



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, January 26, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

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

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning map](#)

[Justification Statement](#)

[Property Record Card](#)

[Pictures](#)

[Community Meeting Information](#)

[Denial Development Order](#)

[Approval Development Order](#)

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

Development Services - Planning and Development

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

3. **(Lot 2Q) Miller Road** - Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; BV2025-127 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0059](#)

Development Services - Planning and Development

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

4. **4953 Nolan Road** - Request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district; BV2025-130 (Karl Strawn, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0063](#)

Development Services - Planning and Development

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

5. **3571 N. CR 426** - Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district; BV2025-133 (Juana Olazabal, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0058](#)

Development Services - Planning and Development

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

6. **1731 Perch Lane** - Request for a south side yard setback [2026-0062](#)
variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; BV2025-141 (Joseph P Hudson, Applicant) District 5 - Herr (Angi Gates, Project Manager)

Development Services - Planning and Development

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

7. **5819 Bear Lake Circle** - Request for a north side yard setback [2026-0074](#)
variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-125 (Brian Smith, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Development Services - Planning and Development

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

8. **601 Lake Shore Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-129 (Robert Taylor, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0086](#)

Development Services - Planning and Development

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

9. **Jayce Court (Lot 25)** - Request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district; BV2025-132 (Austin Failor, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2026-0079](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Opposition](#)
[Lot research request](#)
[Denial Development Order](#)

10. **786 Big Tree Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial) district; BV2025-128 (Judith Deac, Applicant) District 4 - Lockhart (Kathy Hammel, Project Manager) [2026-0076](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Letters of support](#)
[Pictures](#)
[Community Meeting](#)
[Denial Development Order](#)
[Approval Development Order](#)

11. **224 South Shadowbay Boulevard** - Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; BV2025-136 (George Yanovitch, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0084](#)

Development Services - Planning and Development

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

12. **7377 Grand Avenue** - Request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-123 (Daniel Sposato, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0069](#)

Development Services - Planning and Development

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

13. **619 Tuskawilla Point Lane** - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-137 (James & Linda Diguiseppi, Applicants) District 2 - Zembower (Jealyan Moreno, Project Manager) [2026-0070](#)

Development Services - Planning and Development

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

14. **103 South Lakewood Circle** - Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-138 (John Leach, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0071](#)

Development Services - Planning and Development

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

15. **2470 Island Drive** - Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-139 (Robert J Heard, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0087](#)

Development Services - Planning and Development

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

16. **2022 James Drive** - Request for: (1) a south front yard setback [2026-0073](#) variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2025-135 (Edgar Soto, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Development Services - Planning and Development

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

CLOSED BUSINESS

CHAIRMAN & VICE CHAIRMAN ELECTIONS

APPROVAL OF THE CALENDAR

APPROVAL OF THE MINUTES

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0060

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

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

Background:

- The subject property is located in the Casselberry 1st Addition subdivision and is within the M-1 (Industrial) zoning district.
- The proposed carport will be 1,200 square feet (24' x 50') and will encroach nine (9) feet into the required north side yard setback.
- The applicant held a community meeting on December 9, 2025, as required for all non-residential variances.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

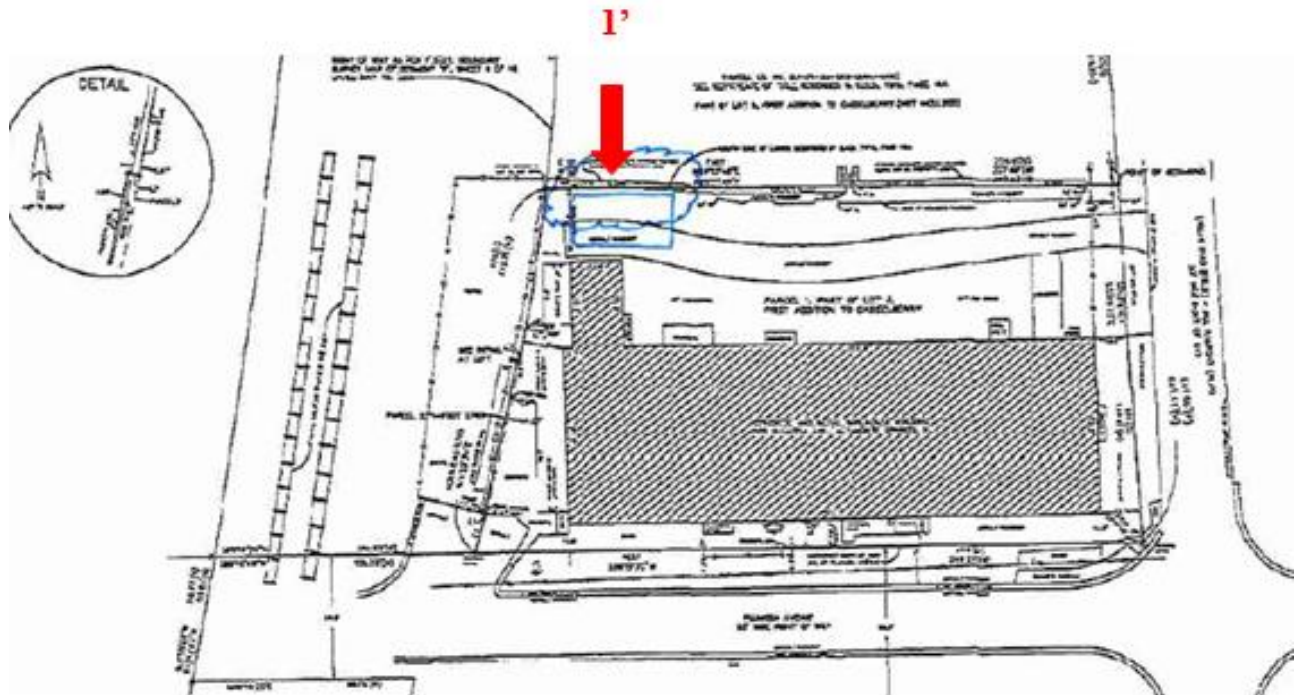
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

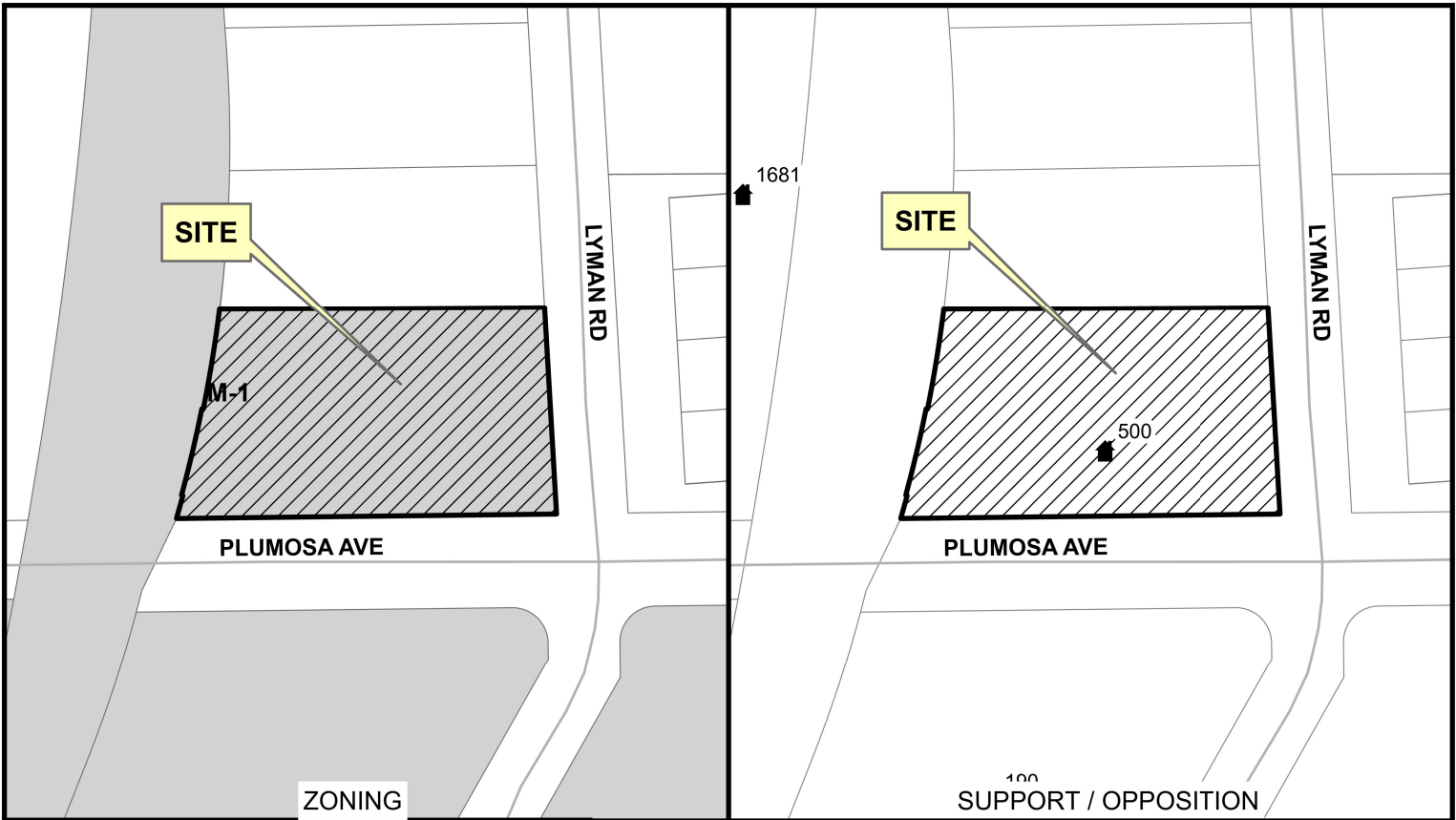
Staff Recommendation:

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

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

500 PLUMOSA AVENUE VARIANCE





Kubierville LLC
500 Plumosa Ave
Altamonte Springs, FL 32701

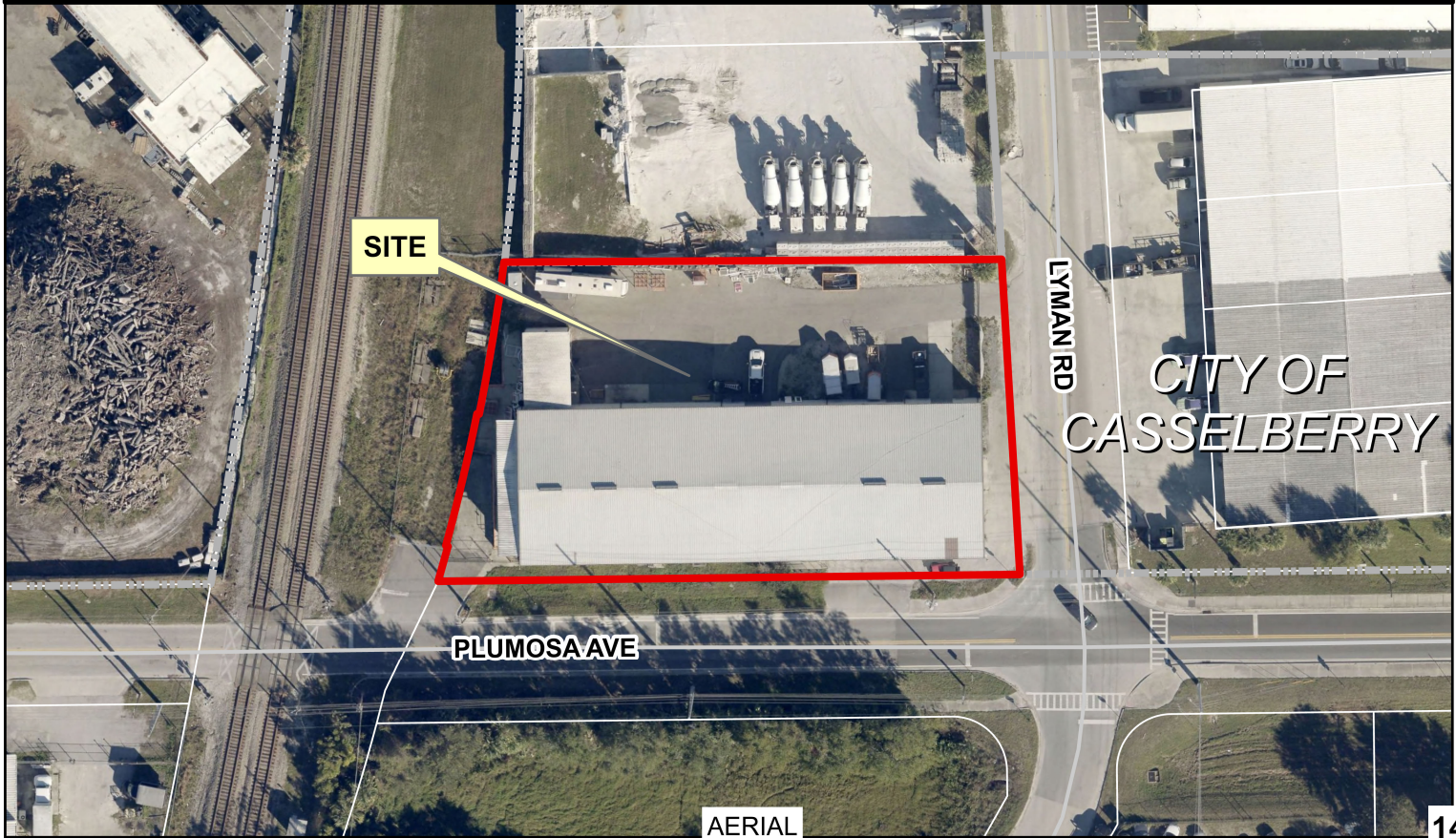
SEMINOLE COUNTY BOA
JANUARY 26, 2026

M-1

n/a

Support

Oppose



VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

Property Record Card



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

Parcel Location



Site View



Parcel Information

Parcel	07-21-30-515-0000-005B
Property Address	500 PLUMOSA AVE ALTAMONTE SPRINGS, FL 32701
Mailing Address	320 BAHIA CIR LONGWOOD, FL 32750-8906
Subdivision	CASSELBERRY 1ST ADD
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,039,416	\$876,470
Depreciated Other Features	\$1,283	\$1,135
Land Value (Market)	\$288,781	\$289,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,329,480	\$1,167,005
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$45,774	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,283,706	\$1,167,005

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 KUBIERVILLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

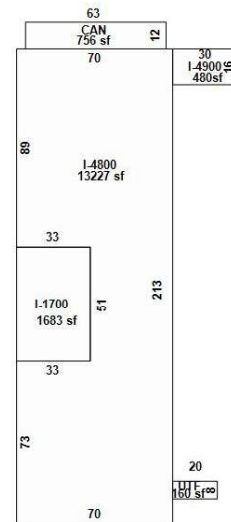
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/18/2022	\$1,264,300	10225/0267	Improved	Yes
SPECIAL WARRANTY DEED	8/2/2019	\$875,000	09408/1959	Improved	Yes
TRUSTEE DEED	1/1/2002	\$100	04444/1641	Improved	No
TRUSTEE DEED	12/1/1996	\$410,000	03178/0207	Improved	No
WARRANTY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

Land

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

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

* Year Built = Actual / Effective



Building 1

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

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

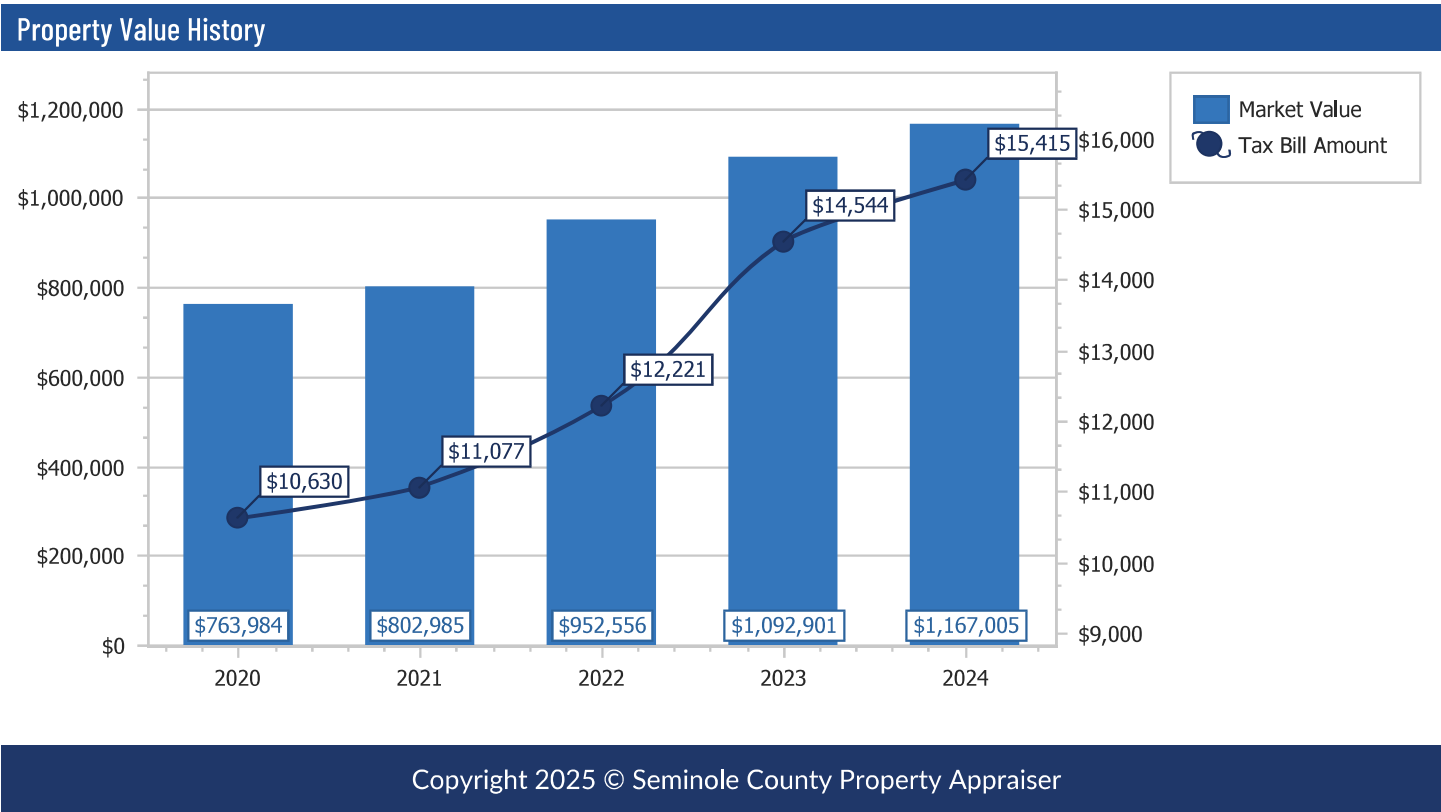
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	957	\$2,584	\$1,034
6' CHAIN LINK FENCE - LIN FT	2015	23	\$356	\$249

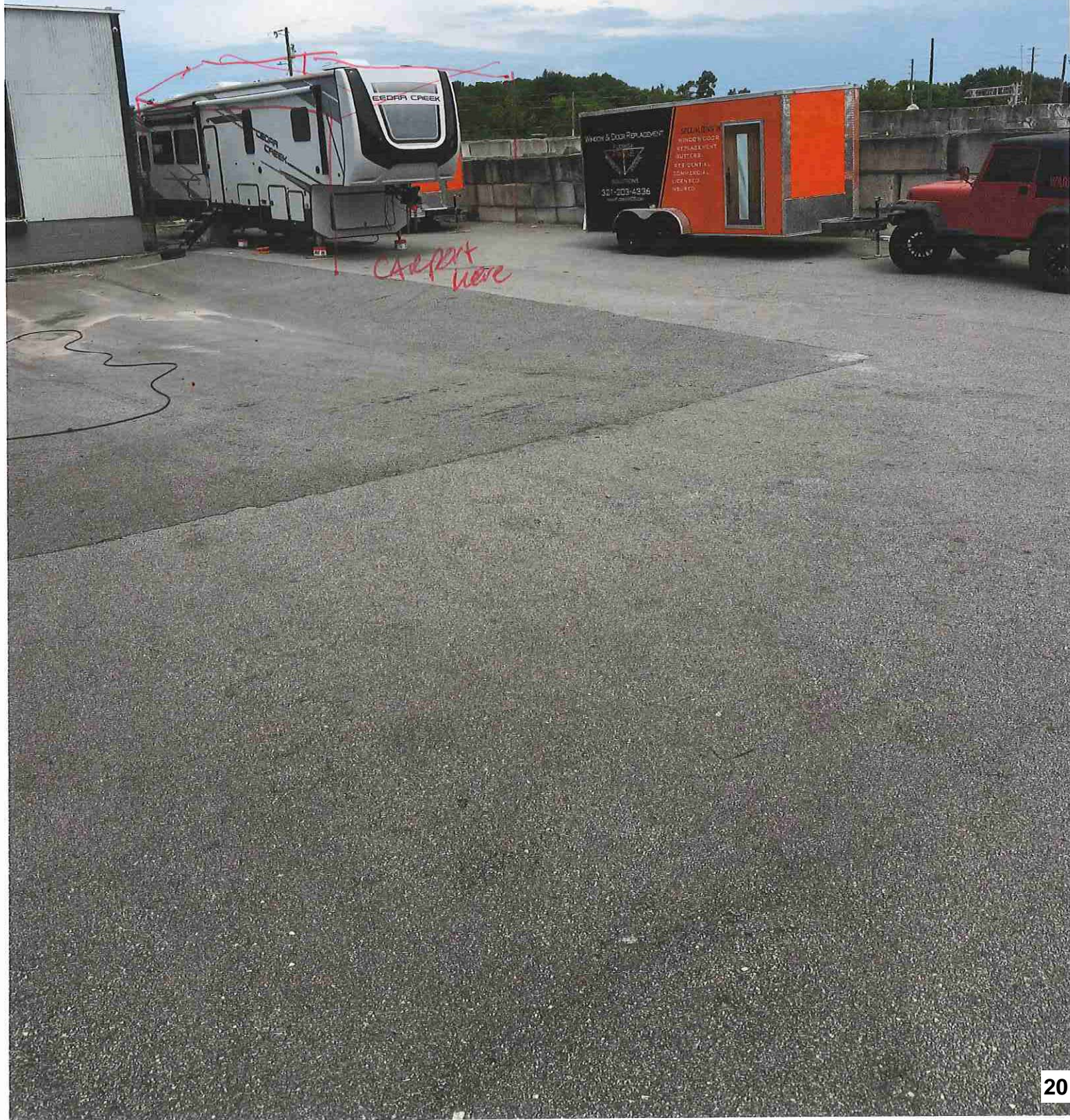
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

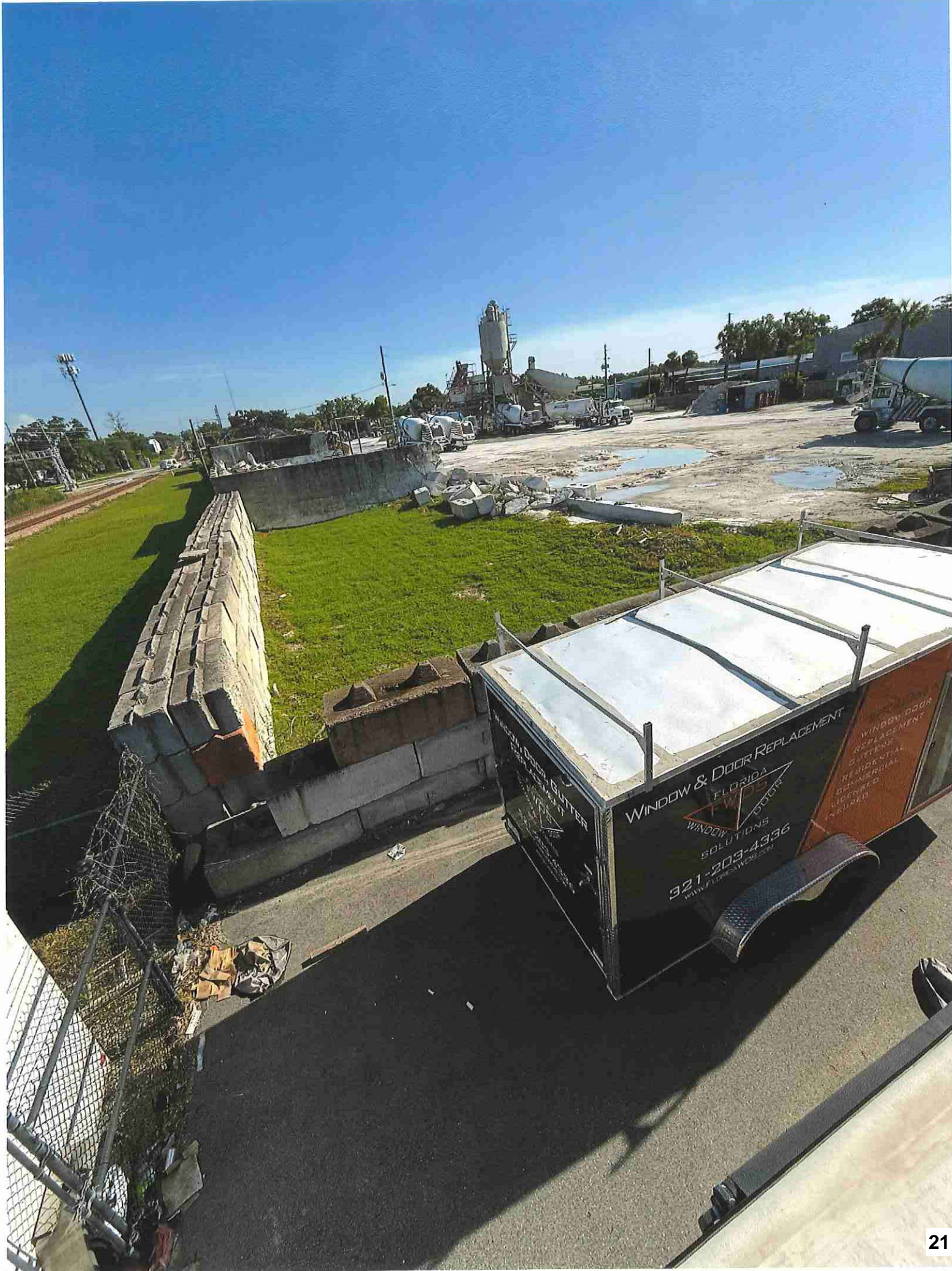
School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

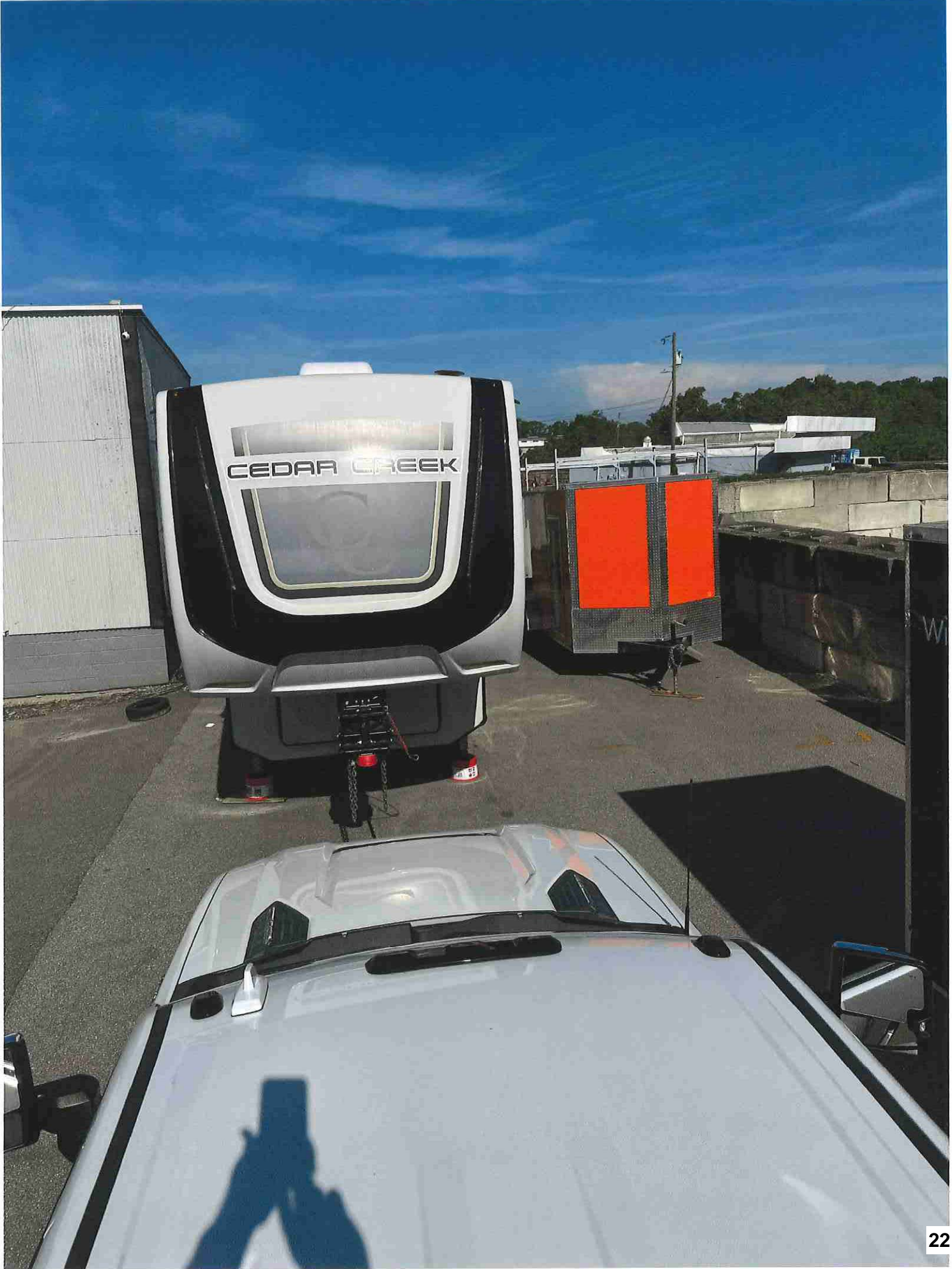
Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

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









Surrounding Businesses to FWDS (Nov. 2025)

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



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



NOTICE OF COMMUNITY MEETING

November 5, 2025

Hello All,

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

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

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

Subject Property:

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

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

Introduction of Topic at Subject Property:

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

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

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

Thank you,

A handwritten signature in blue ink, appearing to read 'Rod Kubier'.

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

Variance Community Meeting Minutes

Location: 500 Plumosa Ave, Altamonte Springs, FL 32701

Time: 6:00-6:30 PM

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

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

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

In attendance:	
Rod Kubier	FWDS
Ruth Kubier	FWDS

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

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



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

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

VARIANCE

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

APPLICATION TYPE/FEE

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

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

PROPERTY

PARCEL ID #: 07-21-30-5/15-0000-005B		
ADDRESS: 500 PLUMOSA AVE ALTAMONTE SPRINGS, FL 32701		
SUBDIVISION NAME: CASSELBERRY 1ST ADD		
TOTAL SQ FT/ACREAGE: 35652	USE OF PROPERTY: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL (REQ COMMUNITY MEETING)	
ZONING:	FUTURE LAND USE:	BCC DISTRICT:

VARIANCE TYPE

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

STRUCTURE

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

OWNER


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

CONSULTANT (IF ANY - MUST SUBMIT NOTARIZED AUTHORIZATION FORM)

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

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

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


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

9/12/25
DATE

VARIANCE CRITERIA

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

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

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

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

Our commercial neighbor has large cement blocks setting precedence for us to install a carport near property lines similar to our neighbor

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

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

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

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

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

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

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

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

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

 ☐ Corporation

 ☐ and Trust
☒ Limited Liability Company

 ☐ Partnership

 ☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

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

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

OTHER: _____

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

Date

8/25/25

Property Owner's Signature

[Signature]

Property Owner's Printed Name

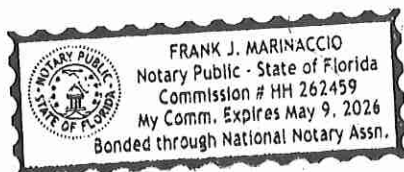
Rod Kubier

STATE OF FLORIDA
COUNTY OF

Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Rod Kubier (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 25 day of August, 2025.



Notary Public

[Signature]

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

Name of LLC: Kuberville LLC

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

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

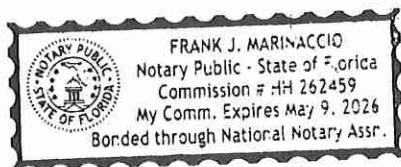
Date

8/25/25

Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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



Signature of Notary Public

Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company
KUBIERVILLE LLC

Filing Information

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

Principal Address

320 BAHIA CR.
LONGWOOD, FL 32750

Mailing Address

320 BAHIA CR.
LONGWOOD, FL 32750

Registered Agent Name & Address

KUBIER, ROD
320 BAHIA CR.
LONGWOOD, FL 32750

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title AMBR

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

Annual Reports

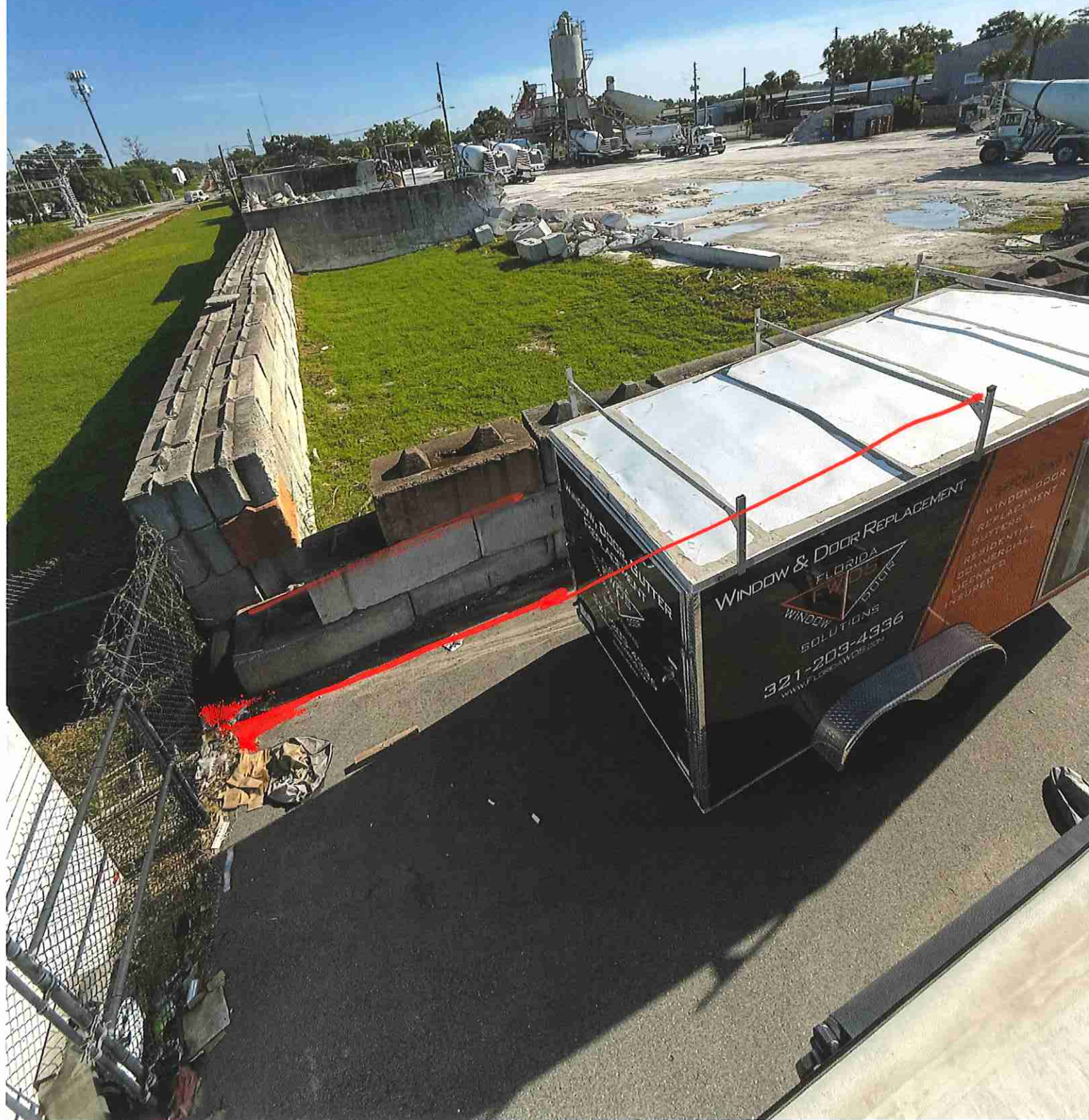
Report Year	Filed Date
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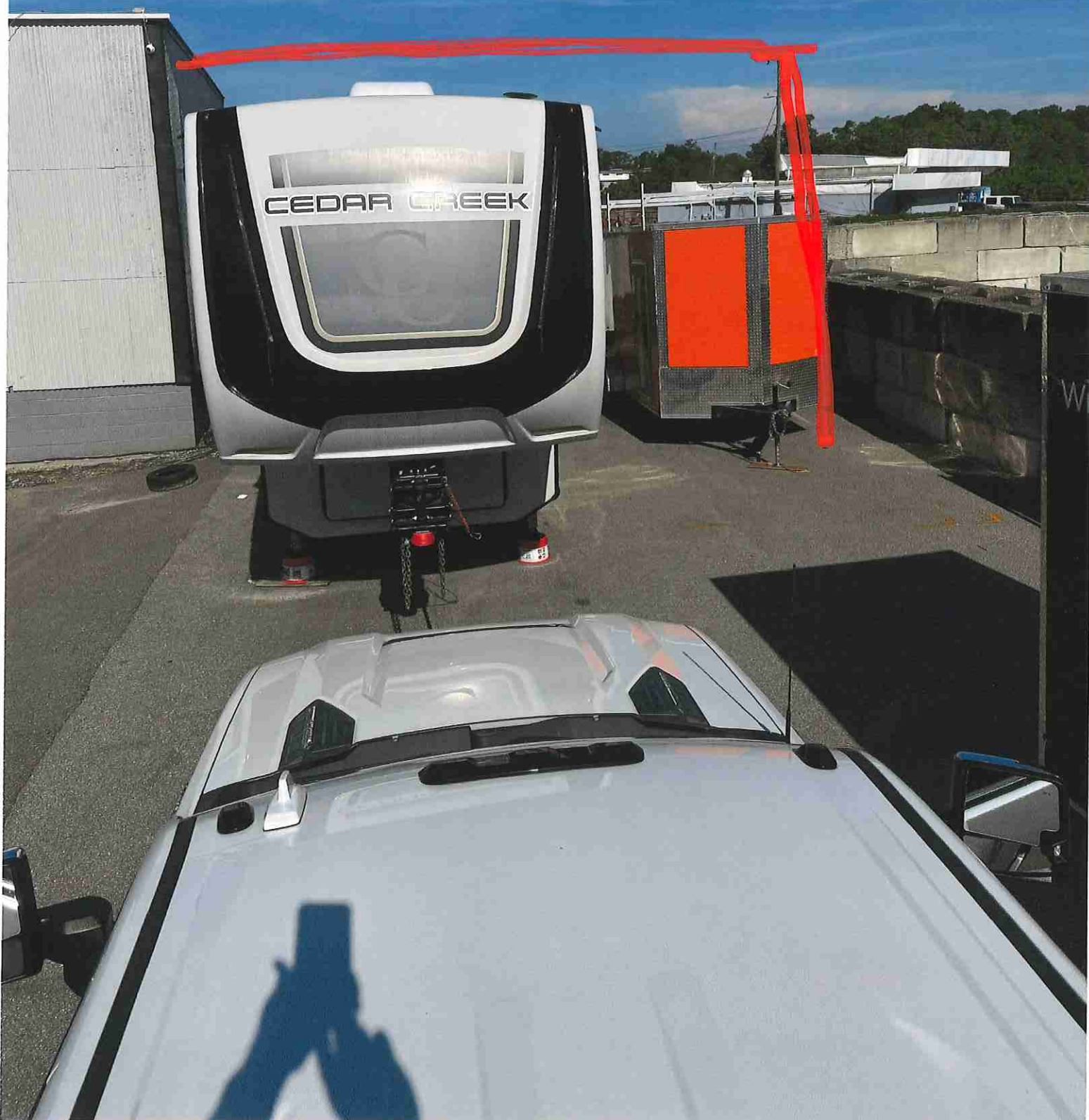
2023	01/25/2023
2024	05/01/2024
2025	04/30/2025

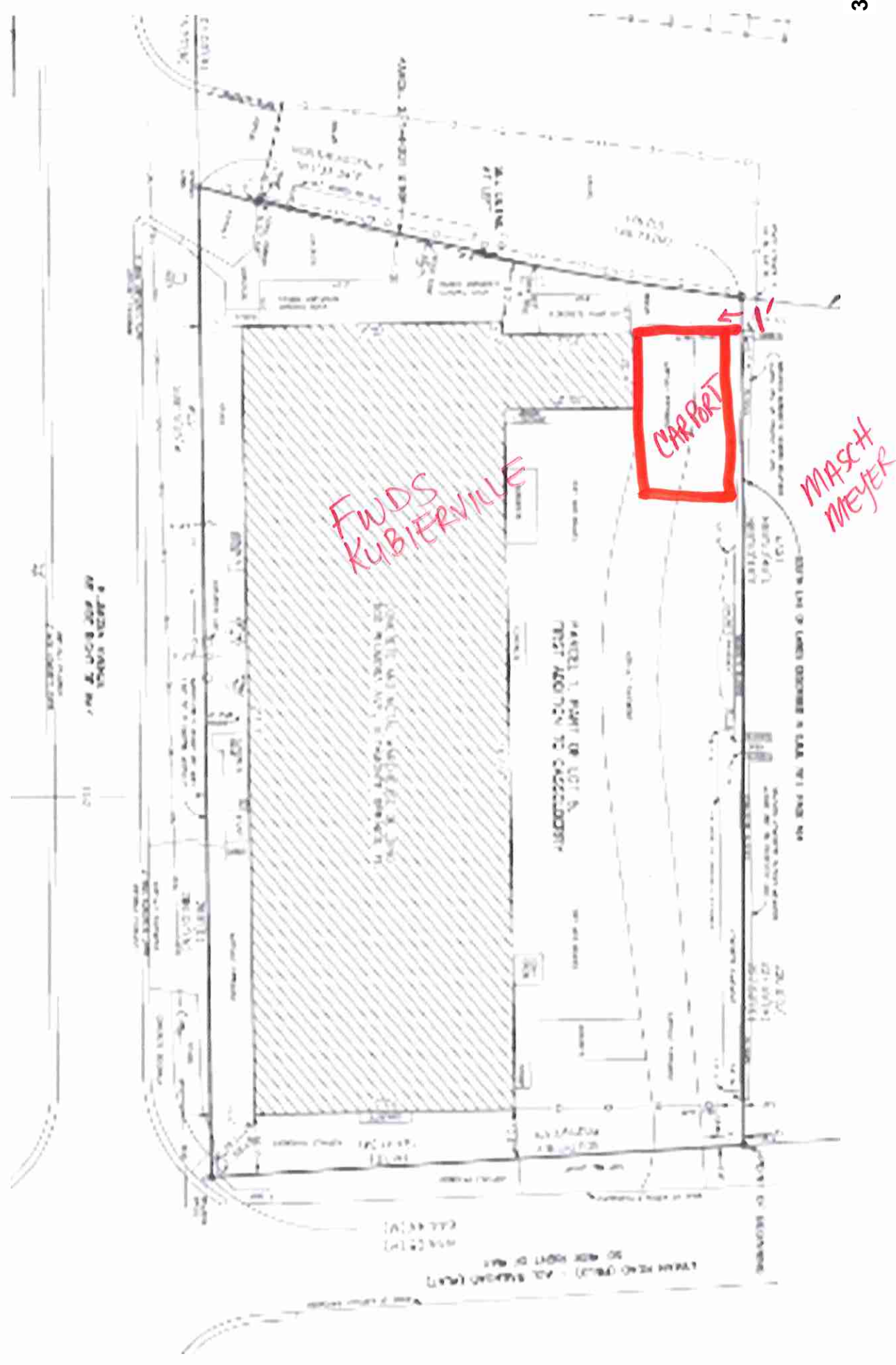
Document Images

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







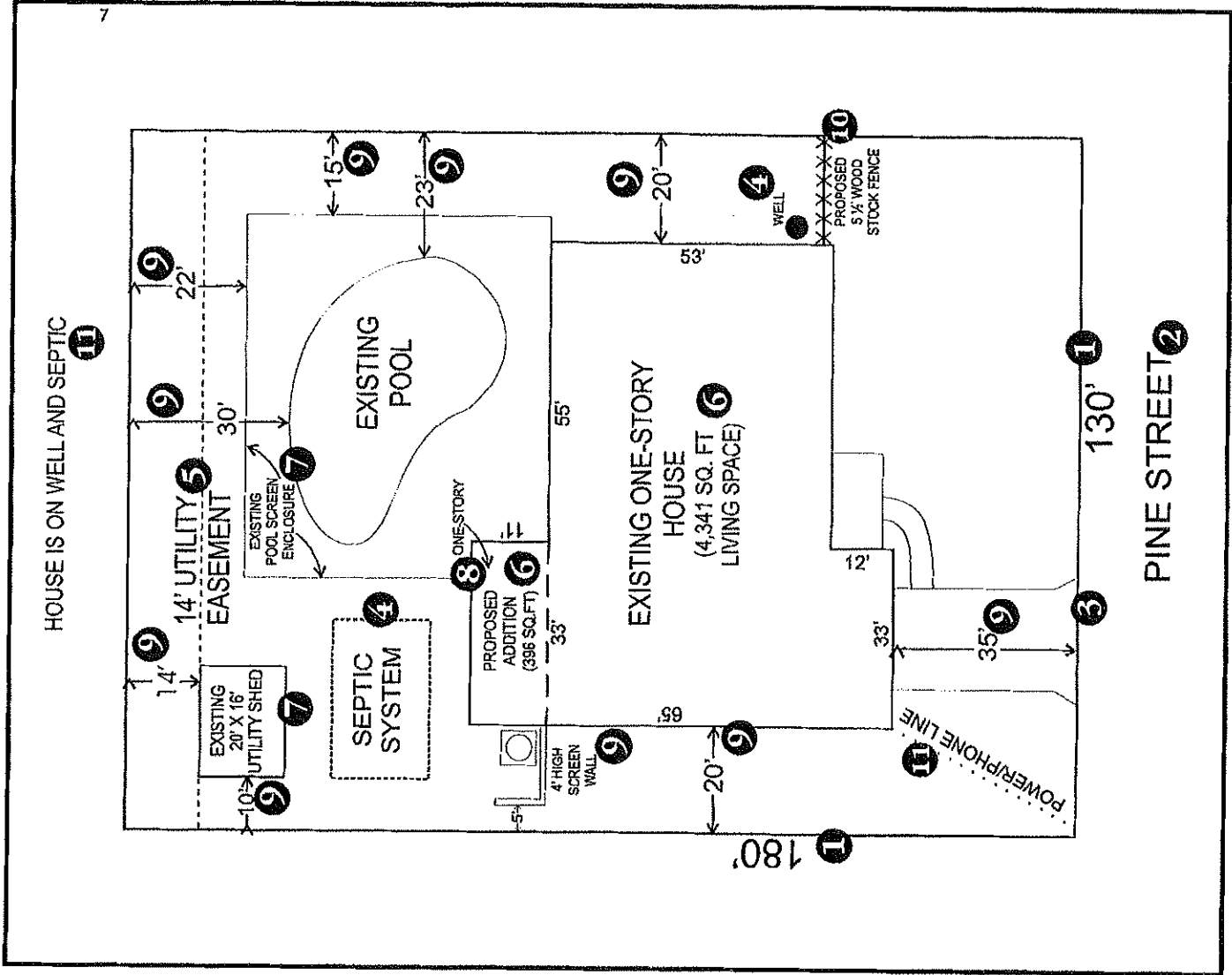




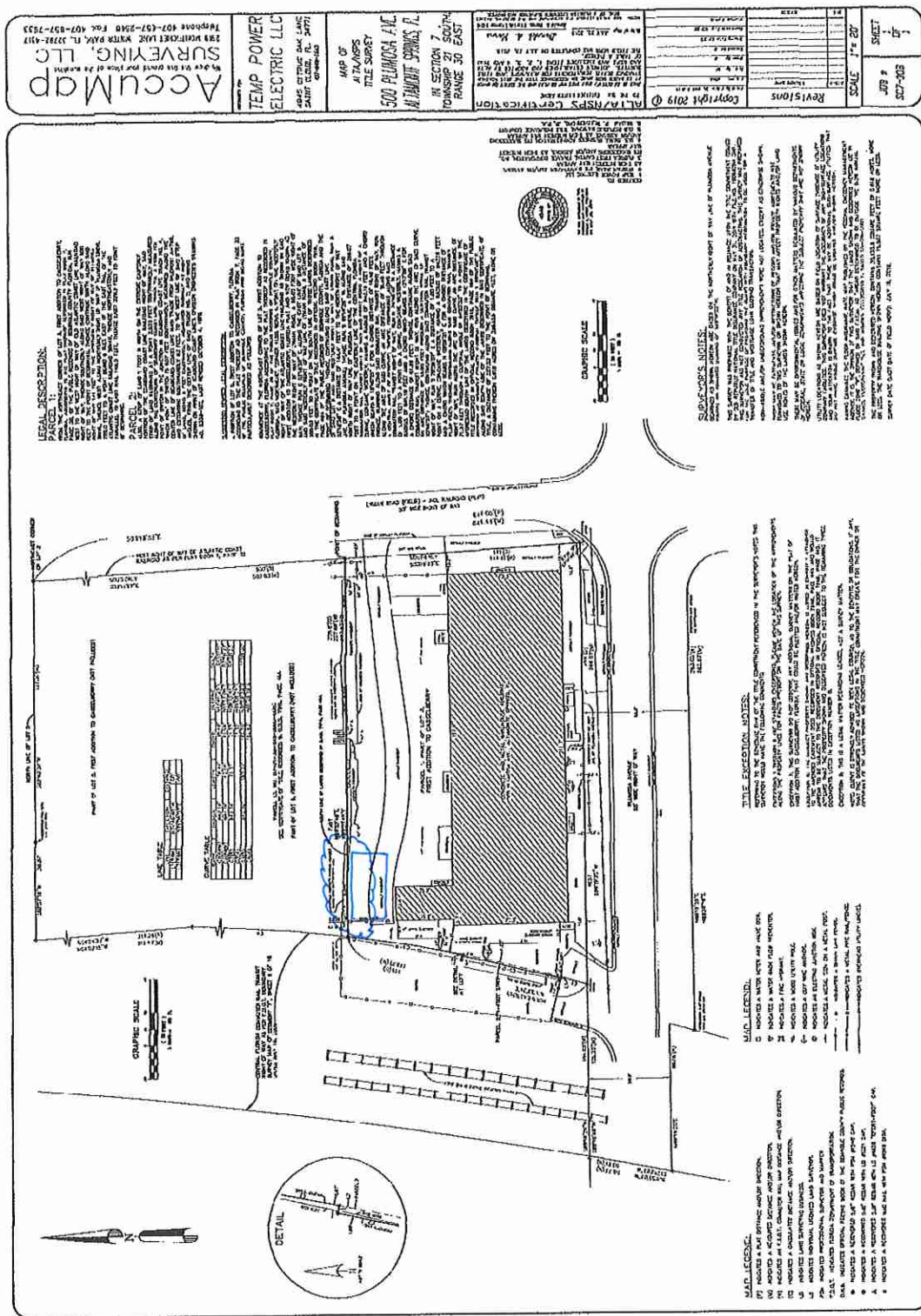
SAMPLE SITE PLAN FOR A **VARIANCE SUBMITTAL**

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

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



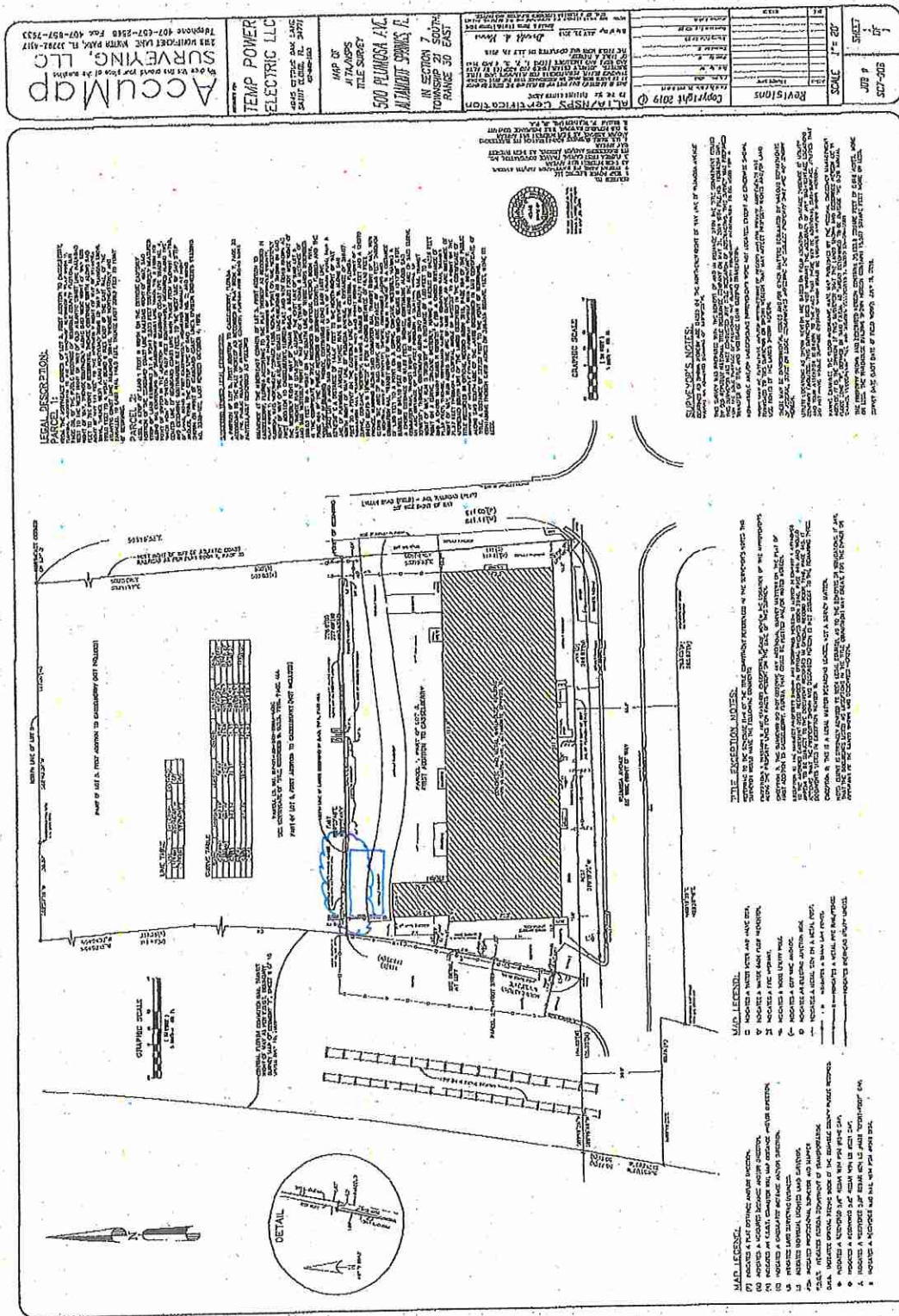
**Exhibit “A”
(the “Survey”)**



blue square is approx. size of car part 24"x50'

A hand-drawn diagram of a brain, viewed from above. A dashed line is drawn across the middle of the brain, separating it into two halves. The right half is labeled 'I' setback side'.

