



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, July 28, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

2090 Terrace Boulevard - Request for a west side yard setback variance from ten (10) feet to two (2) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-064 (Dov Rosenberg, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-605](#)

Development Services - Planning and Development

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

3324 Old Somers Cove - Request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district; BV2025-068 (Dan Lucas, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2025-613](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Fence Approved in Error 23-6459](#)
[Letters of Support](#)
[Picture](#)
[Denial Development Order](#)
[Approval Development Order](#)

271 Wood Lake Drive - Request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district; BV2025-069 (Julian A Maeso, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-606](#)

Development Services - Planning and Development

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

2038 Warner Drive - Request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district; BV2025-070 (Angela Spigner, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

[2025-607](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Property Record Card](#)

[Letter of Support](#)

[Drawing](#)

[Denial Development Order](#)

[Approval Development Order](#)

1821 Beacon Drive - Request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-071 (Terry Green, Applicant) District 5 - Herr (Angi Gates, Project Manager)

[2025-614](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Pictures](#)

[Denial Development Order](#)

[Approval Development Order](#)

2145 Falmouth Road- Request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room addition in the R-1AA (Single Family Dwelling) district; BV2025-079 (Deborah L Teply, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

[2025-615](#)

Development Services - Planning and Development

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

1530 Care Point - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a shed in the R-1 (Single Family Dwelling) district; BV2025-073 (Nancy Harrington, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

[2025-625](#)

Development Services - Planning and Development

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

308 Croton Drive - Request for (1) a west side yard setback variance from ten (10) feet to seven and two tenths (7.2) feet for a screen enclosure and an existing single-family residence, and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7.5) feet for an existing single-family residence in the R-1AA (Single Family Dwelling) district; BV2025-075 (Daniel & Dana Brownlee, Applicants) District 3 - Constantine (Mary Robinson, Project Manager)

[2025-651](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
[Letter from Applicant to the BOA](#)
[Approval Development Order](#)

145 Magnolia Drive- Request for a for a west side yard setback variance from ten (10) feet to eight and one-half (8.5) feet for a single-family dwelling in the RM-1 (Single Family Mobile Home) district; BV2025-077 (Sara Maier, Authorized Agent) District 3 - Constantine (Mary Robinson, Project Manager)

[2025-653](#)

Development Services - Planning and Development

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

1425 Grand Road - Request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district; BV2025-078 (Rachel Brown, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-667](#)

Development Services - Planning and Development

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

237 Lake View Drive - Request for an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district; BV2025-080 (Dolly Park, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-673](#)

Development Services - Planning and Development

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

699 Charrice Place - Request for a rear yard setback variance from thirty (30) feet to thirteen (13) feet for an addition in the R-1A (Single Family Dwelling) district; BV2025-081 (Dereck Morris, Applicant) District 5 - Herr (Kathy Hammel, Project Manager) [2025-658](#)

Development Services - Planning and Development

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

824 Ferne Drive - Request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district; BV2025-082 (Debra Grise Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2025-675](#)

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-605

Title:

2090 Terrace Boulevard - Request for a west side yard setback variance from ten (10) feet to two (2) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-064 (Dov Rosenberg, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a west side yard setback variance from ten (10) feet to two (2) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a west side yard setback variance from ten (10) feet to two (2) 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 Lloyds Terrace 1st Addition subdivision.
- The proposed shed is seventy (70) square feet (7' x 10') and will encroach eight (8) feet into the required west side yard setback.
- The lot located directly to the west of where the variance is being sought is owned by the Civic Association of West Lake Brantley.
- The Civic Association of West Lake Brantley has no objection to the applicant's request to install the shed in the proposed location.
- 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 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:

There is sufficient room on the property to accommodate a small seventy (70) square foot shed, as well as be able to maintain the minimum ten (10) foot side yard setback; 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)

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.

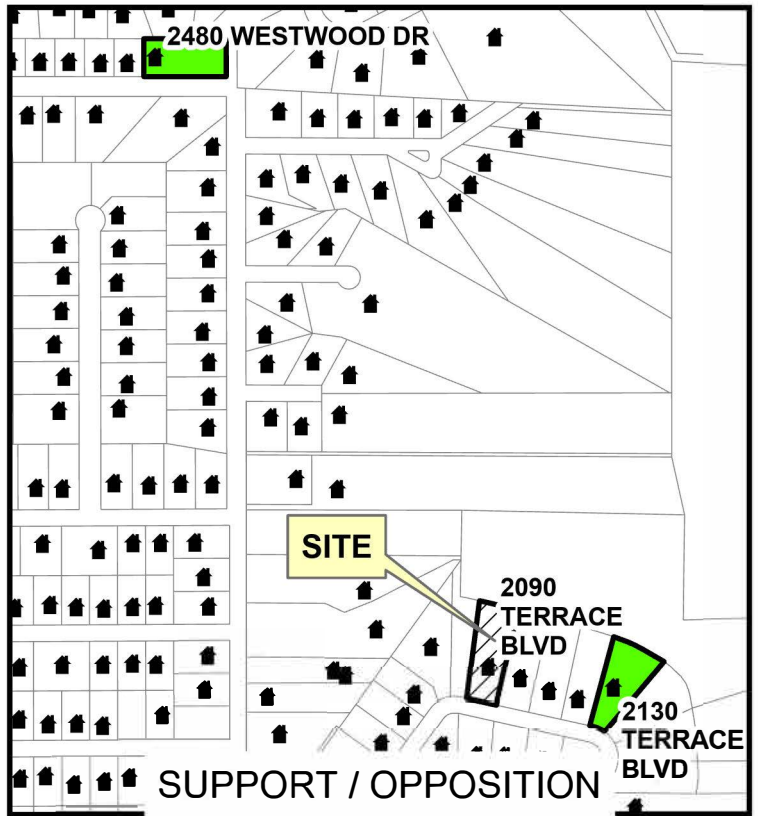
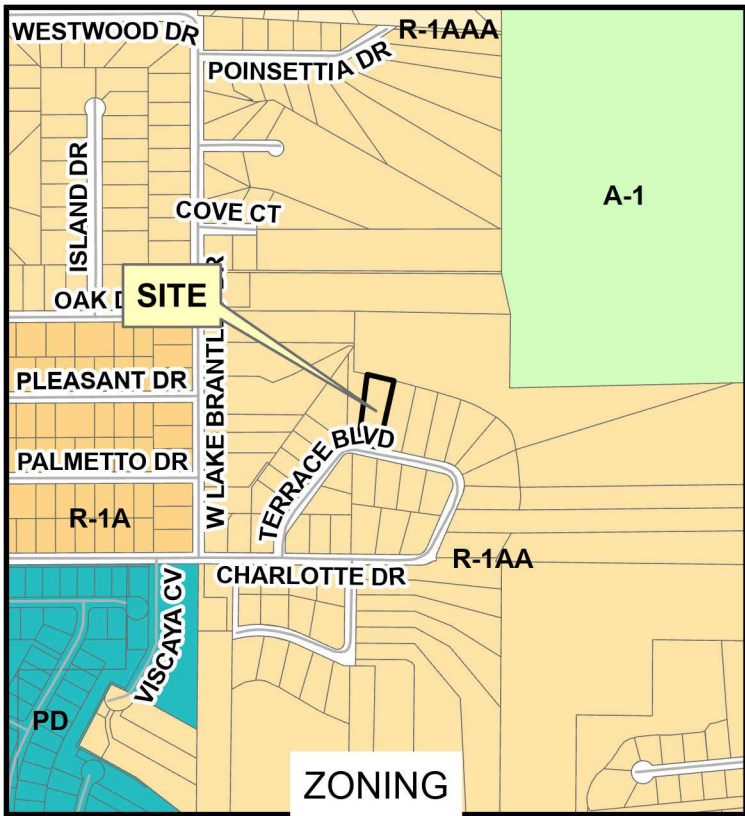
Staff Recommendation:

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.

OKAY FOR APPLICANT TO USE THIS SITE PLAN PER KATHY HAMMEL, FOR THE SAKE OF APPLYING FOR THE VARIANCE. A SURVEY REQUIRING THE NORMAL HIGH WATER ELEVATION MAY BE REQUIRED AT PERMITTING.

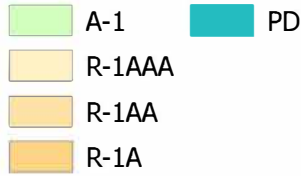




CINDY & DOV ROSENBERG
2090 TERRACE BLVD
LONGWOOD, FL 32779

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025

LEGEND



Support



VARIANCE CRITERIA

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

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

OUR PROPERTY IS NEXT TO A COMMUNITY PARK. THE PROPOSED SHED WILL SIT ALONG THE FENCE SEPARATING THE PARK AND OUR HOUSE.

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

I DON'T WANT THE SHED TO BE IN THE MIDDLE OF THE YARD AWAY FROM THE EXISTING LANDSCAPING.

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?

ONLY 1 OTHER HOUSE ADJOINS TO THE PARK ON THE OTHER SIDE OPPOSITE OF MINE

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 WOULD REQUIRE THE SHED TO SIT IN THE MIDDLE OF MY LAWN INSTEAD OF ALONG THE EXISTING LANDSCAPE BORDER

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

IT WOULD ALLOW THE SHED TO BLEND IN BETTER WITH THE EXISTING LANDSCAPE

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

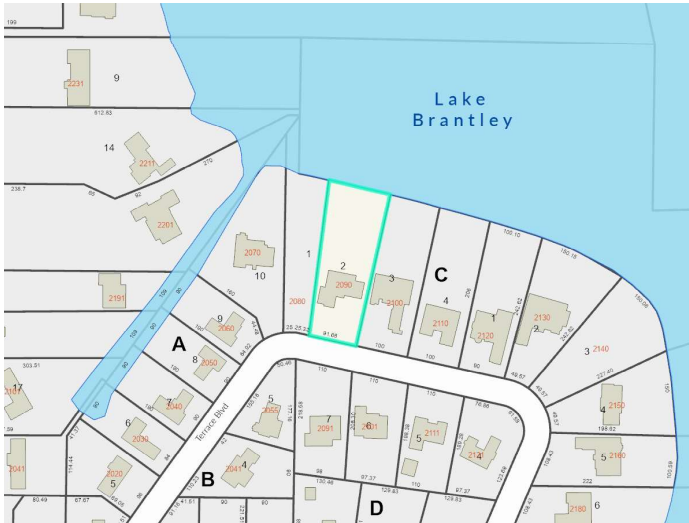
THE SHED IS NOT VISIBLE FROM THE STREET. THERE IS A 6' PRIVACY FENCE BETWEEN THE PARK & MY PROPERTY THAT WILL OBSCURE 90% OF THE SHED

Property Record Card



Parcel: 04-21-29-506-0C00-0020
 Property Address: 2090 TERRACE BLVD LONGWOOD, FL 32779
 Owners: ROSENBERG, CINDY ENH LIFE EST; ROSENBERG, DOV ENH LIFE EST
 2025 Market Value \$1,440,414 Assessed Value \$1,019,091 Taxable Value \$968,369
 2024 Tax Bill \$12,553.32 Tax Savings with Exemptions \$3,511.27
 The 6 Bed/4 Bath Single Family Waterfront property is 4,441 SF and a lot size of 0.72 Acres

Parcel Location



Site View



0421295060C000020 01/26/2024

Parcel Information

Parcel	04-21-29-506-0C00-0020
Property Address	2090 TERRACE BLVD LONGWOOD, FL 32779
Mailing Address	2090 TERRACE BLVD LONGWOOD, FL 32779-4859
Subdivision	LLOYDS TERRACE 1ST ADD
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$690,694	\$676,605
Depreciated Other Features	\$69,720	\$71,400
Land Value (Market)	\$680,000	\$468,180
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,440,414	\$1,216,185
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$421,323	\$225,815
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,019,091	\$990,370

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,064.59
Tax Bill Amount	\$12,553.32
Tax Savings with Exemptions	\$3,511.27

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROSENBERG, CINDY ENH LIFE EST - Tenancy by Entirety Enhanced Life Estate
 ROSENBERG, DOV ENH LIFE EST - Tenancy by Entirety Enhanced Life Estate

Legal Description

LOT 2 BLK C LLOYDS TERRACE 1ST ADD PB 9
PG 22

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,019,091	\$50,722	\$968,369
Schools	\$1,019,091	\$25,000	\$994,091
FIRE	\$1,019,091	\$50,722	\$968,369
ROAD DISTRICT	\$1,019,091	\$50,722	\$968,369
SJWM(Saint Johns Water Management)	\$1,019,091	\$50,722	\$968,369

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/22/2019	\$920,000	09487/1699	Improved	Yes
WARRANTY DEED	6/1/2004	\$730,000	05384/0769	Improved	Yes
WARRANTY DEED	4/1/1996	\$285,000	03068/0900	Improved	Yes
QUIT CLAIM DEED	6/1/1995	\$100	02954/0388	Improved	No
QUIT CLAIM DEED	6/1/1980	\$100	01294/1160	Improved	No

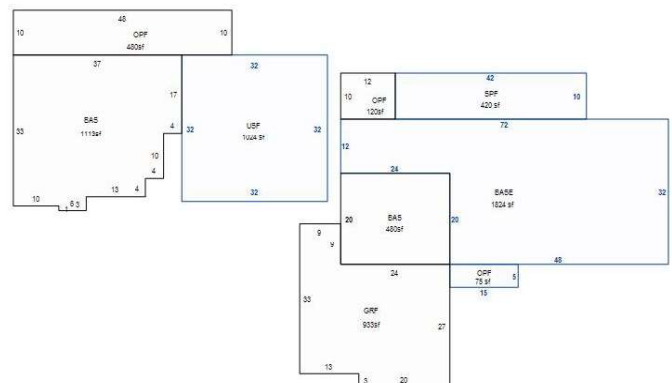
Land

Units	Rate	Assessed	Market
1 Lot	\$800,000/Lot	\$680,000	\$680,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1957/1990
Bed	6
Bath	4.0
Fixtures	16
Base Area (ft ²)	1824
Total Area (ft ²)	6469
Constuction	CB/STUCCO FINISH
Replacement Cost	\$817,389
Assessed	\$690,694

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	480
BASE	1113
GARAGE FINISHED	933
OPEN PORCH FINISHED	480
OPEN PORCH FINISHED	120
OPEN PORCH FINISHED	75
SCREEN PORCH FINISHED	420
UPPER STORY FINISHED	1024

Permits				
Permit #	Description	Value	CO Date	Permit Date
11657	2090 TERRACE BLVD: ELECTRICAL - RESIDENTIAL-boat dock elec [LLOYDS TERRACE 1ST ADD]	\$8,900		7/25/2023
08324	2090 TERRACE BLVD: DOCK - BOATHOUSE-Rosenburg Boathouse [LLOYDS TERRACE 1ST ADD]	\$45,000		6/9/2023
07684	2090 TERRACE BLVD: GAS - RESIDENTIAL- [LLOYDS TERRACE 1ST ADD]	\$0		6/5/2023
02547	2090 TERRACE BLVD: ELECTRIC - GENERATOR-Generator [LLOYDS TERRACE 1ST ADD]	\$14,000		5/31/2023
00955	2090 TERRACE BLVD: REROOF RESIDENTIAL- [LLOYDS TERRACE 1ST ADD]	\$14,105		1/21/2021
09915	2090 TERRACE BLVD: RES ADDITION TO EXISTING STRUCTURE- ALTERATION/ADDITION [LLOYDS TERRACE 1ST ADD]	\$383,927	9/2/2021	10/8/2020
16641	2090 TERRACE BLVD: PLUMBING - RESIDENTIAL-SFR [LLOYDS TERRACE 1ST ADD]	\$5,785		11/20/2019
16338	2090 TERRACE BLVD: ELECTRICAL - RESIDENTIAL- [LLOYDS TERRACE 1ST ADD]	\$750		11/14/2019
11536	REROOF	\$19,281		8/23/2017
04155	BOAT HOUSE WITH HOIST XDCK	\$20,000		6/1/1997
01776	10X16 STORAGE SHED	\$2,400		3/1/1997
07445	134' ALUM/100' CHAIN	\$4,100		11/1/1996
06395	REROOF 45 SQUARES	\$5,100		9/1/1996
05345	18X31 POOL	\$12,000		8/1/1996
04694	150' OF 6' WOOD FENCE	\$800		7/1/1996
04104	SECOND FLOOR,BED,BATH,PORCH	\$160,736	11/22/1996	6/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1957	1	\$6,000	\$2,400
POOL 2	1996	1	\$45,000	\$27,000
BOAT DOCK 3	2023	1	\$16,000	\$15,360
BOAT COVER 3	2023	1	\$16,000	\$15,360
STANDBY GENERATOR 1	2023	1	\$10,000	\$9,600

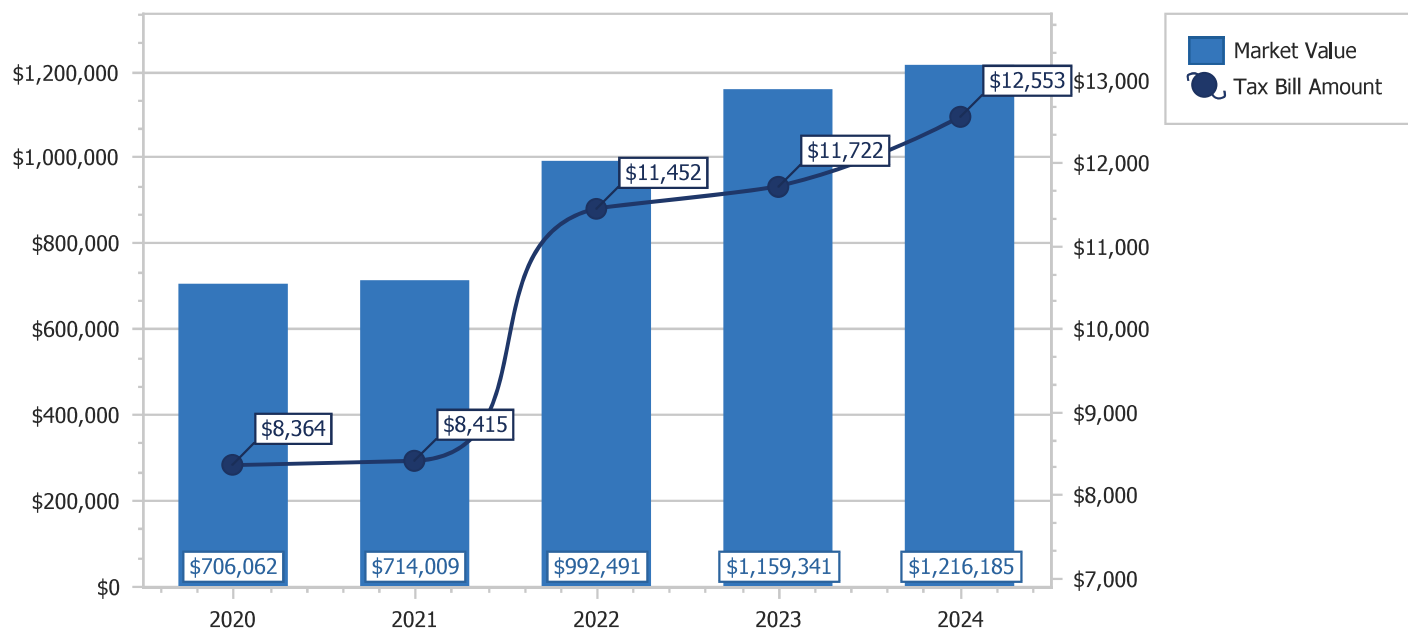
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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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Civic Association of West Lake Brantley

PO Box 6504 Longwood, FL 32791

May 7, 2025

To Whom This May Concern,

On May 7, 2025, the Civic Association of West Lake Brantley held their monthly board meeting.

At the meeting, a request was submitted to the board from Mr. Rosenberg for a new shed that will be placed adjacent to the CAWLB Beach Park. Mr. Rosenberg's request received board approval.

Sincerely,

Sabrena Smith Oldakowski
Board Secretary

Seminole County Zoning Division
Building Permit: BP25-00005032

May 6, 2025

As members of the board for the Civic Association of West Lake Brantley (CAWLB), we are responsible for overseeing the park located at 2080 Terrace Blvd, Longwood FL 32779 which is next door to Dov and Cindy Rosenberg, 2090 Terrace Blvd Longwood FL. We were presented with the Rosenberg's Variance request proposal to install a shed on his property in the back yard along the fence line adjacent to the community park. The proposed location is approximately 2' from the fence bordering the Rosenberg's property and the community park per the attached drawing and approximately 4' from the property line.

The board members of CAWLB reviewed the variance proposal and have agreed to support the variance request for the Rosenbergs.

Civic Association of West Lake Brantley
2080 Terrace Blvd
Longwood FL 32779

Pres. CAWLB
Name: Robert Neely
Address: 2431 Island Drive
Phone: 407-595-3654
Email: neelyrob90a@gmail.com
Date: 5-7-25

Name: Mike Zavert
Address: 2130 Terrace Blvd
Phone: 407-947-5625
Email: mdg955@AOL.com
Date: 5/7/25

Name: Sabrina Smith Oldkowski
Address: 2480 Westwood Dr. Longwood, FL 32779
Phone: (407) 509-5094
Email: SabrinaSwain@gmail.com
Date: May 7, 2025



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 BLK C LLOYDS TERRACE 1ST ADD PB 9 PG 22

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

A. FINDINGS OF FACT

Property Owner: DOV ROSENBERG
2090 TERRACE BLVD
LONGWOOD, FL 32779

Project Name: TERRACE BLVD (2090)

Requested Variance:

Request for a west side yard setback variance from ten (10) feet to two (2) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to place a (70) seventy square foot shed within the required west 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 August, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 BLK C LLOYDS TERRACE 1ST ADD PB 9 PG 22

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

A. FINDINGS OF FACT

Property Owner: DOV ROSENBERG
2090 TERRACE BLVD
LONGWOOD, FL 32779

Project Name: TERRACE BLVD (2090)

Variance Approval:

Request for a west side yard setback variance from ten (10) feet to two (2) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 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 (7' x 10') 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.

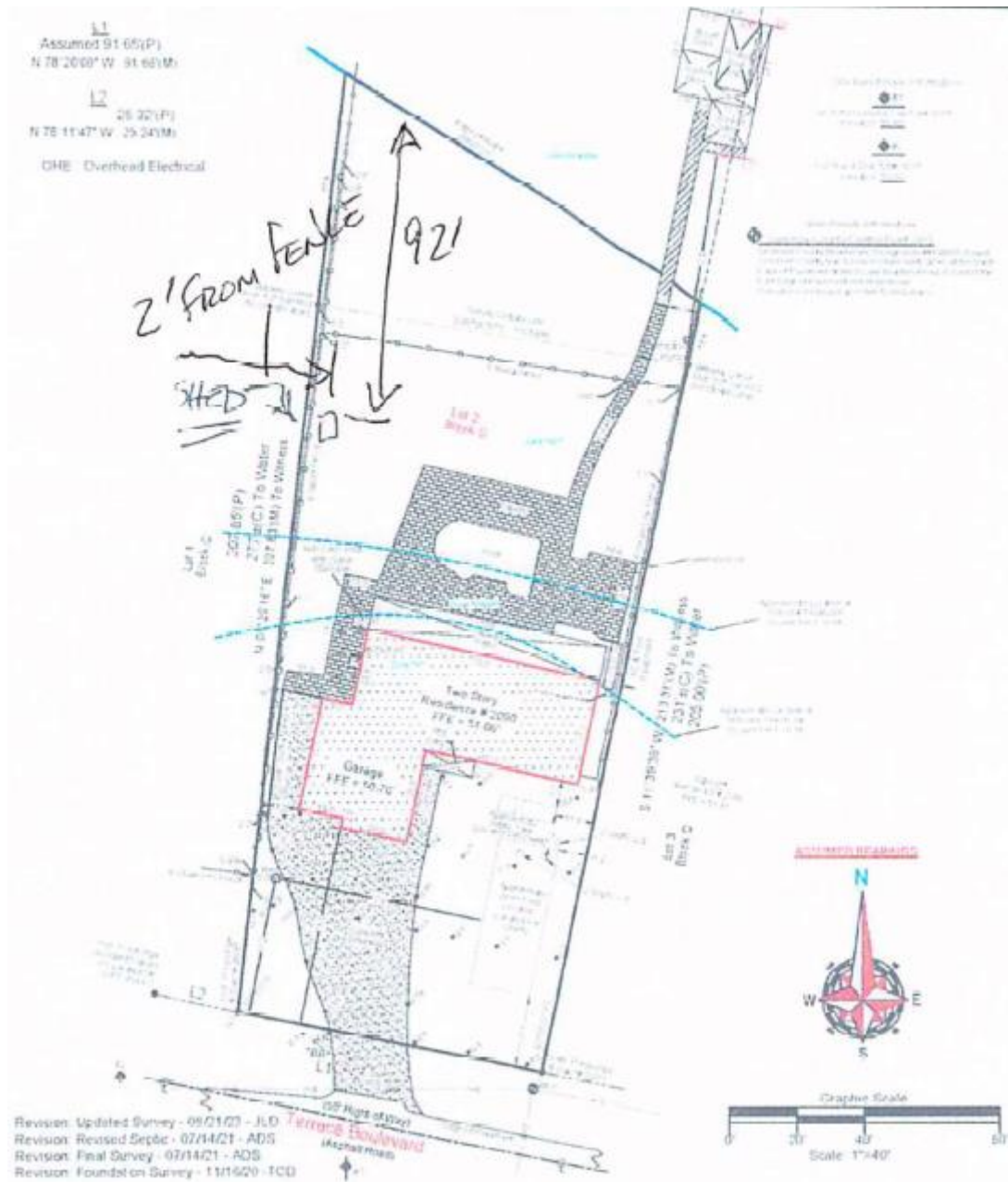
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of August, 2025.

Notary Public

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

EXHIBIT A SITE PLAN

OKAY FOR APPLICANT TO USE THIS SITE PLAN PER KATHY HAMMEL, FOR THE SAKE OF APPLYING FOR THE VARIANCE. A SURVEY REQUIRING THE NORMAL HIGH WATER ELEVATION MAY BE REQUIRED AT PERMITTING.





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-613

Title:

3324 Old Somers Cove - Request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district; BV2025-068 (Dan Lucas, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district; or
2. Approve the request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Red Ember North subdivision.
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes. The front of the house faces Old Somers Cove. The Cedar Shake Court side is where the variance is being sought.
- In 2023 a permit was issued in error for the existing privacy fence. The applicant is requesting to add an additional thirty (30) linear feet of fencing to what is already existing, encroaching fifteen (15) feet into the required side street

setback.

- The proposed privacy fence will be one (1) foot from the sidewalk and fifteen (15) feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The Red Ember Homeowners Association approved the extension of additional six (6) foot tall privacy fence.
- Three letters of support were received from surrounding neighbors.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and

purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

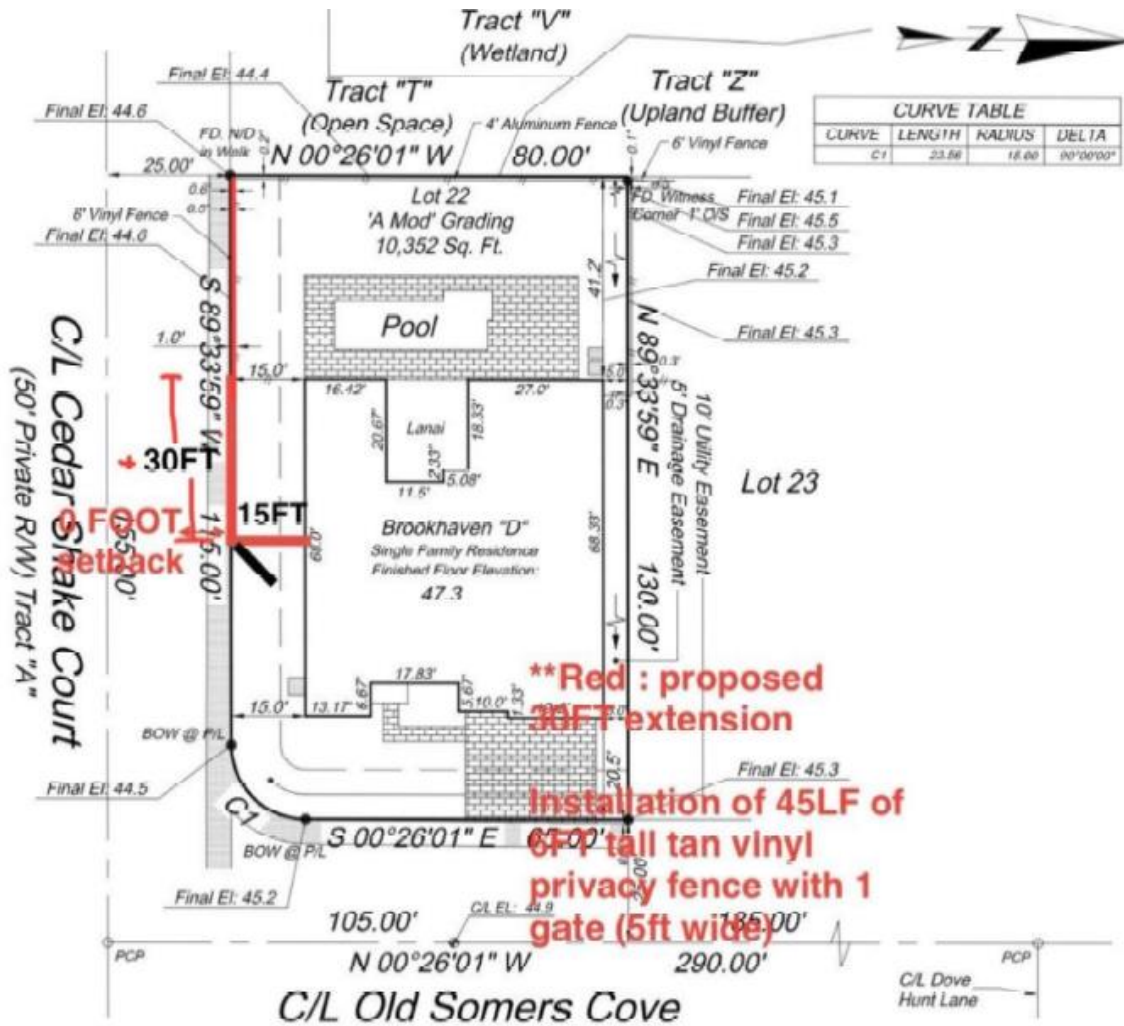
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

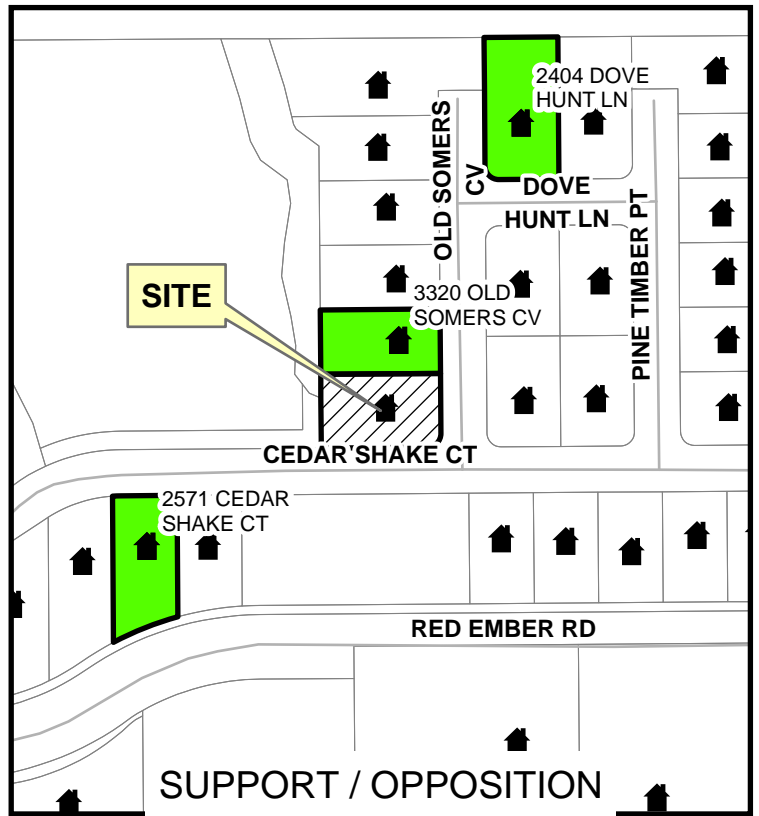
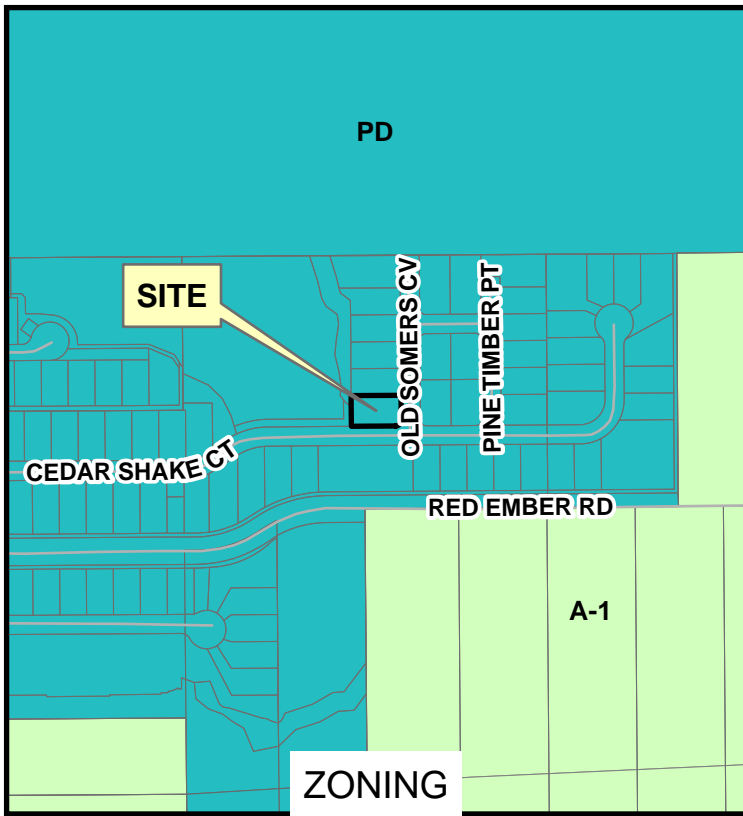
Staff Recommendation:

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

1. Any variance granted will apply only to the six (6) foot privacy fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

3324 OLD SOMERS COVE VARIANCE





DANIEL & NATALIE LUCAS
3324 OLD SOMERS CV
OVIEDO, FL 32765

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025

LEGEND

A-1
PD

Support



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 properties, layout places a side yard, adjacent to a public or open area, unlike most lots in the zoning district. This makes the existing fence space insufficient for family use, safe use, and privacy.

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

The unique layout and positioning of the house or present at the time of purchase or were not created by the applicant. The existing fencing was installed due to pool construction and is currently permitted and approved.

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 does not offer a special privilege. It merely allows the property owner to extend existing fencing for practical and safe use consistent with the neighboring properties. They already have much larger, enclosed yards.

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.

Enforcing the setback limits prevents the family from utilizing a safe and private side yard area for children to play and walk safely away from the pool area, which significantly limits functional outdoor space and reduces overall level of safety and privacy.

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

The proposed 30 foot fence extension is the smallest adjustment needed to make the section of the art usable for family activities and improve liability without altering the home structure or affecting roadways or neighbors

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.

Defense extension maintains neighborhood, harmony, poses, no visual or safety, concerns, and enhances the security and well-being of the residence without negatively affecting nearby properties

Property Record Card



Parcel: 36-21-31-506-0000-0220
 Property Address: 3324 OLD SOMERS CV OVIEDO, FL 32765
 Owners: LUCAS, DANIEL; LUCAS, NATALIE
 2025 Market Value \$878,456 Assessed Value \$782,104 Taxable Value \$731,382
 2024 Tax Bill \$9,511.18 Tax Savings with Exemptions \$1,770.96
 The 5 Bed/4.5 Bath Single Family property is 3,972 SF and a lot size of 0.24 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-31-506-0000-0220
Property Address	3324 OLD SOMERS CV OVIEDO, FL 32765
Mailing Address	3324 OLD SOMERS CV OVIEDO, FL 32765-9803
Subdivision	RED EMBER NORTH
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$641,581	\$631,125
Depreciated Other Features	\$43,875	\$45,000
Land Value (Market)	\$193,000	\$178,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$878,456	\$854,125
Portability Adjustment	\$0	\$94,063
Save Our Homes Adjustment/Maximum Portability	\$96,352	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$782,104	\$760,062

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,282.14
Tax Bill Amount	\$9,511.18
Tax Savings with Exemptions	\$1,770.96

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LUCAS, DANIEL - Tenancy by Entirety
 LUCAS, NATALIE - Tenancy by Entirety

Legal Description

LOT 22 RED EMBER NORTH PB 87 PGS 89-96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$782,104	\$50,722	\$731,382
Schools	\$782,104	\$25,000	\$757,104
FIRE	\$782,104	\$50,722	\$731,382
ROAD DISTRICT	\$782,104	\$50,722	\$731,382
SJWM(Saint Johns Water Management)	\$782,104	\$50,722	\$731,382

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/25/2023	\$1,002,000	10513/0867	Improved	Yes

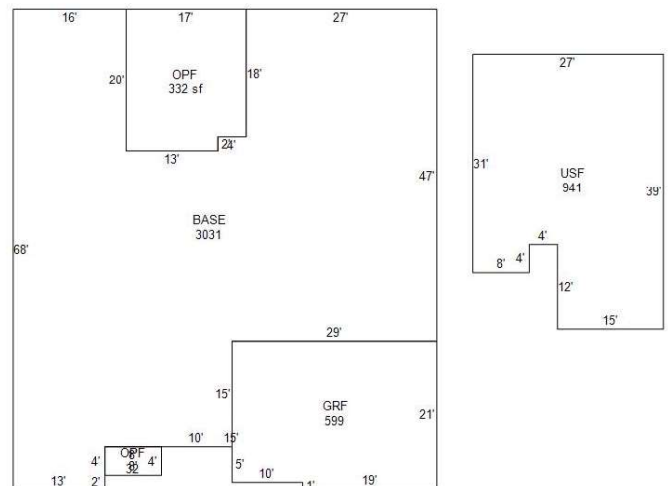
Land

Units	Rate	Assessed	Market
1 Lot	\$193,000/Lot	\$193,000	\$193,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2023
Bed	5
Bath	4.5
Fixtures	15
Base Area (ft ²)	3031
Total Area (ft ²)	4935
Constuction	CB/STUCCO FINISH
Replacement Cost	\$644,805
Assessed	\$641,581

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	599
OPEN PORCH FINISHED	332

OPEN PORCH FINISHED

32

UPPER STORY FINISHED

941

Permits

Permit #	Description	Value	CO Date	Permit Date
06172	3324 OLD SOMERS CV: SWIMMING POOL RESIDENTIAL-concrete swimming pool [RED EMBER NORTH]	\$63,000	9/11/2023	5/9/2023
02862	3324 OLD SOMERS CV: SINGLE FAMILY DETACHED-New SFR [RED EMBER NORTH]	\$723,457	9/1/2023	3/1/2023

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	2023	1	\$45,000	\$43,875

Zoning

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

School Districts

Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

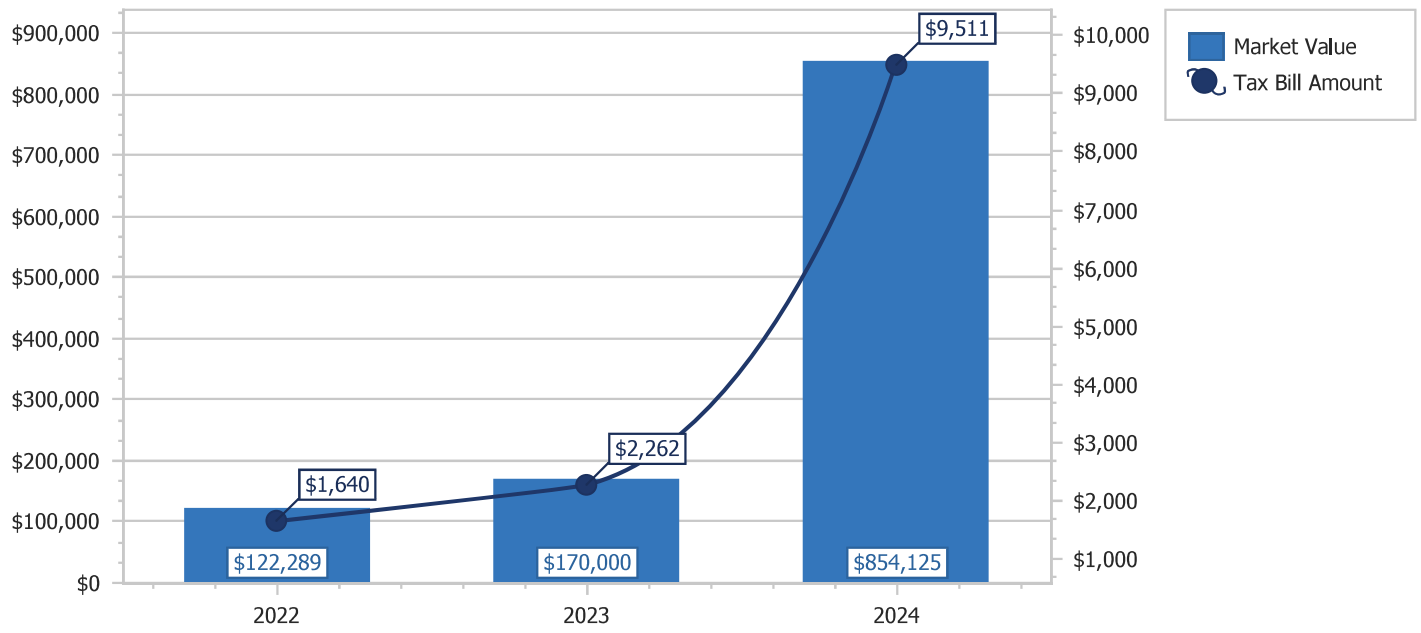
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 80

Utilities

Fire Station #	Station: 65 Zone: 652
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	

Property Value History



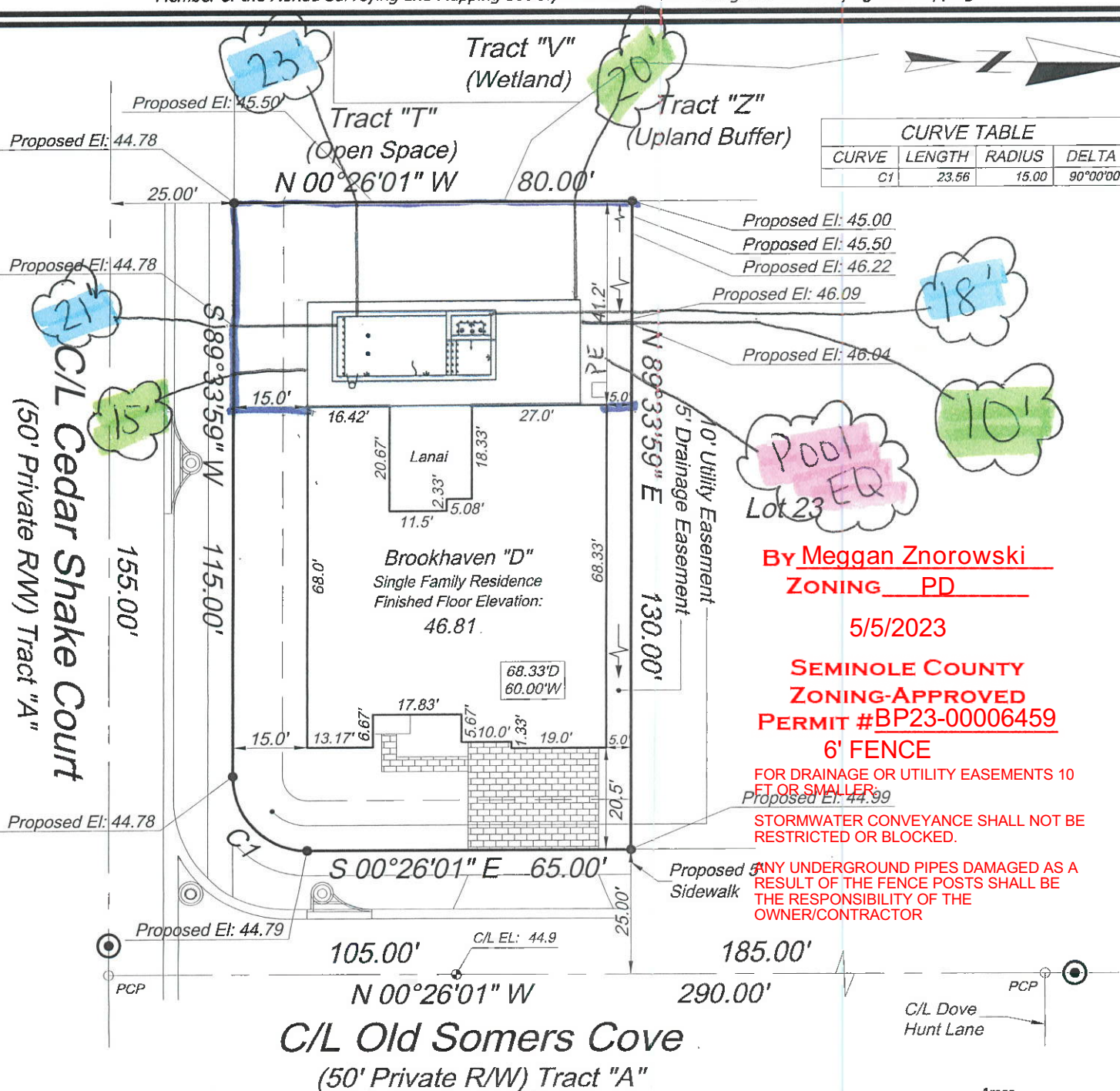
Copyright 2025 © Seminole County Property Appraiser

Herx & Associates, Inc.

