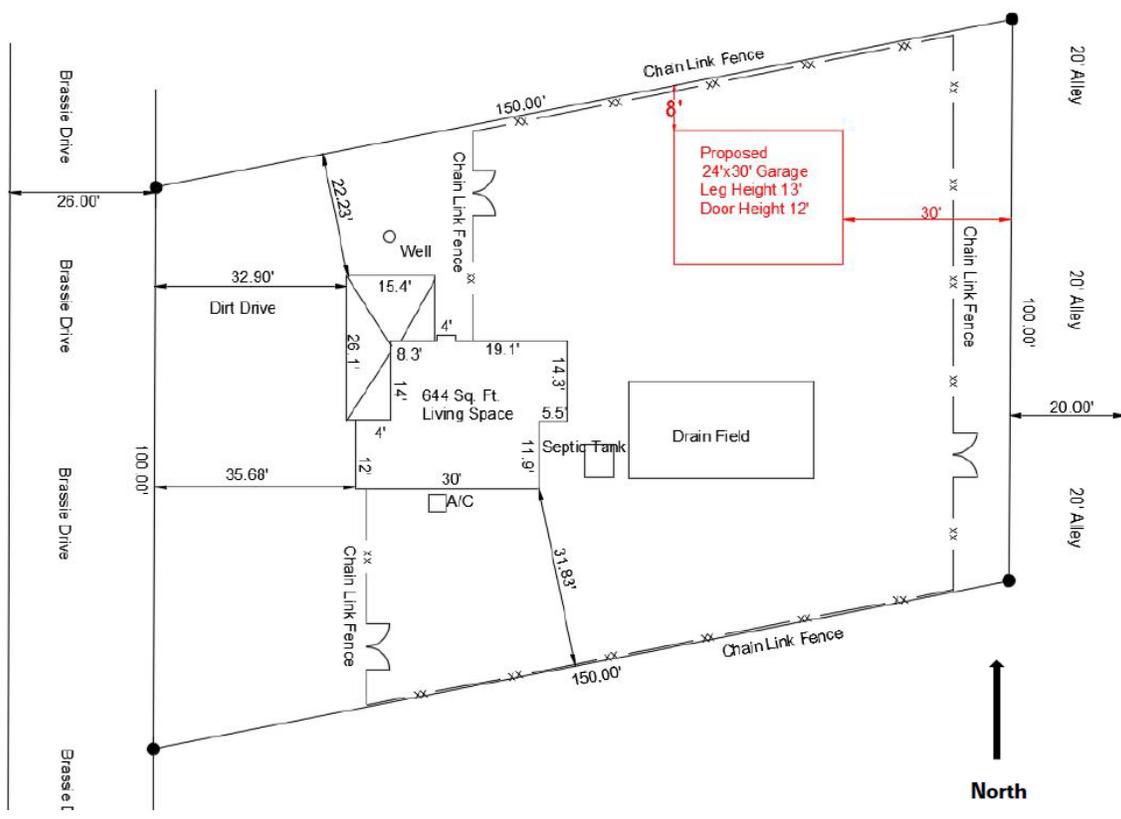
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

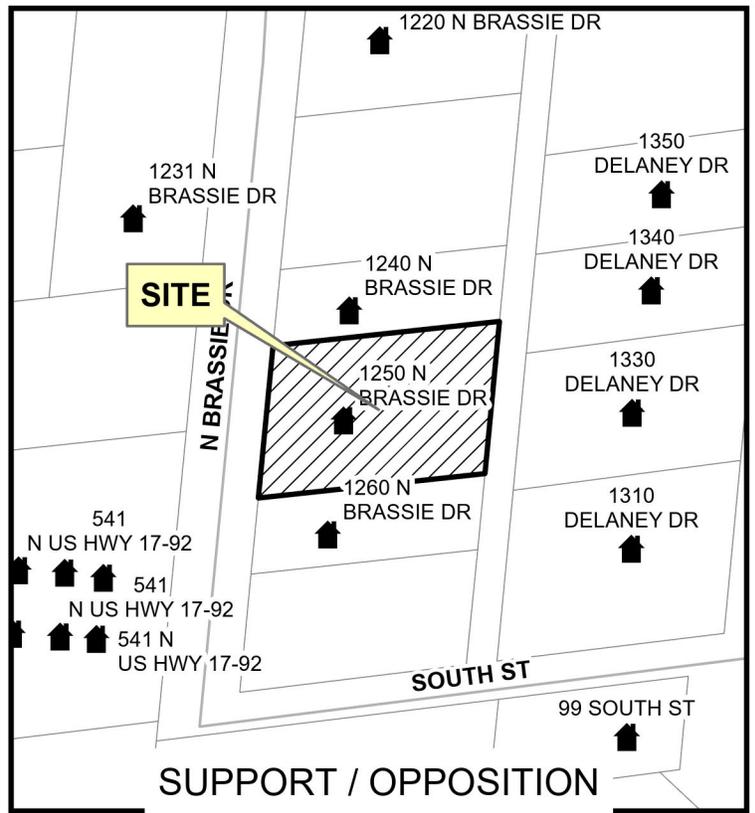
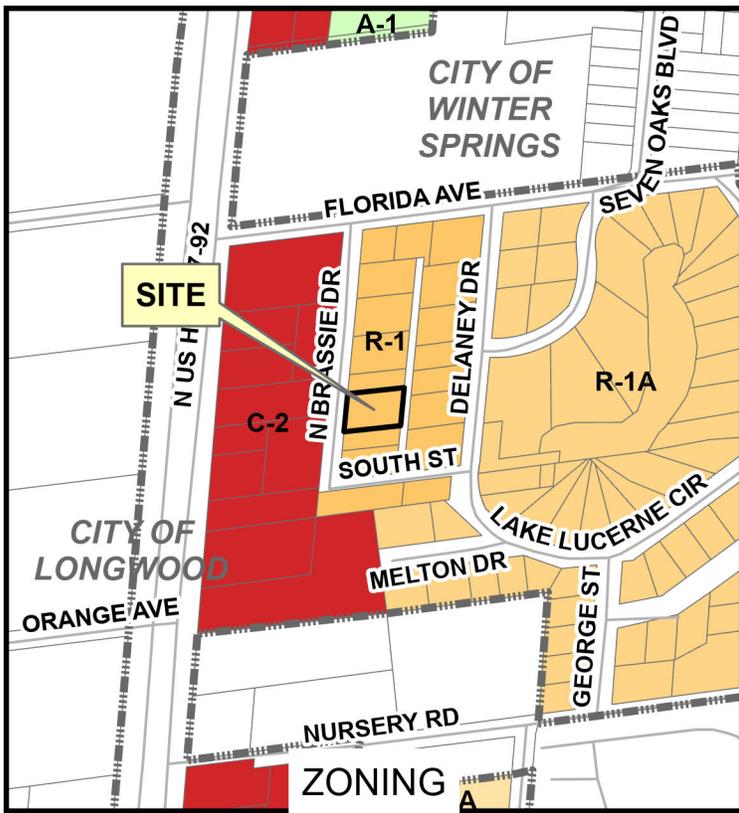
Staff Recommendation:

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

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

1250 N. BRASSIE DRIVE VARIANCE





MARK & LISA WELLER
 1250 N BRASSIE DR
 WINTER SPRINGS, FL 32708

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
 JUNE 23, 2025

LEGEND

A-1	C-2
R-1AA	
R-1A	
R-1	



VARIANCE CRITERIA

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

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

See answers on separate sheet

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

See answers on separate sheet

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

See answers on separate sheet

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

See answers on separate sheet

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

See answers on separate sheet

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

See answers on separate sheet

Variance Application Cover Page

1250 N. Brassie Dr., Seminole County, Florida

We respectfully request a variance to construct a 720 sq. ft. garage (24' x 30' with a 12' door) in the rear yard of 1250 N. Brassie Dr., exceeding the R-1 zoning district's 322 sq. ft. limit for our 644 sq. ft. home. The 1950s carport's 6'1" clearance cannot accommodate modern SUVs (5.7–5.9 feet) or a 24' x 8' x 11' recreational trailer, causing tenant turnover due to inadequate parking and storage, exacerbated by the noisy, mixed residential-commercial context. The 15,000 sq. ft. lot is bordered by residential properties on both sides (including 1310 Delaney Ave with a 1,500 sq. ft. garage), homes behind separated by a 20' alley, and commercial properties, including a daycare 90 feet to the front, a bar 275 feet away, a truck leasing business 150–200 feet to the northeast, a mechanic shop 100 feet away, CenturyLink 70 feet south, and a car dealership north. As confirmed by the survey, the 24' x 30' garage meets setback requirements (e.g., 30' from the alley, 8' from the sides), with screening (6-foot shrubs) to mitigate impacts on neighbors and the daycare. This variance aligns with Chapter 30, enabling reasonable use, enhancing neighborhood stability, and posing no harm to public welfare.

Sincerely,

Mark & Lisa Weller

(407) 580-5513

May 5, 2025

- 1. Special Conditions and Circumstances:** The property at 1250 N Brassie Dr is uniquely situated on a 15,000 sq. ft. lot capable of accommodating a 720 sq. ft. garage while meeting setback requirements, bordered by residential properties on both sides (including 1310 Delaney Ave to the east), homes behind separated by a 20' alley, and commercial properties, including a daycare 90 feet to the front caddie corner to the right across the street, a bar 275 feet to the front with loud nighttime music, a truck leasing business 150–200 feet to the northeast, a CenturyLink building 70 feet to the south, a mechanic shop 100 feet to the south with daytime shop noise and music, and a car dealership to the north. This distinct, mixed residential-commercial context within the R-1 zoning district is not typical of other residential properties. Additionally, the 644 sq. ft. home, built in the 1950s, features a carport with a 6'1" vertical clearance, inadequate for modern midsize SUVs (5.7–5.9 feet, plus roof racks). This historical design, tailored to smaller vehicles of that era, is a special condition not found in newer homes or carports in the R-1 district, which accommodate contemporary vehicle dimensions.
- 2. Not the Result of Applicant's Actions:** The special conditions stem from the property's 1950s construction when the carport was designed with a 6'1" vertical clearance, inadequate for modern SUVs (5.7–5.9 feet, plus roof racks) and trucks. This historical limitation, reflecting smaller vehicle sizes, predates our ownership, which began in 2000. The carport's inability to provide functional parking or storage is inherent to the original structure, not a result of our actions. Similarly, the mixed context, with residential properties on both sides, homes behind separated by a 20' alley, and commercial properties, including a daycare 90 feet to the front, a bar 275 feet to the front, a truck leasing business 150–200 feet to the northeast, CenturyLink to the south, a mechanic shop 100 feet away, and a car dealership to the north, was established before our ownership and is beyond our control.
- 3. No Special Privilege Conferred:** Granting the variance to install a 720 sq. ft. garage, exceeding the R-1 zoning district's 322 sq. ft. limit (50% of the 644 sq. ft. home), will not confer any special privilege denied to other properties under Chapter 30. The 1950s carport, with a 6'1" clearance, cannot accommodate midsize SUVs (5.7–5.9 feet) or trucks, rendering it obsolete for parking or storage. The property's mixed residential-commercial context, with residential neighbors and commercial adjacency, distinguishes it from typical residential lots. A home at 1310 Delaney Ave, within 50 feet of the property's southeast corner, has a large separate garage, approximately 30' x 50' (1,500 sq. ft.), demonstrating that larger garages are consistent with neighborhood norms. The proposed garage provides parking and storage, a standard use permitted for

properties with compliant accessory structures. The variance enables reasonable use consistent with Chapter 30, without granting additional rights or uses beyond those allowed for similar properties.

- 4. Deprivation of Rights and Undue Hardship:** Strict enforcement of the R-1 zoning regulation limiting a garage to 322 sq. ft. (50% of the 644 sq. ft. home) would deprive the applicant of functional parking and storage, a standard use enjoyed by other properties in the R-1 district. The 1950s carport, with a 6'1" clearance, cannot accommodate midsize SUVs (5.7–5.9 feet), pickup trucks, or store a 24' x 8' x 11' recreational trailer, rendering it unusable. The mixed context, with residential properties on both sides, homes behind separated by a 20' alley, and noisy commercial properties, including a daycare 90 feet to the front, a bar 275 feet to the front, a truck leasing business 150–200 feet to the northwest, a mechanic shop 100 feet away, CenturyLink to the south, and a car dealership to the north, limits alternative configurations and exacerbates tenant dissatisfaction. This creates an undue hardship, evidenced by tenant turnover due to inadequate parking, limited storage, and the noisy environment. Modifying the carport would compromise its historical character or incur excessive costs, making a 720 sq. ft. garage the only feasible solution to restore rights granted under Chapter 30.
- 5. Minimum Variance for Reasonable Use:** The variance to install a 720 sq. ft. garage (24' x 30' with a 12' door) in the rear yard, as confirmed by the survey for 1250 N Brassie Dr, exceeding the R-1 district's 322 sq. ft. limit, is the minimum necessary to enable reasonable use—parking for modern vehicles and storage, including a 24' x 8' x 11' recreational trailer. The 15,000 sq. ft. lot accommodates the garage while meeting setback requirements, with residential properties on both sides, homes behind separated by a 20' alley, and commercial properties, including a daycare 90 feet to the front and a truck leasing business 150–200 feet to the northeast, constraining alternative configurations. The 1950s carport, with a 6'1" clearance, cannot accommodate midsize SUVs (5.7–5.9 feet), pickup trucks or the trailer (192 sq. ft. footprint, 11' height). Retaining the carport preserves historical character, but its inadequacy necessitates a garage. A 322 sq. ft. garage is insufficient for a vehicle, the trailer, and storage, while 720 sq. ft. meets typical household needs, as evidenced by a nearby 1,500 sq. ft. garage at 1310 Delaney Ave. Alternatives, like modifying the carport, are impractical due to high costs or loss of historical value. The garage complies with setback requirements, ensuring the smallest deviation from Chapter 30.
- 6. Harmony with Zoning Intent and No Detriment to Public Welfare:** Granting the variance to install a 720 sq. ft. garage (24' x 30' with a 12' door) in the rear yard, as confirmed by the survey for 1250 N Brassie Dr, exceeding the R-1 district's 322 sq. ft. limit, aligns with Chapter 30's intent to promote functional