Exhibit "A"
(the "Survey")



blue square is approx. size of carport 24'x50'

— I ' setback side.

500 Plumosa Avenue, Casselberry, FL

X

AI Mode

All

Maps

Images

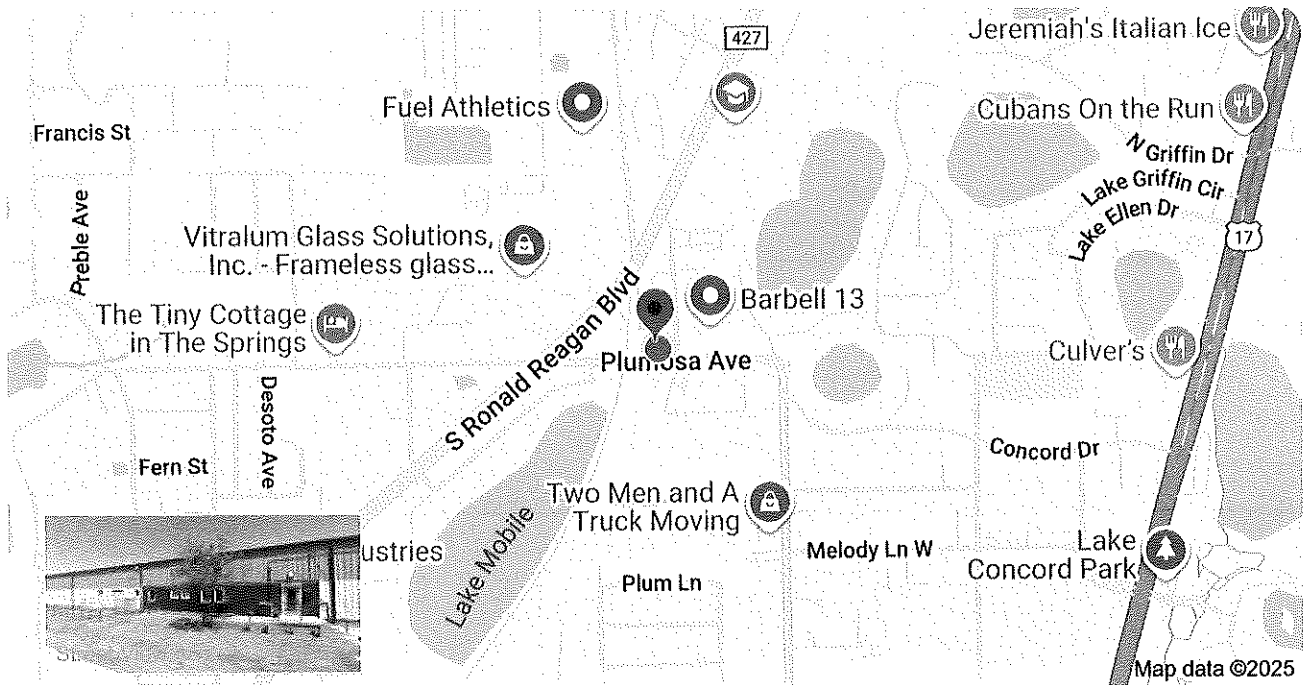
Shopping

Videos

Short videos

More

Tools




500 Plumosa Ave

Altamonte Springs, FL 32701

Most popular places at this address


Florida Window & Door Solutions

4.4 (261)

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

500 Plumosa Ave, Altamonte Springs, FL 32701

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

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

500 Plumosa Ave, Altamonte Springs, FL 32701

500 Plumosa Avenue, Casselberry, FL



AI Mode

All

Maps

Images

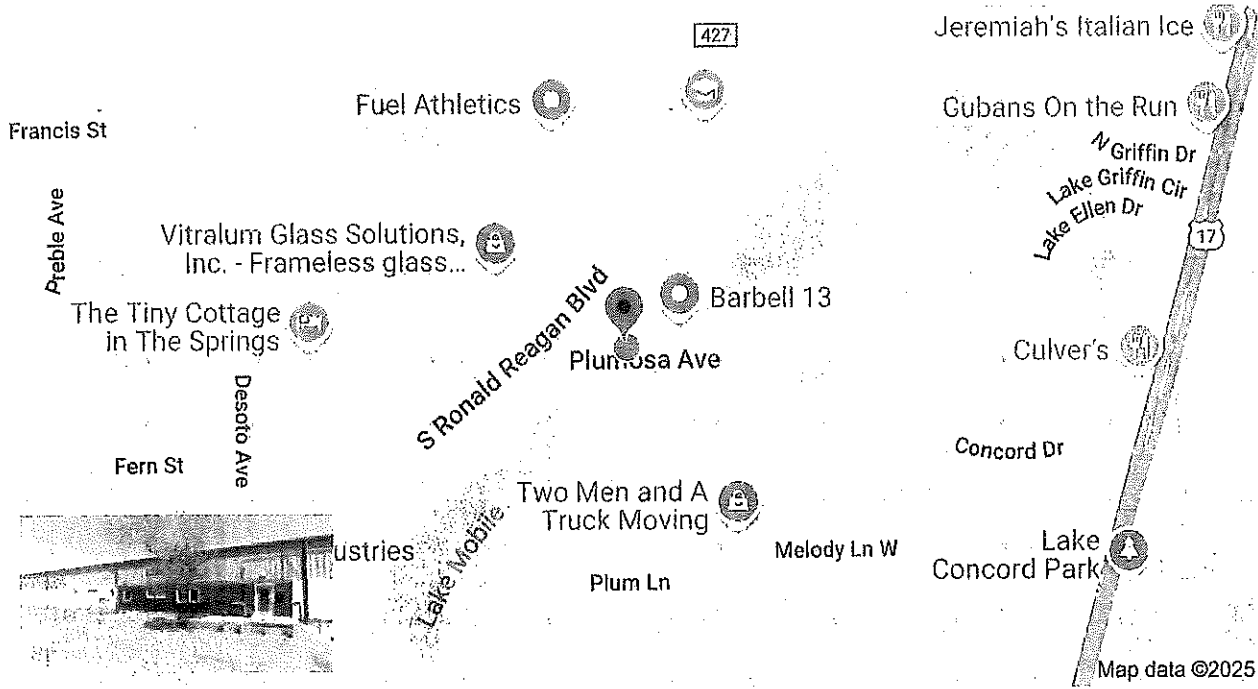
Shopping

Videos

Short videos

More ▾

Tools ▾



500 Plumosa Ave

Altamonte Springs, FL 32701

Most popular places at this address

Florida Window & Door Solutions

4.4

(261)



Zillow

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

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Realtor.com

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

500 Plumosa Ave, Altamonte Springs, FL 32701

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: PLUMOSA AVE (500)

Requested Variance:

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

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: PLUMOSA AVE (500)

Variance Approval:

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

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

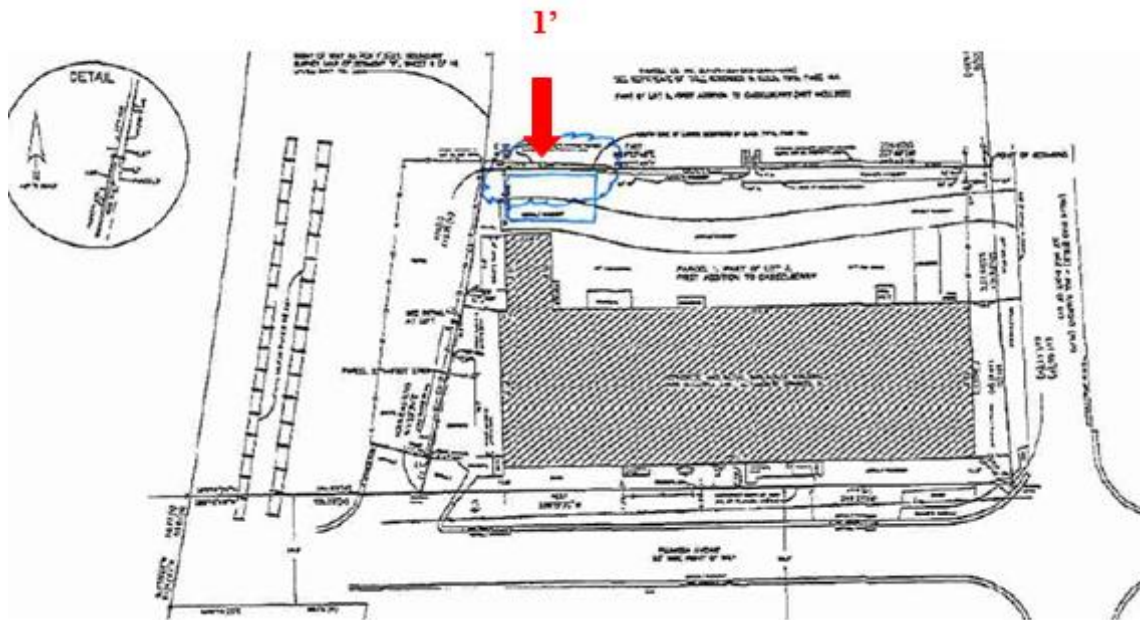
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0061

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; or
2. Approve the request for an east side yard setback variance from ten (10) feet to eight and one-half (8½) feet for enclosing a carport in the R-2 (One and Two-Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Slovak Village subdivision.
- The existing carport will be converted into approximately 247 square feet of living space and encroaches one and one-half (1½) feet into the required east side yard setback.
- The applicant applied for the appropriate building permit (25-13331), and at that time, it was determined that a setback variance would be required.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

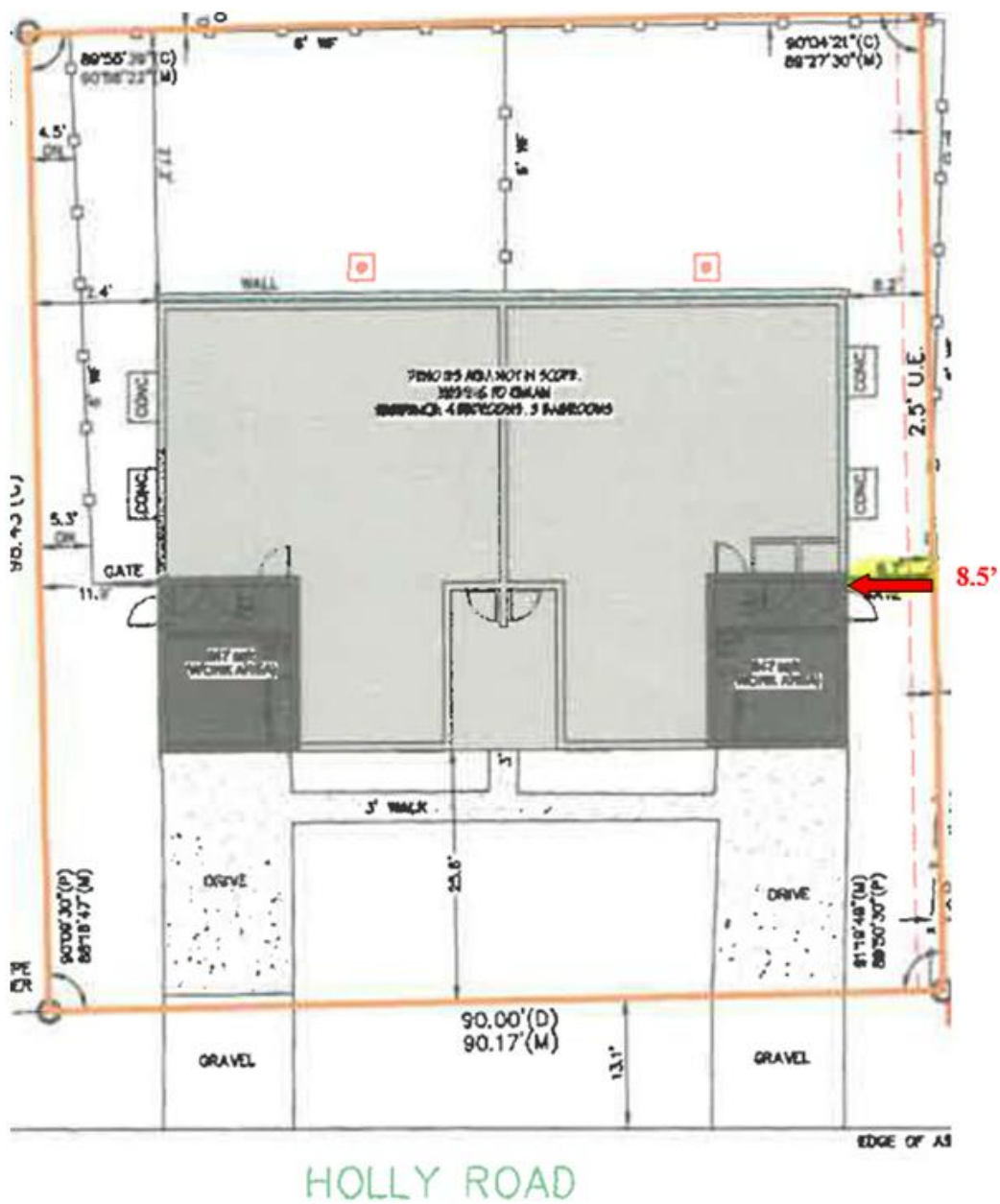
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

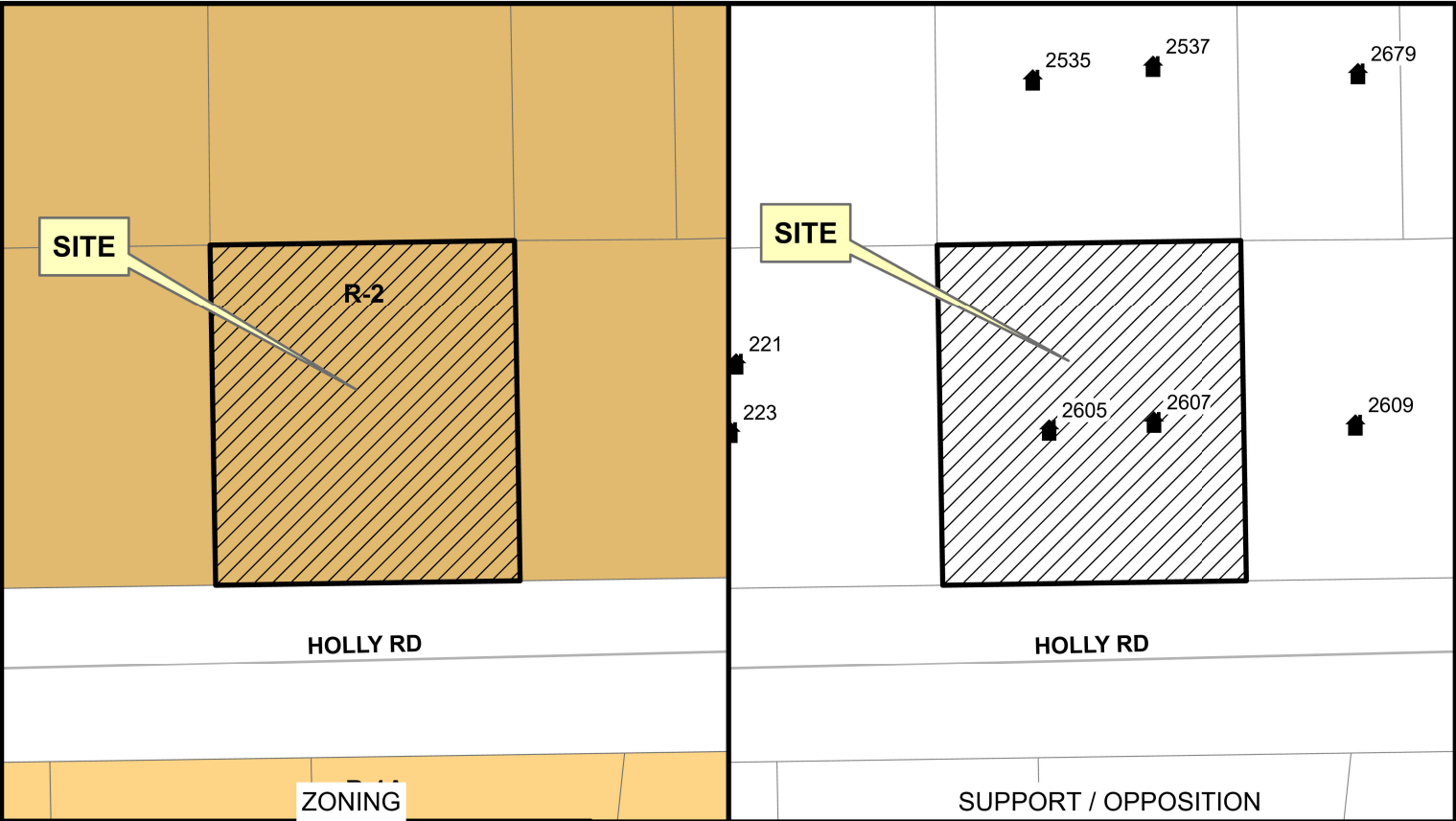
Staff Recommendation:

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

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







2605 HOLLY ROAD
VARIANCE





Ishmael Palmer
2605 Holly Rd
Winter Park FL 32792

SEMINOLE COUNTY BOA
JANUARY 26, 2026

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



VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

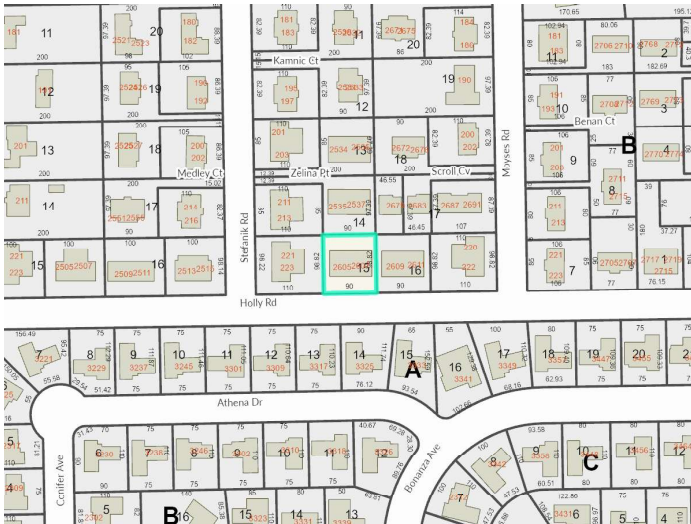
- The enclosure will meet current building life-safety and energy codes. A 1-hour rated wall with no openings will be provided on the nonconforming side, along with gutters and positive on site drainage, sight lines, traffic and utilities are unaffected.

Property Record Card



Parcel: 34-21-30-501-0C00-0150
Property Address: 2605 HOLLY RD WINTER PARK, FL 32792
Owners: PALMER, ISHMAEL
 2026 Market Value \$447,492 Assessed Value \$447,492 Taxable Value \$447,492
 2025 Tax Bill \$6,134.32
 The 4 Bed/3 Bath Multi Family 2 Units property is 2,382 SF and a lot size of 0.20 Acres

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PALMER, ISHMAEL

Legal Description

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

Taxes

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

Sales

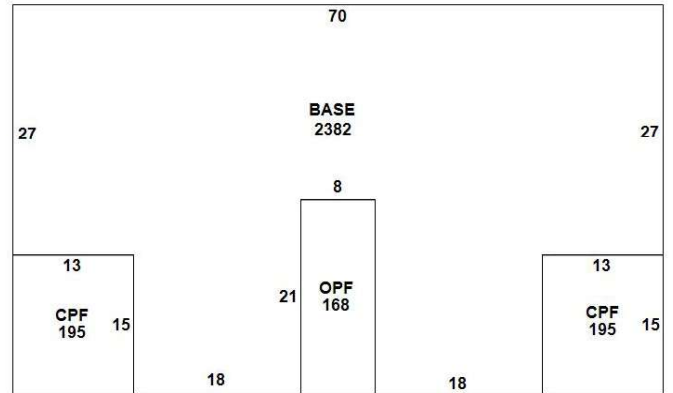
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/22/2024	\$525,000	10732/0526	Improved	Yes
QUIT CLAIM DEED	7/8/2024	\$100	10661/0558	Improved	No
QUIT CLAIM DEED	6/10/2024	\$100	10642/1472	Improved	No
CORRECTIVE DEED	5/3/2024	\$100	10628/0441	Improved	No
QUIT CLAIM DEED	12/8/2021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

Land

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

Building Information	
#	1
Use	MULTI FAMILY < 10 UNITS
Year Built*	1972/2010
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft²)	2382
Total Area (ft²)	2940
Constuction	CB/STUCCO FINISH
Replacement Cost	\$382,577
Assessed	\$362,492

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
CARPORT FINISHED	195
CARPORT FINISHED	195
OPEN PORCH FINISHED	168

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

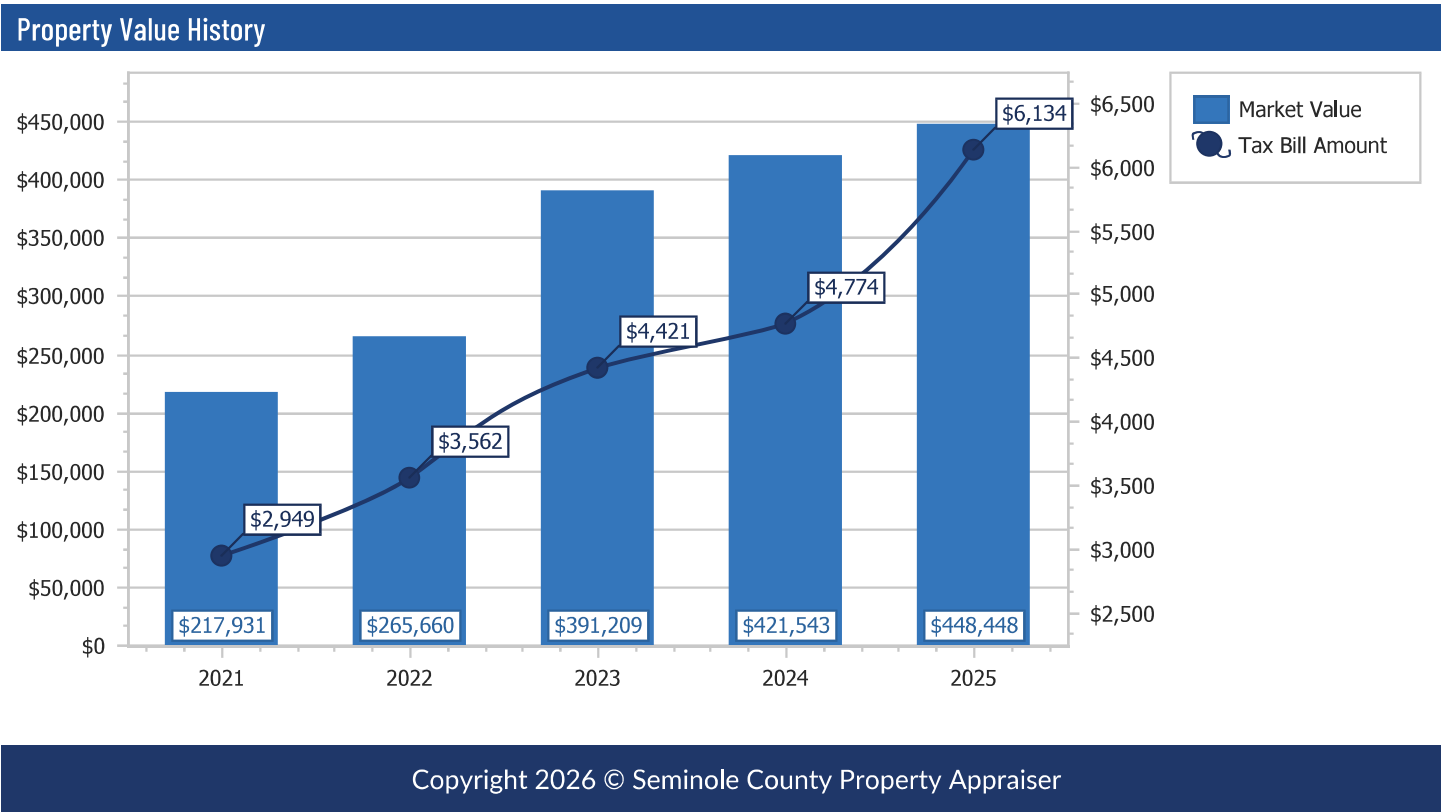
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 65

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



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: HOLLY RD (2605)

Requested Variance:

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

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: HOLLY RD (2605)

Variance Approval:

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

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the enclosed carport (approximately 247 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

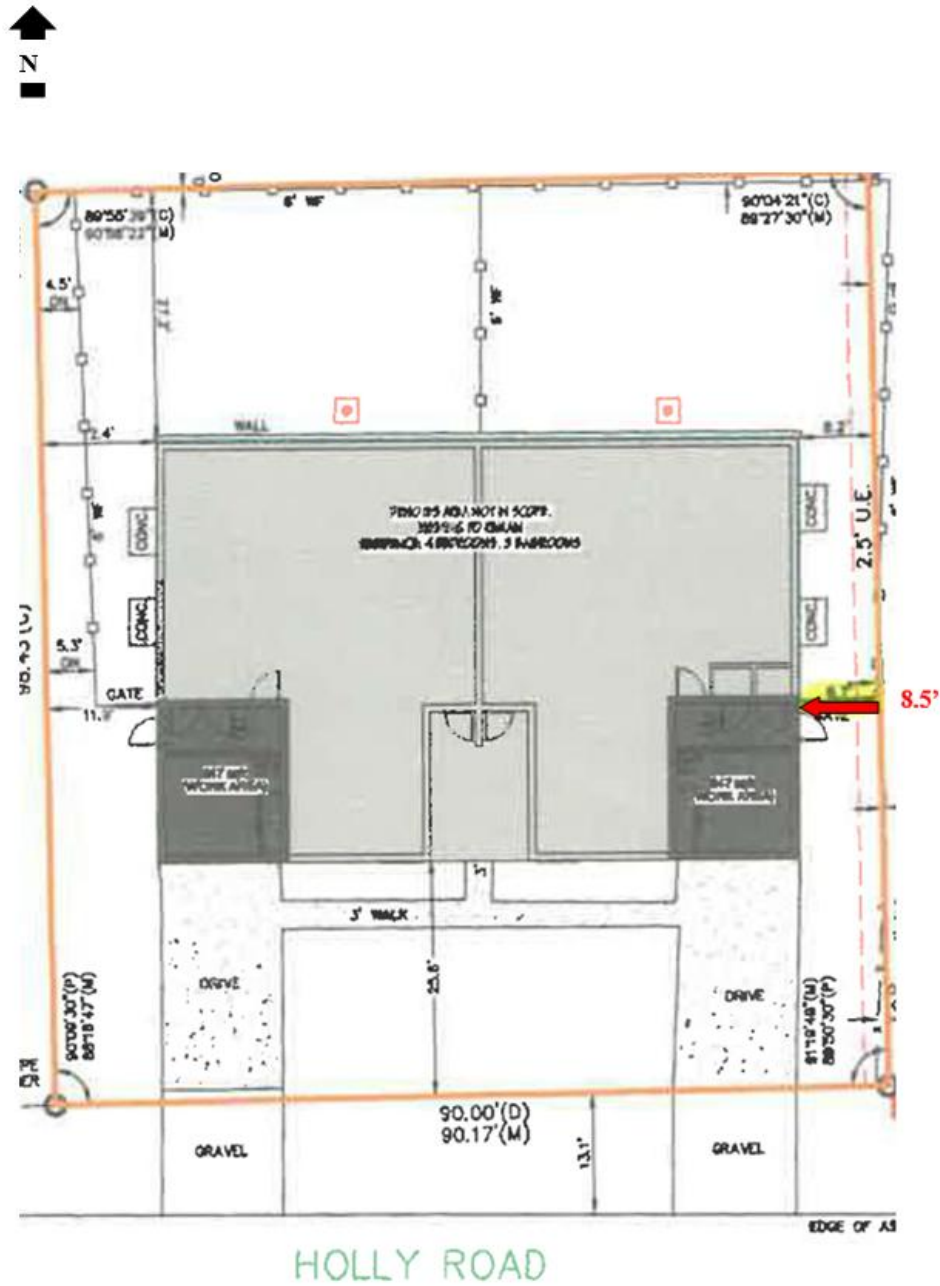
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0059

Title:

(Lot 2Q) Miller Road - Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; BV2025-127 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; or
2. Approve the request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Eureka Hammock subdivision.
- This lot is a legal lot of record that was created prior to Seminole County's subdivision regulations being adopted.
- In the early 1960's when the subject lot was created, the minimum lot size was 10,000 square feet.
- The proposed single family residence will be approximately 2,000 square feet and will encroach twenty (20) feet into the required front yard setback.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning

district is fifty (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 finds that the following variance criteria have not been satisfied:

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

Staff Conclusion:

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

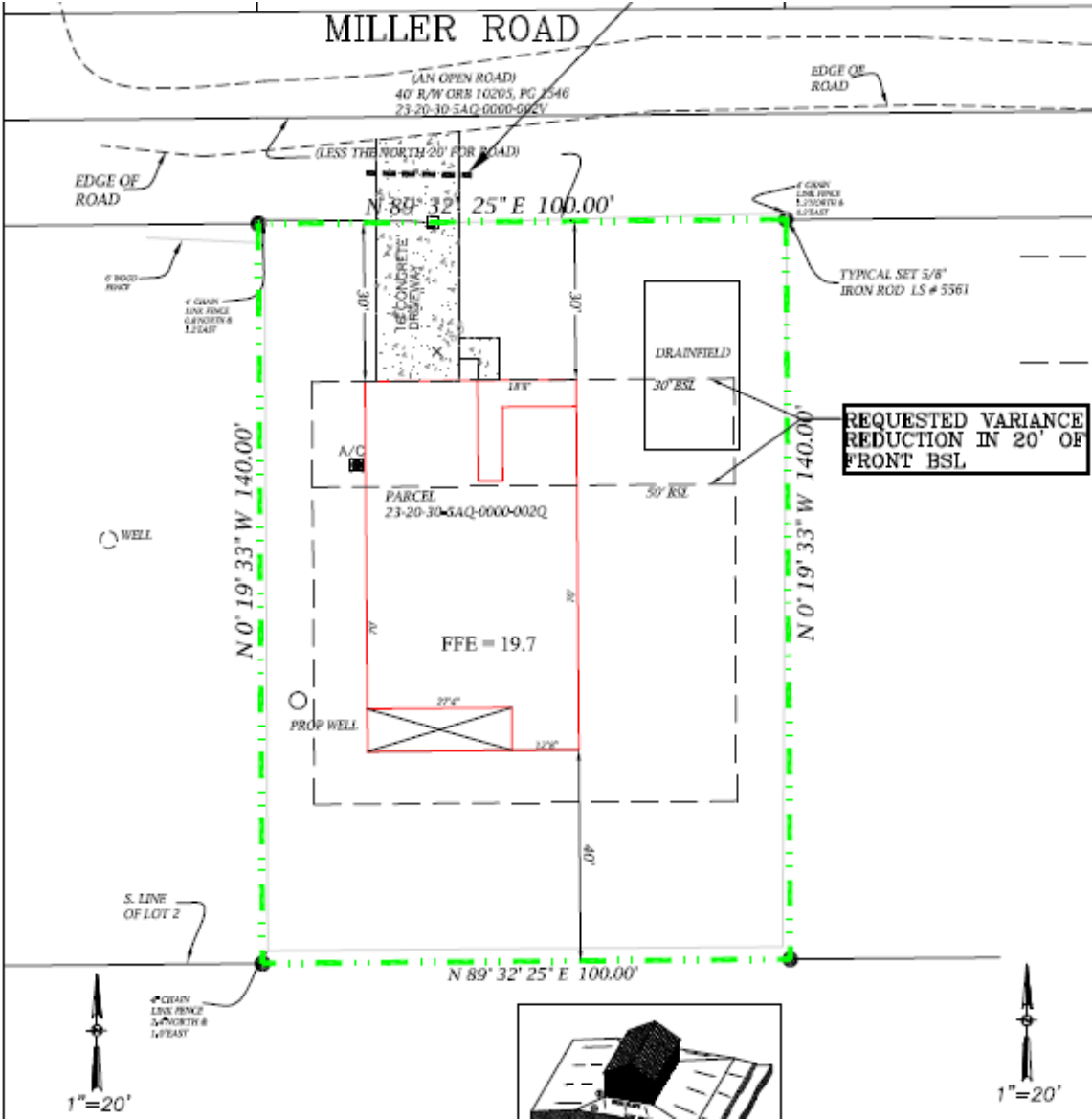
Staff Recommendation:

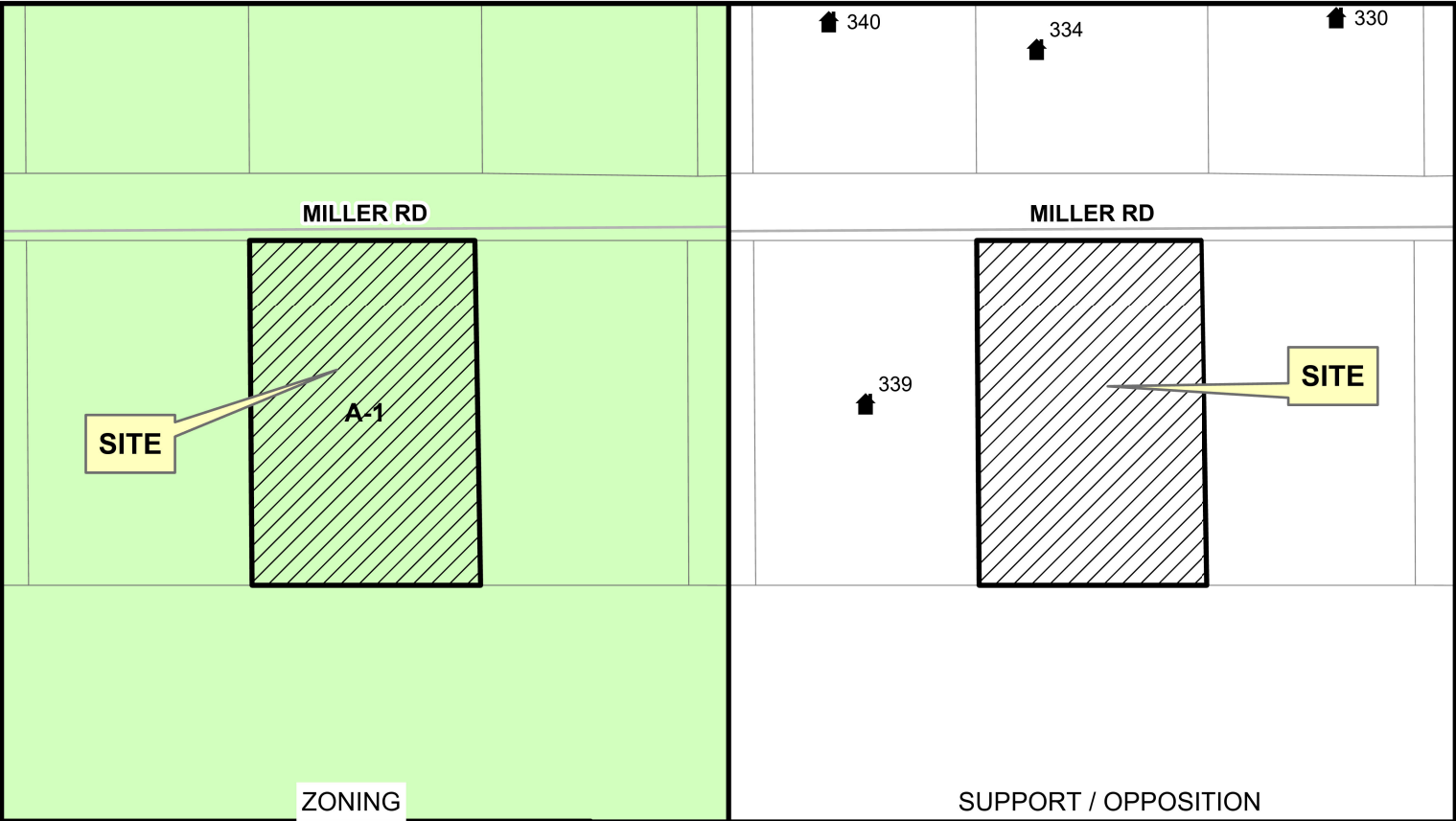
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

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

MILLER RD (LOT 2Q) VARIANCE





Kimberley Fischer
Parcel: 23-20-30-5AQ-0000-002Q

SEMINOLE COUNTY BOA
JANUARY 26, 2026

A-1

n/a

Support

Oppose



VARIANCE CRITERIA

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

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

EXISTING LOT IS 100X150 WHICH IS MUCH SMALLER THAN THE
1 ACRES LOT SIZE FOR A-1 ZONING

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

EXISTING LOT ON WELL AND SEPTIC 0.34 ACRES IN SIZE WHICH IS
LESS THAN 1 ACRE LOT TYPICAL FOR A-1 ZONING

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?

EXISTING PLATTED LOTS ON THIS STREET

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 REQUESTED VARIANCE IS THE MINIMAL NEEDED IN ORDER
TO FIT A HOUSE ON AN EXISTING LOT

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

THE REQUIRED FRONT SETBACK FOR A-Z ZONING IS 50' AND THE MINIMUM
LOT SIZE IS 1 ACRES. THIS IS AN EXISTING LOT ON 0.34 ACRES.
REQUESTING FRONT SETBACK TO BE 30' TO ACCOMMODATE
HOUSE AND SEPTIC TANK

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?

THIS IS CONSISTENT WITH THE EXISTING HOMES ALREADY IN THE
NEIGHBORHOOD AND CONSISTENT WITH ADJACENT PROPERTIES
REQUESTED AND GRANTED VARIANCES

Property Record Card



Parcel: 23-20-30-5AQ-0000-002Q
 Property Address:
 Owners: SCOTT, MARVIN G
 2026 Market Value \$34,310 Assessed Value \$20,574 Taxable Value \$20,574
 2025 Tax Bill \$337.77 Tax Savings with Non-Hx Cap \$131.56
 Vacant Residential property has a lot size of 0.37 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-20-30-5AQ-0000-002Q
Property Address	
Mailing Address	4280 MECCA HAMMOCK SANFORD, FL 32773-8416
Subdivision	EUREKA HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$34,310	\$34,310
Land Value Agriculture	\$0	\$0
Just/Market Value	\$34,310	\$34,310
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$13,736	\$15,606
P&G Adjustment	\$0	\$0
Assessed Value	\$20,574	\$18,704

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$469.33
Tax Bill Amount	\$337.77
Tax Savings with Exemptions	\$131.56

Owner(s)

Name - Ownership Type
 SCOTT, MARVIN G

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 100 FT OF W 700 FT OF S
160 FT OF LOT 2 (LESS N 20 FT)
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$20,574	\$0	\$20,574
Schools	\$34,310	\$0	\$34,310
FIRE	\$20,574	\$0	\$20,574
ROAD DISTRICT	\$20,574	\$0	\$20,574
SJWM(Saint Johns Water Management)	\$20,574	\$0	\$20,574

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2005	\$22,500	05956/1282	Improved	Yes
WARRANTY DEED	8/1/2000	\$100	03909/0844	Improved	No
WARRANTY DEED	10/1/1997	\$17,500	03321/1782	Improved	Yes
SPECIAL WARRANTY DEED	6/1/1994	\$9,800	02785/0775	Improved	No
WARRANTY DEED	8/1/1983	\$23,900	01484/0278	Improved	No
WARRANTY DEED	7/1/1982	\$16,000	01406/1875	Improved	Yes
WARRANTY DEED	5/1/1978	\$9,000	01169/0105	Improved	Yes
WARRANTY DEED	1/1/1975	\$4,500	01041/0470	Vacant	No

Land

Units	Rate	Assessed	Market
100 feet X 140 feet	\$470/Front Foot	\$34,310	\$34,310

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
02470	DEMOLISH MODULAR HOME	\$200		3/20/2014

Extra Features				
Description	Year Built	Units	Cost	Assessed

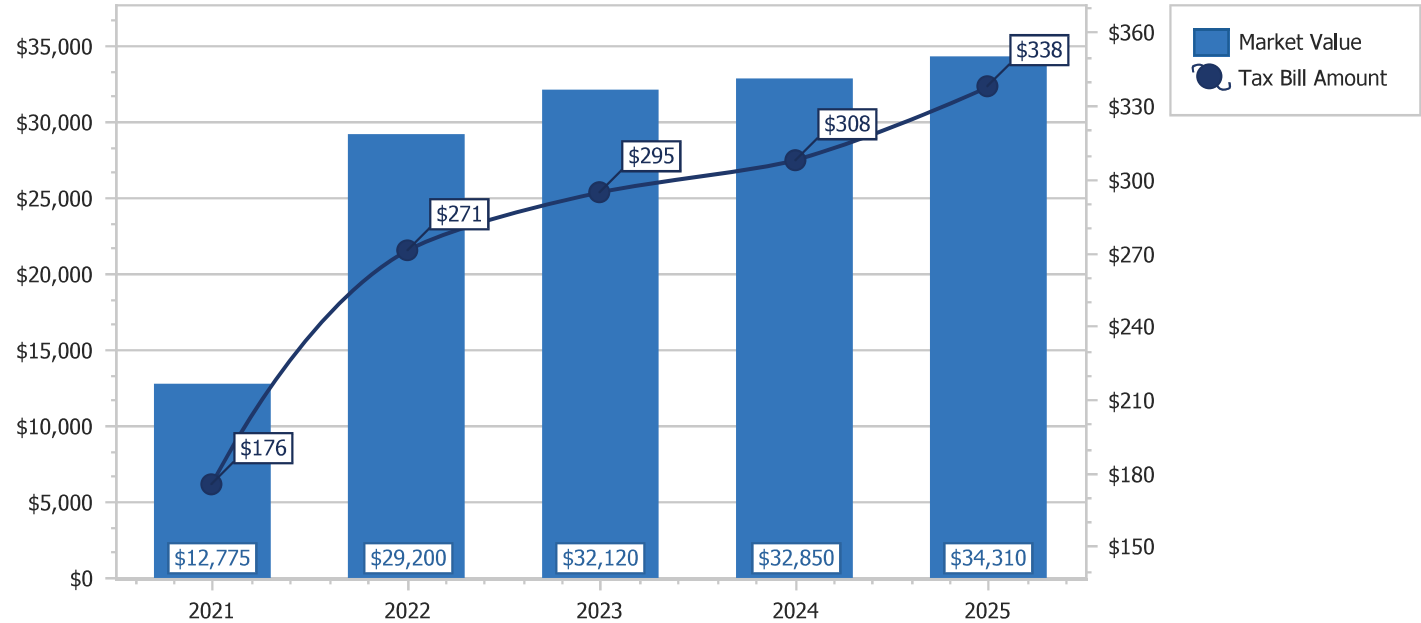
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

E 100 FT OF W 700 FT OF S 160 FT OF LOT 2 (LESS N 20 FT) EUREKA HAMMOCK
PB 1 PG 106

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

A. FINDINGS OF FACT

Property Owner: KIM FISHER
1614 WHITE DOVE DR
WINTER SPRINGS, FL 32708

Project Name: MILLER RD (LOT 2Q)

Requested Variance:

Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

E 100 FT OF W 700 FT OF S 160 FT OF LOT 2 (LESS N 20 FT) EUREKA HAMMOCK
PB 1 PG 106

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

A. FINDINGS OF FACT

Property Owner: KIM FISHER
1614 WHITE DOVE DR
WINTER SPRINGS, FL 32708

Project Name: MILLER RD (LOT 2Q)

Variance Approval:

Request for a front yard setback variance from fifty (50) feet to thirty (30) feet for a single family dwelling in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the single family dwelling (approximately 2,000 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

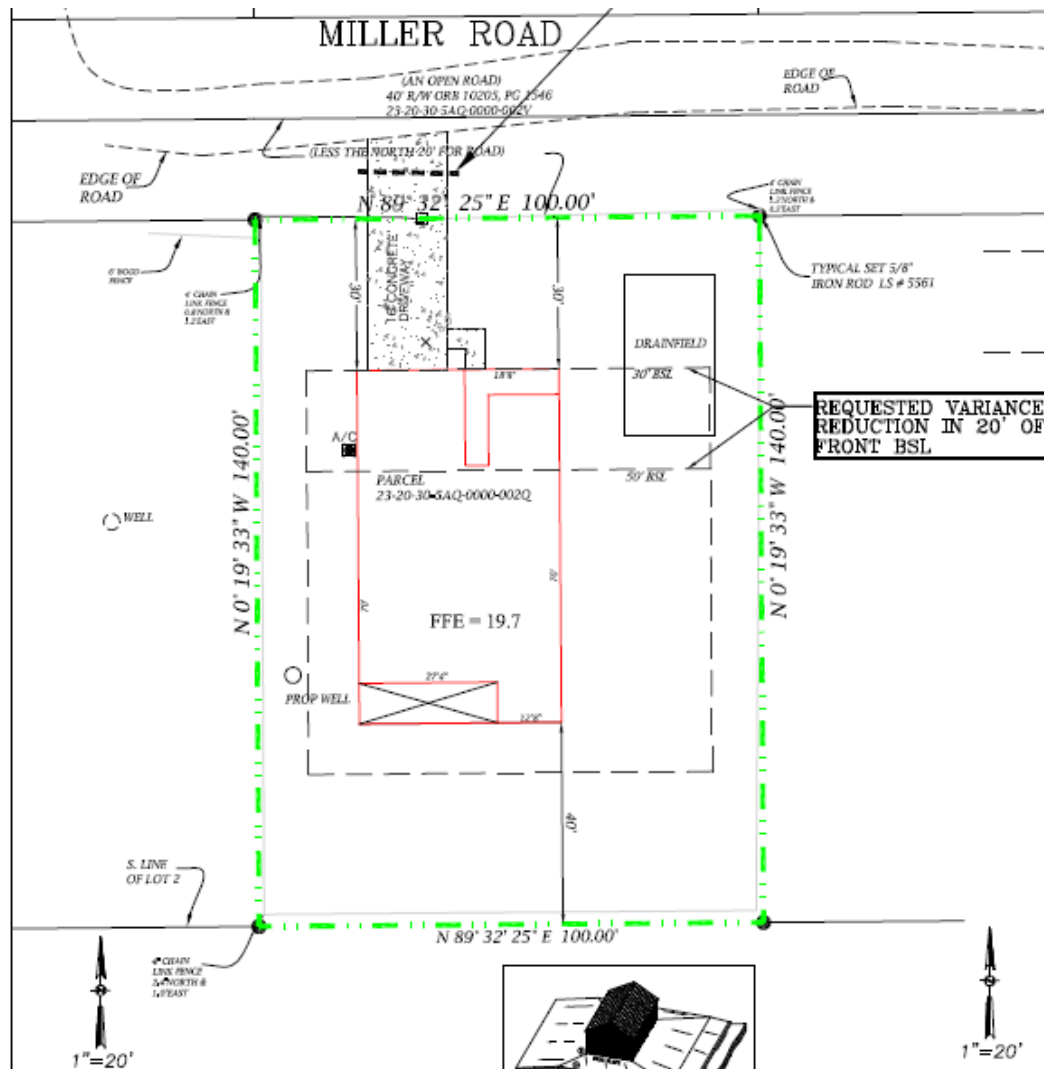
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0063

Title:

4953 Nolan Road - Request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district; BV2025-130 (Karl Strawn, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district; or
2. Approve the request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The proposed carport will be 450 square feet (18' x 25') and will encroach forty-nine (49) feet into the required front yard setback.
- The applicant applied for the appropriate building permit (25-16111). It was determined at that time that a variance would be required.
- The request is for a variance to Section 30.6.1.4 of the Seminole County Land Development Code, which states that accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.

- 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.