Land Surveyors

769 Douglas Avenue, Altamonte Springs, Florida 32714 · (407)788-8808

Member of the Florida Surveying and Mapping Society and the American Congress on Surveying and Mapping



Pool

Deck

Pool Equipment

Fence

All excess dirt from pool excavation shall be exported / hauled off the property and properly disposed of.

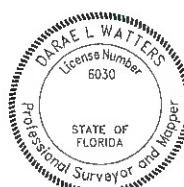
Certification: Not valid without electronic signature and seal or the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

This survey meets the requirements of the Standards of Practice as contained in Chapter 5J-17 Florida Administrative Code.

Darae L Watters

Digitally signed by Darae L Watters
DN: cn=Darae L Watters,
o=Herx & Associates, Inc., ou=Surveyors,
c=FL, email=Darae.L.Watters@herx.com

Darae L. Watters, P.S.M.
Registered Surveyor and Mapper No. 6030
Herx & Associates Inc., State of Florida LB 4937



~ Plot Plan ~
Sketch of Legal Description Only
This is Not a Survey

To whom it may concern,

This letter is to express support for the proposed fence extension at 3324 Old Somers Cove.

The owners of the property, Daniel and Natalie Lucas, are planning to extend one side of their current vinyl fence 30 ft. I feel they should be allowed to do this as this will enhance the properties safety, privacy, and aesthetic appeal as well as encourage the most practical and appropriate use of the land. It will not affect, in any way, line of site for drivers. Overall, the improvements to their yard reflect well on the whole neighborhood.

Sincerely,

John C. Foltman
2404 Dovehurst Lane
407-451-2892 5/12/2025

To whom it may concern,

This letter is to express support for the proposed fence extension at 3324 Old Somers Cove.

The owners of the property, Daniel and Natalie Lucas, are planning to extend one side of their current vinyl fence 30 ft. I feel they should be allowed to do this as this will enhance the properties safety, privacy, and aesthetic appeal as well as encourage the most practical and appropriate use of the land. It will not affect, in any way, line of site for drivers. Overall, the improvements to their yard reflect well on the whole neighborhood.

Sincerely,

Chris Morales
Chris Morales 5/10/2025
2571 Cedar Snake Ct.
Oviedo, FL 32765

To whom it may concern,

This letter is to express support for the proposed fence extension at 3324 Old Somers Cove.

The owners of the property, Daniel and Natalie Lucas, are planning to extend one side of their current vinyl fence 30 ft. I feel they should be allowed to do this as this will enhance the properties safety, privacy, and aesthetic appeal as well as encourage the most practical and appropriate use of the land. It will not affect, in any way, line of site for drivers. Overall, the improvements to their yard reflect well on the whole neighborhood.

Sincerely,

Whitey Dutcher
3320 Old Somers Cv.
325-513-6268 5/12/2025



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 22 RED EMBER NORTH PB 87 PGS 89-96

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

A. FINDINGS OF FACT

Property Owner: DAN LUCAS
3324 OLD SOMERS COVE
OVIEDO, FL 32765

Project Name: OLD SOMERS CV (3324)

Requested Variance:

Request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 22 RED EMBER NORTH PB 87 PGS 89-96

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

A. FINDINGS OF FACT

Property Owner: DAN LUCAS
3324 OLD SOMERS COVE
OVIEDO, FL 32765

Project Name: OLD SOMERS CV (3324)

Variance Approval:

Request for a south side street setback variance from fifteen (15) feet to zero (0) feet for a six (6) foot privacy fence in the PD (Planned Development) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

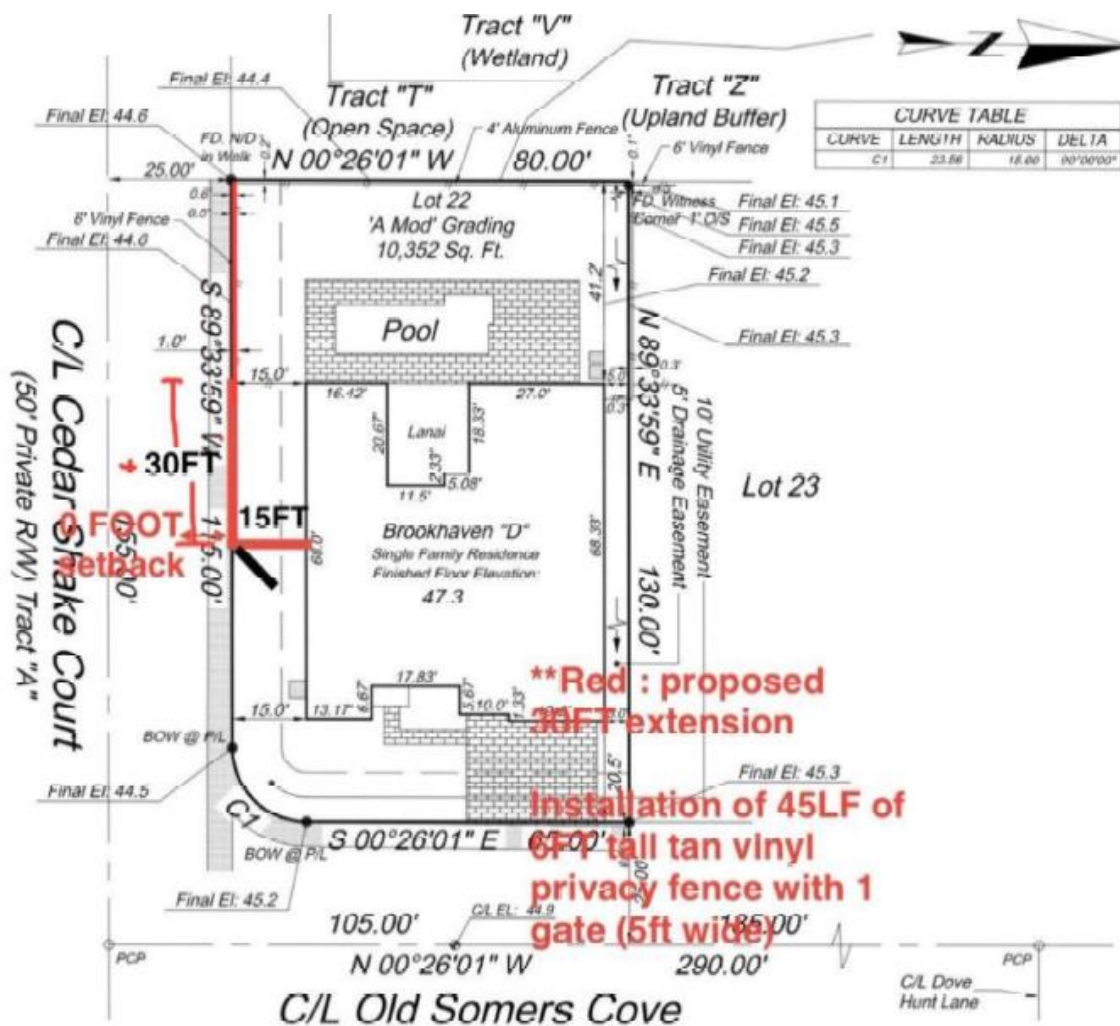
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-606

Title:

271 Wood Lake Drive - Request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district; BV2025-069 (Julian A Maeso, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Bretton Woods subdivision.
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes. The front of the house will face 271 Wood Lake Drive. The Oranole Road side is where the variance is being sought.
- The proposed privacy fence will be six (6) feet in height and will encroach twenty-five (25) feet into the required side street setback.

- The proposed privacy fence will be three (3) feet from the sidewalk and six (6) feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

Staff finds that the following variance criteria 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:

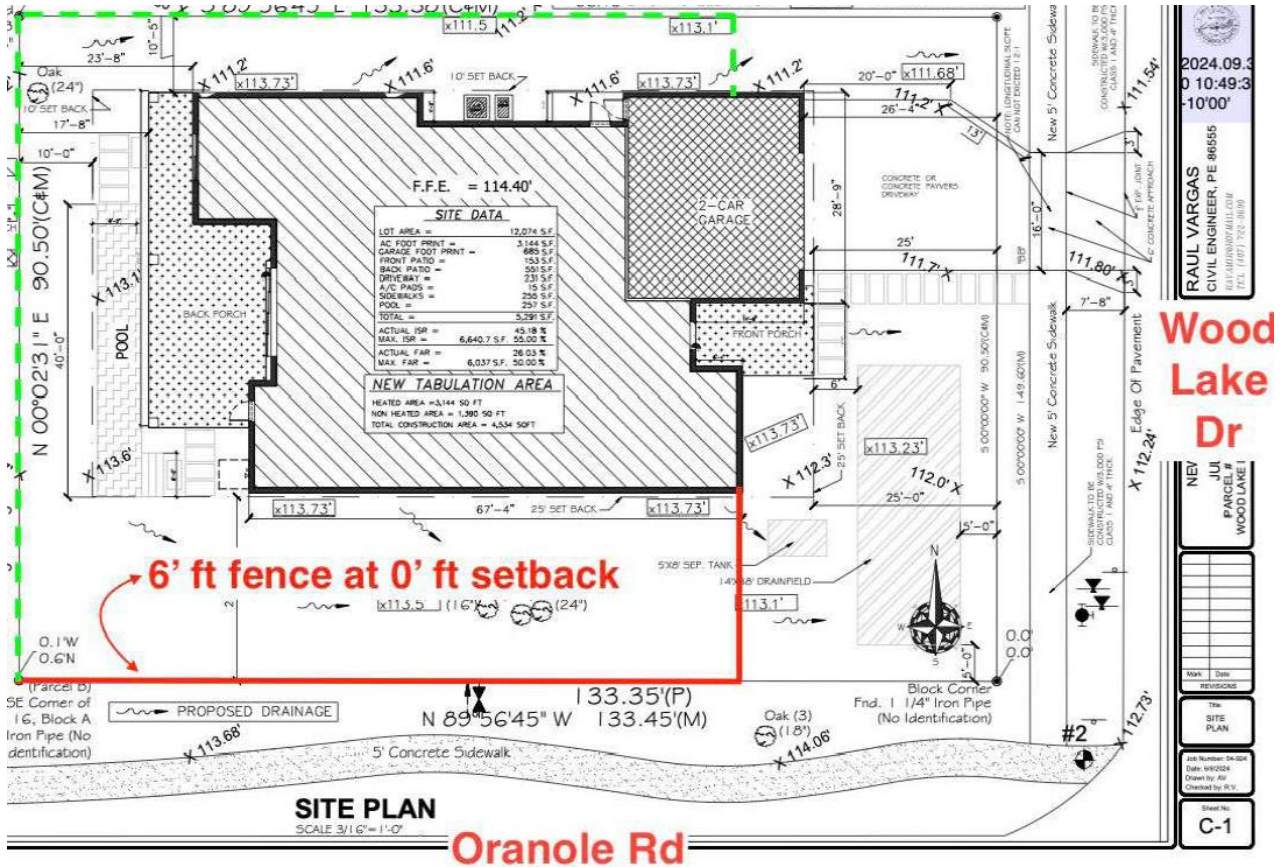
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

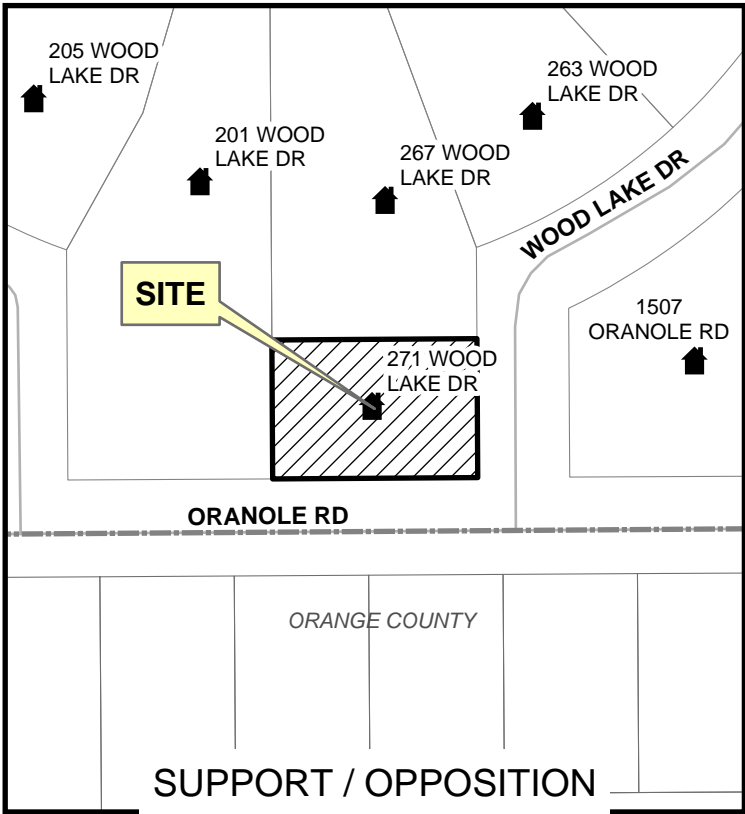
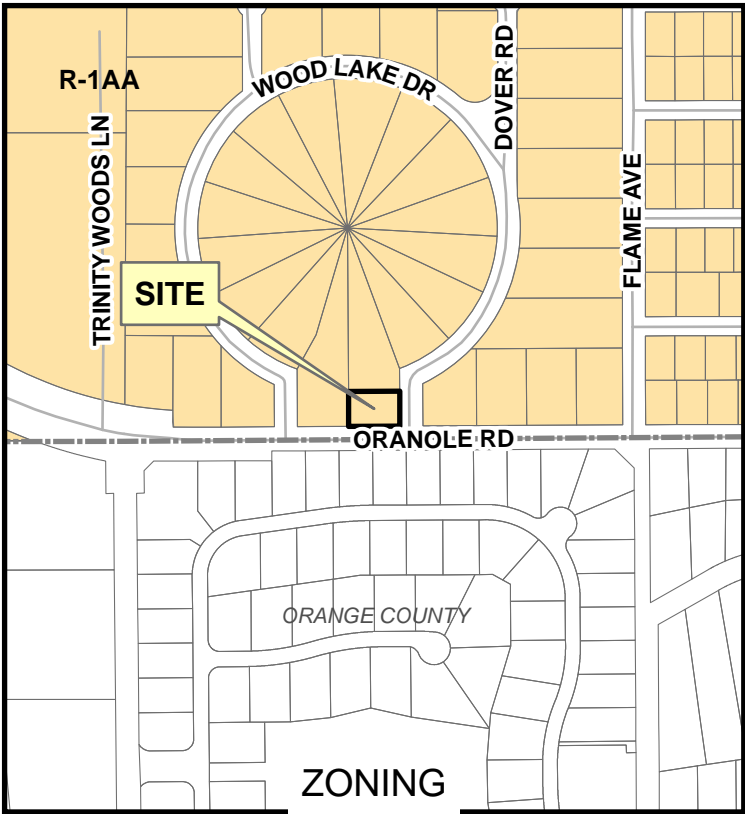
Staff Recommendation:

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

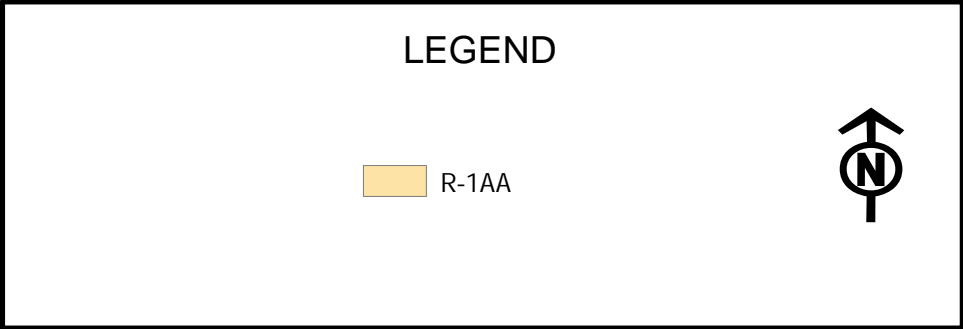
271 WOOD LAKE DR VARIANCE





JULIAN MAESO
271 WOOD LAKE DR
MAITLAND, FL 32751

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



VARIANCE CRITERIA

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

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

Our corner lot at 271 Wood Lake Dr is uniquely exposed to Oranole Rd, a collector street with heavy traffic, frequent speeding, and significant pedestrian activity. Seminole County recently installed two speed monitoring devices along Oranole due to safety concerns, and during events like the Greek Festival and school drop-off/pick-up hours, cars and foot traffic line our side yard. All windows on the Oranole-facing side are bedrooms occupied by minors, creating a privacy and security issue not faced by interior lots in our zoning district.

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

These conditions are entirely external and not caused by the applicant. We did not choose the lot's corner location, nor the traffic volume or nearby event overflow. The home's orientation—facing Wood Lake Dr—was specifically chosen to allow fire and emergency services to access the property safely from a quieter street. This design improves public safety but unintentionally leaves our side yard exposed, making the need for a taller fence a responsible response to a condition we did not create.

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

Granting this variance would not confer a special privilege, as many homes along Oranole Rd already have 6-foot rear-yard fences without a variance. We are simply requesting equivalent privacy and security for our side yard, which functions similarly to a rear yard due to its exposure and lack of buffer. Our request aligns with the neighborhood's established character and promotes consistency rather than exception.

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

A literal interpretation of the code would deny our family the privacy and protection enjoyed by other homes, especially given that all exposed rooms are bedrooms for minors. Without a taller fence, our children's rooms remain fully visible to passing vehicles and pedestrians. This daily exposure to a high-traffic road, combined with community event overflow and safety concerns, imposes an unnecessary hardship not typical for others in our zoning district.

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

We are requesting only a 6-foot fence—the standard height allowed in rear and side yards—to match the privacy expectations of surrounding properties. No encroachments, excessive height, or design exceptions are being requested. This is the minimum relief necessary to make safe and reasonable use of our land without compromising visibility, easements, or public infrastructure.

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?

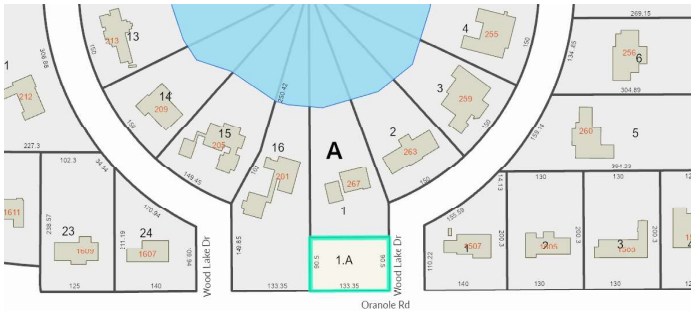
The proposed fence will be built to code, inside the property line, and designed to match the aesthetics of the neighborhood. It will not obstruct sightlines or public access and will instead enhance privacy, reduce traffic-related stress, and contribute to a safer, more attractive streetscape. It supports the zoning code's intent by promoting safety, visual harmony, and appropriate use of residential property.

Property Record Card



Parcel: 23-21-29-502-0A00-001A
Property Address: 271 WOOD LAKE DR MAITLAND, FL 32751
Owners: MAESO, JULIAN A
 2025 Market Value \$81,000 Assessed Value \$81,000 Taxable Value \$81,000
 2024 Tax Bill \$1,010.49
 Vacant Residential property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-29-502-0A00-001A
Property Address	271 WOOD LAKE DR MAITLAND, FL 32751
Mailing Address	267 WOOD LAKE DR MAITLAND, FL 32751-3155
Subdivision	BRETTON WOODS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$81,000	\$76,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$81,000	\$76,500
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	\$81,000	\$76,500

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,010.49
Tax Bill Amount	\$1,010.49
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAESO, JULIAN A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 90.5 FT OF LOT 1 BLK A
BRETTON WOODS
PB 11 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$81,000	\$0	\$81,000
Schools	\$81,000	\$0	\$81,000
FIRE	\$81,000	\$0	\$81,000
ROAD DISTRICT	\$81,000	\$0	\$81,000
SJWM(Saint Johns Water Management)	\$81,000	\$0	\$81,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/8/2022	\$100	10213/1720	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$90,000/Lot	\$81,000	\$81,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
15564	271 WOOD LAKE DR: SINGLE FAMILY DETACHED-New SFR [BRETTON WOODS]	\$658,682		2/13/2025

Extra Features

Description	Year Built	Units	Cost	Assessed
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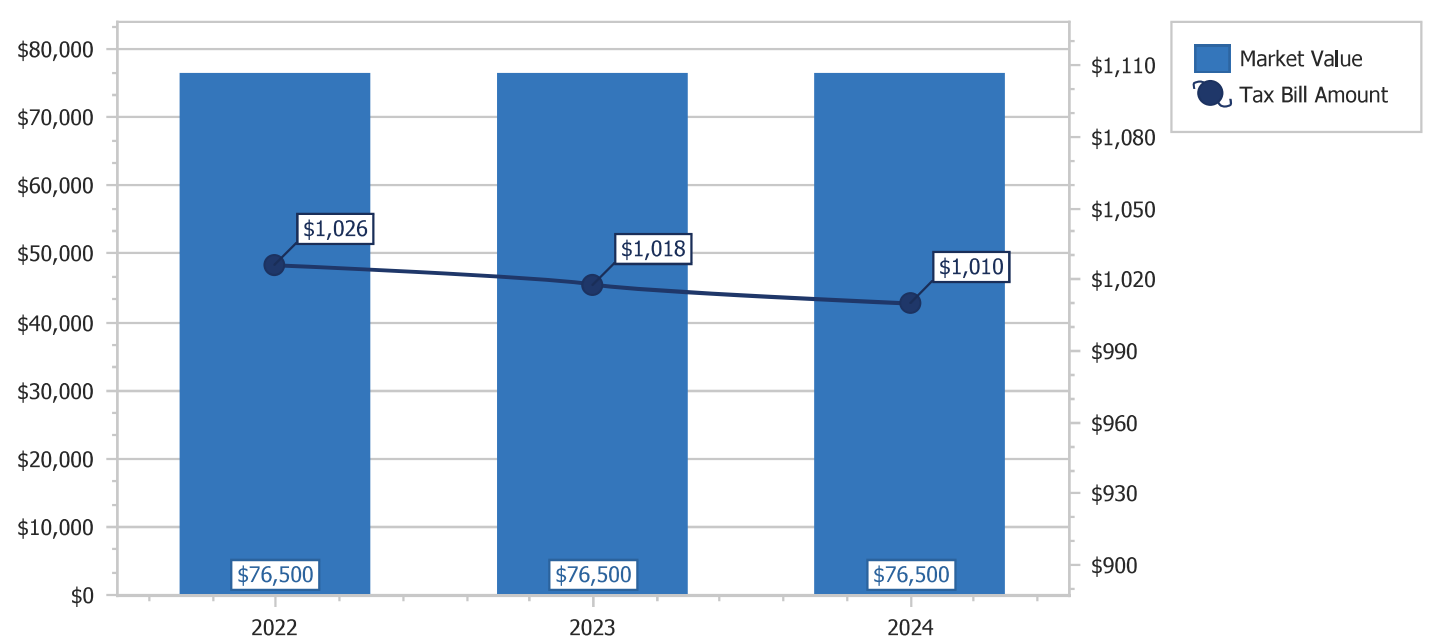
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 54

School Districts	
Elementary	Lake Orienta
Middle	Milwee
High	Lyman

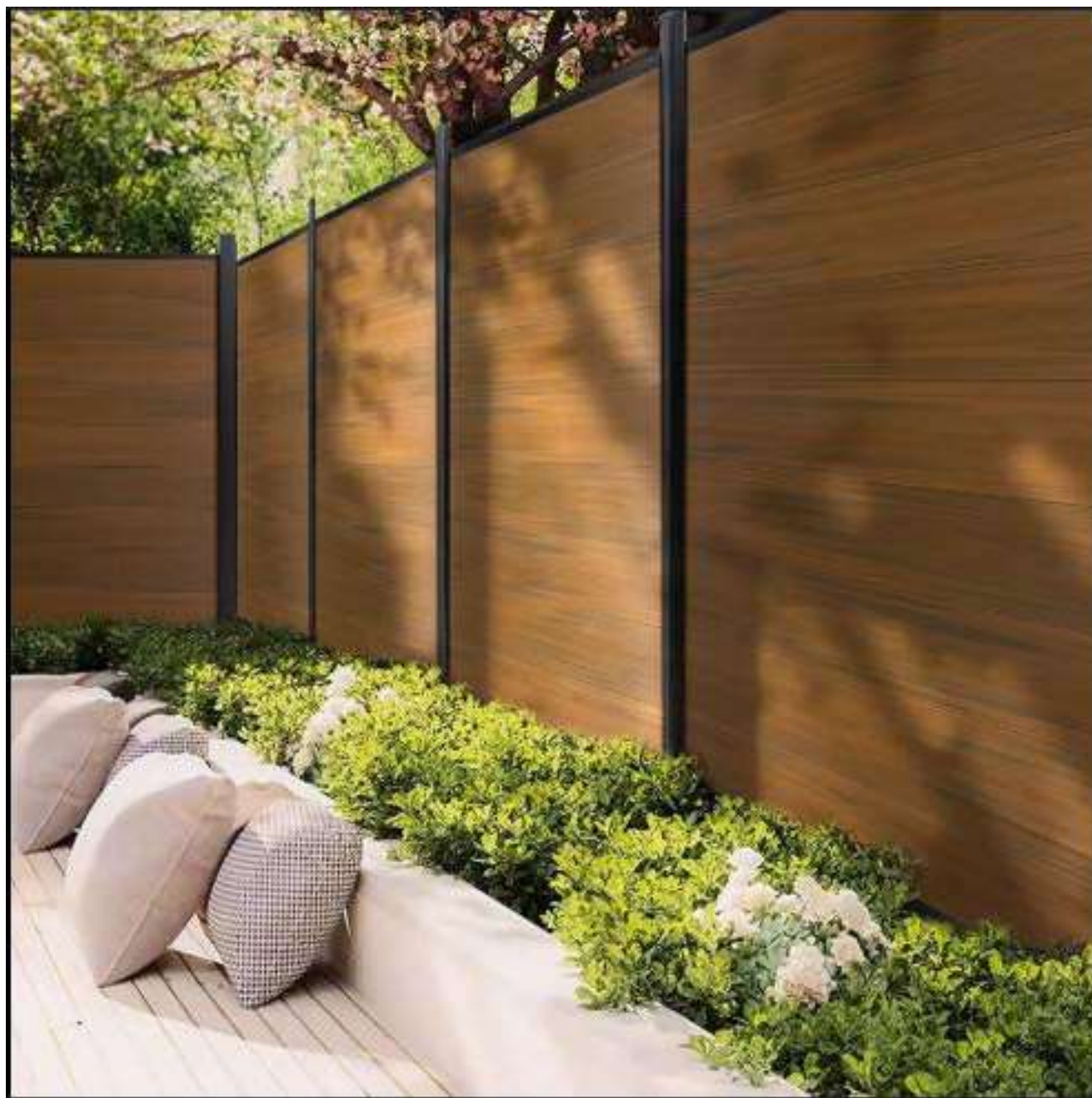
Utilities	
Fire Station #	Station: 14 Zone: 142
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History









SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

S 90.5 FT OF LOT 1 BLK A BRETTON WOODS PB 11 PG 25

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

A. FINDINGS OF FACT

Property Owner: JULIAN A MAESO
267 WOOD LAKE DR
MAITLAND, FL 32751

Project Name: WOOD LAKE DR (271)

Requested Variance:

Request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

S 90.5 FT OF LOT 1 BLK A BRETTON WOODS PB 11 PG 25

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

A. FINDINGS OF FACT

Property Owner: JULIAN A MAESO
267 WOOD LAKE DR
MAITLAND, FL 32751

Project Name: WOOD LAKE DR (271)

Variance Approval:

Request for a south side street setback variance from twenty-five (25) feet to zero (0) feet for a six (6) foot privacy fence in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

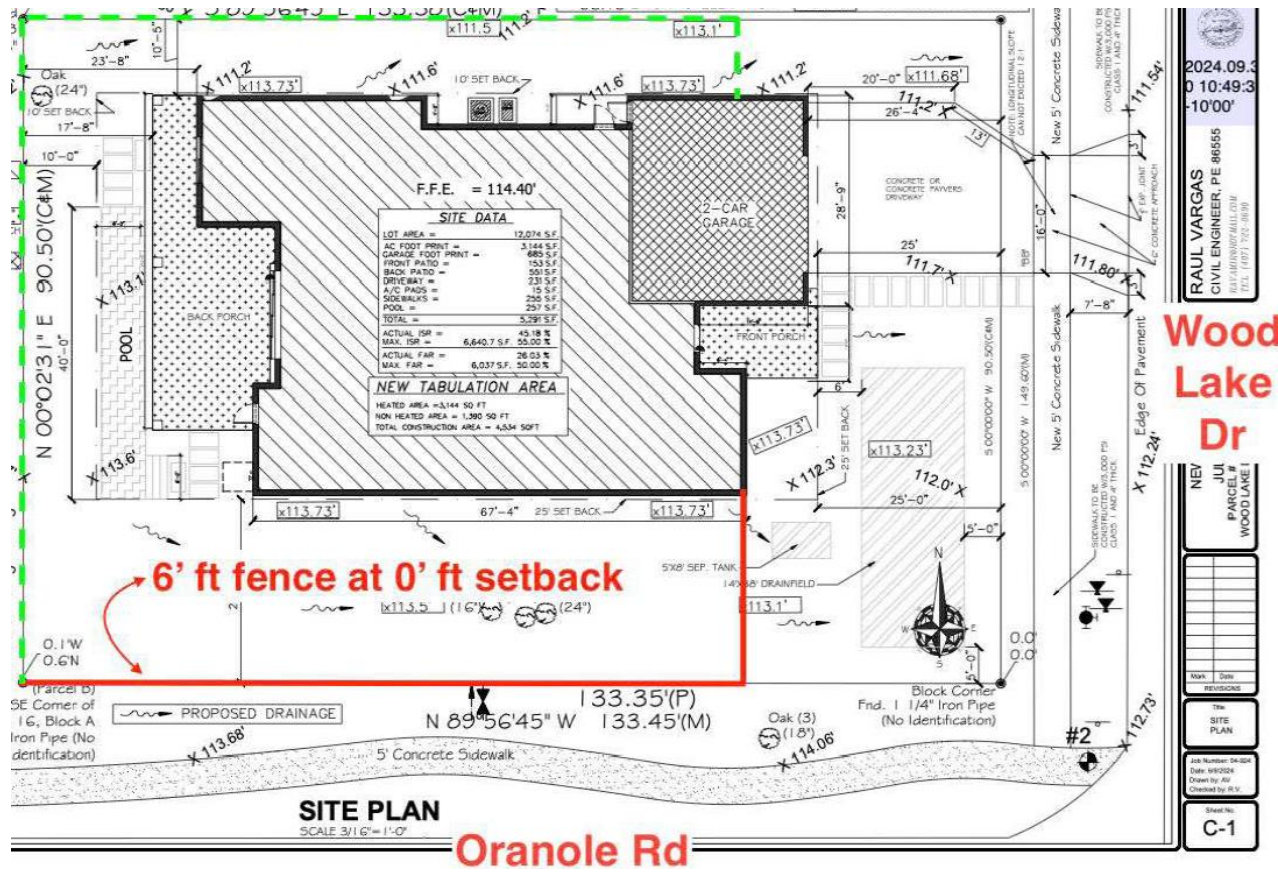
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-607

Title:

2038 Warner Drive - Request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district; BV2025-070 (Angela Spigner, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district;
or
2. Approve the request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district;
or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Pickett Downs Unit 4 subdivision.
- The proposed storage building will be 2,592 square feet (36' x 72') and sixteen

feet in height, exceeding the maximum allowable square feet by 1,496 square feet and will also exceed the height of the principal dwelling by two (2) feet.

- The structure will be used for personal use only.
- One letter of support was received from the neighbor located at 2058 Warner Drive.
- The property owner applied for a building permit (BP24-16578) and at that time it was determined that the three (3) variance requests would be required.
- Section 30.6.1.2 of the Seminole County Land Development Code states:
(e) Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.
- 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:

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

The general intent of the Land Development Code is to maintain consistent setbacks, size and height; 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.

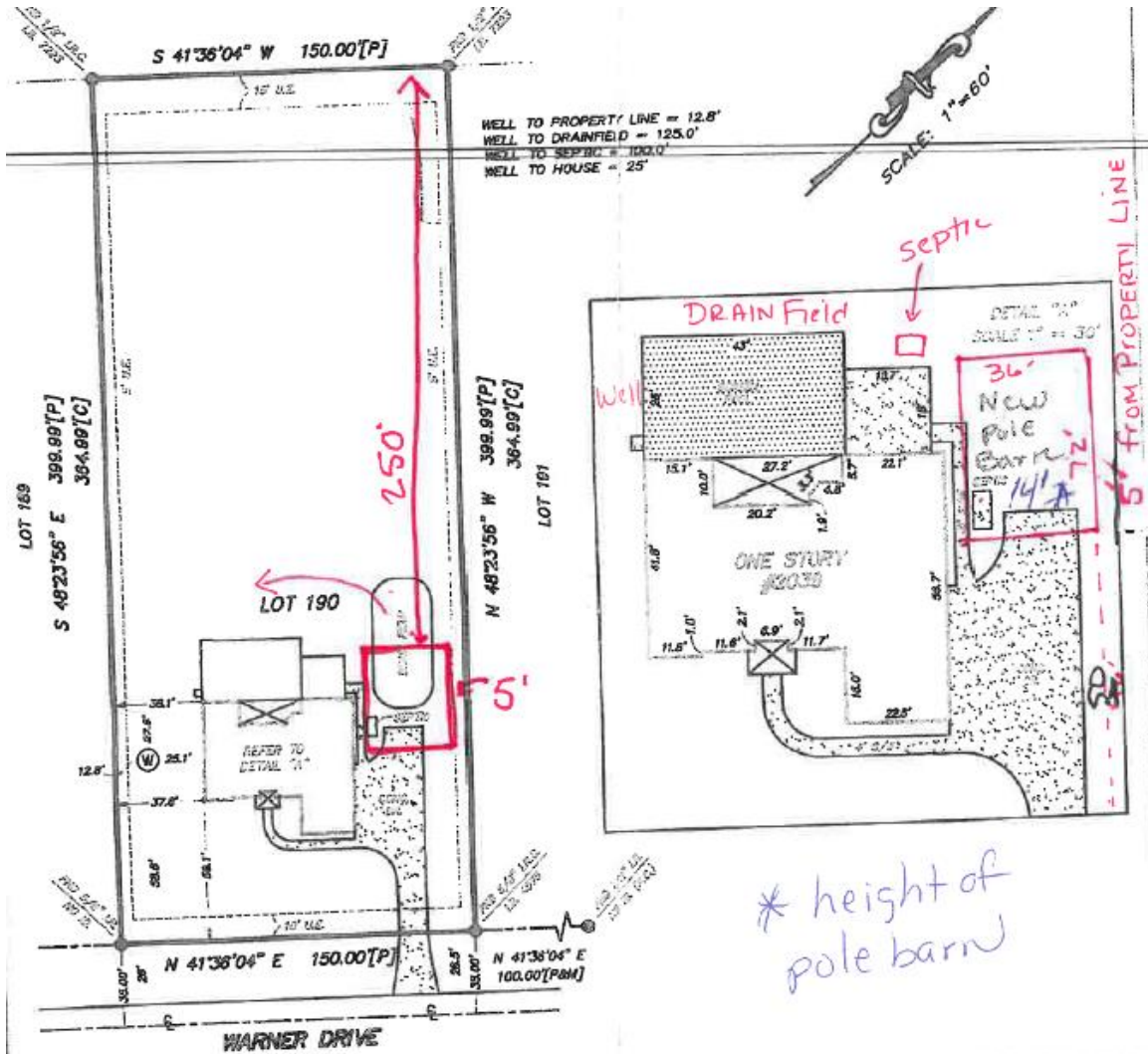
Staff Recommendation:

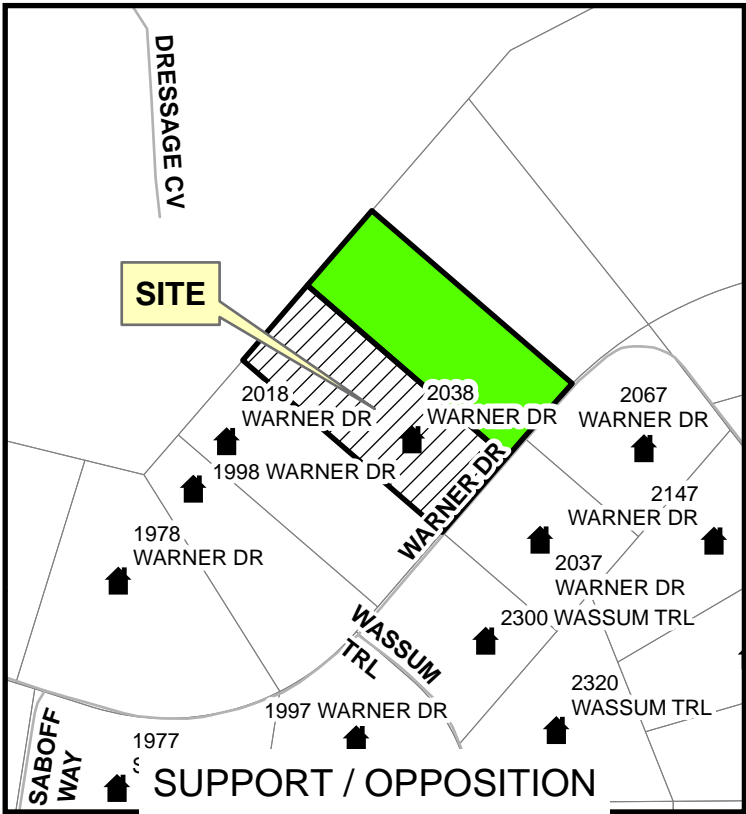
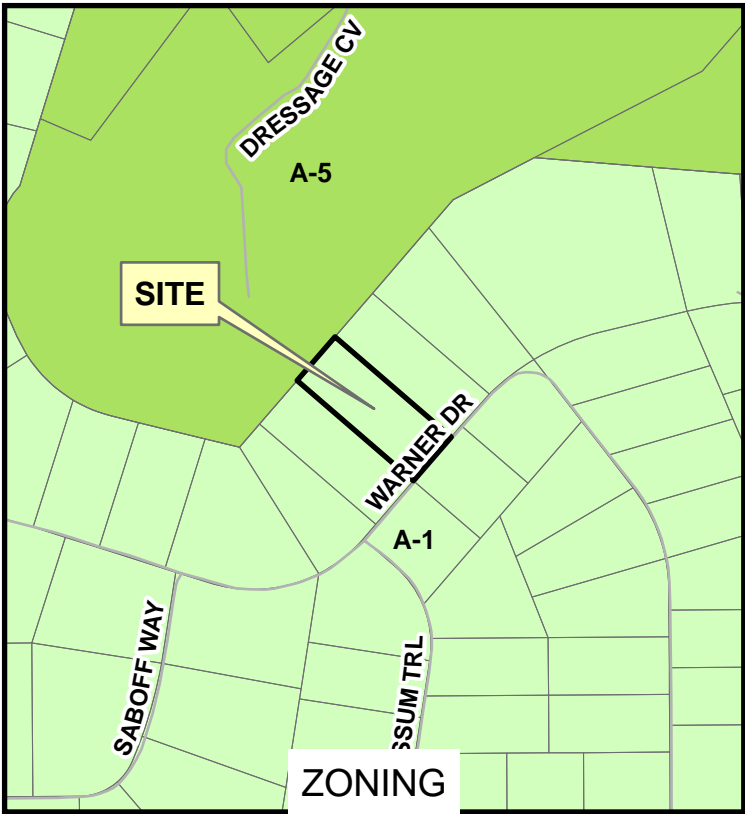
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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 storage building 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.

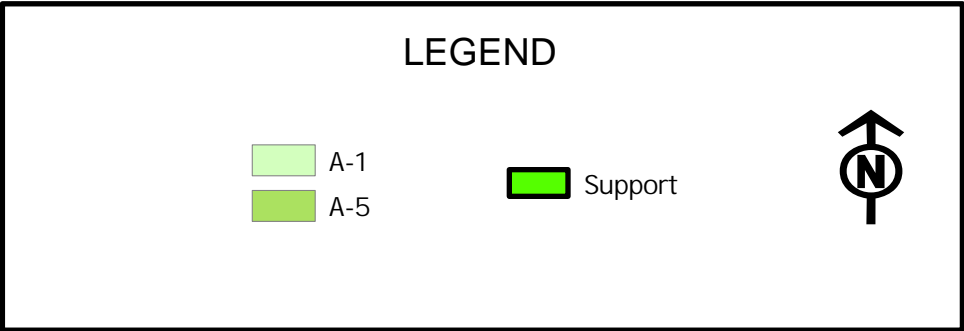
2038 WARNER DRIVE VARIANCES





ANGELA SPIGNER
2038 WARNER DR
CHULUOTA, FL 32766

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025

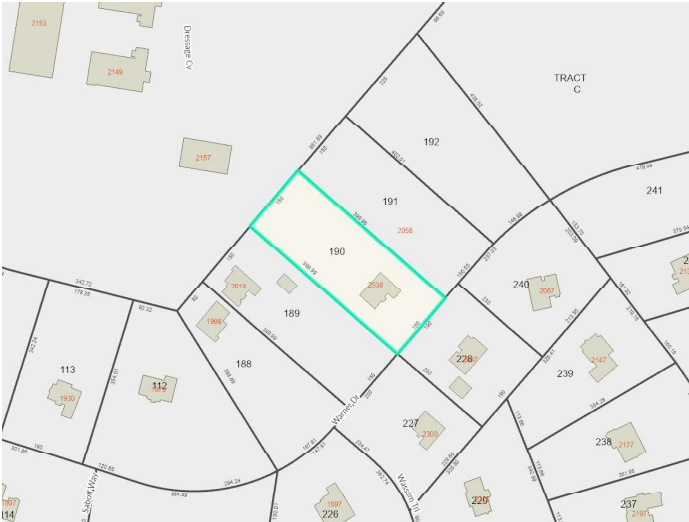


Property Record Card



Parcel: 35-21-32-501-0000-1900
Property Address: 2038 WARNER DR CHULUOTA, FL 32766
Owners: SPIGNER, ANGELA S
 2025 Market Value \$585,173 Assessed Value \$317,793 Taxable Value \$267,071
 2024 Tax Bill \$3,550.95 Tax Savings with Exemptions \$4,069.78
 The 4 Bed/2 Bath Single Family property is 2,192 SF and a lot size of 1.38 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-32-501-0000-1900
Property Address	2038 WARNER DR CHULUOTA, FL 32766
Mailing Address	2038 WARNER DR CHULUOTA, FL 32766-8510
Subdivision	PICKETT DOWNS UNIT 4
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2015)
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	\$358,373	\$350,007
Depreciated Other Features	\$26,800	\$26,928
Land Value (Market)	\$200,000	\$200,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$585,173	\$576,935
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$267,380	\$268,098
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$317,793	\$308,837

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,620.73
Tax Bill Amount	\$3,550.95
Tax Savings with Exemptions	\$4,069.78

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SPIGNER, ANGELA S

Legal Description

LOT 190
PICKETT DOWNS UNIT 4
PB 37 PGS 83 TO 87

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$317,793	\$50,722	\$267,071
Schools	\$317,793	\$25,000	\$292,793
FIRE	\$317,793	\$50,722	\$267,071
ROAD DISTRICT	\$317,793	\$50,722	\$267,071
SJWM(Saint Johns Water Management)	\$317,793	\$50,722	\$267,071

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2014	\$299,000	08196/0239	Improved	Yes
QUIT CLAIM DEED	6/25/2009	\$100	07215/0507	Improved	No
WARRANTY DEED	7/1/1996	\$23,800	03108/0031	Vacant	Yes
WARRANTY DEED	8/1/1990	\$288,900	02209/1172	Vacant	No

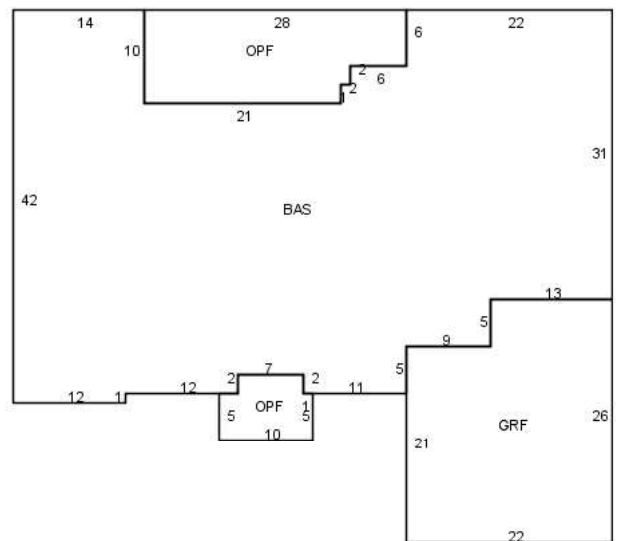
Land

Units	Rate	Assessed	Market
1 Lot	\$200,000/Lot	\$200,000	\$200,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1999
Bed	4
Bath	2.0
Fixtures	9
Base Area (ft ²)	2192
Total Area (ft ²)	3037
Constuction	CB/STUCCO FINISH
Replacement Cost	\$398,192
Assessed	\$358,373

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	527
OPEN PORCH FINISHED	254
OPEN PORCH FINISHED	64

Permits				
Permit #	Description	Value	CO Date	Permit Date
16708	REROOF	\$19,500		9/27/2018
02708	REROOF DUE TO HURRICANE DAMAGE	\$10,500		2/4/2005
06912	WATER TREATMENT SYSTEM; PAD PER PERMIT 2038 WARNER DR	\$750		8/1/1999
07057	SCREEN POOL ENCLOSURE; PAD PER PERMIT 2038 WARNER DR	\$3,944		8/1/1999
04806	WELL; PAD PER PERMIT 2038 WARNER DR	\$25		6/1/1999
03191	POOL; PAD PER PERMIT 2038 WARNER DR	\$16,500	10/1/1999	4/1/1999
01200	PAD PER PERMIT 2038 WARNER DR	\$178,466	8/23/1999	2/1/1999

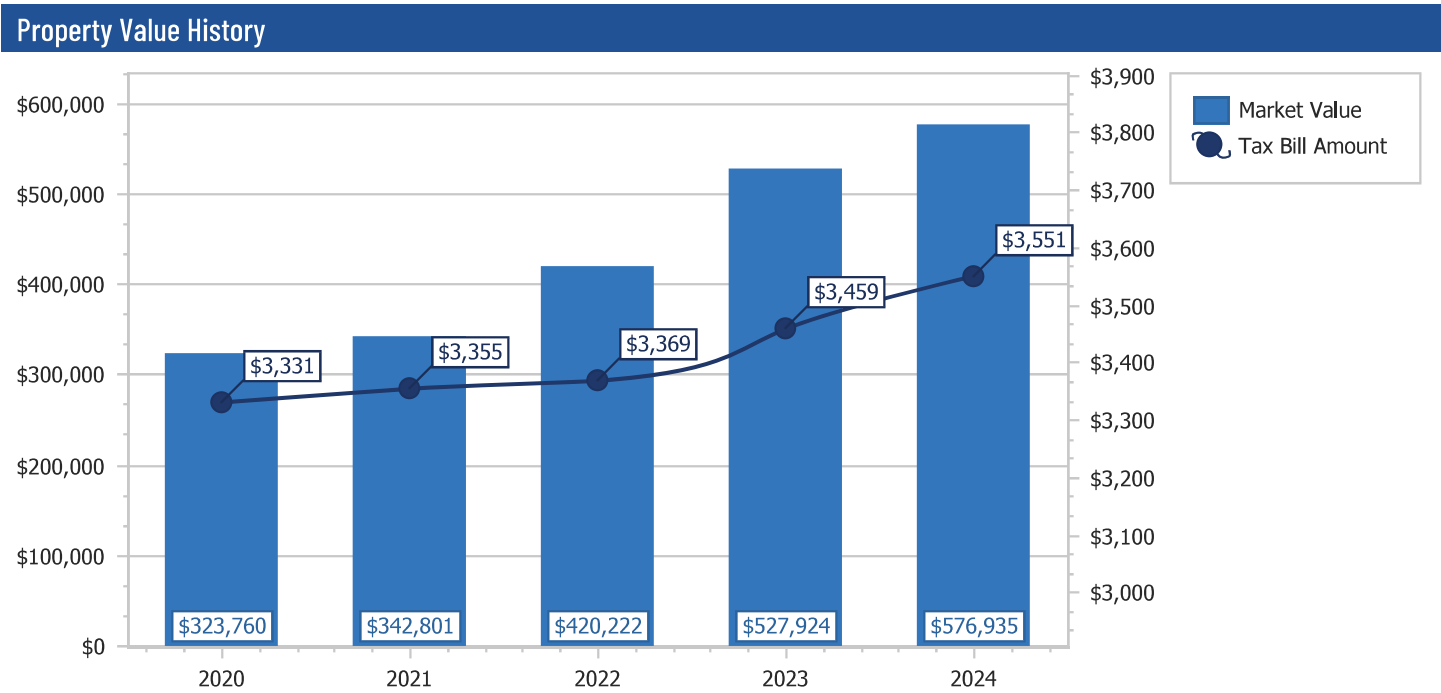
Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1999	1	\$35,000	\$21,000
SHED	2019	1	\$1,000	\$800
SCREEN ENCL 2	1999	1	\$9,000	\$3,600
PATIO 2	2000	1	\$3,500	\$1,400

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

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro



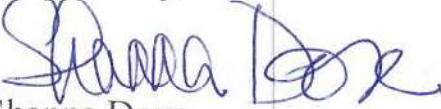
Copyright 2025 © Seminole County Property Appraiser

August 21, 2024

To Whom It May Concern,

I, Shanna Dove, owner of the property located at 2058 Warner Drive, Chuluota, FL 32766, Parcel ID 35-21-32-501-0000-1910, grant permission for Angela Spigner, residing at 2038 Warner Drive, Chuluota, FL 32766 to construct a pole barn as close as 5 feet from my property line.