residential development and compatibility. The garage provides parking and storage, including for a 24' x 8' x 11' recreational trailer, a permitted use in the R-1 district, addressing the 1950s carport's 6'1" clearance, inadequate for midsize SUVs (5.7–5.9 feet) or pickup trucks. This enables reasonable use without altering the property's residential character. The 15,000 sq. ft. lot ensures the garage, built to code and meeting setback requirements (e.g., 30' from the alley, 8' from side boundaries), minimizes noise, traffic, and drainage impacts. The 20' alley separates homes behind, and screening (e.g., 6-foot shrubs along front, side, and rear boundaries) mitigates effects on residential neighbors on both sides and the daycare 90 feet to the front. The commercial context, with a daycare, bar, truck leasing business, mechanic shop, CenturyLink, and car dealership, further reduces residential impacts. Storing the recreational trailer indoors prevents visible clutter, with minimal movement (e.g., seasonal use, 2–4 times per year, avoiding daycare hours) ensuring no disruption to the daycare or neighbors. The garage supports long-term tenant retention, enhancing neighborhood stability amidst the noisy surroundings, posing no harm to public health, safety, or welfare.

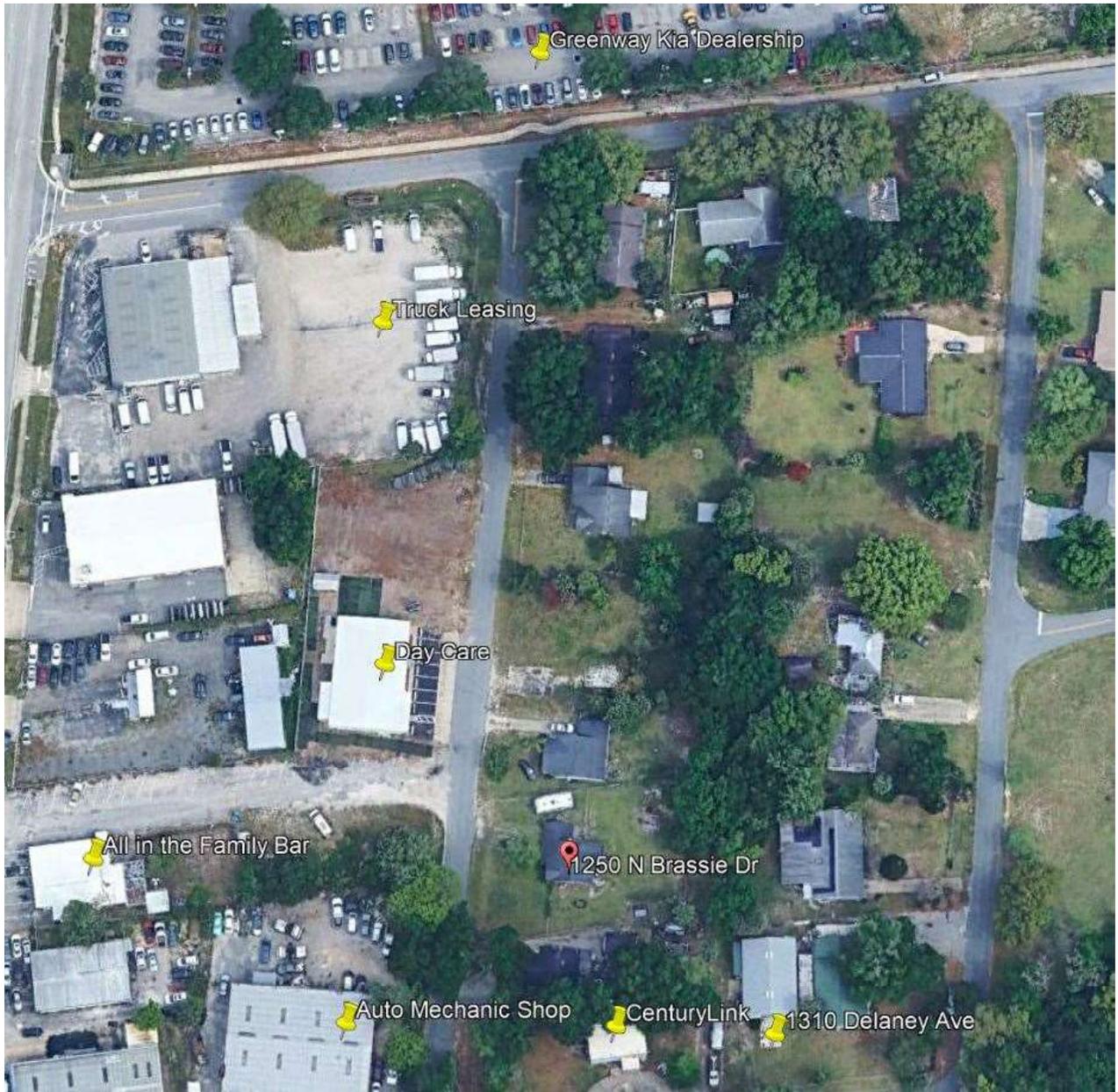


Figure 1 – Aerial

Mark & Lisa Weller – 1250 N. Brassie Dr. WS
mark@wellerir.com (407) 580-5513



Figure 2 – CenturyLink



Figure 3 - View from the Driveway – All in the Family Bar & Daycare



Figure 4 - Street view from the house to the KIA Dealership



Figure 5 - 1310 Delaney Ave with a 1,500 sq. ft. garage



Figure 6 - Carport Height

Mark & Lisa Weller – 1250 N. Brassie Dr. WS
mark@wellerir.com (407) 580-5513



Figure 7 - Carport Height

Property Record Card



Parcel: 33-20-30-506-0000-009A
Property Address: 1250 N BRASSIE DR WINTER SPRINGS, FL 32708
Owners: WELLER, LISA A; WELLER, MARK K
 2025 Market Value \$111,351 Assessed Value \$72,537 Taxable Value \$72,537
 2024 Tax Bill \$1,132.95 Tax Savings with Non-Hx Cap \$393.44
 The 1 Bed/1 Bath Single Family property is 644 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-20-30-506-0000-009A
Property Address	1250 N BRASSIE DR WINTER SPRINGS, FL 32708
Mailing Address	1250 N BRASSIE DR WINTER SPGS, FL 32708-2350
Subdivision	BEASON SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$40,151	\$44,357
Depreciated Other Features	\$1,200	\$1,200
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$111,351	\$115,557
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$38,814	\$49,614
P&G Adjustment	\$0	\$0
Assessed Value	\$72,537	\$65,943

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,526.39
Tax Bill Amount	\$1,132.95
Tax Savings with Exemptions	\$393.44

Owner(s)

Name - Ownership Type
WELLER, LISA A - Tenancy by Entirety
WELLER, MARK K - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 9 + S 1/2 OF LOT 10 BEASON
SUBD PB 7 PG 85

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$72,537	\$0	\$72,537
Schools	\$111,351	\$0	\$111,351
FIRE	\$72,537	\$0	\$72,537
ROAD DISTRICT	\$72,537	\$0	\$72,537
SJWM(Saint Johns Water Management)	\$72,537	\$0	\$72,537

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2000	\$15,000	03857/1884	Improved	No
QUIT CLAIM DEED	5/1/2000	\$15,000	03857/1883	Improved	No
QUIT CLAIM DEED	5/1/2000	\$15,000	03857/1882	Improved	No
QUIT CLAIM DEED	5/1/2000	\$15,000	03857/1881	Improved	No
PROBATE RECORDS	3/1/2000	\$100	03826/1612	Improved	No
PROBATE RECORDS	8/1/1999	\$100	03716/1502	Improved	No

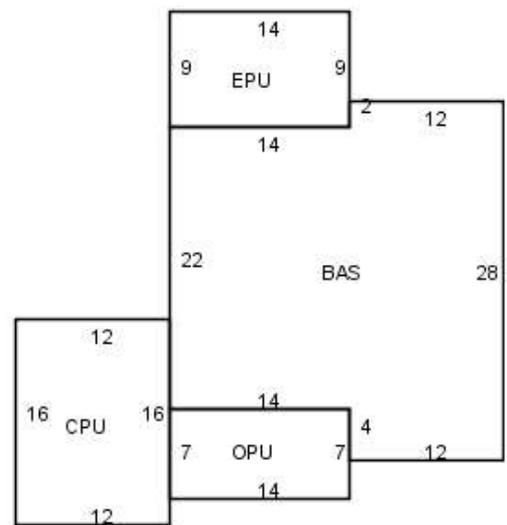
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1950
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	644
Total Area (ft ²)	1060
Constuction	CONC BLOCK
Replacement Cost	\$100,378
Assessed	\$40,151

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
CARPORT UNFINISHED	192
ENCLOSED PORCH UNFINISHED	126
OPEN PORCH UNFINISHED	98

Permits

Permit #	Description	Value	CO Date	Permit Date
12030	1250 N BRASSIE DR: RES ALTERATIONS, NO CHANGE IN UNITS-Single Family Home Renovation [BEASON SUBD]	\$1,500		8/14/2024
09944	1250 N BRASSIE DR: PLUMBING - RESIDENTIAL-block home [BEASON SUBD]	\$2,200		7/10/2024
09372	1250 N BRASSIE DR: ELECTRICAL - RESIDENTIAL- [BEASON SUBD]	\$4,000		6/26/2024
02642	1250 N BRASSIE DR: MECHANICAL - RESIDENTIAL-AHRI Certificate [BEASON SUBD]	\$7,898		2/28/2024
18212	1250 N BRASSIE DR: ELECTRICAL - RESIDENTIAL-House [BEASON SUBD]	\$1,966		12/6/2023
07430	REROOF	\$3,466		7/29/2014

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1950	1	\$3,000	\$1,200

Zoning

Zoning	OUT
Description	
Future Land Use	Out
Description	

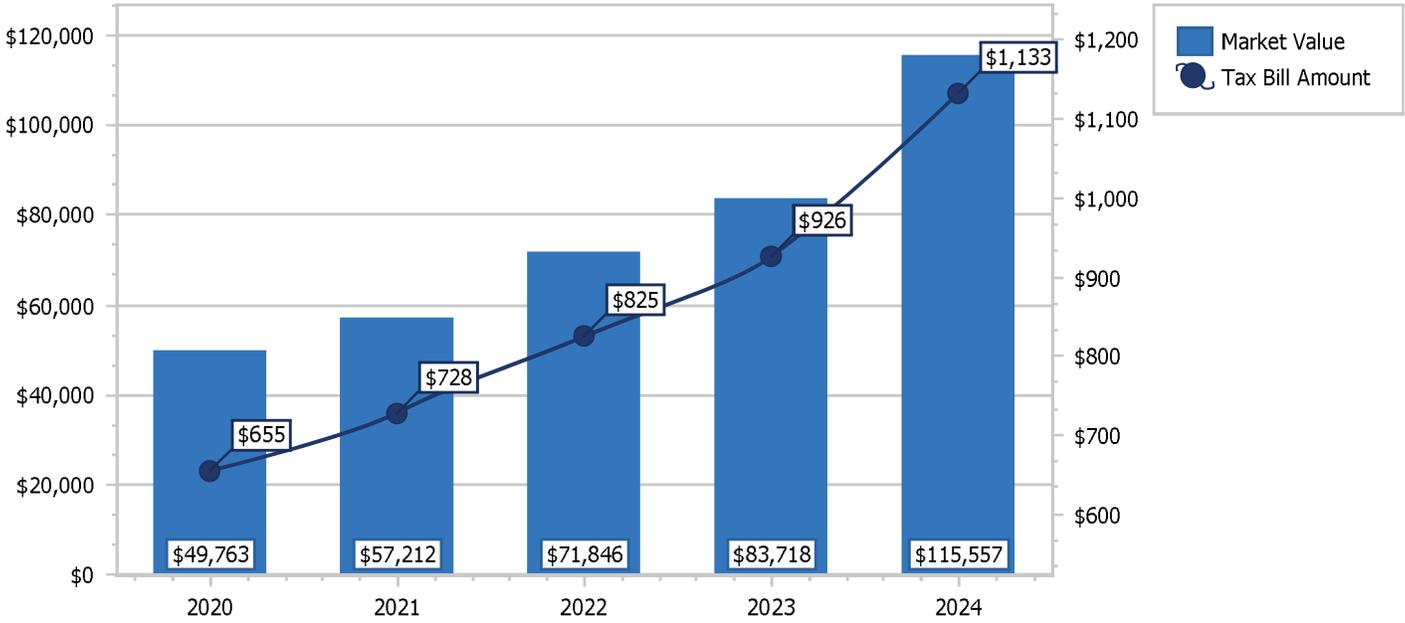
School Districts

Elementary	Winter Springs
Middle	South Seminole
High	Winter Springs

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 28

Utilities	
Fire Station #	Station: 17 Zone: 173
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

N ½ OF LOT 9 + S ½ OF LOT BEASON SUBD PB 7 PG 85

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

A. FINDINGS OF FACT

Property Owner: MARK WELLER
112 CITRUS TREE LN
LONGWOOD, FL 32750

Project Name: N BRASSIE DR (1250)

Requested Variance:

Request for an accessory structure size variance from 322 square feet to 720 square feet for a detached garage in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a 720 square foot 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 July, 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

N ½ OF LOT 9 + S ½ OF LOT BEASON SUBD PB 7 PG 85

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

A. FINDINGS OF FACT

Property Owner: MARK WELLER
112 CITRUS TREE LN
LONGWOOD, FL 32750

Project Name: N BRASSIE DR (1250)

Variance Approval:

Request for an accessory structure size variance from 322 square feet to 720 square feet for a detached garage in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 720 square foot garage 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**

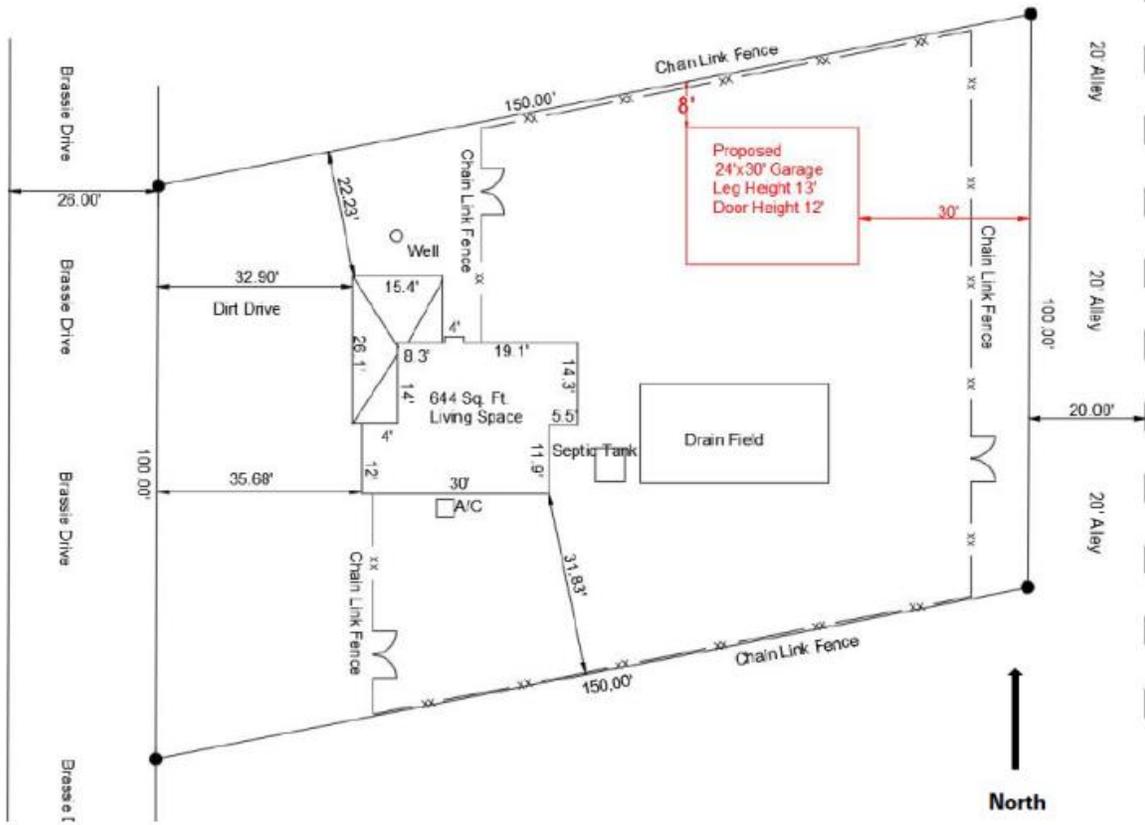
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-580

Title:

1611 Rutledge Road - Request for a roof height variance from twelve (12) feet to twenty-nine (29) feet for a detached garage in the R-1AAA (Single Family Dwelling) district; BV2024-065 (Christopher Sabia, Applicant) District 5 - Herr (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a roof height variance from twelve (12) feet to twenty-nine (29) feet for a detached garage in the R-1AAA (Single Family Dwelling) district; or
2. Approve the request for a roof height variance from twelve (12) feet to twenty-nine (29) feet for a detached garage in the R-1AAA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Mandarin Subdivision.
- The proposed detached garage will be 29 feet high and will consist of a ground floor garage and a second floor for storage or potential living space.
- The request is for a variance to Section 30.6.1.2 of the Seminole County Land Development Code, which states that each detached accessory structure or building shall not exceed the principal building in terms of mass, size, and height.

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

Staff Conclusion:

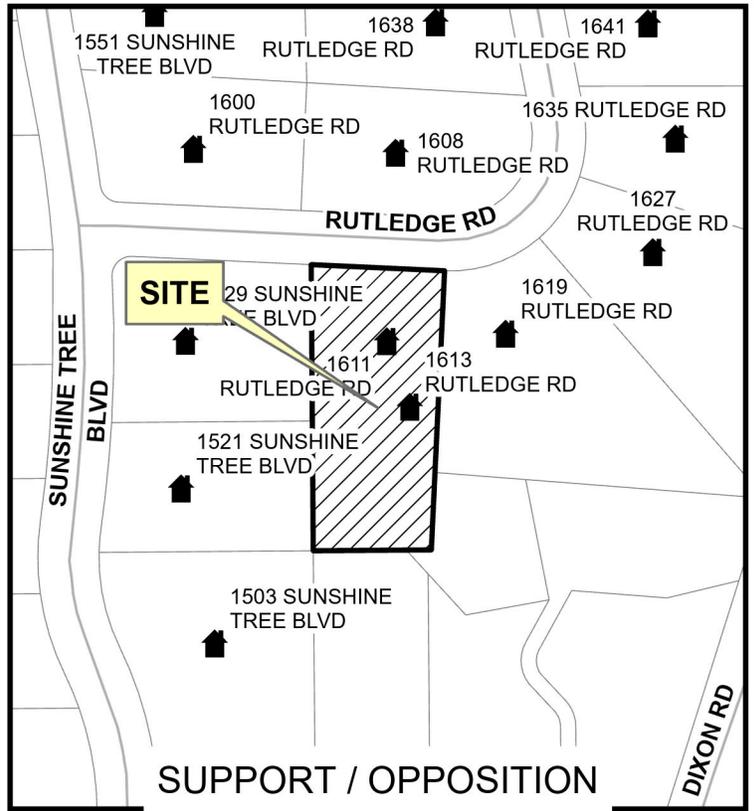
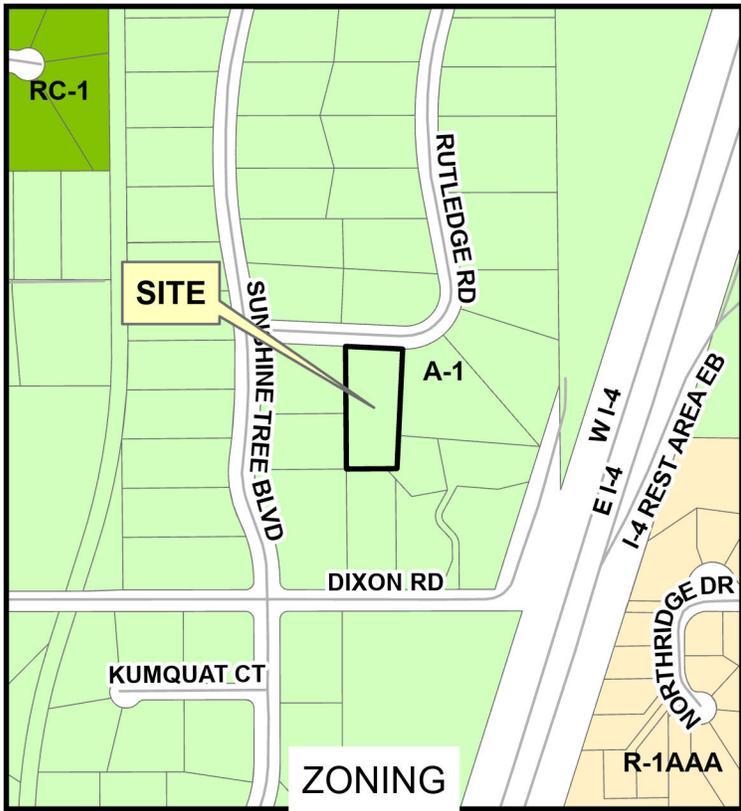
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

variance, staff recommends the following conditions of approval:

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



CHRISTOPHER SABIA
 1611 RUTLEDGE RD
 LONGWOOD, FL 32779

**SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 JUNE 23, 2025**

LEGEND

- A-1
- RC-1
- R-1AAA



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?

Large Lot @ 1.34 Acres- a detached garage will not be visable from the street or any distance neighbors.

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

I believe that the local zoning code requiring a variance is not valid as other homes in the area have two story dwellings. I am looking to improve my property not subsidize my income, by inviting renters.

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?

If I readt this and chapter 30 correctly, the roof line requested is only 29 feet and with in the chapter 30.1504, which allows heights to exceed no greater then 35 feet. This is under my wishes of 29'. There are also other structures in the area that have a second floor dwelling on a single story house.

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?

We currently store our large boat on a trailer and wish to store it in an enclosed garage to improve the aesthetic of our land and landscaping while protecting our investment from the harsh elements and bears in our neighborhoods. This is the predominant reason we need the variance. The adjacent garage space would allow us to remove a car from our driveway and allow my kids/I to work with our hand in a wood working shop. The space above the grage will allow for a single roof line rather than multipule elevations of a single-story garage adjacent to a taller boat garage. Maintaining a nice look. Once again none of which can be seen easily from the street.

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

The variance requested is for a couple of extra feet in height only ressonably maximizing the foot print.

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?

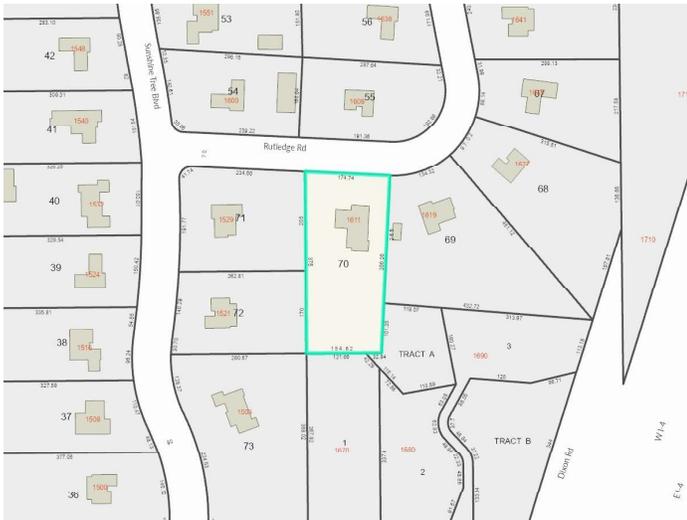
In no way does the granting of this variance impact any neighbors, community or public welfare. Once again it is not visable from the street and contained to the back yard only. In fact, it allows our property to be more attractive and better protects the environment and wildlife.

Property Record Card



Parcel: 26-20-29-507-0000-0700
Property Address: 1611 RUTLEDGE RD LONGWOOD, FL 32779
Owners: SABIA, CHRISTOPHER M
 2025 Market Value \$756,527 Assessed Value \$756,527 Taxable Value \$705,805
 2024 Tax Bill \$9,315.70 Tax Savings with Exemptions \$528.48
 The 6 Bed/4.5 Bath Single Family property is 3,466 SF and a lot size of 1.40 Acres

Parcel Location



Site View



26202950700000700 05/12/2023

Parcel Information

Parcel	26-20-29-507-0000-0700
Property Address	1611 RUTLEDGE RD LONGWOOD, FL 32779
Mailing Address	1611 RUTLEDGE RD LONGWOOD, FL 32779-2716
Subdivision	MANDARIN SEC 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
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	\$571,884	\$558,529
Depreciated Other Features	\$64,643	\$66,734
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$756,527	\$745,263
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	\$756,527	\$745,263

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,844.18
Tax Bill Amount	\$9,315.70
Tax Savings with Exemptions	\$528.48

Owner(s)

Name - Ownership Type
 SABIA, CHRISTOPHER M

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 70
MANDARIN SEC 2
PB 24 PGS 12 TO 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$756,527	\$50,722	\$705,805
Schools	\$756,527	\$25,000	\$731,527
FIRE	\$756,527	\$50,722	\$705,805
ROAD DISTRICT	\$756,527	\$50,722	\$705,805
SJWM(Saint Johns Water Management)	\$756,527	\$50,722	\$705,805

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$385,000	08905/1497	Improved	Yes
WARRANTY DEED	9/1/1999	\$189,000	03728/1019	Improved	Yes
WARRANTY DEED	2/1/1982	\$105,900	01377/0221	Improved	Yes

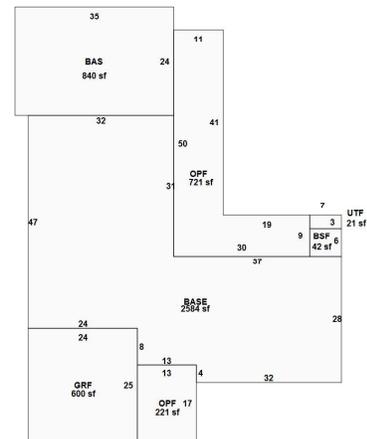
Land

Units	Rate	Assessed	Market
1 Lot	\$120,000/Lot	\$120,000	\$120,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1981/2000
Bed	6
Bath	4.5
Fixtures	16
Base Area (ft ²)	2584
Total Area (ft ²)	5029
Constuction	CB/STUCCO FINISH
Replacement Cost	\$631,916
Assessed	\$571,884

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	840
BASE SEMI FINISHED	42
GARAGE FINISHED	600
OPEN PORCH FINISHED	221
OPEN PORCH FINISHED	721
UTILITY FINISHED	21

Permits				
Permit #	Description	Value	CO Date	Permit Date
12184	1611 RUTLEDGE RD: MISC BUILDING - RESIDENTIAL [MANDARIN SEC 2] WINDOW DOOR REPLACEMENT	\$8,000		10/9/2019
07940	1611 RUTLEDGE RD: POOL ENCLOSURE/BOND-POOL ENCLOSURE [MANDARIN SEC 2]	\$9,000	11/5/2019	7/2/2019
20712	ADDITION	\$145,314		2/15/2019
00080	SWIMMING POOL	\$20,000	11/5/2019	1/11/2019
17192	GENERATOR	\$9,861		11/27/2018
18383	SOLAR	\$20,563		11/15/2018
08470	REROOF W/SHINGLES DUE TO STORM DAMAGE	\$12,000		4/28/2005
09058	STORAGE SHED	\$2,450		10/3/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1981	1	\$6,000	\$2,400
POOL 2	2019	1	\$45,000	\$39,375
SCREEN ENCL 3	2019	1	\$16,000	\$13,336
SHED	2000	1	\$1,000	\$400
STANDBY GENERATOR 1	2019	1	\$10,000	\$8,000
WATER FEATURE	2019	1	\$1,294	\$1,132

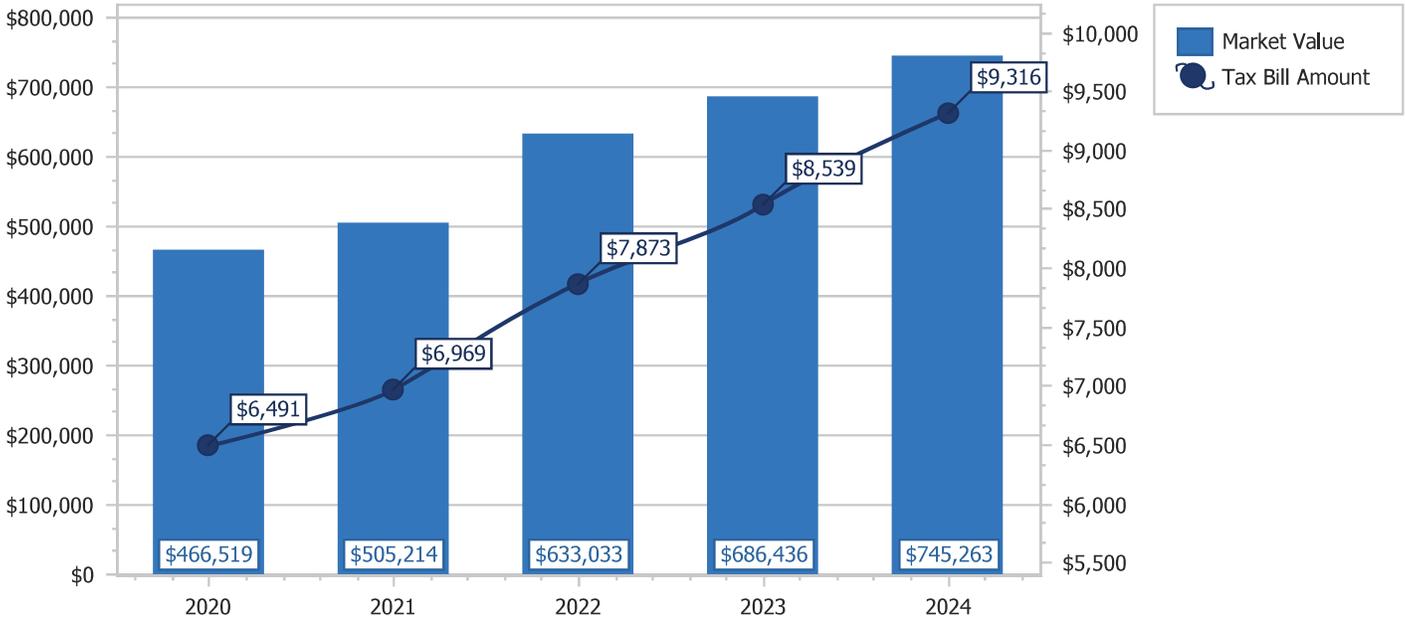
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

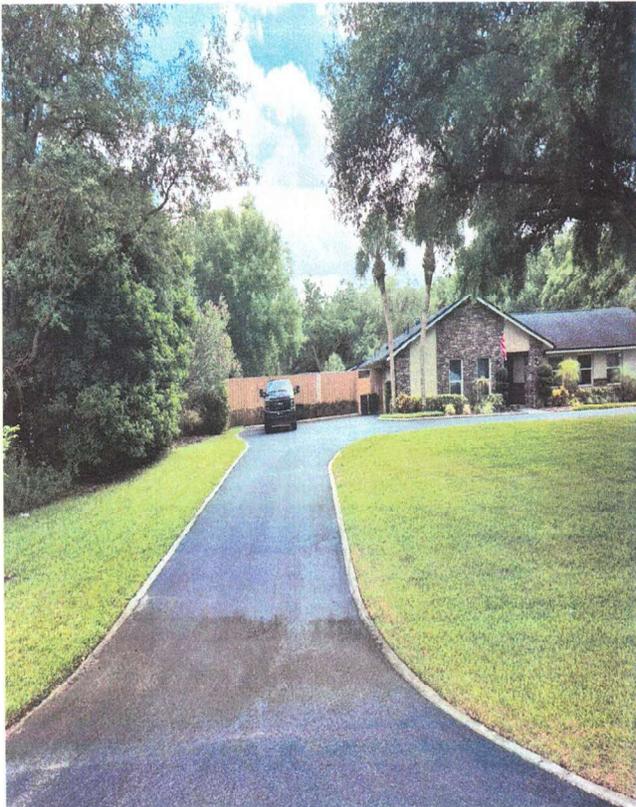
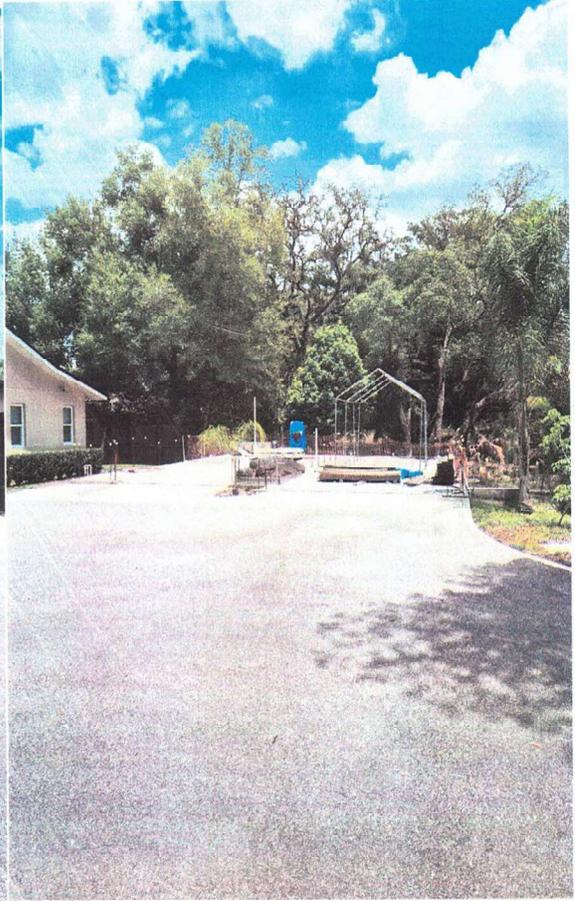
Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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SGC Services, LLC
1811 Rutledge Road
Largo, FL 32717-2716

Domitrus Consulting LLC
505 University Ave., 8th Fl.
Largo, FL 32717
Tel: 727-441-2700
Fax: 727-441-2701
www.domitrus.com



SABIA RESIDENCE
GARAGE ADDITION
1811 Rutledge Road
LARGO, FLORIDA 32717

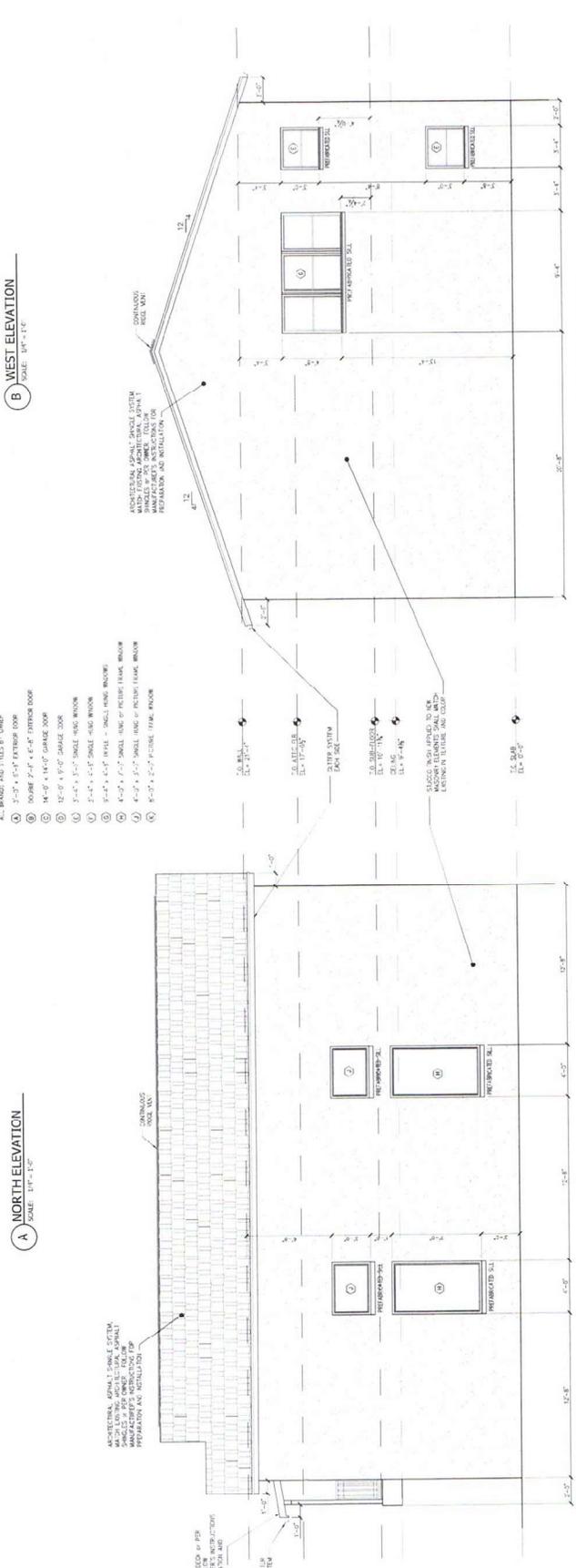
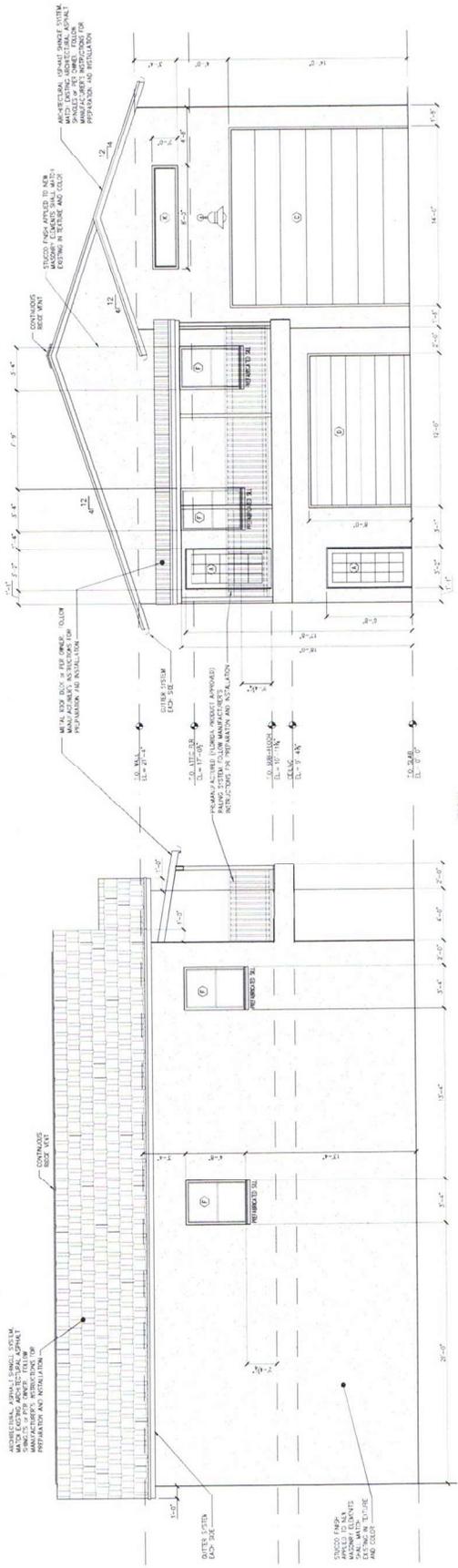
PROJECT INFORMATION

DATE	10/19/2024
ISSUE FOR	ISSUE FOR PERMIT
NO.	1

ELEVATIONS

SCALE	1/4" = 1'-0"
DATE	10/19/2024

\$400



- LEGEND**
- A. BRICK AND TILES BY ONUP
 - B. 3'-0" x 5'-0" EXTERIOR DOOR
 - C. DOUBLE 2'-0" x 4'-0" EXTERIOR DOOR
 - D. 14'-0" x 14'-0" GARAGE DOOR
 - E. 12'-0" x 9'-0" GARAGE DOOR
 - F. 3'-0" x 5'-0" SINGLE HUNG WINDOW
 - G. 4'-0" x 4'-0" SMALL HUNG WINDOW
 - H. 3'-0" x 5'-0" SMALL HUNG WINDOW
 - I. 4'-0" x 5'-0" SMALL HUNG WINDOW
 - J. 4'-0" x 5'-0" SMALL HUNG WINDOW
 - K. 4'-0" x 5'-0" SMALL HUNG WINDOW

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 70 MANDARIN SEC 2 PB 24 PGS 12 TO 14

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

A. FINDINGS OF FACT

Property Owner: CHRISTOPHER M SABIA
1611 RUTLEDGE RD
LONGWOOD, FL 32779

Project Name: RUTLEDGE RD (1611)

Requested Variance:

A roof height variance from twelve (12) feet to twenty-nine feet in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, 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 July, 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 70 MANDARIN SEC 2 PB 24 PGS 12 TO 14

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

A. FINDINGS OF FACT

Property Owner: CHRISTOPHER M SABIA
1611 RUTLEDGE RD
LONGWOOD, FL 32779

Project Name: RUTLEDGE RD (1611)

Variance Approval:

Request for a roof height variance from twelve (12) feet to twenty-nine feet in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the proposed garage 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 July, 2025.

Notary Public

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