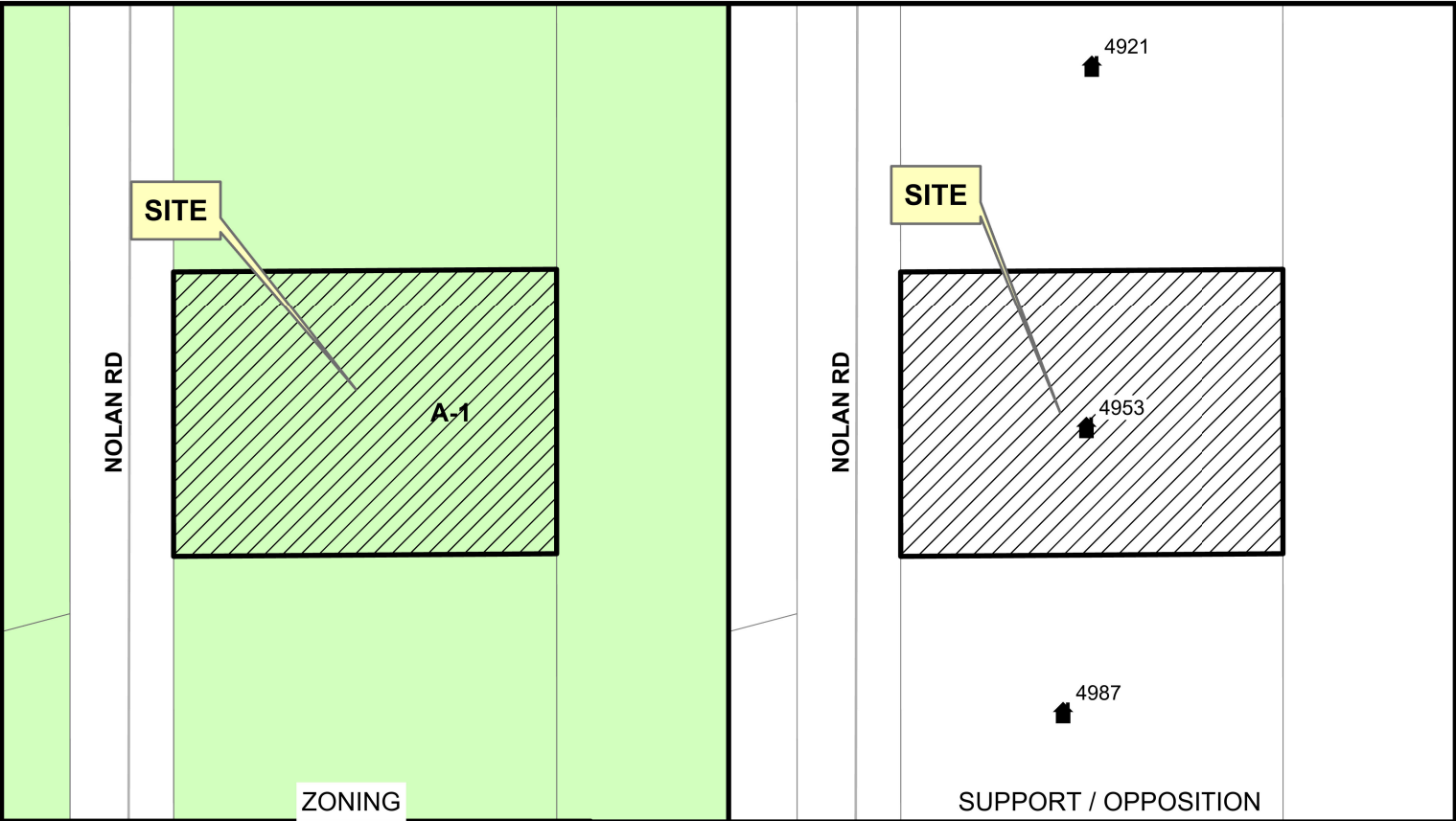
Staff Recommendation:

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

[illegible]



Karl & Tammy Strawn
4953 Nolan Rd
Sanford FL 32773

SEMINOLE COUNTY BOA
JANUARY 26, 2026

Legend:

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



VARIANCE CRITERIA

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

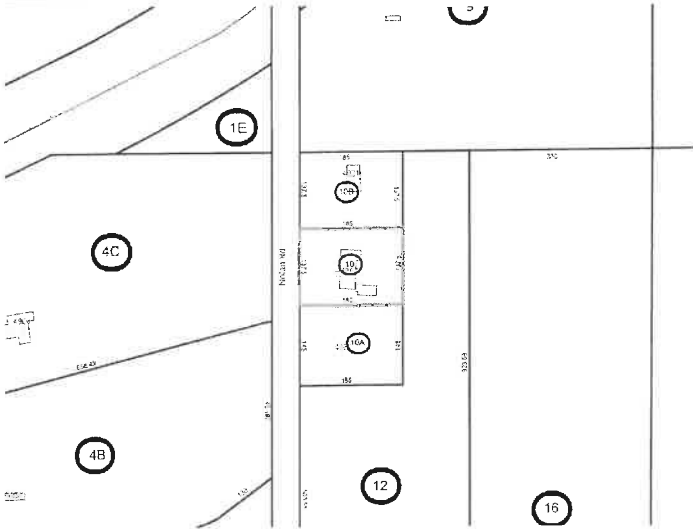
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
1 1/2 ACRES WAS SPLIT BY GRANDPARENTS IN MID 70'S INTO (3) 1/2 ACRE LOTS, MAKING THE 100' SETBACK UNABLE TO BE MET. SEE SURVEY SUBMITTED WITH PLANS FOR REFERENCE.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
GRANDPARENTS SPLIT THE PROPERTY IN THE MID 70'S, MY PARENTS MOVED TO THE PROPERTY IN 1974, PROPERTY BECAME MINE IN 1999.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
IT WOULD NOT GIVE ME ANY SPECIAL PRIVILEGES BECAUSE OF THE RURAL NATURE OF MY PROPERTY AND THE SURROUNDING PROPERTIES THAT HAVE METAL CARPORTS.
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?
IT WOULD DEPRIVE ME OF SAFELY STORING MY RV FROM THE ELEMENTS AND CAUSING DEPRECIATION OF SAID RV.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
THE REQUESTED VARIANCE WOULD ALLOW ME TO PROTECT MY PERSONAL PROPERTY (RV) FROM THE ELEMENTS.
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?
OTHER CARPORT COVERS HAVE BEEN ALLOWED BY A VARIANCE IN SUNLAND ESTATES THAT ARE CLOSE TO THE ROAD. MY RV COVER IS PARTIALLY HIDDEN FROM VIEW ON A RURAL ROAD.

Property Record Card



Parcel: 24-20-30-300-0100-0000
 Property Address: 4953 NOLAN RD SANFORD, FL 32773
 Owners: STRAWN, KARL A; STRAWN, TAMMY M
 2026 Market Value \$285,755 Assessed Value \$203,478 Taxable Value \$152,756
 2025 Tax Bill \$2,146.12 Tax Savings with Exemptions \$1,780.22
 The 3 Bed/2 Bath Single Family property is 2,112 SF and a lot size of 0.58 Acres

Parcel Location



Site View



24203030001000000 02/12/2025

Parcel Information

Parcel	24-20-30-300-0100-0000
Property Address	4953 NOLAN RD SANFORD, FL 32773
Mailing Address	4953 NOLAN RD SANFORD, FL 32773-6425
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$240,940	\$242,224
Depreciated Other Features	\$925	\$920
Land Value (Market)	\$43,890	\$43,890
Land Value Agriculture	\$0	\$0
Just/Market Value	\$285,755	\$287,034
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$82,277	\$89,291
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$203,478	\$197,743

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,926.34
Tax Bill Amount	\$2,146.12
Tax Savings with Exemptions	\$1,780.22

Owner(s)

Name - Ownership Type

STRAWN, KARL A - Tenancy by Entirety
 STRAWN, TAMMY M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 24 TWP 20S RGE 30E S 137.5 FT OF N 275
FT OF W 210 FT OF SW 1/4 OF NW 1/4 (LESS W
25 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$203,478	\$50,722	\$152,756
Schools	\$203,478	\$25,000	\$178,478
FIRE	\$203,478	\$50,722	\$152,756
ROAD DISTRICT	\$203,478	\$50,722	\$152,756
SJWM(Saint Johns Water Management)	\$203,478	\$50,722	\$152,756

Sales

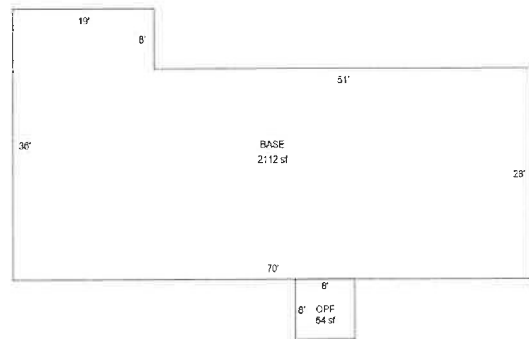
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1999	\$32,600	03769/1821	Improved	Yes
WARRANTY DEED	11/1/1995	\$30,000	02998/1843	Improved	No
WARRANTY DEED	7/1/1991	\$14,700	02318/1302	Improved	No
QUIT CLAIM DEED	1/1/1975	\$100	01065/0480	Improved	No

Land

Units	Rate	Assessed	Market
0.57 Acres	\$77,000/Acre	\$43,890	\$43,890

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2006
Bed	3
Bath	2.0
Fixtures	8
Base Area (ft ²)	2112
Total Area (ft ²)	2176
Constuction	SIDING GRADE 3
Replacement Cost	\$200,783
Assessed	\$186,728

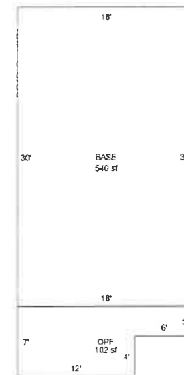


Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	64

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	2019
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	540
Total Area (ft ²)	642
Constuction	SIDING GRADE 3
Replacement Cost	\$55,889
Assessed	\$54,212



Building 2

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	102

Permits				
Permit #	Description	Value	CO Date	Permit Date
12510	4953 NOLAN RD: SHED/BARN RESIDENTIAL-SHED	\$2,400		8/20/2021
04773	ADDITION	\$62,616		5/4/2015
08220	INC	\$131,498	8/23/2006	8/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	2022	1	\$1,000	\$925

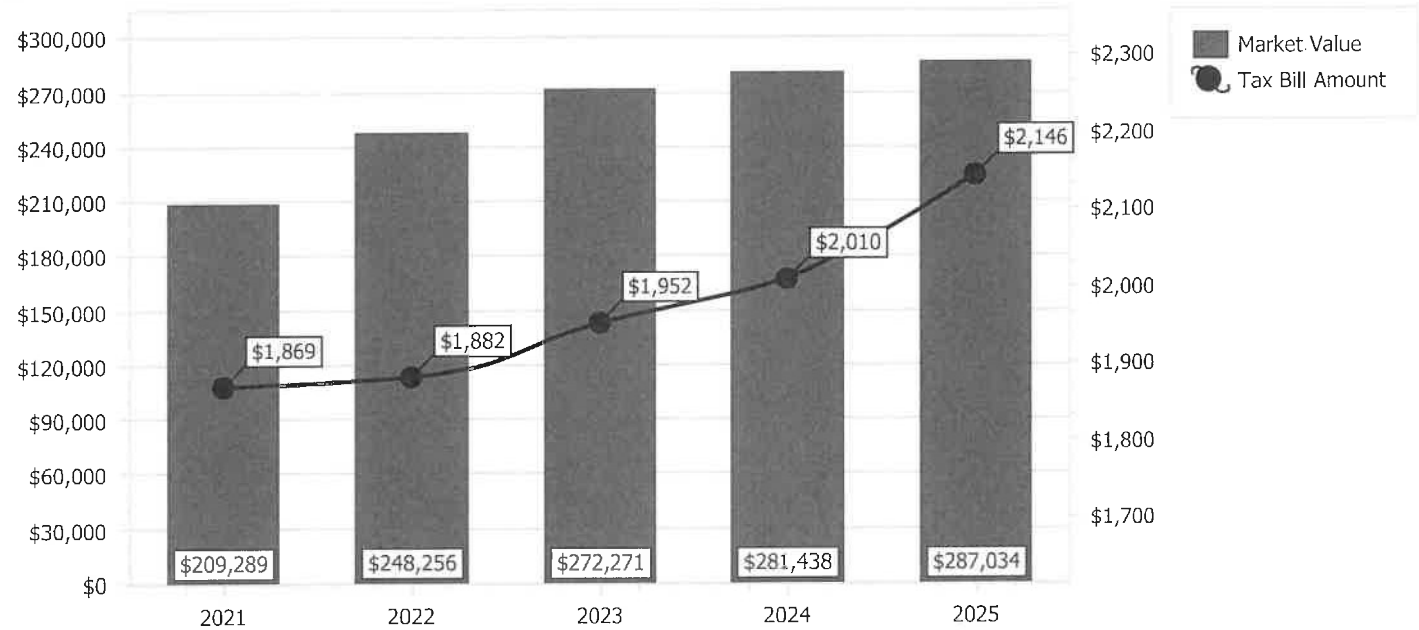
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/Rlm1zimt/

Delivery Zip Code: 32773



Front



Right

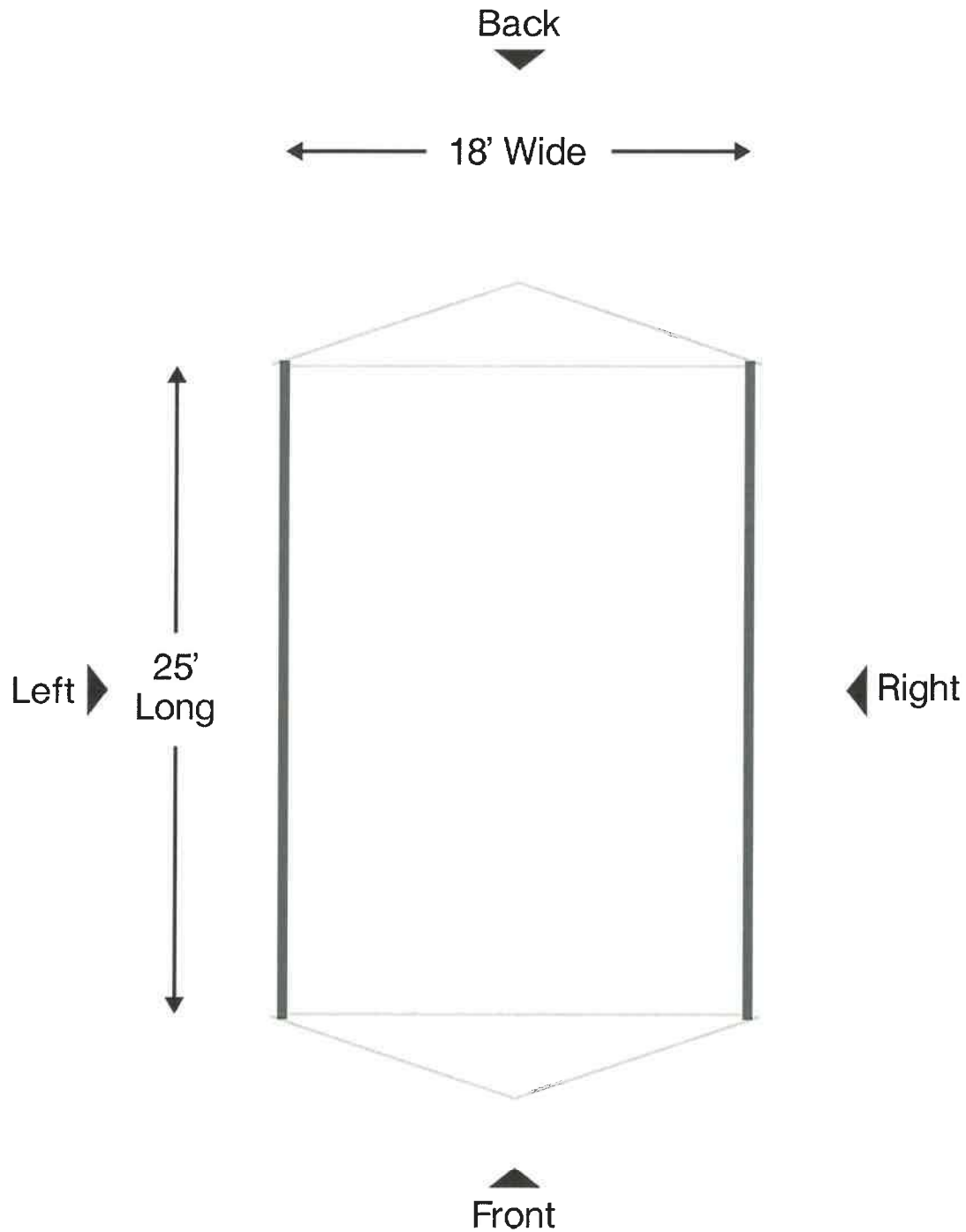


Back



Left

Edit or Buy Your Design: alansfactoryoutlet.com/design/Rlm1zimt/



Floor Plan

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 20S RGE 30E S 137.5 FT OF N 275 FT OF W 210 FT OF SW 1/4 OF
NW 1/4 (LESS W 25 FT FOR RD)

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

A. FINDINGS OF FACT

Property Owner: KARL STRAWN
4953 NOLAN RD
SANFORD, FL 32773

Project Name: NOLAN RD (4953)

Requested Variance:

Request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 24 TWP 20S RGE 30E S 137.5 FT OF N 275 FT OF W 210 FT OF SW 1/4 OF
NW 1/4 (LESS W 25 FT FOR RD)

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

A. FINDINGS OF FACT

Property Owner: KARL STRAWN
4953 NOLAN RD
SANFORD, FL 32773

Project Name: NOLAN RD (4953)

Variance Approval:

Request for a front yard setback variance from (100) feet to fifty (50) feet for a detached carport in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached carport (18' x 25') 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

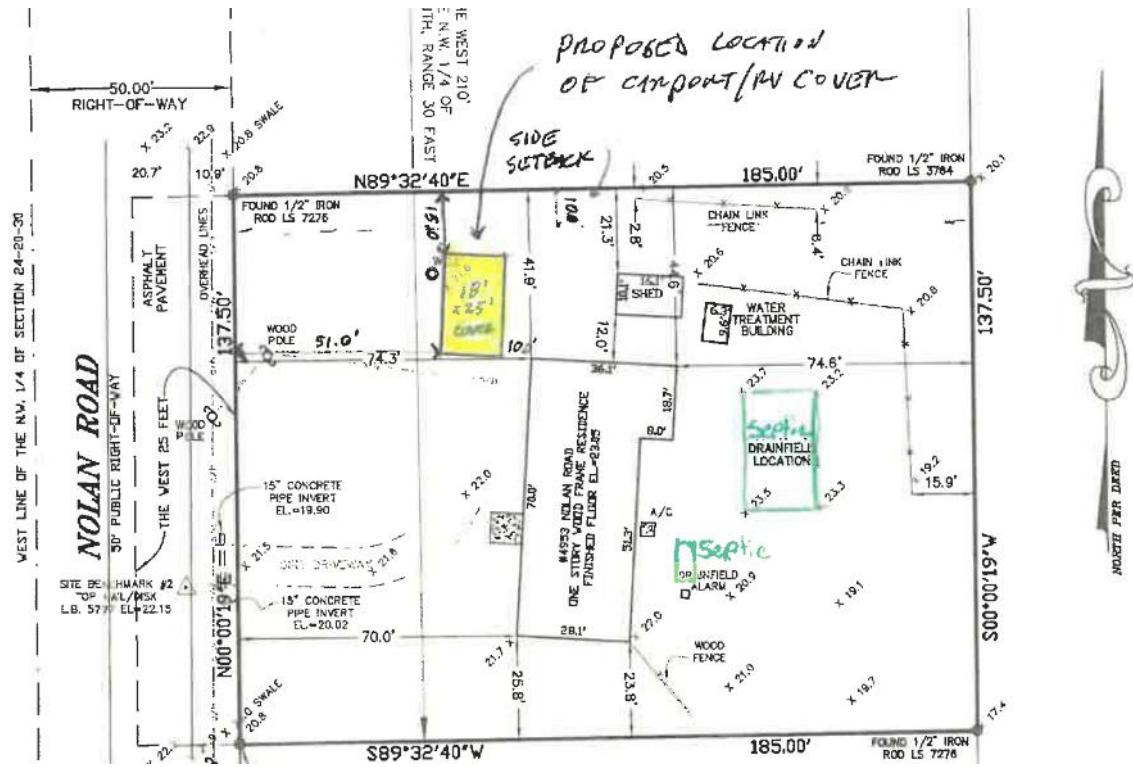
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 February, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0058

Title:

3571 N. CR 426 - Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district; BV2025-133 (Juana Olazabal, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district; or
2. Approve the request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district; or
3. Continue the request to a time and date certain.

Background:

- The proposed storage and produce stand will be 2,275 square feet (35' x 65') and will encroach forty (40) feet into the required south side yard setback, and the front yard setback
- The request is for a variance to Section 30.7.3 of the Seminole County Land Development Code, which states that the side yard setback for structures accessory to the residence for this zoning district is ten (10) feet.

- The request is for a variance to Section 30.7.3 of the Seminole County Land Development Code, which states:
 - (2) Setback shall be equal to or greater than the main residence unless setback is equal to or greater than 100 feet.
 - (3) Barns and structures for livestock and structures for agricultural use shall have a minimum fifty (50) foot front, side and rear yard setbacks and be distanced a minimum of 100 feet from any residential structure on an adjacent lot or parcel.
- On December 2, 2024, the following variances were approved:
 - (1) a side yard (north) setback variance from ten (10) feet to eight (8) feet for a shed; and
 - (2) a side yard (north) setback variance from fifty (50) feet to twenty-six and one-half (26½) feet for a carport; and
 - (3) a side street (south) setback variance from fifty (50) feet to twenty-two (22) feet; and
 - (4) a front yard setback variance from (100) feet to forty-seven and one-half (47½) feet for a gazebo.

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:

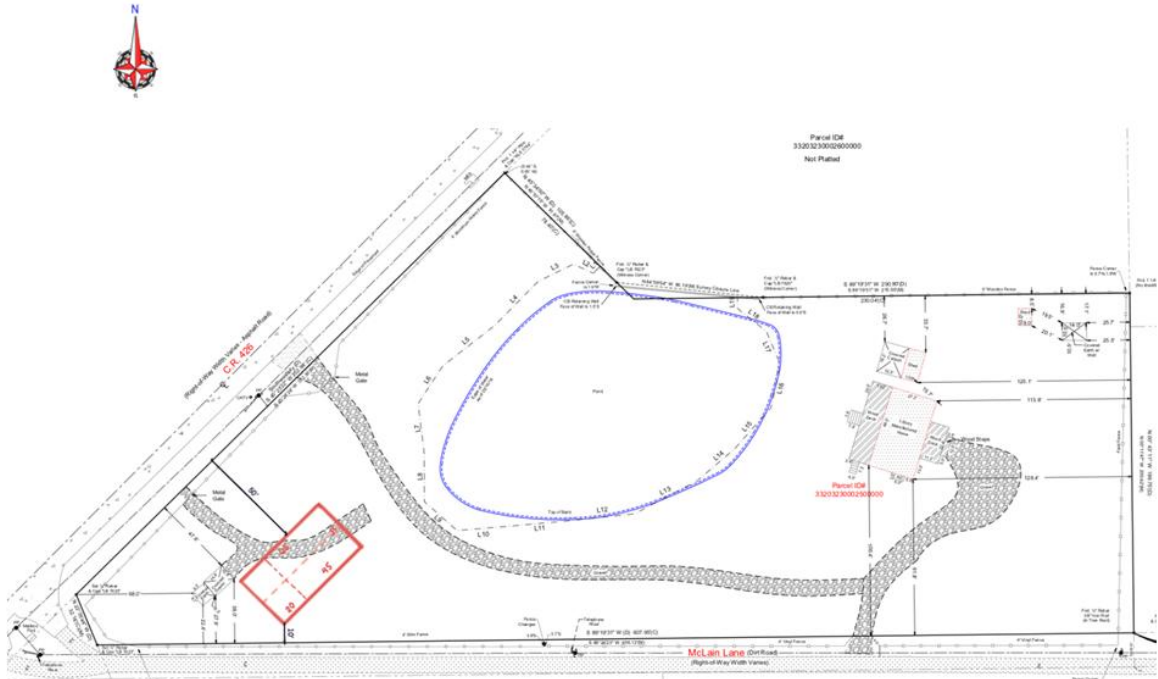
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

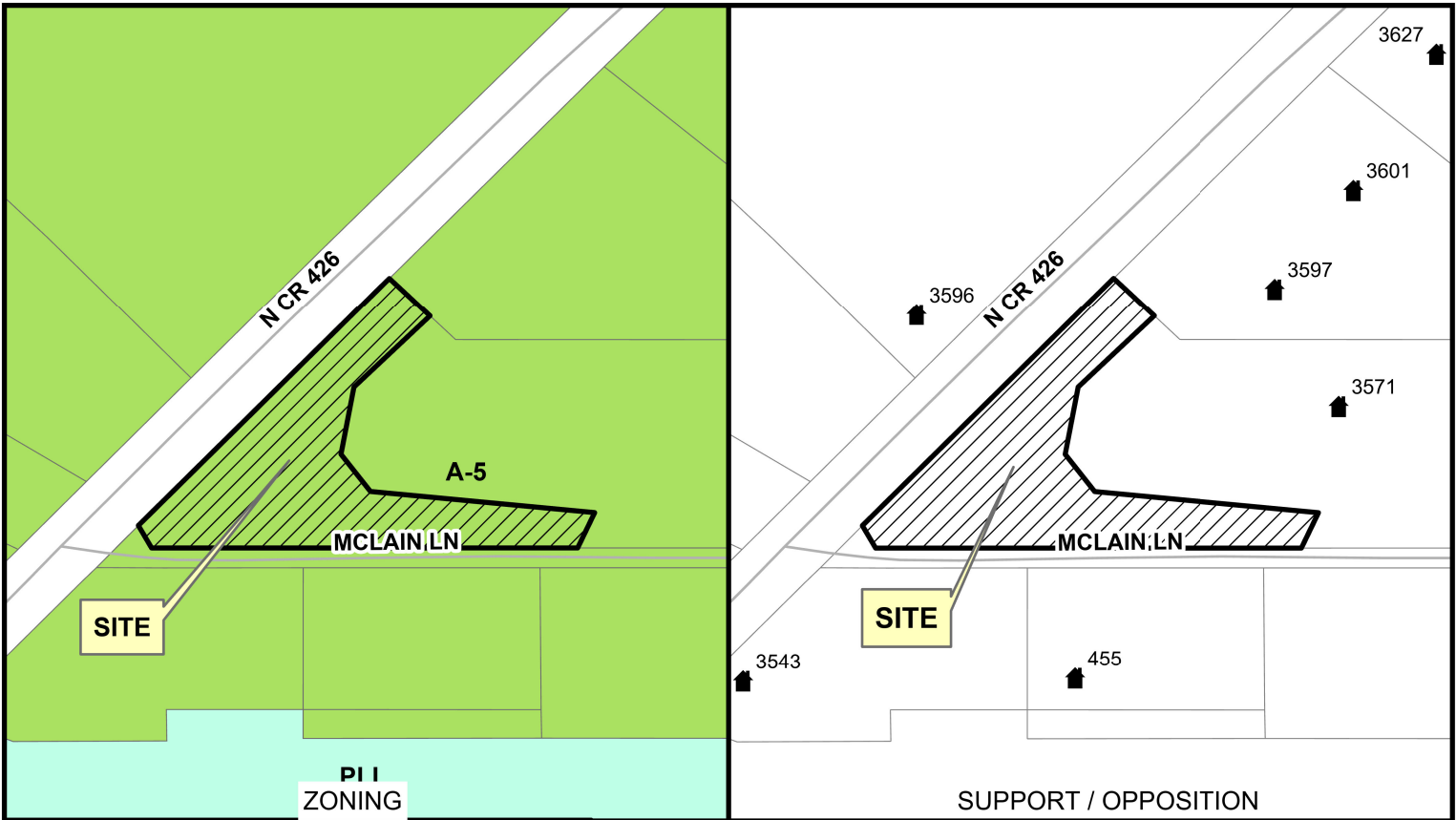
Staff Recommendation:

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 storage and produce stand 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.

3571 N CR 426 VARIANCES



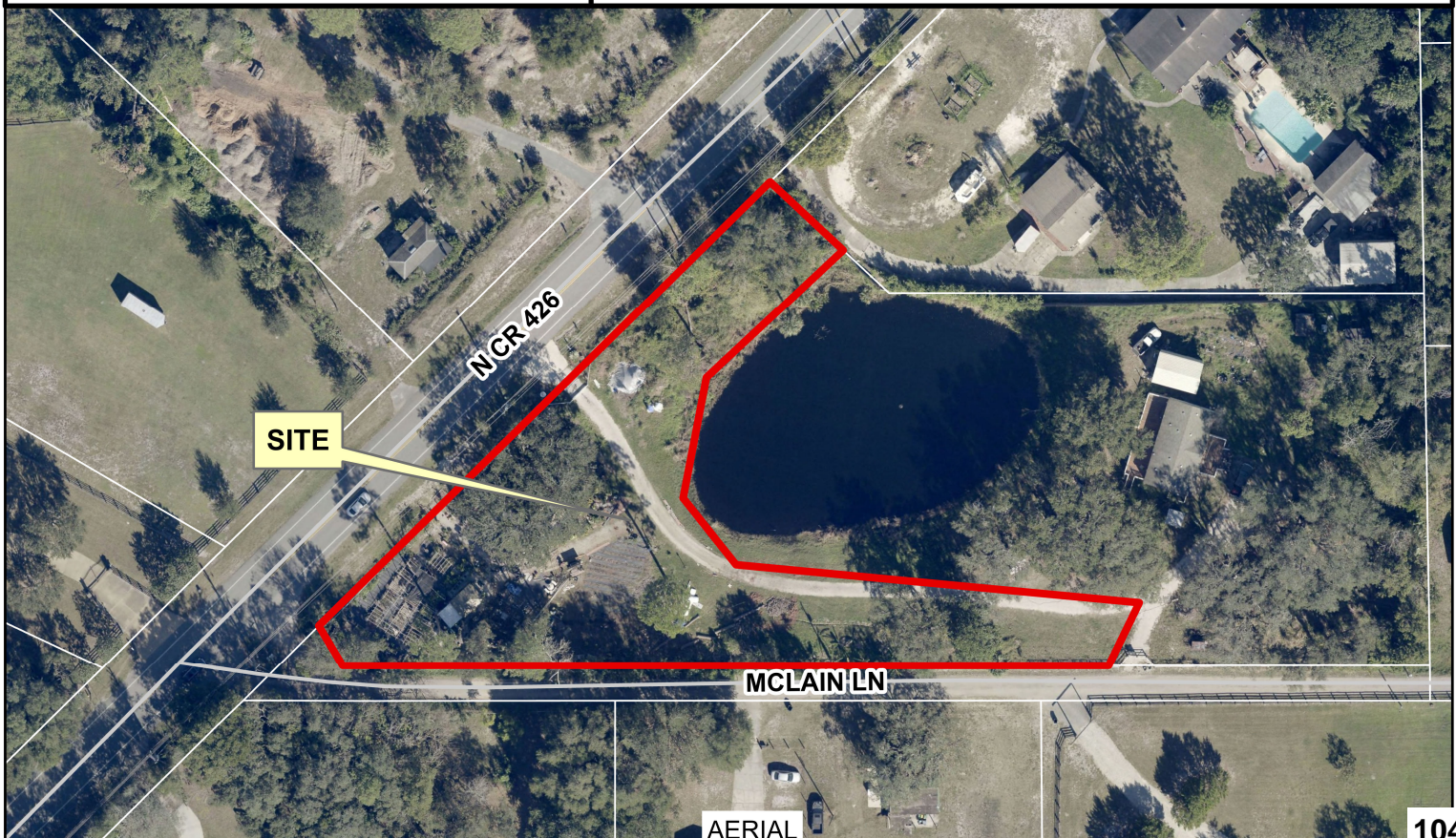


Juan & Juana Olazabal & Maria Vega
Parcel: 33-20-32-300-025D-0000

SEMINOLE COUNTY BOA
JANUARY 26, 2026

A-5
PLI

n/a
Support
Oppose



VARIANCE CRITERIA

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

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

My property is an active agricultural nursery with an approved Agricultural exemption, and the land already has established crop rows, plants, irrigation system, wells and working areas. These agricultural conditions make my property different from typical lots.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
the need for the variance is due to the existing agricultural layout and infrastructure required for my nursery operation - none of which I created to justify my request. These conditions existed as part of maintaining my ag exempt agricultural use.

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

Granting the variance does not give me any special privilege. It simply allows me to place a barn for agricultural purposes necessary for my nursery needs just as other ag exempt properties are allowed to support their agricultural operations.

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?

Strictly following the zoning rules would prevent me from placing the barn in a location that avoids damaging crops and irrigation, there is also a existing pond (very big) in the middle with fish in it. This would interfere with my ability to operate the nursery under my ag exemption.

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

This is the only location where the barn can be placed due to the layout of plants, crops, extensive irrigation lines, and a large pond that limits placement. The request is the smallest variance possible to allow reasonable agricultural use while avoiding damage to existing agricultural areas.

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?

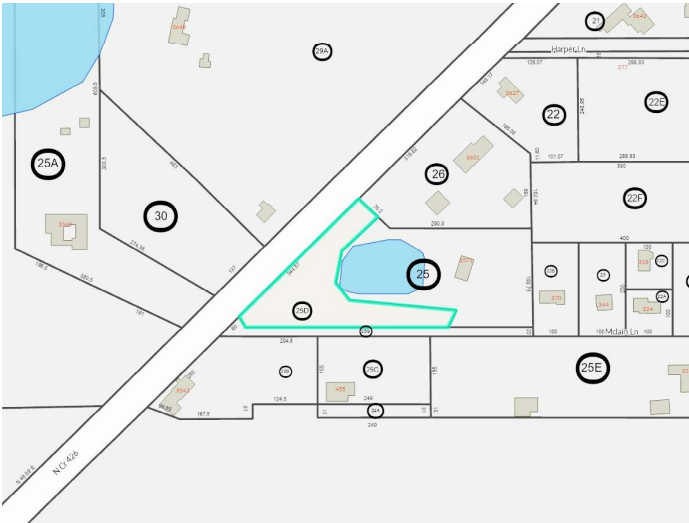
Granting this variance directly supports the agricultural purpose of my property, which already holds an ag exemption and operates as a working nursery. The barn is essential for storing agricultural materials, protecting and storing equipment, packaging materials, produce and fruit harvested from our farm (activities fully consistent with the intent of the zoning district). The structure will not create any negative impact. Approving this variance allows the land to be used exactly as intended under 105 agricultural zoning, supports local fruit and produce production, and maintains rural

Property Record Card



Parcel: 33-20-32-300-025D-0000
 Property Address:
 Owners: OLAZABAL-SEGOVIA, JUAN G; VEGA-GUIZADO, MARIA M;
 OLAZABAL VEGA, JUANA M
 2026 Market Value \$124,125 Assessed Value \$650 Taxable Value \$650
 2025 Tax Bill \$7.02 Tax Savings with Exemptions \$1,333.95
 Ornaments - Parcel Has An Admin Hx Cut-Out property has a lot size of 0.99 Acres

Parcel Location



Site View

Parcel Information

Parcel	33-20-32-300-025D-0000
Property Address	
Mailing Address	3571 N COUNTY ROAD 426 GENEVA, FL 32732-9766
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	6901:Ornaments - Parcel Has An Admin Hx Cut-Out
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 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)	\$124,125	\$124,125
Land Value Agriculture	\$650	\$650
Just/Market Value	\$124,125	\$124,125
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	\$650	\$650

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,340.97
Tax Bill Amount	\$7.02
Tax Savings with Exemptions	\$1,333.95

Owner(s)

Name - Ownership Type

OLAZABAL-SEGOVIA, JUAN G - Tenancy by Entirety :25
 VEGA-GUIZADO, MARIA M - Tenancy by Entirety :25
 OLAZABAL VEGA, JUANA M - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 20S RGE 32E
 BEG 176.9 FT N & 400 FT W
 OF SE COR OF NW 1/4 OF NE
 1/4 RUN N 199.75 FT W
 290.9 FT N 45 DEG 34 MIN W
 TO RD SWLY ALONG RD 344.57 FT S 22 DEG 35
 MIN 46 SEC E TO A PT W OF BEG E TO BEG
 (LESS 1.69 ACRE HOMESTEAD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$650	\$0	\$650
Schools	\$650	\$0	\$650
SJWM(Saint Johns Water Management)	\$650	\$0	\$650

Sales

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

Land

Units	Rate	Assessed	Market
0.99 Acres	\$125,000/Acre Market, \$655/Acre AG	\$650	\$124,125

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

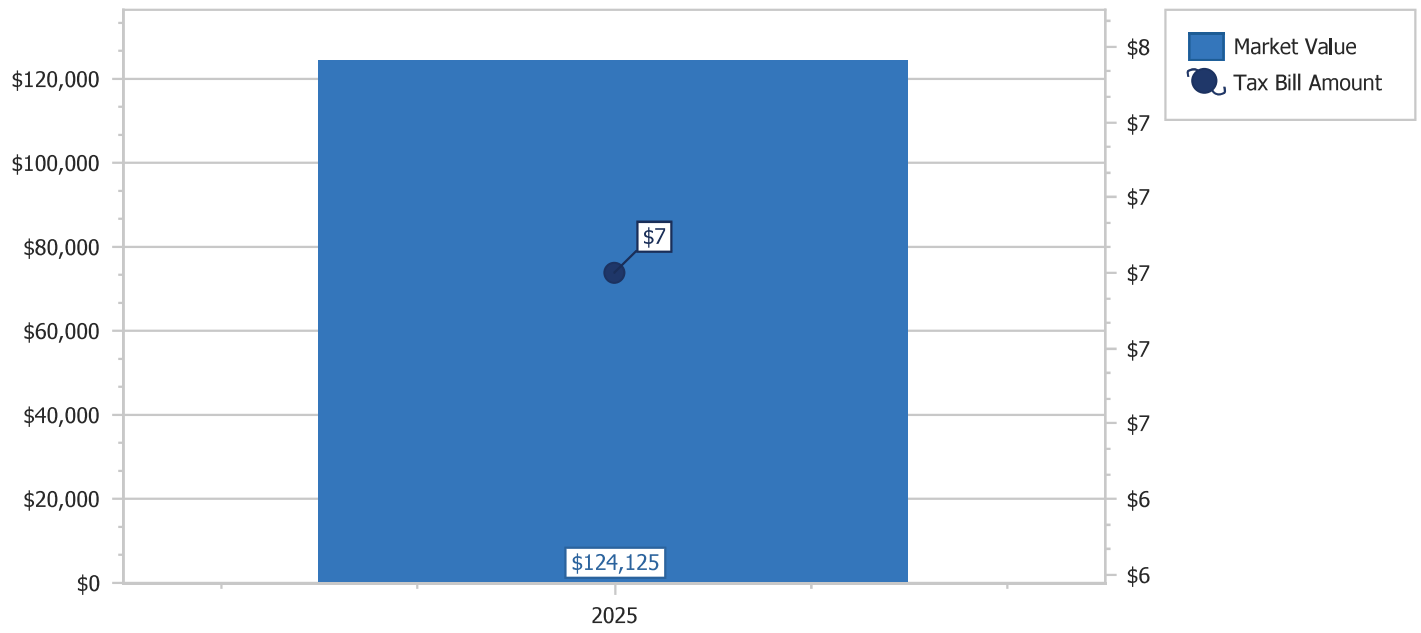
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

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 73

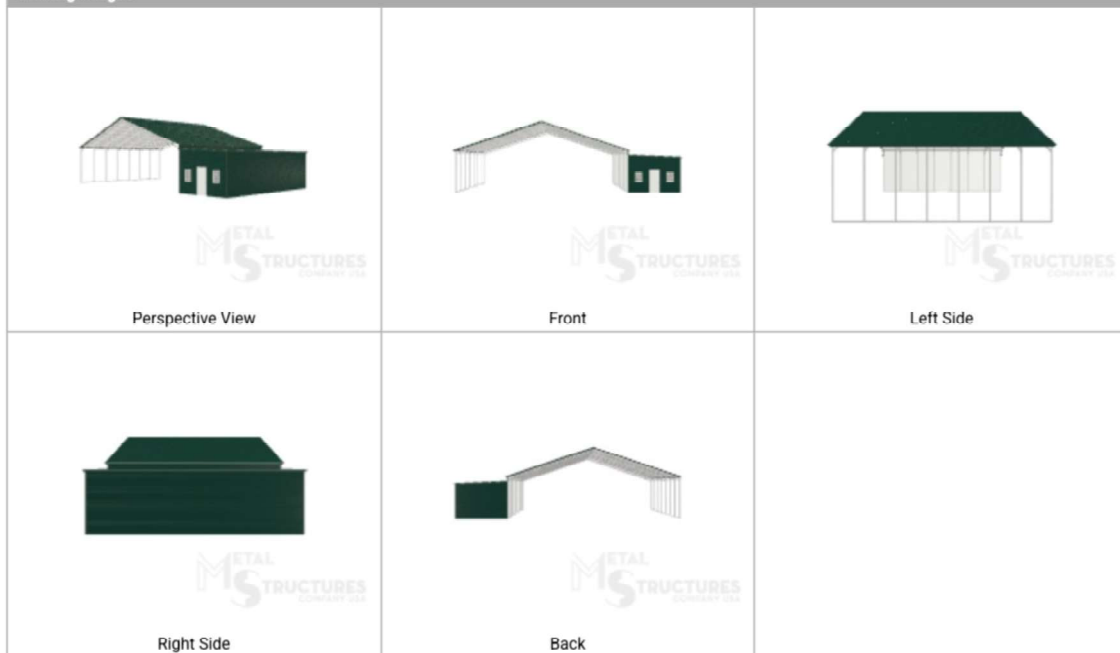
School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 424
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



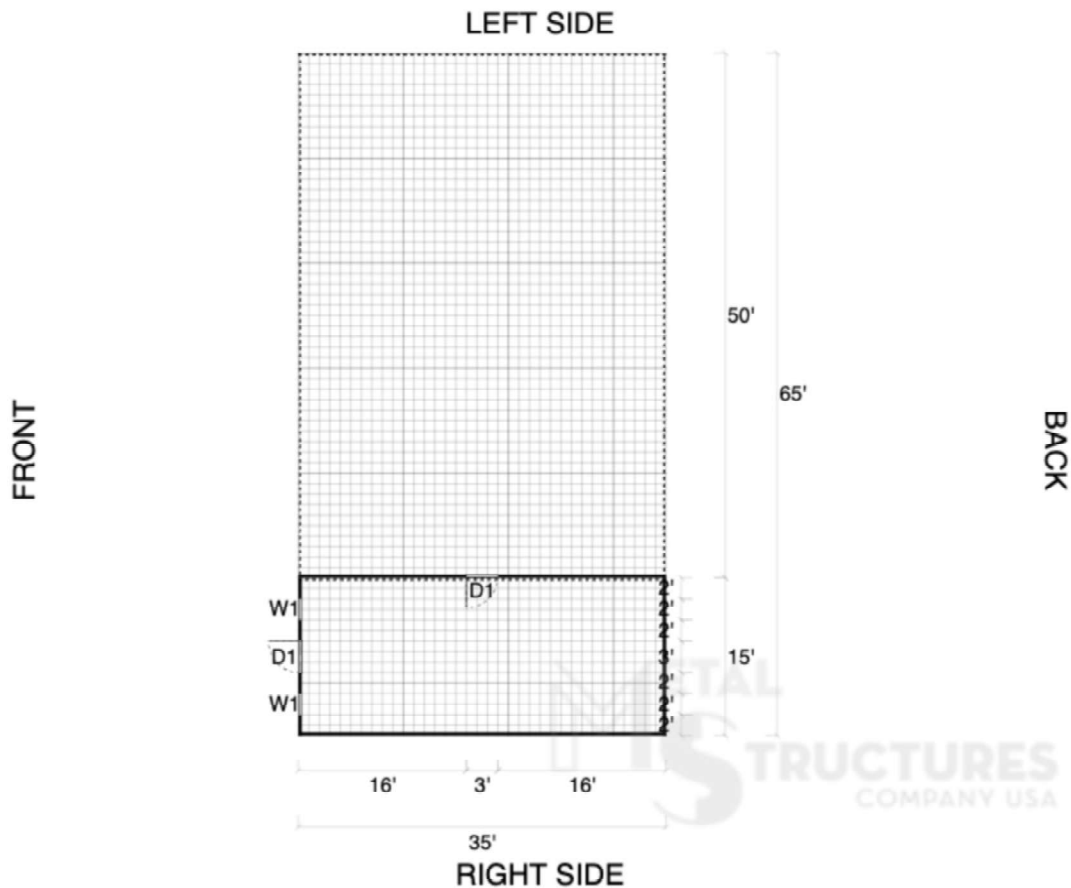
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#1764620813395072

<https://carports.mesc-usa.com>

1/4



SYMBOL LEGEND

	D1 Walk-In Door (36x80)		W1 24W x 36H Window
	Closed Wall		Open Wall

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 20S RGE 32E BEG 176.9 FT N & 400 FT W OF SE COR OF NW 1/4 OF NE 1/4 RUN N 199.75 FT W 290.9 FT N 45 DEG 34 MIN W TO RD SWLY ALONG RD 344.57 FT S 22 DEG 35 MIN 46 SEC E TO A PT W OF BEG E TO BEG (LESS 1.69 ACRE HOMESTEAD)

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

A. FINDINGS OF FACT

Property Owner: JUANA OLAZABAL
3571 N CR 426
GENEVA, FL 32732

Project Name: N CR 426 (3571)

Requested Variance:

Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a storage and produce stand within the required side yard and front 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 February, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 20S RGE 32E BEG 176.9 FT N & 400 FT W OF SE COR OF NW 1/4 OF NE 1/4 RUN N 199.75 FT W 290.9 FT N 45 DEG 34 MIN W TO RD SWLY ALONG RD 344.57 FT S 22 DEG 35 MIN 46 SEC E TO A PT W OF BEG E TO BEG (LESS 1.69 ACRE HOMESTEAD)

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

A. FINDINGS OF FACT

Property Owner: JUANA OLAZABAL
3571 N CR 426
GENEVA, FL 32732

Project Name: N CR 426 (3571)

Variance Approval:

Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the storage and produce stand (2,275 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

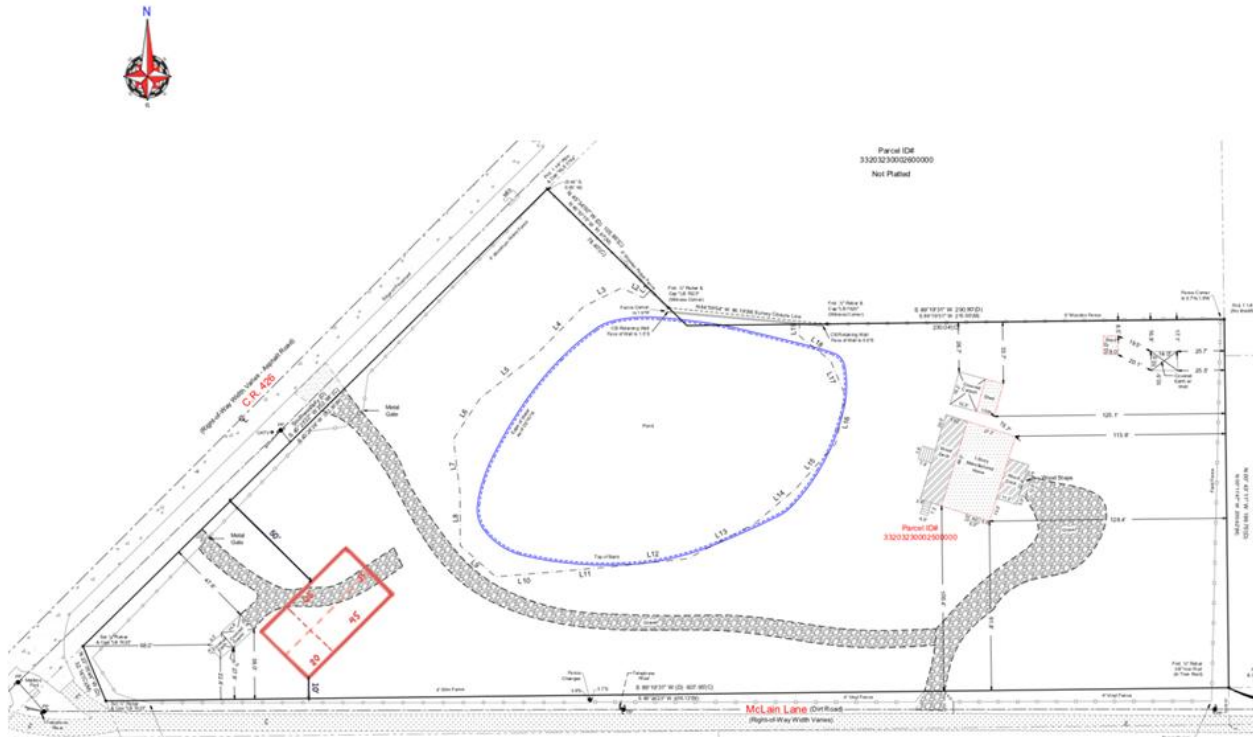
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0062

Title:

1731 Perch Lane - Request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; BV2025-141 (Joseph P Hudson, 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 south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock 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 St. Johns River Estates subdivision.
- The proposed boat dock will be 480 square feet (20' x 24') and will encroach six and one-half (6½) feet into the required south side yard setback.
- A letter of support was received from the neighbor located at 4460 Canal Drive.
- 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:

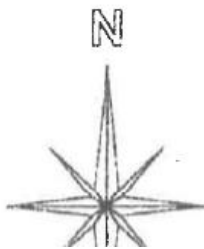
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

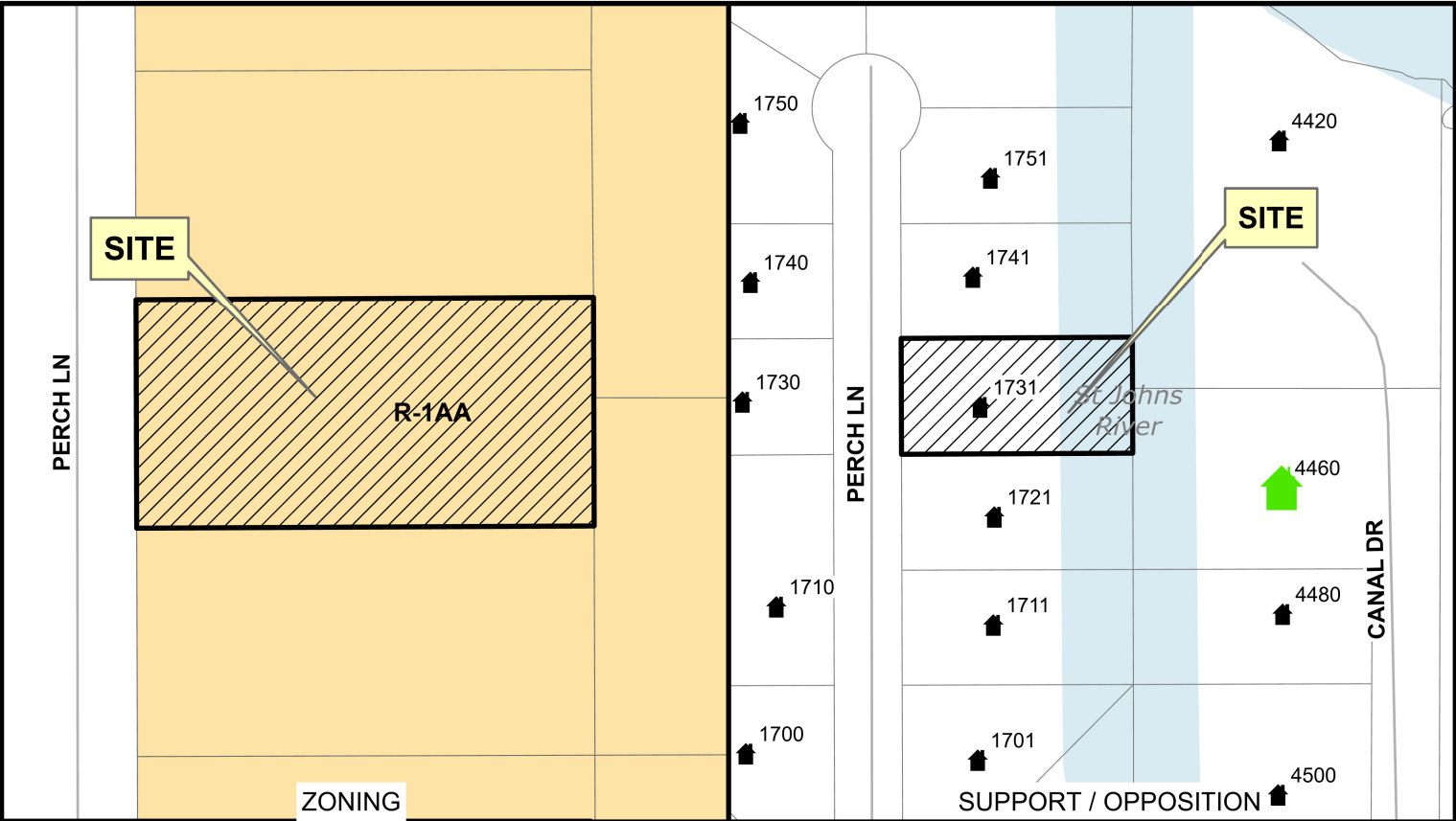
Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

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

[illegible]

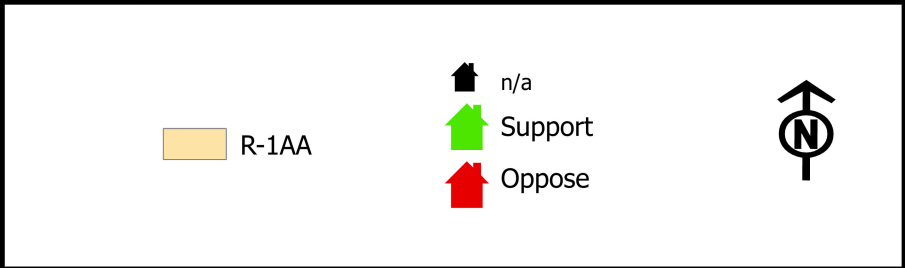
2.61' NHWL





Joseph Hudson Living Trust
1731 Perch Ln
Sanford FL 32771

SEMINOLE COUNTY BOA
JANUARY 26, 2026



VARIANCE CRITERIA

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

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

This 20' x 24' area is recessed into my backyard. Within this area is a pre-existing seawall with 2 sidewalls and a rear wall, aka a boat port. The walls are constructed of concrete blocks and extend approximately 10ft above the normal water level. I wish to build a boat house with boat lifts within this area.