Respectfully,

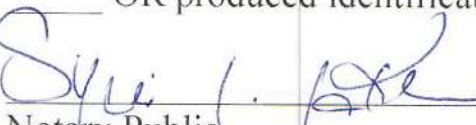

Shanna Dove

State of Florida

County of Seaside

The foregoing instrument was acknowledged before me via physical presence OR online notarizations this 24 day of

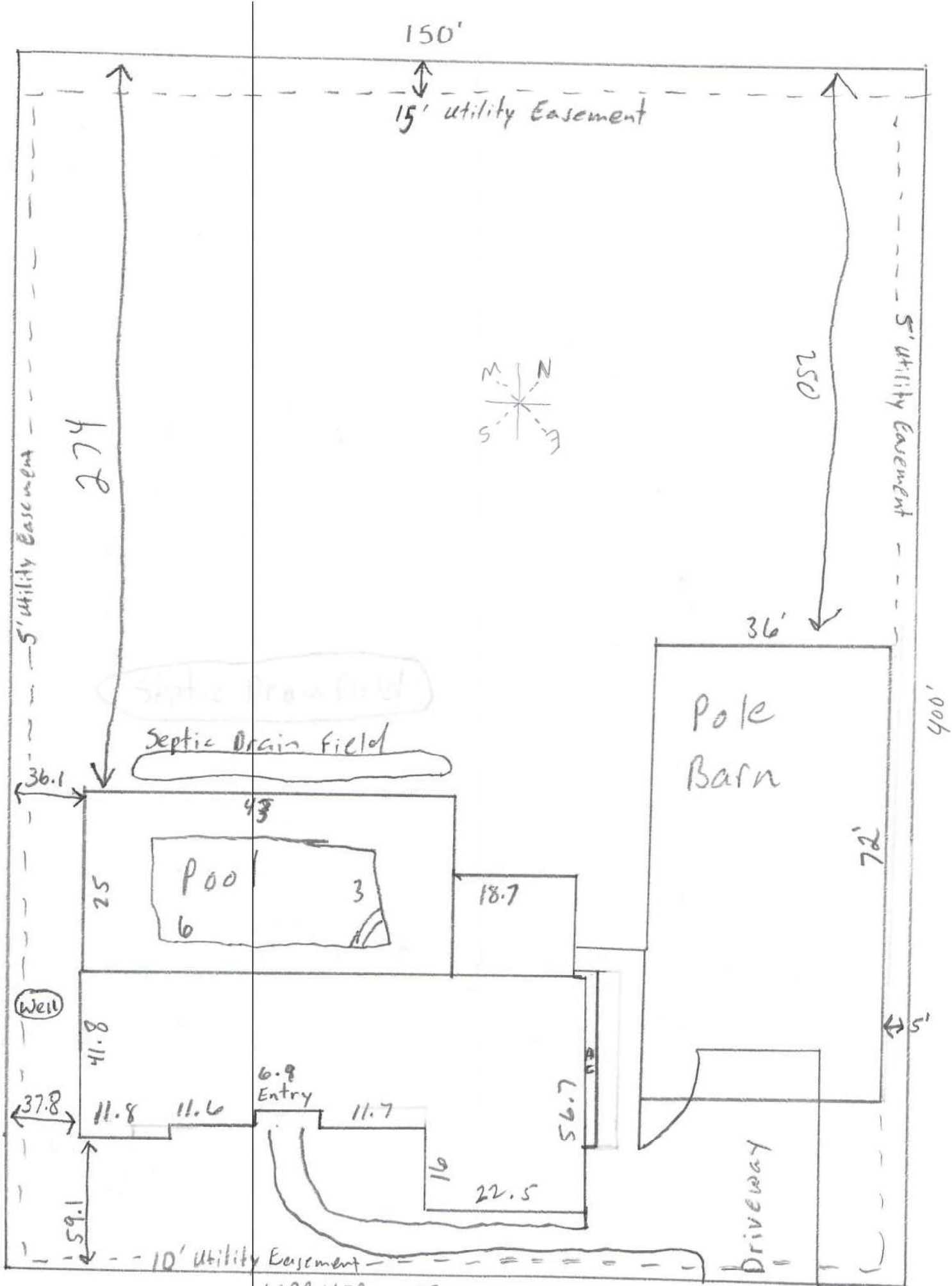
August, 2024.
By Shanna Dove Personally known
OR produced identification FL. DL.


Notary Public

My Commission Expires 8/7/2028



Sheri Lee Lake
Comm.: HH 579771
Expires: Aug. 7, 2028
Notary Public - State of Florida



WARNER DR.
2038 Warner Dr.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 190 PICKETT DOWNS UNIT 4 PB 37 PGS 83 TO 87

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

A. FINDINGS OF FACT

Property Owner: ANGELA SPIGNER
2038 WARNER DR
CHULUOTA, FL 32766

Project Name: WARNER DR (2038)

Requested Variance:

Request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a 2,592 square foot storage building 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 August, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 190 PICKETT DOWNS UNIT 4 PB 37 PGS 83 TO 87

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

A. FINDINGS OF FACT

Property Owner: ANGELA SPIGNER
2038 WARNER DR
CHULUOTA, FL 32766

Project Name: WARNER DR (2038)

Variance Approval:

Request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached storage building (36' x72') 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**

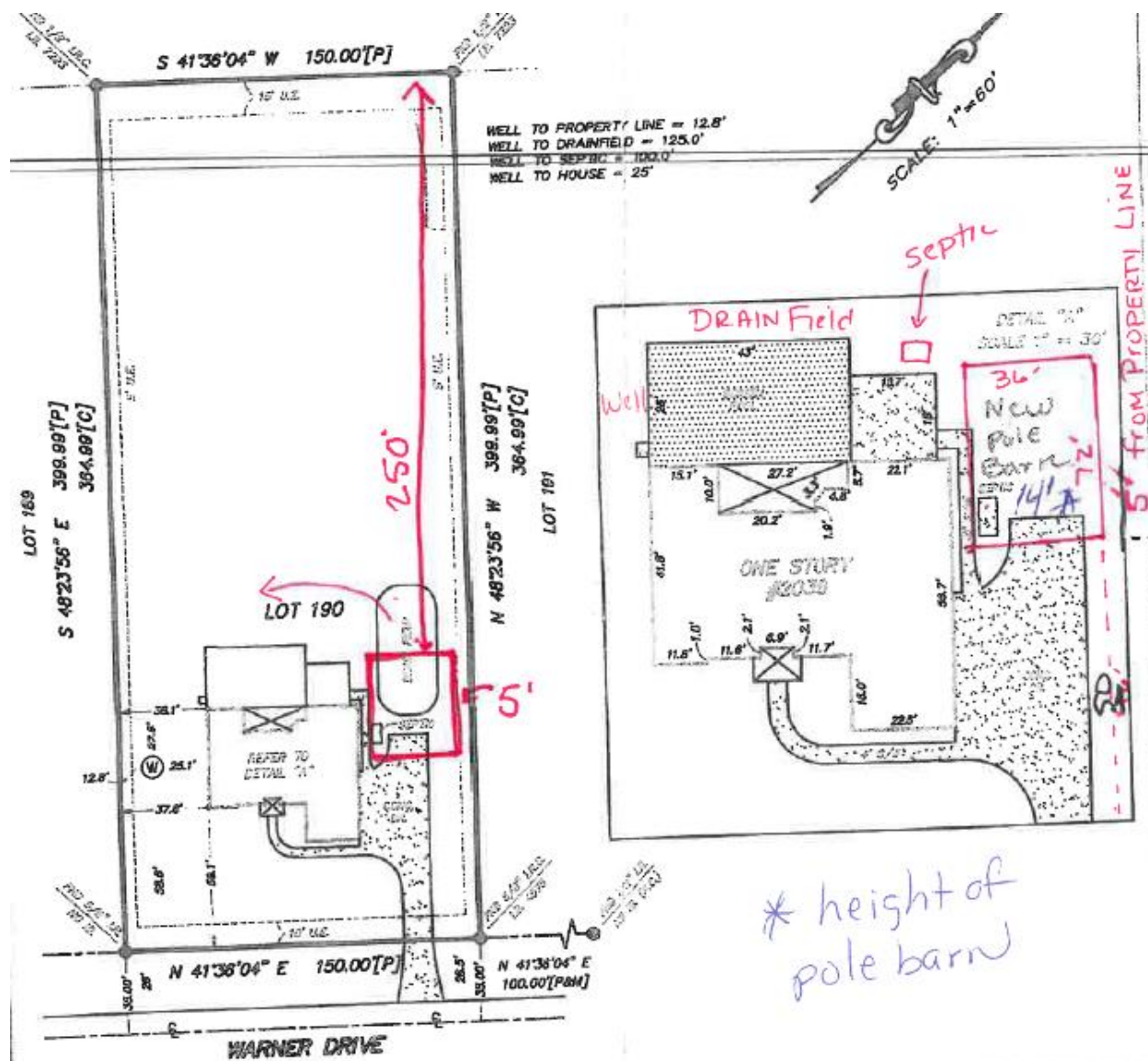
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-614

Title:

1821 Beacon Drive - Request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-071 (Terry Green, Applicant) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) 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 St. Johns River Estates subdivision.
- The proposed shed will be 160 square feet (10' x 16') and will encroach ten (10) feet into the required rear yard setback.
- The request is for a variance to Section 30.7.2.3(c) of the Seminole County Land Development Code, which states:
(c) Swimming Pools and Accessory Structures:
(1) All Accessory structures, excluding docks and boat houses, shall be located a

minimum distance of twenty-five (25) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation.

- 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.

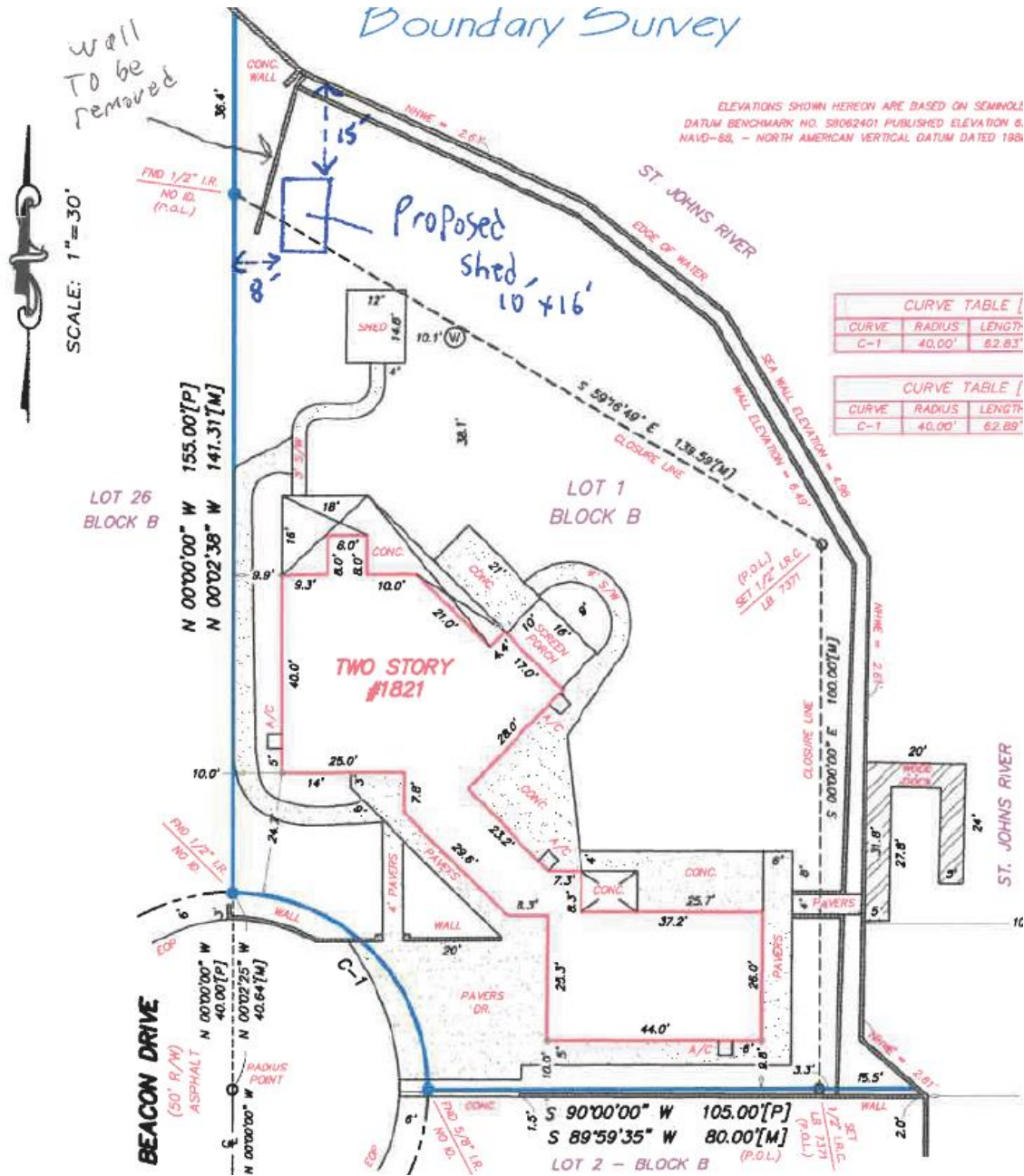
Staff Recommendation:

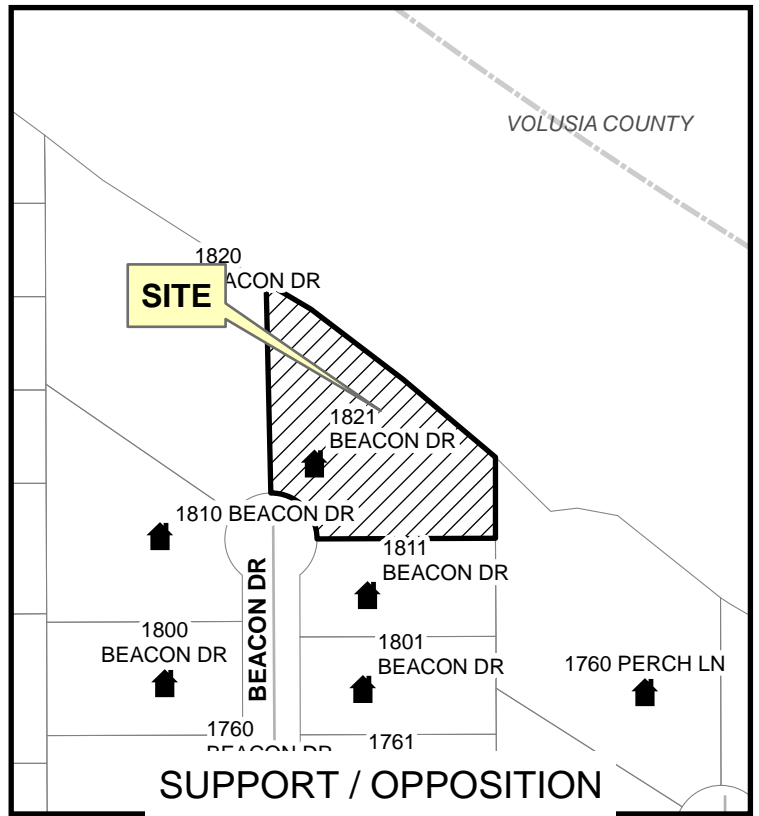
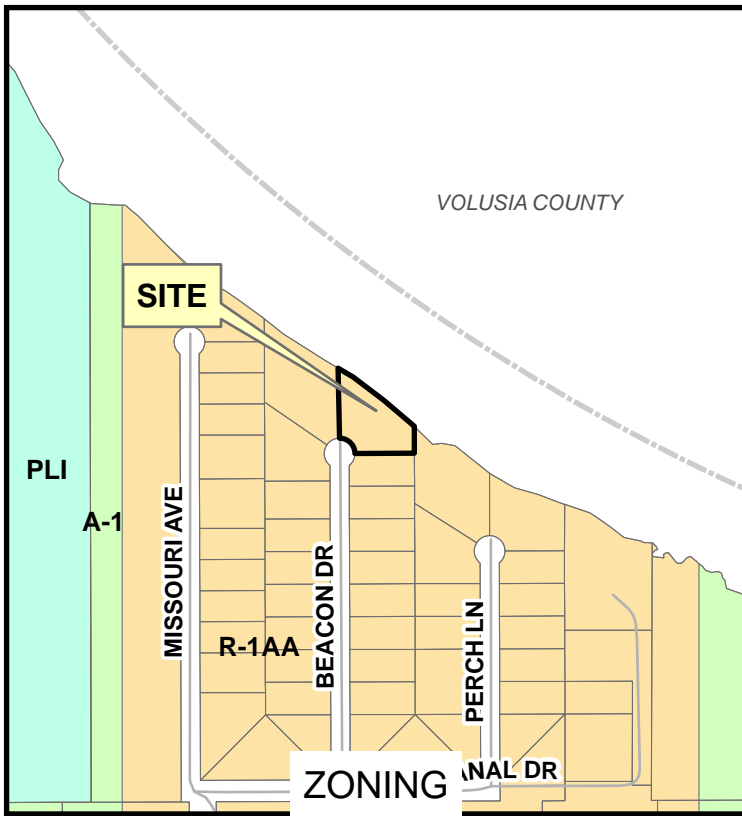
Based on the stated findings, staff recommends denial of the request, but if the Board

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 shed (10' x 16') 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.

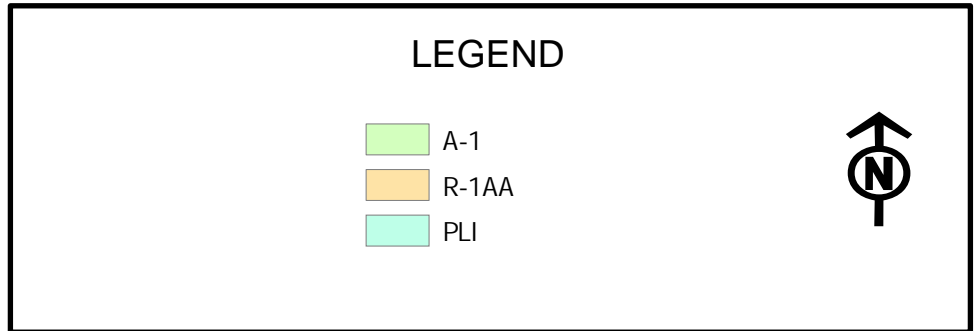
1821 BEACON DRIVE VARIANCES





CHERY LYNN TERRY
1821 BEACON DR
SANFORD, FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



VARIANCE CRITERIA

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

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

see attached

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

see attached

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

see attached

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

see attached

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

see attached

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

see attached

Variance Criteria for 1821 Beacon Dr Sanford FL

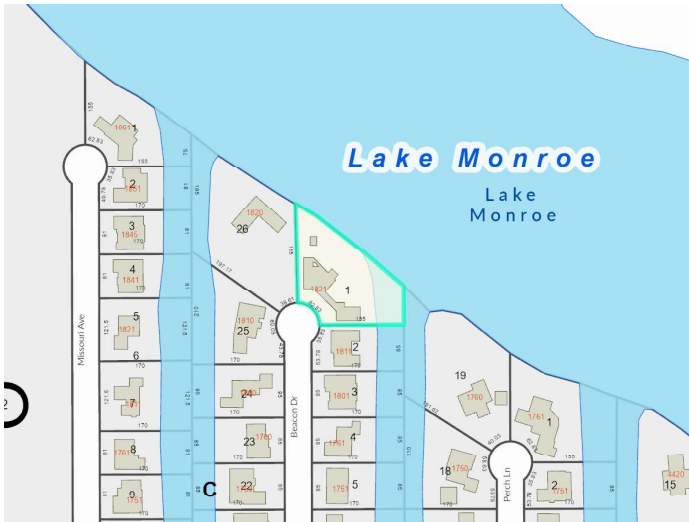
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
A) This property is located directly on the St Johns River with approximately 175' of river waterfront and approximately 75' of canal waterfront. It is very visible to all river travelers. This shed will provide storage for all of the unsightly yard equipment that is required for maintenance and currently has no place to be kept out of sight.
B) There is a 22' tall 20 year old Burgundy Rubber Tree that would have to be cut down and removed to install the shed if this variance is not approved.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
We purchased the home in 2024. All of the structure and trees and landscaping were already there when it was purchased. There was no storage on the premises from the previous owners as they hired out all of the maintenance. The existing out-structure is for water treatment and not for storage.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
No special privilege would be gained by this variance approval. Storage sheds are very common in this district. Compared to adjacent properties we have less available land space that is 25'+ from the river edge.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
A storage facility is critical in this environment. Without protection from the weather, maintenance equipment would quickly deteriorate and would require large expenditures to repair and maintain said equipment.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
Without the variance there is no portion of the property where this shed can be built, we would be deprived of the ability to build a shed.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
The variance would allow the construction of this shed to be harmonious with the usage and look of other properties in the neighborhood. No harm will be inflicted on the look or the usage of other properties. The 10' difference in the setback would not impact any other landowner or the general public in any way whatsoever.

Property Record Card



Parcel: 17-19-30-501-0B00-0010
Property Address: 1821 BEACON DR SANFORD, FL 32771
Owners: TERRY & CHERI LYNN GREEN REV TRUST
 2025 Market Value \$1,163,642 Assessed Value \$1,163,642 Taxable Value \$1,112,920
 2024 Tax Bill \$6,291.01 Tax Savings with Exemptions \$8,768.89
 The 3 Bed/3.5 Bath Single Family Waterfront property is 4,855 SF and a lot size of 0.65 Acres

Parcel Location



Site View



17193050108000010 05/04/2023

Parcel Information

Parcel	17-19-30-501-0B00-0010
Property Address	1821 BEACON DR SANFORD, FL 32771
Mailing Address	1821 BEACON DR SANFORD, FL 32771-9719
Subdivision	ST JOHNS RIVER ESTATES
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2025)
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	\$897,767	\$873,924
Depreciated Other Features	\$15,875	\$16,200
Land Value (Market)	\$250,000	\$250,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,163,642	\$1,140,124
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$618,848
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,163,642	\$521,276

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,059.90
Tax Bill Amount	\$6,291.01
Tax Savings with Exemptions	\$8,768.89

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

TERRY & CHERI LYNN GREEN REV TRUST - Trust

Legal Description

LOT 1 BLK B
ST JOHNS RIVER ESTATES
PB 13 PG 54

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,163,642	\$50,722	\$1,112,920
Schools	\$1,163,642	\$25,000	\$1,138,642
FIRE	\$1,163,642	\$50,722	\$1,112,920
ROAD DISTRICT	\$1,163,642	\$50,722	\$1,112,920
SJWM(Saint Johns Water Management)	\$1,163,642	\$50,722	\$1,112,920

Sales

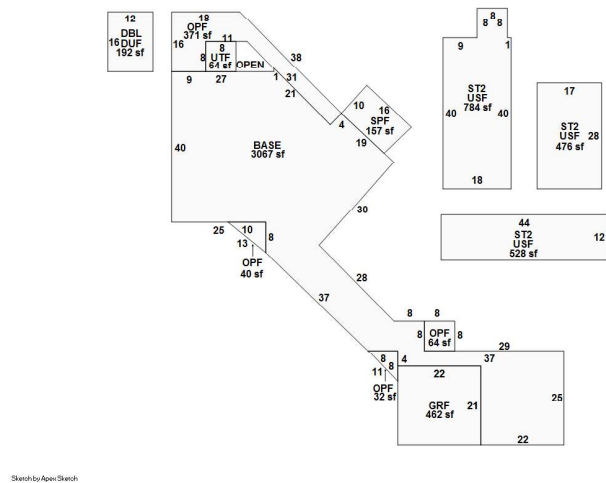
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/19/2024	\$1,325,000	10666/0440	Improved	Yes
WARRANTY DEED	5/1/2016	\$100	08712/0184	Improved	No
WARRANTY DEED	5/1/2005	\$600,000	05732/1609	Improved	Yes
WARRANTY DEED	2/1/1996	\$224,100	03033/0029	Improved	No
CERTIFICATE OF TITLE	12/1/1994	\$260,000	02860/0515	Improved	No
QUIT CLAIM DEED	10/1/1993	\$100	02677/1894	Improved	No
QUIT CLAIM DEED	7/1/1993	\$100,000	02618/1809	Improved	No
CERTIFICATE OF TITLE	2/1/1992	\$102,000	02389/1889	Improved	No
WARRANTY DEED	5/1/1982	\$45,000	01393/1508	Vacant	Yes
WARRANTY DEED	6/1/1979	\$30,000	01229/0332	Vacant	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$250,000/Lot	\$250,000	\$250,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984/2014
Bed	3
Bath	3.5
Fixtures	15
Base Area (ft ²)	3067
Total Area (ft ²)	6237
Constuction	CB/STUCCO FINISH
Replacement Cost	\$935,174
Assessed	\$897,767

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft ²)
DETACHED UTILITY FINISHED	192
GARAGE FINISHED	462
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	32
OPEN PORCH FINISHED	371
OPEN PORCH FINISHED	64
SCREEN PORCH FINISHED	157
UPPER STORY FINISHED	784
UPPER STORY FINISHED	476
UPPER STORY FINISHED	528
UTILITY FINISHED	64

Permits				
Permit #	Description	Value	CO Date	Permit Date
20727	1821 BEACON DR: REROOF RESIDENTIAL - [ST JOHNS RIVER ESTATES]	\$18,000		12/15/2022
11536	REROOF W/SHINGLES	\$6,400		6/13/2005
11087	REMOVE SIDING & REPLACE W/STUCCO - REPLACE 4 WINDOWS & DOORS @ REAR OF HOUSE - REMOVE DOOR & ENCLOSED AREA	\$20,000		6/6/2005
03160	REROOF	\$9,570		3/1/2002
07657	DOMESTIC WELL	\$0		11/1/1996
00981	SEA WALL AND BOATDOCK	\$12,500		2/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1984	1	\$6,000	\$2,400
FIREPLACE 2	1984	1	\$6,000	\$2,400
BOAT DOCK 2	1995	1	\$8,000	\$3,200
PATIO 3	2005	1	\$6,000	\$3,150
PATIO 2	2011	1	\$7,000	\$4,725

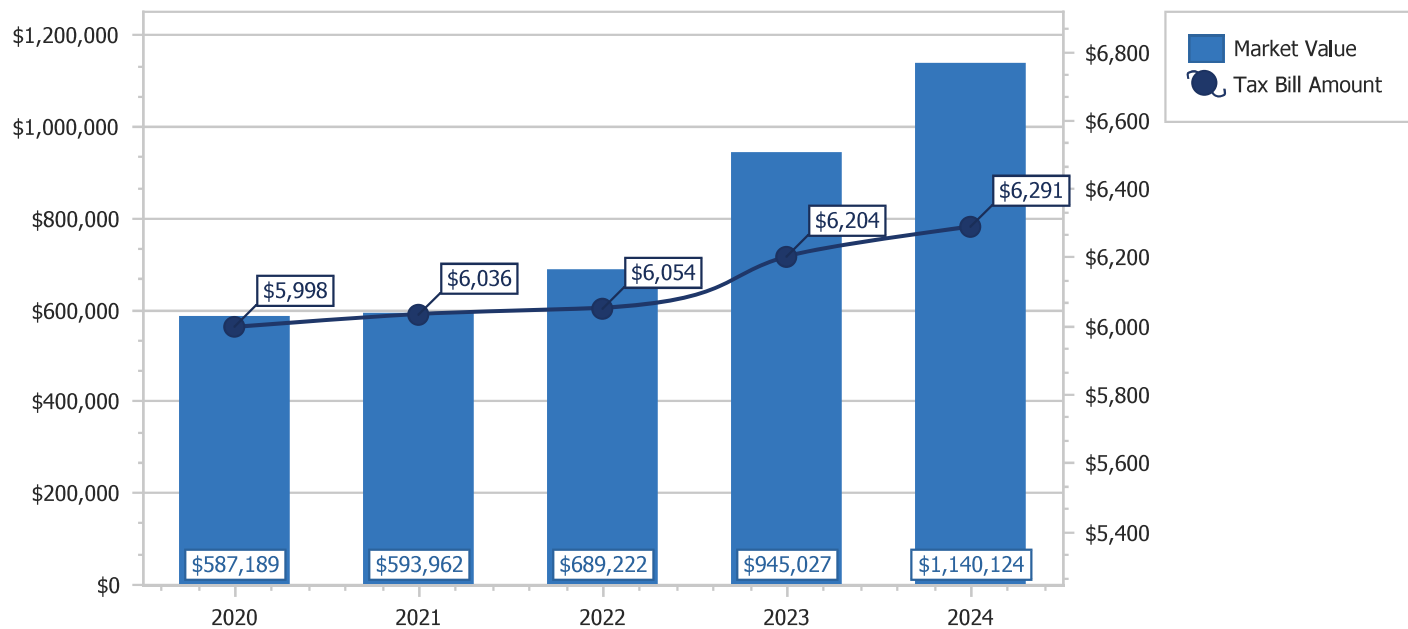
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

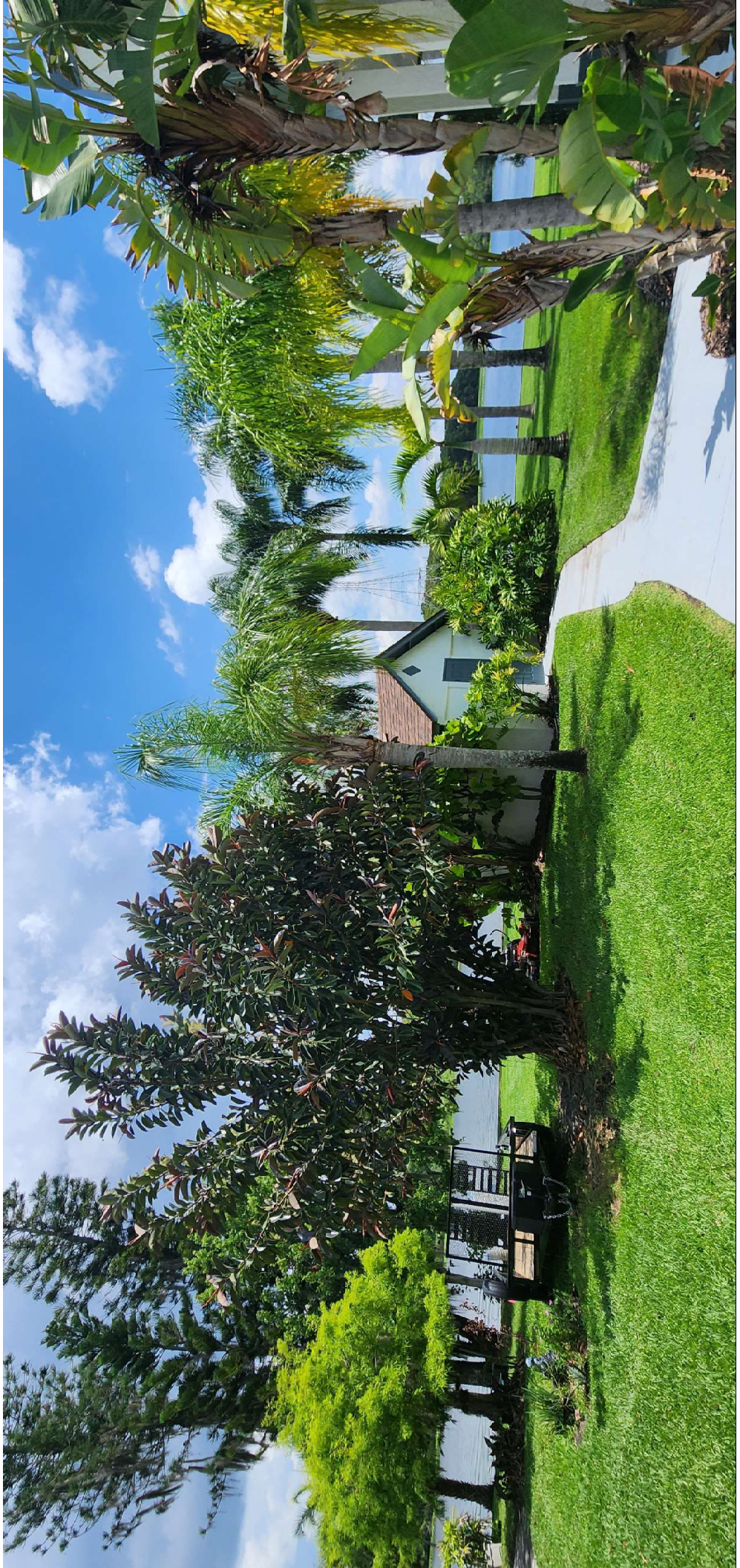
Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 BLK B 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: TERRY GREEN
PO BOX 470016
LAKE MONROE, FL 32747

Project Name: BEACON DR (1821)

Requested Variance:

Request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a shed within the required side and rear 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 August, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 BLK B 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: TERRY GREEN
PO BOX 470016
LAKE MONROE, FL 32747

Project Name: BEACON DR (1821)

Variance Approval:

Request for: (1) a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a west side yard setback variance from ten (10) feet to eight (8) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 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 (10' x 16') 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**

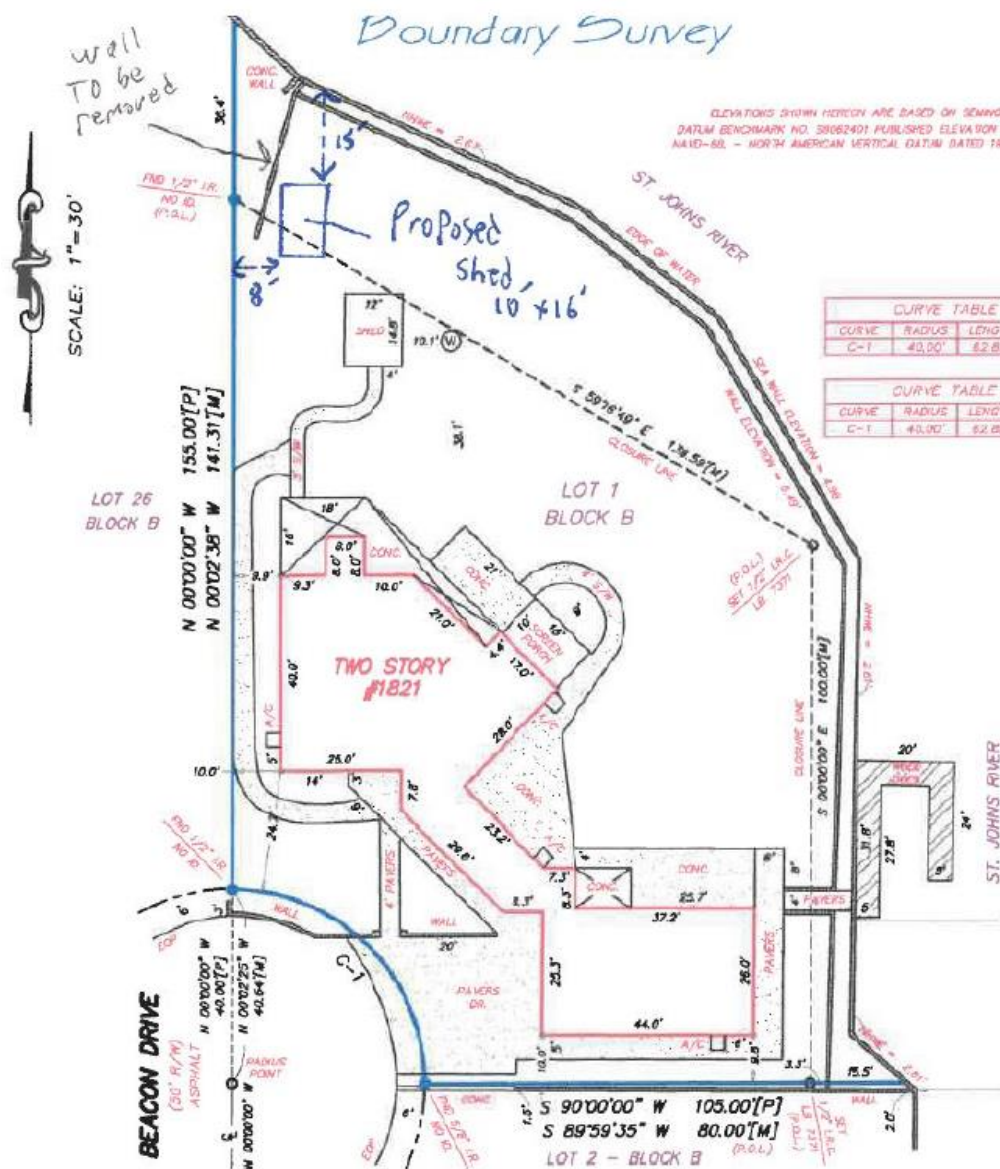
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-615

Title:

2145 Falmouth Road- Request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room addition in the R-1AA (Single Family Dwelling) district; BV2025-079 (Deborah L Teply, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room addition in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room 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 English Estates Unit 1 subdivision.
- The proposed screen room addition will be 321 square feet and will encroach three and one-half (3½) feet into the required rear yard setback.
- A building permit was applied for by the contractor (BP25-5279) 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 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 have not been satisfied:

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

Staff Conclusion:

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

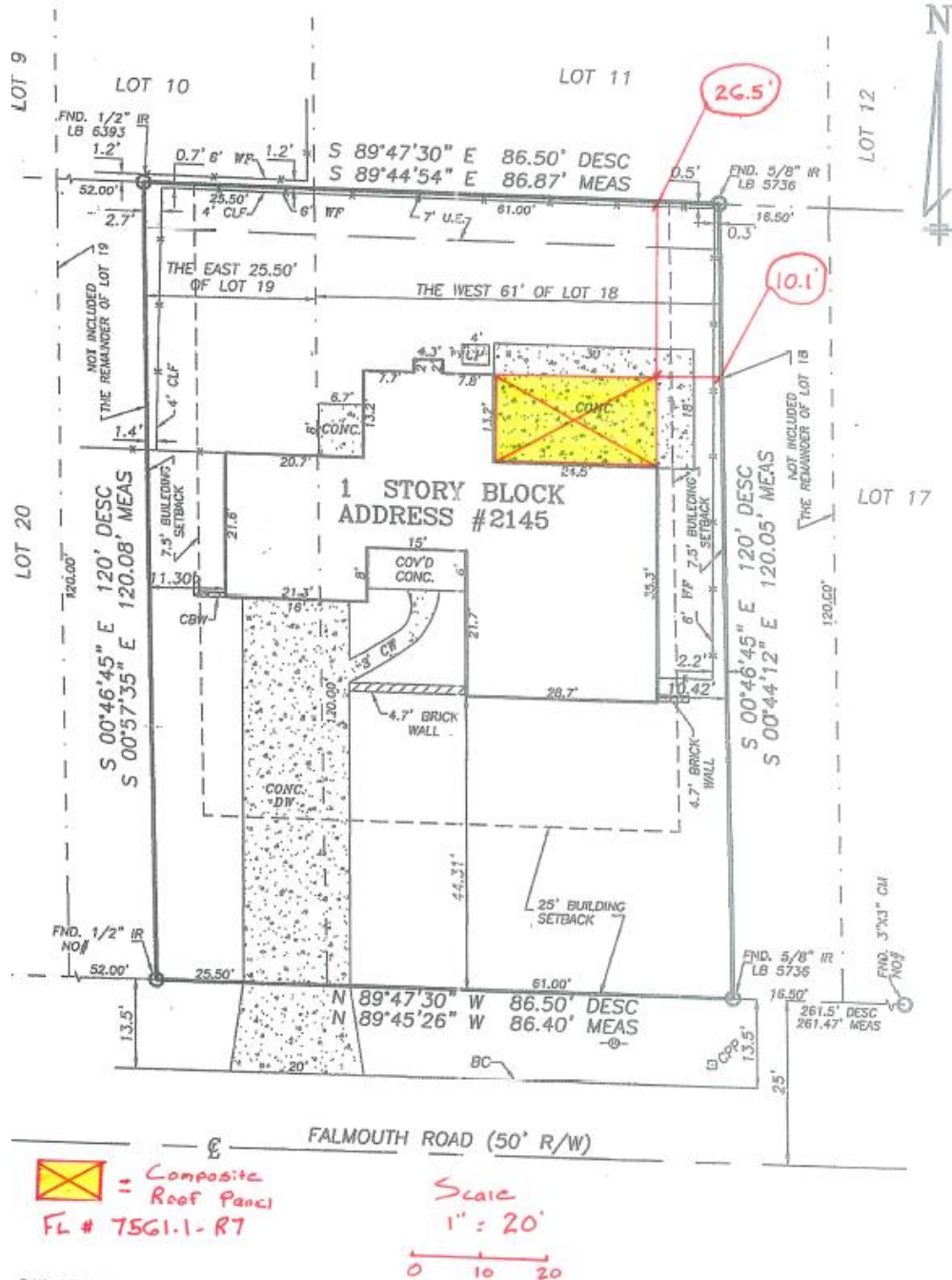
Staff Recommendation:

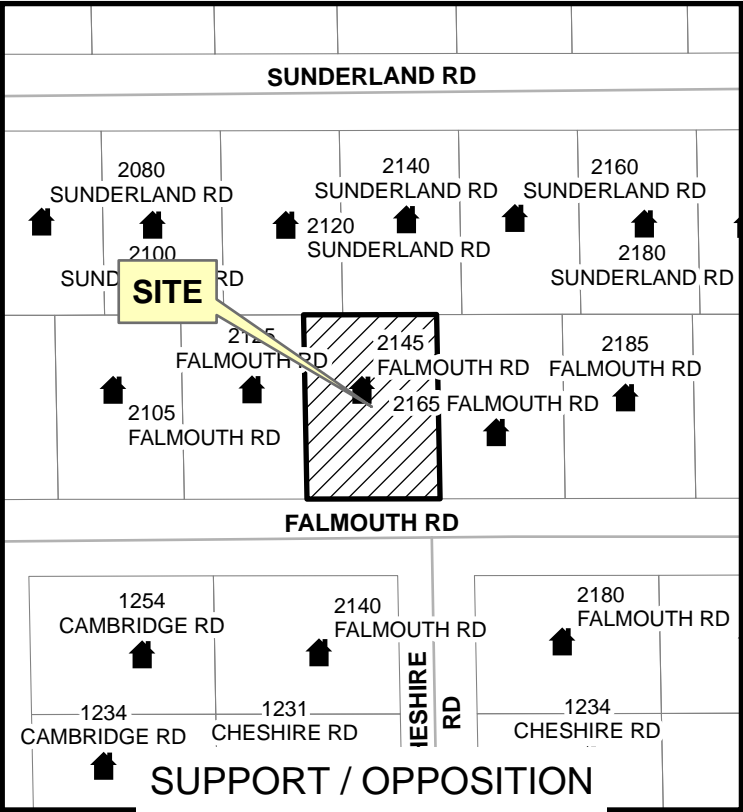
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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