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

This property is on a canal to the St Johns River. The above described boat port was built by a previous owner.

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?

There are 3 canals in this subdivision, St Johns River Estates. Property owners live along both sides of each canal. There are numerous homes with boat houses. The area I wish to put my boat house is a pre-existing boat port intended to contain a boat 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?

It would prohibit the full use of an area originally carved out of the back of the building lot and a costly boat port constructed in the recessed area specifically for a boat house.

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 be utilizing a pre-existing area originally built for the purpose of a boat house. To not utilize the boat port would be a costly waste of an existing building and cause the homeowner to instead build the boat house in the canal.

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?

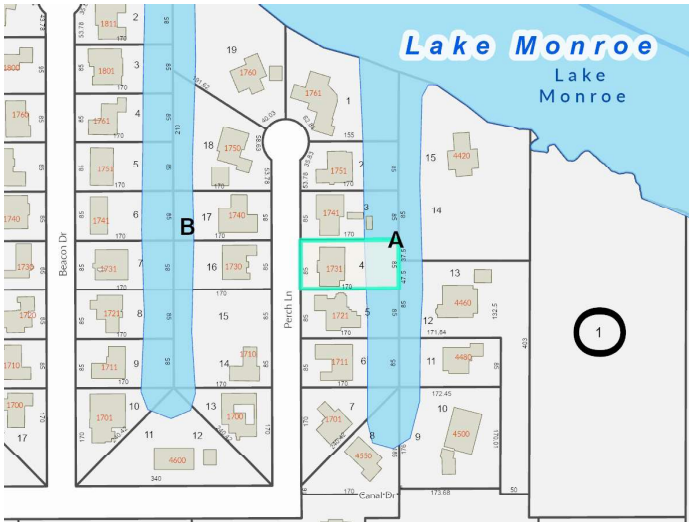
It would be in complete harmony as this is a water front boating community.

Property Record Card



Parcel: 17-19-30-501-0A00-0040
Property Address: 1731 PERCH LN SANFORD, FL 32771
Owners: JOSEPH P HUDSON LIVING TRUST
 2026 Market Value \$369,875 Assessed Value \$191,307 Taxable Value \$140,585
 2025 Tax Bill \$1,984.32 Tax Savings with Exemptions \$3,096.81
 The 3 Bed/2 Bath Single Family Waterfront property is 1,596 SF and a lot size of 0.33 Acres

Parcel Location



Site View



1719305010A000040 05/04/2023

Parcel Information

Parcel	17-19-30-501-0A00-0040
Property Address	1731 PERCH LN SANFORD, FL 32771
Mailing Address	1731 PERCH LN SANFORD, FL 32771-9725
Subdivision	ST JOHNS RIVER ESTATES
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2001)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$215,975	\$218,855
Depreciated Other Features	\$3,900	\$2,600
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$369,875	\$371,455
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$178,568	\$185,540
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$191,307	\$185,915

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,081.13
Tax Bill Amount	\$1,984.32
Tax Savings with Exemptions	\$3,096.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

JOSEPH P HUDSON LIVING TRUST

Legal Description

LOT 4 BLK A ST JOHNS RIVER ESTATES PB 13 PG
54

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$191,307	\$50,722	\$140,585
Schools	\$191,307	\$25,000	\$166,307
FIRE	\$191,307	\$50,722	\$140,585
ROAD DISTRICT	\$191,307	\$50,722	\$140,585
SJWM(Saint Johns Water Management)	\$191,307	\$50,722	\$140,585

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	10/1/2018	\$100	09227/0948	Improved	No
WARRANTY DEED	1/1/2000	\$156,100	03796/1569	Improved	Yes
QUIT CLAIM DEED	1/1/2000	\$100	03796/1567	Improved	No
QUIT CLAIM DEED	3/1/1993	\$100	02562/0195	Improved	No
ARTICLES OF AGREEMENT	1/1/1974	\$48,000	01030/1610	Improved	Yes

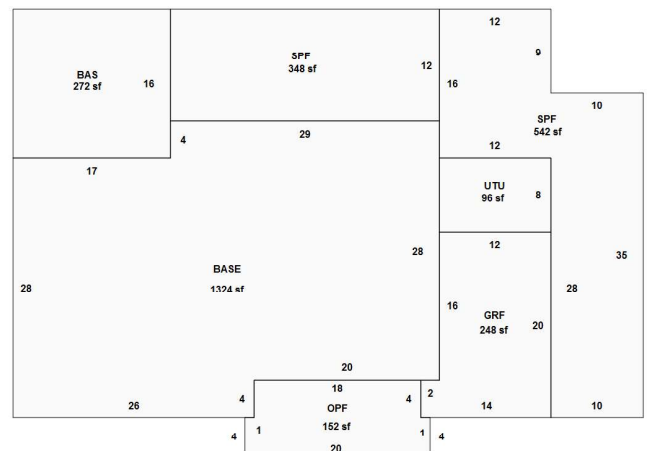
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1960/1980
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1324
Total Area (ft ²)	2982
Constuction	CONC BLOCK
Replacement Cost	\$287,967
Assessed	\$215,975

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	272
GARAGE FINISHED	248
OPEN PORCH FINISHED	152
SCREEN PORCH FINISHED	542
SCREEN PORCH FINISHED	348
UTILITY UNFINISHED	96

Permits				
Permit #	Description	Value	CO Date	Permit Date
05098	1731 PERCH LN: RES ADDITION TO EXISTING STRUCTURE-addition to SFR (OWNER BUILDER - NEED PLANS) [ST JOHNS RIVER ESTATES] - NO INSPECTIONS AS OF 10/1/25	\$8,000		2/6/2024
14828	A/C CHANGEOUT WITH ELECTRIC WORK	\$2,900		8/3/2005
16705	ROOF OVER NEW TRUSS PACKAGE W/METAL	\$17,500		12/14/2004

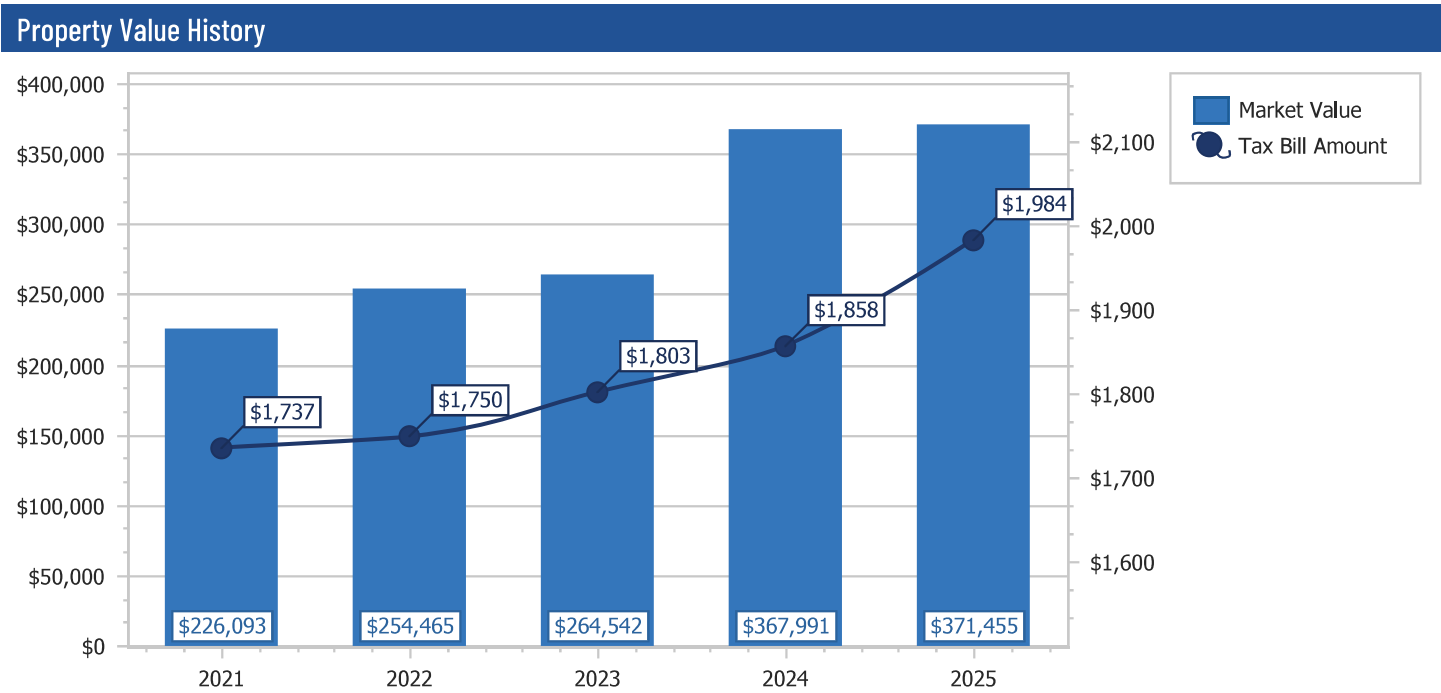
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1960	1	\$3,500	\$2,100
FIREPLACE 1	2000	1	\$3,000	\$1,800

Zoning	
Zoning	R-1AA
Description	Single Family-11700
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	NO SERVICE
Hauler #	Waste Pro



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Seminole County Government

1101 E. 1st Street,
Sanford, FL 32771

Larry Zwieg


4460 Canal Drive
Sanford, FL 32771

12/12/2025

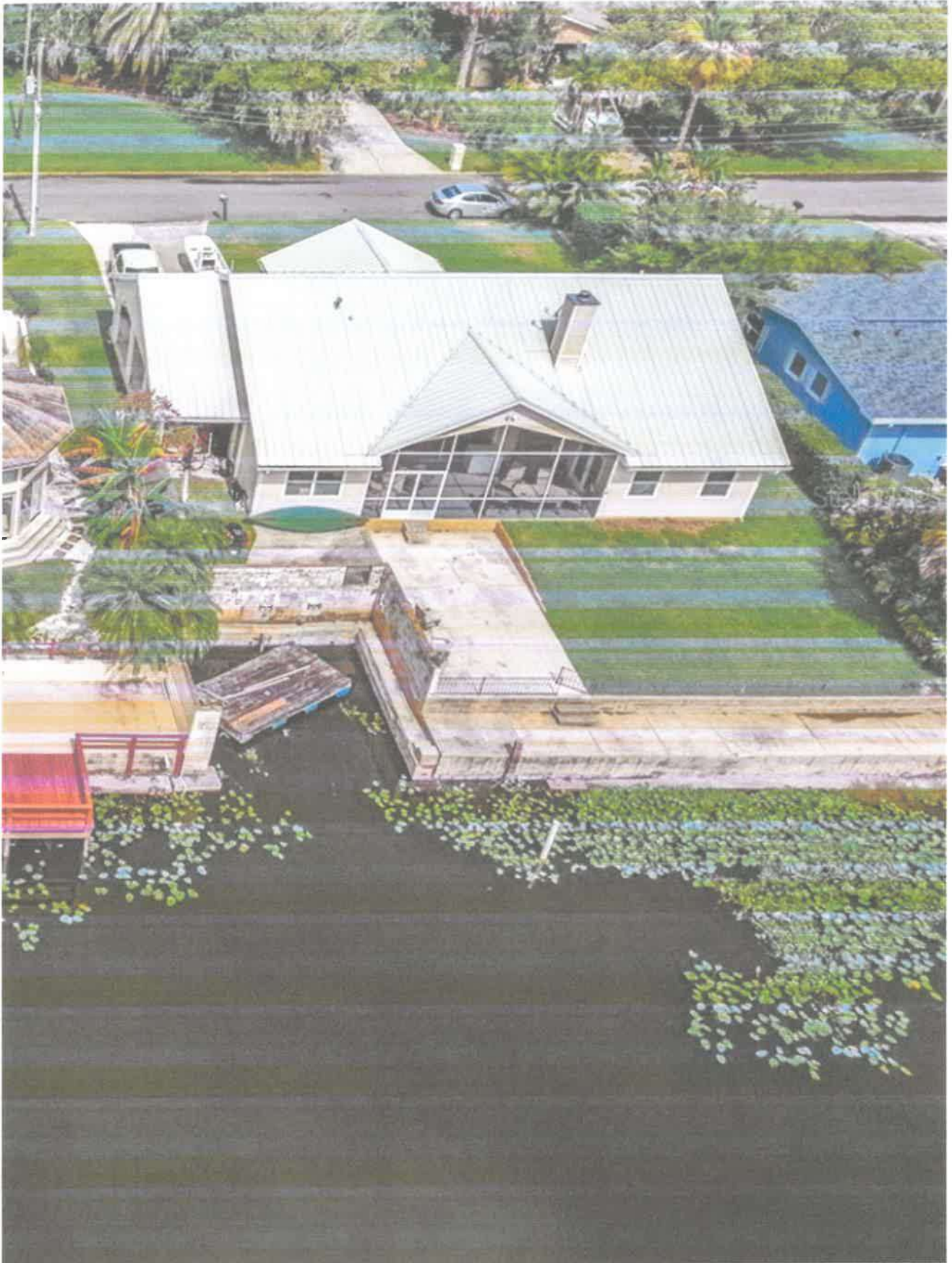
To Whom it may concern,

I am writing this letter to express my support in granting a variance to Joe Hudson at 1131 Perch Lane, Sanford, FL 32771 for his proposed boathouse design and placement. I live at 4460 Canal Drive, Sanford FL. and I am directly across the canal from 1131 Perch Lane. I believe the design and location of the boathouse would be a positive addition to the property.

Sincerely,


Larry Zwieg

407-467-4460





view from back of house - in comp

This picture taken after first purchasing property. Quite a bit of work done since then. Doesn't look like same house.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 BLK A ST JOHNS RIVER ESTATES PB 13 PG 54

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

A. FINDINGS OF FACT

Property Owner: JOSEPH P HUDSON
1731 PERCH LN
SANFORD, FL 32771

Project Name: PERCH LN (1731)

Requested Variance:

Request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 BLK A ST JOHNS RIVER ESTATES PB 13 PG 54

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

A. FINDINGS OF FACT

Property Owner: JOSEPH P HUDSON
1731 PERCH LN
SANFORD, FL 32771

Project Name: PERCH LN (1731)

Variance Approval:

Request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the boat dock (480 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

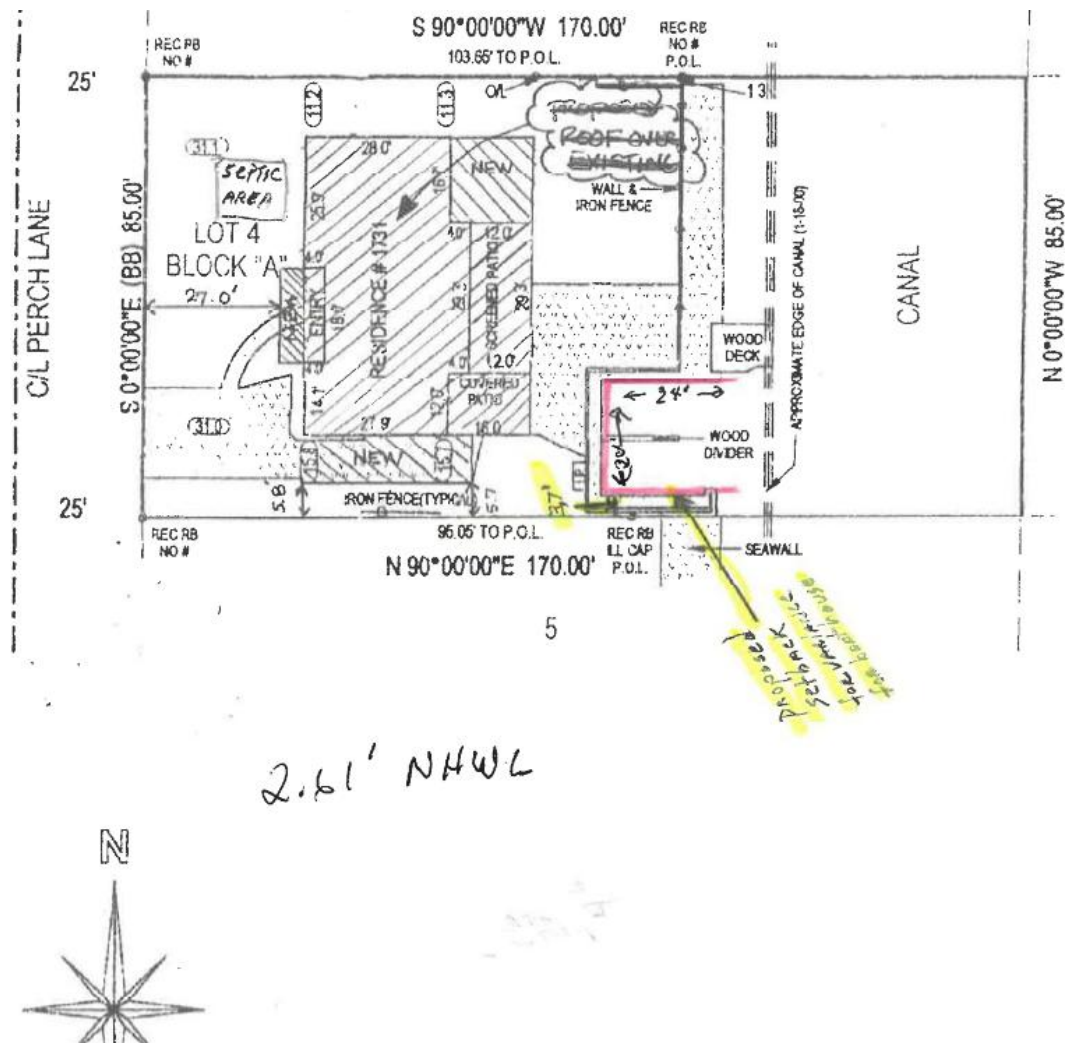
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0074

Title:

5819 Bear Lake Circle - Request for a north side yard setback variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-125 (Brian Smith, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for a north side yard setback variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a north side yard setback variance from ten (10) feet to 3.58 feet for an addition 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 Parkinsons subdivision 1st addition.
- The applicant is proposed a second story addition above a section of the home which is located within the ten (10) foot north side yard setback.
- The existing home was constructed in 1950 in which zoning had not been adopted which makes the home legal non-conforming.
- 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 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)

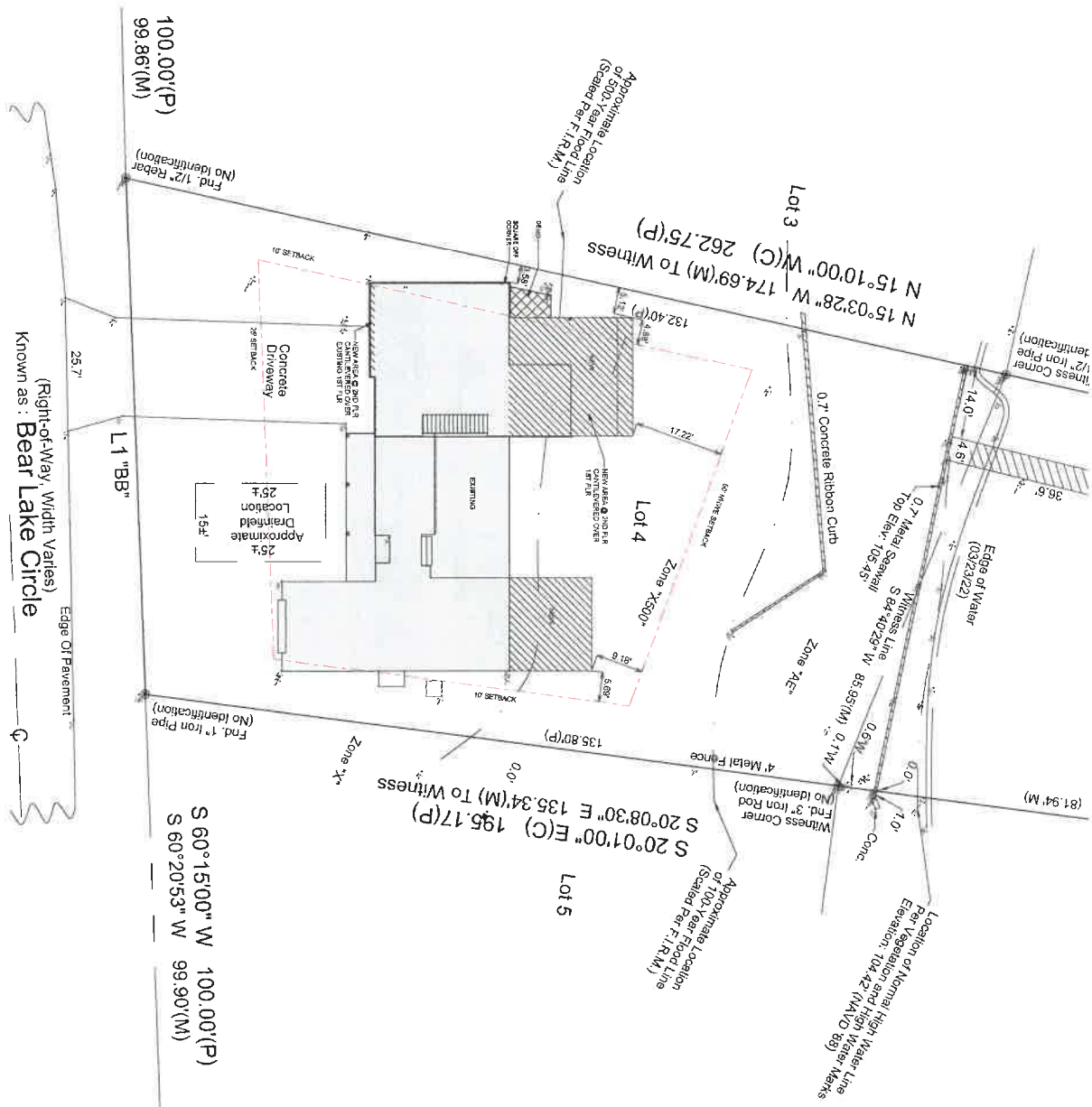
Staff Conclusion:

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 addition 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.



1" = 10'-0"

SCALE

12

BRIAN SMITH REMODEL

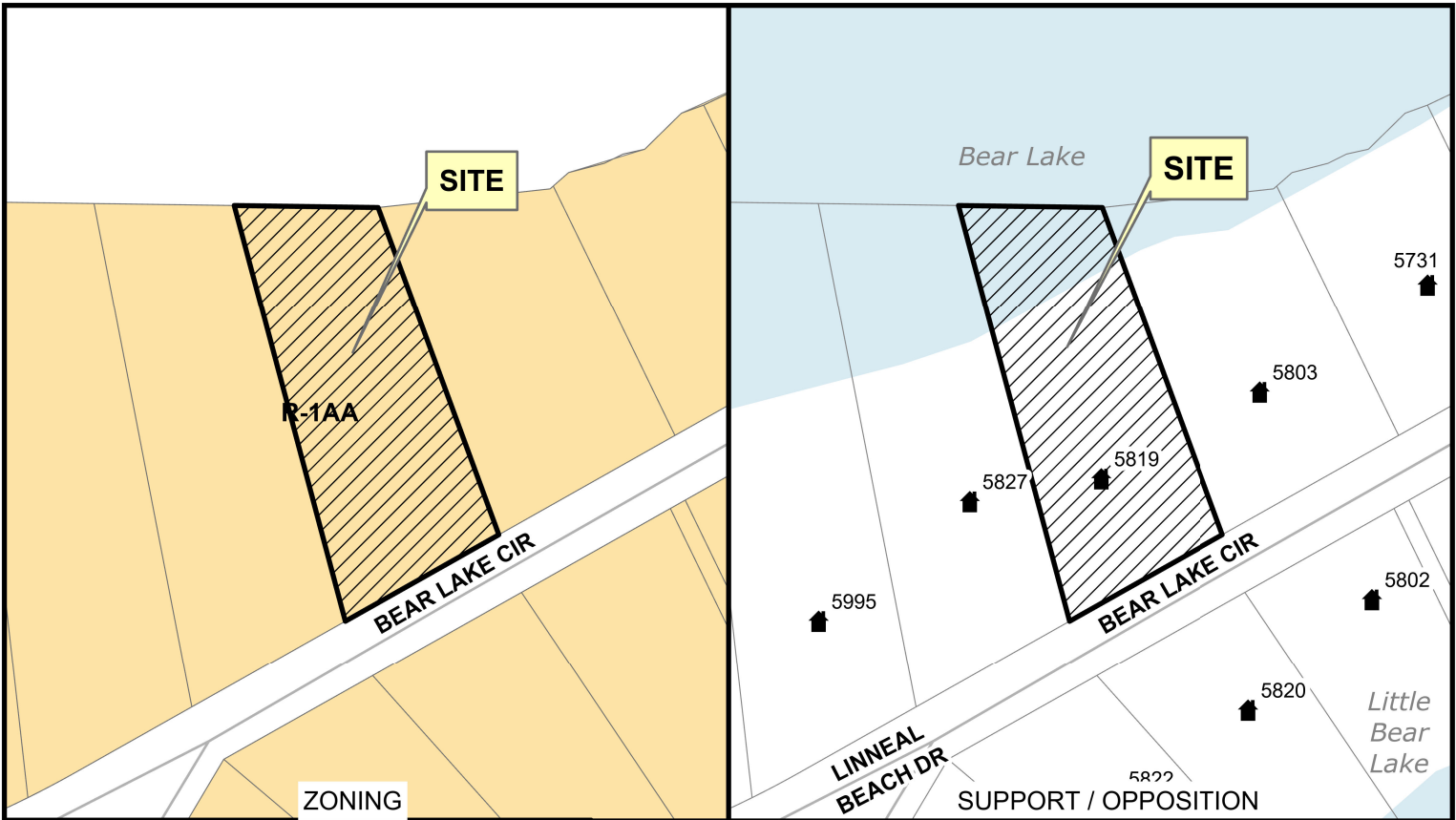
5819 Bear Lake Circle, Apopka
Florida 32703

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(407) 867-2223



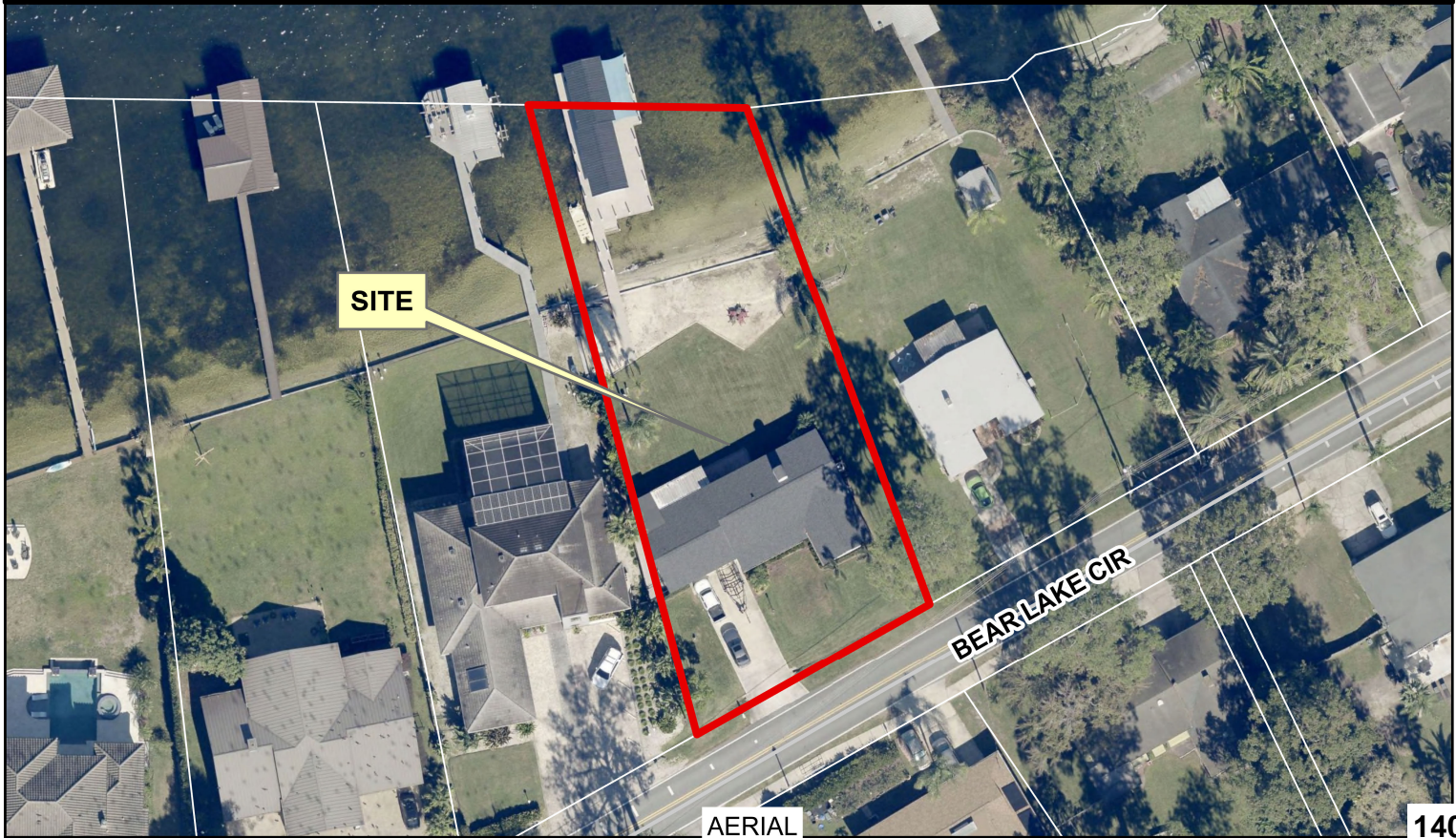


Brian D Smith Rev Trust
 5819 Bear Lake Cir
 Apopka, FL 32703

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

R-1AA

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

The home was originally built in 1950, conforming. I am requesting a variance to add a bedroom over the garage within the same footprint as the existing one, no further into the setback.

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

The home was built where it is now, and has not been modified, as far as the original footprint.

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?

many homes in the area were built into the current setback criteria for the original purpose of improving lake orientation and/or views

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?

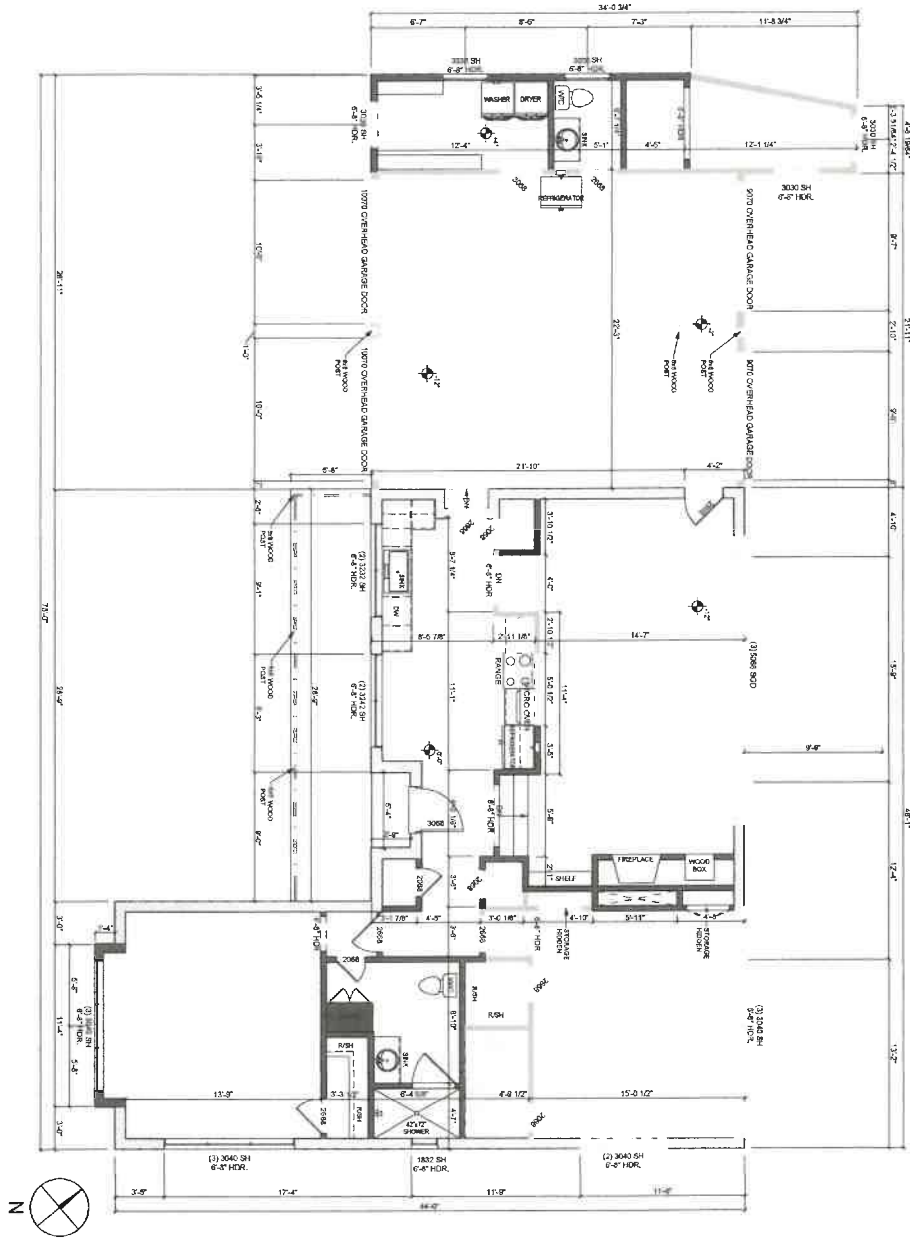
If allowed to add space on top of the existing footprint, would allow for a 3rd bedroom to accommodate my two children

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

the request is consistent with the existing footprint and will be architecturally and aesthetically aligned, not to make the home look or be "odd" and less desirable

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 not impede anyone's view or use of any existing property, or walkways. There are several examples of additions in the area; some look "normal" and others look "pieced together"



AREA TABULATION (Existing)	
EXIST. FLOOR	248
EXIST. WALLS	182
EXIST. DOORS	182
EXIST. WINDOWS	182
EXIST. CEILING	182
EXIST. ROOF	182
EXIST. PORCHES	182
EXIST. DRIVEWAY	182
EXIST. GARAGE	182
EXIST. TOTAL	248

WALL LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING PARTIAL WALL
	EXISTING 2x FRAME WALL
	NEW 2x FRAME WALL

FIRST FLOOR PLAN - DEMOLITION

SCALE

1/4" = 1'-0"

BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka
Florida 32703

SIGNATURE & SEAL



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BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka Florida 32703



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Conceptual Drawing. Do Not Scale.
Refer to Construction Drawing for Specific Features



Location Map

DRAWING INDEX

SHEET NO.	SHEET TITLE
1.0	COVER SHEET
1.1	GENERAL NOTES
1.2	SITE LOCATION PLAN
1.3	FIRST FLOOR PLAN - DEMOLITION
1.4	FRONT AND LEFT ELEVATIONS - DEMOLITION
1.5	REAR AND RIGHT ELEVATIONS - DEMOLITION
1.6	ROOF PLAN - DEMOLITION
2.0	SLAB AND PUMPING PLAN
2.1	FIRST FLOOR PLAN
2.2	SECOND FLOOR PLAN
3.0	FRONT AND LEFT ELEVATIONS
3.1	REAR AND RIGHT ELEVATIONS
4.0	ROOF PLAN
6.0	BUILDING SECTIONS
6.1	WALL AND STAIR SECTIONS
6.2	WATERPROOFING DETAILS
6.3	WATERPROOFING DETAILS - SIGNING
6.4	WATERPROOFING DETAILS - CWU
6.5	WATERPROOFING DETAILS - CWU
6.6	FIRST FLOOR ELECTRICAL PLAN
6.7	SECOND FLOOR ELECTRICAL PLAN
6.8	THIRD FLOOR ELECTRICAL PLAN

STRUCTURAL INDEX

SHEET NO.	SHEET TITLE
3.0	NOTES & SCHEDULES
3.1	FOUNDATION PLAN
3.2	LOW RISE & FLOOR FRAMING PLAN
3.3	HIGH RISE & FLOOR FRAMING PLAN
1.1	LINTEL PLAN
1.2	LINTEL, PART & NOISE
1.3	NOTES & SCHEDULES
1.4	FOUNDATION DETAILS
1.5	FRAMING DETAILS
1.6	FRAMING DETAILS
1.7	FOUNDATION DETAILS

BRIAN SMITH REMODEL

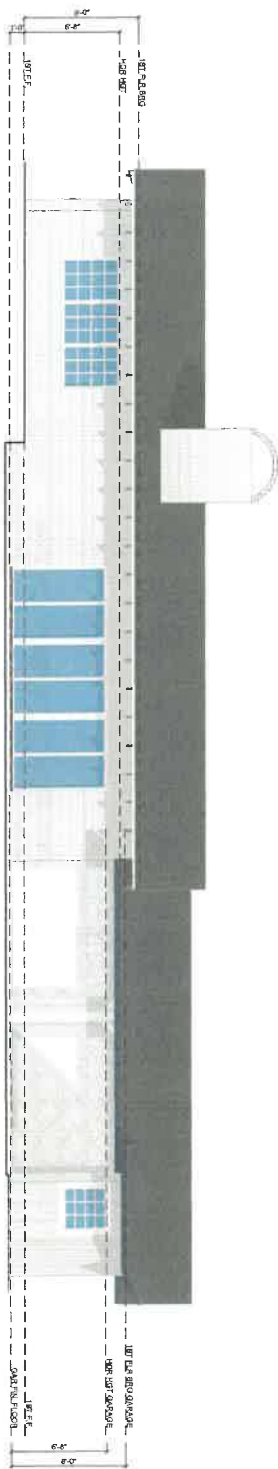
5819 Bear Lake Circle, Apopka
Florida 32703

SIGNATURE & SEAL



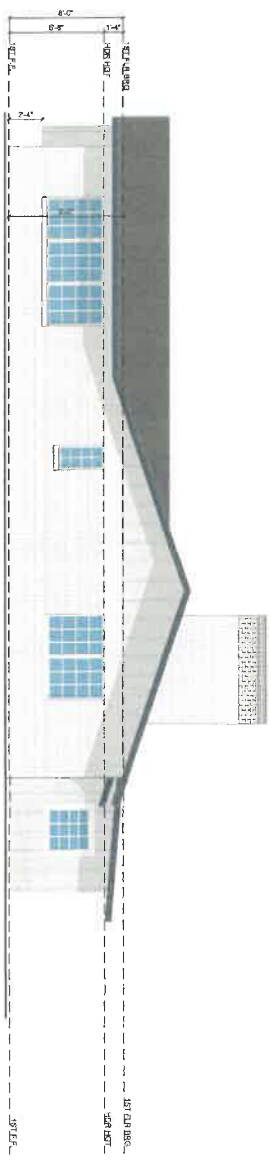
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245 Southern Lane, Suite 200
Maitland, FL 32751
(407) 888-8888
tsgsolutions.com





REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

<p>1.5</p>	<p>BRIAN SMITH REMODEL</p> <p>5819 Bear Lake Circle, Apopka Florida 32703</p>	<p>SIGNATURE & SEAL</p> <p>7/1/2019</p>	<p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>	<p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p> <p>100% Employee Owned</p> <p>TSG</p>
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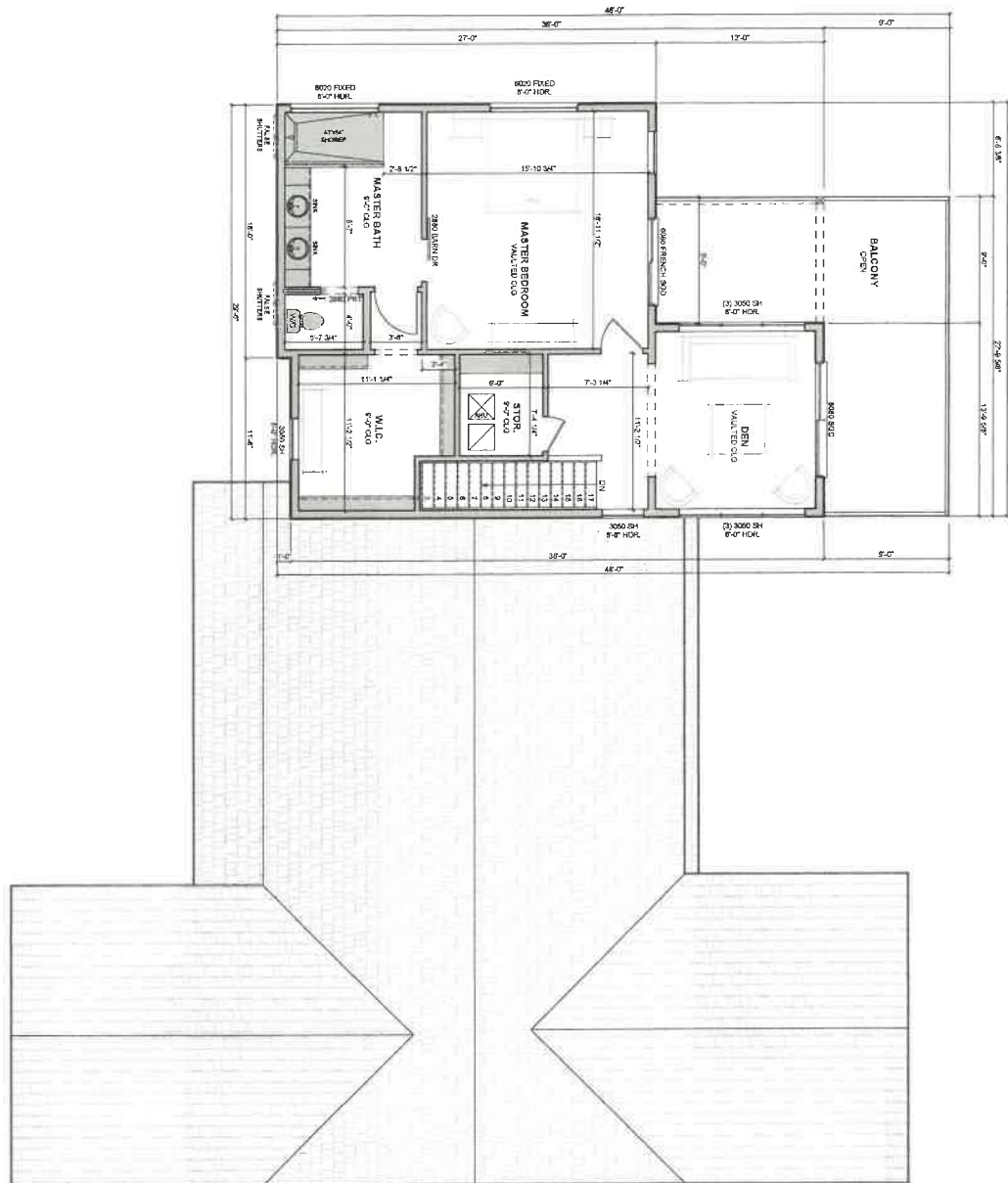
WALL LEGEND

MASONRY

CUY WALL

FRAMING

2X WALL



WALL LEGEND
<div style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> BALCONY
<div style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> CHU WALL
<div style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> FRAMING
<div style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> 20 WALL

SECOND FLOOR PLAN

SCALE

1/4" = 1'-0"

BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka
Florida 32703

SIGNATURE & SEAL

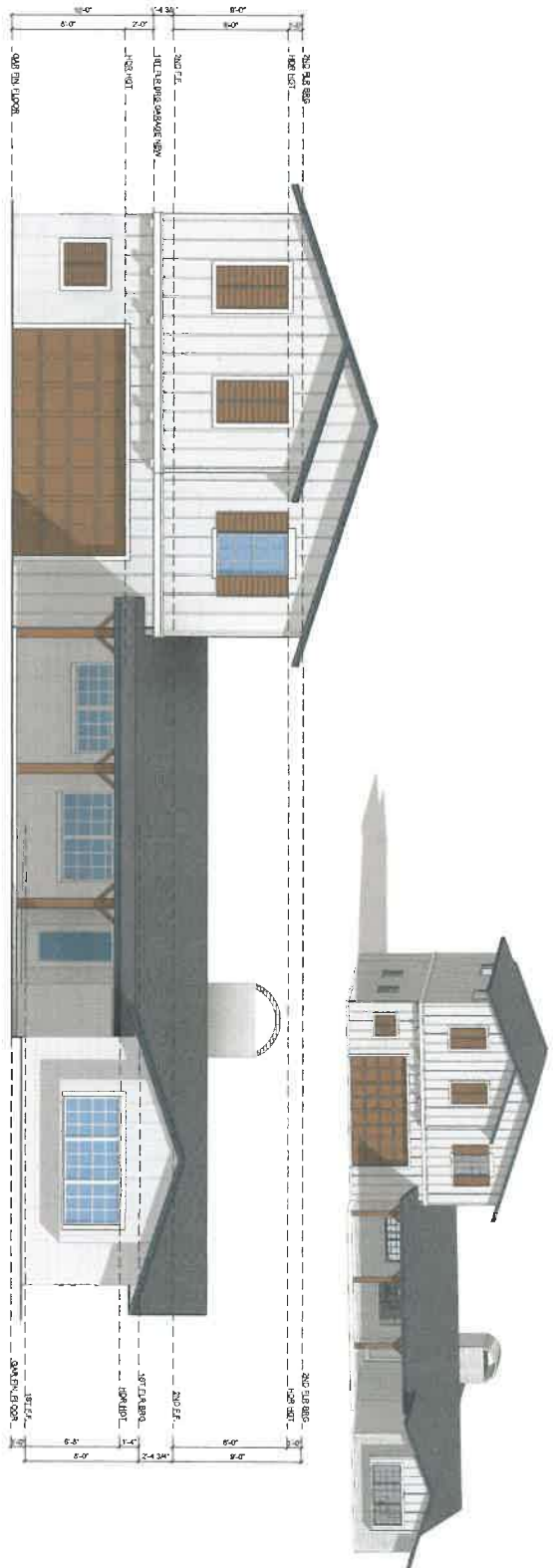
ARCHITECT

STUDIOS 3 DESIGN, P.A.
REGISTERED ARCHITECT

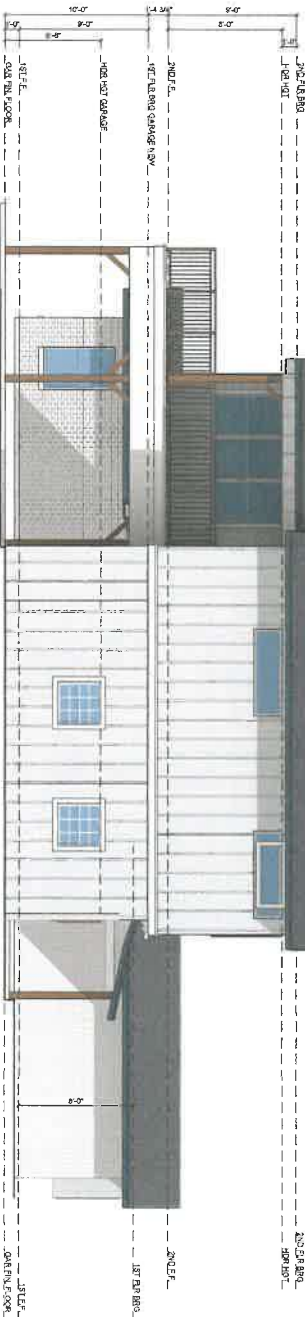


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1501 S. Orange Lake Blvd., Suite 202
Orlando, FL 32837
407.860.2333
info@tsginc.com





FRONT ELEVATION SCALE 1/4" = 1'-0"



LEFT ELEVATION SCALE 1/4" = 1'-0"

BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka
Florida 32703

SIGNATURE & SEAL
7/6/2023 11:23:23 AM

RECEIVED BY: [Signature]



TOTAL KOLLECTIONS GROUP
2000 West 10th Street, Suite 100
Apopka, Florida 32703
(407) 885-2222
mjt@tsgcorp.com




$$1/A' = 1' \cdot 0'$$

Property Record Card



Parcel: 19-21-29-508-0000-0040
Property Address: 5819 BEAR LAKE CIR APOPKA, FL 32703
Owners: BRIAN D SMITH REV TRUST
 2026 Market Value \$623,846 Assessed Value \$623,846 Taxable Value \$623,846
 2025 Tax Bill \$8,520.31
 The 2 Bed/2.5 Bath Single Family Waterfront property is 1,487 SF and a lot size of 0.47 Acres

Parcel Location



Site View



19212950800000040 01/22/2024

Parcel Information

Parcel	19-21-29-508-0000-0040
Property Address	5819 BEAR LAKE CIR APOPKA, FL 32703
Mailing Address	5819 BEAR LAKE CIR FOREST CITY, FL 32703-1975
Subdivision	PARKINSONS SUBD 1ST ADD
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$187,496	\$189,175
Depreciated Other Features	\$16,350	\$13,700
Land Value (Market)	\$420,000	\$420,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$623,846	\$622,875
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	\$623,846	\$622,875

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,520.31
Tax Bill Amount	\$8,520.31
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BRIAN D SMITH REV TRUST

Legal Description

LOT 4
1ST ADD TO PARKINSONS SUBD
PB 9 PG 13

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$623,846	\$0	\$623,846
Schools	\$623,846	\$0	\$623,846
FIRE	\$623,846	\$0	\$623,846
ROAD DISTRICT	\$623,846	\$0	\$623,846
SJWM(Saint Johns Water Management)	\$623,846	\$0	\$623,846

Sales

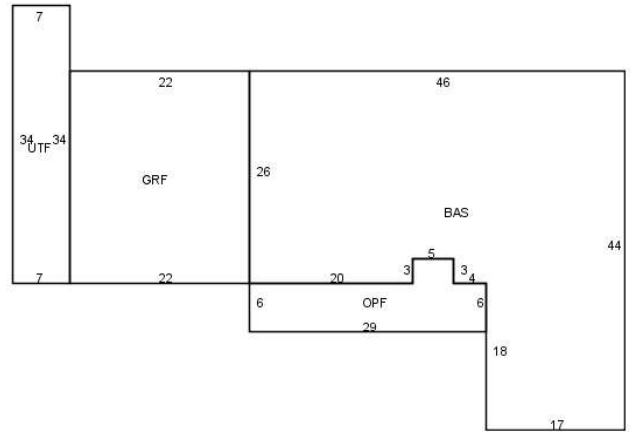
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	3/11/2024	\$100	10594/1750	Improved	No
SPECIAL WARRANTY DEED	8/10/2022	\$100	10297/1938	Improved	No
WARRANTY DEED	3/23/2022	\$690,000	10222/0356	Improved	Yes
WARRANTY DEED	12/22/2021	\$585,000	10137/0821	Improved	Yes
WARRANTY DEED	4/1/2019	\$504,000	09336/0736	Improved	Yes
WARRANTY DEED	3/1/2013	\$400,000	08003/0070	Improved	Yes
QUIT CLAIM DEED	11/1/1990	\$100	02243/0041	Improved	No

Land

Units	Rate	Assessed	Market
100 feet X 134 feet	\$6,000/Front Foot	\$420,000	\$420,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1950/1990
Bed	2
Bath	2.5
Fixtures	8
Base Area (ft²)	1487
Total Area (ft²)	2486
Constuction	CONC BLOCK
Replacement Cost	\$223,876
Assessed	\$187,496