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

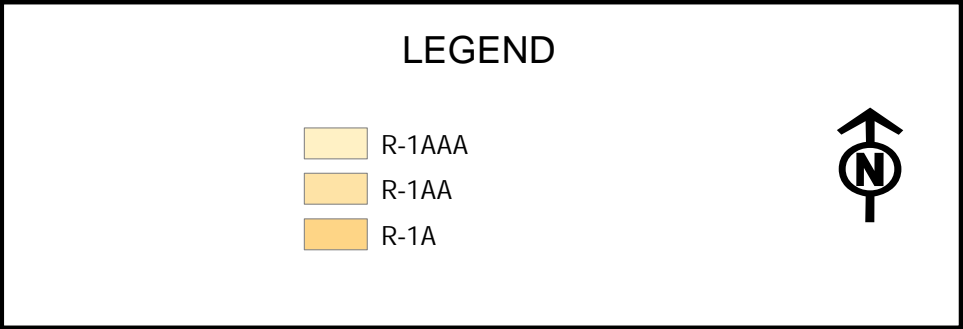
2145 FALMOUTH ROAD VARIANCE





DEBORAH TEPLY
2145 FALMOUTH RD
MAITLAND, FL 32751

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



VARIANCE CRITERIA

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

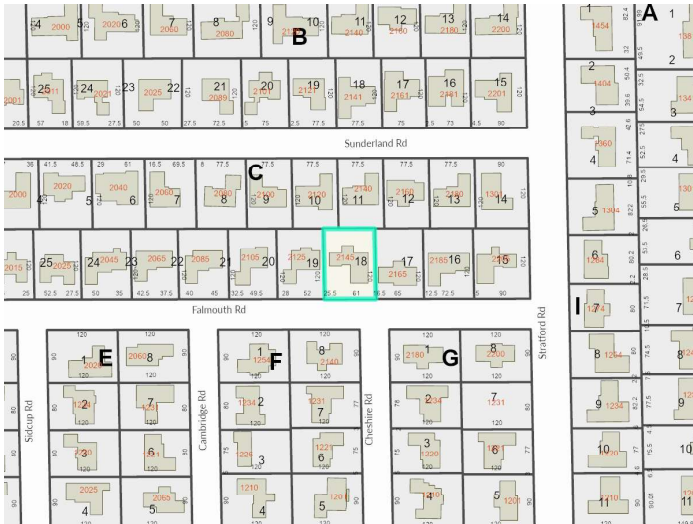
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
 - Home is built farther into the lot than other homes on the street.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
 - Current H/O Purchased home that was already built into the 30' rear setback.
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?
 - Structure will not be further into the setback than what the House has been at since the 60's
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?
 - H/O would like to enjoy the backyard and fresh air without insects and debris as well as protection from the direct sun.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
 - The proposed Screen Room will have the same setback that the residence currently has had for many years.
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?
 - Rear neighboring Properties have been acquainted to the homes current setback for years, having the screen room structure at the same setbacks would not be intrusive to the public welfare

Property Record Card



Parcel: 20-21-30-502-0C00-0180
 Property Address: 2145 FALMOUTH RD MAITLAND, FL 32751
 Owners: TEPLY, DEBORAH L
 2025 Market Value \$310,201 Assessed Value \$162,073 Taxable Value \$111,351
 2024 Tax Bill \$1,552.01 Tax Savings with Exemptions \$2,526.08
 The 3 Bed/2 Bath Single Family property is 1,970 SF and a lot size of 0.24 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-30-502-0C00-0180
Property Address	2145 FALMOUTH RD MAITLAND, FL 32751
Mailing Address	2145 FALMOUTH RD MAITLAND, FL 32751-3513
Subdivision	ENGLISH ESTATES UNIT 1
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2008)
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	\$197,601	\$196,048
Depreciated Other Features	\$2,600	\$2,688
Land Value (Market)	\$110,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$310,201	\$308,736
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$148,128	\$151,231
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$162,073	\$157,505

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,078.09
Tax Bill Amount	\$1,552.01
Tax Savings with Exemptions	\$2,526.08

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 TEPLY, DEBORAH L

Legal Description

W 61 FT OF LOT 18 + E 25.5 FT OF LOT 19 BLK
C ENGLISH ESTATES UNIT 1 PB 13 PG 1

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$162,073	\$50,722	\$111,351
Schools	\$162,073	\$25,000	\$137,073
FIRE	\$162,073	\$50,722	\$111,351
ROAD DISTRICT	\$162,073	\$50,722	\$111,351
SJWM(Saint Johns Water Management)	\$162,073	\$50,722	\$111,351

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	9/1/2007	\$100	06824/1989	Improved	No
WARRANTY DEED	2/1/2007	\$100	06608/0310	Improved	No
WARRANTY DEED	2/1/2007	\$270,000	06608/0309	Improved	Yes
PROBATE RECORDS	6/1/2006	\$100	06303/0163	Improved	No
WARRANTY DEED	8/1/2000	\$127,000	03921/1975	Improved	Yes

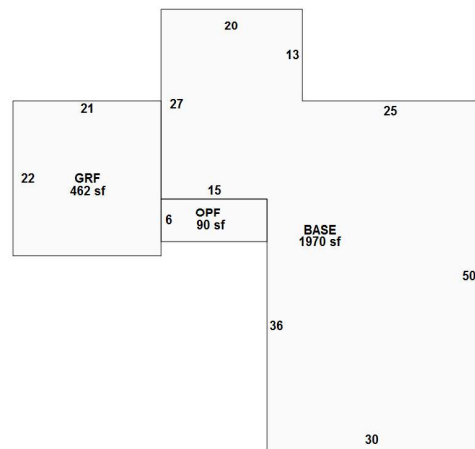
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1964
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1970
Total Area (ft ²)	2522
Constuction	CONC BLOCK
Replacement Cost	\$343,654
Assessed	\$197,601

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	462
OPEN PORCH FINISHED	90

Permits				
Permit #	Description	Value	CO Date	Permit Date
15816	2145 FALMOUTH RD: WINDOW / DOOR REPLACEMENT- [ENGLISH ESTATES UNIT 1]	\$4,987		11/4/2019
17551	2145 FALMOUTH RD: HURRICANE / RES REROOF [ENGLISH ESTATES UNIT 1]	\$3,375		1/4/2018
8939	REROOF	\$12,100		6/29/2017
08765	INSTALL 98' X 6' WOOD STOCKADE FENCE	\$2,089		5/2/2005
14017	FENCE/WALL	\$1,350		12/17/2003
11480	REROOF SHINGLE	\$7,025		10/13/2003
10408	PLUMBING	\$0		11/1/2000

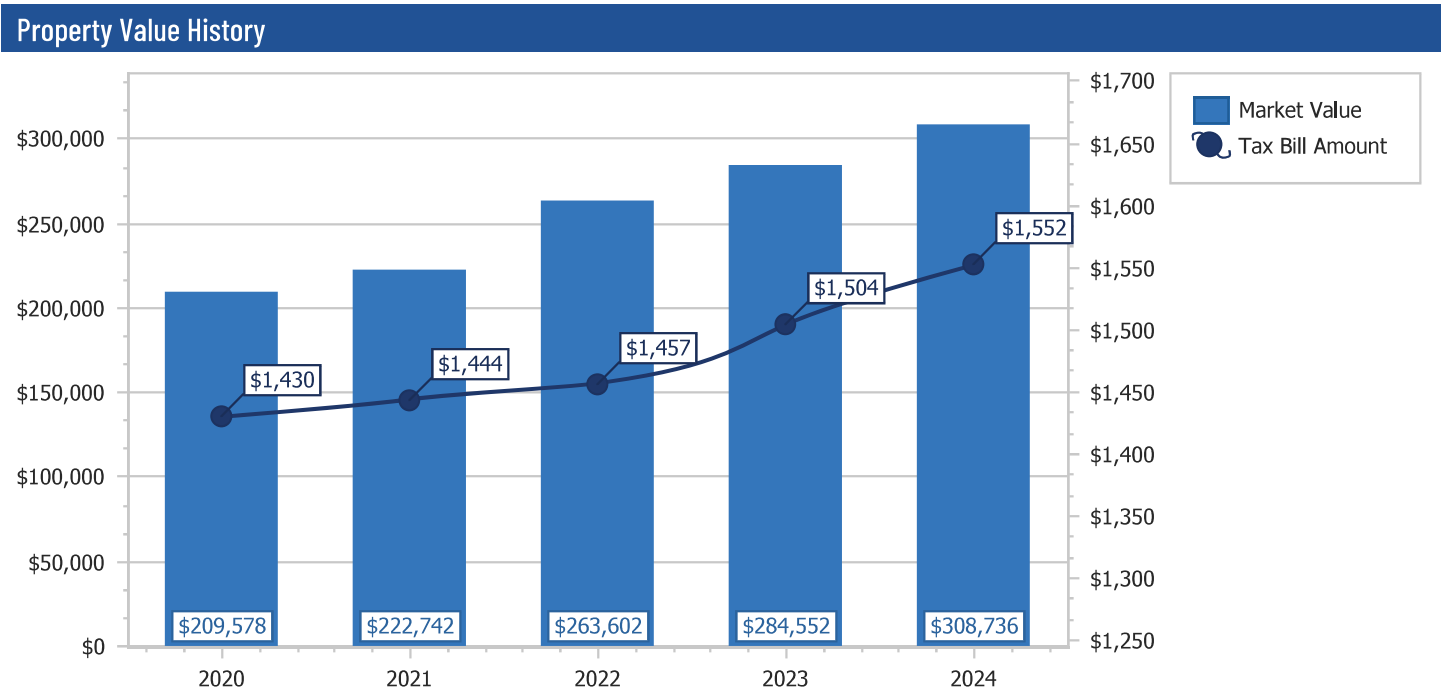
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1964	1	\$3,000	\$1,200
PATIO 2	2000	1	\$3,500	\$1,400

Zoning	
Zoning	R-1AA
Description	Single Family-11700
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

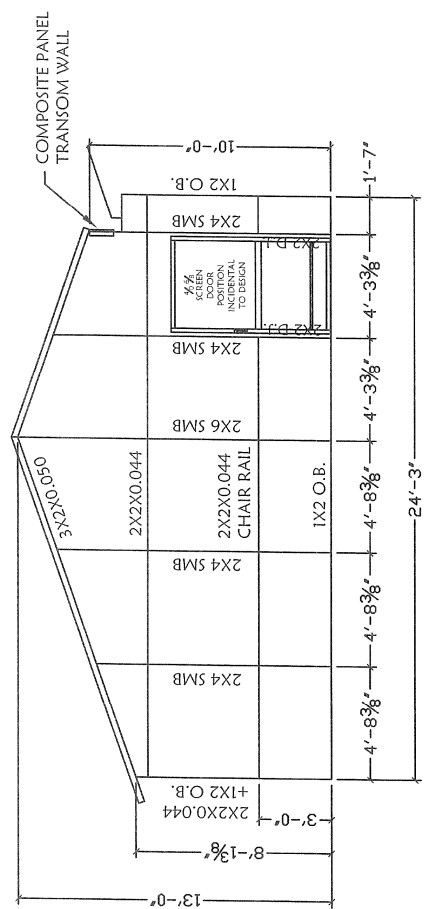
Utilities	
Fire Station #	Station: 22 Zone: 223
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management



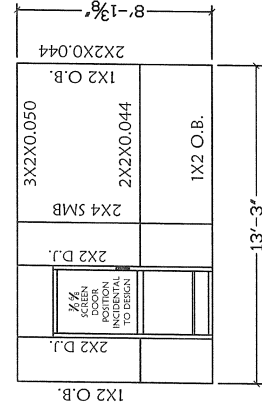
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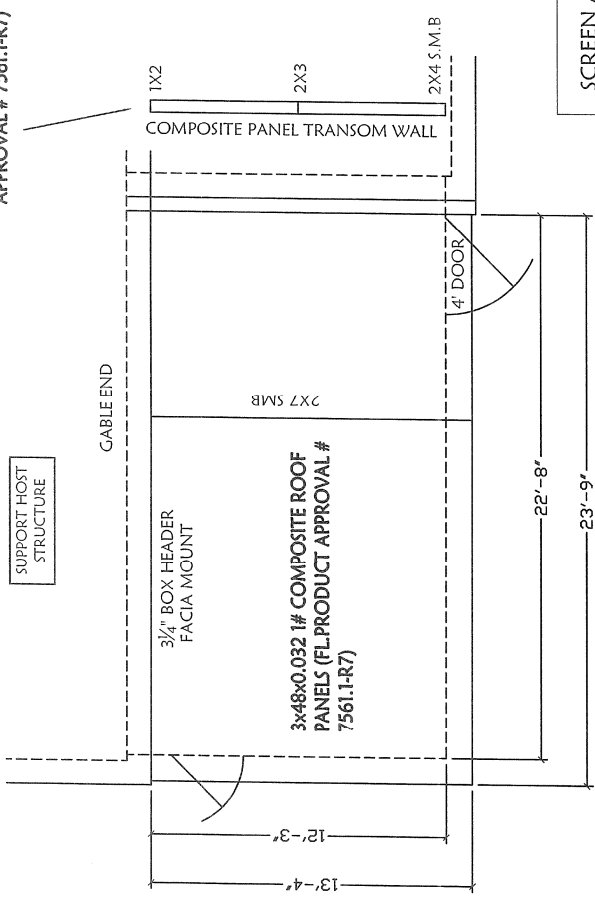


FRONT FRAMING ELEVATION



LEFT FRAMING ELEVATION

3x48x0.032 1# COMPOSITE ROOF PANELS (FL PRODUCT APPROVAL # 7561.1-R7)



SCREEN ROOM PLAN

SCREEN AREA 321 SQ. FT.

EXISTING FOUNDATION

Florida Pool Enclosures
1400 S. Ronald Reagan Blvd.
Longwood, FL 32750
407-260-2800
fax 407-260-6411

Job # 231794
Project Address:
Deborah Teply
2145 Falmouth Rd.
Maitland, FL 32751

tax district: Seminole County
date: 03/28/2025 scale: NTS
prepared by: **Allen Thompson**

APPROVED

The locations of doors are incidental to the design.
Girts remain the same throughout the design unless otherwise noted.
Dimensions are to center of walls and members.
Length given for knee braces represents horizontal and vertical displacements.

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 61 FT OF LOT 18 + E 25.5 FT OF LOT 19 BLK C ENGLISH ESTATES UNIT 1 PB
13 PG 1

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

A. FINDINGS OF FACT

Property Owner: DEBORAH L TEPLY
2145 FALMOUTH RD
MAITLAND, FL 32751

Project Name: FALMOUTH RD (2145)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 61 FT OF LOT 18 + E 25.5 FT OF LOT 19 BLK C ENGLISH ESTATES UNIT 1 PB
13 PG 1

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

A. FINDINGS OF FACT

Property Owner: DEBORAH L TEPLY
2145 FALMOUTH RD
MAITLAND, FL 32751

Project Name: FALMOUTH RD (2145)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to twenty-six and one-half (26½) feet for a screen room addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the screen room (approximately 321 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

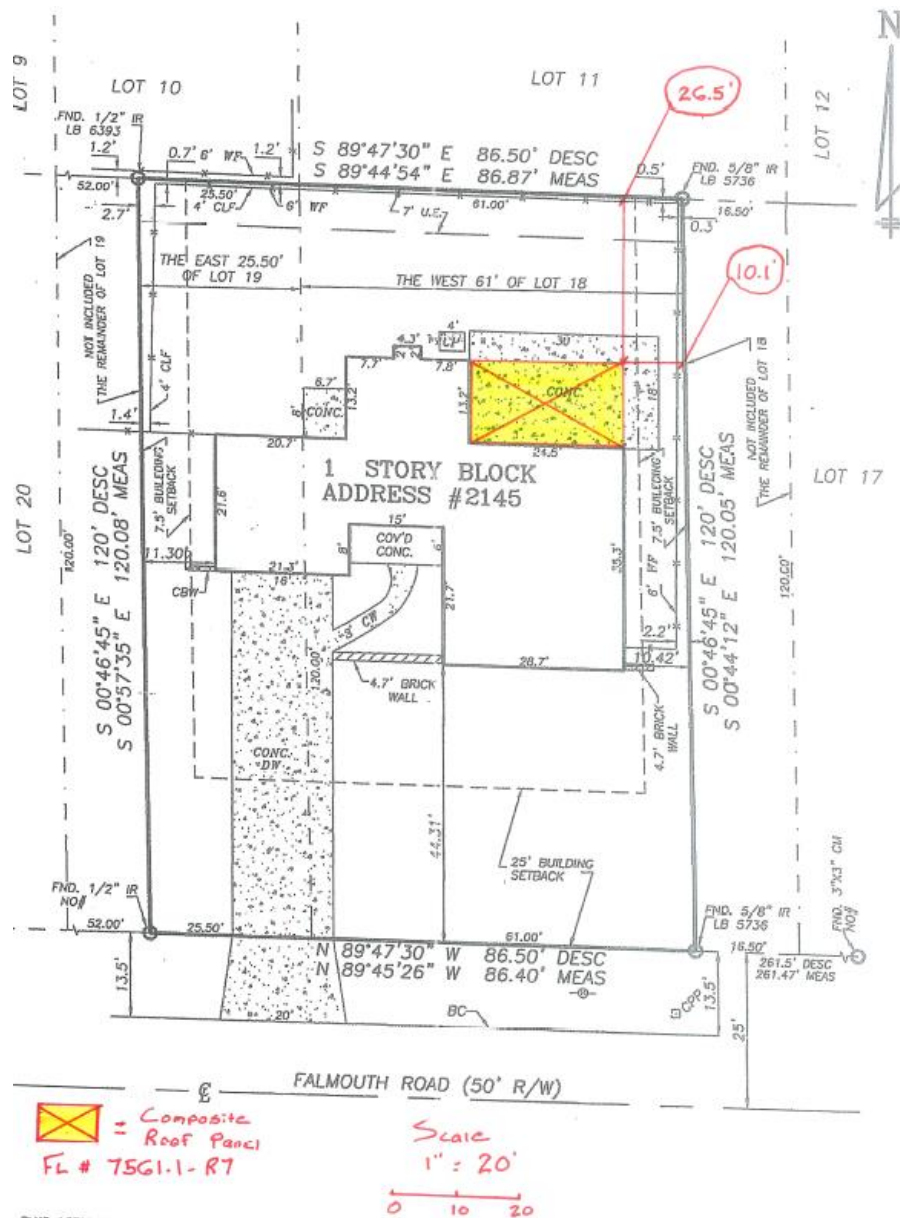
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 August, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-625

Title:

1530 Care Point - Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a shed in the R-1 (Single Family Dwelling) district; BV2025-073 (Nancy Harrington, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson 407-665-7339

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a shed in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a shed 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 Huffman and Fewell subdivision and is zoned R-1 (Single-Family Dwelling).
- 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 the setback requirements applicable to the main residential structure located on the parcel.

The shed the applicant wishes to construct is approximately 230 sq. ft.

- 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 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.

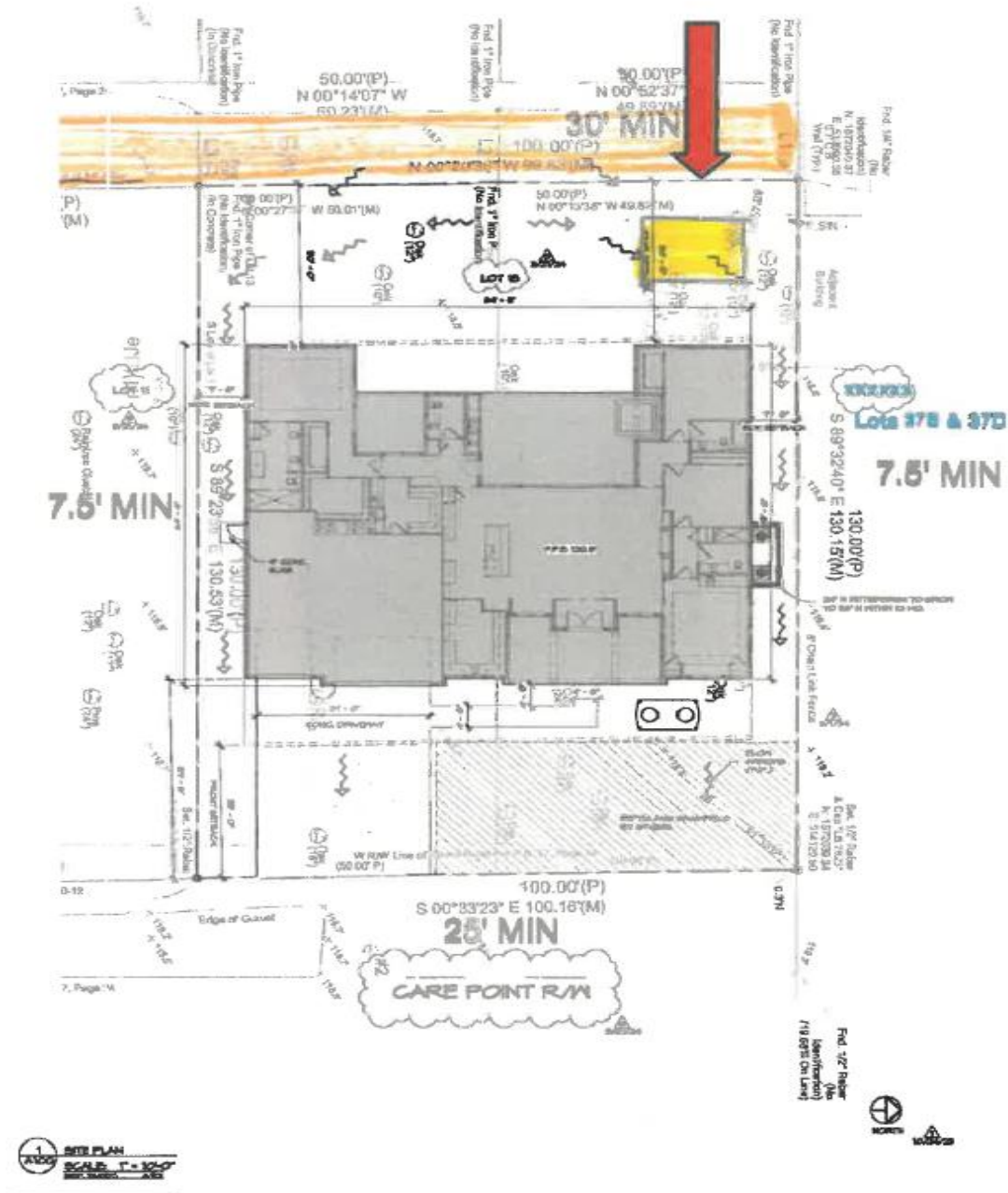
Staff Recommendation:

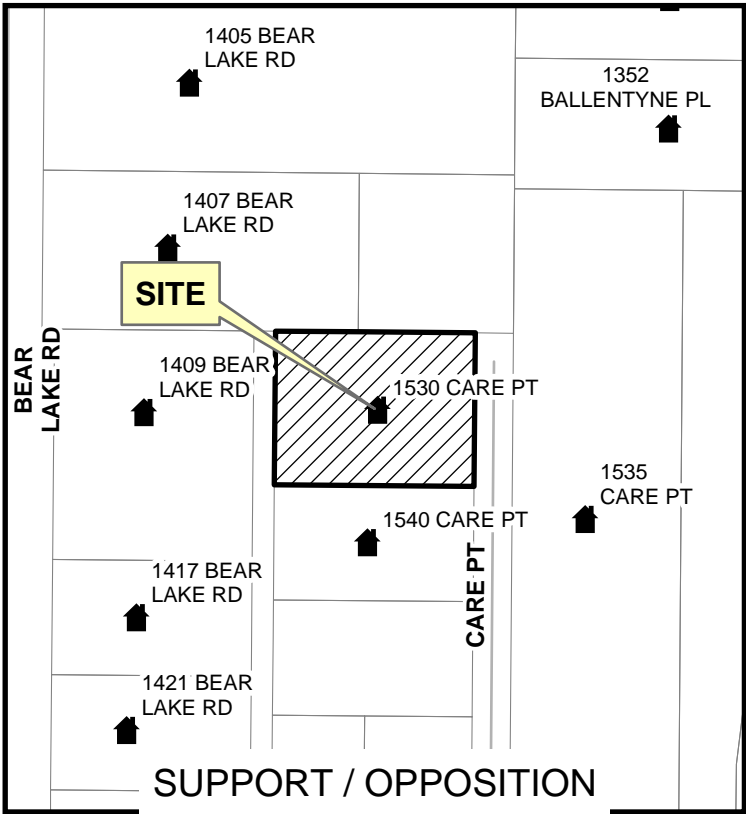
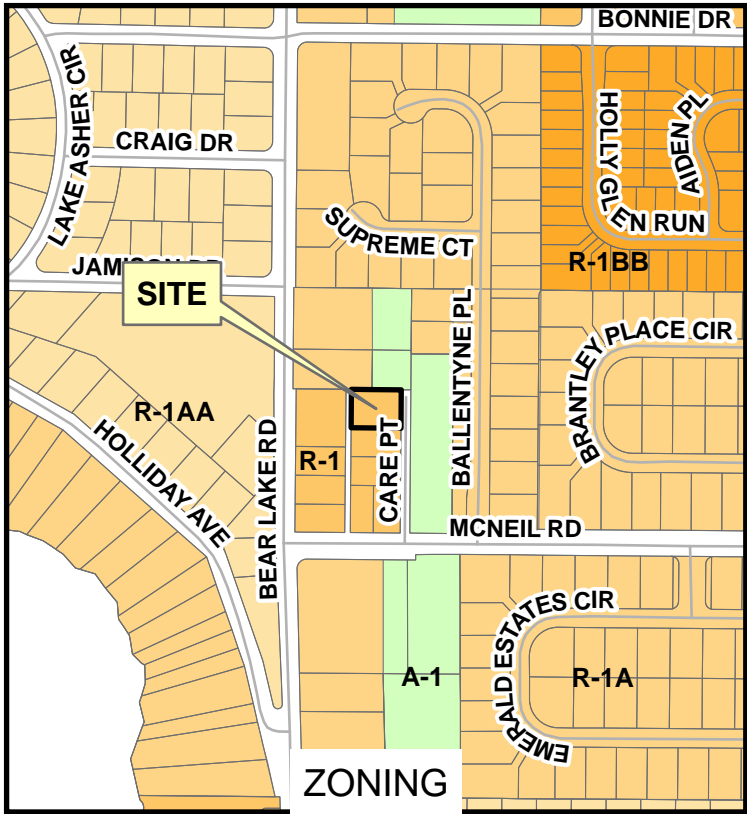
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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 11.75 ft. x 19.5 ft. 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.

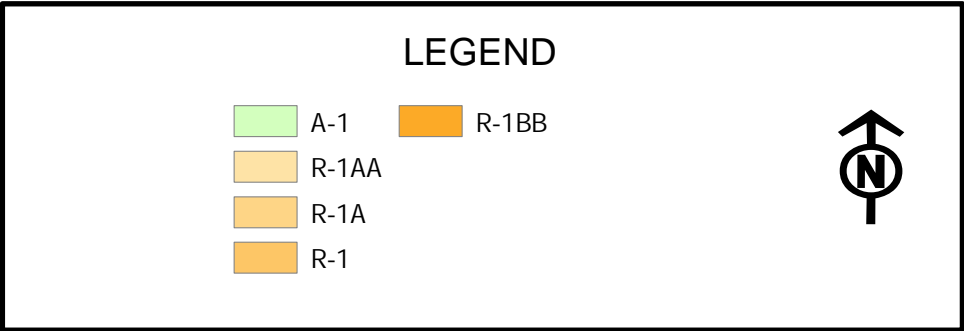
CARE PT (1530) VARIANCES





NANCY HARRINGTON
 1530 CARE PT
 APOPKA, FL 32703

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
 JULY 28, 2025



VARIANCE CRITERIA

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

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? *OUR SHED IS ABOUT 30' OVER THE 200 SQ FT LIMIT FOR A 10' REAR*

SETBACK. OUR HOUSE IS BUILT JUST 30' FROM THE REAR PROPERTY LINE IN EACH CORNER. THERE IS NO LOCATION ON THE PROPERTY TO ACCOMMODATE A 30' SETBACK. WE ARE ASKING FOR A 16' SETBACK THAT WOULD BE ACCEPTABLE IF THE SHED WERE 30 SQ FT SMALLER. ADDITIONALLY, THERE IS A 14' WIDE ALLEY BEHIND OUR HOUSE THAT IS NOT USED AND NO ONE WANTS TO DEVELOP OR MAINTAIN ENDING AT OUR PROPERTY.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? *NO SPECIAL CIRCUMSTANCES. HOWEVER, WITH THE 14' WIDE DEAD SPACE BETWEEN OUR BACK PROPERTY LINE AND OUR NEIGHBOR, THERE IS 24' SEPERATION FROM THE SHED TO THE NEIGHBOR PROPERTY LINE, AND DOES NOT INTERFERE*

WITH OUR NEIGHBOR IN ANY WAY.

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

WE HAVE 2 NEIGHBORS THAT HAVE SHEDS THAT ARE RIGHT UP ON PROPERTY LINES AND THEY ARE THE ONLY SHEDS IN THE NEIGHBORHOOD:

- LOT 37E - JUST N OF US, HAS THEIR SHEDS ON THE PROPERTY LINE NEXT TO US.*
- LOT 7 - WEST OF US ON MCNEIL RD, HAS THEIR SHED 5' OFF THEIR BACK PROPERTY LINE.*

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

WE WOULD HAVE NOWHERE TO PLACE A SHED WITH THE 30' SETBACK REQUIREMENT.

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

PLACING THE SHED AT 10' SETBACK GIVE US THE STORAGE. FOR YARD MATERIALS AND TOOLS FOR THE YARD, AND ALLOW ADDITIONAL HOUSEHOLD STORAGE. THIS MAKES OUR PROPERTY MUCH MORE USABLE.

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?

GIVEN THIS LOCATION IN THE BACKYARD AND THE FENCING AROUND IT, I CAN'T IMAGINE HOW THIS WOULD BE INJURIOUS TO THE NEIGHBORHOOD (OR EVEN NOTICEABLE TO ANYONE).

Property Record Card



Parcel: 17-21-29-513-0000-0130
Property Address: 1530 CARE PT APOPKA, FL 32703
Owners: HARRINGTON, NANCY C
 2025 Market Value \$116,800 Assessed Value \$113,062 Taxable Value \$113,062
 2024 Tax Bill \$1,431.66 Tax Savings with Non-Hx Cap \$111.15
 Vacant Residential property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	17-21-29-513-0000-0130
Property Address	1530 CARE PT APOPKA, FL 32703
Mailing Address	1340 SASSAFRAS AVE ALTAMONTE SPG, FL 32714-1140
Subdivision	HUFFMAN AND FEWELL SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$116,800	\$116,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$116,800	\$116,800
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,738	\$14,016
P&G Adjustment	\$0	\$0
Assessed Value	\$113,062	\$102,784

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,542.81
Tax Bill Amount	\$1,431.66
Tax Savings with Exemptions	\$111.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 HARRINGTON, NANCY C

Legal Description

LOTS 13 & 14 HUFFMAN & FEWELL SUBD PB 9
PG 11

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$113,062	\$0	\$113,062
Schools	\$116,800	\$0	\$116,800
FIRE	\$113,062	\$0	\$113,062
ROAD DISTRICT	\$113,062	\$0	\$113,062
SJWM(Saint Johns Water Management)	\$113,062	\$0	\$113,062

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/22/2022	\$400,000	10225/0113	Improved	Yes
WARRANTY DEED	8/1/2005	\$1,100,000	05903/0560	Vacant	No
QUIT CLAIM DEED	8/1/2005	\$100	05903/0559	Vacant	No
WARRANTY DEED	9/1/1998	\$900,000	03512/0291	Vacant	No
WARRANTY DEED	8/1/1997	\$25,000	03292/0496	Vacant	No

Land

Units	Rate	Assessed	Market
100 feet X 300 feet	\$1,000/Front Foot	\$116,800	\$116,800

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
18362	1530 CARE PT: ELECTRIC SOLAR WIRING-SFR Reroof with Solar Shingles [HUFFMAN AND FEWELL SUBD]	\$54,000		12/18/2024
00645	1530 CARE PT: SINGLE FAMILY DETACHED-Single family single story home [HUFFMAN AND FEWELL SUBD]	\$626,610		5/28/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed

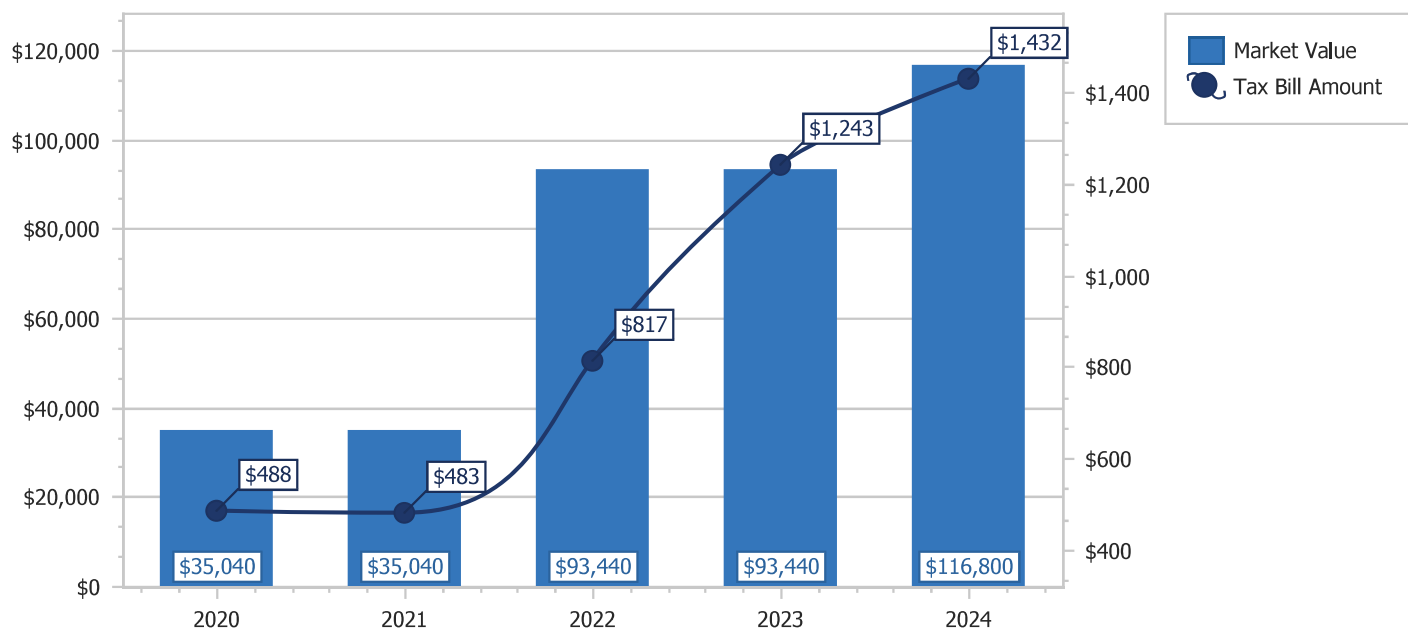
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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 39

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 13 & 14 HUFFMAN & FEWELL SUBD PB 9 PG 11

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

A. FINDINGS OF FACT

Property Owner: NANCY HARRINGTON
1340 SASSAFRAS AVE
ALTAMONTE SPRINGS, FL 32714

Project Name: CARE PT. (1530)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for an addition in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 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 11.75 ft. x 19.5 ft. shed 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

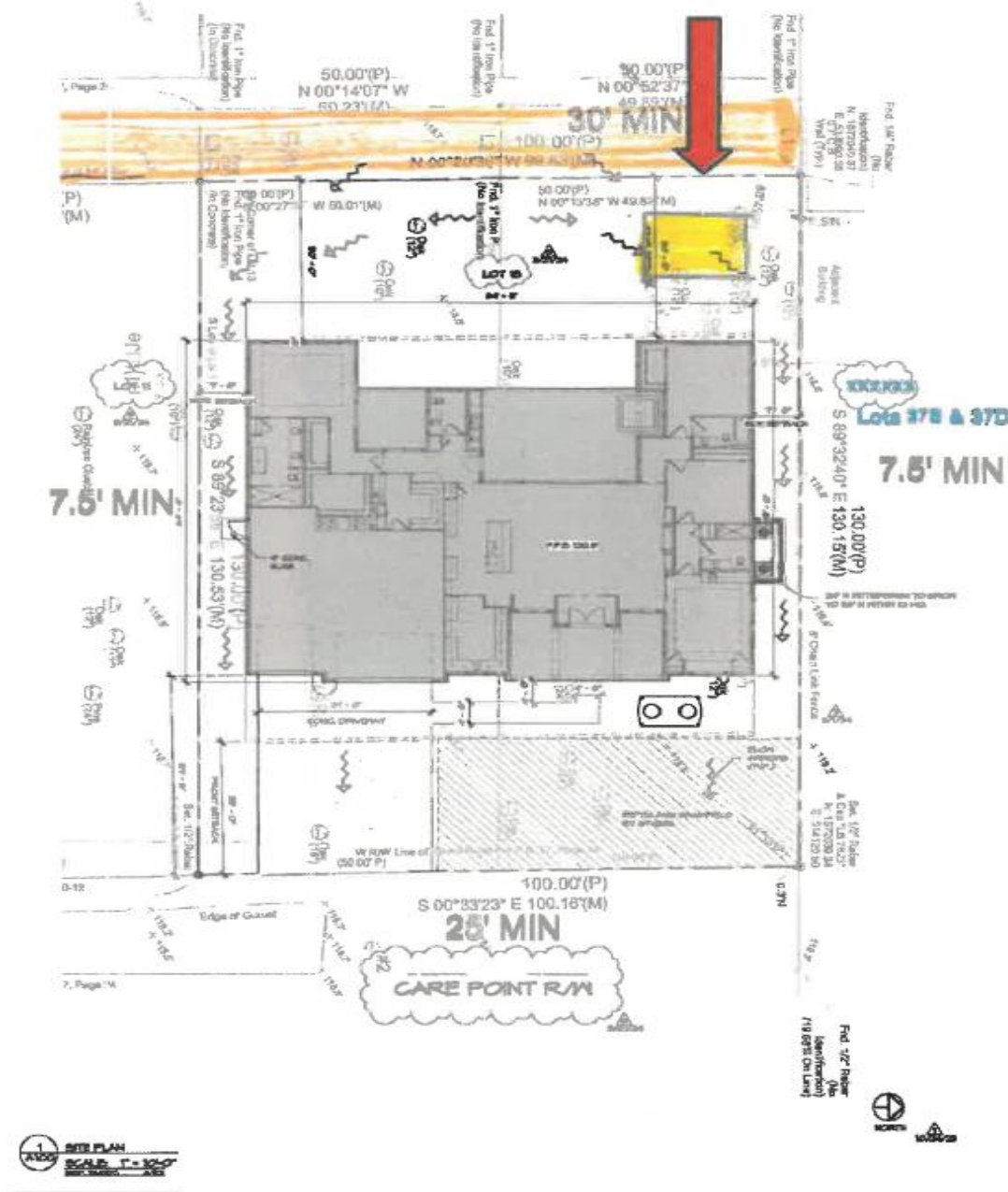
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 August 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-651

Title:

308 Croton Drive - Request for (1) a west side yard setback variance from ten (10) feet to seven and two tenths (7.2) feet for a screen enclosure and an existing single-family residence, and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7.5) feet for an existing single-family residence in the R-1AA (Single Family Dwelling) district; BV2025-075 (Daniel & Dana Brownlee, Applicants) District 3 - Constantine (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Approve the request for (1) a west side, yard setback variance from ten (10) feet to seven and two tenths (7.2) feet for a screen enclosure and an existing single-family residence, and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7.5) feet for an existing single-family residence, in the R-1AA (Single Family Dwelling) district; or
2. Deny the request for (1) a west side, yard setback variance from ten (10) feet to seven and two tenths (7.2) feet for a screen enclosure and an existing single-family residence, and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7.5) feet for an existing single-family residence, 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 Druid Hills Park subdivision and is zoned R-1AA (Single Family Dwelling).

- The variance application requests relief from a side yard setback for a screen enclosure, but during the review staff identified that the dwelling unit did not meet the ten-foot side yard setback and included the additional request for side yard setbacks for the dwelling.
- The single-family dwelling was built in the 1960's. At that time the required side yard setback was 7.5 feet. The dwelling was built to these standards and now has a nonconforming setback.
- The proposed screen enclosure is approximately 22 ft. X 43 ft. (946 square feet). The existing single-family dwelling is 2,060 square feet in area.
- Three letters of support have been received from adjacent neighbors.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

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

Staff finds that the following variance criteria have been satisfied:

- The current setback of seven and one-half feet (7.5) was the required setback at the time the single-family dwelling was built and the seven and two tenths (7.2) setback has existed since the dwelling was built; therefore, special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The construction of the dwelling in the 1960's was not the action of the applicant; therefore, special conditions and circumstances were not the result of the actions of the applicant. Section 30.3.3.2(b)(2)
- The dwelling having been built in the 1960's conformed to the zoning; therefore, the granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The dwelling conforms to all land development code requirements in place during the 1960's ; therefore, the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The setbacks conformed to the Land Development Code in effect at the time the dwelling was constructed; therefore, the variances requested are the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variances will be in harmony with the general intent and purpose of Chapter 30, would not be injurious to the neighborhood, or detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

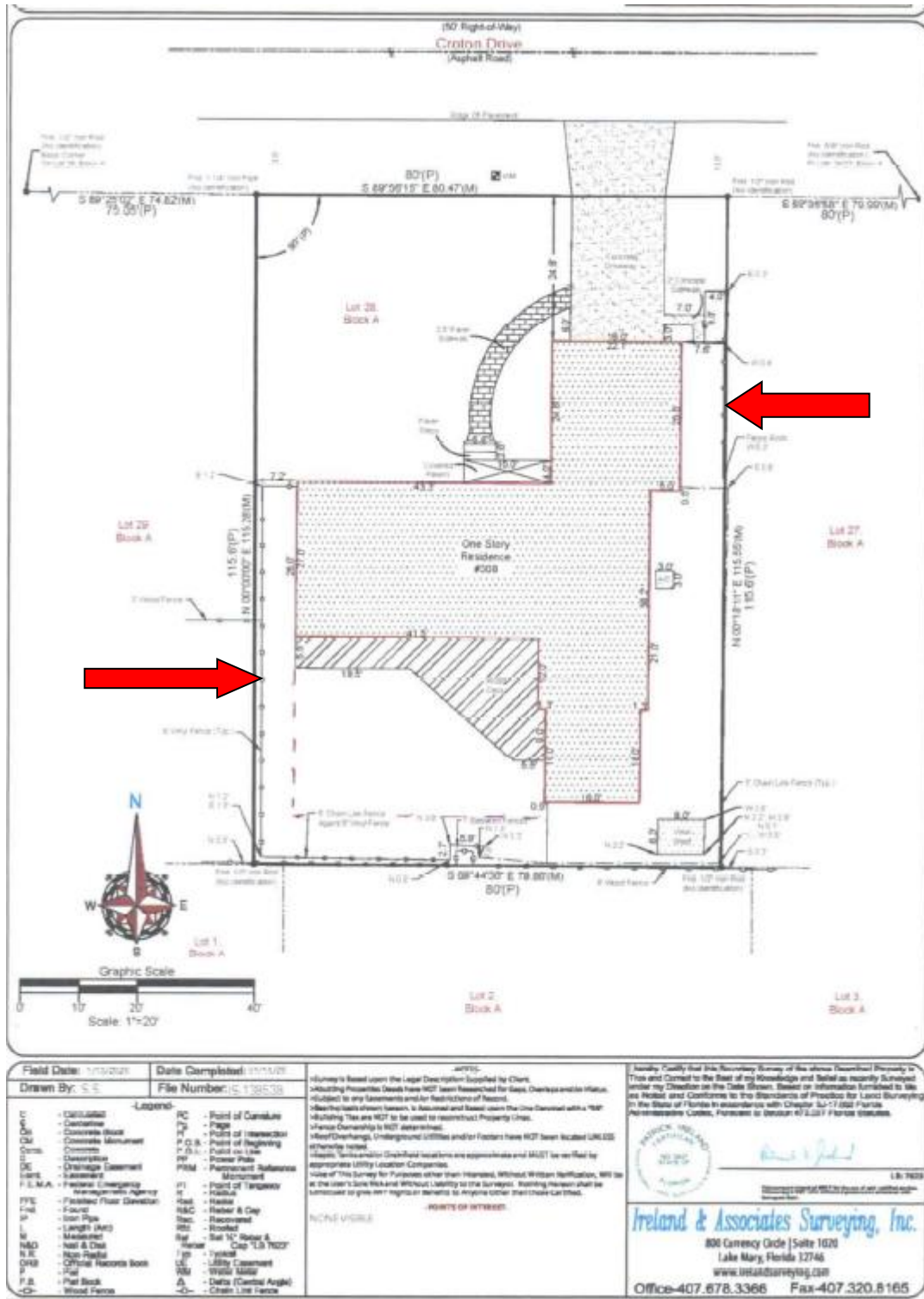
Based upon the foregoing findings, the requested variance is in the public interest and failure to grant the variance would not be an unnecessary and undue hardship.

Staff Recommendation:

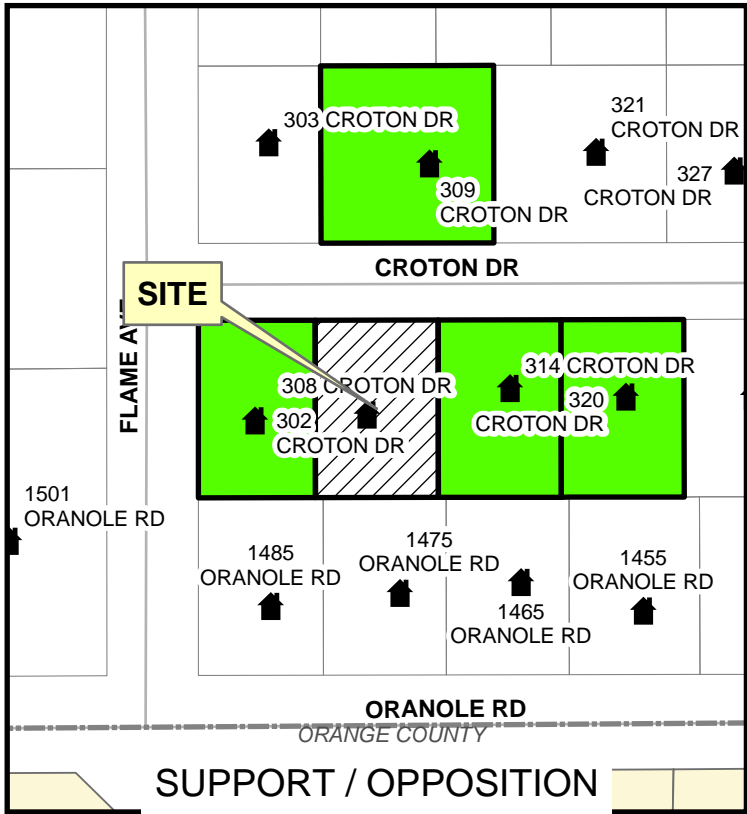
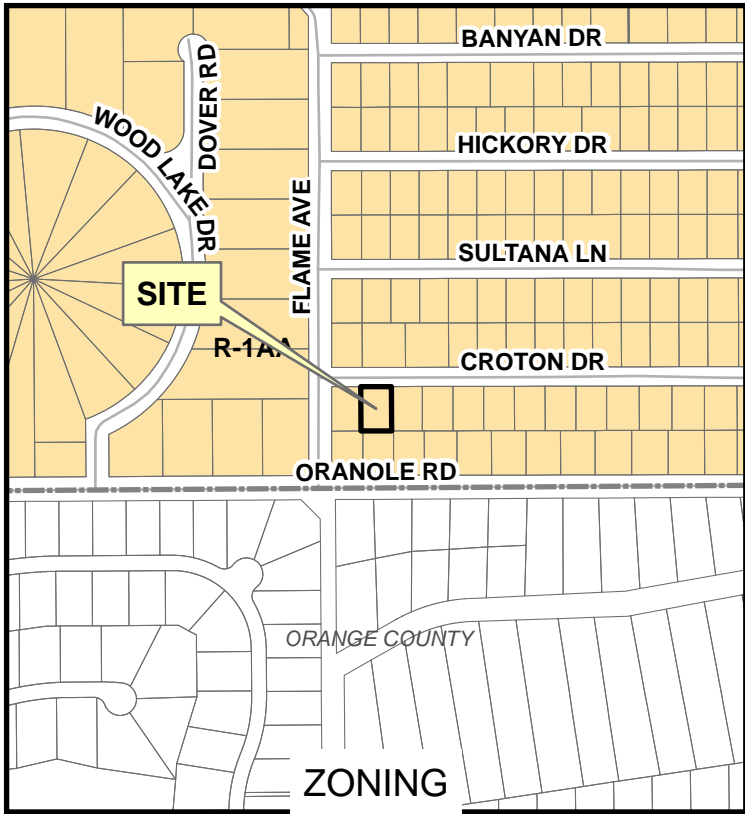
Based on the stated findings, staff recommends approval of the request, and if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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

SITE PLAN




----- proposed screen enclosure





DANIEL BROWNLEE
308 CROTON DR
MAITLAND, FL 32751

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025

LEGEND

 R-1AA

 Support





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 home was built before the current setback code of 10 feet. We currently only have a setback on the Right side (when looking at the property) of 7.2 feet & a back setback of 6.3 feet.

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

Our home was built in the 1970's. We bought this house in 2009.

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.

We simply want to follow the line of our home that was built before these particular setbacks were in place.

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.

Our main reasoning for wanting a screen pool enclosure is for an extra layer of security around our pool.

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

It seems our rear setback may be okay (as I read Chapter 30) We'd like an exception of only 2.8' on the side & have support from that

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.

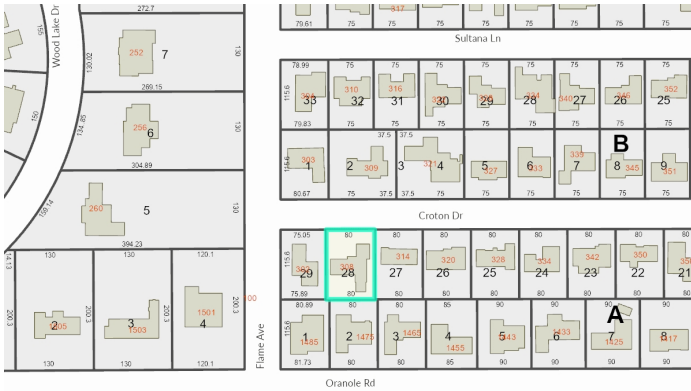
We would greatly appreciate the granting of this variance & so would our neighbors. I have attached letters of support & a letter from myself & husband explaining why we feel this extra layer of security is so important.

Property Record Card



Parcel: 23-21-29-503-0A00-0280
 Property Address: 308 CROTON DR MAITLAND, FL 32751
 Owners: BROWNLEE, DANIEL A
 2025 Market Value \$423,615 Assessed Value \$168,685 Taxable Value \$117,963
 2024 Tax Bill \$1,636.89 Tax Savings with Exemptions \$3,857.27
 The 3 Bed/2 Bath Single Family property is 2,060 SF and a lot size of 0.21 Acres

Parcel Location



Site View



2321295030A000280 03/04/2025

Parcel Information

Parcel	23-21-29-503-0A00-0280
Property Address	308 CROTON DR MAITLAND, FL 32751
Mailing Address	308 CROTON DR MAITLAND, FL 32751-3114
Subdivision	DRUID HILLS PARK
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2010)
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	\$325,015	\$317,341
Depreciated Other Features	\$3,600	\$3,600
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$423,615	\$415,941
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$254,930	\$252,010
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$168,685	\$163,931

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,494.16
Tax Bill Amount	\$1,636.89
Tax Savings with Exemptions	\$3,857.27

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 BROWNLEE, DANIEL A

Legal Description

LOT 28 BLK A
DRUID HILLS PARK
PB 10 PG 21

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$168,685	\$50,722	\$117,963
Schools	\$168,685	\$25,000	\$143,685
FIRE	\$168,685	\$50,722	\$117,963
ROAD DISTRICT	\$168,685	\$50,722	\$117,963
SJWM(Saint Johns Water Management)	\$168,685	\$50,722	\$117,963

Sales

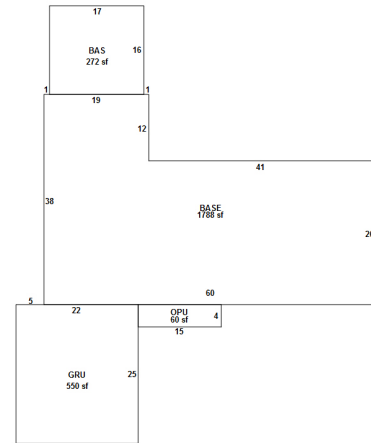
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2009	\$170,700	07286/0538	Improved	No
SPECIAL WARRANTY DEED	11/1/2009	\$100	07286/0537	Improved	No
CERTIFICATE OF TITLE	7/1/2009	\$100	07229/0132	Improved	No
QUIT CLAIM DEED	9/1/2004	\$100	05500/0244	Improved	No
WARRANTY DEED	5/1/2001	\$135,000	04082/0252	Improved	Yes
WARRANTY DEED	10/1/1995	\$100	02987/0788	Improved	No
WARRANTY DEED	8/1/1985	\$92,500	01661/1351	Improved	Yes
WARRANTY DEED	7/1/1983	\$38,000	01474/0643	Improved	No
WARRANTY DEED	10/1/1981	\$28,000	01361/0254	Improved	No
WARRANTY DEED	7/1/1981	\$20,000	01346/1238	Improved	Yes

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1962/1999
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1788
Total Area (ft ²)	2670
Constuction	WD/STUCCO FINISH
Replacement Cost	\$361,128
Assessed	\$325,015

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft ²)
BASE	272
GARAGE UNFINISHED	550
OPEN PORCH UNFINISHED	60

Permits				
Permit #	Description	Value	CO Date	Permit Date
02199	308 CROTON DR: SWIMMING POOL RESIDENTIAL-INGROUND SWIMMING POOL [DRUID HILLS PARK]	\$62,000		3/10/2025
03521	308 CROTON DR: ELECTRIC SOLAR WIRING-SOLAR PANELS ROOF MOUNTED [DRUID HILLS PARK]	\$83,771		3/29/2023
17093	308 CROTON DR: REROOF RESIDENTIAL-[DRUID HILLS PARK]	\$24,000		10/29/2020

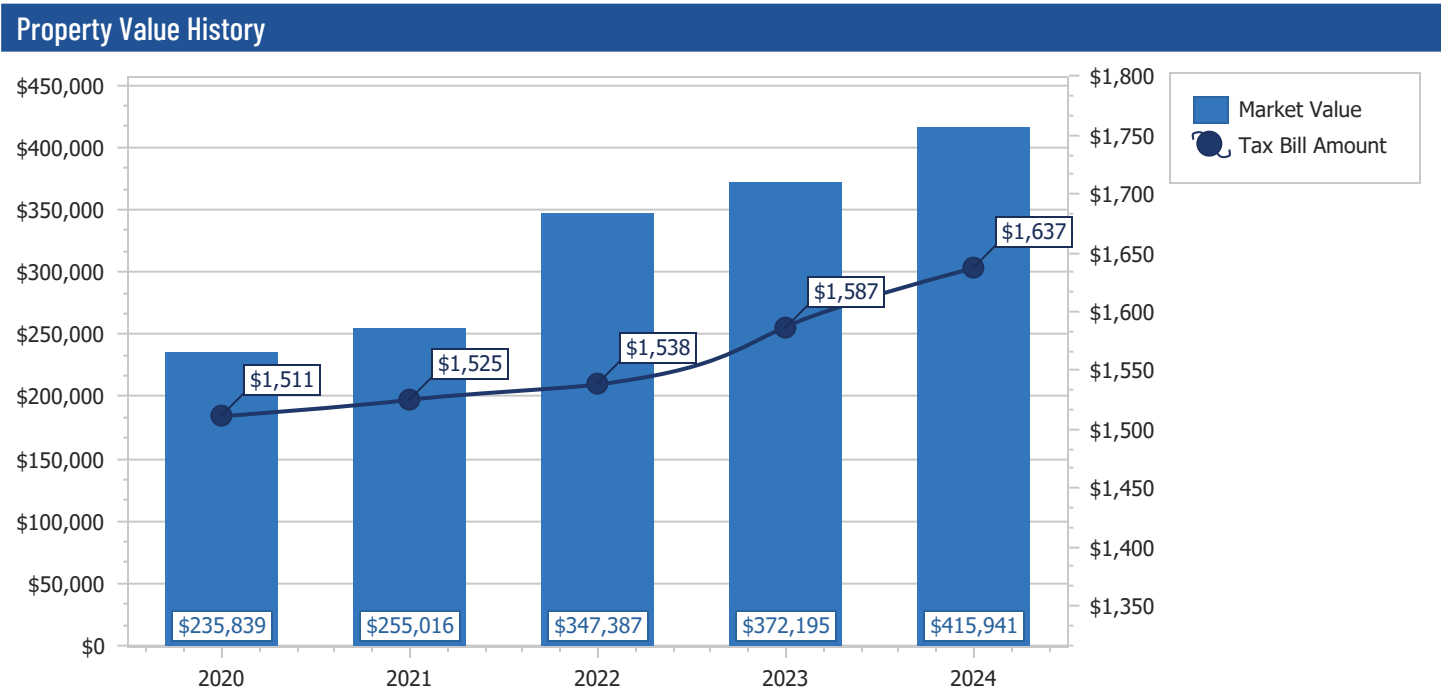
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 3	1985	1	\$6,000	\$2,400
FIREPLACE 1	1985	1	\$3,000	\$1,200
HOME-SOLAR POWER	2023	1	\$0	\$0

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

School Districts	
Elementary	Lake Orienta
Middle	Milwee
High	Lyman

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

Utilities	
Fire Station #	Station: 14 Zone: 142
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management



Dana & Daniel Brownlee
308 Croton Dr
Maitland, FL 32751

June 2, 2025

To: The Seminole County Board of Adjustment Committee

My husband and I would greatly appreciate the board's consideration of this variance application for our pool screen enclosure.

We were considering moving forward without a pool screen as it isn't possible to have one with the current setbacks within our zone R-1AA. However, after speaking with Angie Gates in the permitting department about recent events that have forced us to trespass a mentally unstable neighbor we've reconsidered the safety of our pool, family & surrounding neighbors and ultimately decided to apply for a variance.

We don't submit the attached trespass report lightly but, unfortunately, we are concerned that this individual will not only come onto our property but be a danger to herself, her children and/or our family.

Our neighbors (Stacy Wilson & Richard Milachewski 314 Croton Dr) are deeply concerned that their autistic son will fall into our pool. We have followed all laws and codes and are working with a reputable pool company to make sure our pool is up to code and safe for our family and friends to enjoy. We do currently have a 6' privacy fence around our pool (Our pool is still under construction; therefore, a portion of our fence is currently down) Upon completion, our fence will be secure, and we will have a floating alarm. We also have installed motion-activated security cameras around the perimeter of our home.

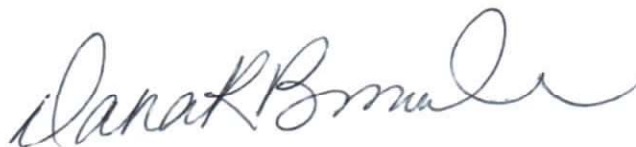
We strongly feel that we need an extra layer of protection through the pool screen enclosure. We want to implement all available safety measures possible.

Stacy Wilson (our adjacent neighbor) has a long history of unstable, destructive behavior and most recently have entered our property without invitation and was verbally aggressive to myself & my husband (see trespass report attached).

We are hopeful that you will also see the need for any and all layers of safety. We are thankful for your time and look forward to working with you!

Sincerely,

Dana Brownlee

A handwritten signature in blue ink, appearing to read 'Dana Brownlee', written over a horizontal line.

Daniel Brownlee

Dana & Daniel Brownlee
308 Croton Dr
Maitland, FL 32751

June 2, 2025

To: The Seminole County Board of Adjustment Committee

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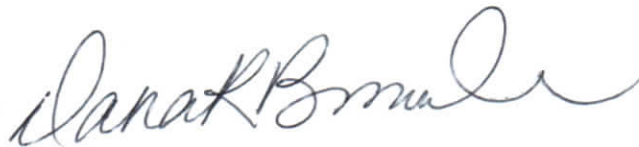
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Sincerely,

Dana Brownlee

A handwritten signature in blue ink, appearing to read 'Dana Brownlee', written in a cursive style.

Daniel Brownlee

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 28 BLK A DRUID HILLS PARK PB 10 PG 21

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

A. FINDINGS OF FACT

Property Owner: DANA BROWNLEE
308 CROTON DR
MAITLAND, FL 32751

Project Name: CROTON DR (308)

Variance Approval:

Request for a west side, yard setback variance from ten (10) feet to seven (7) feet for a screen enclosure in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of the July 28, 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 pool screen enclosure as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

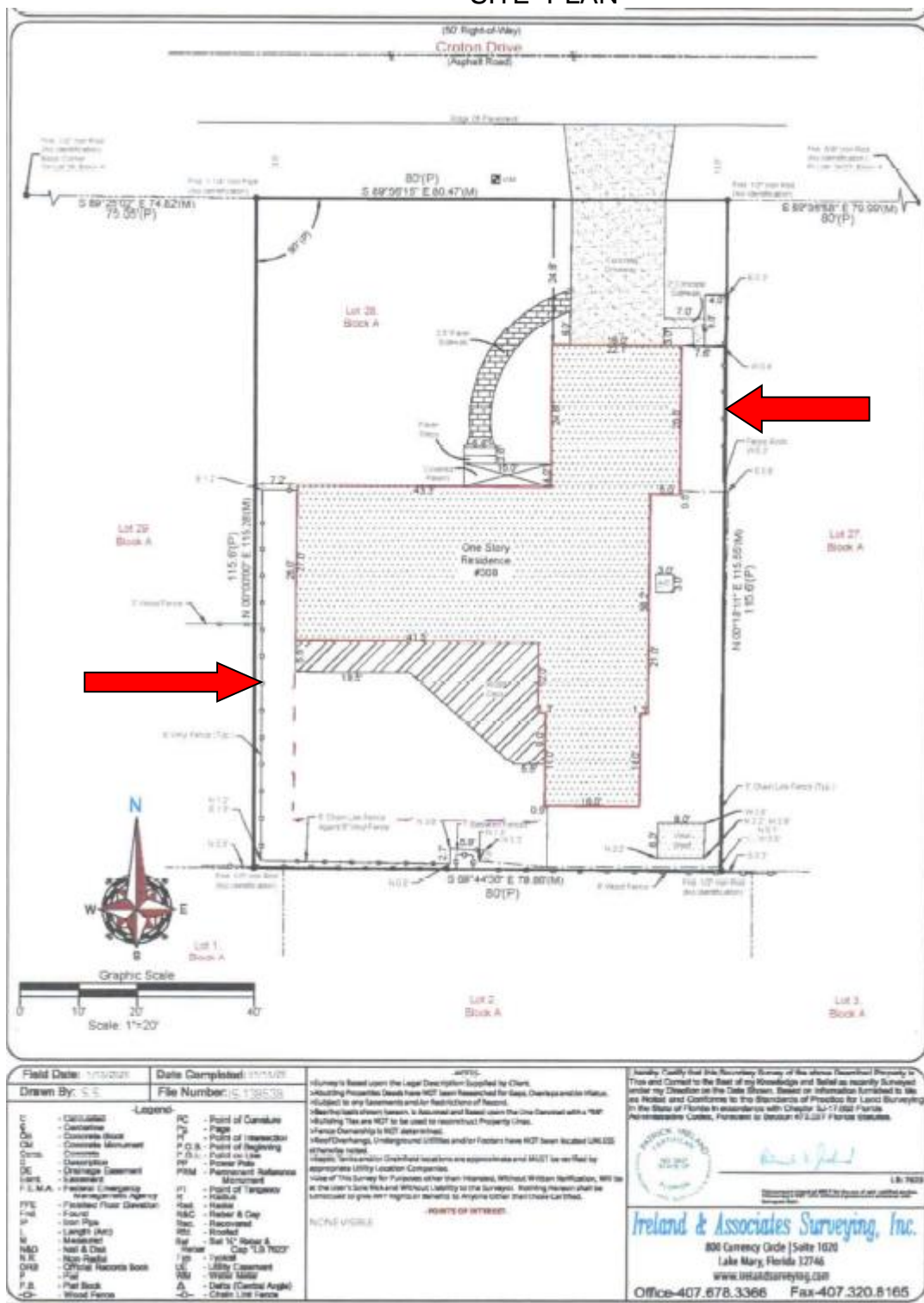
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN



----- proposed screen enclosure

FILE NO.: BV2025-0

DEVELOPMENT ORDER #

25-30000075



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-653

Title:

145 Magnolia Drive- Request for a for a west side yard setback variance from ten (10) feet to eight and one-half (8.5) feet for a single-family dwelling in the RM-1 (Single Family Mobile Home) district; BV2025-077 (Sara Maier, Authorized Agent) District 3 - Constantine (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Approve the request for a west side yard setback variance from ten (10) feet to eight and one-half (8.5) feet for a single-family dwelling in the R-M1 (Single Family Mobile Home) district; or
2. Deny the request for a west side yard setback variance from ten (10) feet to eight and one-half (8.5) feet for a single-family dwelling in the R-M1 (Single Family Mobile Home) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Mobile Manor subdivision and is zoned RM -1 (Single Family Mobile Home).
- The property owner is represented by the Rebuild Florida Program. This program assists property owners with rehabilitation or a replacement home due to the impacts of Hurricane Ian. The variance is being requested is to construct a new dwelling on the subject lot.
- The existing mobile home dwelling was storm damaged beyond repair and

cannot be reconstructed. The Rebuild Florida Program has specific models available to participants. The authorized representative has stated that the proposed dwelling is the most appropriate model for this property.

- 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. The subject property is 50 feet x 100 feet (5,000 square feet in area).
- The proposed dwelling will encroach 1.67 feet into the ten-foot side yard setback.
- There have not been any prior variances for the subject property.
- The subject property is not located within a Target Area, but the Mobile Manor subdivision is a location to promote affordable housing.

Staff Findings:

The applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

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

Staff finds that the following variance criteria have been satisfied:

- The proposed dwelling will replace a hurricane damaged structure and cannot be repaired; therefore, special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable

to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)

- The need for a new dwelling is a result of damages incurred by Hurricane Ian; therefore, special conditions and circumstances are not the result from the actions of the applicant. Section 30.3.3.2(b)(2)
- The placement of a new single-family home would continue the established use of this property; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The Rebuild Florida Program has specific house models for participants; therefore, the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The placement of the proposed dwelling will encroach 1.67 feet into the 10-foot setback; therefore, the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, would not be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

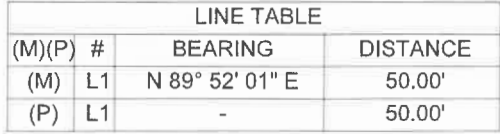
Staff Conclusion:

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

Staff Recommendation:

Based on the stated findings, staff recommends approval of the request. Additionally, 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.



 **Dewberry**

Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

3 BEDROOM / 2 BATH NARROW SLAB
REBUILD FLORIDA -
HURRICANE IAN HOUSING
REPAIR AND REPLACEMENT



LEGAL DESCRIPTION(FROM SURVEYOR):
LOT 12, BLOCK E, OF MOBILE MANOR SECOND SECTION, IN SEMINOLE
COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 11, PAGE 48, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA.

PARCEL ID 03-21-29-505-0E00-0120

<div> <div> SITE DATA TABLE </div> <div> 145 Magnolia Drive Altamonte, FL 32714 </div> </div>	
DESCRIPTION	AREA
FLOOD ZONE	ZONE-X, TILE# 12117C0145F eff. 9/28/2007
PROJECT SITE	0.11 AC
BUILDING FOOTPRINT AREA	38D/2BA NARROW (SLAB)
Zoning / Land Use	
DESCRIPTION	ZONING
PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
NORTH OF PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
SOUTH OF PROJECT SITE	MULTIPLE-FAMILY (R-3)
EAST OF PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
WEST OF PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
REQUIRED SETBACKS	
DESCRIPTION	BUILDING
STREET FRONTAGE	20 FT
REAR LOT	20 FT
SIDE LOT	10 FT
SIDE LOT	10 FT

NOTES

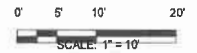
1. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ROAD CENTERLINE OR 8 INCHES ABOVE THE HIGHEST ADJACENT GRADE. CONTRACTOR SHALL VERIFY MUNICIPALITY REQUIREMENTS.
2. ALL FINISHED SITE GRADERS ARE THE RESPONSIBILITY OF THE CONTRACTOR BASED ON PROPOSED FFE AND SHALL MEET MUNICIPALITY REQUIREMENTS. AT A MINIMUM, CONTRACTOR SHALL INSTALL NECESSARY FILL TO PROVIDE A 3:1 SLOPE AWAY FROM THE PROPOSED BUILDING FEE.
3. CONTRACTOR TO GRASS SITE TO PREVENT POSITIVE DAMAGE TO RIGHT OF WAY OR EXISTING STORMWATER FACILITIES, AND PREVENT DETRIMENTAL IMPACTS TO ADJACENT PROPERTIES.
4. BUILDING TO BE LOCATED IN THE SAME GENERAL FOOTPRINT OF THE EXISTING BUILDING. ANY CHANGES TO THE BUILDING OR CONFLICTS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
5. ZONING AND SETBACK REQUIREMENTS REGULATED BY SEMINOLE COUNTY (LAND DEVELOPMENT CODE [SEE SITE DATA TABLE]).

NOTE:
Contractor to evaluate existing septic tank location and conditions. If modifications or relocation of septic systems are required, contractor to provide modifications (location, size, depth, materials, etc) or new location if needed.

IMPERVIOUS SURFACE RATIO		
DESCRIPTION	SF	AC
EXISTING IMPERVIOUS AREA	865.6	0.02
IMPERVIOUS PROPOSED HOUSE PLAN	1616.0	0.04
TOTAL IMPERVIOUS AREA	2513.8	0.06
PARCEL AREA	4791.6	0.11
IMPERVIOUS SURFACE RATIO	0.52	0.52
IMPERVIOUS SURFACE RATIO %	52.46	52.46

SEAL

SCALE

[illegible]

No.	Description	Date
REVISIONS		
DRAWN BY		BS
APPROVED BY		BB
CHECKED BY		TN
DATE		MAY 23, 2025

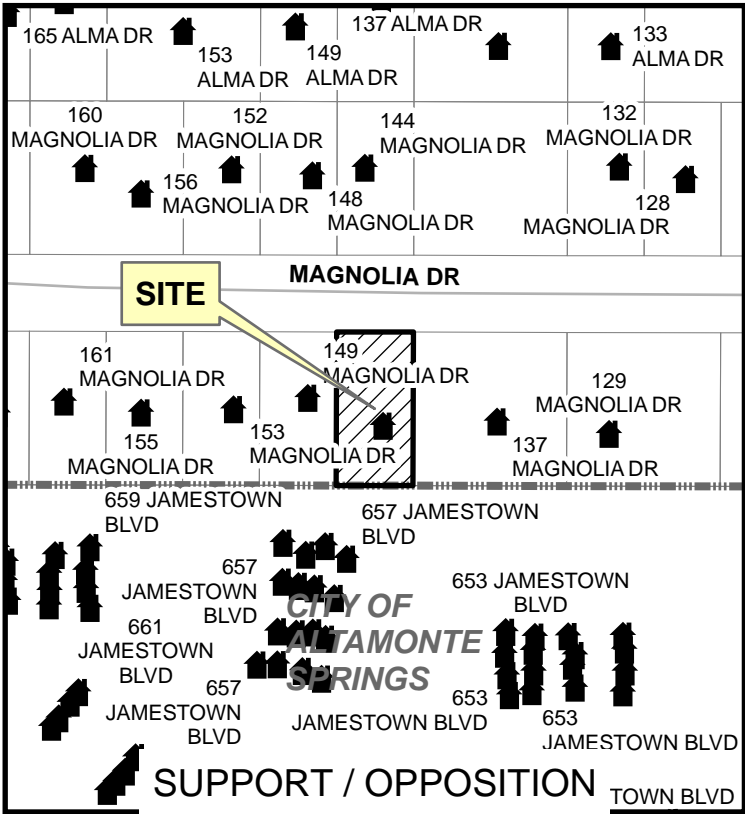
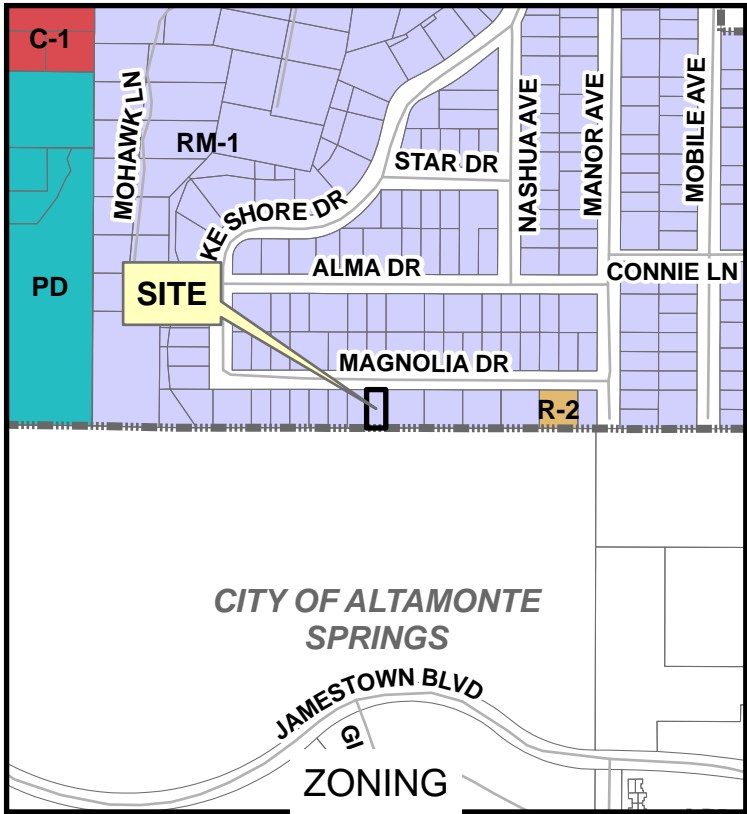
TITLE

PROPOSED
SITE AND
DRAINAGE
PLAN

PROJECT NO. 50171913

C2.1

SHEET NO.



CHANTELLE BOWEN
145 MAGNOLIA DR
ALTAMONTE SPRINGS, FL 32714

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025

LEGEND

- R-2
- RM-1
- C-1
- PD

SUPPORT / OPPOSITION

TOWN BLVD



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 proposed house structure is from the Rebuild Florida Program, which assists qualified homeowners with rehabilitation or replacement home due to the impacts of Hurricane Ian. The Program has a specific home models and floor plans available to participants. The proposed house is the most appropriate model available for the participant and the property.

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

The need for the new house is a result of damages due to Hurricane Ian; it is not the result of actions of the applicant.

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

The granting of the variance does provide any special privilege to the applicant. The applicant's home was damaged due to the effects of Hurricane Ian. It the right of the property owner to be able to have a home to live in on their property. This right is enjoyed by other property owners in the same zoning district.

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

The literal interpretation of the zoning district setbacks could hinder the applicant's ability to participate in the Rebuild Florida program. The program maintains specific floor plans and home models that are used for all program participants. Every effort is made to site the most appropriate house on each property.

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

The 1.67 feet variance for the side setback, in lieu of the required 10' side setback is the minimum needed for the proposed house to fit on the existing lot. This is a 16.7% variance, which is just over the limit of an administrative variance process, which can be granted for variances up to 10%.

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

The variance would allow for a single family home, which was damaged beyond rehabilitation by Hurricane Ian, to be reconstructed. The construction of a single family home would not be injurious to the neighborhood or general welfare.

Property Record Card



Parcel: 03-21-29-505-0E00-0120
 Property Address: 145 MAGNOLIA DR ALTAMONTE SPRINGS, FL 32714
 Owners: BOWEN, CHANTELE
 2025 Market Value \$101,938 Assessed Value \$84,292 Taxable Value \$33,570
 2024 Tax Bill \$553.55 Tax Savings with Exemptions \$665.17
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 1,680 SF and a lot size of 0.11 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-505-0E00-0120
Property Address	145 MAGNOLIA DR ALTAMONTE SPRINGS, FL 32714
Mailing Address	145 MAGNOLIA DR ALTAMONTE SPRINGS, FL 32714-3009
Subdivision	MOBILE MANOR 2ND SECTION
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$50,138	\$40,864
Depreciated Other Features	\$1,800	\$1,400
Land Value (Market)	\$50,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$101,938	\$92,264
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$17,646	\$10,348
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,292	\$81,916

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,218.72
Tax Bill Amount	\$553.55
Tax Savings with Exemptions	\$665.17

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 BOWEN, CHANTELE

Legal Description

LOT 12
BLK E
MOBILE MANOR 2ND SECTION
PB 11 PGS 46-48

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,292	\$50,722	\$33,570
Schools	\$84,292	\$25,000	\$59,292
FIRE	\$84,292	\$50,722	\$33,570
ROAD DISTRICT	\$84,292	\$50,722	\$33,570
SJWM(Saint Johns Water Management)	\$84,292	\$50,722	\$33,570

Sales

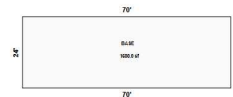
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/29/2021	\$100,000	09835/0979	Improved	Yes
QUIT CLAIM DEED	12/1/2005	\$100	06071/1529	Improved	No
WARRANTY DEED	9/1/1980	\$100	01298/0690	Improved	No

Land

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

Building Information

#	1
Use	MOBILE HOME
Year Built*	1989
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1680
Total Area (ft ²)	1680
Constuction	MOBILE HOMES AVG
Replacement Cost	\$125,345
Assessed	\$50,138



Sketch by Apen/Sketch

Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
02688	145 MAGNOLIA DR: REROOF RESIDENTIAL-single family residence [MOBILE MANOR 2ND SECTION]	\$6,880		2/28/2019

Extra Features				
Description	Year Built	Units	Cost	Assessed
CARPORT 2	1989	1	\$4,500	\$1,800

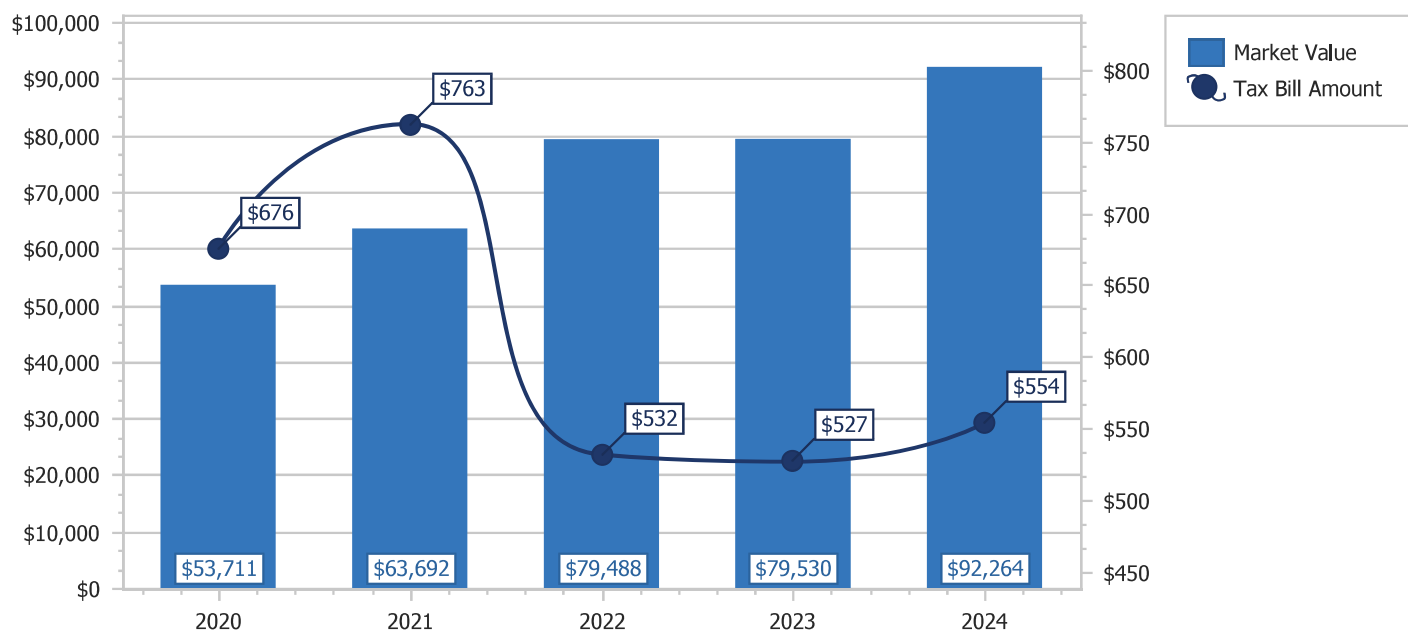
Zoning	
Zoning	RM-1
Description	Single Family Mobile Home-7000
Future Land Use	MDR
Description	Medium Density Residential

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 40

School Districts	
Elementary	Forest City
Middle	Teague
High	Lake Brantley

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12
BLK E
MOBILE MANOR 2ND SECTION PB 11 PGS 46-48

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

A. FINDINGS OF FACT

Property Owner: CHANTELLE BOWEN
145 MAGNOLIA DR
ALTAMONTE SPRINGS, FL 32714

Project Name: MAGNOLIA DR (145)

Variance Approval:

Request for a west side yard setback variance from ten(10) feet to eight and one-half (8.5) feet for a single-family dwelling in the R-M1 (Single Family Mobile Home) district. The findings reflected in the record of the July 28, 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 27+/- X 49+/- single family dwelling as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

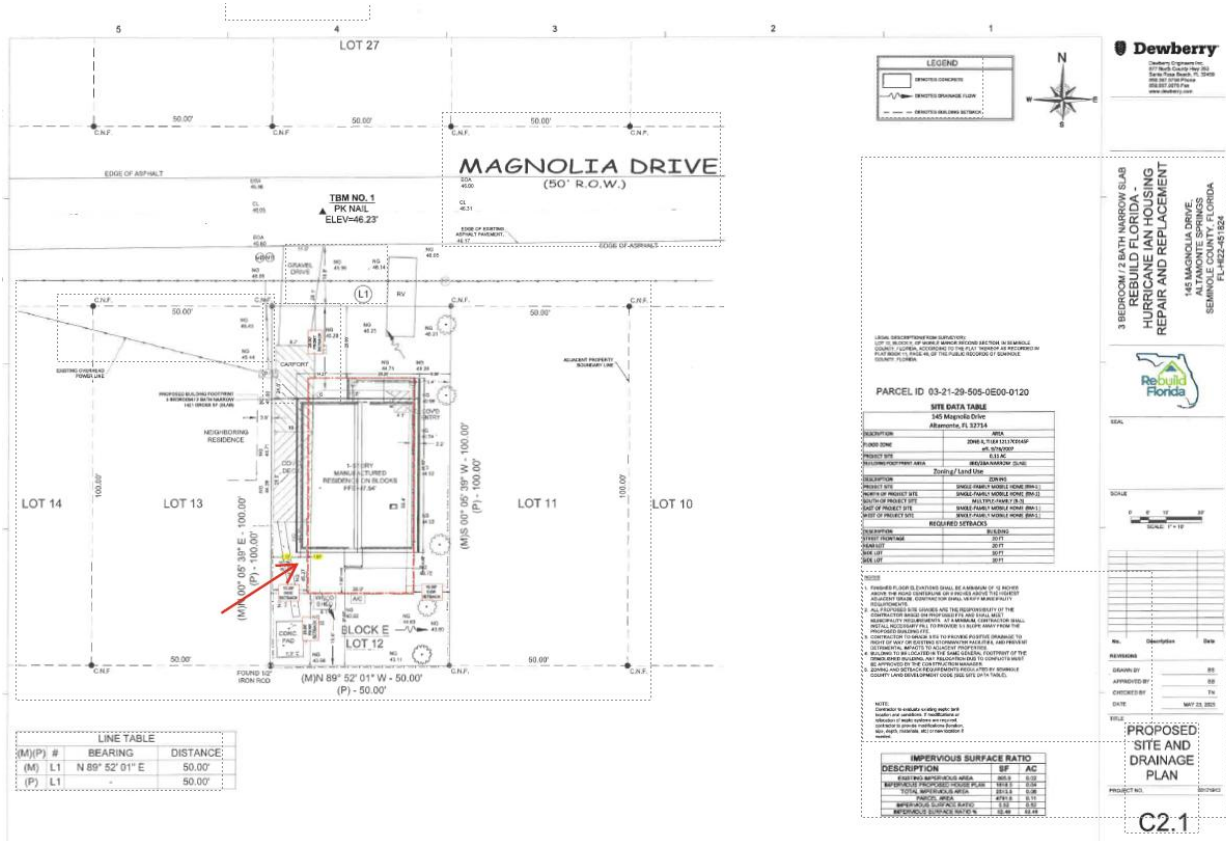
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 August, 2025.

Notary Public

Prepared by: MARY ROBINSON, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-667

Title:

1425 Grand Road - Request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district; BV2025-078 (Rachel Brown, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district; or
2. Approve the request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located on the east side of Grand Road and is and is a lakefront property on Garden Lake.
- The applicant is proposing to enclose the existing walls that are attached to the home to create a storage area.
- A review of the property appraiser's and building records did not reveal any permits for the walls.
- The home was constructed in the 1980's. The A-1 zoning side yard setbacks requirements were ten (10) feet.

- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1(Dimensional Standards Table) 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 site is a large lot (1.5) acres and there is ample space to construct a storage building. Therefore, special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section

30.3.3.2(b)(1)

- The 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:

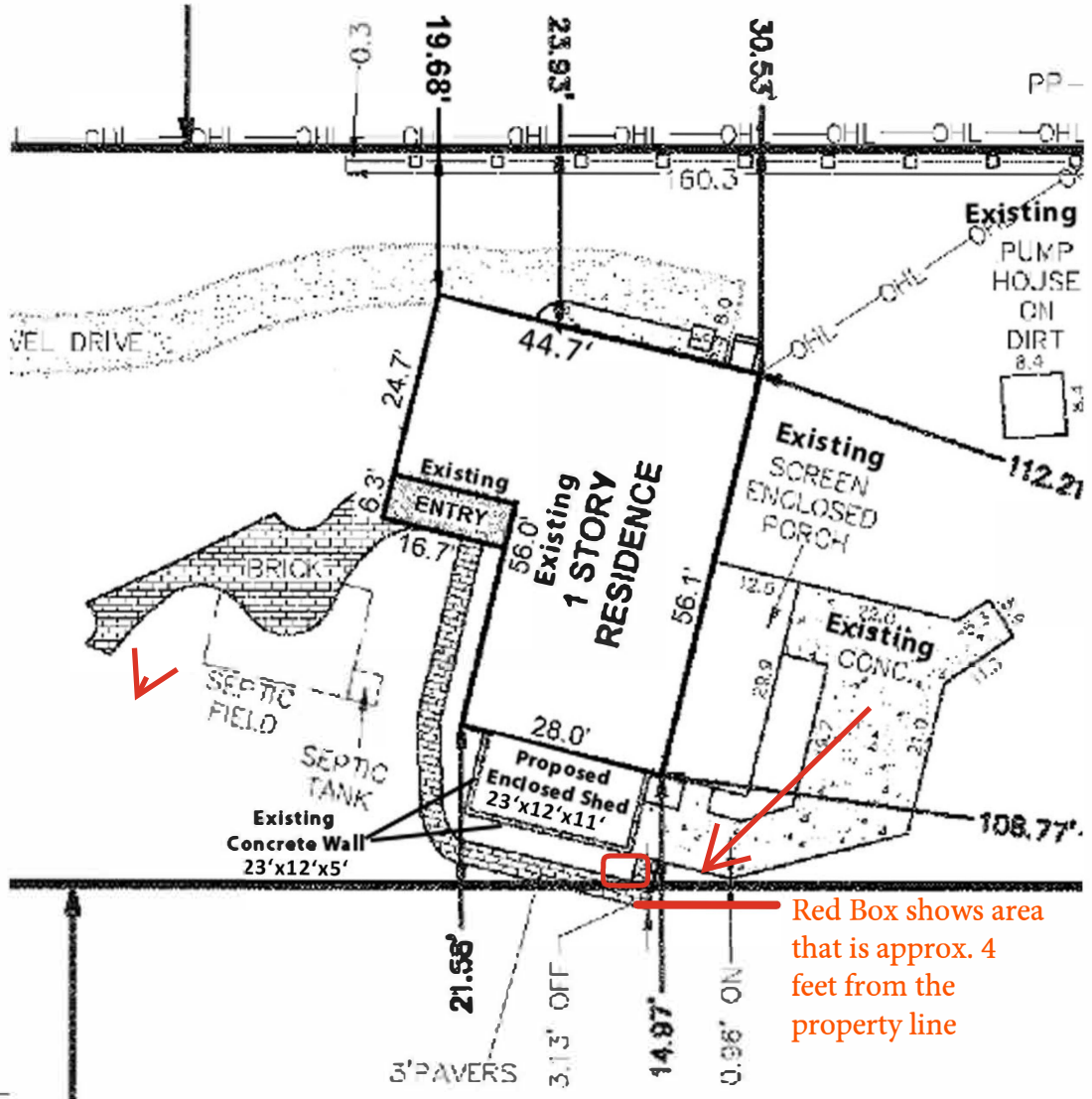
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

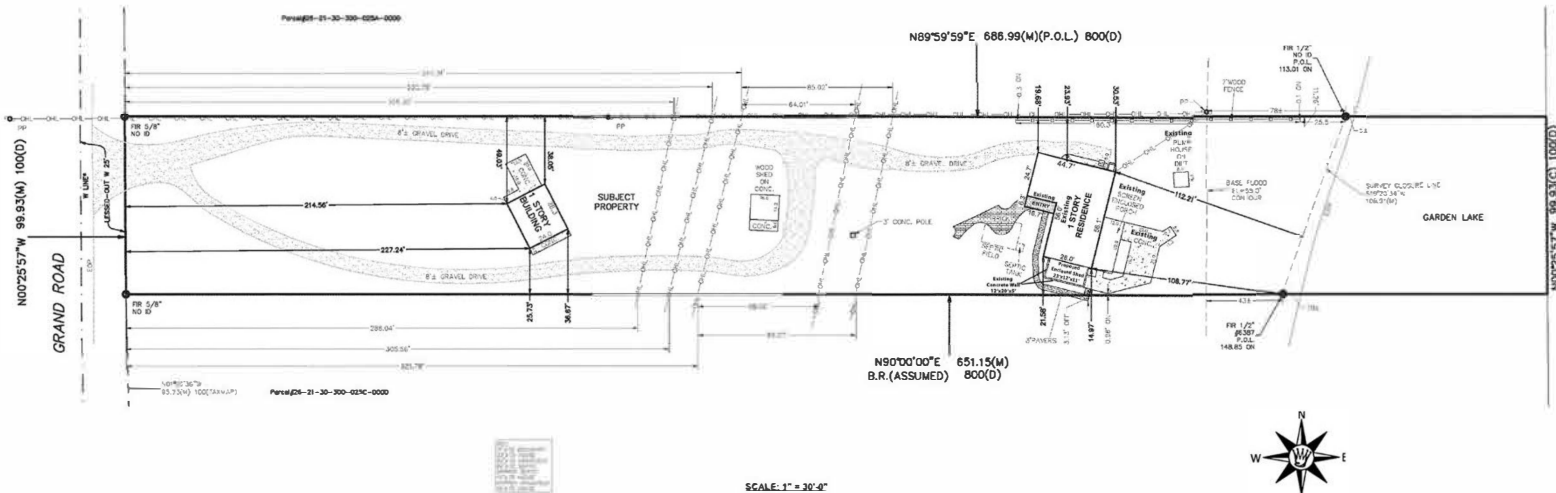
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the shed attached to the south side of the dwelling and 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.