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	572
OPEN PORCH FINISHED	189
UTILITY FINISHED	238

Permits				
Permit #	Description	Value	CO Date	Permit Date
19609	5819 BEAR LAKE CIR: DOCK - BOATHOUSE-Replacement and Expansion of Existing Do [PARKINSONS SUBD 1ST ADD]	\$15,000		6/28/2024
10979	5819 BEAR LAKE CIR: MECHANICAL - RESIDENTIAL- [PARKINSONS SUBD 1ST ADD]	\$8,307		7/13/2023
00544	5819 BEAR LAKE CIR: REROOF RESIDENTIAL-RE-ROOF [PARKINSONS SUBD 1ST ADD]	\$13,764		1/13/2022
06770	BOAT DOCK EXTENSION	\$8,000		7/10/2014
03678	ELECTRICAL SERVICE UPGRADE FROM 100 TO 200	\$1,000		5/8/2009
05115	REROOF	\$8,725		5/14/2007

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1950	1	\$3,000	\$1,800
COVERED PATIO 1	1979	1	\$2,750	\$1,650
SHED - NO VALUE	1979	1	\$0	\$0

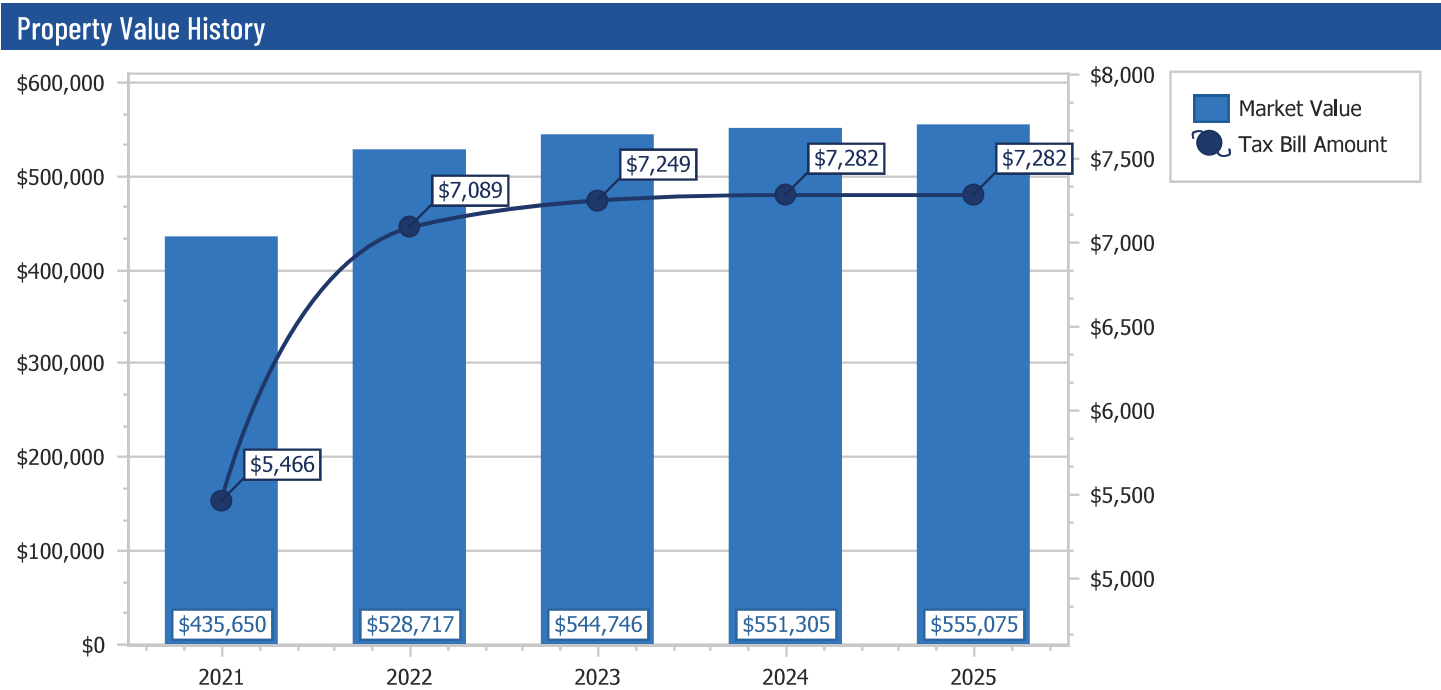
BOAT DOCK 2	1979	1	\$8,000	\$7,800
BOAT COVER 1	1979	1	\$3,500	\$2,100
ACCESSORY BLDG 2	1990	1	\$5,000	\$3,000

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

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



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4
1ST ADD TO PARKINSONS SUBD
PB 9 PG 13

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

A. FINDINGS OF FACT

Property Owner: BRIAN SMITH
5819 BEAR LAKE CIR
APOPKA, FL 32703

Project Name: 5919 BEAR LAKE CIR

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

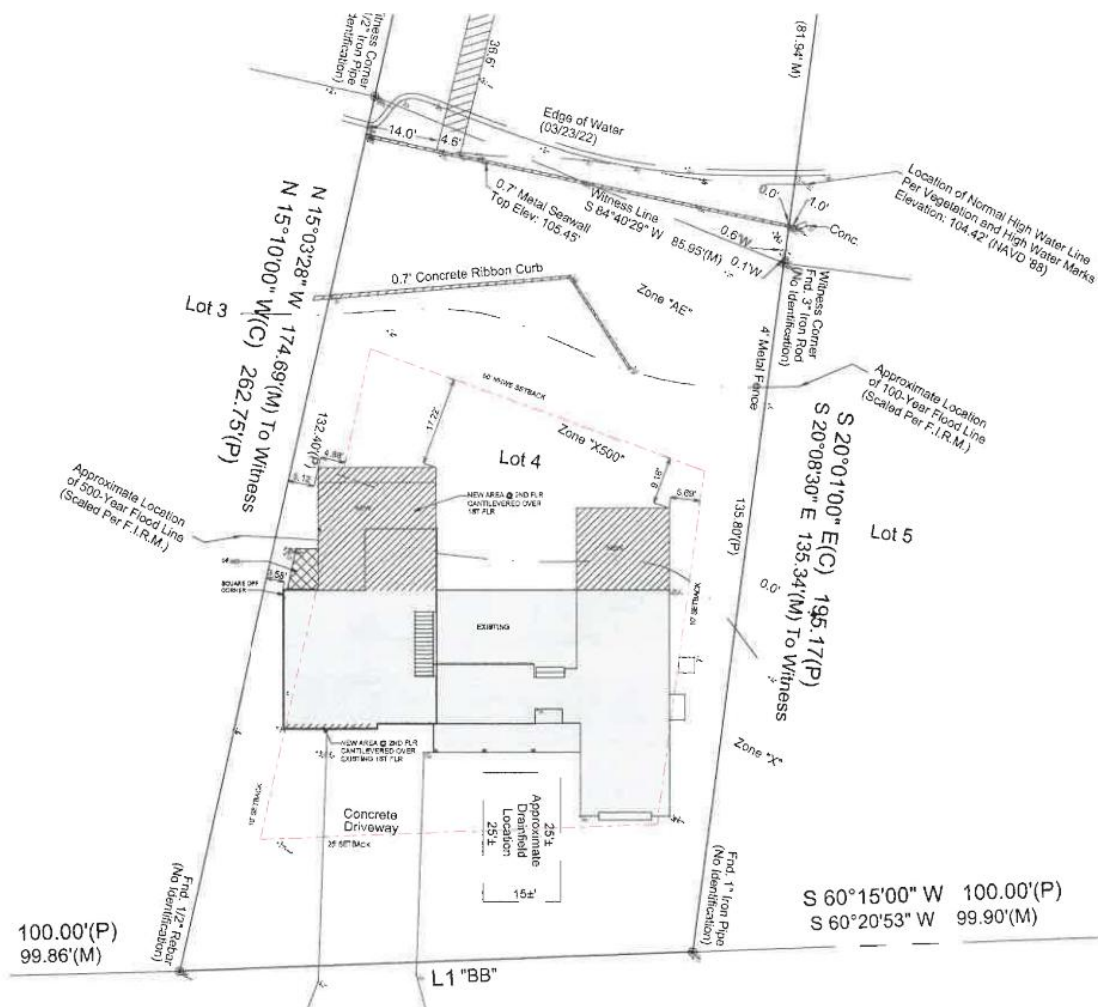
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN



**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4
1ST ADD TO PARKINSONS SUBD
PB 9 PG 13

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

A. FINDINGS OF FACT

Property Owner: BRIAN SMITH
5819 BEAR LAKE CIR
APOPKA, FL 32703

Project Name: 5819 BEAR LAKE CIR

Requested Variance:

Request for a north side yard setback variance from ten (10) feet to 3.58 feet for an addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an addition. 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 February, 2026.

Notary Public

Prepared by: KATHY HAMMEL, Planner
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0086

Title:

601 Lake Shore Drive - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-129 (Robert Taylor, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a north side yard setback variance from ten (10) feet to 3.58 feet for a shed in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Oakland Shores subdivision.
- The applicant constructed a shed entirely within the north side yard setback. The applicant has a corner lot which has two (2) front and side yard setbacks.
- 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.
- A variance to for a swimming pool within the front yard was approved by the Board of Adjustment but the applicant terminated the approval.

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)

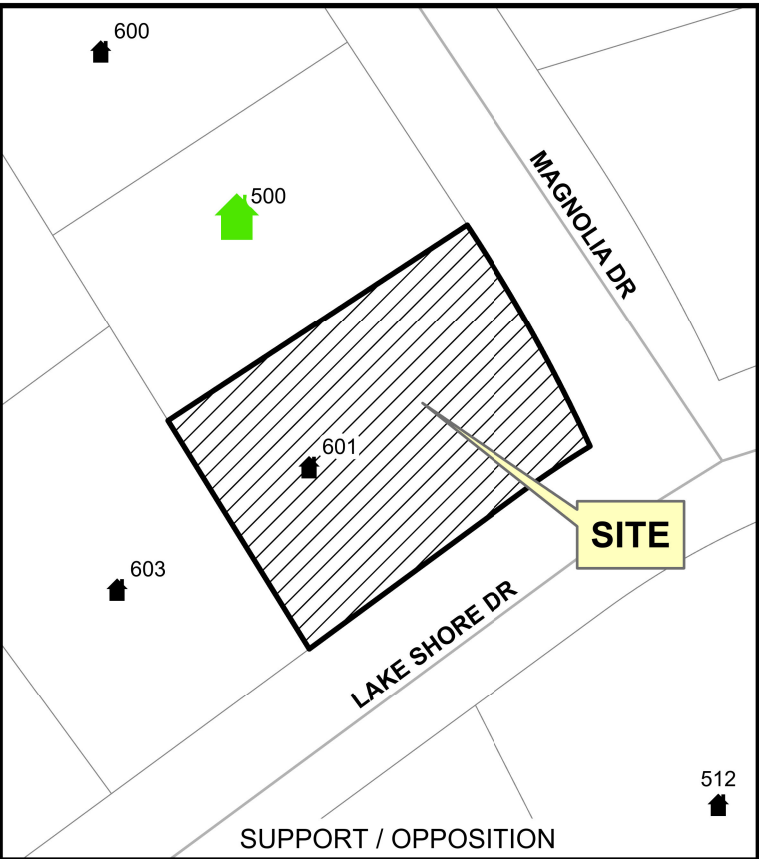
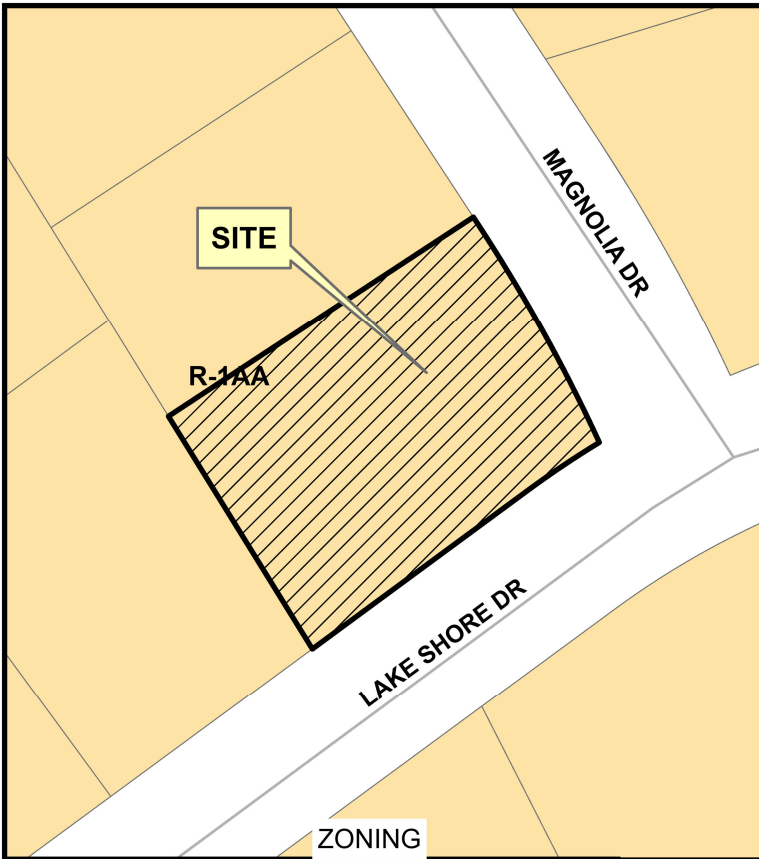
Staff Conclusion:

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:

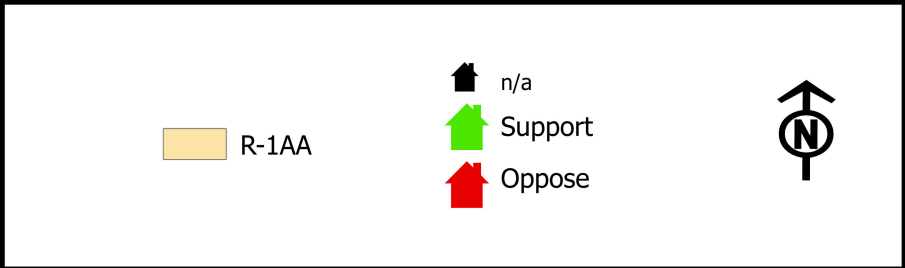
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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



Melissa & Robert Taylor
601 Lake Shore Dr
Maitland FL 32751

SEMINOLE COUNTY BOA
JANUARY 26, 2026



VARIANCE CRITERIA RESPONSES

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

This property does not have enough room in the rear yard to accommodate a shed that meets setback requirements. The home is situated in the far back corner of the lot. Additionally, the home does not have a garage for storage space.

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

The location of the home was pre-existing when the lot was purchased and there was no garage. These are inherent aspects of the property and are not the result of any action by the homeowner.

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

Our lot is unique in that the placement of our home in the far back corner of our lot does not allow for a shed that meets the setback requirements.

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

Most lots have back yards large enough to accommodate a shed in the rear yard that meets setback requirements. Our lot does not.

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

The shed is the only storage we have for our outdoor items such as bikes. It is shielded from view by a wooden fence.

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

Granting the variance will not negatively affect neighboring properties. The shed is consistent with residential use and is blocked from view by a wooden fence. We've received no objections from adjacent homeowners.

The purpose of the setback is to preserve neighborhood character, visibility, and spacing between structures. The shed does not violate the spirit of the code. It is not a habitable structure, it is low-profile, and it does not affect the look and feel of the neighborhood.







Dorene Pfeifer
500 Magnolia Ave
Maitland, FL 32751

November 5, 2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

RE: Neighbor Swimming Pool

To Whom It May Concern:

I live directly next door to Robbie and Melissa Taylor. I do not object to the current placement of their shed in the backyard.

Sincerely,

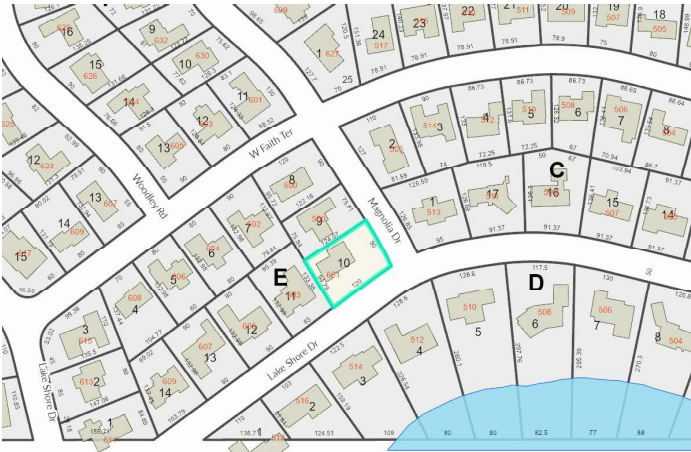

Dorene Pfeifer

Property Record Card



Parcel: 24-21-29-509-0E00-0100
Property Address: 601 LAKE SHORE DR MAITLAND, FL 32751
Owners: TAYLOR, ROBERT; TAYLOR, MELISSA
 2026 Market Value \$363,235 Assessed Value \$165,918 Taxable Value \$115,196
 2025 Tax Bill \$1,646.82 Tax Savings with Exemptions \$3,327.96
 The 3 Bed/2 Bath Single Family property is 1,956 SF and a lot size of 0.25 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-21-29-509-0E00-0100
Property Address	601 LAKE SHORE DR MAITLAND, FL 32751
Mailing Address	601 LAKE SHORE DR MAITLAND, FL 32751-3213
Subdivision	OAKLAND SHORES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2006)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$257,585	\$259,057
Depreciated Other Features	\$10,650	\$9,623
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$363,235	\$363,680
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$197,317	\$202,438
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$165,918	\$161,242

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

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

Legal Description

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

Taxes

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

Sales

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

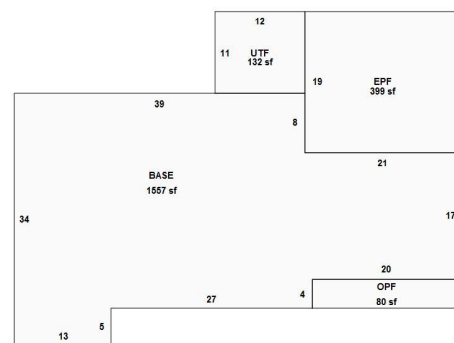
Land

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

Building Information

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

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages

Description	Area (ft ²)
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ENCLOSED PORCH FINISHED	399
OPEN PORCH FINISHED	80
UTILITY FINISHED	132

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

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1956	1	\$3,000	\$1,800
COVERED PATIO 3	2010	1	\$6,600	\$4,125
PATIO 2	2012	2	\$7,000	\$4,725

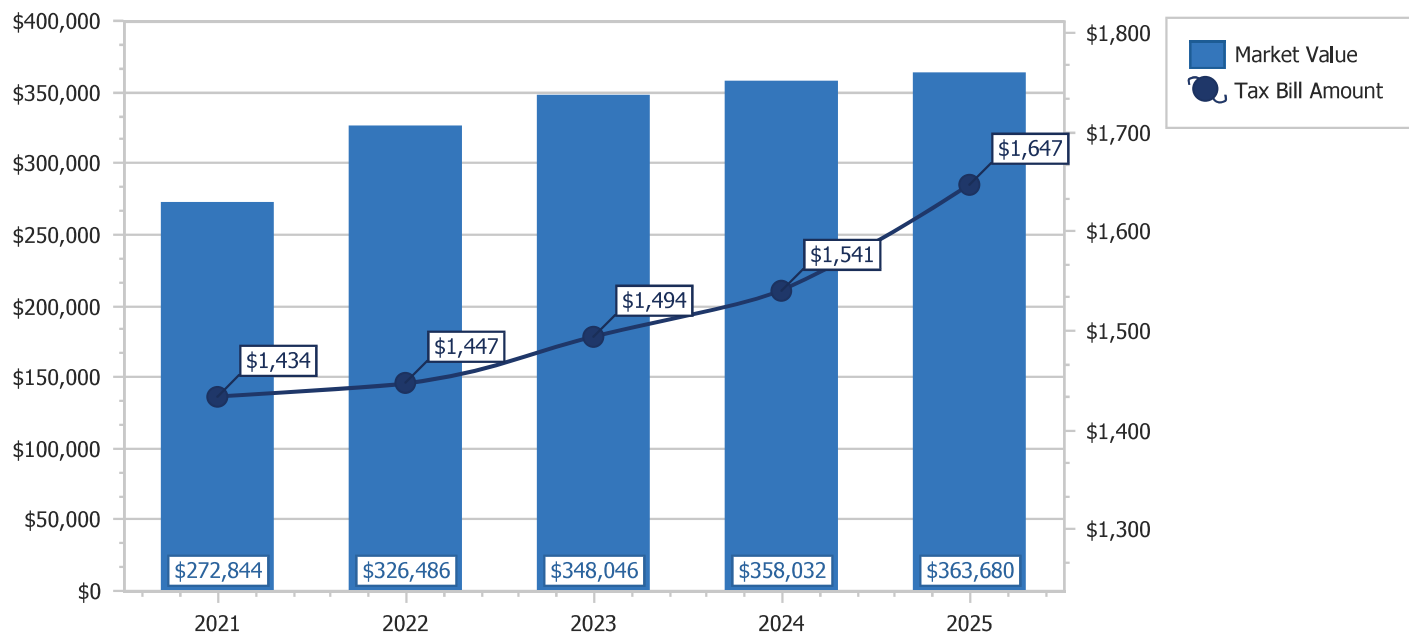
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 55

School Districts	
Elementary	Lake Orienta
Middle	Milwee
High	Lyman

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: 601 LAKE SHORE DR

Requested Variance:

Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an existing shed within the 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 January, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: LAKE SHORE DR (601)

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 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 shed (13.9 x 8.15 ft) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event 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**

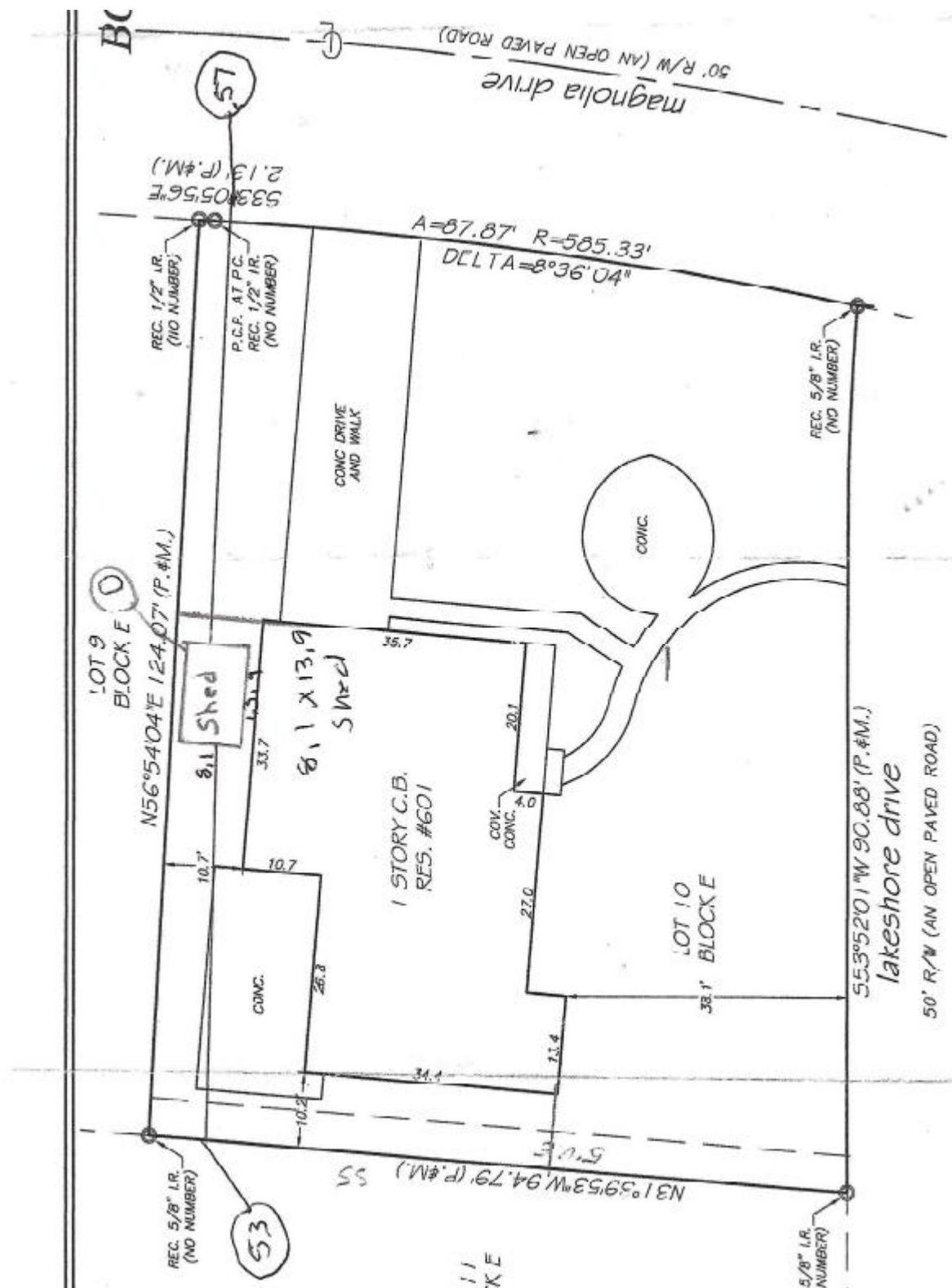
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0079

Title:

Jayce Court (Lot 25) - Request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district; BV2025-132 (Austin Failor, 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: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district); or
2. Approve the request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Lake Harney Ranch Estates subdivision, which is an unrecorded plat in the Rural Area and with a A-1 (Agriculture) zoning.
- The subject parcel pre-dated the subdivision requirements of Seminole County and is considered a legal parcel of record. However, since the parcel had common ownership with adjacent nonconforming lots, they must be combined to come into compliance with the A-1 zoning district, per Policy FLU 3.2 pf the Seminole County Comprehensive Plan.

- The applicant owned the three (3) lots and constructed a house on two (2) lots and sold the third (3) in which he is now requesting variances to build a single family home.

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 applicant split the lot creating a non-conforming lots therefore the special conditions and circumstances resulted from the actions of the applicant. Section 30.3.3.2(b)(2)

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

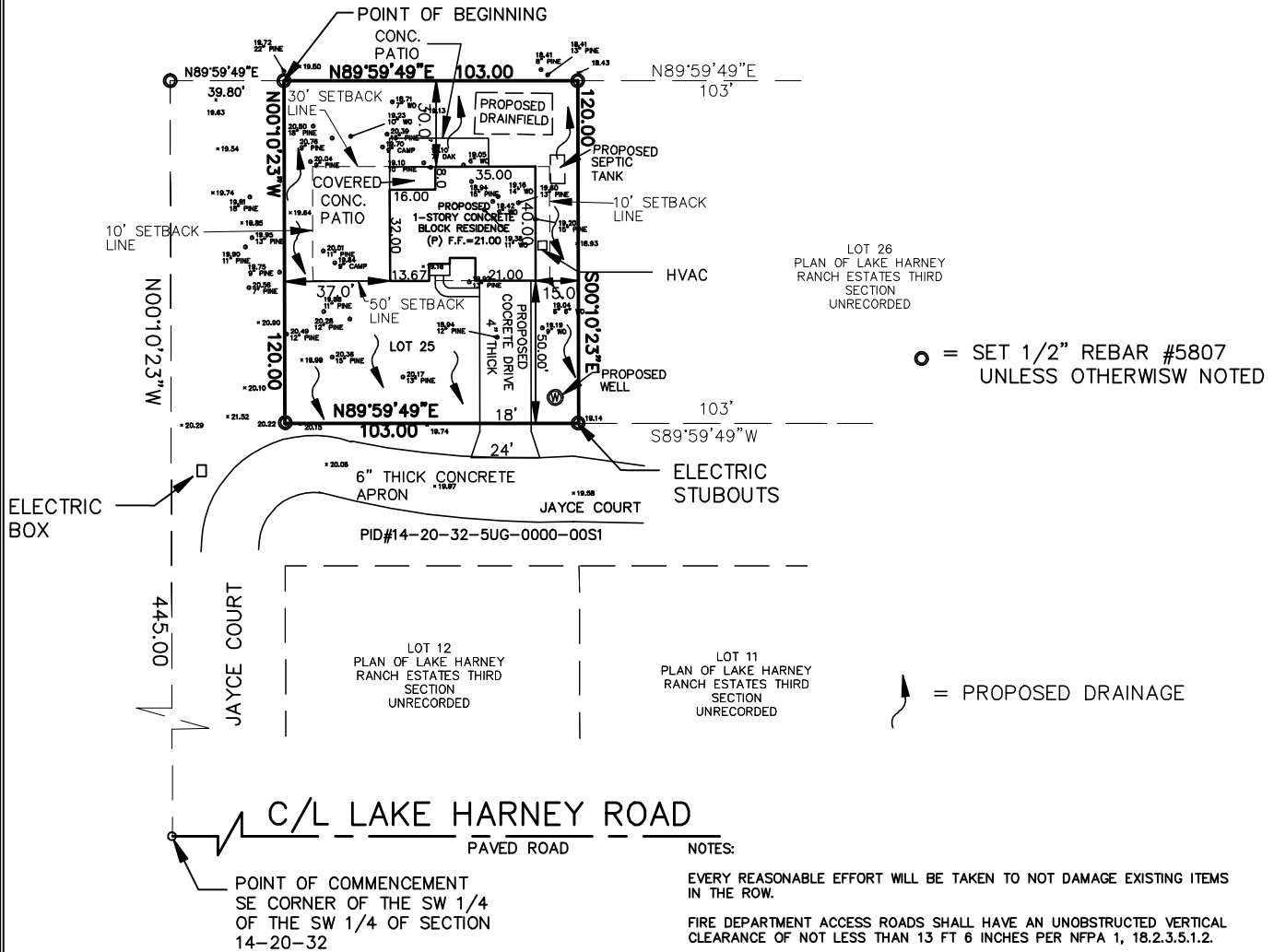
Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the parcel's lot size and width 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, TOPO & TREE SURVEY " "REAL PROPERTY DESCRIPTION"

LOT 25, PLAN OF LAKE HARNEY RANCH ESTATES THIRD SECTION, ACCORDING TO THE UNRECORDED PLAT THEREOF PER THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 32 EAST; THENCE RUN N.00°10'23"W., ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 445.00 FEET; THENCE RUN N.89°59'49"E., 39.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'49"E., 103.00 FEET; THENCE RUN S.00°10'23"E., 120.00 FEET; THENCE RUN S89°59'49"W., 103.00 FEET; THENCE RUN N.00°10'23"W., 120.00 FEET TO THE POINT OF BEGINNING; ALL LYING IN SEMINOLE COUNTY, FLORIDA.



- SURVEYOR'S NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
 3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
 4. BEARINGS ARE BASED ON THE RIGHT-OF-WAY MAP BY SEMINOLE COUNTY, SHOWING THE CENTERLINE OF LAKE HARNEY ROAD BEING N.89°59'49"E.

NOTES:

EVERY REASONABLE EFFORT WILL BE TAKEN TO NOT DAMAGE EXISTING ITEMS IN THE ROW.


FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 INCHES PER NFPA 1, 18.2.3.5.1.2.

FIRE DEPARTMENT ACCESS AND THE CLEAR ROAD WIDTH PROPOSED FOR ACCESS TO THIS HOME. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED CLEAR WIDTH OF NOT LESS THAN 20 FEET PER NFPA 1, 18.2.3.5.1.1.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

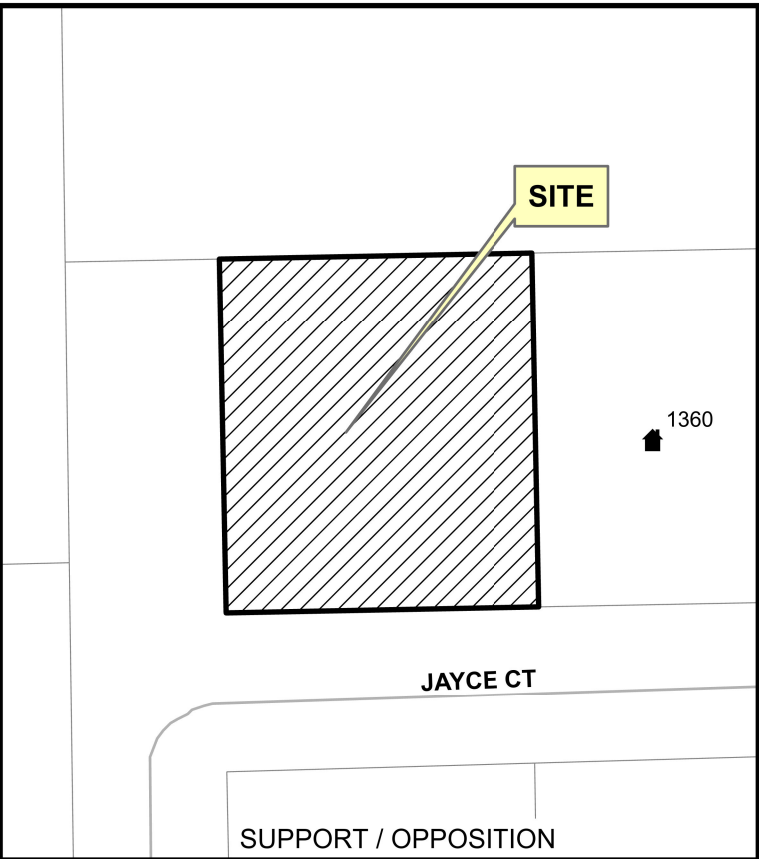
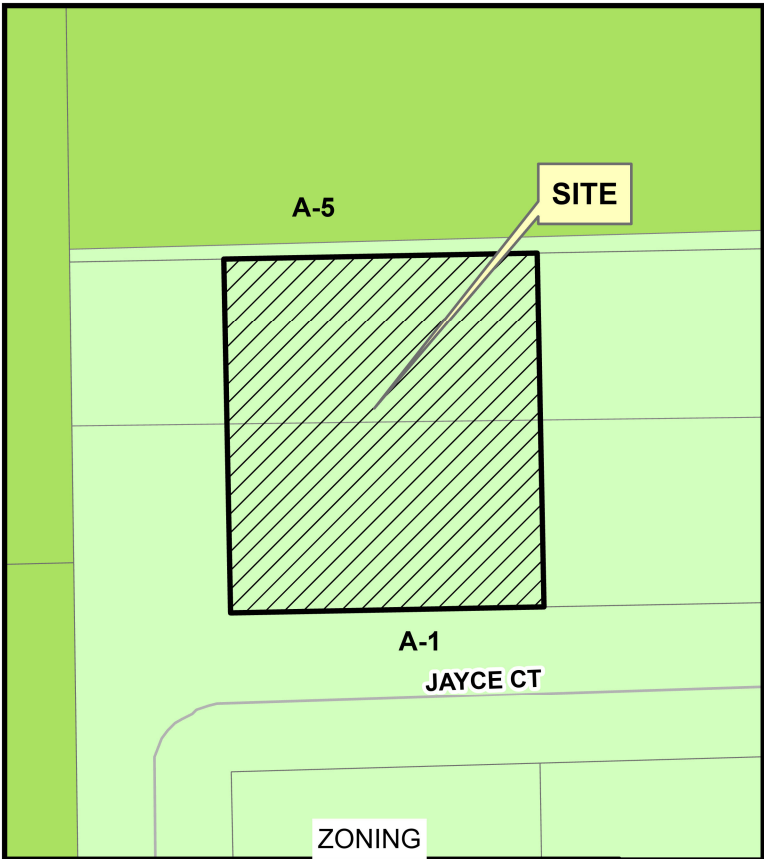
COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY, TOPO & TREES	B.W.	2/3/24	S.R.B.	10/21/24
PLOT PLAN	NA		S.R.B.	6/6/25
REVISED PLOT PLAN	NA		S.R.B.	7/16/25



SCOTT'S SURVEYING SERVICES, INC.

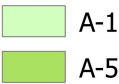
LB # 7442

8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337



Jab Realty Investments LLC
Parcel: 14-20-32-5UG-0000-0250

SEMINOLE COUNTY BOA
JANUARY 26, 2026



VARIANCE CRITERIA

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

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

There Are no special conditions with this property that makes it different from other properties in the Area

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

This was a pre-existing lot that was purchased

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?

Identical variances have been given to multiple other properties in the Area and multiple other properties did not need variances because these are pre-existing lots

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

Following the current zoning and lot width minimum requirement would be unjust because the majority of the homes in the Area did not have to apply for a variance for similar properties

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

What I am requesting will match the surrounding properties

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 match other properties in the Area with same lot size and zoning

Property Record Card



Parcel: 14-20-32-5UG-0000-0250
 Property Address:
 Owners: JAB REALTY INVESTMENTS LLC
 2026 Market Value \$23,948 Assessed Value \$23,948 Taxable Value \$23,948
 2025 Tax Bill \$183.80 Tax Savings with Non-Hx Cap \$143.78
 Vacant Residential property has a lot size of 0.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	14-20-32-5UG-0000-0250
Property Address	
Mailing Address	PO BOX 659 GENEVA, FL 32732-0659
Subdivision	LAKE HARNEY RANCH ESTATES 3RD SEC
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$23,948	\$23,948
Land Value Agriculture	\$0	\$0
Just/Market Value	\$23,948	\$23,948
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$17,056
P&G Adjustment	\$0	\$0
Assessed Value	\$23,948	\$6,892

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$327.58
Tax Bill Amount	\$183.80
Tax Savings with Exemptions	\$143.78

Owner(s)

Name - Ownership Type
 JAB REALTY INVESTMENTS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 25
UNRECD PLAN LAKE HARNEY
RANCH ESTATES 3RD SEC

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$23,948	\$0	\$23,948
Schools	\$23,948	\$0	\$23,948
FIRE	\$23,948	\$0	\$23,948
ROAD DISTRICT	\$23,948	\$0	\$23,948
SJWM(Saint Johns Water Management)	\$23,948	\$0	\$23,948

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	11/4/2025	\$100	10933/0148	Improved	No
WARRANTY DEED	12/22/2023	\$100	10567/1638	Vacant	No
WARRANTY DEED	11/8/2023	\$550,000	10537/1382	Vacant	No
TRUSTEE DEED	2/1/2015	\$100	08423/1794	Vacant	No
QUIT CLAIM DEED	1/1/1977	\$100	01147/1540	Vacant	No

Land

Units	Rate	Assessed	Market
103 feet X 125 feet	\$250/Front Foot	\$23,948	\$23,948

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

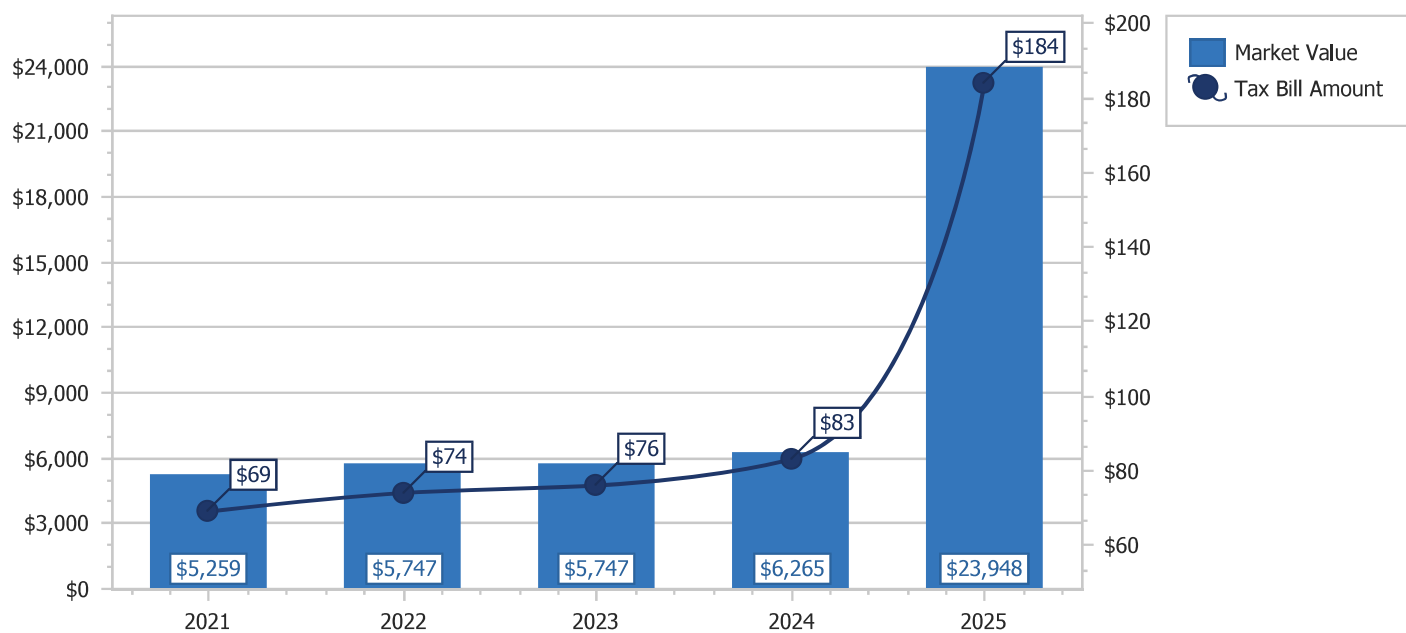
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Moreno, Jealyan

From: Hammel, Kathy
Sent: Wednesday, January 21, 2026 8:49 AM
To: Moreno, Jealyan
Subject: FW: Jayce Court Lot 25 Variance Application-File # 2026-0079-Hearing Date January 26, 2026.



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

From: rtcreedon <rtcreedon@netzero.net>
Sent: Tuesday, January 20, 2026 5:06 PM
To: Hammel, Kathy <khammel@seminolecountyfl.gov>
Cc: Nancy Harmon <harmonnancy@gmail.com>; Tom_cave <tom_cave@protonmail.com>; msmcelroy@aol.com; genevafl@aol.com; rtcreedon@netzero.net; Schafer, Deborah <dschafer@seminolecountyfl.gov>; genevacitizensassociation@netzero.net
Subject: Jayce Court Lot 25 Variance Application-File # 2026-0079-Hearing Date January 26, 2026.

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Sent from my Metro By T-Mobile 4G LTE Android Device

Dear Ms. Hammel,

Please be advised that the Geneva Citizens Association is totally opposed to the granting of this variance under any circumstances. It meets hardly any of the 6 conditions required by Sec. 30.3.3.2(b) of the Seminole County Land Development Code. Allowing a house to be built on this tiny lot in a 1 acre area would be detrimental to the Geneva Community at large and against both the spirit and letter of the Land Development Code.

Thank you for your consideration.

Sincerely,

Richard T. Creedon, President
Geneva Citizens Association Inc.
407-739-0372

Moreno, Jealyan

From: Hammel, Kathy
Sent: Wednesday, January 21, 2026 8:49 AM
To: Moreno, Jealyan
Subject: FW: Variance concerns



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

From: JM Speck <jvonhaus@icloud.com>
Sent: Friday, January 16, 2026 12:53 PM
To: Hammel, Kathy <khammel@seminolecountyfl.gov>
Subject: Variance concerns

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Hope this message finds you well, as per our conversation earlier today..Below are a few pictures of overhang and shipping containers running along my property line also dealt with a homeless person sleeping and storing things along the backside of one of those shipping containers in my hedges. Please let me know what additional information is needed to rebuttal the variance request as you can see the structure and containers don't meet Seminole County code and compliance. Obviously, there was no regard for an easement or setback when the structure was built and storage containers were placed in the position they're in today. Seems like a case of do what I want and ask for permission later as the owner of 1978 Corporate Square I believe it's a hindrance to my property, my building and surrounds.

Thx again
J.Michael Speck











Sent from my iPhone

LOT RESEARCH REPORT

Seminole County Planning & Development 1101 E. First Street, Sanford, Florida 32771 (407) 665-7371 plandesk@seminolecountyfl.gov		Project #: 23-51500043 Request Date: 8/17/23	
APPLICANT INFORMATION			
Name: AUSTIN FAILOR PO BOX 659 GENEVA, FL 32732		Phone #: (407) 782-9991 Email: austin@failorconstruction.com	
PROPERTY INFORMATION			
Parcel ID #: 14-20-32-5UG-0000-0250		<input type="checkbox"/> Platted <input checked="" type="checkbox"/> Unplatted	
Address/Street Name:			
PLANNING & DEVELOPMENT REVIEW			
Zoning District: A-1	Future Land Use: SE	Lot Size: 103' x 120'	Vacant: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> 5 Acre Development:		<input checked="" type="checkbox"/> Unrecorded Plat: LAKE HARNEY RANCH ESTATES 3RD SEC	
Legal Description: LOT 25 UNRECD PLAN LAKE HARNEY RANCH ESTATES 3RD SEC		Parcel of Record: 	
Legal parcel of record prior to July 28, 1970:			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Seminole County Target Area(s): No			
Within the East Rural Area:			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In Bear Management Area:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Minimum lot size required: 1 acre		Current lot size: 12,360 square feet/acre(s)	
Parcel meet the minimum lot size requirement for the zoning district: COMMENT: A variance may be required for parcels that do not meet the minimum lot size for the zoning district. Please visit our website for information on obtaining a variance.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Minimum lot width at building line required: 150 feet		Current lot width at building line: 103 feet	
Parcel meet the minimum lot width requirement for the zoning district: COMMENT: A variance may be required for parcels that do not meet the minimum lot width for the zoning district. Please visit our website for information on obtaining a variance.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Parcel have frontage on natural waterbody:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Parcel has frontage on a public right of way: COMMENT: If access to property is via a legal private easement, easement documentation must be provided at building permitting.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing structures on the property:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property subdivided via Plat Waiver or Lot Split process: File #		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>Comments: The subject parcel pre-dated the subdivision requirements of Seminole County and is considered a legal parcel of record. However, since the parcel has common ownership with adjacent nonconforming lots, they must be combined to come into compliance with the A-1 zoning district, per Policy FLU 3.2 of the Seminole County Comprehensive Plan. Due to these circumstances, Seminole County cannot issue building permits at this time for lot 25 alone. Lots 25-27 should be combined to meet the minimum lot size and lot width.</p> <p>Policy FLU 3.2 Antiquated Vacant Plats</p> <p>The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:</p> <p>A Requiring the combining of abutting lots where such lots have unity of ownership; and</p> <p>B Allowing for replatting and vacating and abandonment procedures.</p>			
Reviewed by: Angi Gates		Date: 9/6/23	
FLOOD PRONE REVIEW			
Property located in a FEMA Regulated Special Flood Hazard Area:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood Zone: X	BFE:	Community #: 120289	Panel #:
Flood Prone Map:			
Reviewed by: PER GIS		Date: 9/6/23	
WETLAND REVIEW			
Wetlands on the property: COMMENTS: Wetland setback buffers of 15' minimum, 25' average must be maintained. Please visit our website for additional information regarding wetlands.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property within an area of environmental concern:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>NOTE: If there are wetlands indicated on the map near the area of construction, the wetlands will be required to be delineated by an Environmental Surveyor. Once the wetlands are flagged, this information along with the Wetland Specialist's name and date of delineation must be shown on a survey when submitting for building permits.</p>			

NOTE: Endangered, Threatened, and Species of Special Concern plants or animals are protected by Federal and/or State laws. When impacts to protected species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352) 732-1225 concerning state permit requirements.

Comments:

Reviewed by: PER GIS

Date: 9/6/23

WATER AND SEWER REVIEW

WATER: ☒ Well ☐ City of ☐ Seminole County ☐

SEWER: ☒ Septic ☐ City of ☐ Seminole County ☐

NOTE: If on septic, the lot must meet minimum lot size required by the Health Department:

- septic with water service – minimum lot size required is ¼ acre
- septic with well – minimum lot size required is ½ acre

For information regarding septic permits, please contact the Health Department at (407) 665-3604.

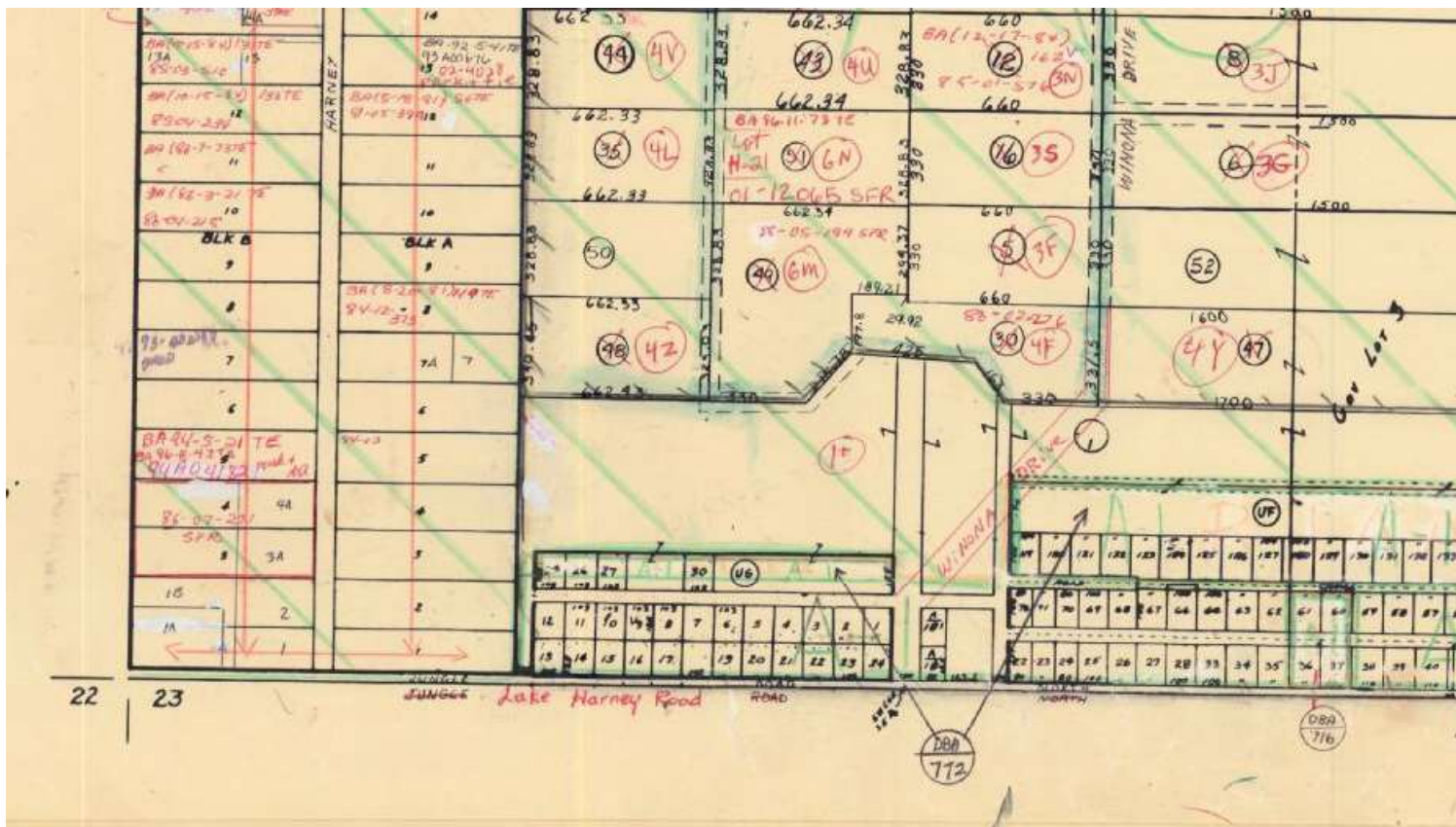
For information regarding well permits, please contact the Building Division (407) 665-7050.

Reviewed by: Angi Gates, GIS

Date: 9/6/23

This report has been sent to the applicant via: ☐ Mail ☒ Email by Angi Gates 9/6/23

NOTE: This research is based on the best available data and does not guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 25
UNRECD PLAN LAKE HARNEY
RANCH ESTATES 3RD SEC

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

A. FINDINGS OF FACT

Property Owner: AUSTIN FAILOR
JAB REALTY INVESTMENTS
GENEVA, FL 32732

Project Name: JAYCE CT (LOT 25)

Requested Variance:

Request for a (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

FILE NO.: BV2025-132

DEVELOPMENT ORDER #

25-30000132

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 January, 2026.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0076

Title:

786 Big Tree Drive - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial) district; BV2025-128 (Judith Deac, Applicant) District 4 - Lockhart (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 north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial); or
2. Approve the request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial); or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Big Tree Crossing Industrial Park and is within the M-1 (Industrial) zoning district.
- The subject property is a corner lot and, as such, considered to have two (2) front yards and (2) side yards for setback purposes.
- The existing storage containers are located on the north property line and entirely in the side yard setback of ten (10) feet.
- A letter of support has been received from six (6) properties that are located within the Big Tree Industrial Park.
- There is an utility easement that will need to be vacated and the structures must

be entirely within the property lines including gutters.

- A community meeting is required for non-residential variances. The applicant conducted a community on January 5, 2025, and is included in the agenda package.
- 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)

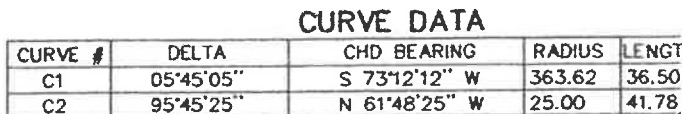
Staff Conclusion:

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:

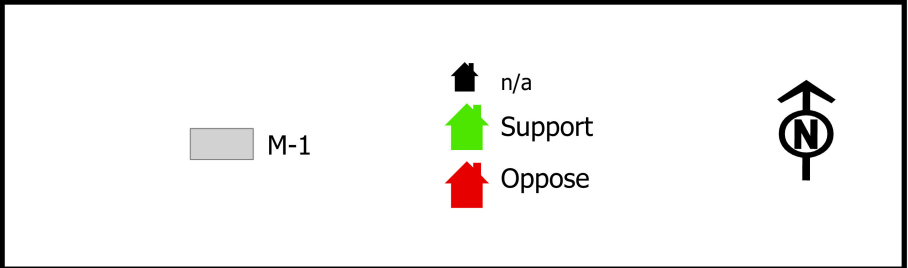
1. Any variance granted will apply only to the two (2) storage containers as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





Deac III LLC
 786 Big Tree Dr
 Longwood FL 32750

SEMINOLE COUNTY BOA
 JANUARY 26, 2026



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 conex containers and awning were in this position when we purchased the property in 2010. We have site drawings from previous owner dated 2005. showing the containers and awnings in the current positions.

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

The containers and awning were in current position when we purchased in 2010. The awning was a fabric sail that covered the entire area including the Conex. After numerous replacements we replaced fabric sail with a tin roof and added gutters.

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

This is an industrial area and a tour shows that other lots are using or close to setbacks. Some of the building overhangs also are not setback to!

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.

If we loose the use of the Conex or the area to the south of the Conex we would loose so much storage and open area to manipulate fork lifts to move freight in and out of building.

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

We have only updated/reinforced the awning in its 20+ yrs in this location. To loose use of any of the area would be detrimental to the running of UD Tools.

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.

These containers have been in their current location for a minimum of 21 years. The neighbor to the north has tall bushes/trees that covers the container. The addition of the gutter insures water flows away from neighbors. We have the support of the majority of our neighbors.



Varsity Courts, Inc.

1970-A Corporate Square, Longwood, Florida 32750-3520 (407) 830-8906 Fax (407) 830-7267

11/10/2025

To whom it may concern,

I am the owner of the property that's adjoined JD Tools. I have built my building approximately 40 years ago. This park has rules to keep the property maintained. We have no parking in the streets, and any outside storage must be in the rear. The previous owner to the property 786 put in shipping containers at the rear of the property. This was approximately 30 years ago. In approximately 2010 John bought the property with existing storage containers left with his purchase of the property. In that time bushes have grown up and the container can hardly be seen. Mr. Deac has kept the property well maintained and been a very nice neighbor for over 15 years.

Signature: _____

Date: _____

11/10/25



Architectural Cabinetry & Furniture Mfg., Inc.

790 Big Tree Dr.

Longwood, FL 32750

November 5, 2025

To whom it may concern:

Our property is located directly east of 786 Big Tree. We moved to this location in 2004 and the containers at 786 have been in their current position since at least that time frame. The area has always been covered by some kind of awning - from the building to the back side of the container.

We have no issue with the placement of the containers or the awning (which has recently been updated). If you have any questions, please feel free to contact me.

Gregory Maggard

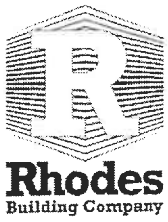
Owner

Gregory@panelbed.com

(407)331-0600



11/5/25



782 Big Tree Drive
Longwood, FL 32750

T / 407 260 0333 General Contractors / Construction Managers
F / 407 260 0320 CGC1520209
www.rhodesbuildingco.com

November 6, 2025

To Whom It May Concern

As a neighboring property owner of JD Tools at 786 Big Tree Drive, I take no exception to the appearance of their property, building or storage yard area. The storage containers and awning within their fenced storage yard do not create an issue for neighboring properties and are consistent with the use of properties located within Big Tree Crossing in my opinion.

Should you have any questions, please don't hesitate to contact me directly.

Matthew Rhodes

Rhodes RE Holdings II, LLC

Rhodes Building Company

SCHICK BAXLEY

Certified Public Accountants

11/6/2025

Seminole County Florida

To Whom it may concern,

My business Schick & Baxley, CPAs has been an occupant of 785 Big Tree Drive Suite 101 for over a year. The presence of these shipping containers on the JD Tools Property does not cause any inconvenience, disturbance, or issue to me personally. From my perspective, they are well-maintained and do not negatively impact on the aesthetics, safety, or overall harmony of our community.

Sincerely,



Sandra Schick, CPA
Schick & Baxley CPAs

Initials _____

Sandra Schick
sandra@cflcpas.com
(407) 408-7527

www.cflcpas.com

Mary Baxley
mary@cflcpas.com
(407) 619-6977

LRC GUITARS
1987 Corporate Sq
Unit #147
Longwood, FL 32750

November 6, 2025

The purpose of this letter is to say that I am one of the business owners on the west side of JD Tools 786 Big Tree Dr.

I have been at this address since 2021. The containers and awnings at 786 Big Tree have been in their current position since I have been here.

I have no issues with the containers or the awning. If you have any questions, please feel free to contact me.

A handwritten signature in blue ink, appearing to be 'RJ Colton', with a long horizontal stroke extending to the right.

RJ Colton
Owner
407-520-3874

Architectural Openings, Inc.

1975 Corporate Square

Longwood, FL 32750

November 6, 2025

I have been a business owner in Big Tree Park since 1988. I have had no issues or problems with the owner of 786 Big Tree Drive since they have owned property. The container is not a problem us and has been located there prior to current owners taking over.

I attest that I have no objection to the keeping of containers on their property.

Thank you,

A handwritten signature in black ink, appearing to read "David Bussart", with a long horizontal flourish extending to the right.

David Bussart

407-349-9774



GUTTER >

END OF CONEX



GUTTER >

END OF CONEX

1978 CORPORATE SQ

786 BIG TREE

VIEW FROM WEST



1978 CORPORATE SQ
VIEW TOWARDS CONEX



2009 AERIAL VIEW SHOWING COVERED AREA

LEGEND:

— APPROXIMATE SUBJECT
PROPERTY BOUNDARY



**Andreyev
Engineering,
Inc.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SOUTHERN TECHNOLOGIES
786 BIG TREE DRIVE
LONGWOOD, SEMINOLE COUNTY, FL

APPROXIMATE SCALE:

1"=200'

DATE: 06/24/10

ENGINEER: JJ

PN:EPEN-10-0088

DRAWN BY: DLS

2009 AERIAL PHOTOGRAPH

FIGURE 3

Site Photographs
Southern Technologies, Inc.
786 Big Tree Drive
Longwood, Seminole County, Florida
June 24, 2010



Photo #1: General view of the southern portion of the building facing northeast.



↓SHOWS FABRIC SAIL 2010↓



Photo #3: View of the northwestern portion of the building, facing southeast.



Photo #4: View of north of the building, facing west.



Photo #5: General view of inside warehouse building facing northwest.



Photo #6: View of wash sinks located within warehouse

Site Photographs
Southern Technologies, Inc.
786 Big Tree Drive
Longwood, Seminole County, Florida
June 24, 2010



Photo #7: View of electric air compressor located on east side of building



↑SHOWS FABRIC SAIL 2010↑

Photo #8: General view of storage buildings located on the north side of the property.



Photo #9: View of portable generator stored next to storage buildings.



Photo #10: General view of the interior of the warehouse building facing south.



Photo #11: View of 55-gallon drum located in storage building located to the north of warehouse



Photo #12: View of southeastern corner of warehouse building.

COMMUNITY MEETING

JANUARY 5, 2026, 6PM

AGENDA

Purpose: To present information for variance application at 786 Big Tree Dr
Parcel ID#29-20-30-510-0000-0290

NO VOTING OR DECISION WILL BE MADE AT THIS MEETING – INFORMATION ONLY

- **APPLICATION is for Side Variance Setback – 10ft to 0ft.**

THIS COMMUNITY MEETING IS IN REGARD TO OUR APPLICATION FOR A SIDE SETBACK ONLY

- **PROPERTY HISTORY**
- **OVERVIEW OF IMPROVEMENT**
- **HARDSHIP STATEMENT**
- **QUESTIONS AND ANSWERS**

COMMUNITY MEETING

JANUARY 5, 2026, 6PM

AGENDA

Purpose: To present information for variance application at 786 Big Tree Dr
Parcel ID#29-20-30-510-0000-0290

NO VOTING OR DECISION WILL BE MADE AT THIS MEETING – INFORMATION ONLY

My name is Judy Deac, DEAC III

- **APPLICATION for Side Variance Setback – 10ft to 0ft.**
THIS COMMUNITY MEETING IS IN REGARD TO OUR APPLICATION FOR A SIDE SETBACK
- **PROPERTY HISTORY**
 - The current owner, DEAC III, purchased the property in 2010. The Conex containers and awning were already in their current positions at that time.
 - A site plan from the previous owner dated 2005 confirms this placement.
 - While the original awning was the same size, it utilized a fabric sail that required frequent replacement due to storm damage.
 - Following a severe storm in 2023, both the sail and framing sustained significant damage
- **OVERVIEW OF IMPROVEMENT**
 - In 2024, the following updates were made:
 - The awning structure was reinforced, and the fabric sail was replaced with roofing tin
 - Gutters were installed on the north side to direct the water away from adjacent properties
 - A damaged top shelf on an existing shelving unit was replaced with new sheet metal.
- **HARDSHIP STATEMENT**
 - For the past 15 years, JD Tools has utilized the area between the Conex containers and main building as a primary workspace and for forklift access to move large inventory items. The loss of this functional area would be detrimental to the daily operations of JD Tools.
- **QUESTIONS AND ANSWERS –**
 - **PLEASE IDENTIFY YOURSELF AND PLEASE BE RESPECTFUL TO OTHERS**

COMMUNITY MEETING
MONDAY JANUARY 5TH, 2026

6PM

700 RINEHART RD
LAKE MARY, FL 32746

VARIANCE APPLICATION
FOR
PARCEL ID# 29-20-30-510-0000-0290

BIG TREE CROSSING PH1

PROPERTY ADDRESS

786 BIG TREE DRIVE
LONGWOOD, FL 32750

VARIANCE APPLICATION FOR SET BACK REDUCTION

QUESTIONS CALL 407-325-2098

COMMUNITY MEETING

PURPOSE: To present information for variance application at 786 Big Tree Dr
Parcel ID #29-20-30-510-0000-0290

DATE - JANUARY 5, 2026, 6PM – 700 Rinehart Rd, Lake Mary FL 32746

As attendees arrived, they were requested to sign in and to review pictures/surveys/plans that were on display.

MEETING CALLED TO ORDER 6:05 PM.

Opening: Judy Deac introduced herself as the representative for DEAC III LLC

Application for Variance has been placed with Seminole County to reduce the Side Variance Setback from 10ft – 0ft.

No voting or decision will be made tonight – this is informational only.

History of the property was given:

The current owner, DEAC III, purchased the property in 2010. The Conex containers and awning were already in their current positions at that time.

A site plan from the previous owner dated 2005 confirms this placement

While the original awning was the same size, it utilized a fabric sail that required frequent replacement due to storm damage.

Following a severe storm in 2023, both the sail and framing sustained significant damage.

In 2024/2025 Improvements were made to reinforce the awning framework and the fabric sail was replaced with roofing tin.

Gutters were installed on the north side to direct the water away from adjacent properties

A damaged top shelf on an existing shelving unit was replaced with new sheet metal.

Hardship Statement was provided. For the past 15 years JD Tools has utilized the area between the Conex containers and main building utilized as a primary workspace and for forklift access to move large inventory items. The loss of this functional area would be detrimental to the daily operation of JD Tools.

The attendees were directed to look at the community support letters that were posted.

The next step is to have the County Hearing on January 26, 2026, where the County Board will vote and make a decision.

QUESTIONS AND ANSWERS: Attendees had no questions and had no problem with the application.

MEETING ADJOURNED 6:15 PM.

COMMUNITY MEETING JAN 5 2026

	ATTENDEE	PROPERTY ADDRESS REPRESENTING		
1	Anthony Desc	786 big tree drive		
2	John & Dea	786 Big tree DR		
3	Justin Rjar	848 Garden Loop		
4	Sandra Shick	785 Big Tree Dr.		
5	Dan Babb	1970 Cornwell St		
6	Edward Kelly	770 Big tree ave		
7				
8				
9				
10				
11				
12				
13				
14				
15				

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 29
BIG TREE CROSSING PH 1
PB 27 PGS 20 & 21

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

A. FINDINGS OF FACT

Property Owner: JUDITH DEAC
172 MORNING GLORY DRIVE
LAKE MARY, FL 32746

Project Name: BIG TREE DR (786)

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a storage container in the M-1 (Industrial) district

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 40' x 8' & 20' x 8' storage containers 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**

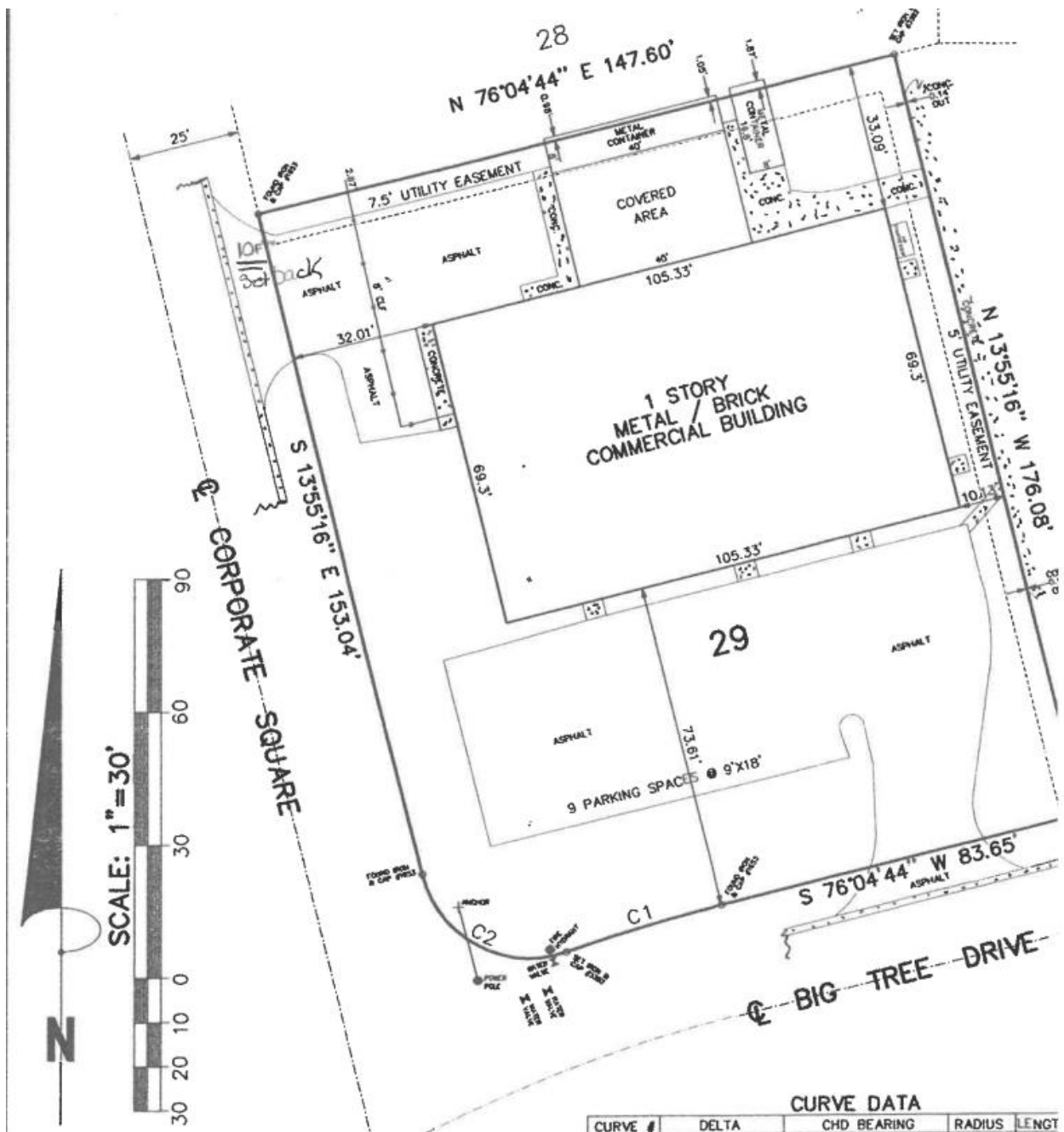
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN



**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 29
BIG TREE CROSSING PH 1
PB 27 PGS 20 & 21

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

A. FINDINGS OF FACT

Property Owner: JUDITH DEAC
172 MORNING GLORY DRIVE
LAKE MARY, FL 32746

Project Name: BIG TREE DR (786)

Variance Approval:

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The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

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- (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 40' x 8' & 20' x 8' storage containers 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**

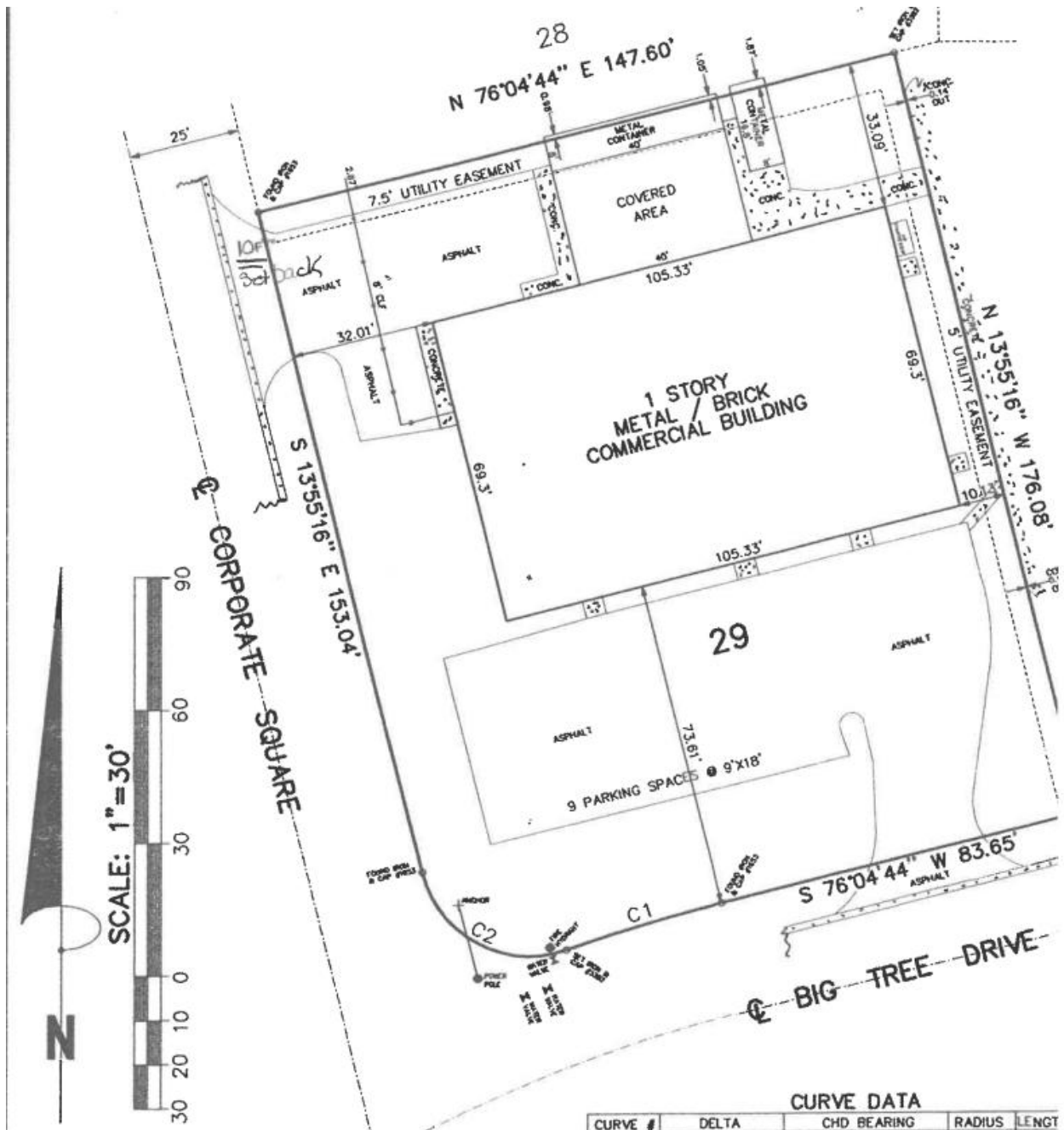
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0084

Title:

224 South Shadowbay Boulevard - Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; BV2025-136 (George Yanovitch, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; or
2. Approve the request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Shadowbay Unit 1 subdivision.
- The applicant is requesting to reconstruct an existing screen room that encroaches in the rear and side yards. The existing screen room is 18.8 feet from the normal high water line and 4.8 from north side yard.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is twenty five (25), and the side yard setback is ten (10) feet.
- The applicant has provided approval from three (3) neighbors and the Shadowbay's Homeowners Association.
- 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

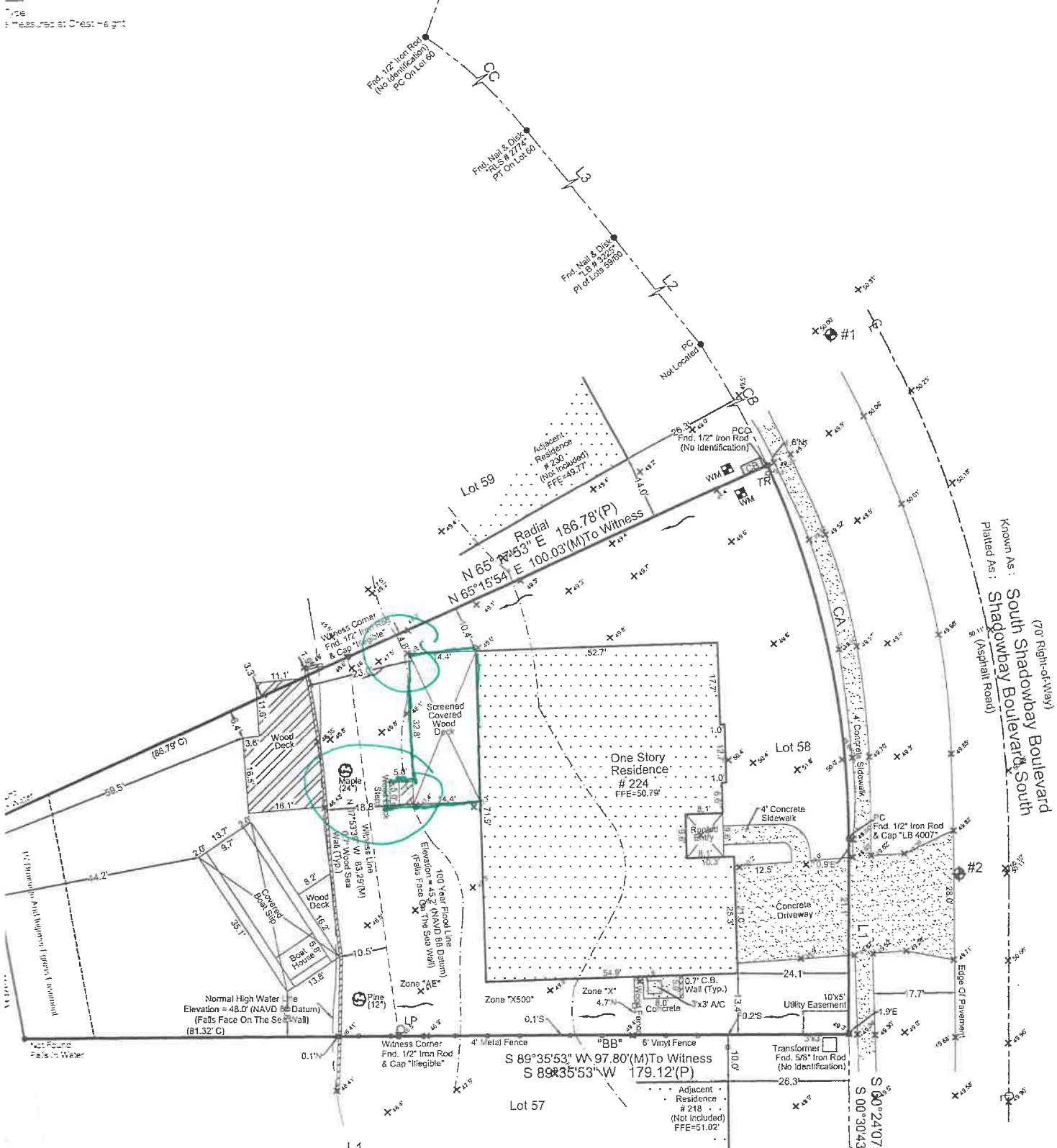
hardship.

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 existing screen room as depicted on the attached site plan; and
2. Any additional conditions deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

measured at Crest - 6.9'



Known As:
Platted As:
South Shadowbay Boulevard South
(70' Right-of-Way)
(Asphalt Road)

L1
S 00°24'07" E 42.33'(P)
S 00°14'46" E 42.42'(M)

L2
S 39°30'47" E 60.80'(P)
S 39°30'46" E 59.98'(M)

CC
R= 107.40'(P)
L= 57.39'(P)
Δ= 30°36'59"(P)
Chord Bearing=
S 54°49'17" E 56.71'(P)
S 55°41'17" E 60.36'(M)

L3
S 39°30'47" E 67.03'(P)
S 39°32'24" E 67.12'(M)

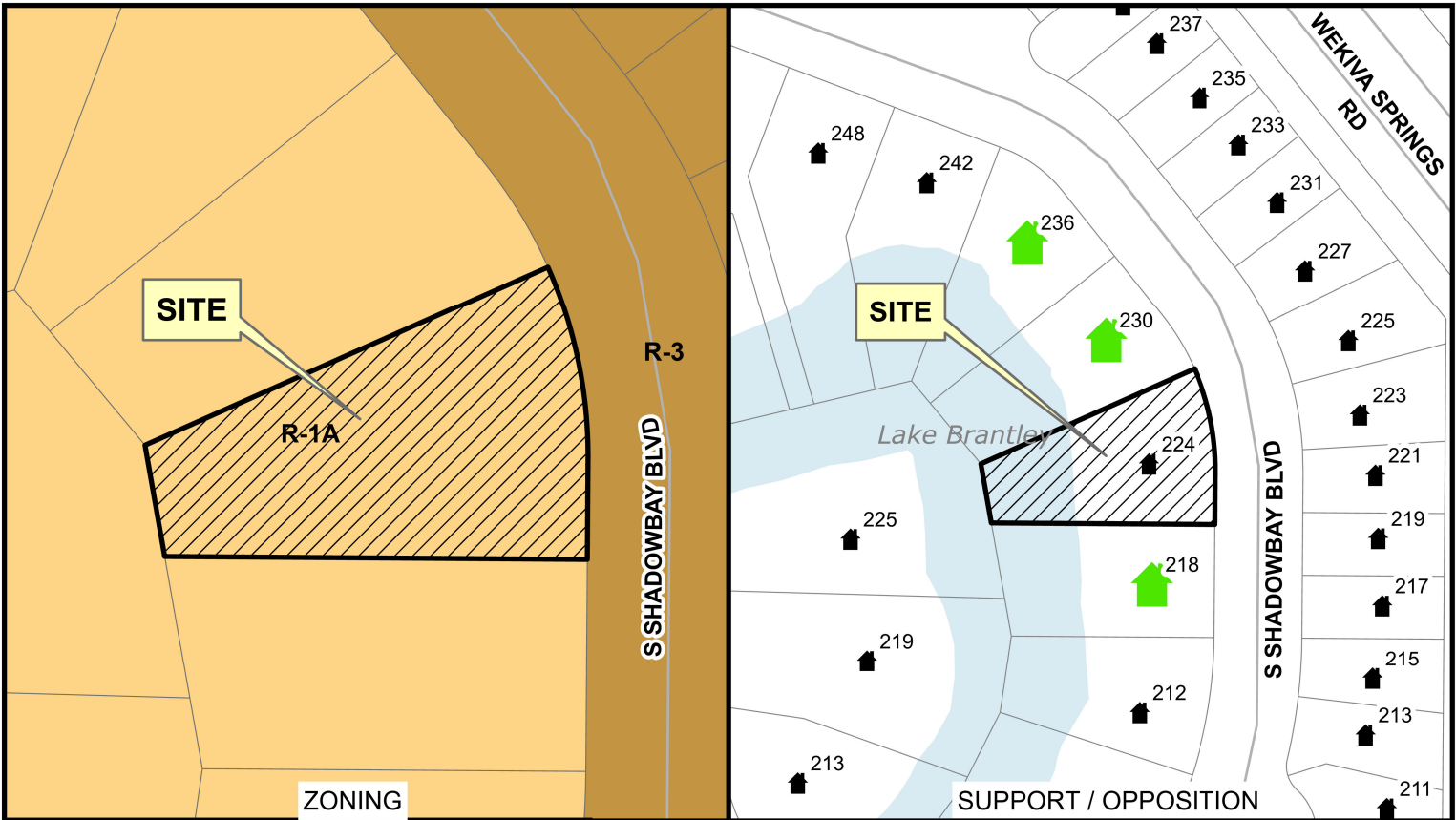
L4
N 19°52'14" E 35.00'(P)
N 19°46'45" E 34.68'(M)

Date Completed: 11.05.25
File Number: S-148868

Legend:
- Point of Curvature
- 1/2" Iron Rod
- 1/2" Iron Pipe

-Notes-
> Survey is Based upon the Legal Description Supplied by Client.
> Adjacent Properties Deeds have NOT been Researched for Gaps, Omissions and/or Errors.
> Subject to any Easements and/or Restrictions of Record.
> Bearing Basis and/or Person is Assumed and Based upon the Line Labeled with a "B".

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed Under my Direction on the Date Shown. Based on Information Furnished to Me as Noted and Confirms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 47, F.S. Florida Administrative Codes Pursuant to Section 472.017, Florida Statutes.



Yanovitch Family Trust
 224 S Shadowbay Blvd
 Longwood FL 32779

SEMINOLE COUNTY BOA
 JANUARY 26, 2026



VARIANCE CRITERIA

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

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

Replacing existing structure with exact same dimensions. High water mark in flux.

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

Existing structure was present over 20 years ago when property purchased. No violation or encroachment noted.

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?

Not new construction, simply replacing old structure.

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

This situation exists on numerous properties in this location. Almost none of the existing homes meet this new requirement for 25 ft. setback. Look at the aerials. →

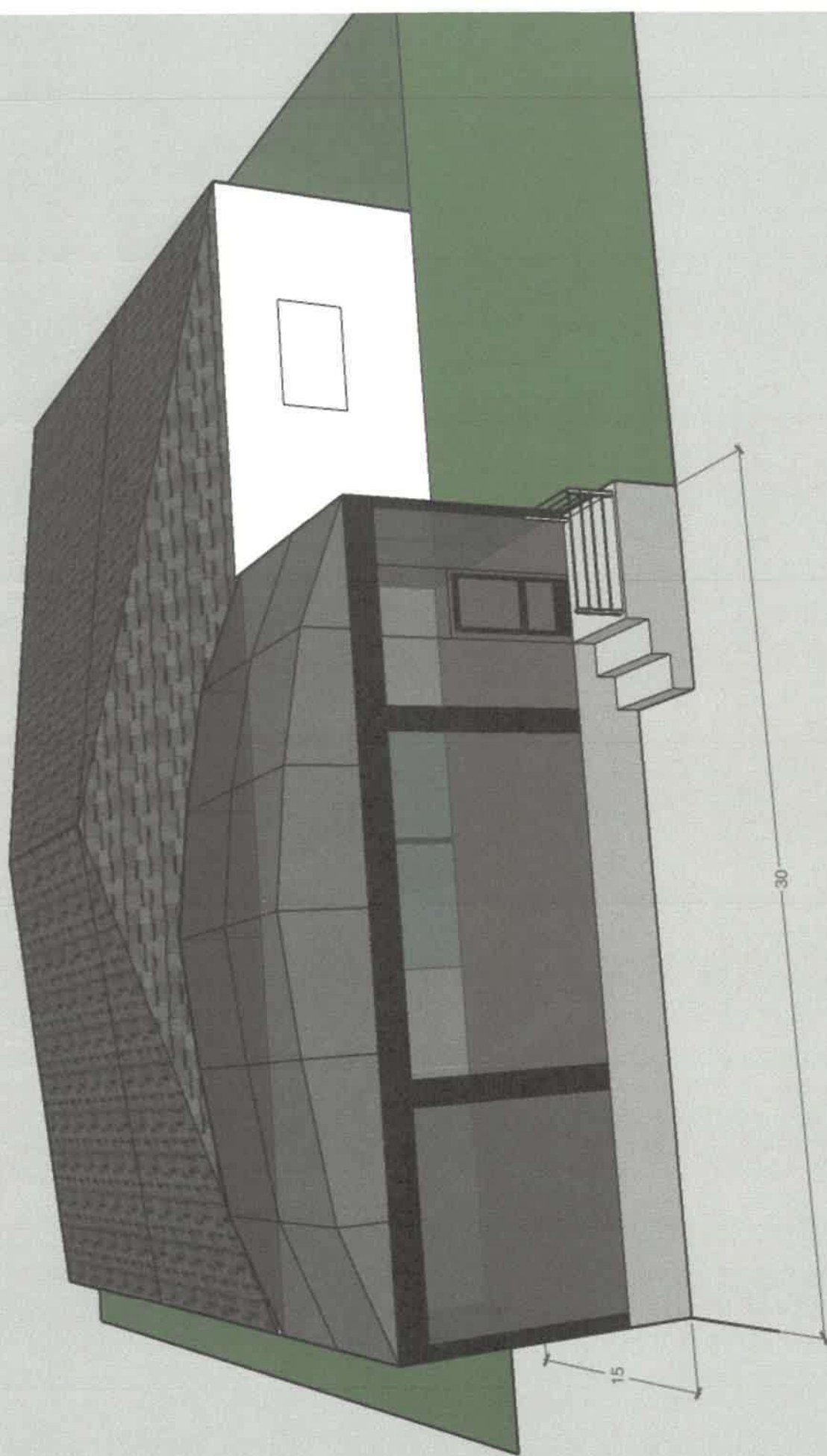
We are further back than almost all homes on the water.

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

Variance is requested for the exact dimensions of the existing structure.

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

This situation exists in many other homes in the neighborhood where properties are grandfathered in or received variances to accommodate new or replacement structures.



December 3, 2025

Dear Neighbor,

I am writing to let you know that I will be submitting a variance request to Seminole County regarding the replacement of my current screened-in deck.

The existing deck has been in place for over 23 years, and the new structure will remain in the **exact same footprint** as the current one. However, because the original deck does not meet today's updated setback requirements, the County requires me to notify nearby homeowners and request your acknowledgment as part of the permitting and variance process.

This project will not expand the structure, change the layout, or move any closer to property lines. It will simply replace the aging screened-in deck with an updated, safe, and well-maintained version.

I would greatly appreciate your support. If you are comfortable doing so, please sign below.

Thank you very much for your consideration and for being a supportive neighbor.

Warm regards,

Teri Yanovitch

NAME:

ADDRESS:

32779

Patty Sabia

236 S. Shadowbay Blvd, Longwood, FL

Christine Mattison

230 S Shadowbay Blvd Longwood FL

Jose Bucardi

218 S. Shadowbay Blvd. Longwood FL 32779

December 3, 2025

Attention: Shadowbay HOA

I am writing to let you know that I will be submitting a variance request to Seminole County regarding the replacement of my current screened-in deck.

The existing deck has been in place for over 23 years, and the new structure will remain in the **exact same footprint** as the current one. However, because the original deck does not meet today's updated setback requirements, the County requires me to notify nearby homeowners and request your acknowledgment as part of the permitting and variance process.


This project will not expand the structure, change the layout, or move any closer to property lines. It will simply replace the aging screened-in deck with an updated, safe, and well-maintained version.

I would greatly appreciate your support. If you are comfortable doing so, please sign below.

Thank you very much for your consideration and for being a supportive neighbor.

Warm regards,

Teri Yanovitch

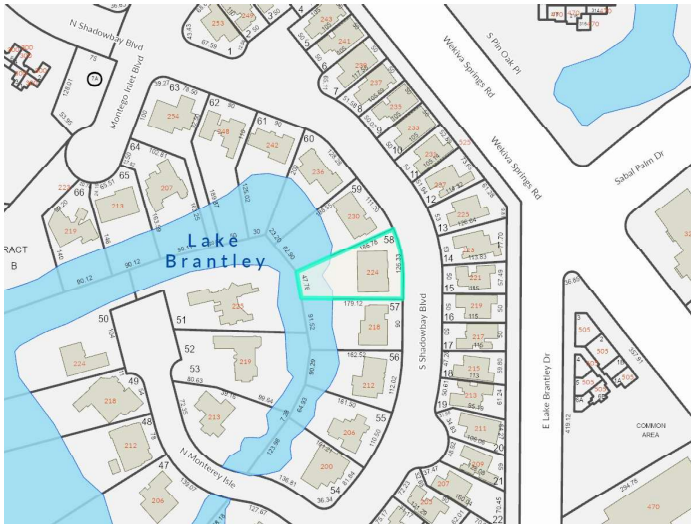
NAME:  ADDRESS:
DENNIS SABIA 236 S. Shadowbay Blvd.
AS PRESIDENT
Shadowbay HOA

Property Record Card



Parcel: 04-21-29-520-0000-0580
Property Address: 224 S SHADOWBAY BLVD LONGWOOD, FL 32779
Owners: YANOVITCH FAMILY TRUST
 2026 Market Value \$840,221 Assessed Value \$530,573 Taxable Value \$479,851
 2025 Tax Bill \$6,494.35 Tax Savings with Exemptions \$4,970.48
 The 4 Bed/2.5 Bath Single Family Waterfront property is 3,223 SF and a lot size of 0.37 Acres

Parcel Location



Site View



04212952000000580 01/26/2024

Parcel Information

Parcel	04-21-29-520-0000-0580
Property Address	224 S SHADOWBAY BLVD LONGWOOD, FL 32779
Mailing Address	224 S SHADOWBAY BLVD LONGWOOD, FL 32779-4842
Subdivision	SHADOWBAY UNIT 1
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2003)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$417,481	\$422,974
Depreciated Other Features	\$22,740	\$15,160
Land Value (Market)	\$400,000	\$400,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$840,221	\$838,134
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$309,648	\$322,514
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$530,573	\$515,620

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,464.83
Tax Bill Amount	\$6,494.35
Tax Savings with Exemptions	\$4,970.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

YANOVITCH FAMILY TRUST

Legal Description

LOT 58 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$530,573	\$50,722	\$479,851
Schools	\$530,573	\$25,000	\$505,573
FIRE	\$530,573	\$50,722	\$479,851
ROAD DISTRICT	\$530,573	\$50,722	\$479,851
SJWM(Saint Johns Water Management)	\$530,573	\$50,722	\$479,851

Sales

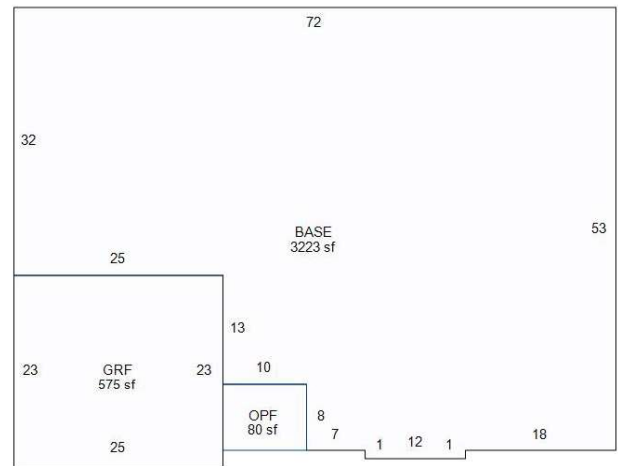
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/26/2023	\$100	10516/1473	Improved	No
WARRANTY DEED	10/1/2002	\$510,000	04568/0021	Improved	Yes
QUIT CLAIM DEED	3/1/1991	\$100	02280/1661	Improved	No
WARRANTY DEED	3/1/1986	\$193,500	01721/1179	Improved	No
WARRANTY DEED	3/1/1984	\$183,000	01532/0368	Improved	No
CERTIFICATE OF TITLE	4/1/1983	\$194,300	01451/1790	Improved	No
WARRANTY DEED	4/1/1981	\$87,000	01329/0255	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$800,000/Lot	\$400,000	\$400,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	3223
Total Area (ft ²)	3878
Constuction	CUSTOM WOOD/STUCCO/BRICK
Replacement Cost	\$549,317
Assessed	\$417,481

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	575
OPEN PORCH FINISHED	80

Permits				
Permit #	Description	Value	CO Date	Permit Date
12497	224 S SHADOWBAY BLVD: ELECTRICAL - RESIDENTIAL-Residential Home [SHADOWBAY UNIT 1]	\$2,300		8/19/2025
15018	224 S SHADOWBAY BLVD: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-SFR [SHADOWBAY UNIT 1]	\$7,250		10/17/2019
02628	REROOF	\$7,500		4/12/2011
04205	A/C EQUIPMENT CHANGE OUT	\$7,146		6/1/1997
05374	REROOF	\$4,250		8/1/1995

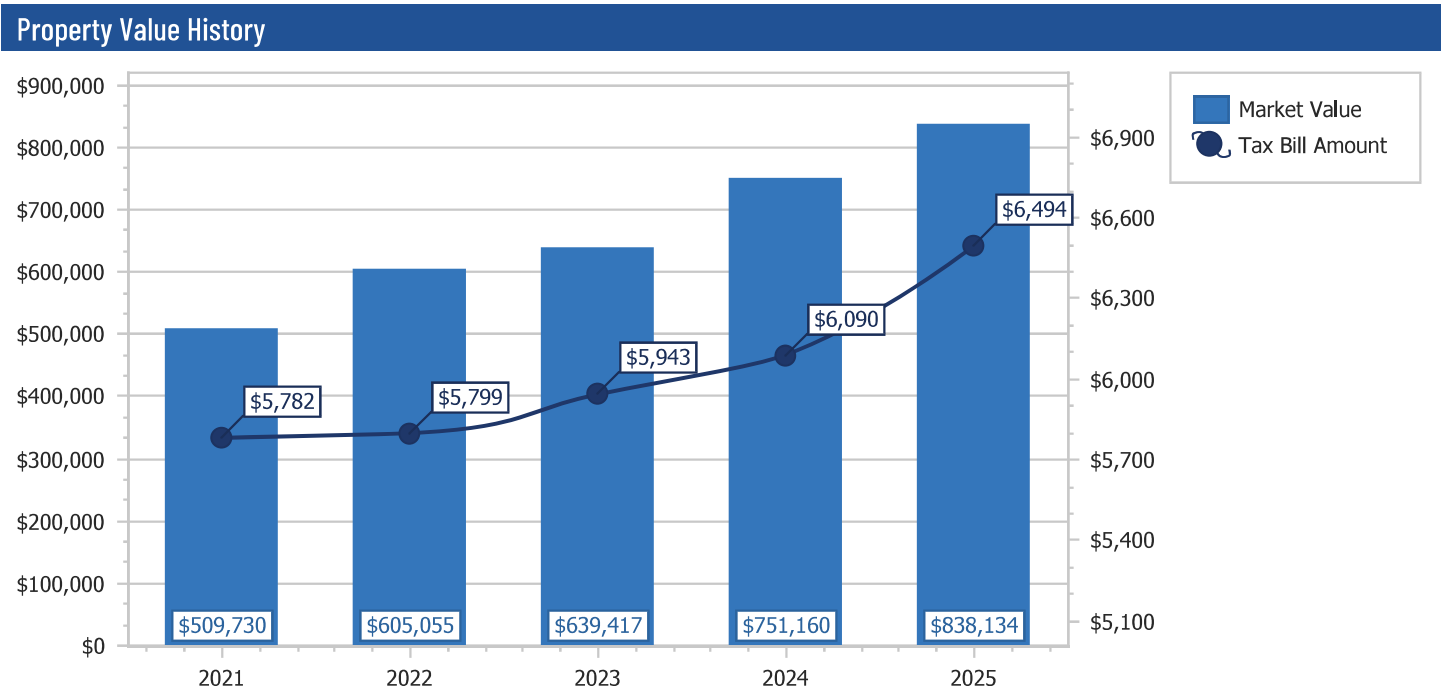
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1981	1	\$6,000	\$3,600
SPA 1	1981	1	\$10,800	\$6,480
PATIO 1	1981	1	\$1,100	\$660
SCREEN ENCL 1	1989	1	\$4,000	\$2,400
BOAT DOCK 2	1989	1	\$8,000	\$4,800
BOAT COVER 2	1989	1	\$8,000	\$4,800

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

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 58 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

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

A. FINDINGS OF FACT

Property Owner: GEORGE & TERI YANOVITCH
YANOVITCH FAMILY TRUST
LONGWOOD, FL 32779

Project Name: S SHADOWBAY BLVD (224)

Variance Approval:

Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling).

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

CONCLUSIONS OF LAW

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

A. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 58 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

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

A. FINDINGS OF FACT

Property Owner: GEORGE & TERI YANOVITCH
YANOVITCH FAMILY TRUST
LONGWOOD, FL 32779

Project Name: S SHADOWBAY BLVD (224)

Variance Approval:

Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling).

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 35 X12 foot 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**

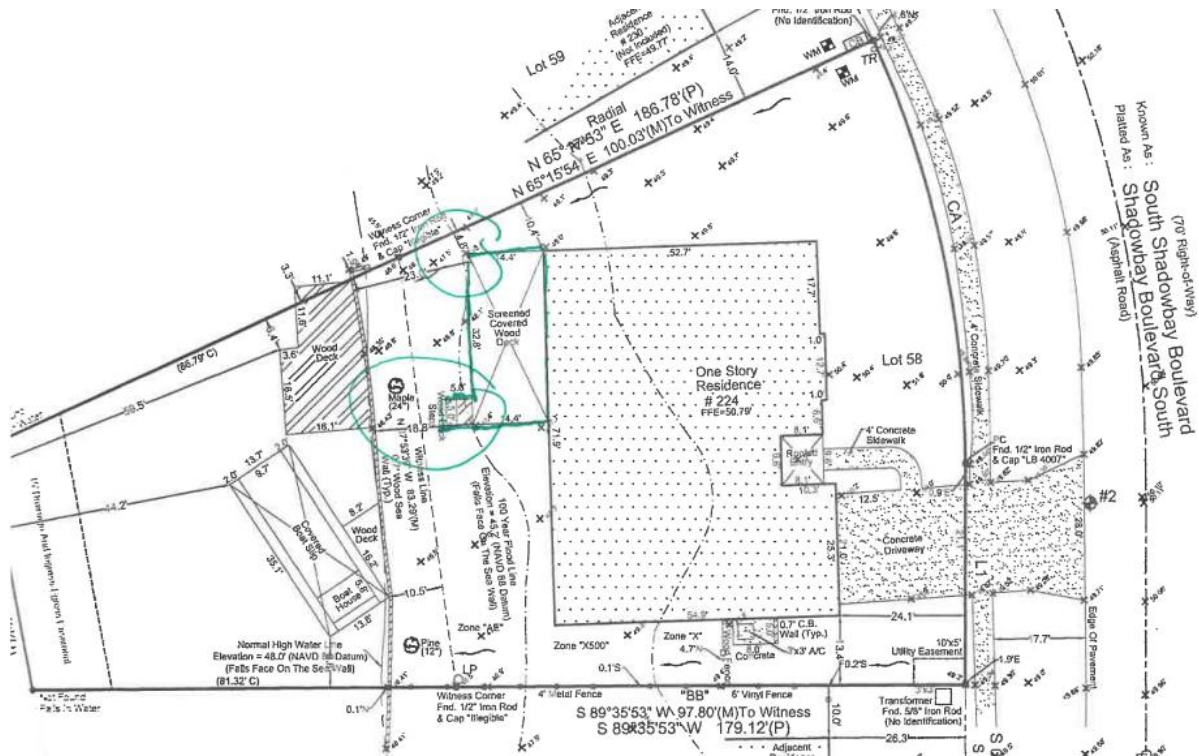
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0069

Title:

7377 Grand Avenue - Request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-123 (Daniel Sposato, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a fence height variance from six (6) feet to eight (8) feet 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 Oakcrest subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Grand Avenue. The Park Vale Boulevard side is where the variance is being sought.
- The proposed privacy fence encroaches into a Utility easement and at building permitting will be required to meet the criteria for placement with an estoppel letter.
- The proposed privacy fence is 5 feet from the sidewalk and 19 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(b) of the Seminole County Land Development Code, which states that the fences are limited to six (6) feet six (6) inches 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 been satisfied:

Having a swale in the rear of the property, the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)

Staff Conclusion:

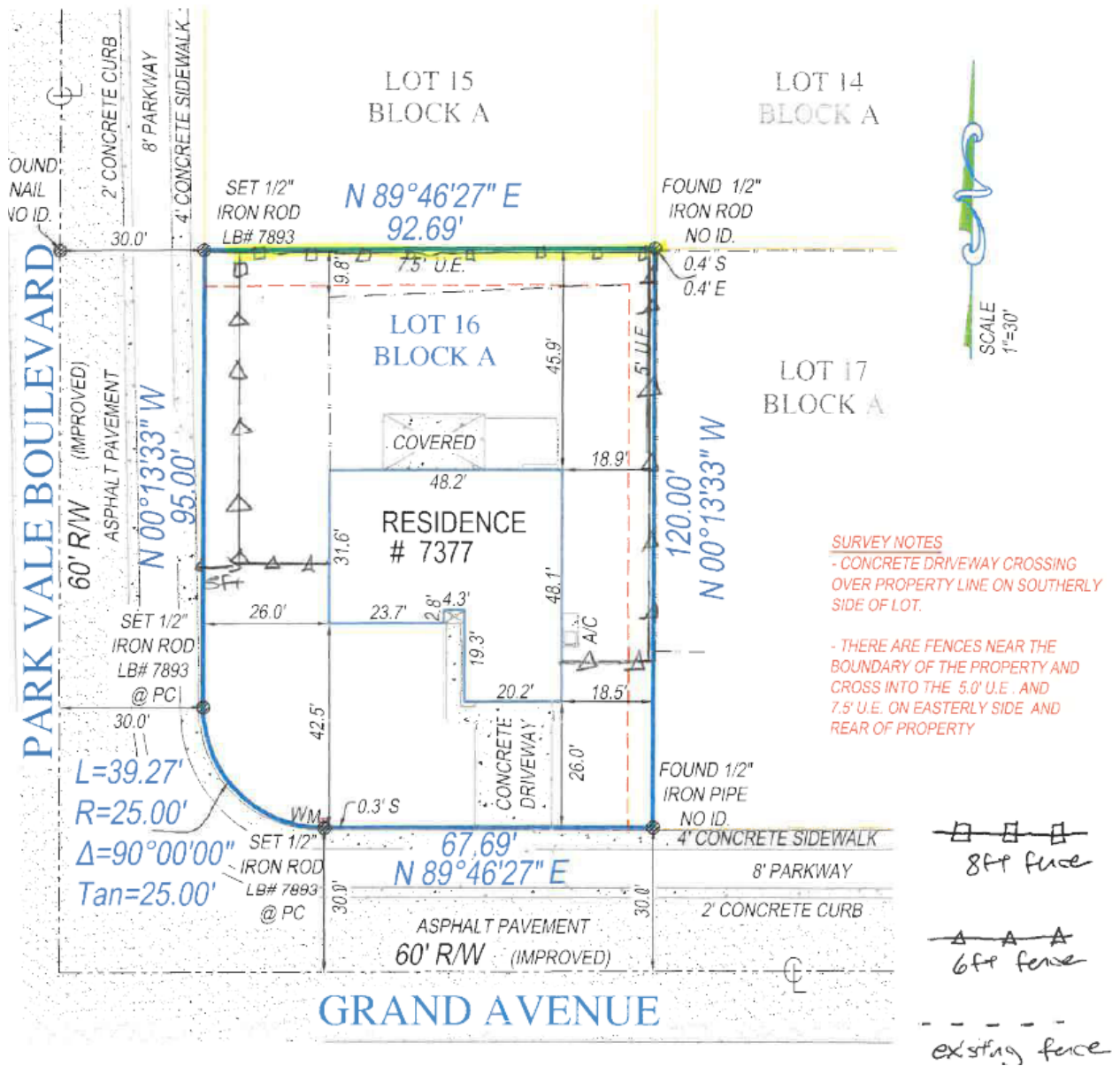
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

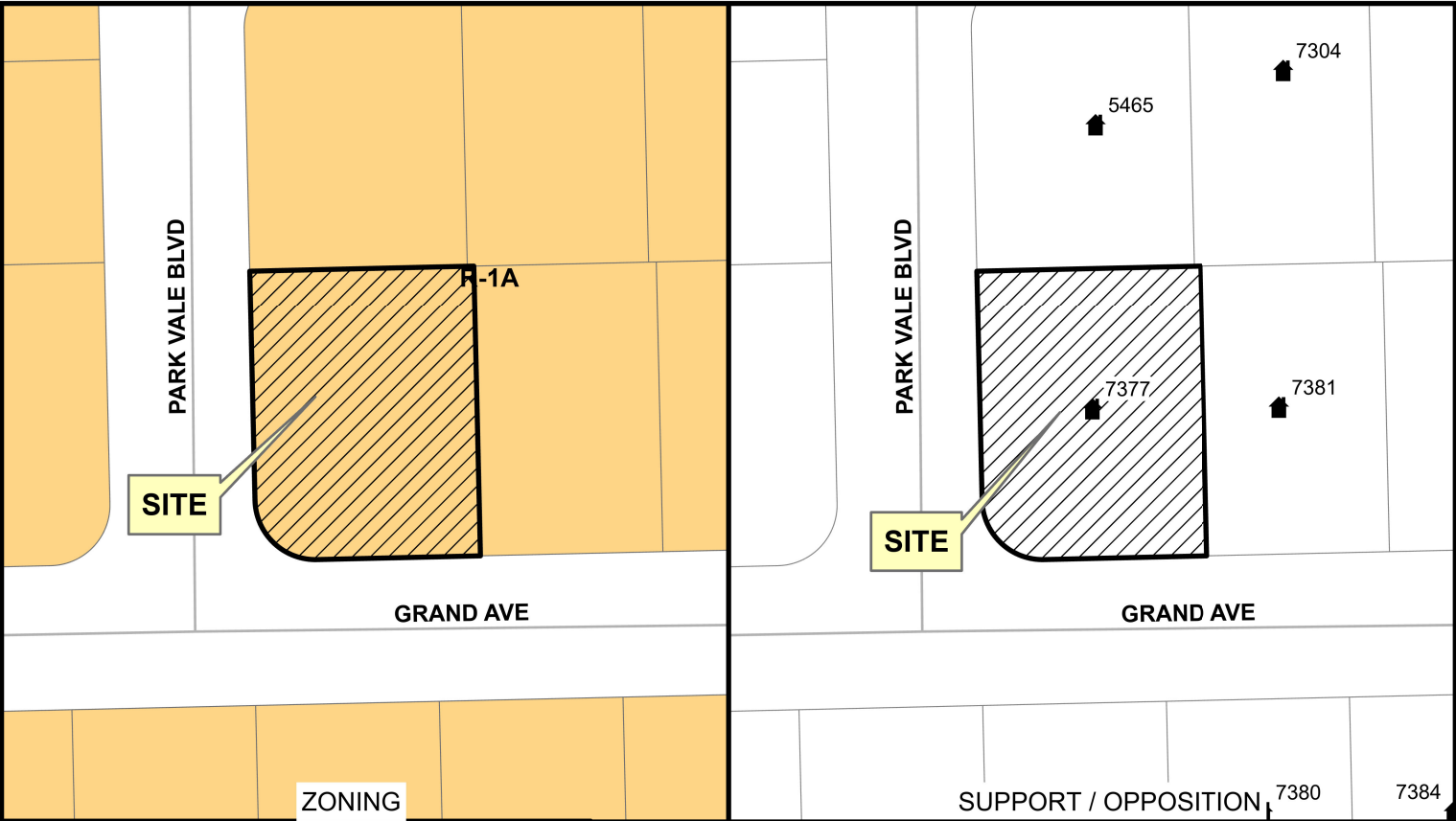
Staff Recommendation:

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

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

GRAND AVE (7377) VARIANCES





Daniel & Melaina Wood
7377 Grand Ave
Winter Park FL 32792

SEMINOLE COUNTY BOA
JANUARY 26, 2026

R-1A

n/a
Support
Oppose



AERIAL

261

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?