SITE PLAN



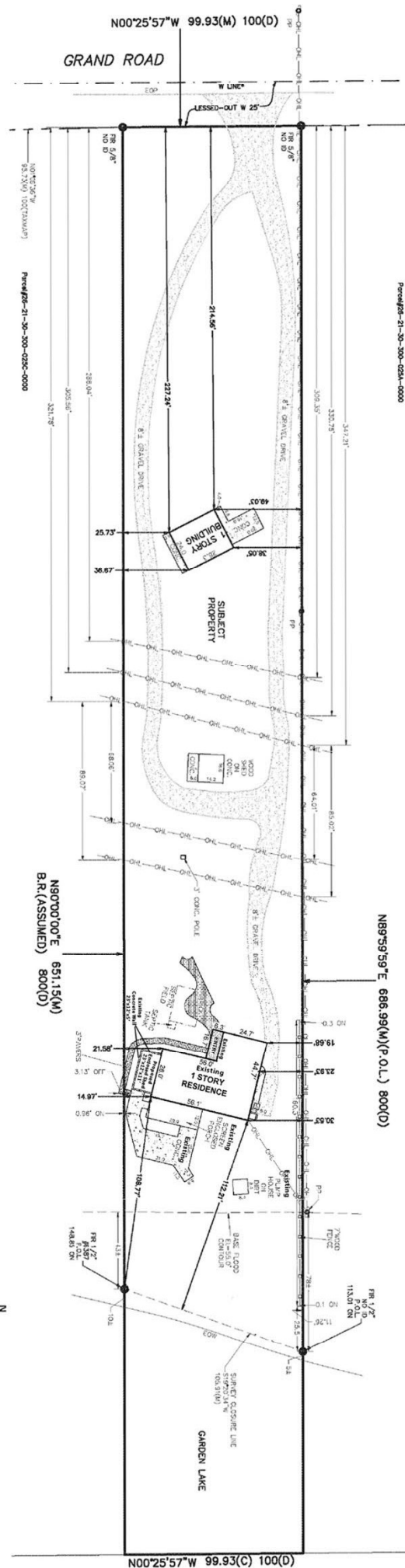
Red Box shows area that is approx. 4 feet from the property line



Legal Description:

The North 350 feet of the West 12 1/2 Chains of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 30 East, Seminole County, Florida: LESS the North 250 feet of the West 12 1/2 Chains of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 30 East, Seminole County, Florida: LESS and except the West 25 feet thereof.

Parcel ID: 26-21-30-300-025B-0000



THIS IS A SURVEY
MAP OF THE
SUBJECT PROPERTY
AND THE ADJACENT
PROPERTY TO THE
WEST. THE SURVEY
WAS MADE BY
T.S. CHASE, L.P.
ON 05/12/2000.
THE SCALE IS
1\"/>

SCALE: 1" = 30'-0"

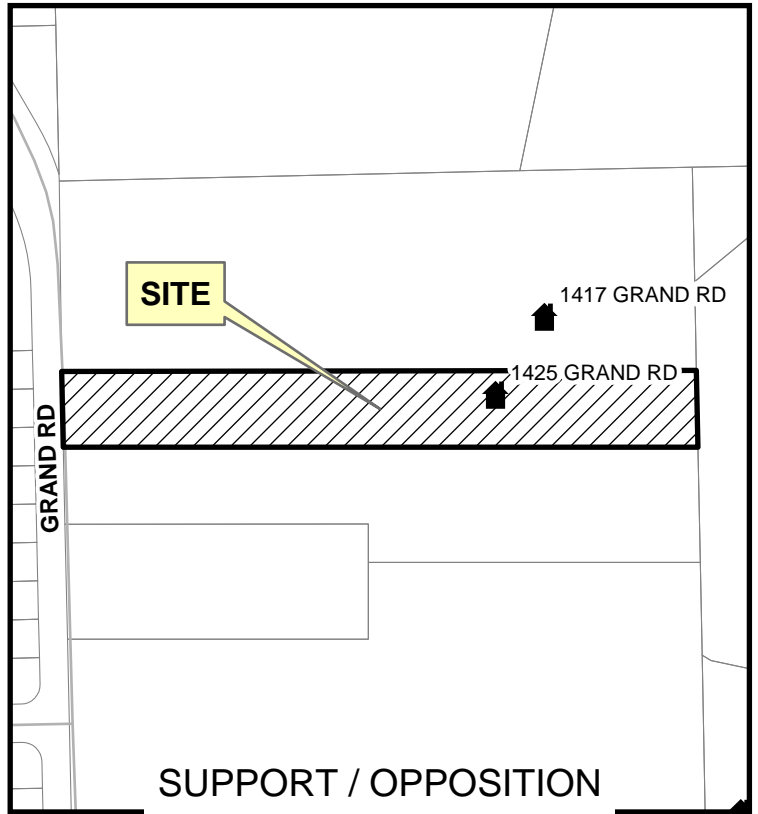
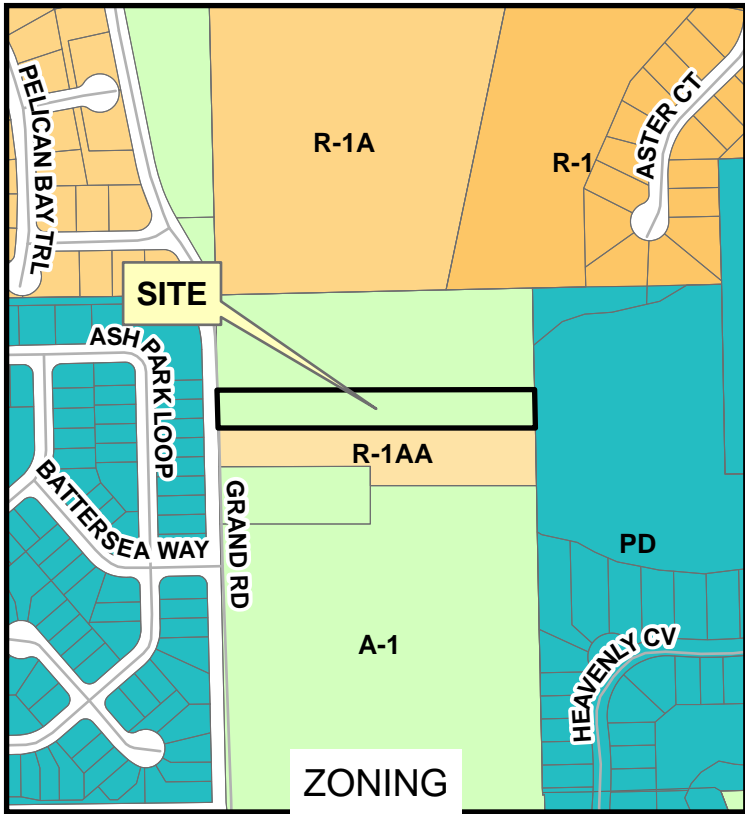


Legal Description:

The North 350 feet of the West 1/2 1/2 Chans of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 30 East, Seminole County, Florida: LESS the North 250 feet of the West 1/2 1/2 Chans of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 30 East, Seminole County, Florida: LESS and except the West 25 feet thereof.

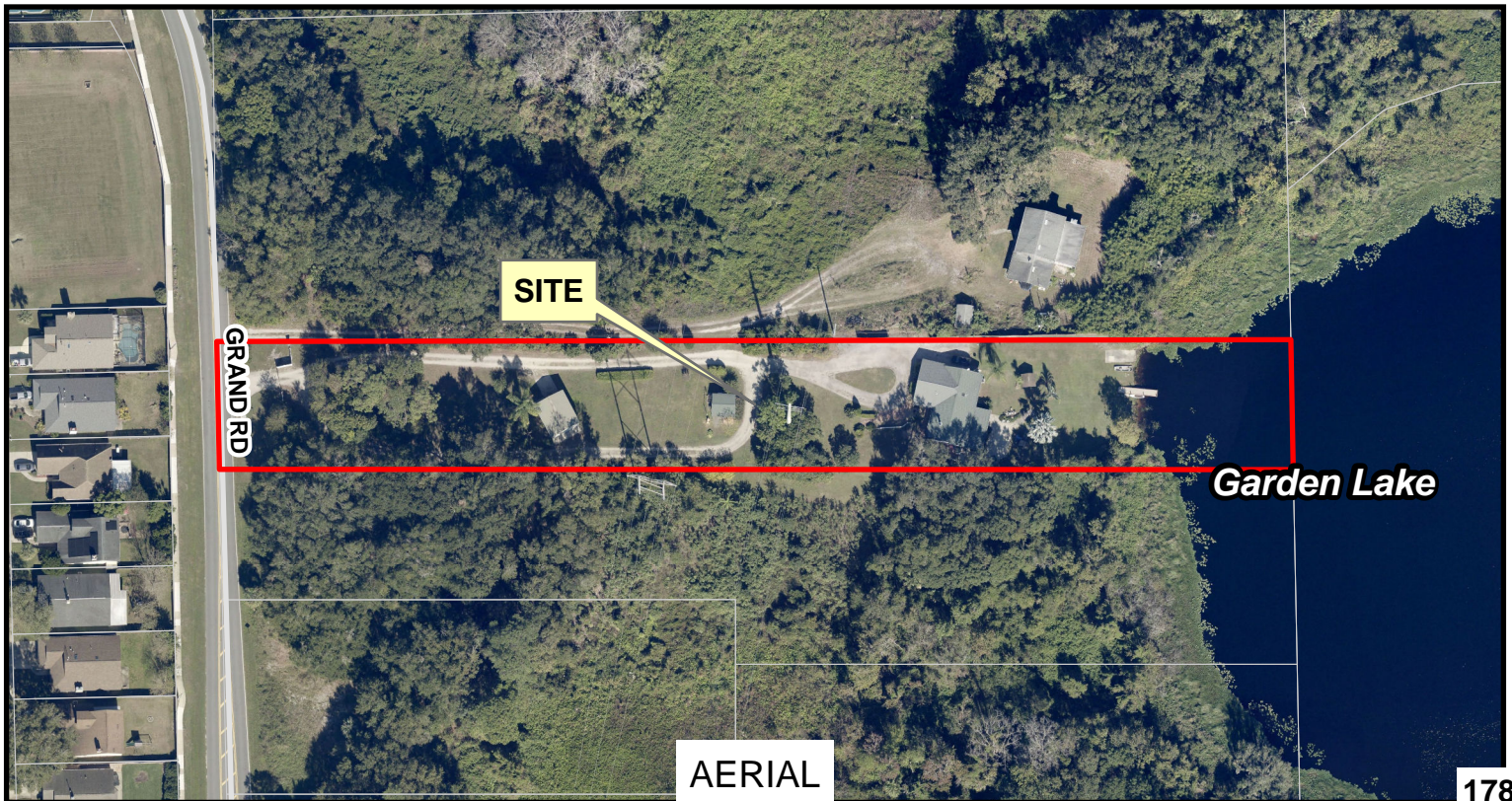
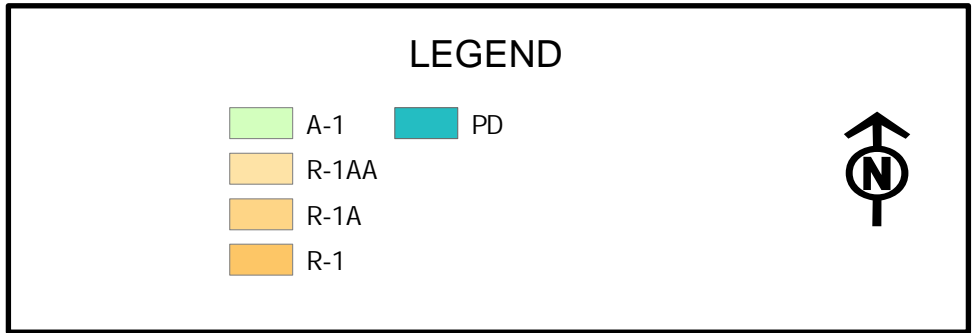
Parcel ID: 26-21-30-300-025B-0000

T.S. Chase
Licensed Professional Engineer
531 S. S.R. 434
Auburn Springs, FL
(407) 521-5557
FAX (407) 521-5434
PE 0040748



RACHEL & CHAD BROWN
1425 GRAND RD
WINTER PARK, FL 32792

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



VARIANCE CRITERIA

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

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

The existing walls on the south side of the property were constructed prior to the current ownership and prior to the adoption or enforcement of the current setback requirements. These walls are structurally integrated into the property and situated only 4 feet from the property line. The location and permanence of these walls constitute a unique site condition not commonly found on other lots in the same zoning district, particularly where the adjacent lot is undeveloped forest owned by an out-of-state investor, further distinguishing this property's situation.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The existing structure and its proximity to the property line were in place before the current owner acquired the property. The applicant did not build or modify the structure and is now seeking to make practical and reasonable use of it by enclosing the area. Therefore, the need for a variance arises solely from pre-existing conditions and not from any actions taken by the applicant.

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

The requested variance simply allows the applicant to make reasonable use of an existing structural feature, not to gain any special advantage. The enclosure would not exceed the existing footprint, and the request does not seek additional development rights beyond what is typical in the zoning district. Other property owners in similar situations would be eligible to request comparable relief under the same regulations.

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

A literal interpretation would prevent the applicant from enclosing an existing space that is otherwise usable, safe, and compatible with the surrounding area. Other property owners in the same zoning district can construct enclosed structures on their land in compliance with setback requirements; denying this variance would deprive the applicant of that same functional use. This would result in undue hardship, as it limits use of already-constructed infrastructure and causes unnecessary inefficiency in use of the property.

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

The variance request is limited to the existing walls that encroach on the setback area. No new encroachment or expansion is proposed—only enclosure of what is already in place. This is the minimum variance necessary to make full and reasonable use of the pre-existing structure without altering or expanding the current footprint.

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

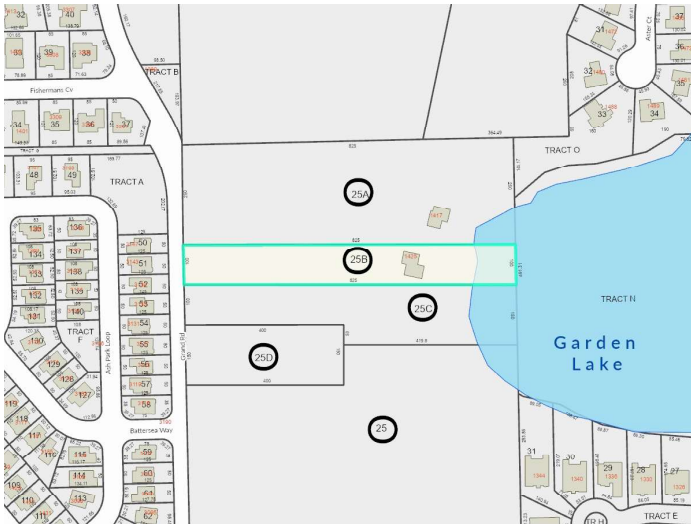
The variance would be in harmony with the zoning regulations by maintaining orderly development and ensuring that any structure remains consistent with neighborhood character. Since the adjacent lot is undeveloped and owned by an out-of-state investor, there is no adverse impact on neighboring residences or the public. The enclosure of the existing walls poses no threat to public safety, privacy, or environmental concerns, and it does not interfere with the purposes of the setback, such as spacing between buildings or emergency access.

Property Record Card



Parcel: 26-21-30-300-025B-0000
Property Address: 1425 GRAND RD WINTER PARK, FL 32792
Owners: BROWN, RACHEL; BROWN, CHAD
 2025 Market Value \$546,072 Assessed Value \$307,503 Taxable Value \$256,781
 2024 Tax Bill \$3,418.86 Tax Savings with Exemptions \$3,720.45
 The 2 Bed/2 Bath Single Family Waterfront property is 1,909 SF and a lot size of 1.88 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-21-30-300-025B-0000
Property Address	1425 GRAND RD WINTER PARK, FL 32792
Mailing Address	1425 GRAND RD WINTER PARK, FL 32792-7349
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2013)
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	\$282,779	\$277,135
Depreciated Other Features	\$8,978	\$9,038
Land Value (Market)	\$254,315	\$254,315
Land Value Agriculture	\$0	\$0
Just/Market Value	\$546,072	\$540,488
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$238,569	\$241,651
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$307,503	\$298,837

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,139.31
Tax Bill Amount	\$3,418.86
Tax Savings with Exemptions	\$3,720.45

Owner(s)

Name - Ownership Type

BROWN, RACHEL - Tenancy by Entirety
 BROWN, CHAD - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 21S RGE 30E
S 100 FT OF N 350 FT OF W
825 FT OF SW 1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$307,503	\$50,722	\$256,781
Schools	\$307,503	\$25,000	\$282,503
FIRE	\$307,503	\$50,722	\$256,781
ROAD DISTRICT	\$307,503	\$50,722	\$256,781
SJWM(Saint Johns Water Management)	\$307,503	\$50,722	\$256,781

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$293,500	07913/1039	Improved	Yes
WARRANTY DEED	3/1/1983	\$60,000	01443/0015	Improved	Yes
WARRANTY DEED	4/1/1979	\$9,000	01220/0475	Improved	Yes

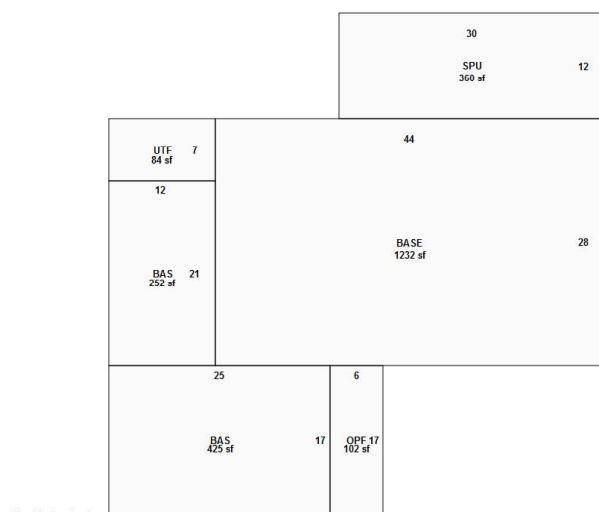
Land

Units	Rate	Assessed	Market
100 feet X 680 feet	\$1,100/Front Foot	\$139,315	\$139,315
1 Lot	\$115,000/Lot	\$115,000	\$115,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980/1990
Bed	2
Bath	2.0
Fixtures	8
Base Area (ft ²)	1232
Total Area (ft ²)	2455
Constuction	CB/STUCCO FINISH
Replacement Cost	\$334,650
Assessed	\$282,779

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	252
BASE	425
OPEN PORCH FINISHED	102
SCREEN PORCH UNFINISHED	360
UTILITY FINISHED	84

Permits				
Permit #	Description	Value	CO Date	Permit Date
15399	1425 GRAND RD: ELECTRICAL - RESIDENTIAL-	\$2,000		11/7/2019
14233	ADDITION	\$60,000		12/23/2015
03229	BOAT DOCK	\$10,000		4/10/2014
05238	CELL TOWER; PAD PER PERMIT 1421 GRAND RD	\$80,000		7/1/2010
05632	METAL BUILDING ON PARKING PAD	\$15,000		5/24/2007
09941	MECHANICAL & CONDENSOR	\$4,669		11/2/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1988	1	\$1,100	\$440
ACCESSORY BLDG 1	1998	1	\$2,500	\$1,000
FIREPLACE 1	1998	1	\$3,000	\$1,200
BLOCK WALL - SF	1998	43	\$596	\$238
ACCESSORY BLDG 3	2007	1	\$10,000	\$4,000
BOAT COVER 1	2014	1	\$3,500	\$2,100

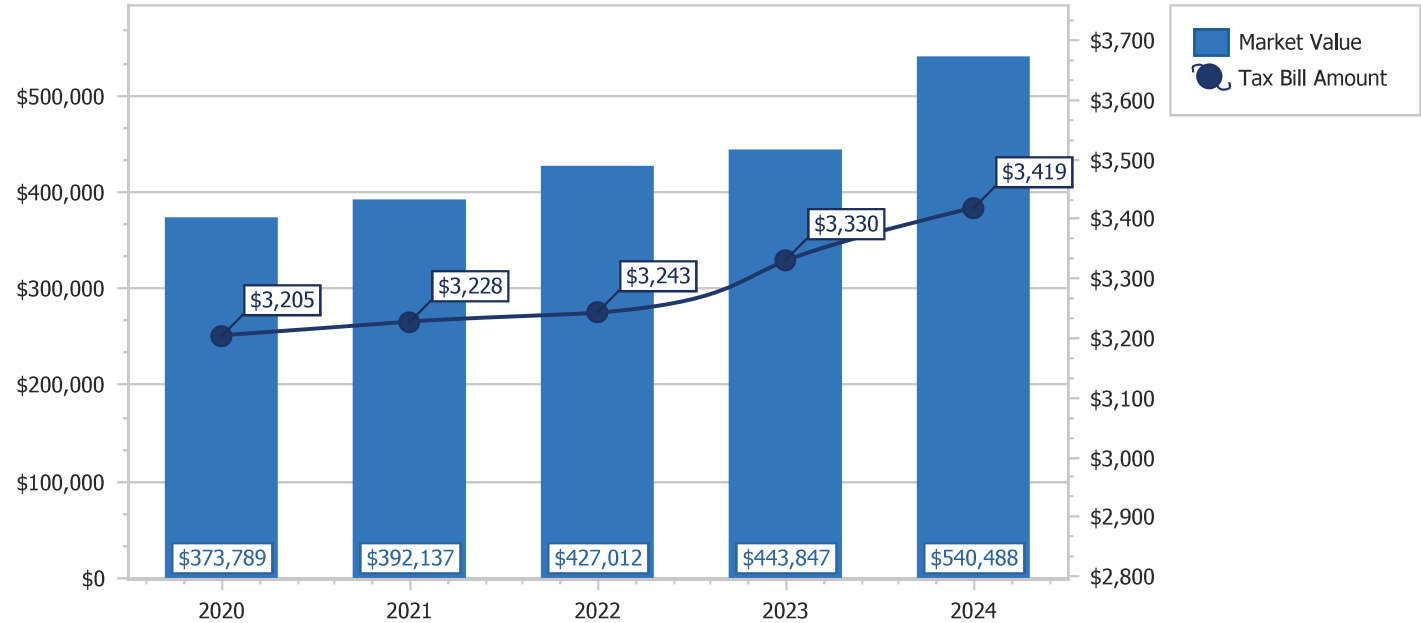
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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	WED
Hauler #	Waste Pro

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 26 TWP 21S RGE 30E S 100 FT OF N 350 FT OF W 825 FT OF SW 1/4 OF SE ¼

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

A. FINDINGS OF FACT

Property Owners: RACHEL BROWN
CHAD BROWN
1425 GRAND RD.
WINTER PARK, FL 32792

Project Name: GRAND RD. (1425)

Requested Variance:

Request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district.

The findings reflected in the record of the July 28, 2025; Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 26 TWP 21S RGE 30E S 100 FT OF N 350 FT OF W 825 FT OF SW 1/4 OF SE ¼

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

A. FINDINGS OF FACT

Property Owner: RACHEL BROWN
CHAD BROWN
1425 GRAND RD.
WINTER PARK, FL 32792

Project Name: GRAND RD (1425)

Variance Approval:

Request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district.

The findings reflected in the record of the July 28, 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 23' X 12' walls attached to the south side of the dwelling unit 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

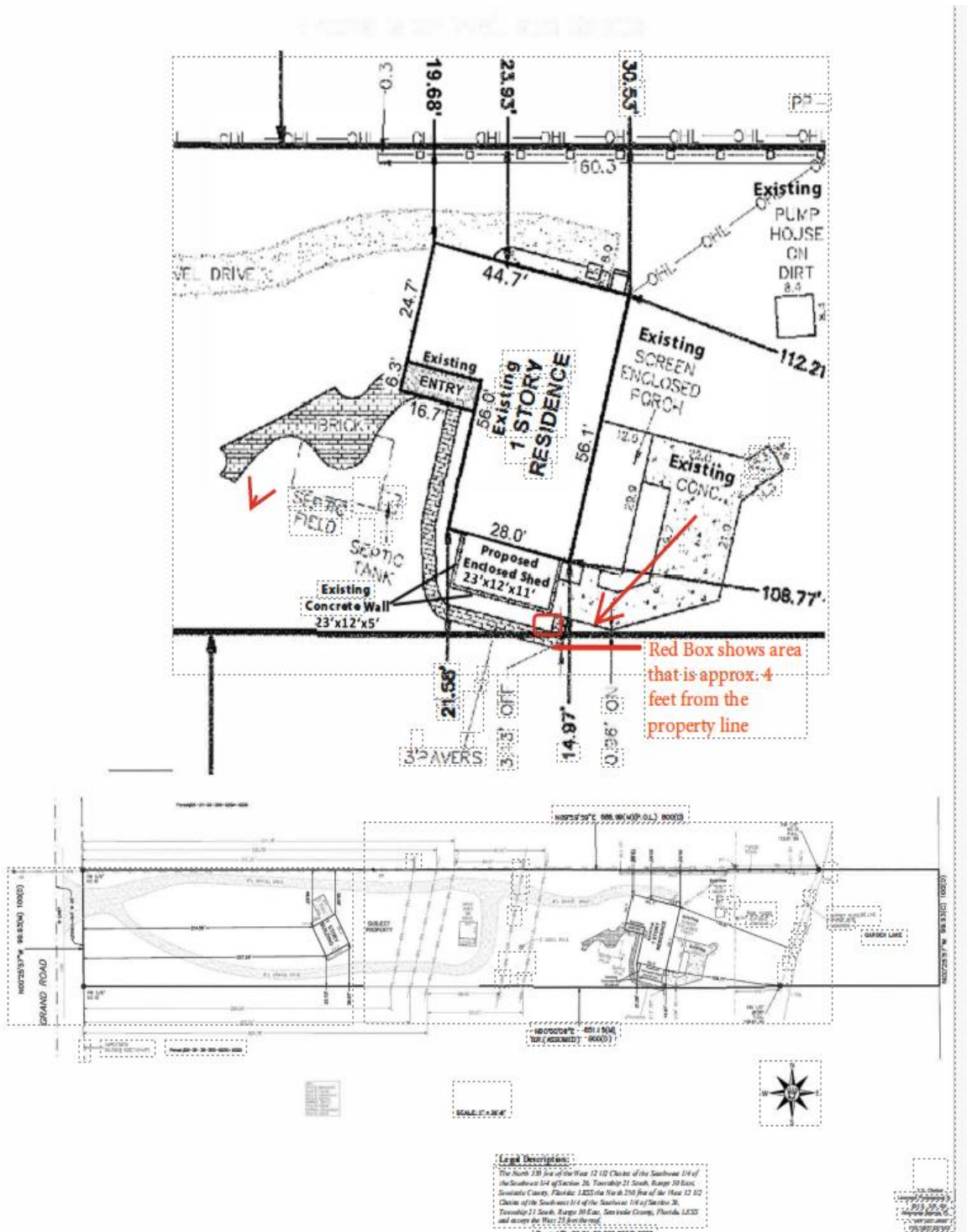
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 August 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-673

Title:

237 Lake View Drive - Request for an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district; BV2025-080 (Dolly Park, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district; or
2. Approve the request for an accessory structure size variance from 984 square feet to 1,500 square 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 Loch Arbor-Phillips subdivision and a portion of the lot is not within a subdivision.
- The proposed detached garage will be 1,500 square feet (30' x 50') exceeding the permitted size by 412 square feet.
- There are three (3) letters from neighbors stating support of the variance application.
- There have not been any prior variances for the subject property.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that each detached accessory structure or

building shall not exceed fifty (50) percent of the living area of the principal building.

Staff Findings:

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

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

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

The general intent of the Land Development Code is to maintain consistent setbacks and size requirements; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30 would be injurious to the neighborhood, and otherwise detrimental to 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:

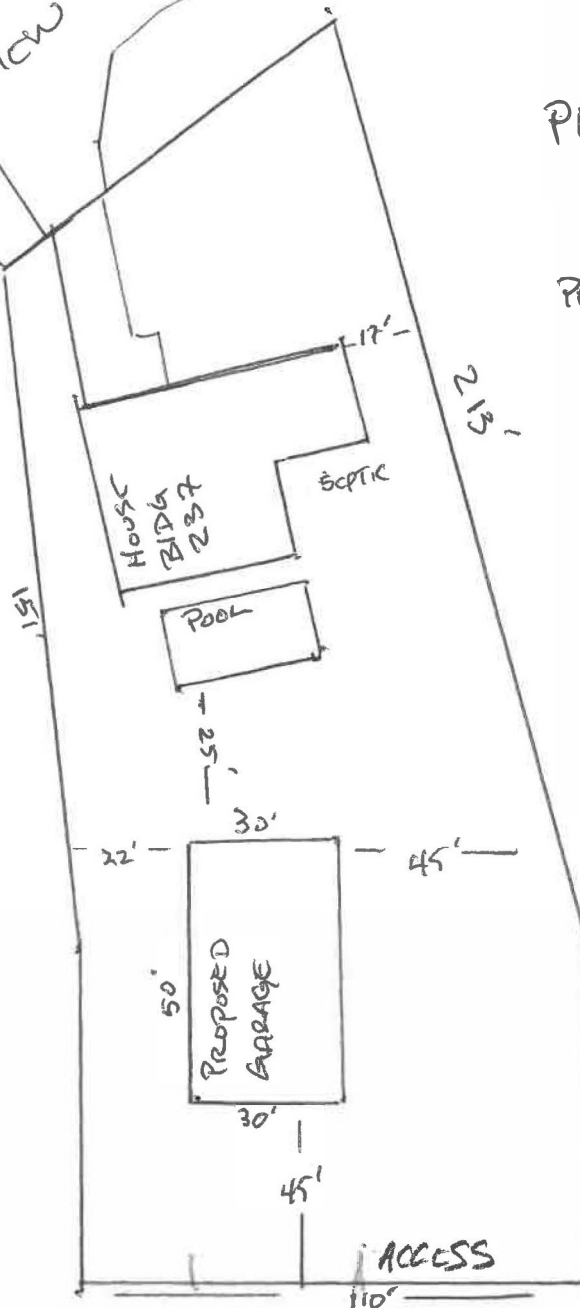
1. Any variance granted will apply only to the 1500 square foot (30' x 50') accessory structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

LAKE VIEW DRIVE

PDU. HOUSE LIVING SPACE
2,176'

PROPOSED GARAGE
30' X 50' 1500' SQ FT
X 12' HEIGHT

NORTH



745' X 22' INGRESS/EGRESS ROAD ACCESS

CONCRETE PAD
12" X 12" FOOTER
2 #5 CONTINUOUS
4" FIBER MESH THROUGHOUT
3000 PSI CONCRETE
6mm VAPOR BARRIER

04-20-30-506-0500-0070

237 LAKE VIEW DR SANFORD, FL 32773-4726

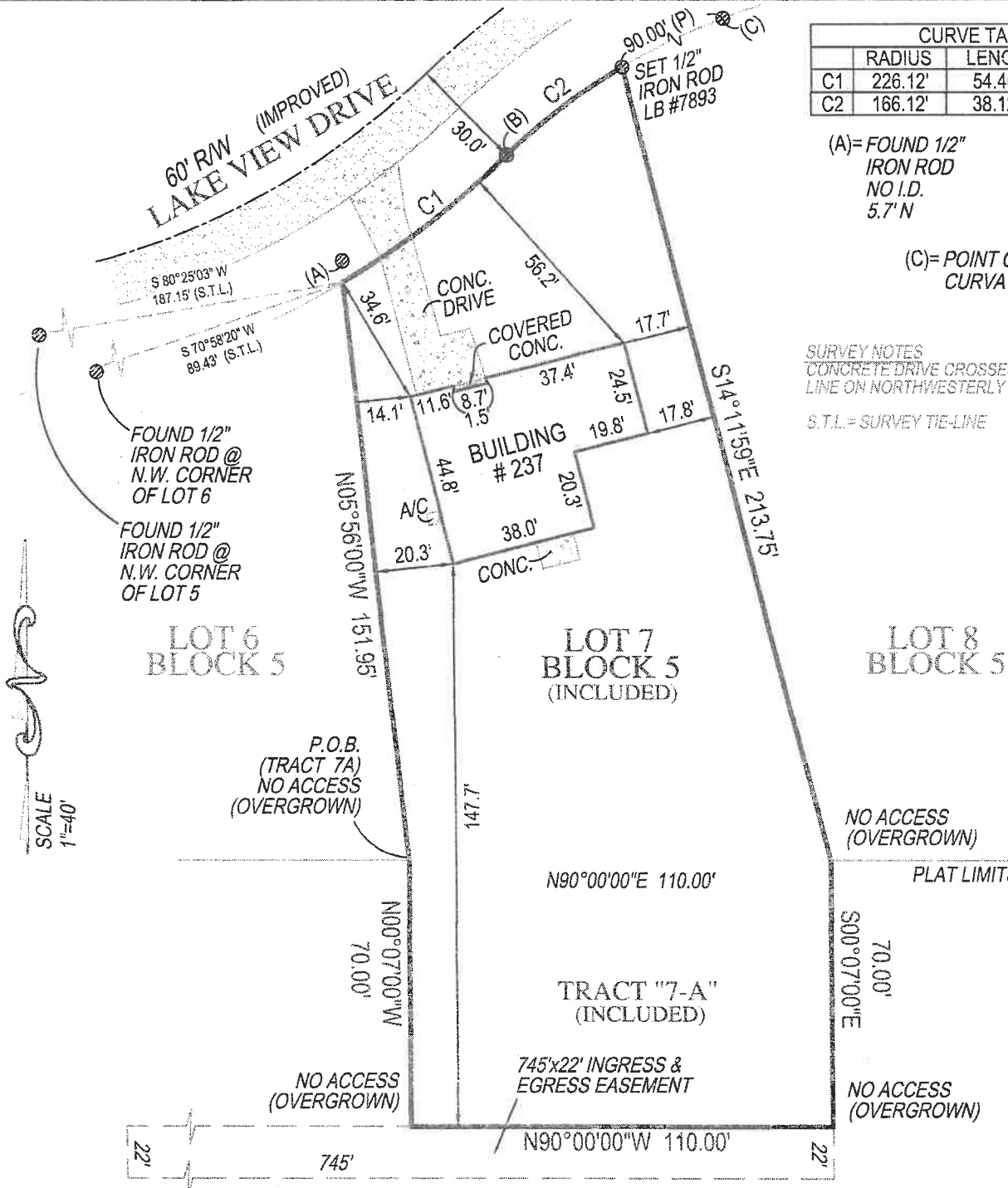
LOT 7 BLK 5 LOCH ARBOR-PHILLIPS SEC PB 9 PG
66 & SEC 04 TWP 20S RGE 30E W 110 FT OF E 625
FT OF S 70 FT OF N 4080 FT 193

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	226.12'	54.40'	13°47'03"
C2	166.12'	38.12'	13°08'52"

(A)= FOUND 1/2" IRON ROD NO I.D. 5.7' N
 (B)= POINT OF REVERSE CURVATURE SET 1/2" IRON ROD LB #7893
 (C)= POINT OF CURVATURE

SURVEY NOTES
 CONCRETE DRIVE CROSSES THE PROPERTY LINE ON NORTHWESTERLY SIDE OF LOT.

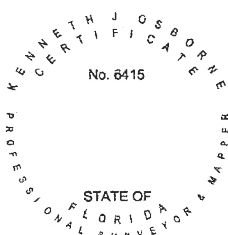
S.T.L. = SURVEY TIE-LINE



BOUNDARY SURVEY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



(SIGNED)

KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

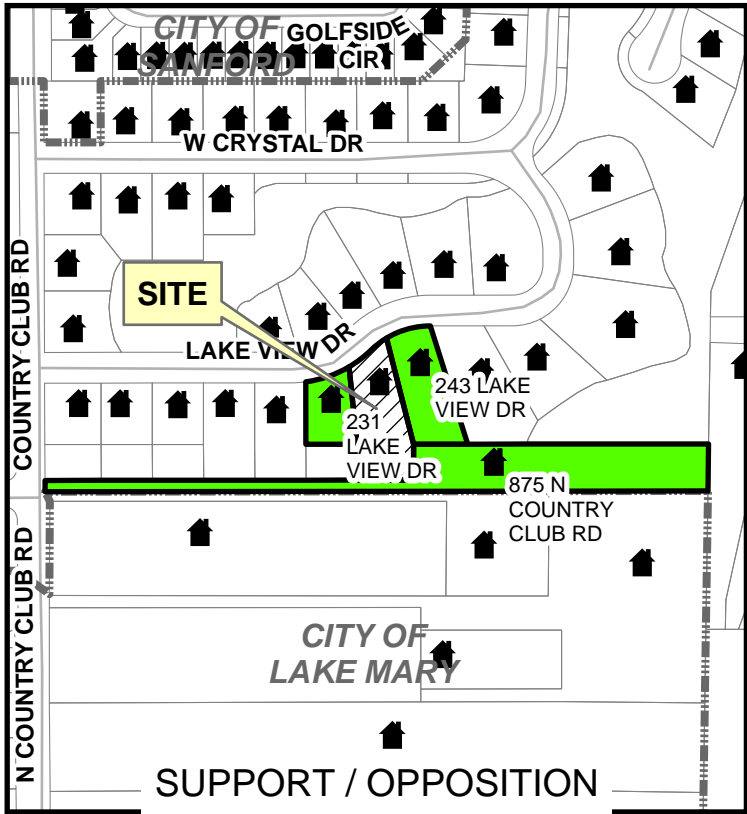
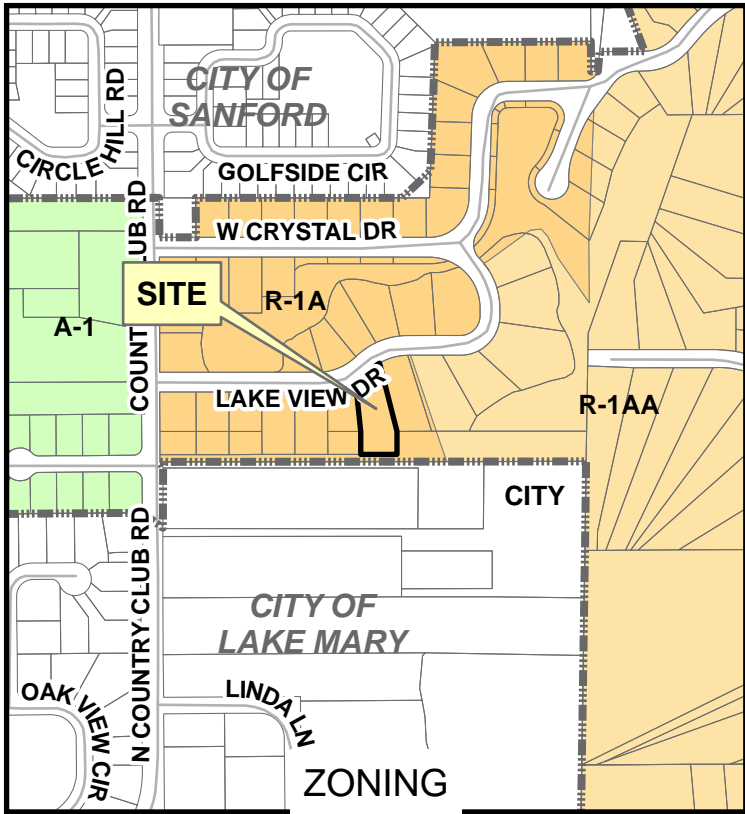
WEST PALM BEACH, FL 33407

PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>



DOLLY PARK
 237 LAKE VIEW DR
 SANFORD, FL 32773

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025

LEGEND

A-1
 R-1AA
 R-1A

Support

N



PHONE: EMAIL: 407-721-5238 dollydollfl@hotmail.com

CONSULTANT (IF ANY – MUST SUBMIT NOTARIZED AUTHORIZATION FORM)

NAME: COMPANY: n/a

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 DATE

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

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 special conditions is the unique configuration of our property, which includes two contiguous parcels that are used together as a single parcel that are used together as a single homesite, and recorded rear easement that provides the only practical access to the proposed garage location. These conditions are inherent to the property and were present prior to our ownership. They are not self-created and are not applicable to the majority of other properties in the zoning district, which typically do not face the same combination of easement access and dual lot configuration. Therefore we respectfully request this variance to allow reasonable and functional use of our property under these unique conditions.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The special conditions and circumstances that exist are that an adjacent parcel was purchased with the property w

together form the usable area of our property has a recorded easement that provides egress and access to the proposed garage. We are requesting a variance because the proposed garage is 1500 square ft, while the primary residence is 2,176 square ft. The larger garage is necessary to accommodate multiple vehicles, storage and utility functions for a property of this combined size and layout. The dual parcel configuration The presence of the rear easement and the associated site limitations are not the results of actions taken by me as the applicant but rather reflect the legal and physical characteristics of the physical property.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district? The variance is a reasonable accommodation due to unique circumstances. Other properties in the zoning district that face similar constraints (such as easements, lot configurations, or parcel combinations) would have the same opportunity to request a variance under comparable circumstances. Therefore, this request does not seek any unfair advantage, but rather reasonable relief that aligns with the intent of the zoning regulations.

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? Denying this variance would impose an unnecessary and undue hardship by preventing us from building a garage that meets our basic needs for vehicle storage and access. Due to the configuration of our land and legal established access easement and two adjoining parcels

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? We are requesting an increase from the allowed 1088 square feet (50% of our 2176 sq ft home) to 1,500 square ft an increase of only 412 sq feet. This size accommodates extra essential storage for my boat and vehicles. Which is consistent with the practical needs of home owners in the area, especially given the combined size of our two contiguous parcels.

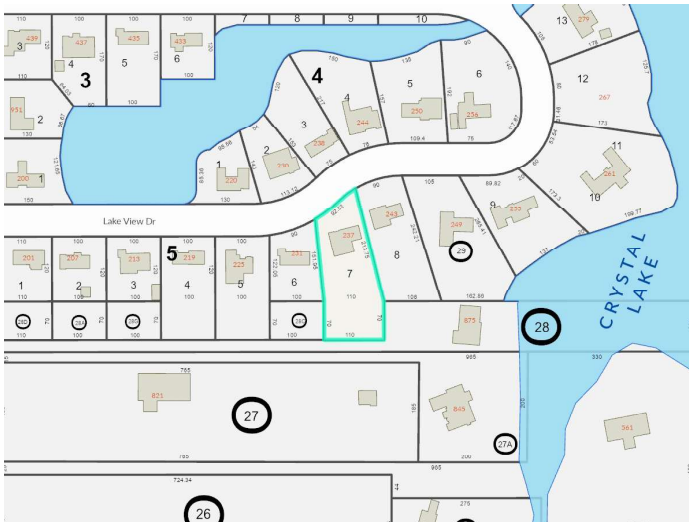
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare? The proposed garage will not negatively impact neighboring properties in terms of appearance, use or access, and it will be accessed from a rear easement to avoid any disruption to street facing areas. Importantly, all adjacent neighbors have expressed their support for this project indicating that it will not be injurious or detrimental to

Property Record Card



Parcel: 04-20-30-506-0500-0070
 Property Address: 237 LAKE VIEW DR SANFORD, FL 32773
 Owners: PARK, DOLLY
 2025 Market Value \$424,480 Assessed Value \$424,480 Taxable Value \$424,480
 2024 Tax Bill \$4,515.47 Tax Savings with Exemptions \$950.63
 The 4 Bed/2 Bath Single Family property is 1,967 SF and a lot size of 0.57 Acres

Parcel Location



Site View



Parcel Information

Parcel	04-20-30-506-0500-0070
Property Address	237 LAKE VIEW DR SANFORD, FL 32773
Mailing Address	237 LAKE VIEW DR SANFORD, FL 32773-4726
Subdivision	LOCH ARBOR-PHILLIPS SEC
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$282,596	\$289,624
Depreciated Other Features	\$47,884	\$49,192
Land Value (Market)	\$94,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$424,480	\$413,816
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$31,959
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$424,480	\$381,857

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,466.10
Tax Bill Amount	\$4,515.47
Tax Savings with Exemptions	\$950.63

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PARK, DOLLY

Legal Description

LOT 7 BLK 5
LOCH ARBOR-PHILLIPS SEC
PB 9 PG 66
&
SEC 04 TWP 20S RGE 30E
W 110 FT OF E 685 FT OF S
70 FT OF N 4080 FT

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$424,480	\$0	\$424,480
Schools	\$424,480	\$0	\$424,480
FIRE	\$424,480	\$0	\$424,480
ROAD DISTRICT	\$424,480	\$0	\$424,480
SJWM(Saint Johns Water Management)	\$424,480	\$0	\$424,480

Sales

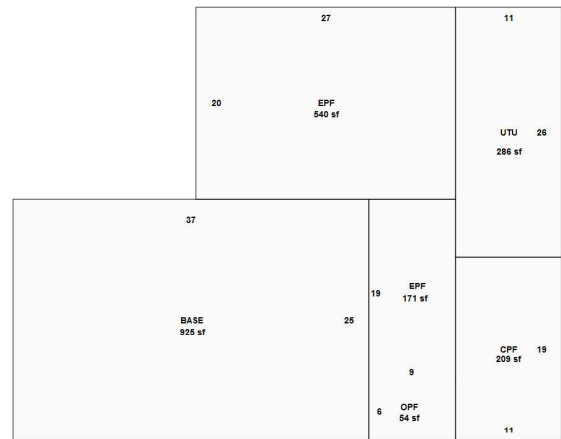
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/18/2025	\$440,000	10793/1771	Improved	Yes
WARRANTY DEED	2/11/2021	\$335,000	09860/1331	Improved	Yes
WARRANTY DEED	9/1/2014	\$40,000	08338/0701	Improved	No
SPECIAL WARRANTY DEED	4/1/2014	\$100	08249/1912	Improved	No
CERTIFICATE OF TITLE	2/1/2014	\$100	08213/0581	Improved	No
CORRECTIVE DEED	9/1/2003	\$100	04990/1286	Improved	No
WARRANTY DEED	6/1/2003	\$162,500	04892/1493	Improved	No
WARRANTY DEED	6/1/1979	\$36,000	01229/0722	Improved	Yes
WARRANTY DEED	1/1/1974	\$21,000	01022/0211	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$90,000/Lot	\$90,000	\$90,000
1 Lot	\$4,000/Lot	\$4,000	\$4,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2018
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1967
Total Area (ft ²)	2176
Constuction	CB/STUCCO FINISH
Replacement Cost	\$291,336
Assessed	\$282,596

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	209

Permits				
Permit #	Description	Value	CO Date	Permit Date
07002	237 LAKE VIEW DR: SCREEN ROOM-[LOCH ARBOR-PHILLIPS SEC]	\$5,500	5/20/2022	6/2/2021
06999	237 LAKE VIEW DR: SWIMMING POOL RESIDENTIAL- [LOCH ARBOR-PHILLIPS SEC]	\$20,000	3/25/2022	5/21/2021
00698	RENOVATIONS TO EXISTING RESIDENCE	\$42,807		1/18/2017
10670	INT ALT.	\$1,800		10/29/2014
03064	MECHANICAL & CONDENSOR	\$8,883		3/1/2003
08360	DETACHED CARPORT	\$4,167	10/10/2000	9/8/2000

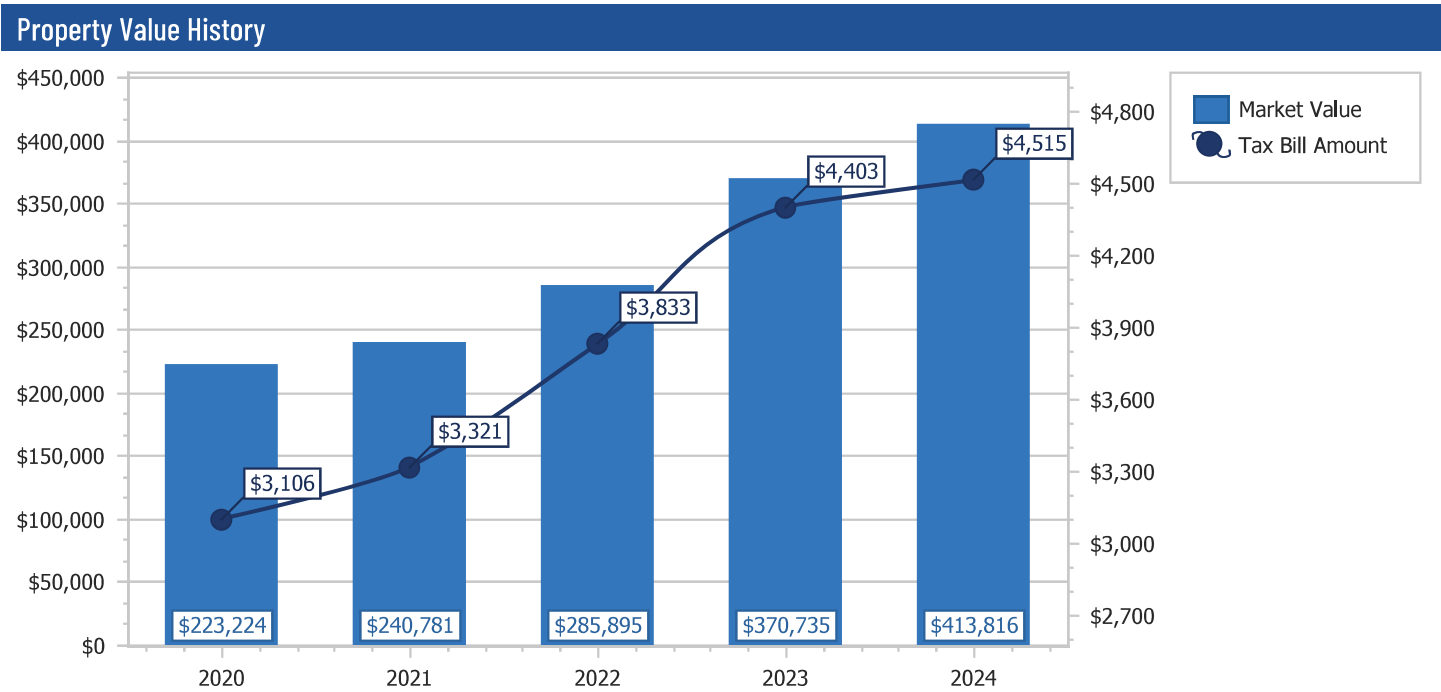
Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 2	2022	1	\$45,000	\$42,750
SCREEN PATIO 2	2022	1	\$5,500	\$5,134

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

School Districts	
Elementary	Region 2
Middle	Millennium
High	Seminole

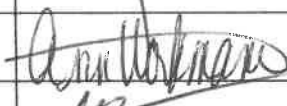
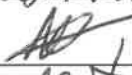

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 14

Utilities	
Fire Station #	Station: 38 Zone: 382
Power Company	FPL
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro



Neighbor Acknowledgment & Signature Page

I, the undersigned, acknowledge that I have been informed of the proposed construction of a garage at 237 Lake View Drive, Sanford, FL 32773, and that the owner is seeking a variance due to the size of the garage. I understand that this letter is part of the variance request process.

Name (Printed)	Address	Signature	Date
Ann Workman	231 Lake View Dr.		6/10/25
Danilo Mendonca	243 LAKE VIEW DR		6/11/25
Chris Clayton	875 N. Country Club RD		6/12/25

John Obremski / Dolly Park

237 Lake View Drive

Sanford, Florida 32773

johnob27@gmail.com

June 6, 2025

Dear Neighbor,

I hope this letter finds you well. I'm reaching out to let you know about a project we're planning at our home at 237 Lake View Drive. We are seeking to build a garage in our backyard and, due to its proposed size, we are applying for a zoning variance.

We've carefully designed the garage to match the appearance and character of our home and neighborhood. It will not obstruct views, negatively affect property values, or detract from the visual appeal of our area. In fact, we believe it will enhance the organization and appearance of our property.

As part of the variance application, we are required to notify neighboring property owners and request their acknowledgment or support. Your signature on the attached page would show that you do not object to our proposed garage and understand that a variance is required to proceed.

If you have any questions or concerns, I would be happy to talk with you or share the proposed plans. Thank you very much for your time and consideration.

Sincerely,

John Obremski / Dolly Park

johnob27@gmail.com

FORMAL EASEMENT ACCESS REQUEST AND AGREEMENT

Prepared by:

John Obremski / Dolly Park

237 Lake View Drive

Sanford, FL 327

Phone: 407-963-4511

Date: June 6, 2025

To Whom It May Concern,

We, the undersigned, John Obremski and Dolly Park, hereby respectfully request formal permission to use an existing easement located on your property for the purpose of gaining access to the rear parcel of our land at 237 Lake View Drive, Sanford, Florida. This access will be used solely for residential purposes, specifically to reach a garage we are in the process of constructing.

We affirm that:

- The easement use will be low traffic and non-intrusive.
- It will not be used for commercial or high-volume activities.
- The intended use will in no way damage or interfere with the quiet enjoyment of your property.
- All access and maintenance, if any, will be conducted responsibly and with prior notice when necessary.

Property Owner Authorization

I, the undersigned property owner or legal representative thereof, hereby grant permission for John Obremski and Dolly Park to access their rear parcel via the designated easement, under the conditions described above.

This agreement is made in good faith and may be amended or revoked with written notice by either party. A copy of this signed letter shall serve as record of the mutual understanding between parties.

Property Owner Name: Chris Clayton
Signature: [Signature]
Date: 6/12/26

Acknowledgment by Requesting Parties

We acknowledge and agree to use the easement in accordance with the terms described herein.

[Signature]
John Obremski

Date: 6/12/25

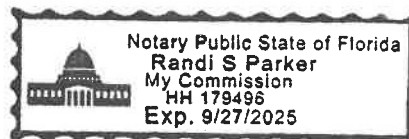
[Signature]
Dolly Park

Date: 6/12/25

[Optional] Notary Public (if needed)

State of Florida

County of Seminole



Sworn to and subscribed before me this 12th day of June, 2025, by John Obremski and Dolly Park.

Notary Public Signature:

Randi S. Parker

Printed Name:

Randi S. Parker

My Commission Expires:

9/27/2025

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK 5 LOCH ARBOR-PHILLIPS SEC PB 9 PG 66 & SEC 04 TWP 20S RGE
30E W 110 FT OF E 685 FT OF S 70 FT OF N 4080 FT

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

A. FINDINGS OF FACT

Property Owner: DOLLY PARK
237 LAKE VIEW DR.
SANFORD, FL 32773

Project Name: LAKE VIEW DR (237)

Requested Variance:

Request for an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the July 28, 2025; Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK 5 LOCH ARBOR-PHILLIPS SEC PB 9 PG 66 & SEC 04 TWP 20S RGE
30E W 110 FT OF E 685 FT OF S 70 FT OF N 4080 FT

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

A. FINDINGS OF FACT

Property Owner: DOLLY PARK
237 LAKE VIEW DR
SANFORD, FL 32773

Project Name: LAKE VIEW DR (237)

Variance Approval:

Request for an accessory structure size variance from 984 square feet to 1,500 square feet in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the July 28, 2025; Board of Adjustment meeting are incorporated in this Order by reference.

The findings reflected in the record of the July 28, 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 1,500 square feet (30' 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

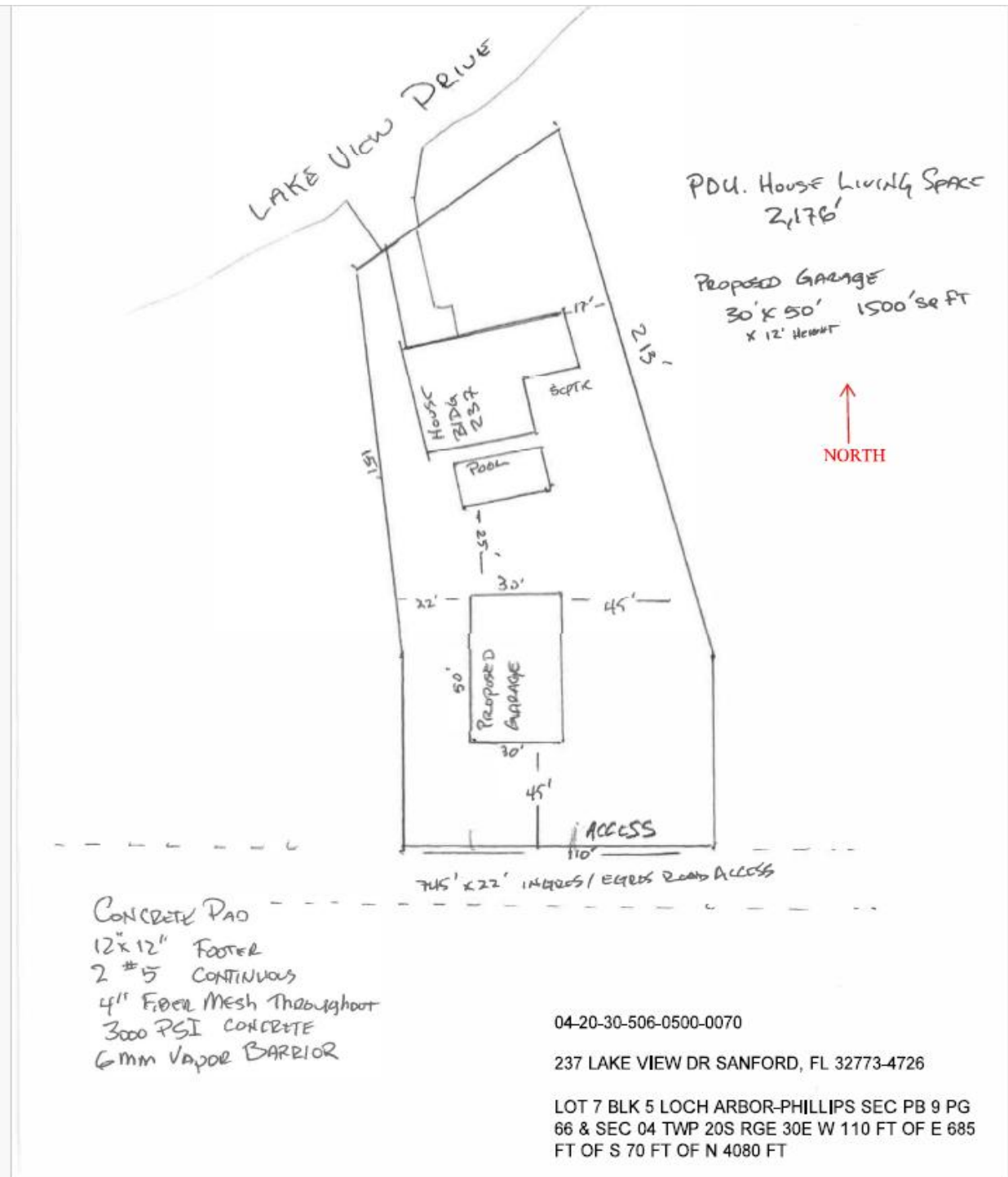
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 August 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-658

Title:

699 Charrice Place - Request for a rear yard setback variance from thirty (30) feet to thirteen (13) feet for an addition in the R-1A (Single Family Dwelling) district; BV2025-081 (Dereck Morris, Applicant) District 5 - Herr (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to thirteen (13) feet for an 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 thirteen (13) feet for an 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 Lake Sylvan Cove subdivision.
- The proposed addition will be 510 square feet (17' x 30') and will encroach seventeen (17) feet into the required rear yard setback.
- The rear of the subject property abuts a block wall and Markham Woods Road.
- The Lake Sylvan Cove Homeowners Association and two (2) abutting neighbors approved the applicant's request for the addition.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

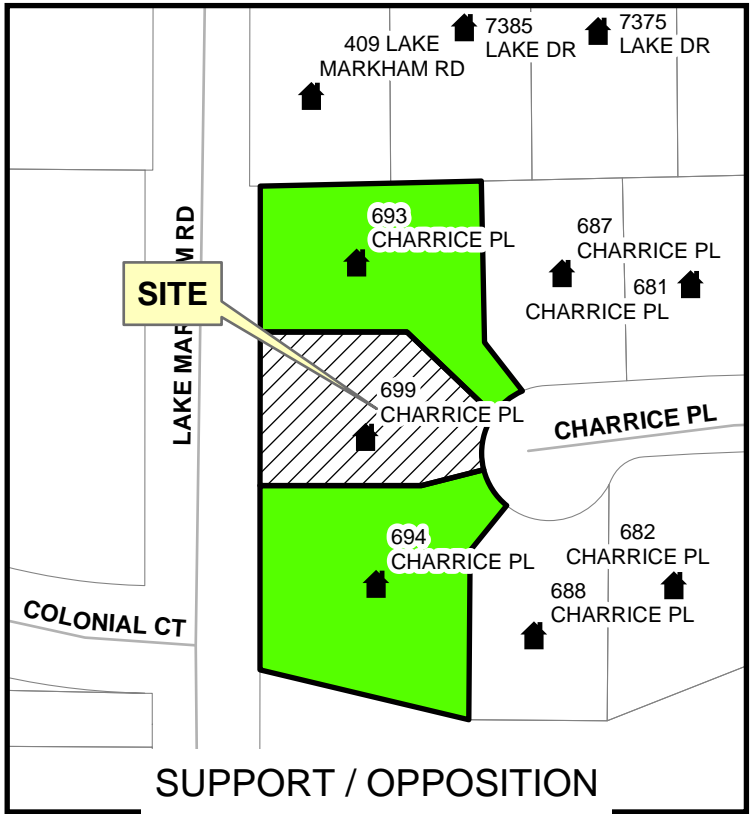
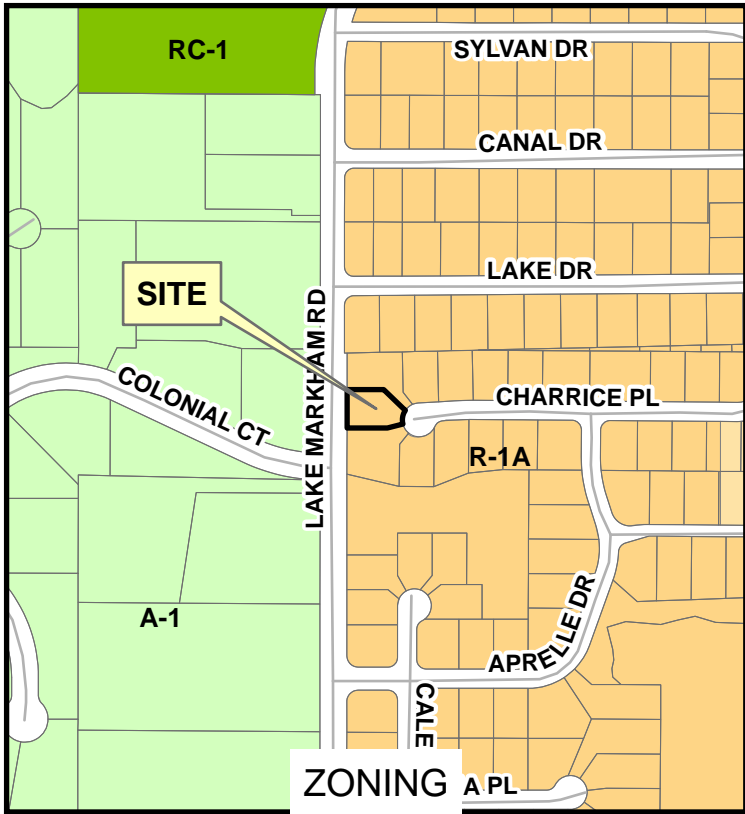
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

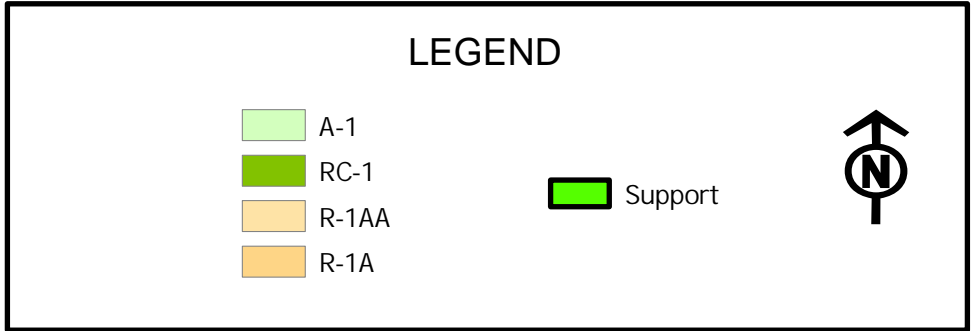
variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the 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.



DEREK MORRIS
699 CHARRICE PL
SANFORD, FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



Variance Criteria

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

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

The subject property has a unique shape and rear lot configuration that limits the buildable area in comparison to neighboring lots within the same zoning district. Additionally, the topography and placement of existing structures on the lot restrict feasible expansion elsewhere on the property. These conditions are not typical across the surrounding lots in the community and make the requested addition placement necessary

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

The current limitations on the buildable space in the rear yard are a result of the original platting and lot layout established by the developer, not due to any actions taken by the applicant. The placement of the existing home and surrounding homes was predetermined, and the current zoning restrictions prevent reasonable use of the backyard for an addition without a variance.

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.

The requested variance is in line with other allowances made in similar communities where the lot configuration or community standards necessitate flexible application of zoning laws. Approval would not create any special privilege beyond what is reasonable for other homeowners facing similar constraints in this district.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Literal enforcement of the rear yard setback would prevent the applicant from constructing a modest 510 square foot addition, which is a reasonable improvement that is commonly enjoyed by other homeowners in the district. Denying the variance would result in unnecessary hardship, limiting the livability and function of the home, despite Lake Sylvan Cove ARC approval and community support.

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

The proposed 17' x 30' (510 sq. ft.) addition is the smallest possible footprint that meets the family's needs while maintaining architectural consistency with the existing home. The variance requested is the minimum required to allow this reasonable use while preserving the character and integrity of the property and neighborhood.

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 proposed addition has been approved by the Lake Sylvan Cove Architectural Review Committee and will match the existing home in design and materials. It will not obstruct any neighbor's view or impact the character of the neighborhood. The variance request upholds the intent of the zoning code by balancing property rights with public interest and maintaining aesthetic and functional harmony in the community.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 57 Lake Sylvan Cove PB 42 PGS 69 to 74

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

A. FINDINGS OF FACT

Property Owner: DEREK MORRIS
699 CHARRICE PL
SANFORD, FL 32771

Project Name: CHARRICE PL (699)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to thirteen (13) feet for an addition in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 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 17' x 30' (510 sq ft) 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**

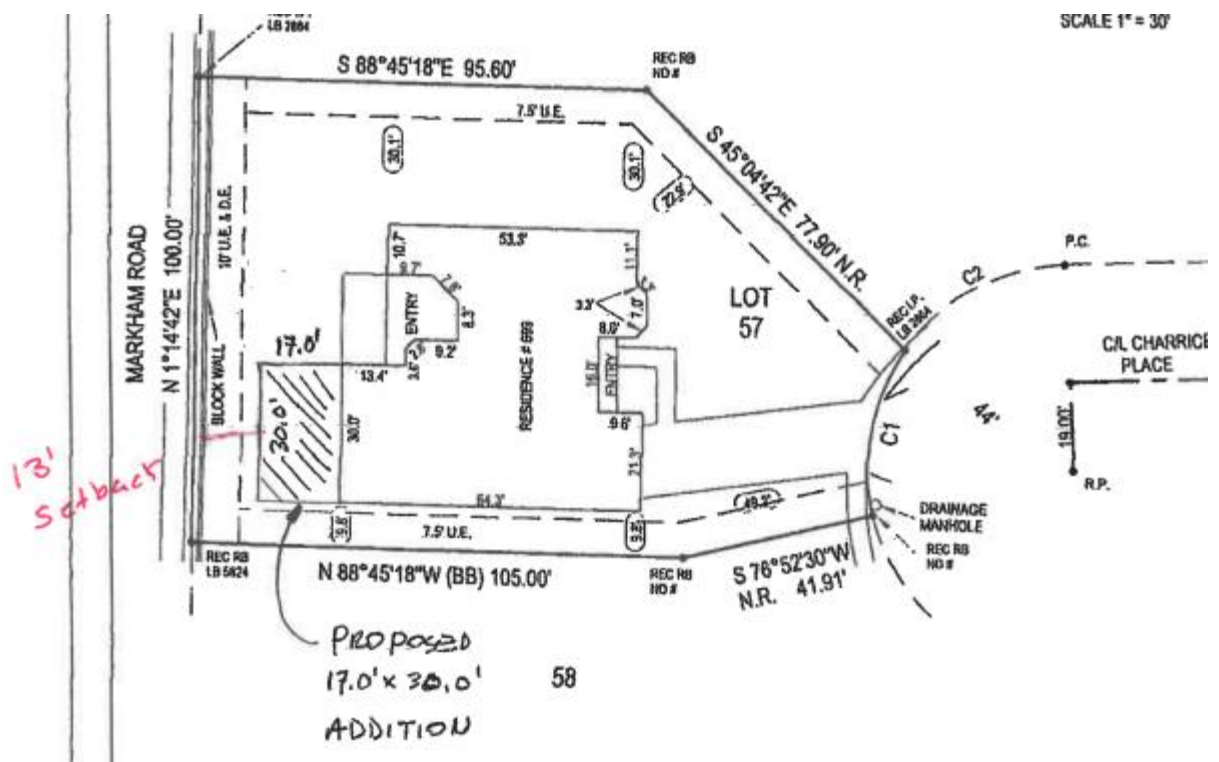
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN

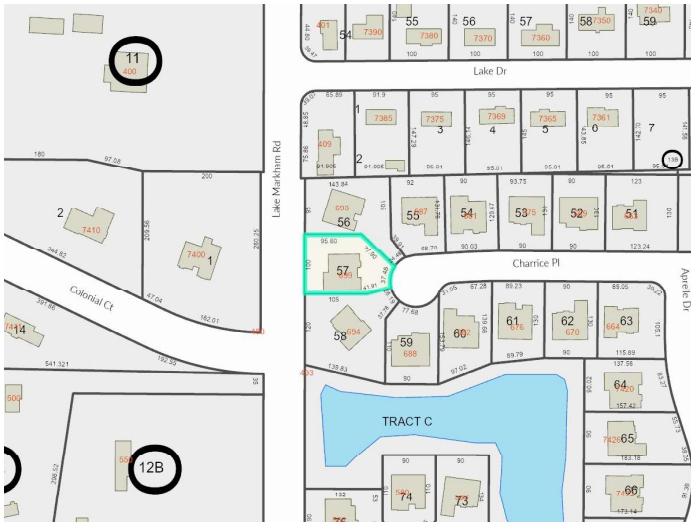


Property Record Card



Parcel: 26-19-29-507-0000-0570
Property Address: 699 CHARRICE PL SANFORD, FL 32771
Owners: MORRIS, DEREK W ENH LIFE EST
 2025 Market Value \$557,443 Assessed Value \$297,041 Taxable Value \$246,319
 2024 Tax Bill \$3,284.57 Tax Savings with Exemptions \$4,764.55
 The 5 Bed/3 Bath Single Family property is 2,715 SF and a lot size of 0.30 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-19-29-507-0000-0570
Property Address	699 CHARRICE PL SANFORD, FL 32771
Mailing Address	699 CHARRICE PL SANFORD, FL 32771-6416
Subdivision	LAKE SYLVAN COVE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2009)
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	\$440,826	\$472,528
Depreciated Other Features	\$6,617	\$6,838
Land Value (Market)	\$110,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$557,443	\$609,366
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$260,402	\$320,696
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$297,041	\$288,670

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,049.12
Tax Bill Amount	\$3,284.57
Tax Savings with Exemptions	\$4,764.55

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MORRIS, DEREK W ENH LIFE EST - Enhanced Life Estate

Legal Description

LOT 57 LAKE SYLVAN COVE PB 42 PGS 69 TO 74

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$297,041	\$50,722	\$246,319
Schools	\$297,041	\$25,000	\$272,041
FIRE	\$297,041	\$50,722	\$246,319
ROAD DISTRICT	\$297,041	\$50,722	\$246,319
SJWM(Saint Johns Water Management)	\$297,041	\$50,722	\$246,319

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/16/2022	\$100	10196/1889	Improved	No
WARRANTY DEED	10/1/2008	\$341,000	07097/0492	Improved	Yes
SPECIAL WARRANTY DEED	3/1/2001	\$215,900	04041/0535	Improved	Yes
WARRANTY DEED	1/1/2000	\$1,039,500	03795/0282	Vacant	No
WARRANTY DEED	10/1/1993	\$2,106,300	02670/1483	Vacant	No

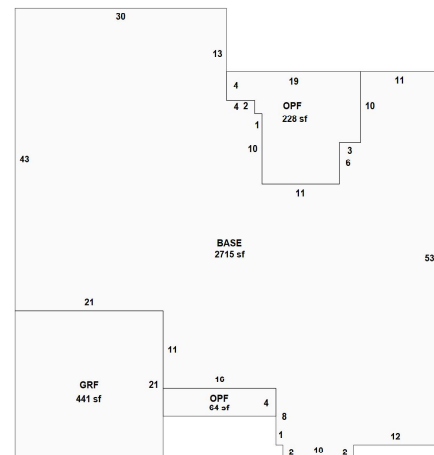
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2001
Bed	5
Bath	3.0
Fixtures	12
Base Area (ft ²)	2715
Total Area (ft ²)	3448
Constuction	CB/STUCCO FINISH
Replacement Cost	\$484,424
Assessed	\$440,826

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	64
OPEN PORCH FINISHED	228

Permits				
Permit #	Description	Value	CO Date	Permit Date
03830	699 CHARRICE PL: WINDOW / DOOR REPLACEMENT-single family concrete block residential [LAKE SYLVAN COVE]	\$1,551		3/10/2021
00376	699 CHARRICE PL: MECHANICAL - RESIDENTIAL- [LAKE SYLVAN COVE]	\$5,445		1/12/2021
14245	699 CHARRICE PL: POOL ENCLOSURE/BOND-POOL ENCLOSURE [LAKE SYLVAN COVE]	\$4,120		9/20/2020
06016	REROOF	\$8,000		6/19/2014
00138	PLUMBING	\$1,400		1/1/2001
06413		\$210,128		7/13/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	2020	1	\$3,500	\$3,150
SCREEN ENCL 1	2020	1	\$4,000	\$3,467

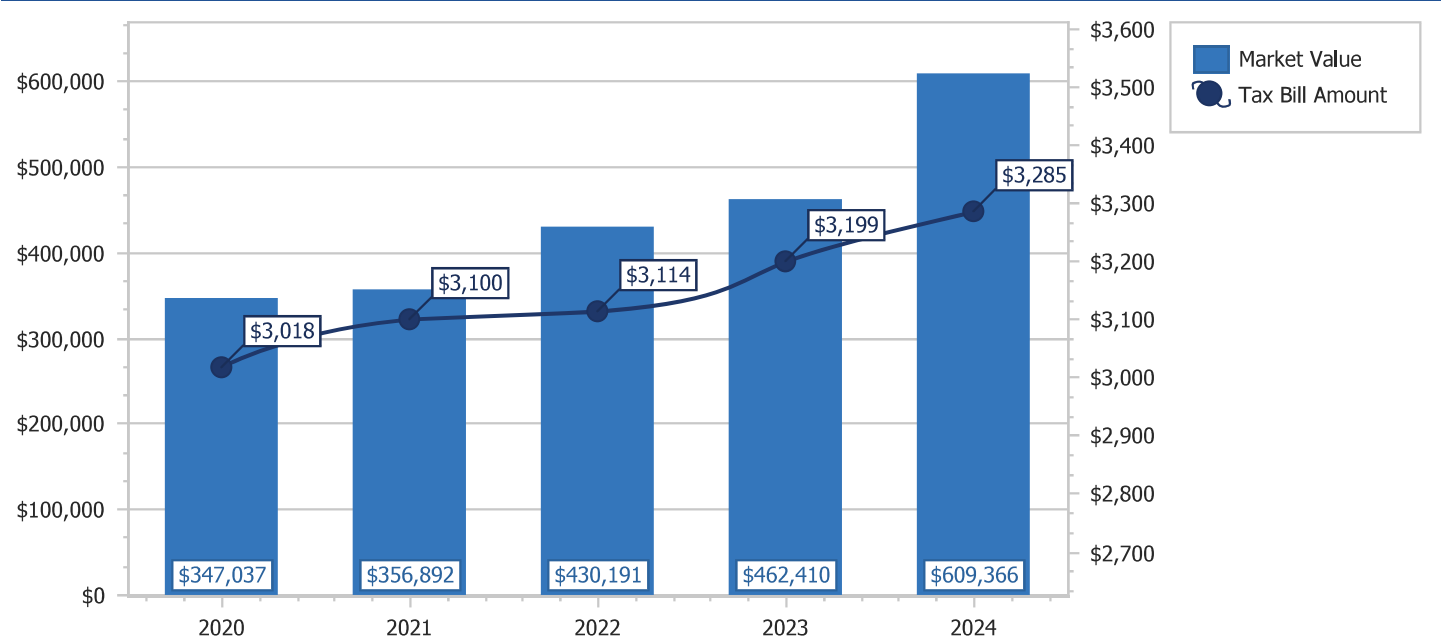
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Architectural Request Form

- This is a request form to be completed by the homeowner only and submitted to the Architectural Review Committee or Board (ARC or ARB) before any work commences on the subject property.
- A separate form must be completed for each project.
- Please allow up to 30* days from the time we received your complete submission for the results of the review. *Some communities allow more or less time, see your Association's Documents for further details.

Request Requirements

- **Attach a copy of your plot plan or survey showing where the additions such as a fence, porch, etc. is to be located. All materials, dimensions, and finishes must be described in detail and color samples must be attached for any paint or other finishes. All requests must conform to the local zoning and building regulations and you must obtain all necessary permits if your request is approved by the Architectural Review Committee.**
- **This form must be signed and submitted by the owner of the subject property.**

Request Information

Date of Submission May 13th 2025

Name of Your Community Lake Sylvan Cove

Property Owner Name Derek Morris

Property Owner Email dwmorris71@yahoo.com Phone 949-278-8673

Property Address 699 Charrice Place / Sanford, Florida 32771

(Subject Property)

Mailing Address same

(If Different from Subject Property)

Requested Change

Select ONE ONLY

- ☐ Painting
- ☒ Addition
- ☐ Fencing
- ☐ Screen Enclosure
- ☐ Pool
- ☐ Play Set
- ☐ Landscaping
- ☐ Walk/Driveway
- ☐ Roofing
- ☐ Other

Description of Changes/Additions

This ARC is for an addition off the back of my house and will be block and stucco just like my house. The roof will be expanded with matching shingles. This is for a media room only and will NOT have any plumbing or closets, but we will have windows and French doors leading out to the new pool that is attached to this ARC as well. The addition will be designed to look as its always been part of the house. It will be painted the same color as the existing exterior and trim. It will be 30' X 17' and run along the back of the house. Due to the angle of my neighbors living in my cul-de-sac it will not obstruct any of their views of our exterior Brick Wall.

-continued-

Conditions, Restrictions, and Limitations

- This request is subject to all conditions, restrictions and limitations noted on this form (front and back).

All Approvals are Subject to the Following Conditions

- Property owners and contractor(s) are responsible for obtaining and complying with all building permits, building codes, and setbacks. All work must meet county and local ordinances for landscape and tree replacement guidelines.
- Property owner is responsible for restoring, regrading, and replacing any damaged grass, plants, or other property on adjacent or nearby lots, easements, or common property that may be damaged as a result of this project.
- Proposed structures shall not encroach on any platted setback or easement nor may they adversely affect any design or approved drainage flow on this or any other lot. Property owner must accept liability for encroachment or damage to any easements.
- All materials used during alteration process must be neatly stored on site. Upon completion, all excess materials must be removed within 14 days.
- Any fence shall not encroach onto any property owned or controlled by the Association and shall not obstruct or impede approved drainage flow on this lot or any other. Height of homeowner's fence cannot exceed the height of any community fence. The finished side of the fence shall face the street and neighboring properties.
- All work must be completed within 90 days of the date of this signed approval.
- Owner must continue to maintain property during construction.

Form Submission

Please upload this completed form and attachments to your Association's Homeowner Portal at portal.greatcommunities.com or mail or drop form off to Specialty Management Company, 1000 Pine Hollow Point, Altamonte Springs, FL 32714.

Property Owner Signature

I, the owner of the subject property, agree to all terms, conditions, and requirements spelled out in the Association's Declaration, Restrictions, Articles of Incorporation, By Laws, Rules and Regulations, Architectural Review Guidelines, and Community Standards, and this document.

Homeowner's Signature Derek Morris Date May 13, 2025

This Section to be Completed by Architectural Review Committee

Review Notes

- ☐ Approved as Submitted
☐ Approved with Changes
☐ Denied

Agent for ARC Name _____ Signature _____ Date _____

Poornima Chockiah & Ponniah Murugan

694 Charrice Place

Sanford, Florida 32771

June 7, 2025

To Whom It May Concern,

I am writing as a neighboring property owner to express my full support for Mr. Derek Morris and his proposed addition to his residence located at 699 Charrice Place | Sanford, Florida 32771, in accordance with Seminole County Land Development Code Section 30.43(3).

I have reviewed the proposed scope of the addition and confirm that it will not obstruct any views from my property, nor will it have any negative aesthetic impact on my property. I am confident that the project is consistent with the intent and spirit of our community and the applicable land development regulations.

I have no objections to Mr. Morris proceeding with the proposed addition. Please consider this letter as part of the required documentation to demonstrate neighbor awareness and support as outlined in Section 30.43(3) of the code.

Sincerely,



Poornima Chockiah

Neighboring Property Owner

Date: 06/12/2025

Acknowledged and submitted by:



Derek Morris

Property Owner

Date: 6-12-2025

Harvey B. Simmons, 3rd & Gisselle M. Valdez

693 Charrice Place

Sanford, Florida 32771

June 7, 2025

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I have no objections to Mr. Morris proceeding with the proposed addition. Please consider this letter as part of the required documentation to demonstrate neighbor awareness and support as outlined in Section 30.43(3) of the code.

Sincerely,



Harvey B. Simmons, 3rd

Neighboring Property Owner

Date: 6/12/25

Acknowledged and submitted by:



Derek Morris

Property Owner

Date: 6/12/25

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 57 Lake Sylvan Cove PB 42 PGS 69 to 74

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

A. FINDINGS OF FACT

Property Owner: DEREK MORRIS
699 CHARRICE PL
SANFORD, FL 32771

Project Name: CHARRICE PL (699)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to thirteen (13) feet for an addition in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the July 28, 2025, 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 August, 2025.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-675

Title:

824 Ferne Drive - Request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district; BV2025-082 (Debra Grise Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district; or
2. Approve the request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Des Pinar Acres subdivision and is within the A-1 Zoning District.
- The property was cited with a code violation for construction of a fence, gate and entrance wall within Ferne Drive right of way. The fence, gate and a portion of the wall were relocated within the property line but is within the front yard setback.
- The gate is eighteen (18) feet from the edge of pavement of Ferne Drive.
- A letter of support has been received from nine (9) neighbors along Ferne Drive.
- The request is for a variance to Section 30.14.19(e) Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet

and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks. Fences located within the front yard setback must be open split rail; steel woven wire may be used behind split rail fences for animal containment, but no barbed wire is permitted. These regulations shall not apply to property having an agricultural classification from the Seminole County Property Appraiser. There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

hardship.

Staff Recommendation:

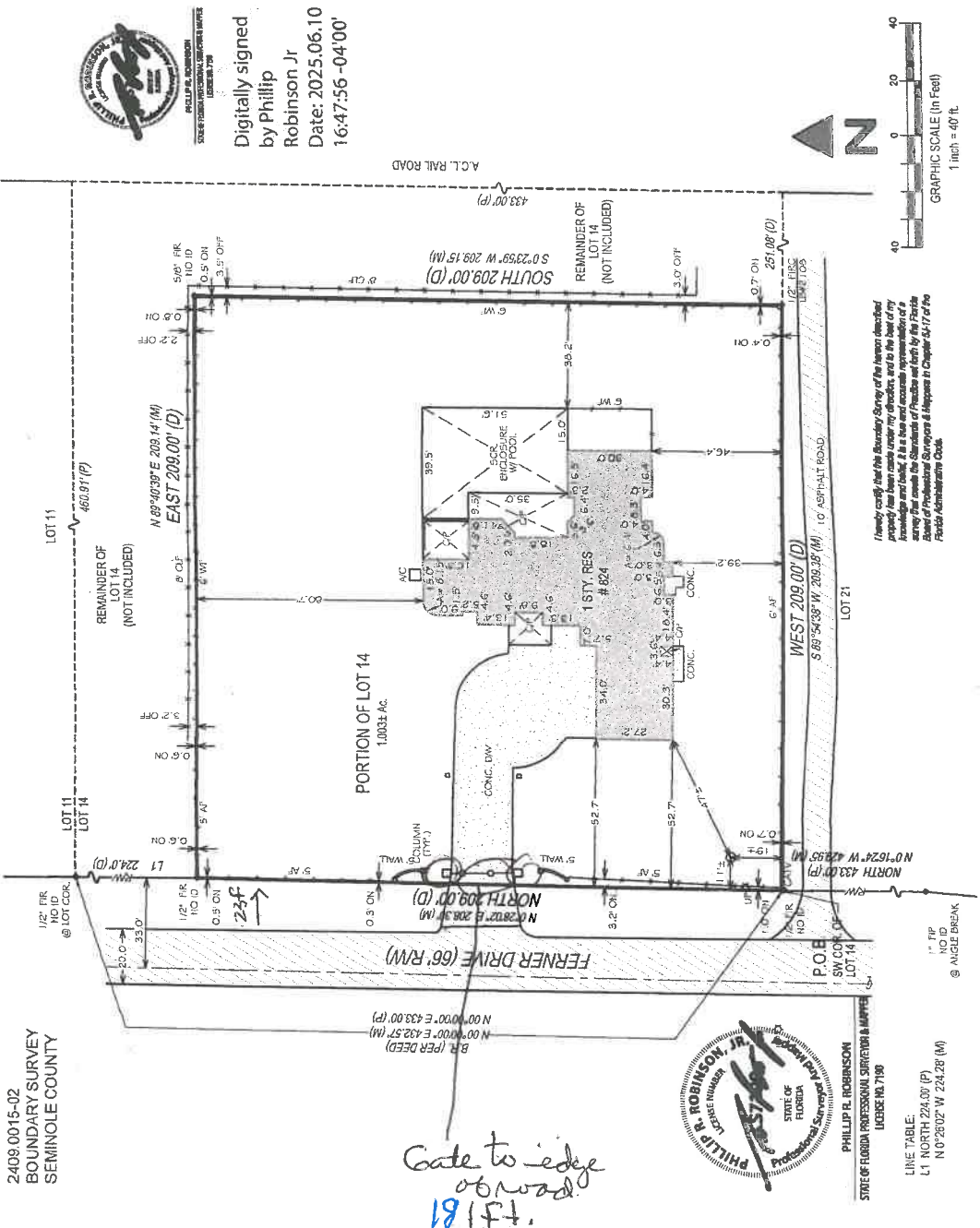
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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

2408 0015-02
BOUNDARY SURVEY
SEMINOLE COUNTY



Digitally signed
by Phillip
Robinson Jr
Date: 2025.06.10
16:47:56 -04'00'



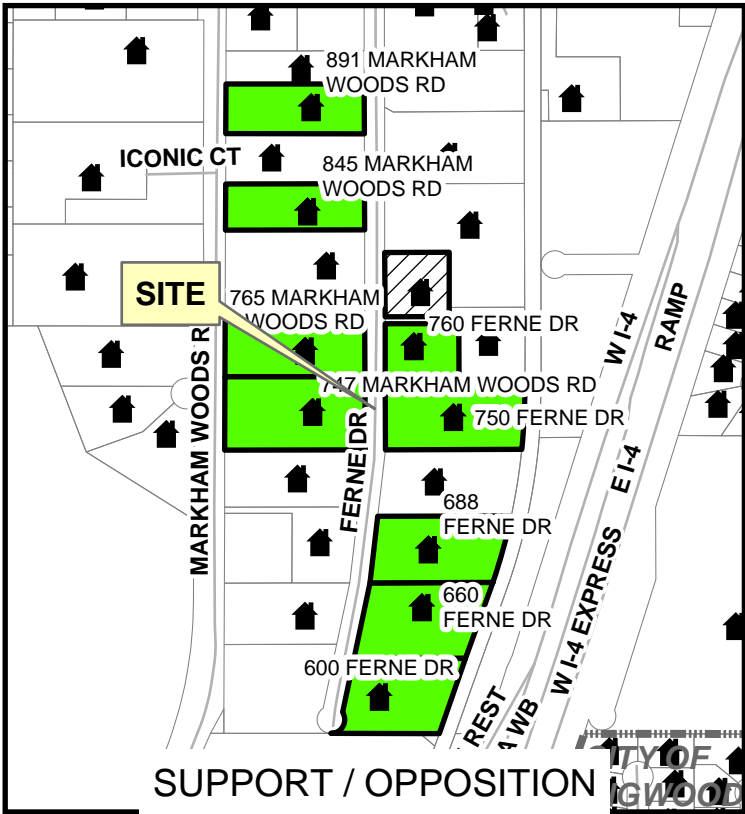
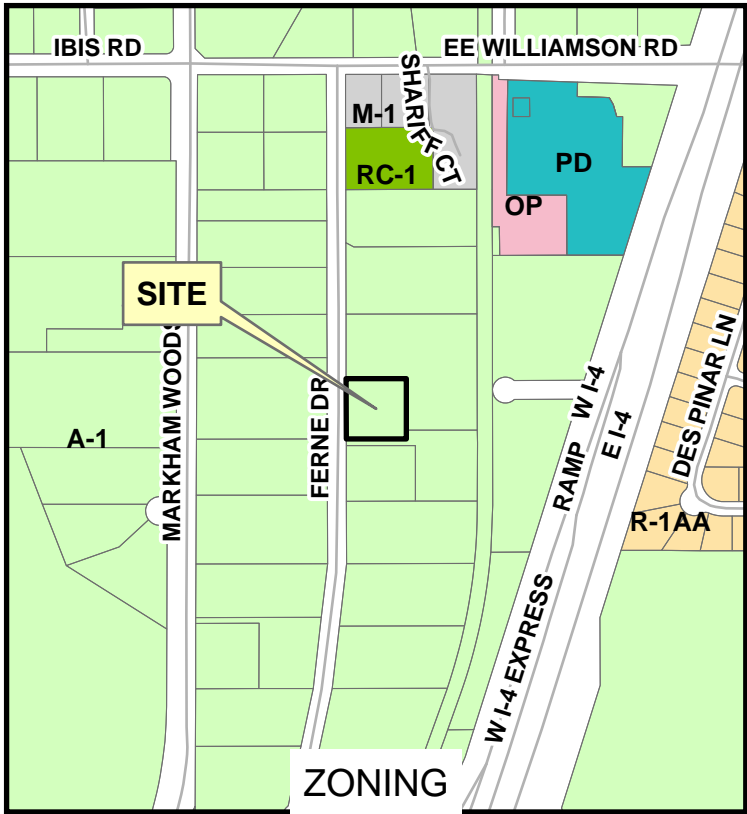
I hereby certify that the Boundary Survey of the property described herein was made by me or under my direct supervision and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice and Code of the Florida Board of Professional Surveyors & Mapmakers in Chapter 45-17 of the Florida Administrative Code.



PHILLIP R. ROBINSON
LICENSE NO. 7190
STATE OF FLORIDA
Professional Surveyor

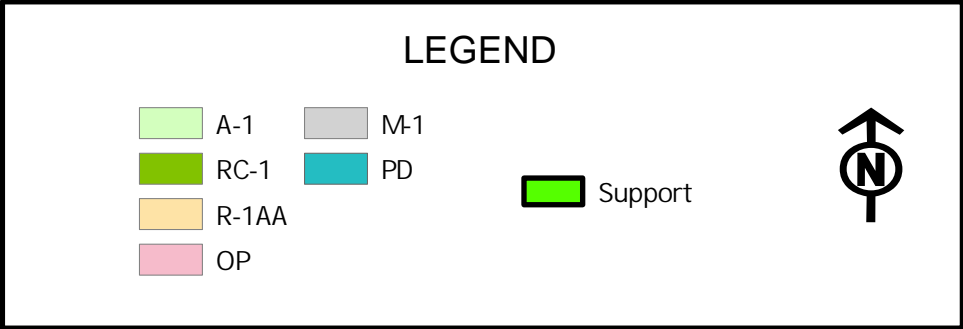
LINE TABLE:
L1 NORTH 224.09' (P)
N 0°26'02" W 224.28' (M)

NOTES:
1. The survey was made by the undersigned or under his direct supervision and to the best of his knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice and Code of the Florida Board of Professional Surveyors & Mapmakers in Chapter 45-17 of the Florida Administrative Code.
2. The survey was made by the undersigned or under his direct supervision and to the best of his knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice and Code of the Florida Board of Professional Surveyors & Mapmakers in Chapter 45-17 of the Florida Administrative Code.
3. The survey was made by the undersigned or under his direct supervision and to the best of his knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice and Code of the Florida Board of Professional Surveyors & Mapmakers in Chapter 45-17 of the Florida Administrative Code.
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10. The survey was made by the undersigned or under his direct supervision and to the best of his knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice and Code of the Florida Board of Professional Surveyors & Mapmakers in Chapter 45-17 of the Florida Administrative Code.



DEBRA GRISE
824 FERNE DR
LONGWOOD, FL 32779

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



VARIANCE CRITERIA

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

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

The sloping of land. The Topography of the land which shifts as it rains over time has draped. The level of light in immediate area to provide security to the public safety most communities have light for // Land does not provide usual terrain & not self created.

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

The street is a dead end w/ 10 houses, no street lights, not gated. The Topography of old farm land is unique in that it slopes on an angle from left to right. Rainy seasons the land to erode and slope in various areas not consistent with a flat dead end land -

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?

Had the ~~application~~ ^{permit} been approved in early 2024 the style of fence would have been approved. The way would be consistent with requirements to ensure fences don't obstruct views, create hazards. Assumes safety & aesthetics of community. Provide additional access for medical & fire personnel.

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 permit were approved in 2024 would have passed code & been approved. Strict adherence to requirements would leave an unusable portion of the lot. It would deprive me of the ability to feel safe at the same level that my neighbors face with 8 ft high fences. Most homes are on level lots.

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

Financial burden cost of renovations, demolitions, plus substantial impact of financial burden as severely encumbered. Could also diminish the properties market value. The hardship is unique because the size & shape Topography make it impossible or unduly burdensome to comply. This hardship is inherent to property. Significant slopes the run off in front elevation is ~~front~~ ^{portion}

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?

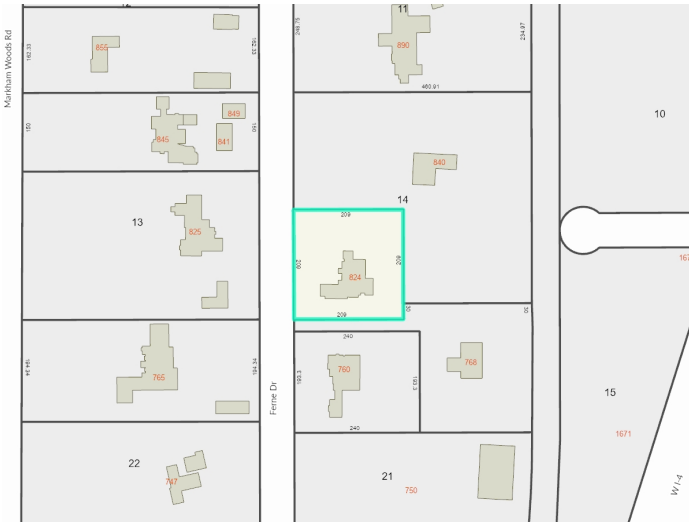
Helps prevent unauthorized access & helps protect animals in family. It contributes to the overall safety & appearance of the community by providing light on a dead end street that has no street lighting. It keeps with the gates in the community & promotes the feeling of a community well protected to deter unwanted intruders and is consistent with the neighborhood watch all neighbors have embraced. & public safety is secured.

Property Record Card



Parcel: 35-20-29-501-0000-014A
Property Address: 824 FERNE DR LONGWOOD, FL 32779
Owners: GRISE, DEBRA L
 2025 Market Value \$726,238 Assessed Value \$389,133 Taxable Value \$338,411
 2024 Tax Bill \$4,466.72 Tax Savings with Exemptions \$4,506.17
 The 5 Bed/5 Bath Single Family property is 3,690 SF and a lot size of 1.00 Acres

Parcel Location



Site View



3520295010000014A 02/02/2024

Parcel Information

Parcel	35-20-29-501-0000-014A
Property Address	824 FERNE DR LONGWOOD, FL 32779
Mailing Address	824 FERNE DR LONGWOOD, FL 32779-2805
Subdivision	DES PINAR ACRES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2007)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$489,154	\$479,746
Depreciated Other Features	\$52,084	\$39,555
Land Value (Market)	\$185,000	\$160,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$726,238	\$679,301
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$337,105	\$301,135
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$389,133	\$378,166

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,972.89
Tax Bill Amount	\$4,466.72
Tax Savings with Exemptions	\$4,506.17

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRISE, DEBRA L

Legal Description

BEG SW COR LOT 14 RUN N 209 FT E 209 FT S
209 FT W 209 FT TO BEG DES PINAR ACRES PB
12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$389,133	\$50,722	\$338,411
Schools	\$389,133	\$25,000	\$364,133
FIRE	\$389,133	\$50,722	\$338,411
ROAD DISTRICT	\$389,133	\$50,722	\$338,411
SJWM(Saint Johns Water Management)	\$389,133	\$50,722	\$338,411

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2006	\$445,000	06484/1006	Improved	No
CERTIFICATE OF TITLE	8/1/2006	\$280,100	06368/0315	Improved	No
WARRANTY DEED	8/1/2003	\$565,000	05002/0350	Improved	No
WARRANTY DEED	9/1/2000	\$422,000	03924/1325	Improved	Yes
CORRECTIVE DEED	3/1/2000	\$100	03840/0509	Improved	No
CORRECTIVE DEED	10/1/1997	\$100	03318/0533	Improved	No
WARRANTY DEED	6/1/1997	\$280,000	03262/0061	Improved	Yes
FINAL JUDGEMENT	3/1/1997	\$100	03211/1771	Improved	No
WARRANTY DEED	7/1/1988	\$56,900	01978/1360	Vacant	Yes

Land

Units	Rate	Assessed	Market
1 Acres	\$185,000/Acre	\$185,000	\$185,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1989
Bed	5
Bath	5.0
Fixtures	19
Base Area (ft²)	3690
Total Area (ft²)	5152
Constuction	WD/STUCCO FINISH
Replacement Cost	\$584,064
Assessed	\$489,154

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
GARAGE FINISHED	866
OPEN PORCH FINISHED	470
OPEN PORCH FINISHED	110
OPEN PORCH FINISHED	16

Permits				
Permit #	Description	Value	CO Date	Permit Date
13699	824 FERNE DR: SWIMMING POOL RESIDENTIAL-Pool Repair [DES PINAR ACRES]	\$1,250		10/3/2024
03040	824 FERNE DR: REROOF RESIDENTIAL-Residential reroof [DES PINAR ACRES]	\$134,000		2/27/2023
12783	NO PERMIT - REPAIRS DUE TO TERMITE DAMAGE	\$50,000	1/18/2007	11/14/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1989	1	\$6,000	\$2,400
POOL 2	1989	1	\$45,000	\$39,375
ELECTRIC HEATER - UNIT	1989	1	\$1,653	\$661
SCREEN ENCL 3	1989	1	\$16,000	\$6,400
WALL DECORATIVE - SF	1989	269	\$8,121	\$3,248

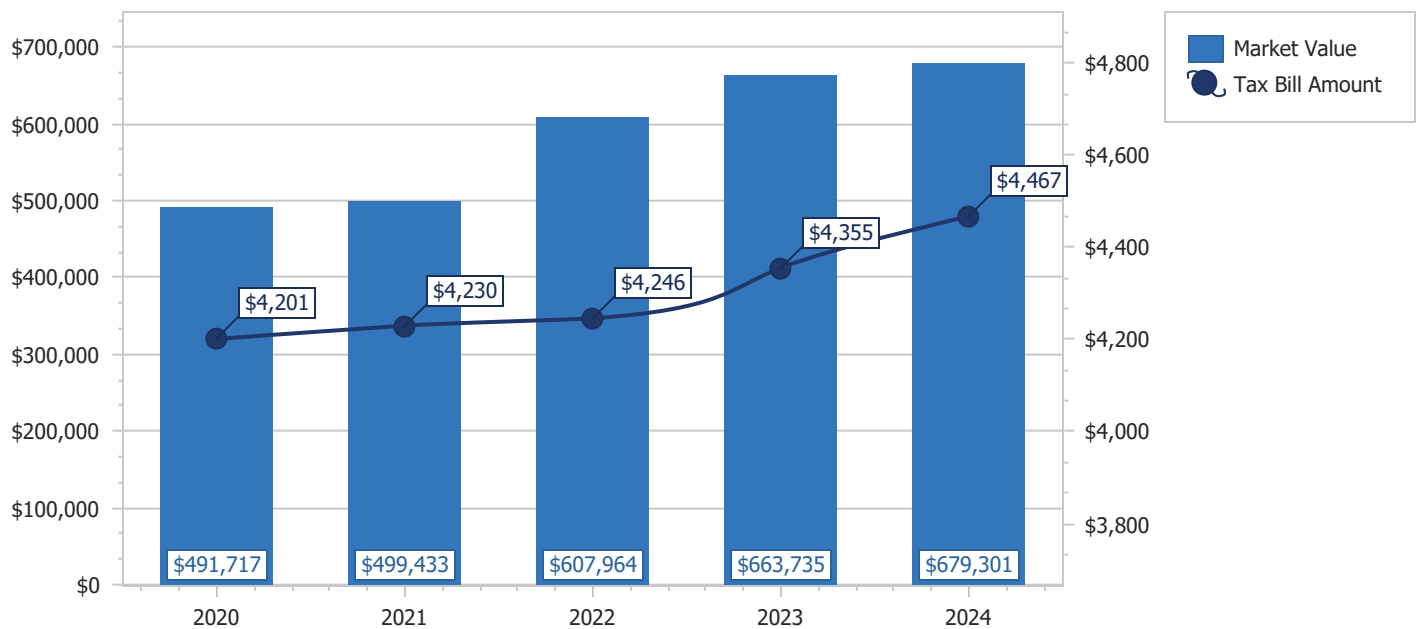
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

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 36

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

09/23/2024

I, Andres Beregovich of 760 Ferne Dr Longwood FL 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood FL 32779. I support the Variance Request for her modifications for Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attest that I have no objection to the keeping of all modifications on her property.

Kind Regards,

Andres Beregovich & Cori Rodriguez

09/20/2024

I David L. Dunaway + Melissa B. Dunaway (spouse) of 600 Ferne Dr Longwood FL 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood FL 32779.

I would like to express my full support of a Variance Request for her modifications including but not limited to: Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attests that I have no objection to the keeping of all modifications on her property.

Signed

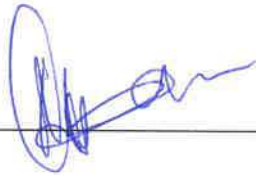
David L. Dunaway
Melissa B. Dunaway

09/20/2024

I Adnan Malik of 765 Marlchan roads Rd Ferne Dr Longwood Fl 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood Fl 32779

I would like to express my full support of a Variance Request for her modifications including but not limited to: Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attests that I have no objection to the keeping of all modifications on her property in the location they are currently set at as they cause no harm or obstruction to my access to my property or Ferne drive in anyway.

Signed



09/23/2024

I, Andres Beregovich of 760 Ferne Dr Longwood FL 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood Fl 32779. I support the Variance Request for her modifications for Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attest that I have no objection to the keeping of all modifications on her property.

Kind Regards,

Andres Beregovich & Cori Rodriguez

September 21, 2024

Hello,

We do not oppose the variance request of the fence with the center columns located at 824 Ferne Drive, Longwood, Florida. We live just a few doors down from the property as our back gate, which we use as our entrance is on Ferne Drive.

We believe the fence is a esthetically pleasing and fits well with the look the surrounding homes.

Please reach out if we can be of further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Deborah', followed by a long, sweeping horizontal line that extends to the right.

Deborah Gallagher

A handwritten signature in dark ink, appearing to read 'George', followed by a long, sweeping horizontal line that extends to the right.

George Gallagher

891 Markham Woods Road
Longwood, Fl 32779
407-739-0467

David S. Klein, MD
845 Markham Woods Road
Longwood, Florida 32779

RE: **Support for Variance 824 Ferne Drive**

To whom It may concern;

I am writing in support of the variance regarding the installation of a Gate, Fence and Columns associated with the installation.

Other properties along the street, including mine, have similar installations already in place. It would not appear to be out of character for the neighborhood and the security that it may afford is important to the occupants at this time.

With best regards,



David S. Klein, MD

407-637-0511

09/20/2024

I Dell Rhue of 688 Ferne Dr Longwood Fl 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood Fl 32779.

I would like to express my full support of a Variance Request for ne
modifications including but not limited to: Double Entry Gate, Columns,
Walls, Fencing or Power Opener and I attests that I have no objection to the
keeping of all modifications on her property in the location they are currently
set at as they cause no harm or obstruction to my access to my property or
Ferne drive in anyway.

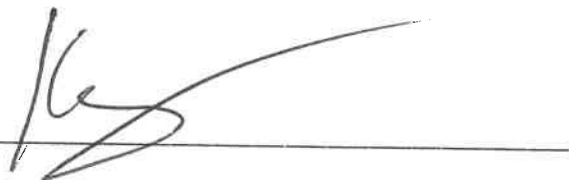
Signed Dell Rhue

09/20/2024

I Kelly Critz of 660 Ferne Dr Longwood Fl 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood Fl 32779.

I would like to express my full support of a Variance Request for her modifications including but not limited to: Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attests that I have no objection to the keeping of all modifications on her property.

Signed

A handwritten signature in black ink, appearing to be 'Kelly Critz', written over a horizontal line.

09/20/2024

I Kenneth Critz of 660 Ferne Dr Longwood Fl 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood Fl 32779.

I would like to express my full support of a Variance Request for her modifications including but not limited to: Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attests that I have no objection to the keeping of all modifications on her property.

Signed



9/23/2024

09/20/2024

I Kelly Smart of 750 Ferne Dr Longwood FL 32779, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood FL 32779.

I would like to express my full support of a Variance Request for her modifications including but not limited to: Double Entry Gate, Columns, walls, Fencing or Power Opener and I attest that I have no objection to the keeping of all modifications on her property in the location they are currently set at as they cause no harm or obstruction to my access to my property or Ferne drive in anyway.

Signed

Kelly Smart

09/20/2024

I Crystal Nicholas of 747 Markham Woods ~~Ferne Dr~~ Longwood FL ~~32779~~, am the neighbor of Debbie Grise of 824 Ferne Dr Longwood FL 32779.

I would like to express my full support of a Variance Request for new modifications including but not limited to: Double Entry Gate, Columns, Walls, Fencing or Power Opener and I attest that I have no objection to the keeping of all modifications on her property in the location they are currently set at as they cause no harm or obstruction to my access to my property or Ferne drive in anyway.

Signed

Crystal Nicholas


Street View

W/out my entry

lights on columns
— During onto Fern Dr.

Neighbor's (Dettner's) light
light at 760 Fern Dr.

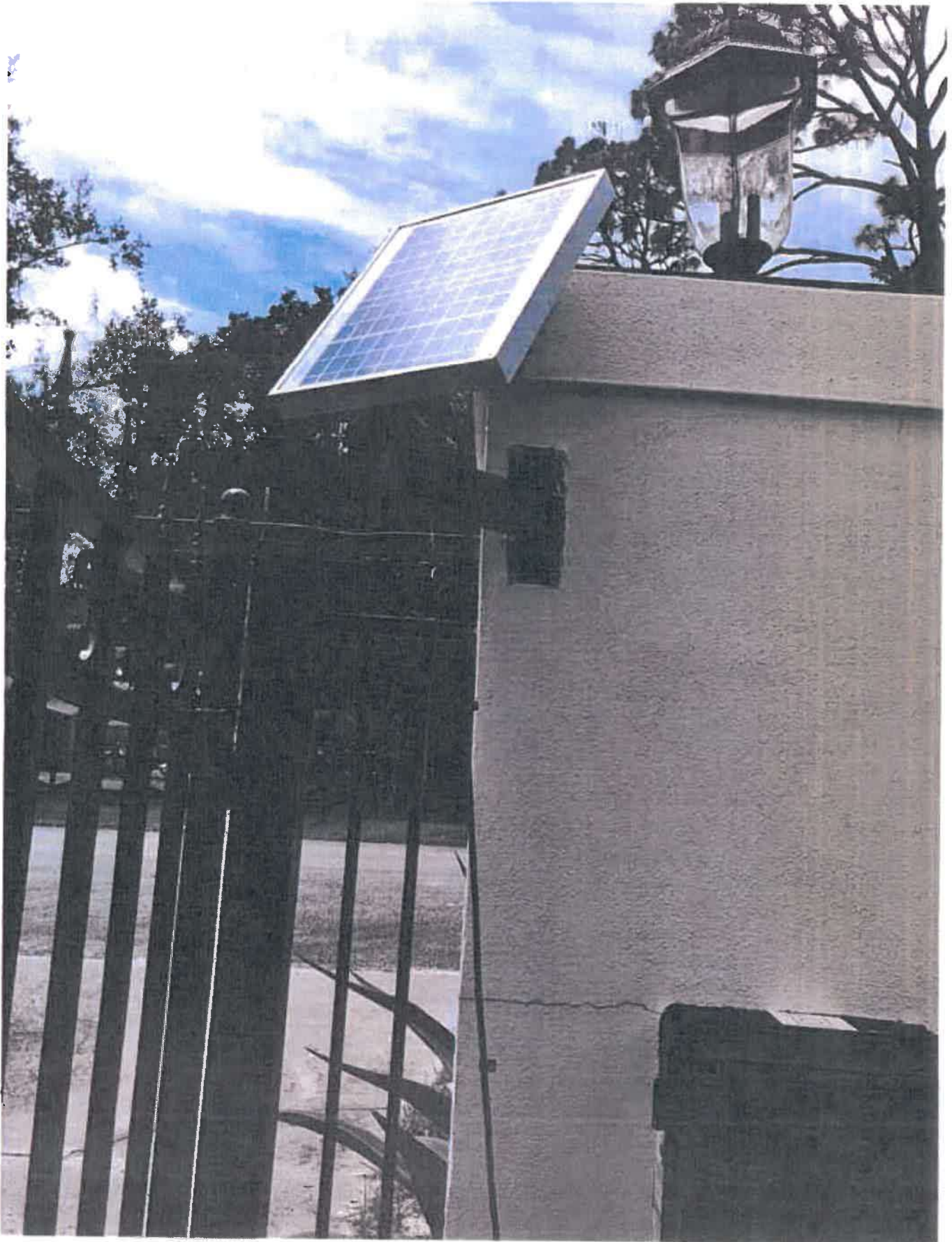
View with no
light on column.
in early way.
824 Fernside Dr.



Entrance View
with lights on
columns.
824 Fernside Dr.









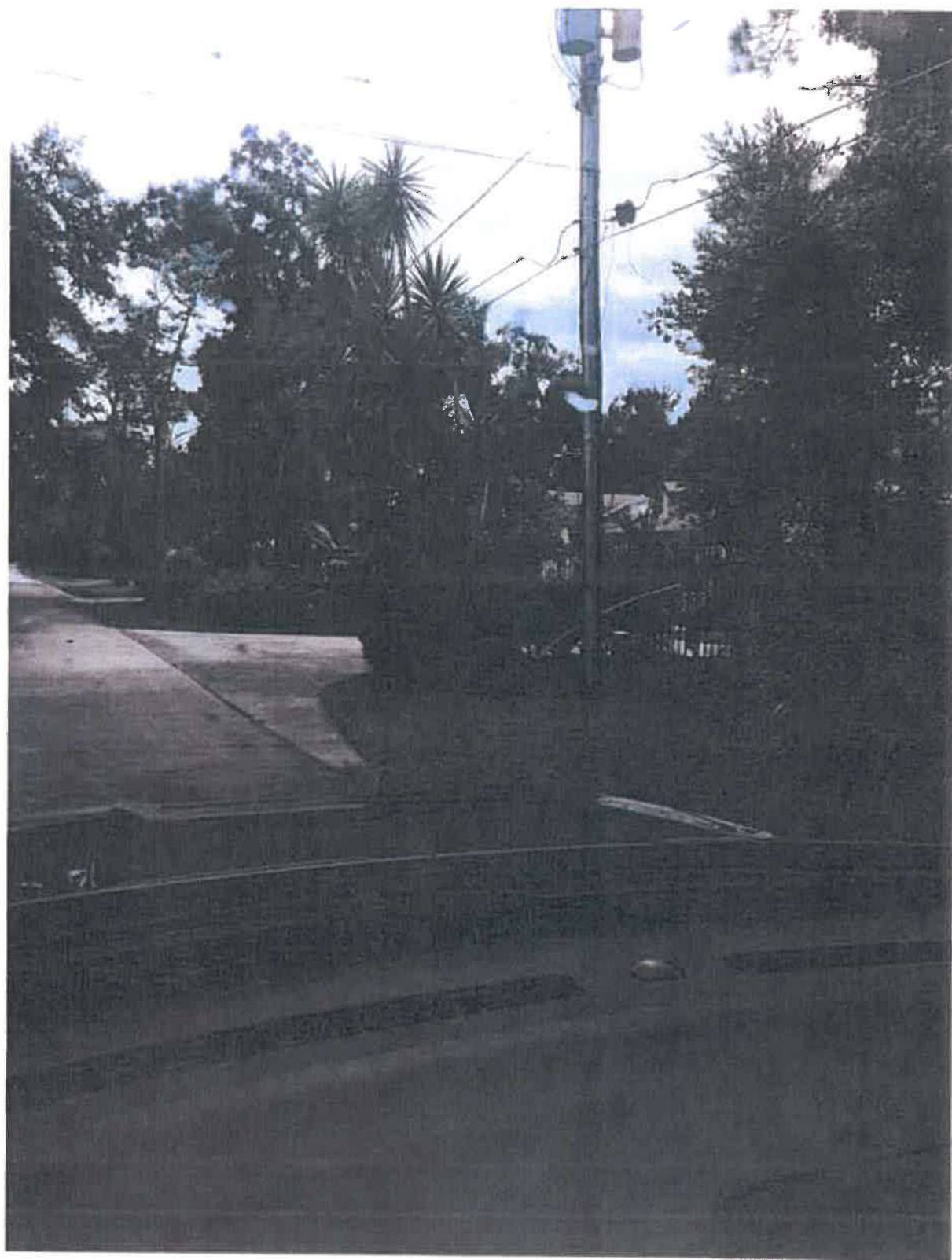




765 Furne Dr.



845 Ferne / Mathan.



845 · June ·



750 Fern Dr.



688 Fern Dr.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Beg SW CORLOT 14 RUN N 209 FT S 209 FT W 209 FT TO BEG DESPINAR
ACRES PB 12 PG 52

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

A. FINDINGS OF FACT

Property Owner: DEBRA GRISE
824 FERNE DR
LONGWOOD, FL 32779

Project Name: FERNE DR (824)

Requested Variance:

Request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an existing fence, gate and wall. 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 August, 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Beg SW CORLOT 14 RUN N 209 FT S 209 FT W 209 FT TO BEG DESPINAR
ACRES PB 12 PG 52

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

A. FINDINGS OF FACT

Property Owner: DEBRA GRISE
824 FERNE DR
LONGWOOD, FL 32779

Project Name: FERNE DR (824)

Variance Approval:

Request for a front yard setback variance from (50) feet to zero (0) feet for columns, gates, and a fence in the A-1 (Agriculture) district

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

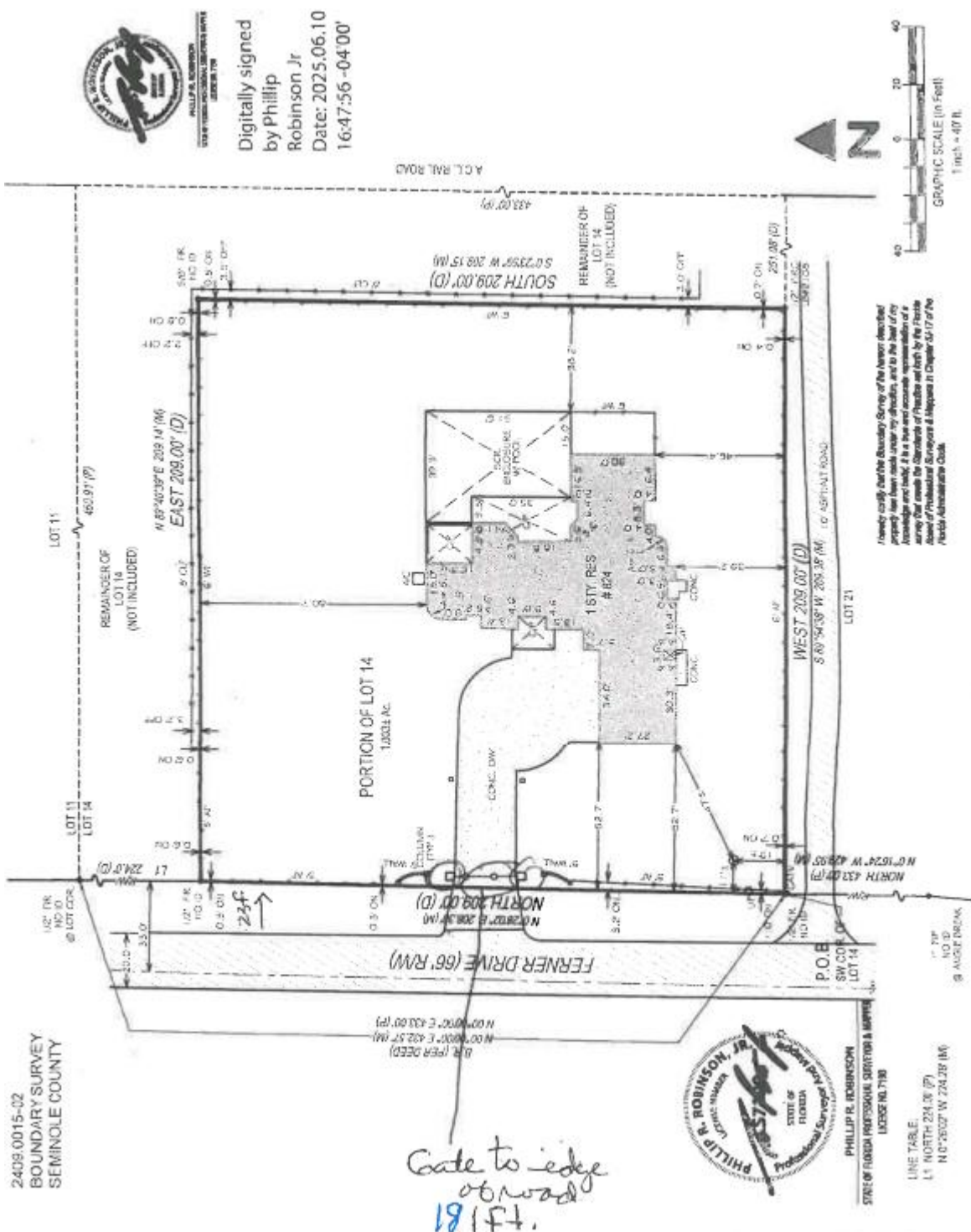
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of August, 2025.

Notary Public

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

EXHIBIT A

SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-678

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for an east side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; or
2. Approve the request for an east side street setback variance from fifty (50) feet to zero (0) feet for a privacy fence in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

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

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

Staff Findings:

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

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

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

PERRY SURVEYING

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

Legal Description

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

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

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

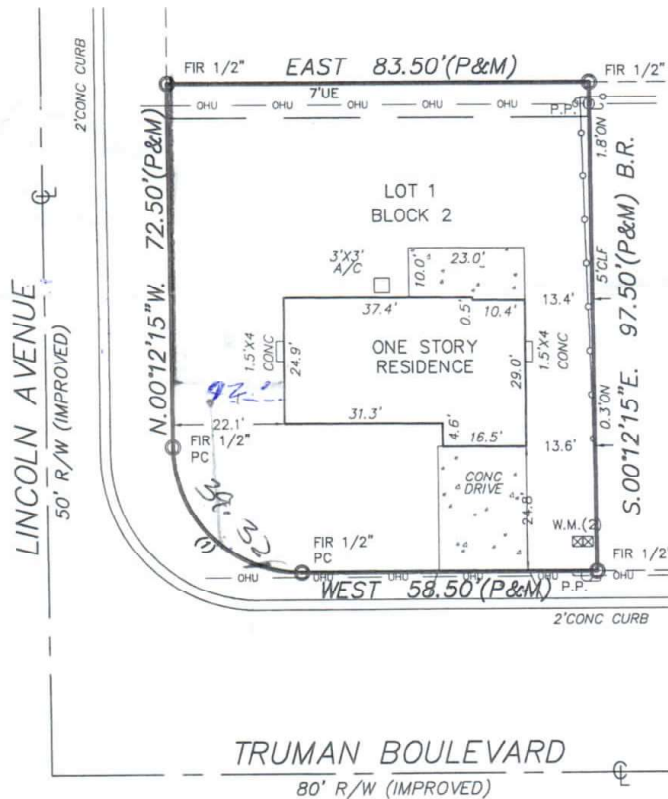


LOCATION SKETCH
 NOT TO SCALE

CURVE TABLE

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

SCALE: 1"=30'



LOT 2
 BLOCK 2

Property Address:
 3088 Truman Boulevard
 Sanford, FL 32771

Survey number: PS 24313

LEGEND

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

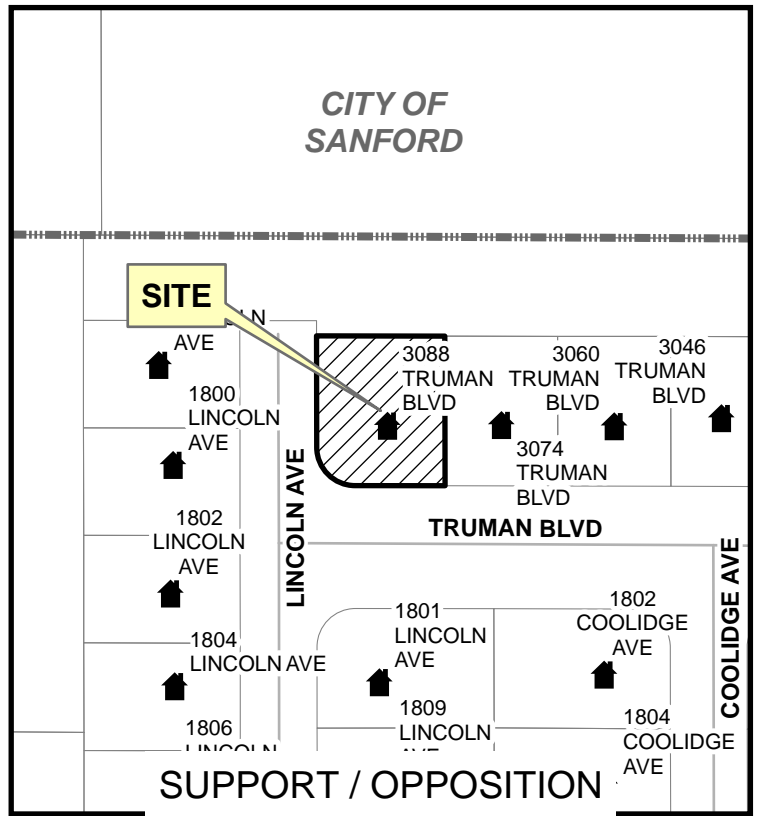
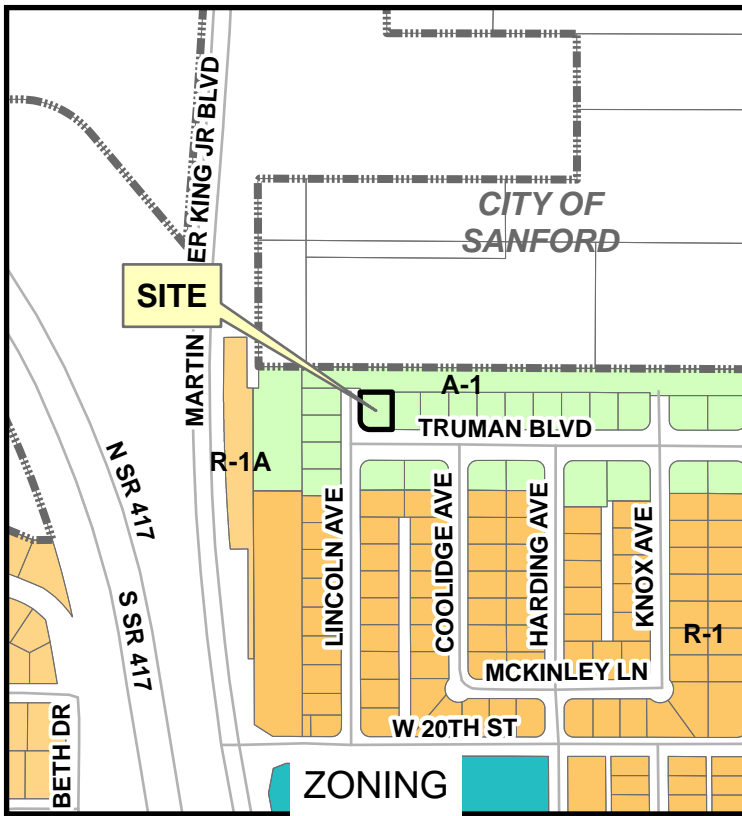
GENERAL NOTES

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

Jeffrey S. Hattendorf

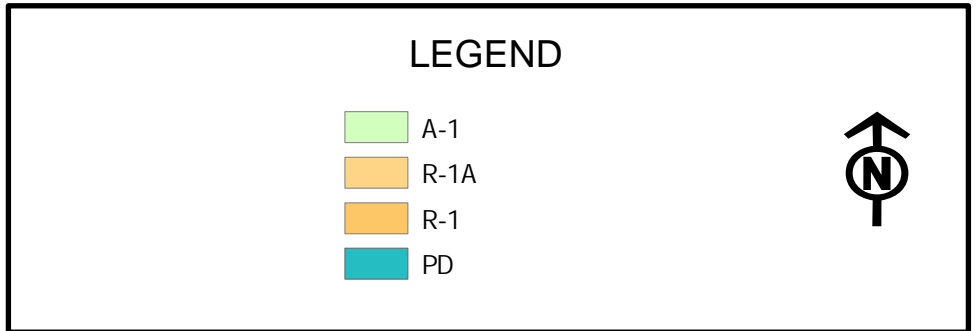
PROFESSIONAL SURVEYOR AND MAPPER NO. 8193 L.B. 8222

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



RUTH COOPER
3088 TRUMAN BLVD
SANFORD, FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
JULY 28, 2025



VARIANCE CRITERIA

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

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

The zoning - A-1 Agriculture

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

Privacy, protecting property

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

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

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

Having to remove my fence

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

would not be obstructing view

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

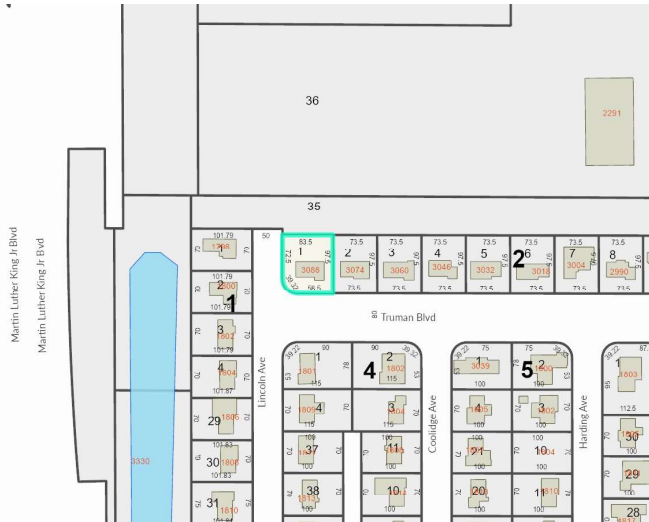
Granting the variance would not change the zoning nor would it be injurious nor detrimental to the public welfare

Property Record Card



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

Parcel Location



Site View



34193051402000010 04/24/2023

Parcel Information

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

Value Summary

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

2024 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 COOPER, RUTH D

Legal Description

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

Taxes

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

Sales

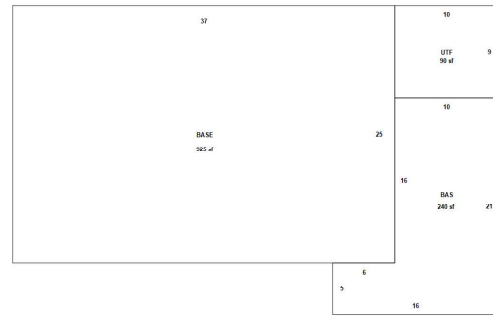
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/16/2020	\$170,000	09771/1554	Improved	Yes
SPECIAL WARRANTY DEED	1/29/2020	\$89,500	09545/0129	Improved	No
CERTIFICATE OF TITLE	1/1/2019	\$74,200	09288/1088	Improved	No
WARRANTY DEED	5/1/1988	\$20,500	01964/0469	Improved	No
TRUSTEE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

Land

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

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

* Year Built = Actual / Effective



Building 1

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

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

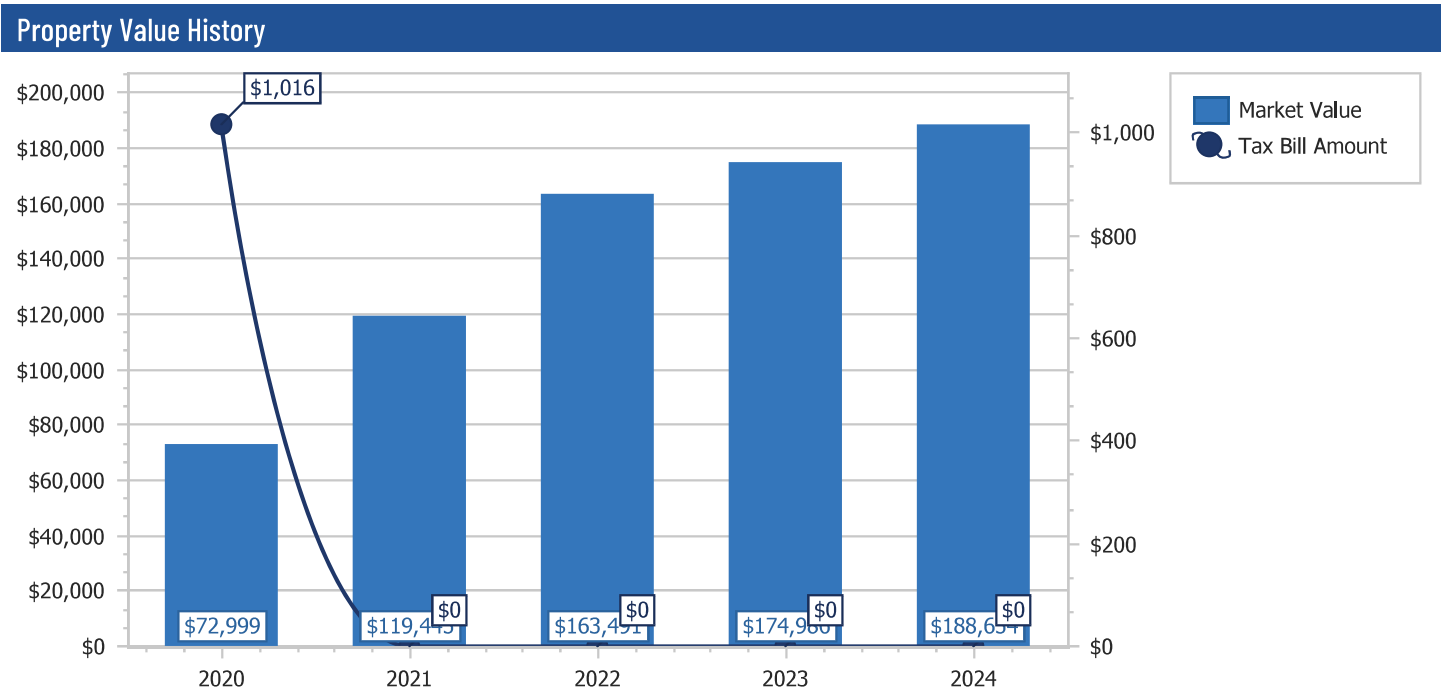
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1998	1	\$1,100	\$440

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

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

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

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



Copyright 2025 © Seminole County Property Appraiser

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: 3088 TRUMAN BLVD

Variance Approval:

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

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

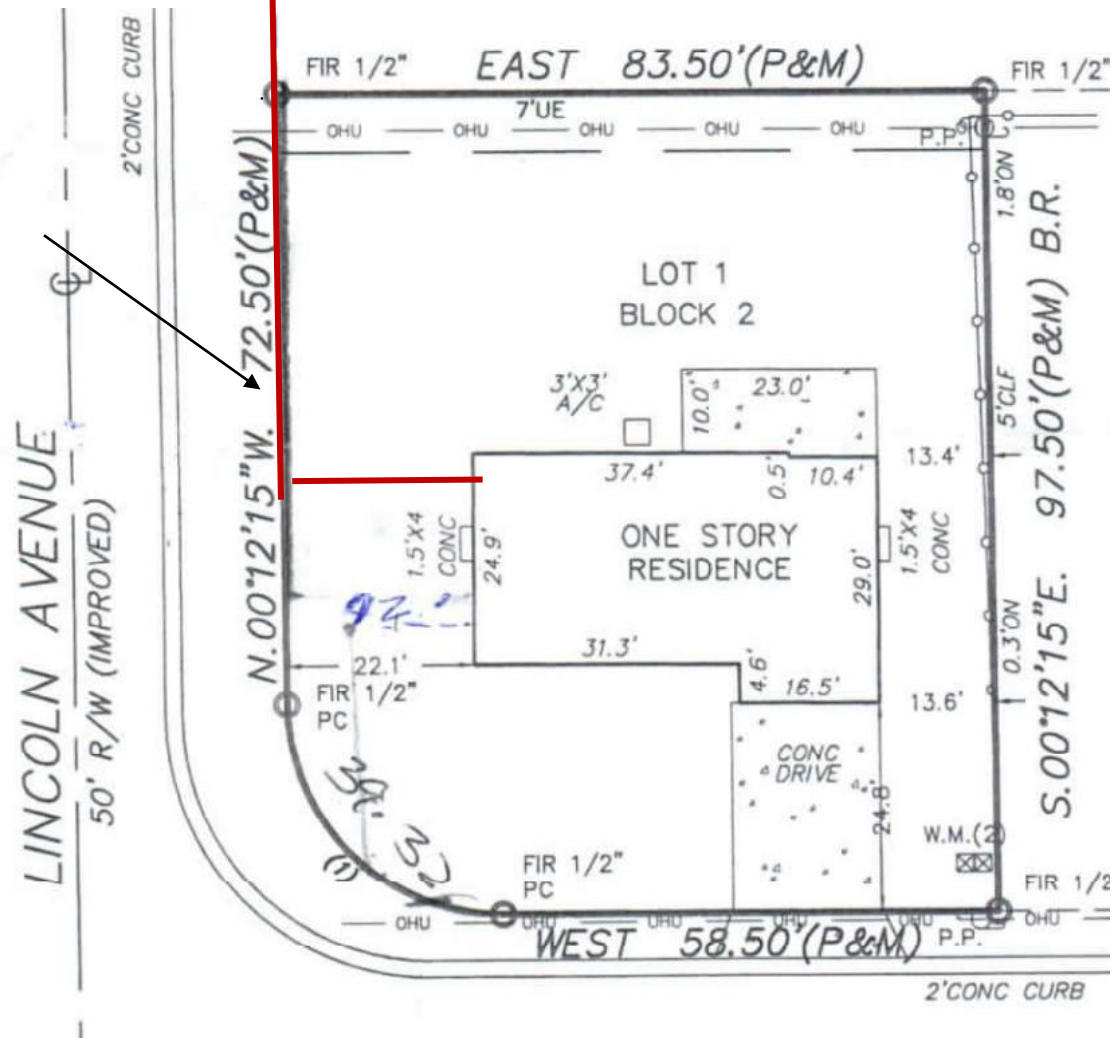
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of August, 2025.

Notary Public

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

EXHIBIT A

SITE PLAN



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

A. FINDINGS OF FACT

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

Project Name: 3088 TRUMAN BLVD

Requested Variance:

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

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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