Property has large valley where grade slopes down over 18" in backyard. The valley starts 10ft from the property line and continues past the property line. Valley runs entire width of parcel.

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

This valley in backyard is just the natural slope of the land, it wasn't created by anyone.

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?

6ft is a normal height for a privacy fence that other homeowners who have a flat parcel of land can install and others can't see into their backyard. Because we have this large ditch in our backyard, we need to install an 8ft fence to be high enough that people can't see over it, this would give us the same

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

Putting a 6ft fence in a ditch that is significantly lower than the grade of the land around it would be equivalent to putting up a 4ft fence which would not create any privacy. Other homeowners are allowed to have 6ft of privacy, so need an extra 2ft to have the same privacy as those around us.

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

The ditch is over 18" lower than the grade around it so we need to add that height to our fence to make it consistent with other homes. The next fence panel size up is 8ft.

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 purpose of allowing a fence is create privacy for homeowners. Because of this abnormal slope in our backyard we need an 8ft fence to create the same privacy as the rest of the neighborhood. This valley is only on our property so the fence will look the same height as the rest of the fences in the neighborhood. Where as if we put a 6ft fence it would stick out & look odd compared to the others. 262

Property Record Card



Parcel: **35-21-30-516-0A00-0160**
 Property Address: **7377 GRAND AVE WINTER PARK, FL 32792**
 Owners: **SPOSATO, DANIEL S; WOOD, MELAINA D**
 2026 Market Value \$345,949 Assessed Value \$237,356 Taxable Value \$186,634
 2025 Tax Bill \$2,596.48 Tax Savings with Exemptions \$2,123.03
 The 4 Bed/2 Bath Single Family property is 1,381 SF and a lot size of 0.25 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-516-0A00-0160
Property Address	7377 GRAND AVE WINTER PARK, FL 32792
Mailing Address	7377 GRAND AVE WINTER PARK, FL 32792-7302
Subdivision	OAKCREST-516
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$253,809	\$255,259
Depreciated Other Features	\$7,140	\$4,760
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$345,949	\$345,019
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$108,593	\$114,352
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$237,356	\$230,667

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,719.51
Tax Bill Amount	\$2,596.48
Tax Savings with Exemptions	\$2,123.03

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SPOSATO, DANIEL S - Tenants in Common Husband Wife
 WOOD, MELAINA D - Tenants in Common Husband Wife

Legal Description

LOT 16 BLK A OAKCREST PB 23 PGS 67 & 68

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$237,356	\$50,722	\$186,634
Schools	\$237,356	\$25,000	\$212,356
FIRE	\$237,356	\$50,722	\$186,634
ROAD DISTRICT	\$237,356	\$50,722	\$186,634
SJWM(Saint Johns Water Management)	\$237,356	\$50,722	\$186,634

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/26/2019	\$230,500	09406/0448	Improved	Yes
QUIT CLAIM DEED	5/1/2003	\$8,600	04816/0529	Improved	No
WARRANTY DEED	1/1/1994	\$84,000	02724/0113	Improved	Yes
WARRANTY DEED	3/1/1981	\$59,000	01327/1556	Improved	Yes
QUIT CLAIM DEED	10/1/1980	\$100	01306/1979	Vacant	No

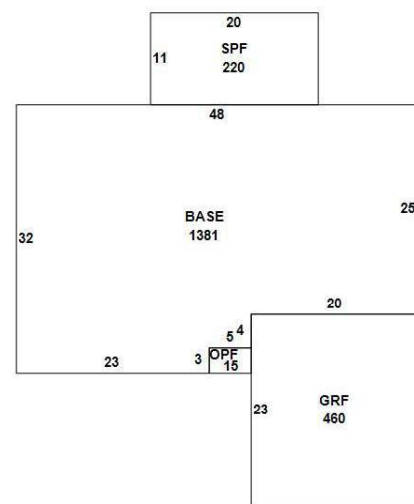
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1981/1995
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1381
Total Area (ft ²)	2076
Constuction	SIDING GRADE 3
Replacement Cost	\$290,067
Assessed	\$253,809

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	460
OPEN PORCH FINISHED	15
SCREEN PORCH FINISHED	220

Permits				
Permit #	Description	Value	CO Date	Permit Date
18705	7377 GRAND AVE: WINDOW / DOOR REPLACEMENT-WINDOW REPLACEMENT [OAKCREST-516]	\$3,443		1/17/2025
00518	7377 GRAND AVE: REROOF RESIDENTIAL-single family home [OAKCREST-516]	\$17,800	2/21/2022	1/13/2022
05679	REROOF W/SHINGLES DUE TO STORM DAMAGE	\$6,600		3/17/2005
08536	MECHANICAL & CONDENSOR	\$2,305		9/1/2001
02398	REROOF	\$2,200		4/1/1994

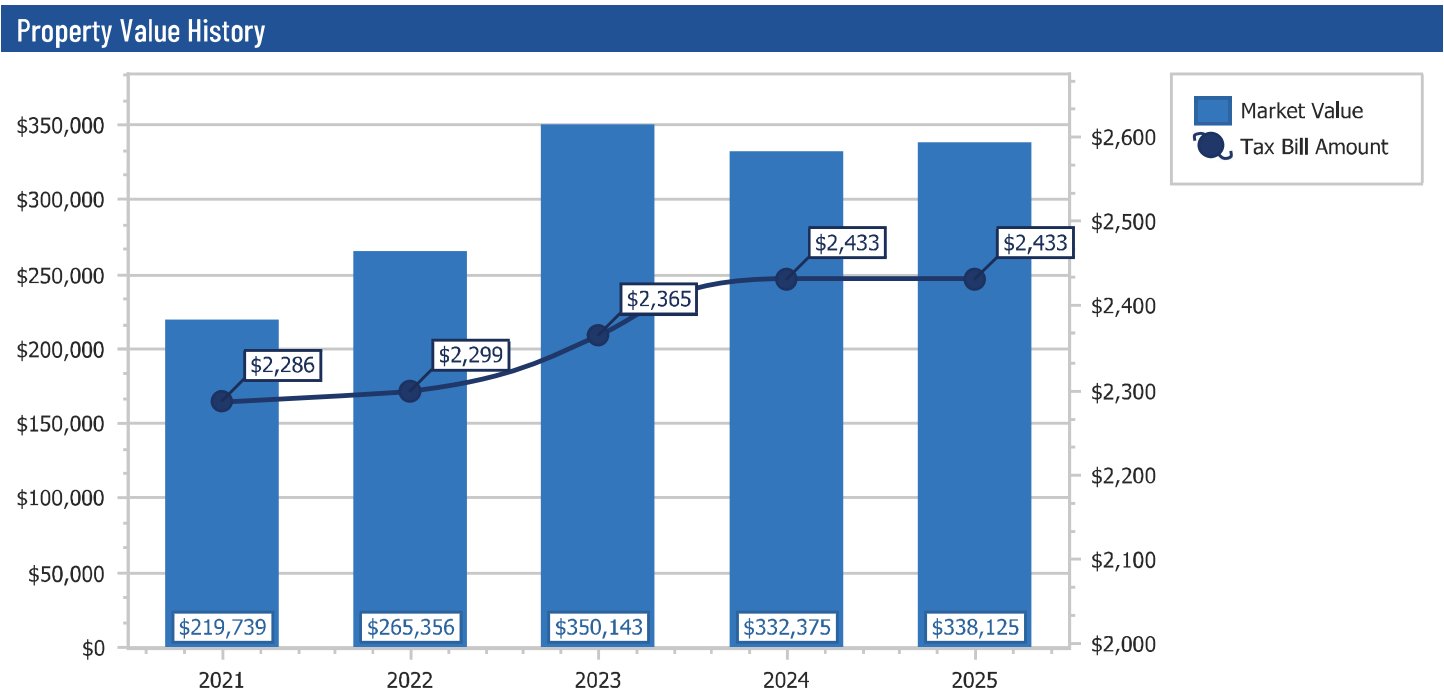
Extra Features				
Description	Year Built	Units	Cost	Assessed
SPA 1	1990	1	\$10,800	\$6,480
PATIO 1	1990	1	\$1,100	\$660

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

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

Utilities	
Fire Station #	Station: 23 Zone: 231
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 Pro



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 16 BLK A OAKCREST PB 23 PGS 67 & 68

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

A. FINDINGS OF FACT

Property Owner: DANIEL SPOSATO
7377 GRAND AVENUE
WINTER PARK, FL 32792

Project Name: GRAND AVE (7377)

Requested Variance:

A fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 16 BLK A OAKCREST PB 23 PGS 67 & 68

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

A. FINDINGS OF FACT

Property Owner: DANIEL SPOSATO
7377 GRAND AVENUE
WINTER PARK, FL 32792

Project Name: GRAND AVE (7377)

Variance Approval:

Request for a north side street setback variance from six (6) feet to eight (8) feet for a fence height in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 8' height 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

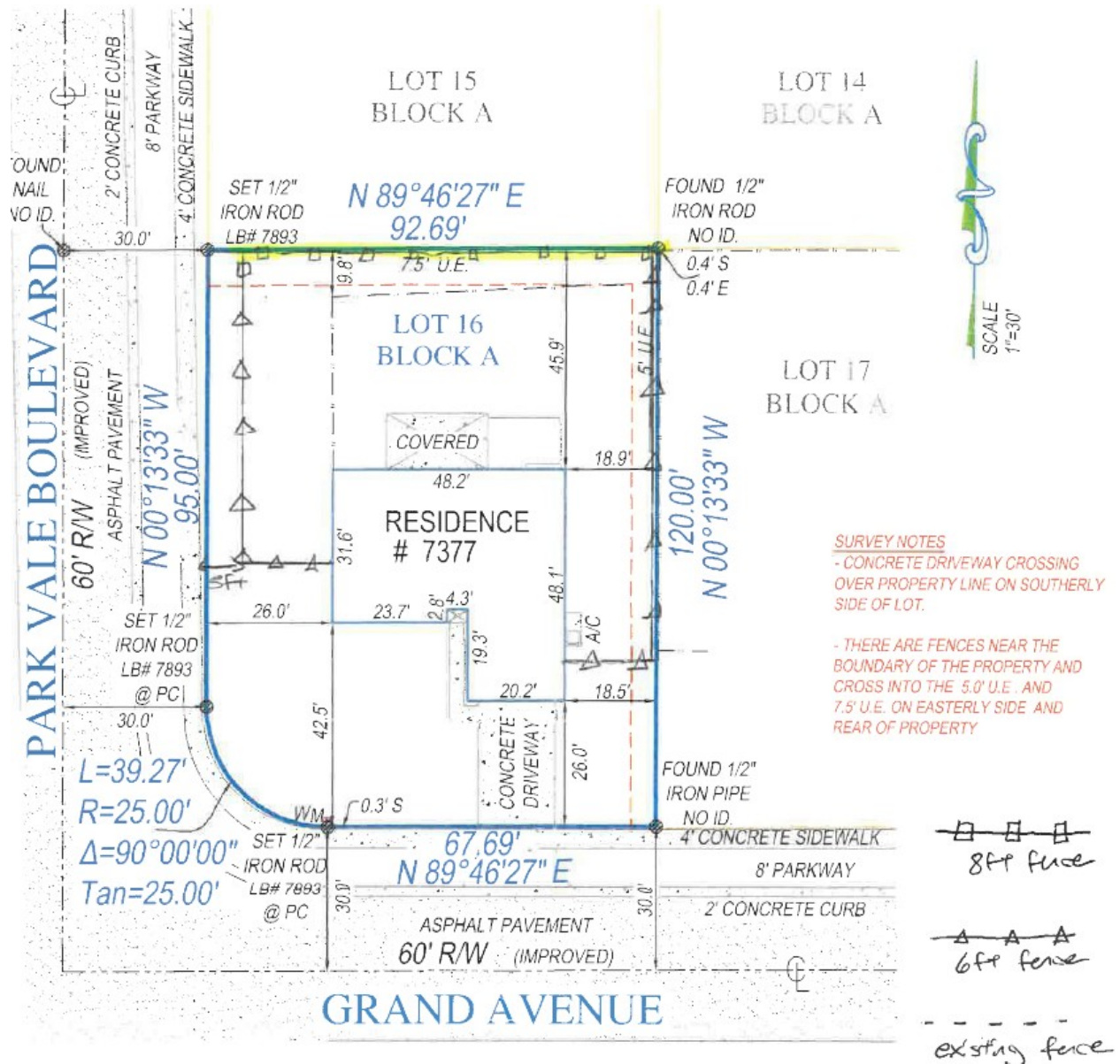
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 February, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0070

Title:

619 Tuskawilla Point Lane - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-137 (James & Linda Diguisseppi, Applicants) District 2 - Zembower (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Tuskawilla Point subdivision.
- The proposed structure to be constructed would be fifteen (15) feet by twenty-six (26) feet.
- The rear of the property abuts Tract B which is a Drainage Detention Area.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

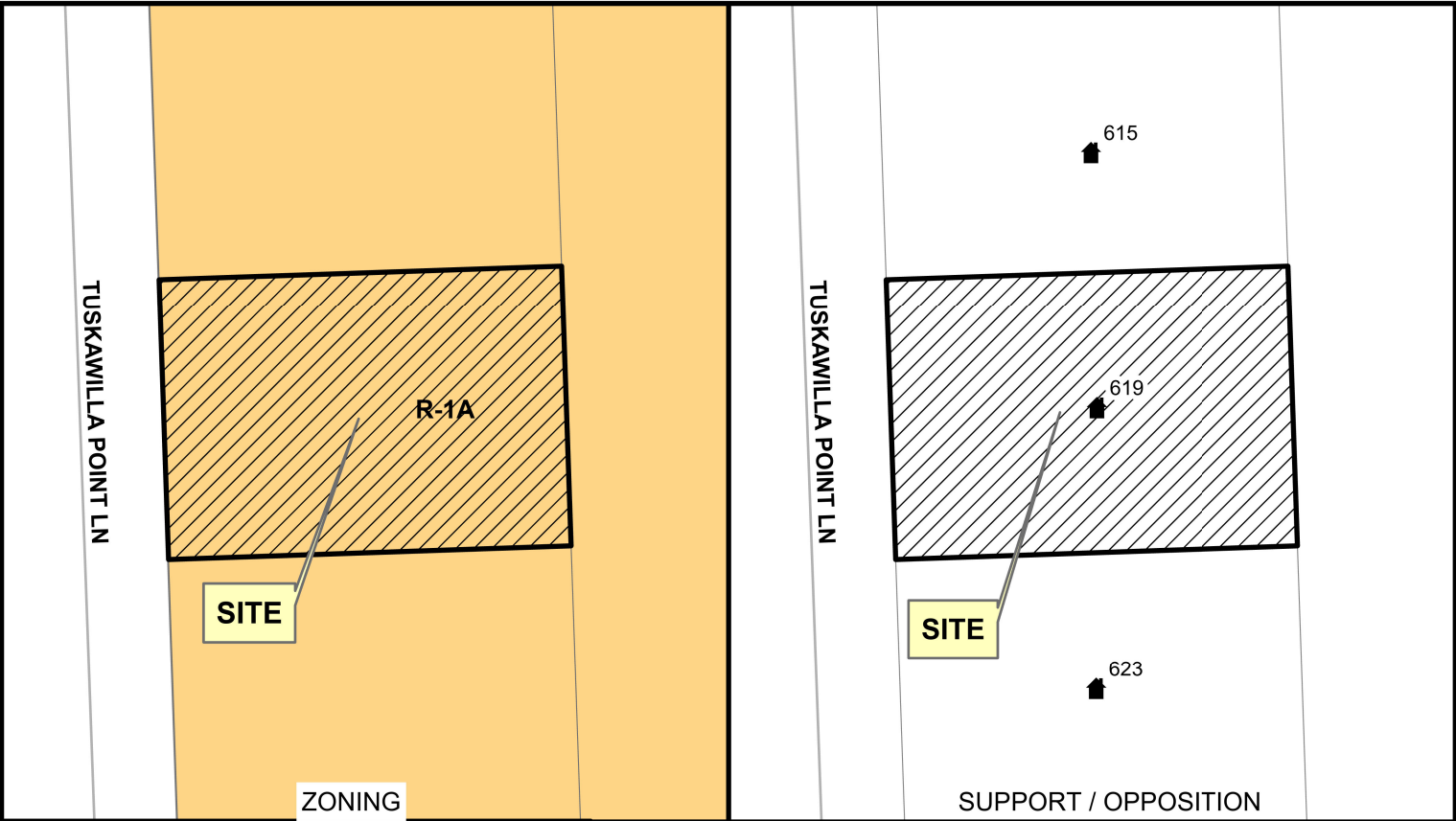
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

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

[illegible]

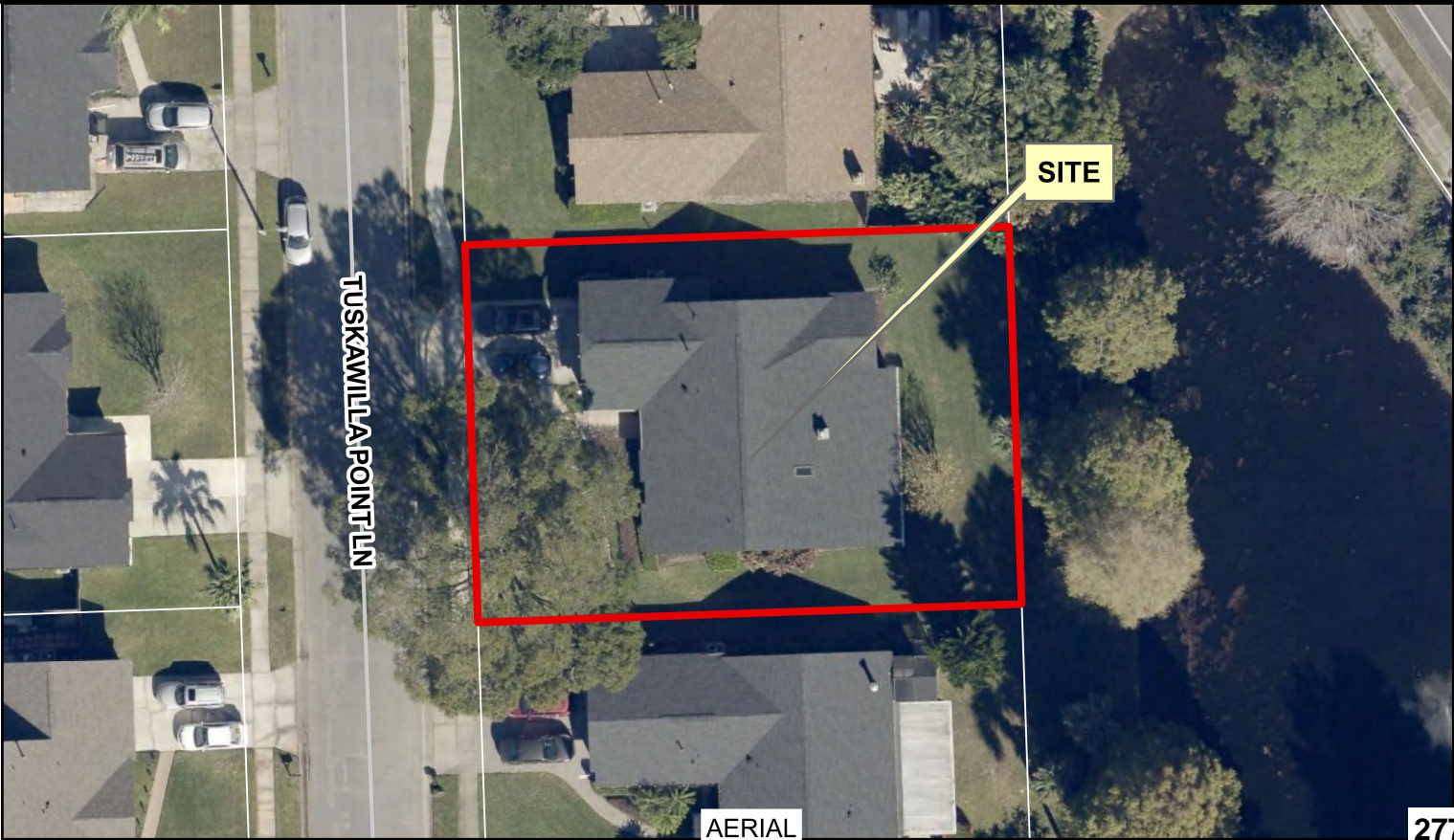


James & Linda Diguseppi
619 Tuskawilla Point Ln
Winter Springs FL 32708

SEMINOLE COUNTY BOA
JANUARY 26, 2026

Legend:

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



VARIANCE CRITERIA

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

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

The property at 619 Tuskwilla Point Lane sits on 0.21 Acres of land. The back of the house is capable of handling a 15' x 26' Screen enclosure for the purpose of Entertainment & Personal use.

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

Special conditions stem from the 1980's construction of my house. The screen enclosure is to provide a extra functional room.

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

Granting of the variance to 390 Sq. Ft Screen enclosure. Several homes in my community have screen enclosures also. To help keep the property from being a nuisance.

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.

It would only deprive me of having the right to enjoy if it wasn't approved. The H.O.A has given their approval.

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 to install a 390 Sq. Ft Screen enclosure in the back of the home as confirmed by the survey for 619 TUSKWILLA PT LANE.

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

Granting the variance to install a 390 Sq. Ft Screen enclosure 15' x 26' w/ one door in the back of the home as confirmed by the survey for 619 TUSKWILLA POINT LANE.

Property Record Card



Parcel: 24-21-30-501-0000-0440
Property Address: 619 TUSKAWILLA POINT LN WINTER SPRINGS, FL 32708
Owners: DIGUISEPPI, JAMES; DIGUISEPPI, LINDA
 2026 Market Value \$414,948 Assessed Value \$227,921 Taxable Value \$177,199
 2025 Tax Bill \$1,427.91 Tax Savings with Exemptions \$4,256.82
 The 4 Bed/2 Bath Single Family property is 2,283 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-21-30-501-0000-0440
Property Address	619 TUSKAWILLA POINT LN WINTER SPRINGS, FL 32708
Mailing Address	619 TUSKAWILLA POINT LN WINTER SPGS, FL 32708-4901
Subdivision	TUSKAWILLA POINT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$326,348	\$328,181
Depreciated Other Features	\$3,600	\$2,400
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$414,948	\$415,581
Portability Adjustment	\$187,027	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$265,342
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$227,921	\$150,239

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,684.73
Tax Bill Amount	\$1,427.91
Tax Savings with Exemptions	\$4,256.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DIGUISEPPI, JAMES - Tenancy by Entirety
 DIGUISEPPI, LINDA - Tenancy by Entirety

Legal Description

LOT 44
TUSKAWILLA POINT
PB 23 PGS 81 & 82

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$227,921	\$50,722	\$177,199
Schools	\$227,921	\$25,000	\$202,921
FIRE	\$227,921	\$50,722	\$177,199
ROAD DISTRICT	\$227,921	\$50,722	\$177,199
SJWM(Saint Johns Water Management)	\$227,921	\$50,722	\$177,199

Sales

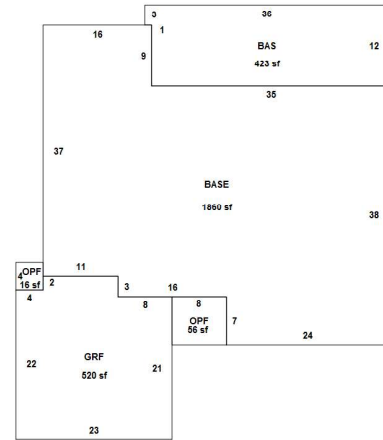
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/24/2025	\$485,000	10763/1139	Improved	Yes
WARRANTY DEED	3/1/2017	\$100	08909/1109	Improved	No
WARRANTY DEED	5/1/2012	\$200,000	07784/1930	Improved	Yes
WARRANTY DEED	5/1/2010	\$152,800	07389/0287	Improved	Yes
QUIT CLAIM DEED	3/1/2010	\$100	07352/0033	Improved	No
QUIT CLAIM DEED	5/1/1997	\$22,400	03240/1493	Improved	No
WARRANTY DEED	12/1/1986	\$85,000	01804/0074	Improved	Yes
QUIT CLAIM DEED	3/1/1986	\$100	01724/0049	Improved	No
WARRANTY DEED	12/1/1983	\$88,400	01512/1833	Improved	Yes

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1983/1998
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft ²)	1860
Total Area (ft ²)	2875
Constuction	CB/STUCCO FINISH
Replacement Cost	\$366,683
Assessed	\$326,348

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft ²)
BASE	423
GARAGE FINISHED	520
OPEN PORCH FINISHED	16
OPEN PORCH FINISHED	56

Permits				
Permit #	Description	Value	CO Date	Permit Date
14999	619 TUSKAWILLA POINT LN: MECHANICAL - RESIDENTIAL- [TUSKAWILLA POINT]	\$13,000		10/7/2025
01055	619 TUSKAWILLA POINT LN: REROOF RESIDENTIAL-RE-ROOF- REMOVE AND REPLACE ASPHALT SHIN [TUSKAWILLA POINT]	\$20,611		2/1/2022
04401	REROOF	\$7,200		6/3/2010
04108	MECHANICAL & CONDENSOR	\$2,263		5/21/2010
01157	CHANGEOUT NO DUCTWORK	\$5,000		2/1/1997
07463	FAMILY ROOM ADDITION	\$22,419		11/1/1996

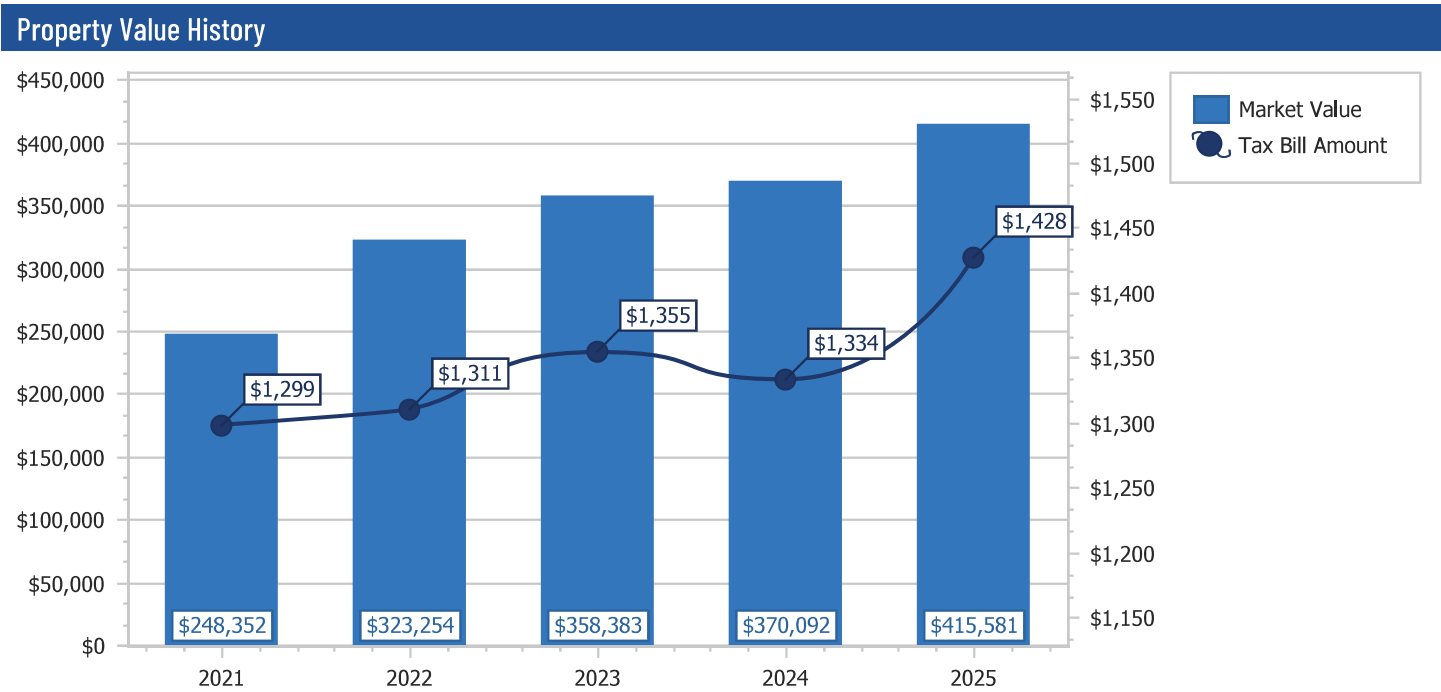
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1983	1	\$6,000	\$3,600

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

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities	
Fire Station #	Station: 27 Zone: 273
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 44 TUSKAWILLA POINT PB 23 PGS 81 & 82

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

A. FINDINGS OF FACT

Property Owner: JAMES & LINDA DIGUISEPPI
619 TUSKAWILLA POINT LN
WINTER SPRINGS, FL 32708

Project Name: TUSKAWILLA POINT LN (619)

Variance Approval:

Request for rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the Screen room addition (15' x 26') 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

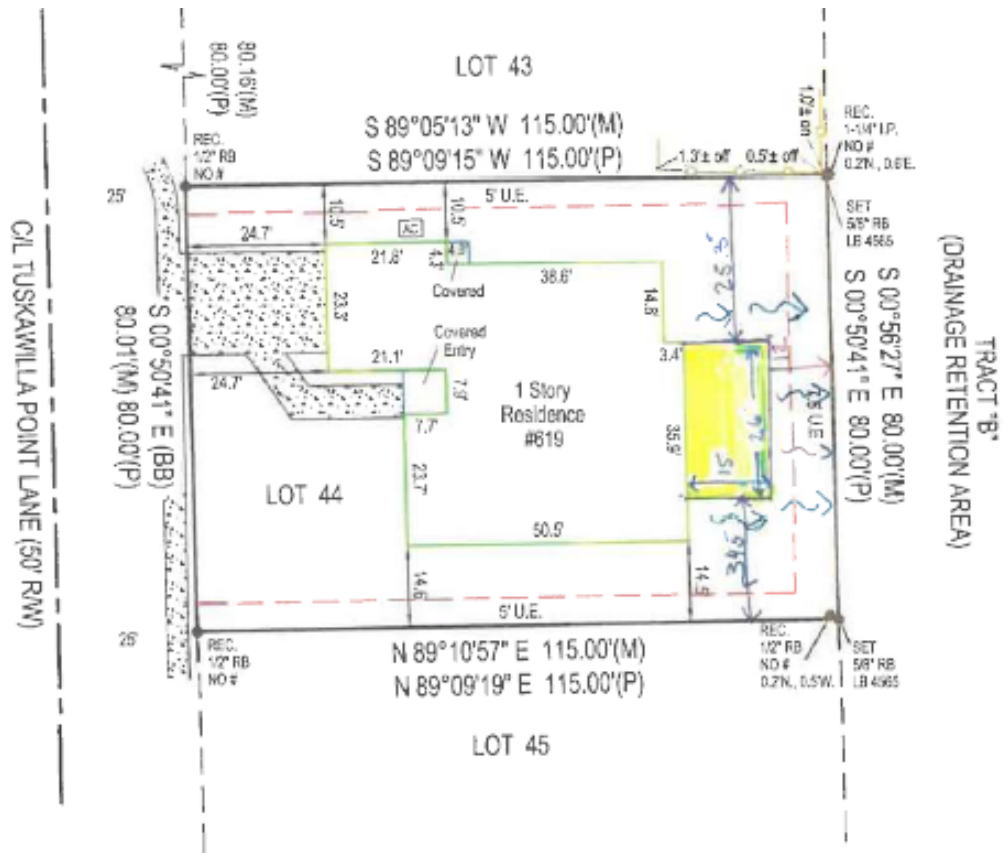
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 February, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 44 TUSKAWILLA POINT PB 23 PGS 81 & 82

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

A. FINDINGS OF FACT

Property Owner: JAMES & LINDA DIGUISEPPI
619 TUSKAWILLA POINT LN
WINTER SPRINGS, FL 32708

Project Name: TUSKAWILLA POINT LN (619)

Requested Variance:

A rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for the construction of a screen room addition. 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 February, 2026.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0071

Title:

103 South Lakewood Circle - Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-138 (John Leach, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lakewood Shores subdivision.

- The garage addition is 20 feet by 34 feet (680 sq. ft) and the covered porch is 26 feet by 9 feet (234 sq. ft).
- Letters of support have been received from the 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 front yard setback for this zoning district is twenty-five (25) feet; side street is fifteen (15) feet, and the side yard setback is seven and one half (7.5) 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 have not been satisfied:

The placement of the structures; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and

undue hardship on the applicant. Section 30.3.3.2(b)(4)

Staff Conclusion:

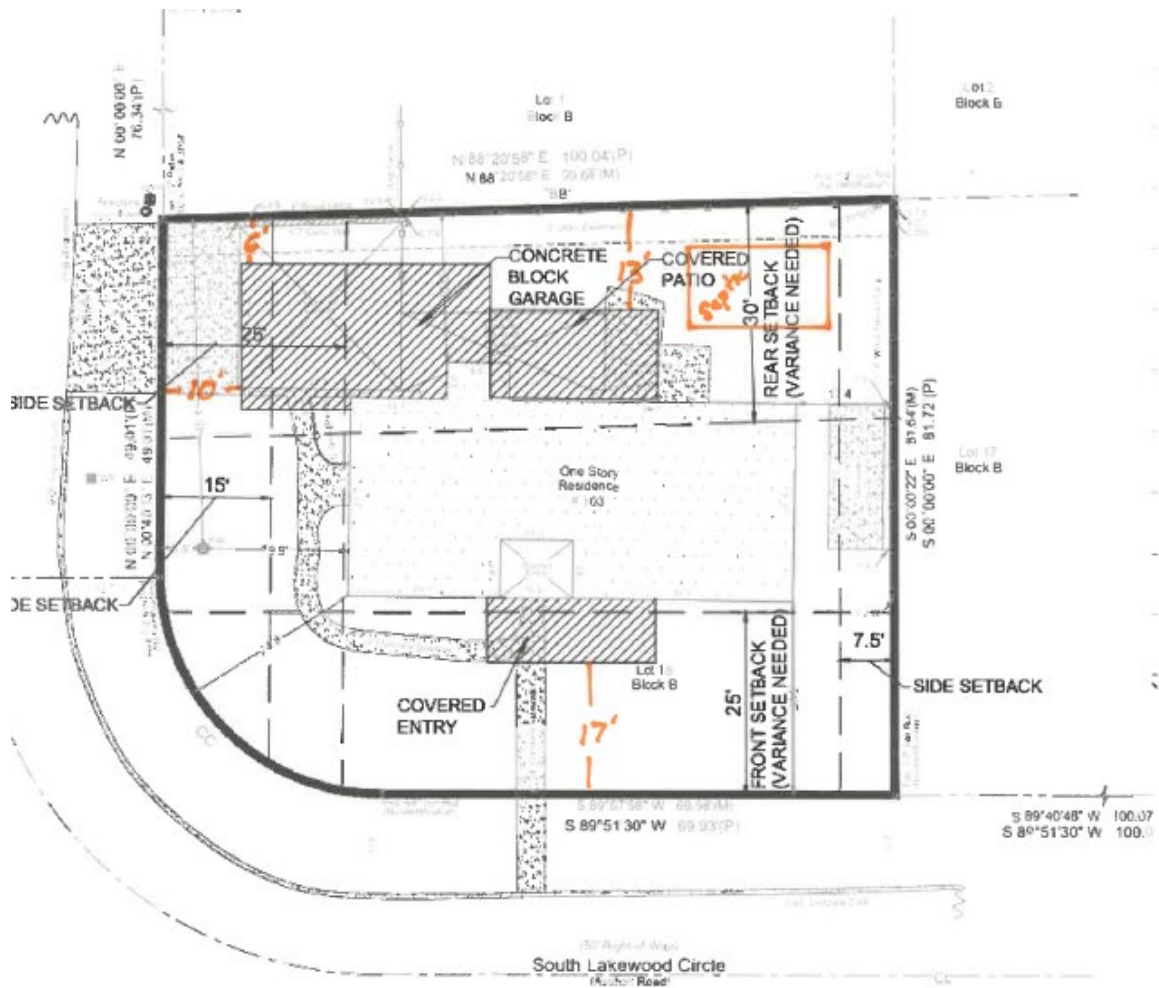
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

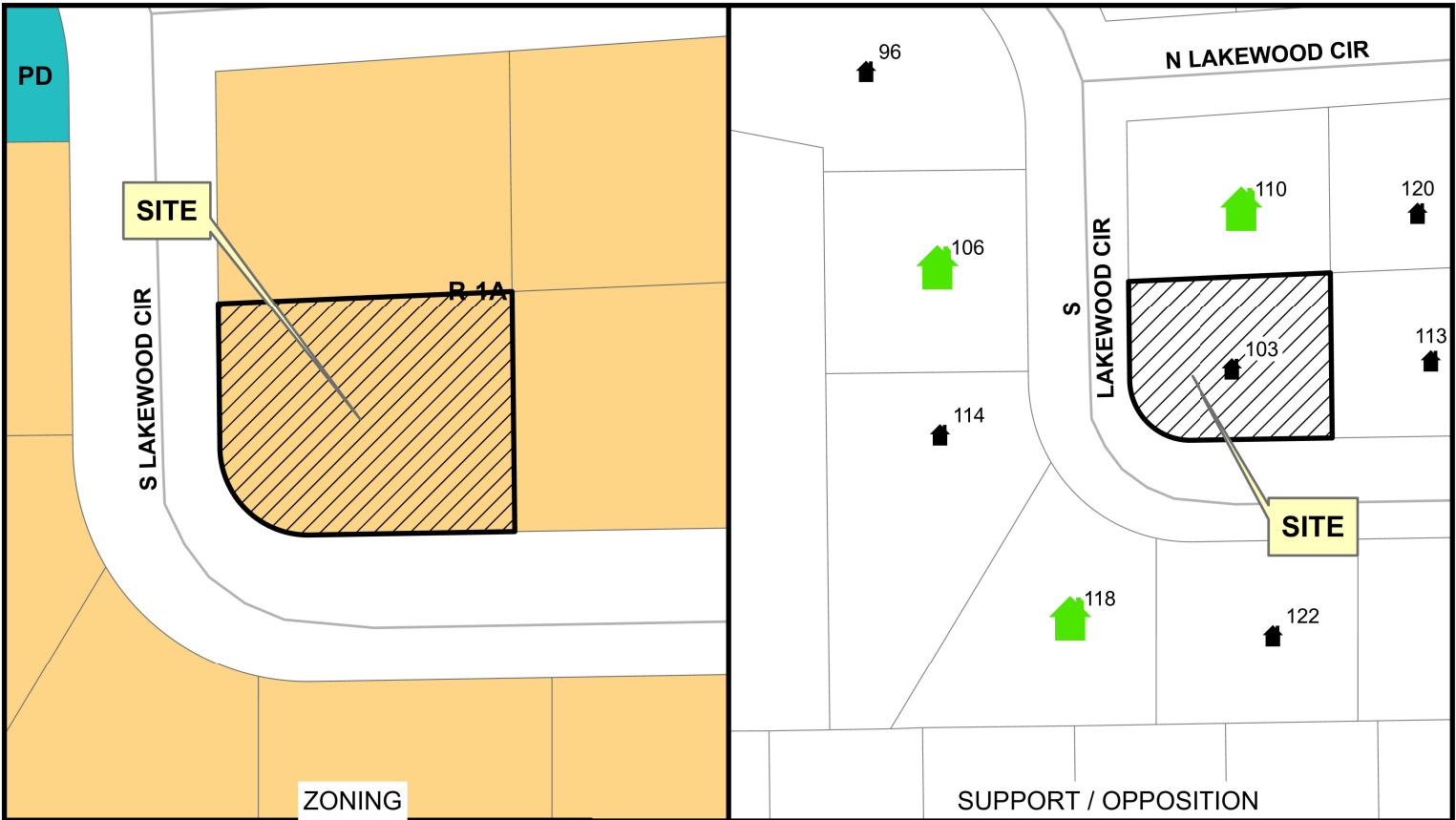
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the garage addition & covered patio 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.

S LAKEWOOD CIR (103) VARIANCES



SITE PLAN
SCALE: 1"=200'



John Leach & Jo Ann Gregg
103 S Lakewood Cir
Maitland FL 32751

SEMINOLE COUNTY BOA
JANUARY 26, 2026

R-1A
PD

n/a
Support
Oppose



VARIANCE CRITERIA

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

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

The existing residence predates current zoning standards; many homes in Lakewood Shores were built in the 1950s with setbacks less than the current 30 ft requirement. The subject lot and adjacent parcels were developed before the current code, creating a uniform but non-conforming pattern. Additionally, the home sustained major fire damage which necessitates full roof reconstruction, giving rise to this request to replace and modernize existing structures within a similar footprint.

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

The hardship results from the age and layout of the original subdivision and the recent fire event, neither of which were caused by the owners. Both the existing rear porch and covered parking pre-date the current owners' 1999 purchase and the current setback standards.

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 requested variances merely allow the property to maintain and rebuild structures comparable to those historically present on the lot and consistent with neighboring homes.

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?

Requiring full compliance would prevent the owners from rebuilding a functional porch and retaining their existing carport, substantially reducing usable outdoor space and harming the property's architectural balance following the fire.

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

The requested variance represents the least relief required to rebuild the residence and restore functional outdoor living space. The new rear porch will not extend any further into the rear setback than the existing structure already does, and the proposed front porch (while within the current front setback) introduces only a modest architectural feature to complement the home's design. Both elements are proportional to the house, consistent with neighboring properties, and do not intensify any existing encroachments beyond what has historically existed on the site.

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 project restores a single-family residence to safe, code-compliant condition while maintaining the neighborhood's established character. The improvements will enhance aesthetics and value, without impairing neighboring properties or passersby.

Property Record Card



Parcel: **19-21-30-513-0B00-0180**
 Property Address: **103 S LAKEWOOD CIR MAITLAND, FL 32751**
 Owners: **GREGG, JO ANN; LEACH, JOHN K**
 2026 Market Value \$247,091 Assessed Value \$94,928 Taxable Value \$44,206
 2025 Tax Bill \$703.12 Tax Savings with Exemptions \$2,697.03
 The 3 Bed/2 Bath Single Family property is 1,400 SF and a lot size of 0.18 Acres

Parcel Location



Site View



1921305130B000180 03/04/2025

Parcel Information

Parcel	19-21-30-513-0B00-0180
Property Address	103 S LAKEWOOD CIR MAITLAND, FL 32751
Mailing Address	103 S LAKEWOOD CIR MAITLAND, FL 32751-3434
Subdivision	LAKEWOOD SHORES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2000)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$156,341	\$159,407
Depreciated Other Features	\$5,750	\$4,160
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$247,091	\$248,567
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$152,163	\$156,314
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$94,928	\$92,253

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,400.15
Tax Bill Amount	\$703.12
Tax Savings with Exemptions	\$2,697.03

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

GREGG, JO ANN - Joint Tenants with right of Survivorship
 LEACH, JOHN K - Joint Tenants with right of Survivorship

Legal Description

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG
52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$94,928	\$50,722	\$44,206
Schools	\$94,928	\$25,000	\$69,928
FIRE	\$94,928	\$50,722	\$44,206
ROAD DISTRICT	\$94,928	\$50,722	\$44,206
SJWM(Saint Johns Water Management)	\$94,928	\$50,722	\$44,206

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1999	\$91,200	03681/1701	Improved	Yes
WARRANTY DEED	3/1/1978	\$25,300	01162/1591	Improved	Yes
WARRANTY DEED	1/1/1975	\$23,000	01051/1796	Improved	Yes

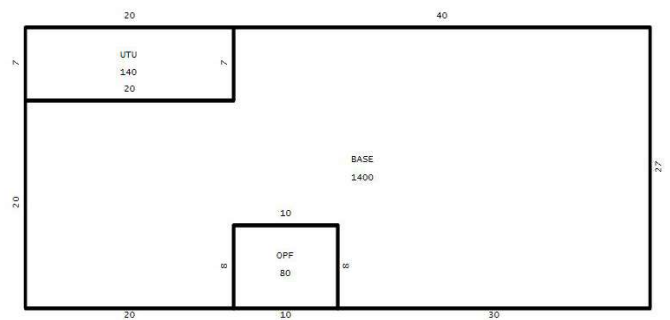
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1958/1970
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1400
Total Area (ft ²)	1620
Constuction	CONC BLOCK
Replacement Cost	\$245,241
Assessed	\$156,341

* Year Built = Actual / Effective



Building 1

Appendages

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

OPEN PORCH FINISHED

80

UTILITY UNFINISHED

140

Permits

Permit #	Description	Value	CO Date	Permit Date
20103	103 S LAKEWOOD CIR: WINDOW / DOOR REPLACEMENT- [LAKEWOOD SHORES]	\$5,335		4/7/2021
06415	WINDOW/DOOR REPLACEMENT	\$3,700		4/13/2018
02577	A/C SYSTEM	\$5,874		4/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
CARPORT 2	1993	1	\$4,500	\$2,700
SHED	2020	1	\$1,000	\$950

Zoning

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

School Districts

Elementary	English Estates
Middle	South Seminole
High	Lake Howell

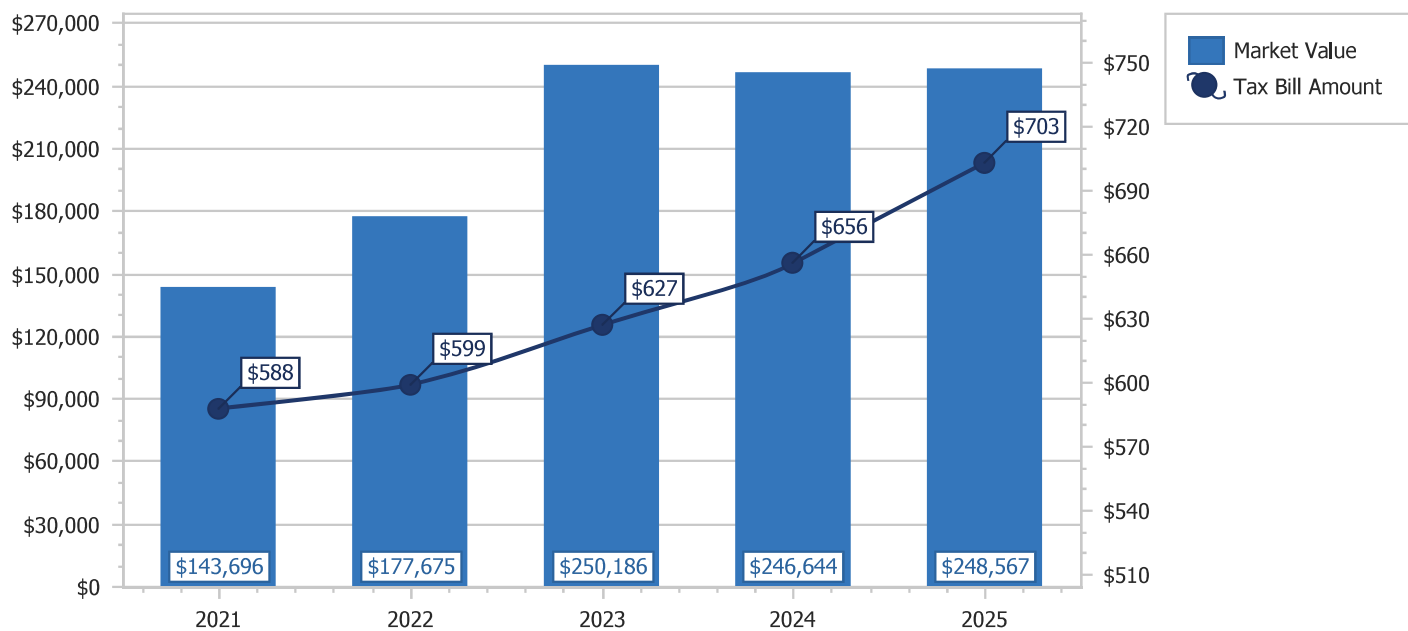
Political Representation

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 62

Utilities

Fire Station #	Station: 22 Zone: 225
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Document: 11/11/11

variance letter - Open message

Document: 11/11/11

File: 11/11/11

To Seminole County Planning & Development Division
1181 East First Street
Sanford, FL 32771

November 7, 2025

Subject: Letter of Support for Variance Request for Jo Gregg and Kris Leach at
103 S. Lakewood Circle, Maitland, FL 32751

To Whom It May Concern,

I am writing to express my full support for the variance request. I am their neighbor at 110 N. Lakewood Circle, and believe the variance is necessary and will not negatively impact my property or the surrounding neighborhood. The specific variance requested is for roof extension over front and rear porch. The reason for this request is the reconstruction of their home after fire property damage and to make modest improvement for home cosmetic appeal which will also improve the neighborhood. I have reviewed the plans and am comfortable with the proposed variance.

I encourage you to approve this variance request. I am available to answer any questions you may have and can be reached at the contact information listed above.

Damon Preble
110 N. Lakewood Circle
Maitland, FL 32751
407-599-6426



Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

November 5, 2025

To Whom it May Concern:

The purpose of this letter is to confirm support for the variance request regarding the property at **103 S Lakewood Circle, Maitland, FL 32751**. I am in favor of this variance because it will be part of the repairs of the home, and it will improve the neighborhood. The project will only have a positive impact on the neighborhood. It will not cause any issues with noise, light and/or blocking views.

The request for variance is regarding the south-facing porch. Due to recent damage from a major fire incident the property will require significant repairs. These repairs will include a variance to the south-facing porch.

The owners and residents at this property are exemplary neighbors and I fully support this request for variance.

Kind Regards,



Jaysen Mulligan
106 S Lakewood Cir.
Maitland, FL 32751
(704)-953-8453

November 10, 2025

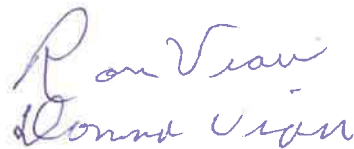
Seminole County Planning & Development Division
101 East First Street
Sanford, FL 32771

To Whom it May Concern,

We're writing to express our support for the variance request by our neighbors, Jo Gregg & Kris Leach, at 103 S. Lakewood Circle. As their neighbors for 25 years, we look forward to Jo & Kris being able to repair and improve their home after their home was damaged by fire earlier this year. We've reviewed their plans and understand this variance would be necessary to have a roof extension over their front porch, and other potential areas of their property.

We feel that these plans will have a positive impact and bring an aesthetic appeal to our neighborhood. We encourage you to approve their request for this requested variance and look forward to having Jo and Kris back in our neighborhood and their home. We are available should you have any questions or concerns.

Warm regards,

A handwritten signature in blue ink, appearing to read "Ron & Donna Viau". The signature is written in a cursive, flowing style.

Ron & Donna Viau

118 S. Lakewood S. Circle

Maitland, FL 32751

(321) 370-9395

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG 52

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

A. FINDINGS OF FACT

Property Owner: JOHN LEACH
103 S LAKEWOOD CIR
MAITLAND, FL 32751

Project Name: S LAKEWOOD CIR (103)

Requested Variance:

(1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a garage addition. 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 February, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG 52

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

A. FINDINGS OF FACT

Property Owner: JOHN LEACH
103 S LAKEWOOD CIR
MAITLAND, FL 32751

Project Name: S LAKEWOOD CIR (103)

Variance Approval:

Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the garage addition (20' x 34') & covered porch (26' x 9') 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

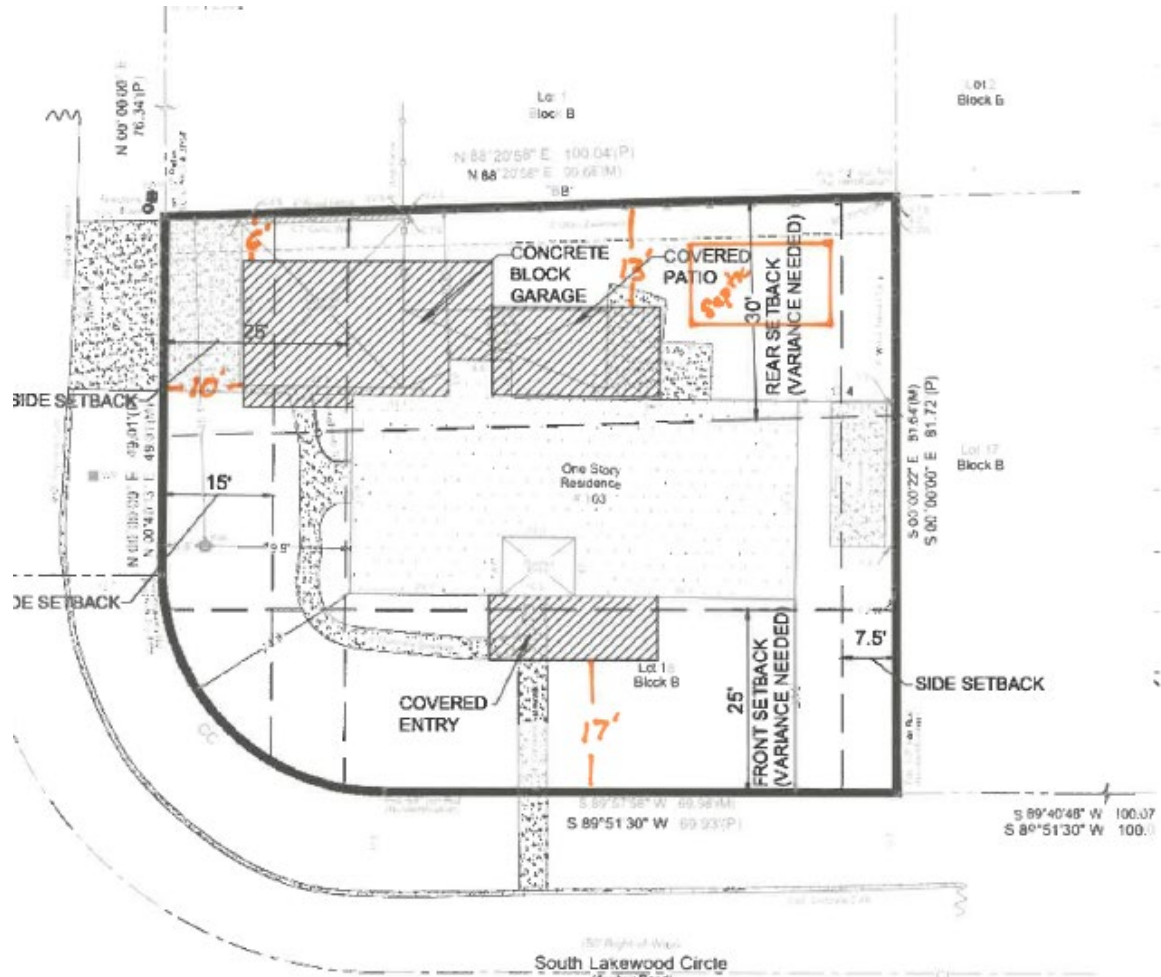
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 February, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN**SITE PLAN**
SCALE: 1"=200'



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0087

Title:

2470 Island Drive - Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-139 (Robert J Heard, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lake Brantley Isles subdivision.
- The proposed structure to be constructed will be 12' x 20'.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the side yard setback for this zoning district is ten (10) feet.

- There was a prior variance for the subject property for in 2015 a garage addition from 25 feet to 15 feet and was approved.

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

Staff Conclusion:

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

Staff Recommendation:

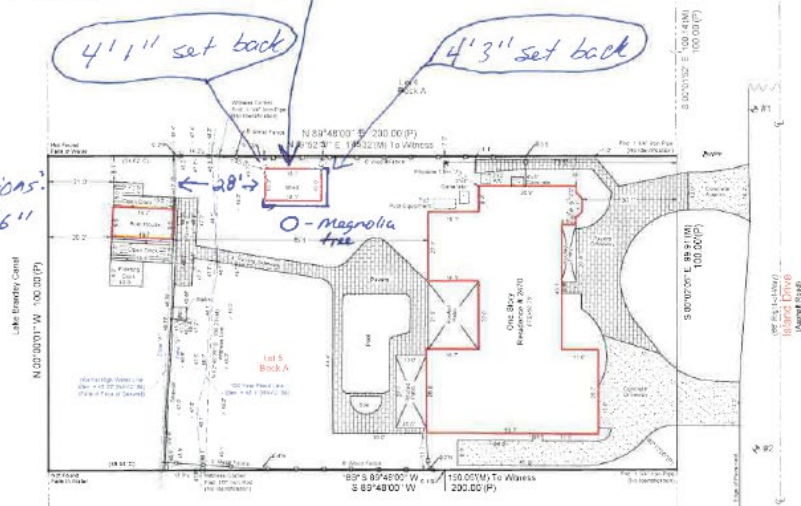
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the shed 12' by 20' 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.

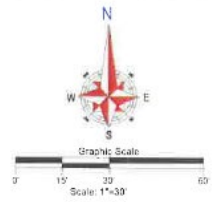
ISLAND DR (2470) VARIANCES

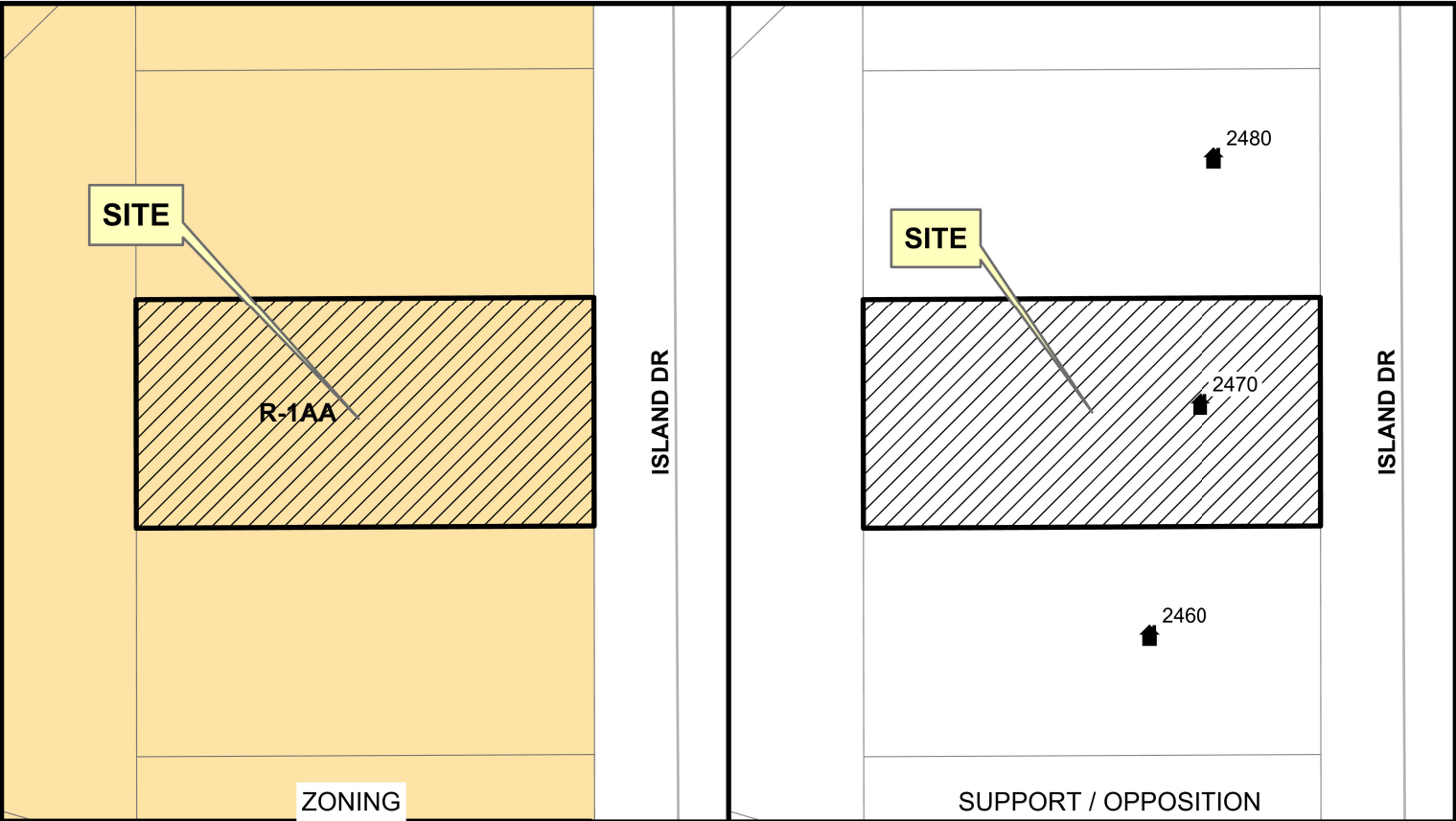
* New shed - same foot print - 2' longer & 2' wider than existing building.
Red lines - existing - blue lines proposed.

Set back from
highwater mark
28'. Shed dimensions:
12' x 20' x 10'6"



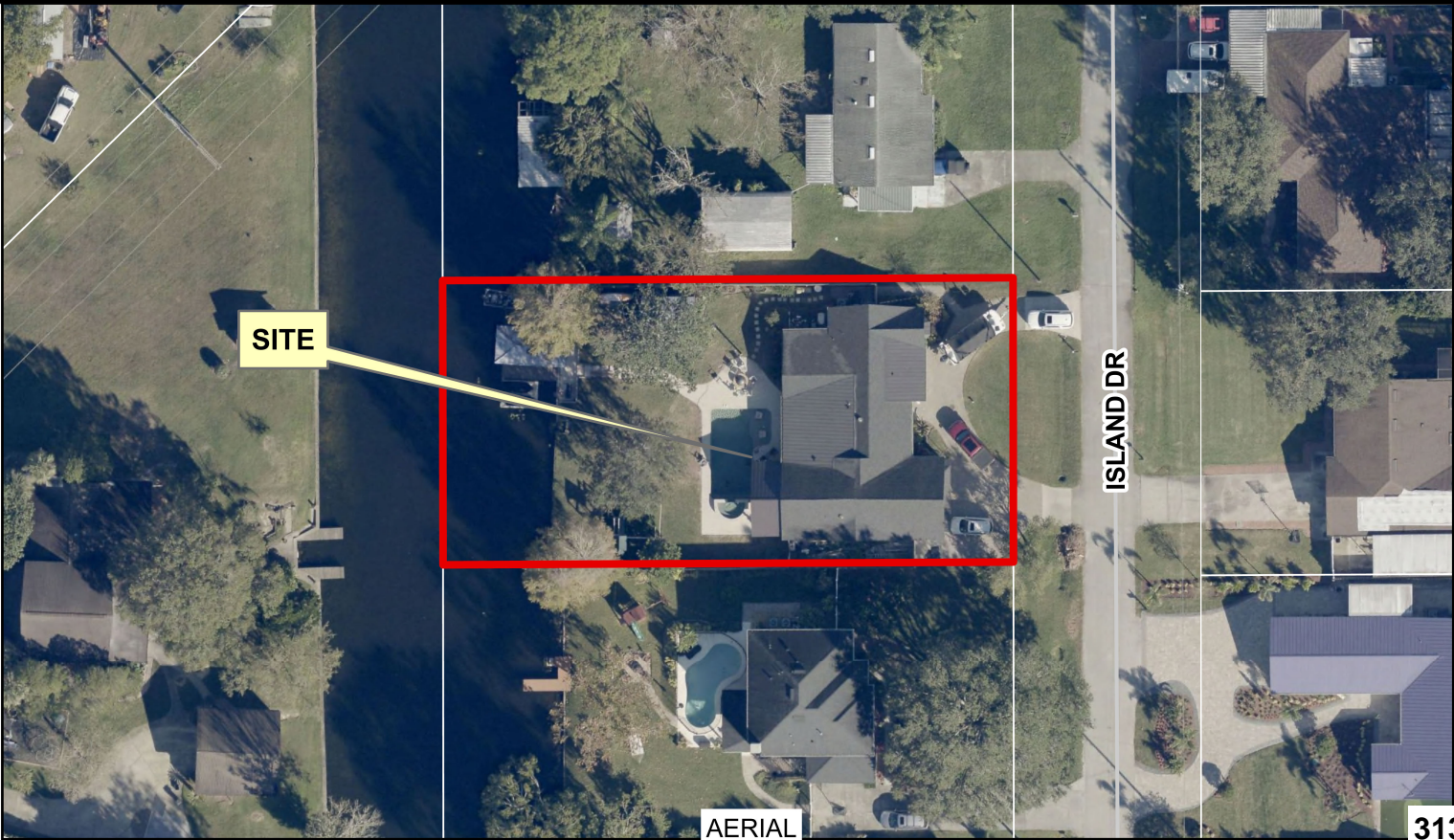
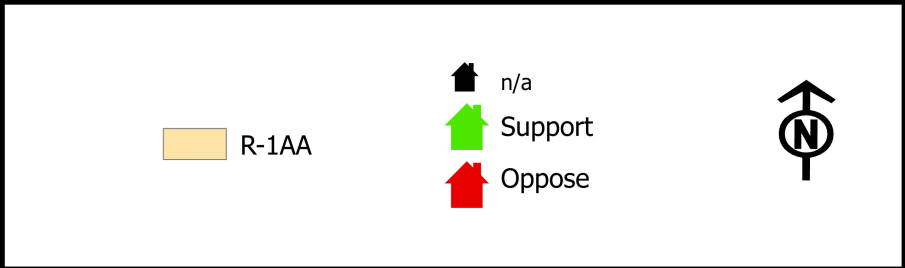
-Site Benchmark Information-





Robert & Kimberly Heard Rev Trust
2470 Island Dr
Longwood FL 32779

SEMINOLE COUNTY BOA
JANUARY 26, 2026



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 new building will be in the same footprint as the old building. The old building has been in this location since the early 1970's. Immediately adjacent to the old building is a decades old large magnolia tree. The magnolia tree's location makes moving the shed's placement impossible without removing the magnolia.

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

It appears the shed and magnolia tree were built and planted at in the same timeframe. While the tree is large, old and beautiful, the shed is in dire need of replacement.

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

Granting this variance would be in alignment with variances granted on the same street and in the same neighborhood.

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.

Neighbors on our street and adjacent to our property have sheds/outbuildings in the same locations, within 5ft of the property line. While some of these sheds are as old as our old building, many neighbors have asked for the

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

Replacing the old shed with a new shed in the same footprint allows for minimal damage to the property and most importantly allows the magnolia tree to remain.

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.

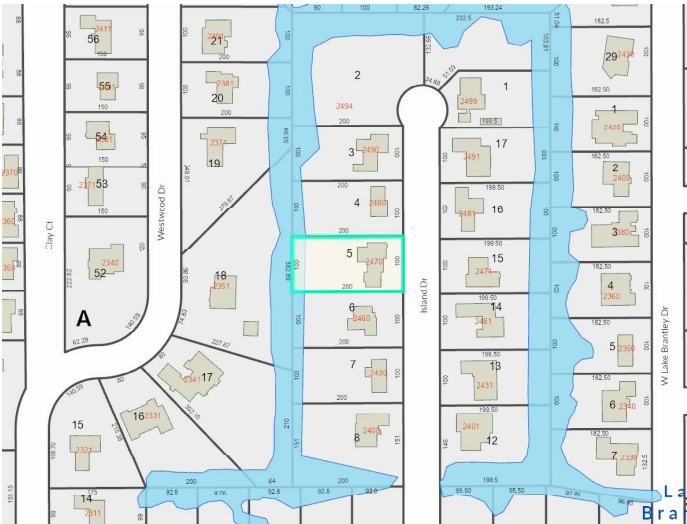
The old shed (1970's) will be replaced with the new all metal shed. This will bring upgrades and value to our homes and property. Remaining in the same location is in unity with all other outbuildings on our street and in our neighborhood.

Property Record Card



Parcel: 05-21-29-502-0A00-0050
Property Address: 2470 ISLAND DR LONGWOOD, FL 32779
Owners: ROBERT & KIMBERLY HEARD REV TRUST
 2026 Market Value \$663,989 Assessed Value \$472,236 Taxable Value \$421,514
 2025 Tax Bill \$5,718.85 Tax Savings with Exemptions \$3,385.85
 The 4 Bed/3 Bath Single Family Waterfront property is 2,627 SF and a lot size of 0.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	05-21-29-502-0A00-0050
Property Address	2470 ISLAND DR LONGWOOD, FL 32779
Mailing Address	2470 ISLAND DR LONGWOOD, FL 32779-4628
Subdivision	LAKE BRANTLEY ISLES 2ND ADD
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2016)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$333,935	\$336,925
Depreciated Other Features	\$50,054	\$48,672
Land Value (Market)	\$280,000	\$280,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$663,989	\$665,597
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$191,753	\$206,670
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$472,236	\$458,927

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,104.70
Tax Bill Amount	\$5,718.85
Tax Savings with Exemptions	\$3,385.85

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROBERT & KIMBERLY HEARD REV TRUST

Legal Description

LOT 5 BLK A
LAKE BRANTLEY ISLES 2ND
ADD
PB 11 PG 5

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$472,236	\$50,722	\$421,514
Schools	\$472,236	\$25,000	\$447,236
FIRE	\$472,236	\$50,722	\$421,514
ROAD DISTRICT	\$472,236	\$50,722	\$421,514
SJWM(Saint Johns Water Management)	\$472,236	\$50,722	\$421,514

Sales

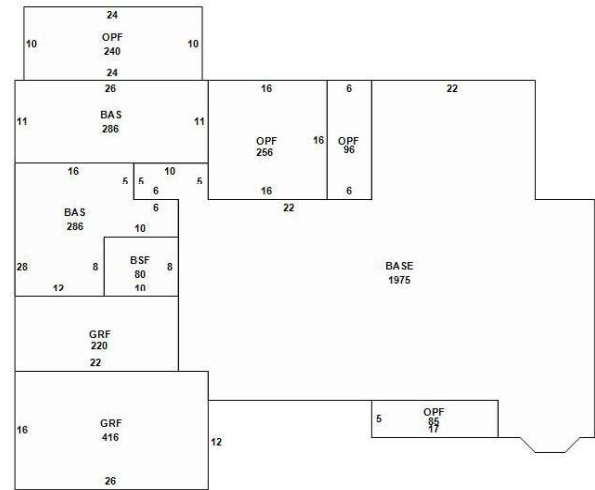
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/21/2025	\$100	10887/0140	Improved	No
WARRANTY DEED	12/1/2015	\$357,000	08604/1255	Improved	Yes
WARRANTY DEED	11/1/2013	\$312,900	08173/1374	Improved	Yes
QUIT CLAIM DEED	11/1/1993	\$100	02682/1169	Improved	No
WARRANTY DEED	5/1/1989	\$75,000	02074/1062	Improved	Yes
WARRANTY DEED	1/1/1973	\$35,000	00980/0487	Improved	Yes
WARRANTY DEED	1/1/1969	\$19,500	00760/0221	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$800,000/Lot	\$280,000	\$280,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1969/1990
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	1975
Total Area (ft ²)	3940
Constuction	CB/STUCCO FINISH
Replacement Cost	\$398,728
Assessed	\$333,935

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	286
BASE	286
BASE SEMI FINISHED	80
GARAGE FINISHED	220
GARAGE FINISHED	416
OPEN PORCH FINISHED	85
OPEN PORCH FINISHED	96
OPEN PORCH FINISHED	256
OPEN PORCH FINISHED	240

Permits				
Permit #	Description	Value	CO Date	Permit Date
16001	2470 ISLAND DR: DOCK - BOATHOUSE-boat dock [LAKE BRANTLEY ISLES 2ND A]	\$45,000		11/24/2025
15948	2470 ISLAND DR: FENCE/WALL RESIDENTIAL- [LAKE BRANTLEY ISLES 2ND A]	\$10,670		11/14/2022
16862	2470 ISLAND DR: SWIMMING POOL RESIDENTIAL-Residential swimming pool [LAKE BRANTLEY ISLES 2ND A]	\$60,000		9/29/2021
11005	2470 ISLAND DR: REROOF RESIDENTIAL-MULTI [LAKE BRANTLEY ISLES 2ND A]	\$8,500		6/25/2021
05909	2470 ISLAND DR: RES ADDITION TO EXISTING STRUCTURE-ADDITION & ALTERATION [LAKE BRANTLEY ISLES 2ND A] ***DRAWN***	\$150,000		6/21/2021

07200	REROOF	\$5,480		8/4/2000
06684	ENCLOSE EXISTING PORCH/PATIO DOOR	\$1,200	12/15/1998	8/1/1998
06950	DRIVEWAY	\$0		10/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	1969	1	\$1,000	\$600
BOAT DOCK 1	1989	1	\$3,000	\$1,800
BOAT COVER 1	1989	1	\$3,500	\$2,100
COVERED PATIO 2	2005	1	\$4,000	\$2,400
POOL 2	2022	1	\$45,000	\$41,625
GAS HEATER - UNIT	2022	1	\$1,653	\$1,529

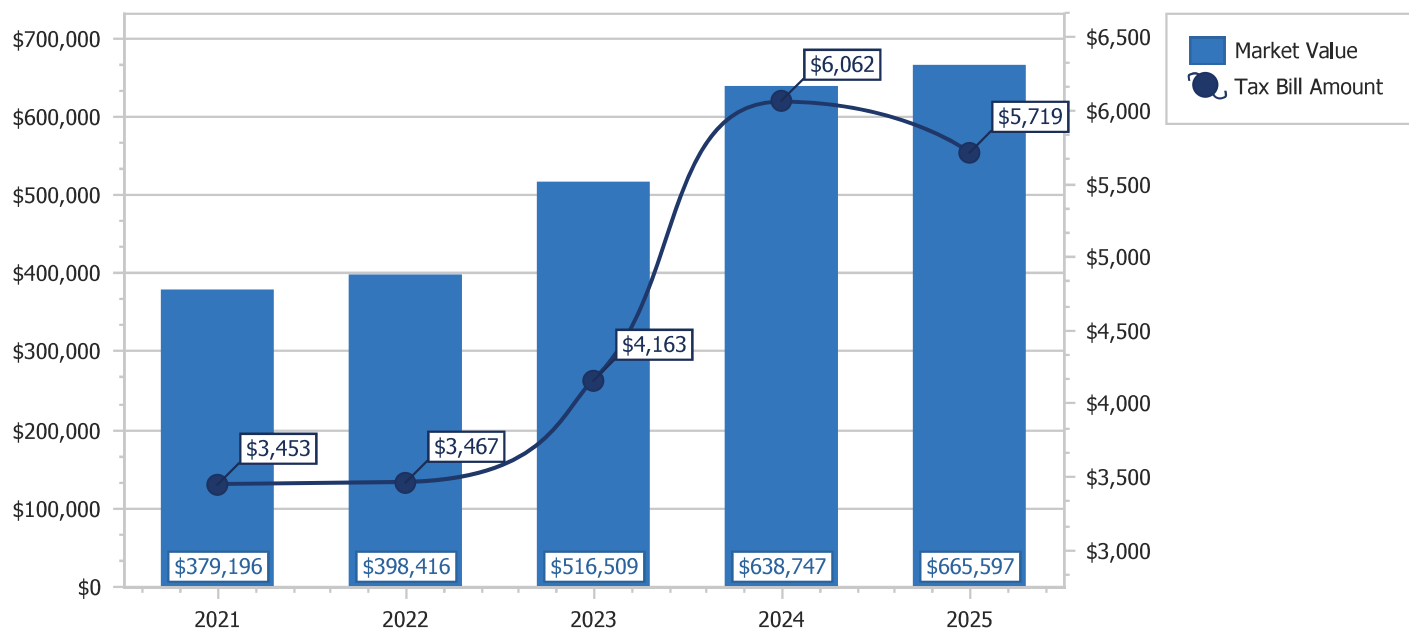
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 135
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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Robert Heard
2470 Island Drive
Longwood, FL 32779
kimberlyheard88@gmail.com

November 30, 2025

Seminole County Zoning Board
1101 East 1st Street
Sanford, Florida 32771

Subject: Variance application for 2470 Island Drive, Longwood, FL 32779

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance for the installation of a new shed to replace the existing one. The new shed will remain in the same location/footprint. The proposed replacement building does not meet the current zoning side setback or the current zoning standard size.

I am requesting a variance to reduce the new required side setback of 10' to 4', which is the current location of the existing shed. This would be congruent with our current neighbors' new and old outbuildings. (Please see attached photos.) Furthermore, the primary hardship is a beautiful old magnolia tree directly adjacent to the existing shed, which significantly limits the viability of moving the building location. The new shed will be a metal pre-fabricated structure, 20' in Length, 12' in Width, and 10.5' in height, which will be of high quality and neutral colors. Replacing the old building with the new will be a dramatic improvement to the appearance and will benefit our home and our neighbors' home values.

I am requesting a variance to increase the shed size from the standard of 200 square feet to 240 square feet. This is the minimum variance required to provide essential external storage space, necessary for the reasonable use of the property. This will also better meet the manufacturer's standard smallest size available.

Both of these requests have been reviewed and approved by the adjoining neighbors. Thank you for considering these variances.

Thank you for your time and consideration of my application. I am available to answer any questions the Board may have during the public hearing.

Sincerely,


Robert J. Heard

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK A LAKE BRANTLEY ISLES 2ND ADD PB 11 PG 5

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

A. FINDINGS OF FACT

Property Owner: ROBERT J HEARD
2470 ISLAND DR
LONGWOOD, FL 32779

Project Name: ISLAND DR (2470)

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the shed (12' 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**

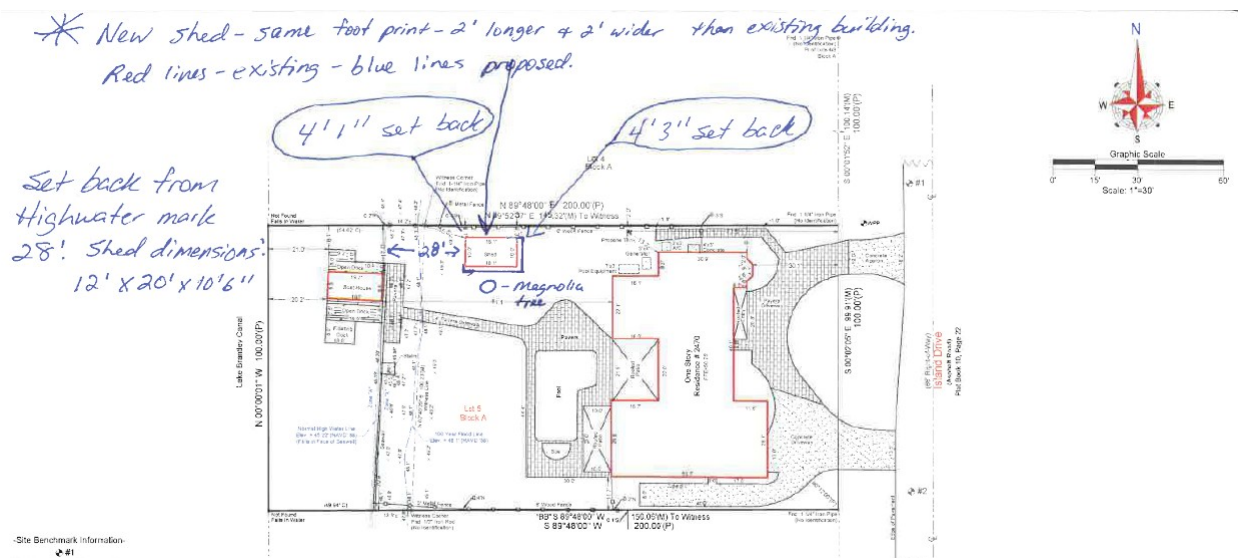
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK A LAKE BRANTLEY ISLES 2ND ADD PB 11 PG 5

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

A. FINDINGS OF FACT

Property Owner: ROBERT J HEARD
2470 ISLAND DR
LONGWOOD, FL 32779

Project Name: ISLAND DR (2470)

Requested Variance:

A north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a 12' x 20' shed. 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 February, 2026.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0073

Title:

2022 James Drive - Request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2025-135 (Edgar Soto, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; or
2. Approve the request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Jamestown subdivision.
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes.
- The proposed aluminum fence will be six (6) feet in height and will encroach twenty-five (25) feet into the south front yard setback, and fifteen (15) feet into the east side street setback.
- The proposed privacy fence is sixteen (16) feet from the edge of pavement, and

no sidewalks are in place.

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

Staff Findings:

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

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

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

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise

detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

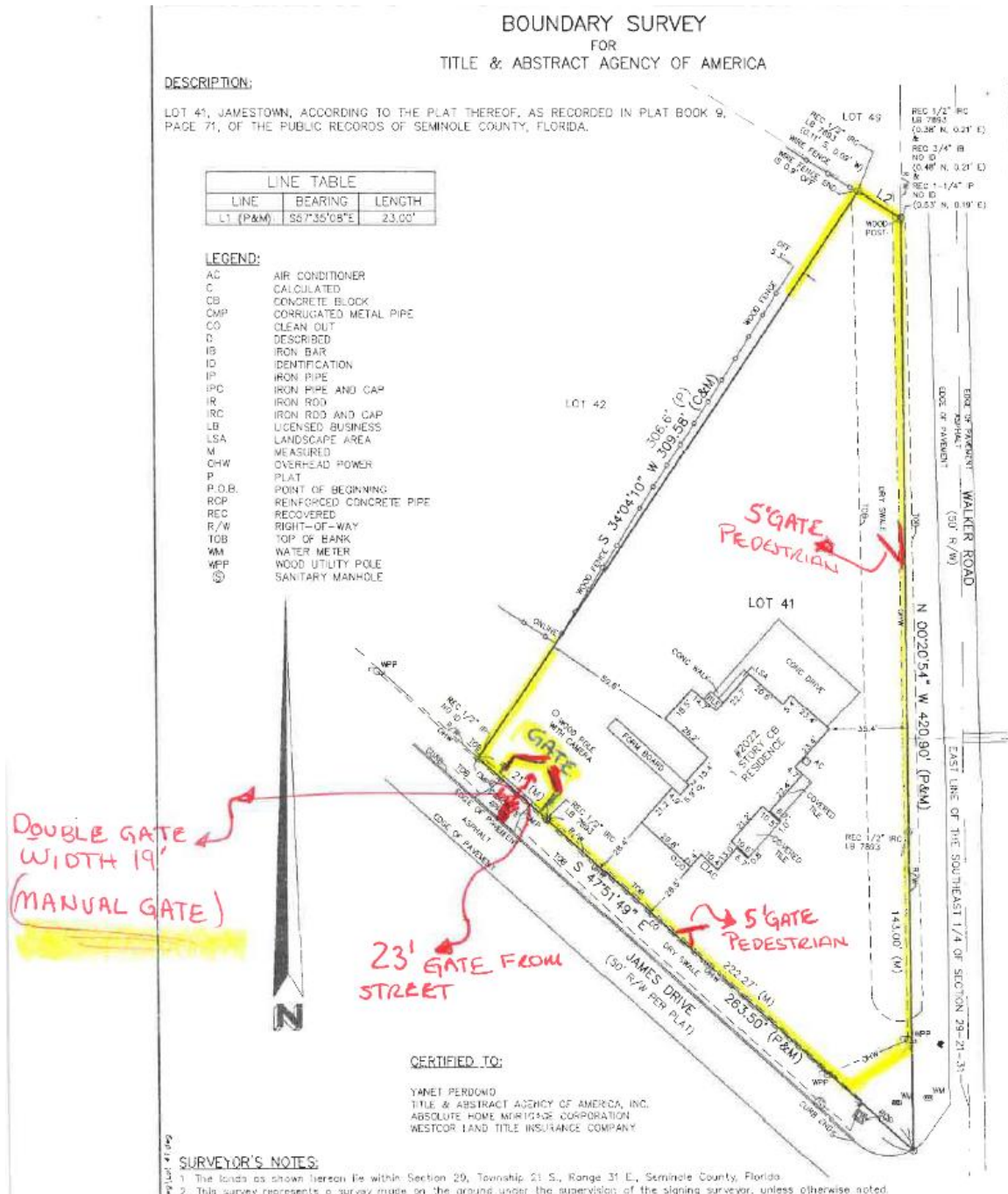
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

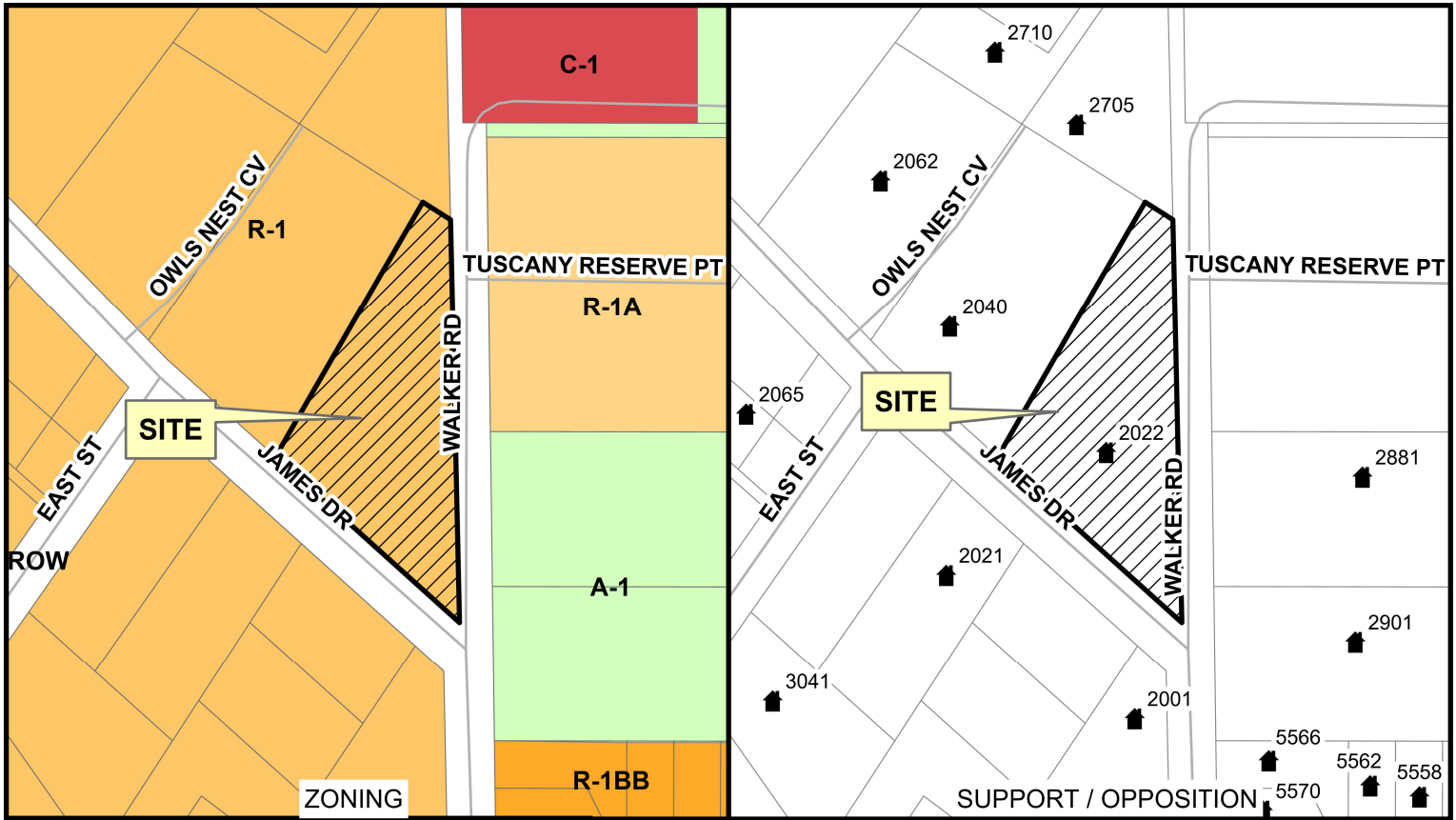
Staff Recommendation:

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

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

2022 JAMES DRIVE VARIANCES



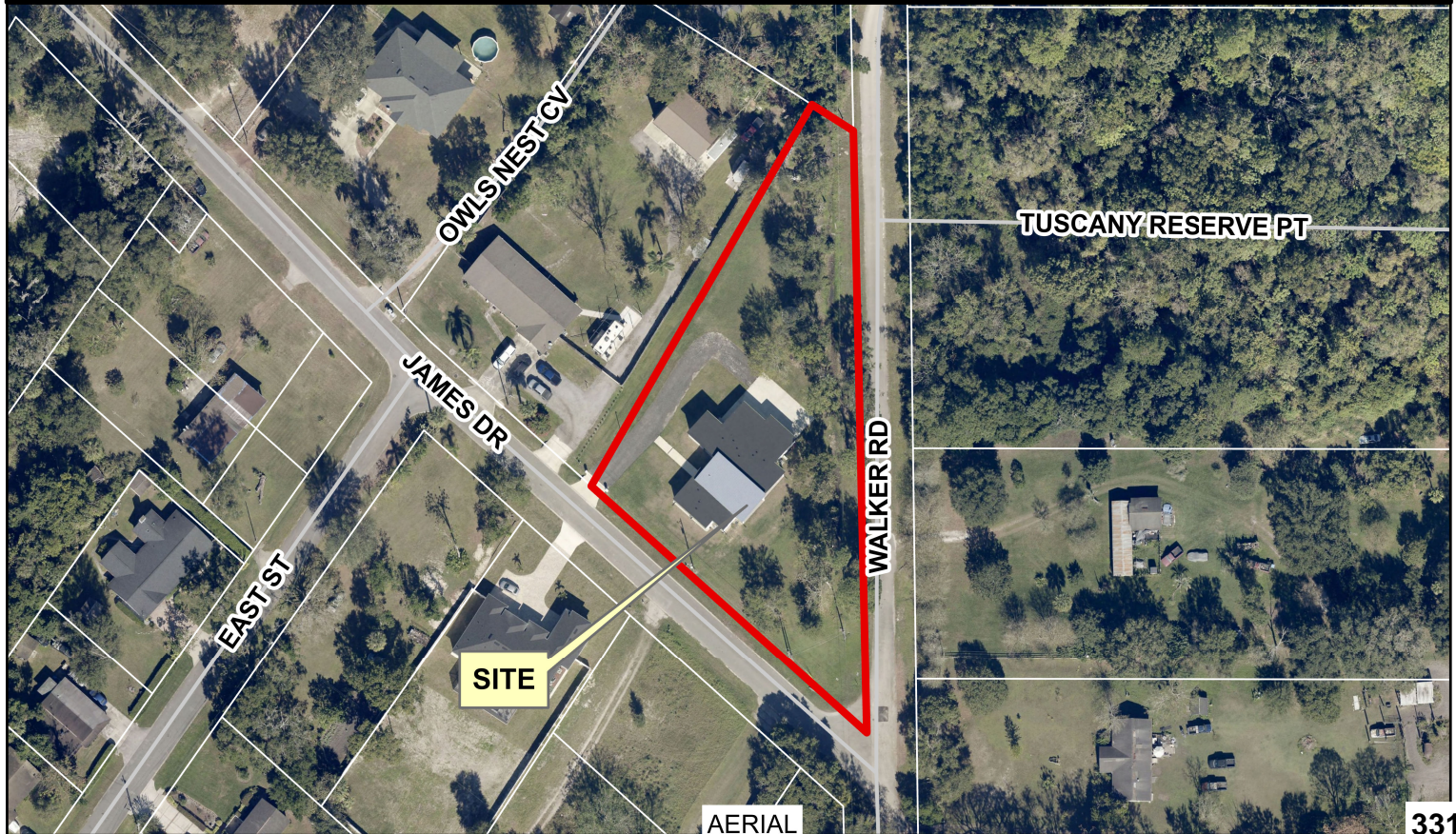


Edgar Soto & Yanet Perdomo
2022 James Drive
Oviedo FL 32765

SEMINOLE COUNTY BOA
JANUARY 26, 2026

- A-1
- R-1A
- R-1
- R-1BB
- C-1

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

Our parcel with Seminole County is an obtuse triangle bearing S57° 35' 08E. Length 23'. This lot is on James Drive front street and on left is Walker Road the back is wildlife and wetland. The other side, internally is my neighbor on 2040 James Drive and his existing wood fence.

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

The land is surrounded by wildlife, bob cats, deers and other that enter every night our residence. Many of the animals come from wild life of the back. Many times people from behind Walker Road St. cut through walking and trespassing as well.

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.

Surrounding the property with a Palisade Aluminum Fence provides visibility while provides security and safety preserving our privacy.

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 current zone regulations prevents and deprive us from safety, security and privacy. Our children ages One through 11 years age are not safe. The fence will provide safety net from animals and unwanted people. Including solicitors.

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

We are located on zone X please see the Survey

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

This request will me to set the fence on property line. There is no impact to neighbors or easement. It will keep animals and people from trespassing. We had a number of incidents already requiring Police Dept assistance in which resident behind the wetlands are constantly search by helicopters. Other concerns are with teenagers drinking, residents with questionable felonies records including sex offenders as we recently learned.

Property Record Card



Parcel: **29-21-31-501-0000-0410**
 Property Address: **2022 JAMES DR OVIEDO, FL 32765**
 Owners: **SOTO, EDGAR P; PERDOMO, YANET S**
 2026 Market Value \$448,436 Assessed Value \$448,436 Taxable Value \$448,436
 2025 Tax Bill \$6,027.33 Tax Savings with Non-Hx Cap \$129.92
 The 4 Bed/3.5 Bath Single Family property is 2,627 SF and a lot size of 1.07 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-501-0000-0410
Property Address	2022 JAMES DR OVIEDO, FL 32765
Mailing Address	1646 CANOE CREEK FALLS DR ORLANDO, FL 32824-4346
Subdivision	JAMESTOWN
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$335,876	\$337,564
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$112,560	\$112,560
Land Value Agriculture	\$0	\$0
Just/Market Value	\$448,436	\$450,124
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$15,411
P&G Adjustment	\$0	\$0
Assessed Value	\$448,436	\$434,713

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,157.25
Tax Bill Amount	\$6,027.33
Tax Savings with Exemptions	\$129.92

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SOTO, EDGAR P - Tenancy by Entirety
PERDOMO, YANET S - Tenancy by Entirety

Legal Description

LOT 41
JAMESTOWN
PB 9 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$448,436	\$0	\$448,436
Schools	\$448,436	\$0	\$448,436
FIRE	\$448,436	\$0	\$448,436
ROAD DISTRICT	\$448,436	\$0	\$448,436
SJWM(Saint Johns Water Management)	\$448,436	\$0	\$448,436

Sales

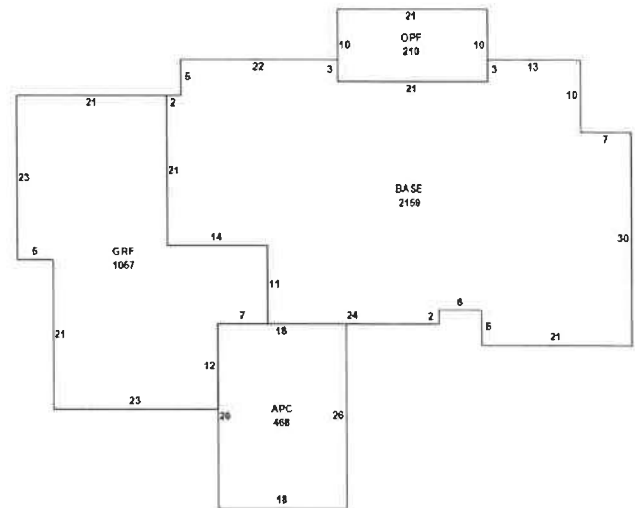
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/4/2020	\$110,000	09758/1978	Vacant	Yes
WARRANTY DEED	11/4/2020	\$85,000	09758/1976	Vacant	Yes
QUIT CLAIM DEED	11/4/2020	\$100	09758/1973	Vacant	No
PROBATE RECORDS	5/1/2005	\$100	05747/0038	Improved	No
WARRANTY DEED	1/1/1977	\$100	01136/1051	Improved	No
WARRANTY DEED	1/1/1975	\$5,500	01055/0976	Vacant	No

Land

Units	Rate	Assessed	Market
1.07 Acres	\$105,000/Acre	\$112,560	\$112,560

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	4
Bath	3.5
Fixtures	18
Base Area (ft²)	2159
Total Area (ft²)	3894
Constuction	CB/STUCCO FINISH
Replacement Cost	\$337,564
Assessed	\$335,876

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
APARTMENT	468
GARAGE FINISHED	1057
OPEN PORCH FINISHED	210

Permits				
Permit #	Description	Value	CO Date	Permit Date
07656	2022 JAMES DR: SINGLE FAMILY DETACHED-NEW SFR [JAMESTOWN], DRAWN, LAST INSPECTION 10/13 23	\$576,000	8/9/2024	8/3/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed

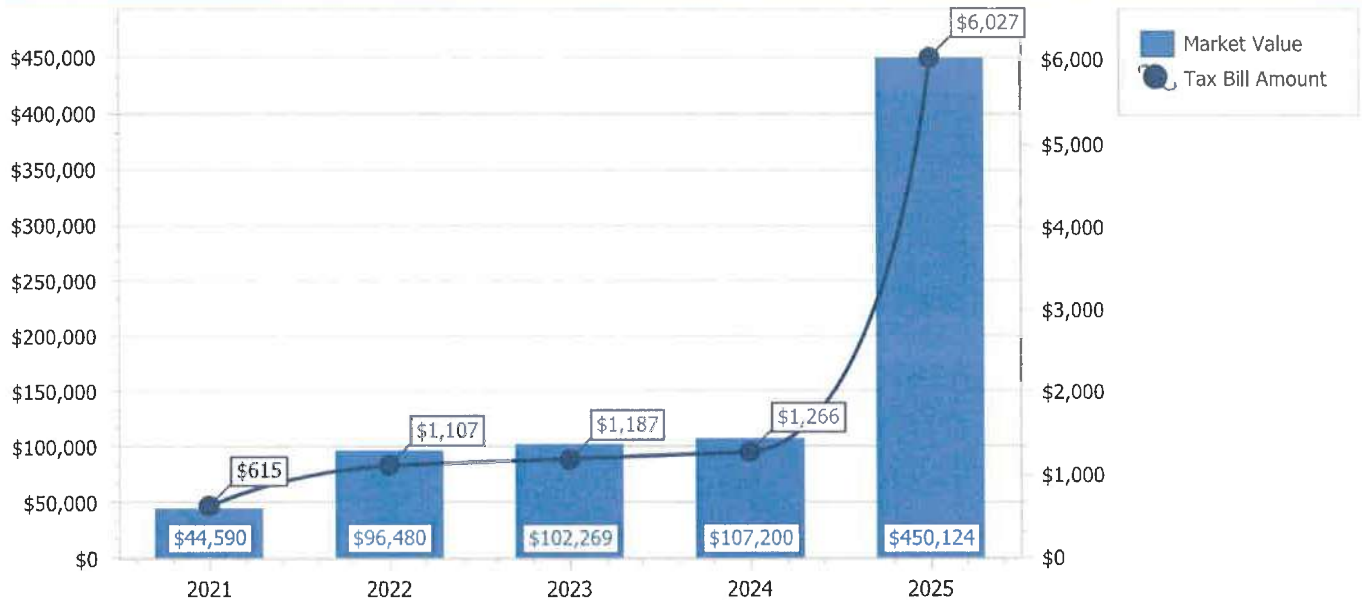
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 75

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

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 41 JAMESTOWN PB 9 PG 71

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

A. FINDINGS OF FACT

Property Owner: EDGAR SOTO
2022 JAMES DR
OVIEDO, FL 32765

Project Name: JAMES DR (2022)

Requested Variance:

F: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and
(2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a six (6) foot fence within the required front and side street 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 February, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 41 JAMESTOWN PB 9 PG 71

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

A. FINDINGS OF FACT

Property Owner: EDGAR SOTO
2022 JAMES DR
OVIEDO, FL 32765

Project Name: JAMES DR (2022)

Variance Approval:

Request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the six (6) foot 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 February, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN