



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, August 24, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **5160 Plato Cove** - Request for a fence height variance from six (6) feet to eight (8) feet for a fence in the A-1 (Agriculture) district; BV2026-052 (Luiz Silva, Jr, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Development Services - Planning and Development

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

2. **4050 McNeil Road** - Request for a front yard setback variance [2026-0658](#)
from fifty (50) feet to thirty-six (36) feet for a fence, wall, gate
and columns in the A-1 (Agriculture) district; BV2026-053
(Beverly Callum, Applicant) District 3 - Constantine (Angi
Gates, Project Manager)

Development Services - Planning and Development

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

3. **1898 E Crowley Circle** - Request for: (1) a size variance from [2026-0660](#)
fifty (50) percent to 66.4 percent of the living area of the
principal building; and (2) a height variance from twelve (12)
feet to nineteen (19) feet for a detached garage in the RC-1
(Country Homes) district; BV2026-054 (Jim Potenziano,
Applicant) District 5 - Herr (Jealyan Moreno, Project Manager)

Development Services - Planning and Development

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

4. **2207 Conifer Avenue** - Request for a north side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2026-055 (Lee Isbell, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0663](#)

Development Services - Planning and Development

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

5. **2500 Hawks Overlook Place** - Request for a rear yard setback variance from twenty (20) feet to six feet and five inches (6'5") for a pergola in the PD (Planned Development) district; BV2026-057 (Jeffery Singer, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0661](#)

Development Services - Planning and Development

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

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0659

Title:

5160 Plato Cove - Request for a fence height variance from six (6) feet to eight (8) feet for a fence in the A-1 (Agriculture) district; BV2026-052 (Luiz Silva, Jr, Applicant)
District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a fence height variance from six (6) feet to eight (8) feet for a fence in the A-1 (Agriculture) district; or
2. Approve the request for a fence height variance from six (6) feet to eight (8) feet for a fence in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Olympic Village subdivision and is within the A-1 (Agriculture) district.
- The subject property is a corner lot and considered to have three (3) front yards. The front of the house faces Plato Cove, and the Sanford Avenue and Myrtle Street sides are where the height variance is being sought.
- The existing fence varies in distance from the edge of sidewalk with the closest point to the sidewalk being one and one-half (1½) feet. The distance from the fence to the edge of pavement also varies with the closest distance being thirty (30) feet.
- Traffic Engineering has no objection to the placement of the fence as it relates to

sight visibility.

- A Code Enforcement violation (CV26-626) was issued for the construction of the fence without a permit.
- The property owner applied for a permit (BP26-8795) after receiving the code violation and at that time it was determined that a variance would be required.
- The request is for a variance to Section 30.14.19(d) of the Seminole County Land Development Code, which states that fences in Agricultural zoning classifications are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

[illegible]

-  = $8^1 S$
-  = $6^1 - 8^1$
-  = 6^1
-  = setbacks

PLATO COVE

LOT 1

WOODED AREA

SANFORD AVENUE
40' PLATTED R/W
ASPHALT ROAD

MYRTLE STREET
40' PLATTED R/W
ASPHALT ROAD

 $1.6' - 5.6'$

31

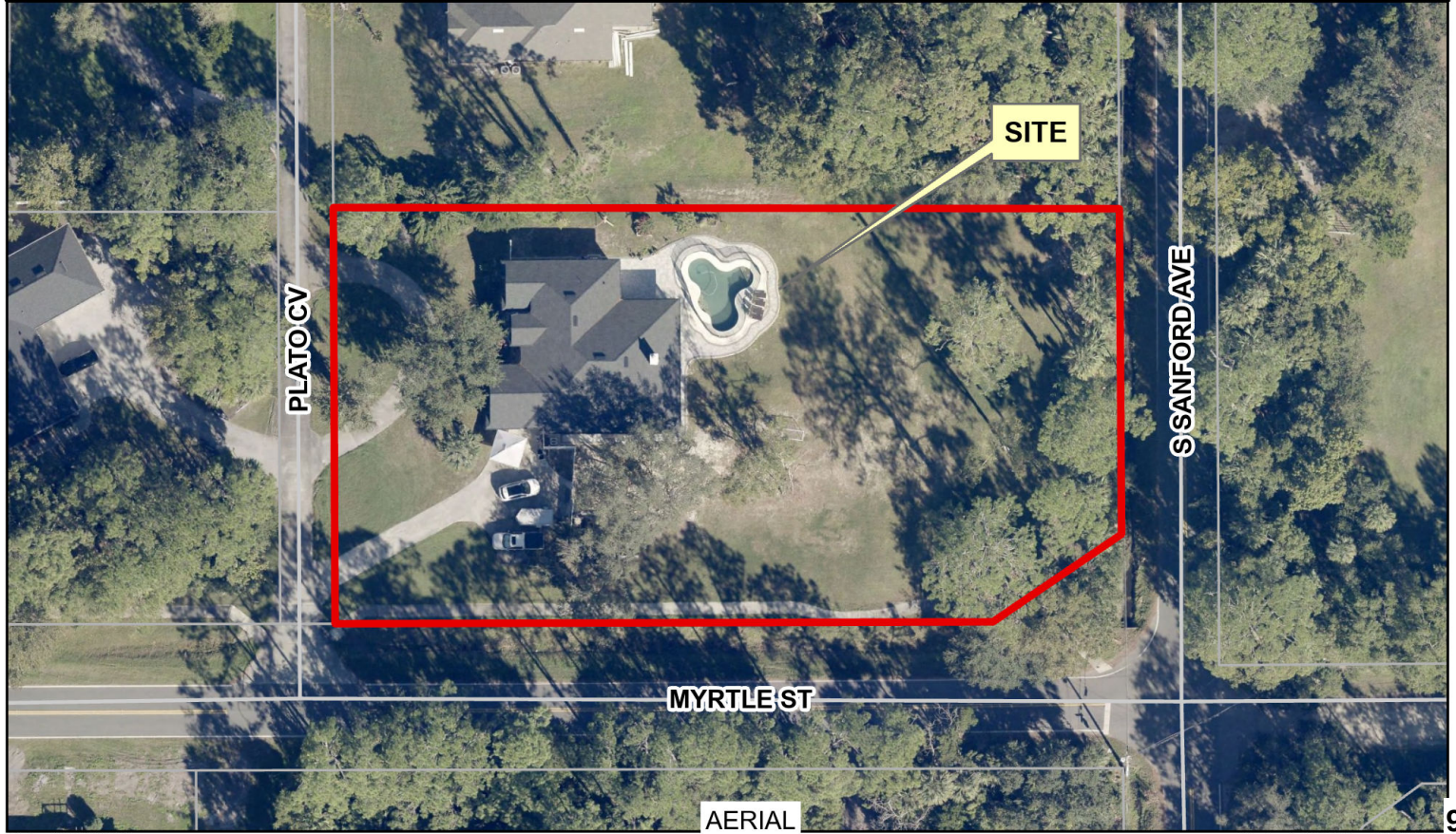
221

56



Danielle Souza & Luiz Silva
 5160 Plato Cv
 Sanford FI 32773

SEMINOLE COUNTY BOA
 AUGUST 24, 2026



VARIANCE CRITERIA

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

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

My corner lot sits on a swell and is more elevated compared to the surrounding area. Because of this topography, a standard fence height wouldn't offer privacy or safety for my family. This condition is specific to my land and not typical in the zoning district, so an adjusted fence height is necessary.

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

In my situation, the natural swell of the land was already present before I owned the property. I didn't alter or create the elevation difference, it's simply a natural condition of the lot. Thus, the need for a taller fence comes from the land's inherent topography, not from any changes I made.

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

Granting the variance wouldn't give me a special privilege because it only corrects a unique privacy issue due to my lot's elevation. Other properties at normal elevation don't need this adjustment. The variance simply allows reasonable use of my property like others enjoy. Without it, I'm at a disadvantage, not seeking anything beyond what's reasonable for safe and private use.

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

My corner lot sits on a swell, making my property significantly elevated. A standard fence won't provide privacy when my young children or wife are in the pool, specially given neighbor's frequent gatherings. The extra height ensures safety, privacy and peace of mind.

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

The requested increase for 8' is the minimum height needed to restore privacy given my lot's elevation. Any lower would fail to block visibility.

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

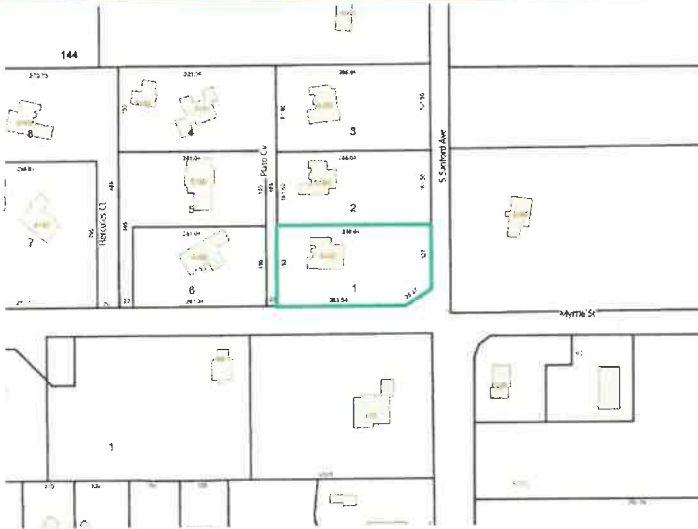
Granting the variance supports the zoning's intent by ensuring residential privacy and safety. The taller fence won't harm neighbors or public welfare, as it's a reasonable adjustment for topography and will blend into the residential character.

2026 Property Record Card



Parcel: **24-20-30-501-0000-0010**
 Property Address: **5160 PLATO CV SANFORD, FL 32773**
 Owners: **SILVA, LUIZ A JR; SOUZA, DANIELLE M**
 2026 Market Value \$531,200 Assessed Value \$514,721 Taxable Value \$463,310
 2025 Tax Bill \$6,296.95 Tax Savings with Exemptions \$982.38
 The 4 Bed/3 Bath Single Family property is 2,660 SF and a lot size of 1.07 Acres

Parcel Location



Current Site Picture



24203050100000010 02/12/2025

Parcel Information

Parcel	24-20-30-501-0000-0010
Property Address	5160 PLATO CV SANFORD, FL 32773
Mailing Address	5160 PLATO CV SANFORD, FL 32773-7027
Subdivision	OLYMPIC VILLAGE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$423,610	\$425,964
Depreciated Other Features	\$25,200	\$23,800
Land Value (Market)	\$82,390	\$82,390
Land Value Agriculture	\$0	\$0
Just/Market Value	\$531,200	\$532,154
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$16,479	\$30,965
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$514,721	\$501,189

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,279.33
Tax Bill Amount	\$6,296.95
Tax Savings with Exemptions	\$982.38

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SILVA, LUIZ A JR - Tenancy by Entirety
 SOUZA, DANIELLE M - Tenancy by Entirety

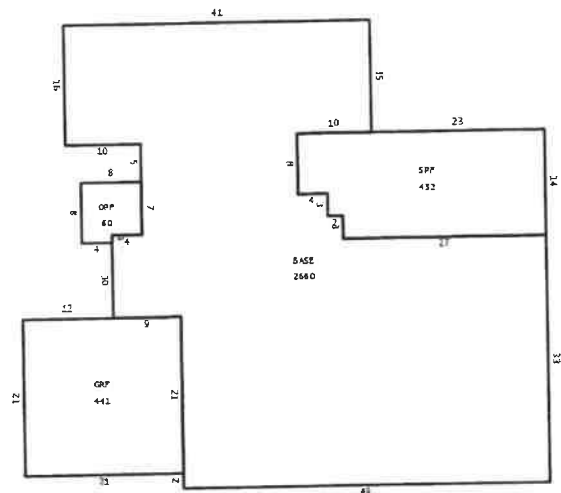
LOT 1
OLYMPIC VILLAGE
PB 42 PG 56

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$514,721	\$51,411	\$463,310
SCHOOLS	\$514,721	\$25,000	\$489,721
FIRE	\$514,721	\$51,411	\$463,310
ROAD	\$514,721	\$51,411	\$463,310
WATER MANAGEMENT DISTRICT	\$514,721	\$51,411	\$463,310

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/30/2021	\$535,000	10113/1510	Improved	Yes
WARRANTY DEED	8/1/2016	\$348,000	08766/0488	Improved	Yes
CORRECTIVE DEED	3/1/2011	\$100	07548/0997	Improved	No
WARRANTY DEED	6/1/2008	\$340,000	07010/0078	Improved	Yes
WARRANTY DEED	5/1/2001	\$265,900	04092/1019	Improved	Yes
WARRANTY DEED	9/1/1999	\$26,100	03722/1237	Vacant	Yes
QUIT CLAIM DEED	1/1/1990	\$100	02145/1755	Vacant	No

Units	Rate	Assessed	Market
1.07 Acres	\$77,000/Acre	\$82,390	\$82,390

#	1
Use	SINGLE FAMILY
Year Built*	2000
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	2660
Total Area (ft ²)	3593
Constuction	CB/STUCCO FINISH
Replacement Cost	\$470,678
Assessed	\$423,610



* Year Built = Actual / Effective

Appendages

Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	60
SCREEN PORCH FINISHED	432

Permits

Permit #	Description	Value	CO Date	Permit Date
16265	5160 PLATO CV: REROOF RESIDENTIAL-SFR 1 story 5/12 pitch [OLYMPIC VILLAGE]	\$15,750	10/31/2023	10/18/2023
18864	5160 PLATO CV: ELECTRICAL - RESIDENTIAL- [OLYMPIC VILLAGE]	\$1,900		10/6/2021
04176	SCREEN WALLS ONLY - EXISTING ROOF	\$1,018		4/1/2002
04409	FENCE/WALL	\$700		5/12/2000
04410	PLUMBING	\$0		5/12/2000
00976	SWIMMING POOL	\$10,000		2/1/2000
08432		\$212,098	5/22/2000	10/1/1999

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 1	2000	1	\$35,000	\$21,000
ACCESSORY BLDG 1	2000	1	\$1,000	\$600
FIREPLACE 2	2000	1	\$6,000	\$3,600

Zoning

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

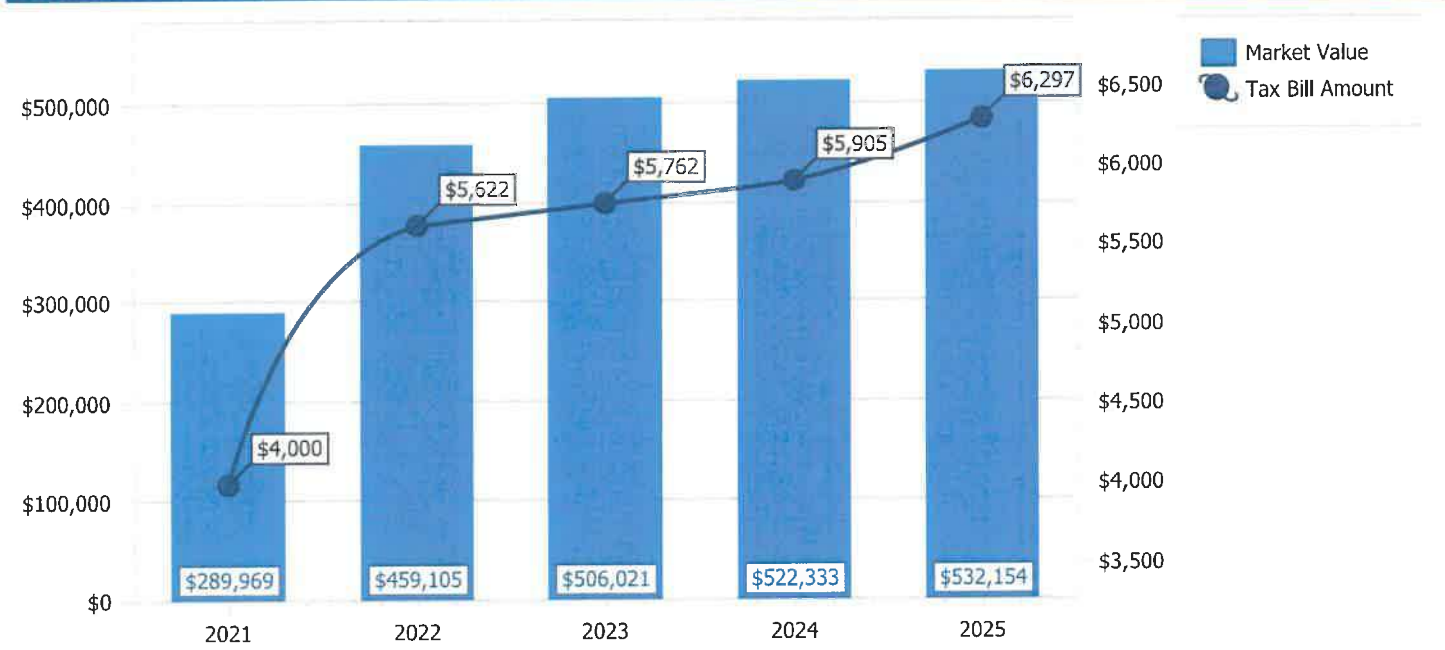
School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 OLYMPIC VILLAGE PB 42 PG 56

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

A. FINDINGS OF FACT

Property Owner: LUIZ SILVA JR
5160 PLATO CV
SANFORD, FL 32773

Project Name: PLATO CV (5160)

Requested Variance:

Request for a fence height variance from six (6) feet to eight (8) feet for a fence in the A-1 (Agriculture) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an eight (8) foot fence withing the side street setbacks. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 OLYMPIC VILLAGE PB 42 PG 56

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

A. FINDINGS OF FACT

Property Owner: LUIZ SILVA JR
5160 PLATO CV
SANFORD, FL 32773

Project Name: PLATO CV (5160)

Variance Approval:

Request for a fence height variance from six (6) feet to eight (8) feet for a fence in the A-1 (Agriculture) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

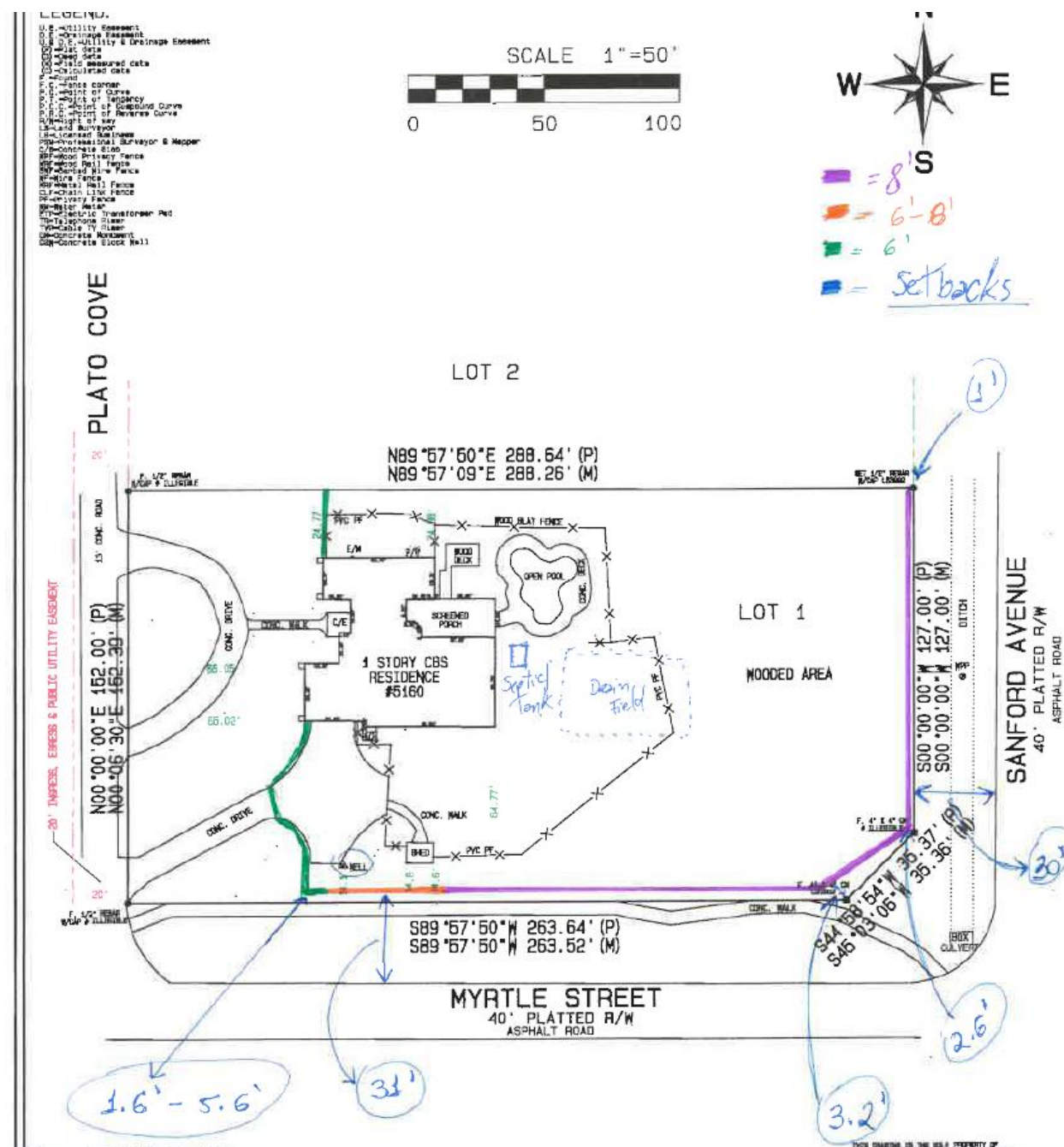
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0658

Title:

4050 McNeil Road - Request for a front yard setback variance from fifty (50) feet to thirty-six (36) feet for a fence, wall, gate and columns in the A-1 (Agriculture) district; BV2026-053 (Beverly Callum, 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 front yard setback variance from fifty (50) feet to thirty-six (36) feet for a fence, wall, gate and columns in the A-1 (Agriculture) district; or
2. Approve the request for a front yard setback variance from fifty (50) feet to thirty-six (36) feet for a fence, wall, gate and columns 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 McNeils Orange Villa subdivision and is within the A-1 (Agriculture) district.
- The proposed CMU wall will be three (3) feet in height with an additional three (3) feet of open aluminum fencing on top. All columns will be six (6) feet in height. The wood privacy fencing along the sides within the front yard setback will also be six (6) feet in height.
- The fencing will be twenty-six (26) from the sidewalk and thirty-six (36) feet from the edge of the pavement.

- The property owner has applied for all necessary building permits (BP26-7986), and at that time it was determined that a variance would be required.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is fifty (50) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

hardship.

Staff Recommendation:

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

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

MCNEIL ROAD

EXISTING 2' VALLEY GUTTER

122.50'

EXISTING CONC. WALK

14'-0"

17'-4"

17'-4"

17'-4"

17'-4"

17'-4"

14'-0"

PROPOSED CMU BLOCK PRIVACY WALL & GATE. SEE SHT. 2 FOR DETAILS

AREA OF INTERIOR RENOVATION

EXISTING CONC. DRIVE

EXISTING SINGLE-FAMILY RESIDENCE 4090

EXISTING CONC. PAD

PORTION OF LOT 49

EXISTING SHED

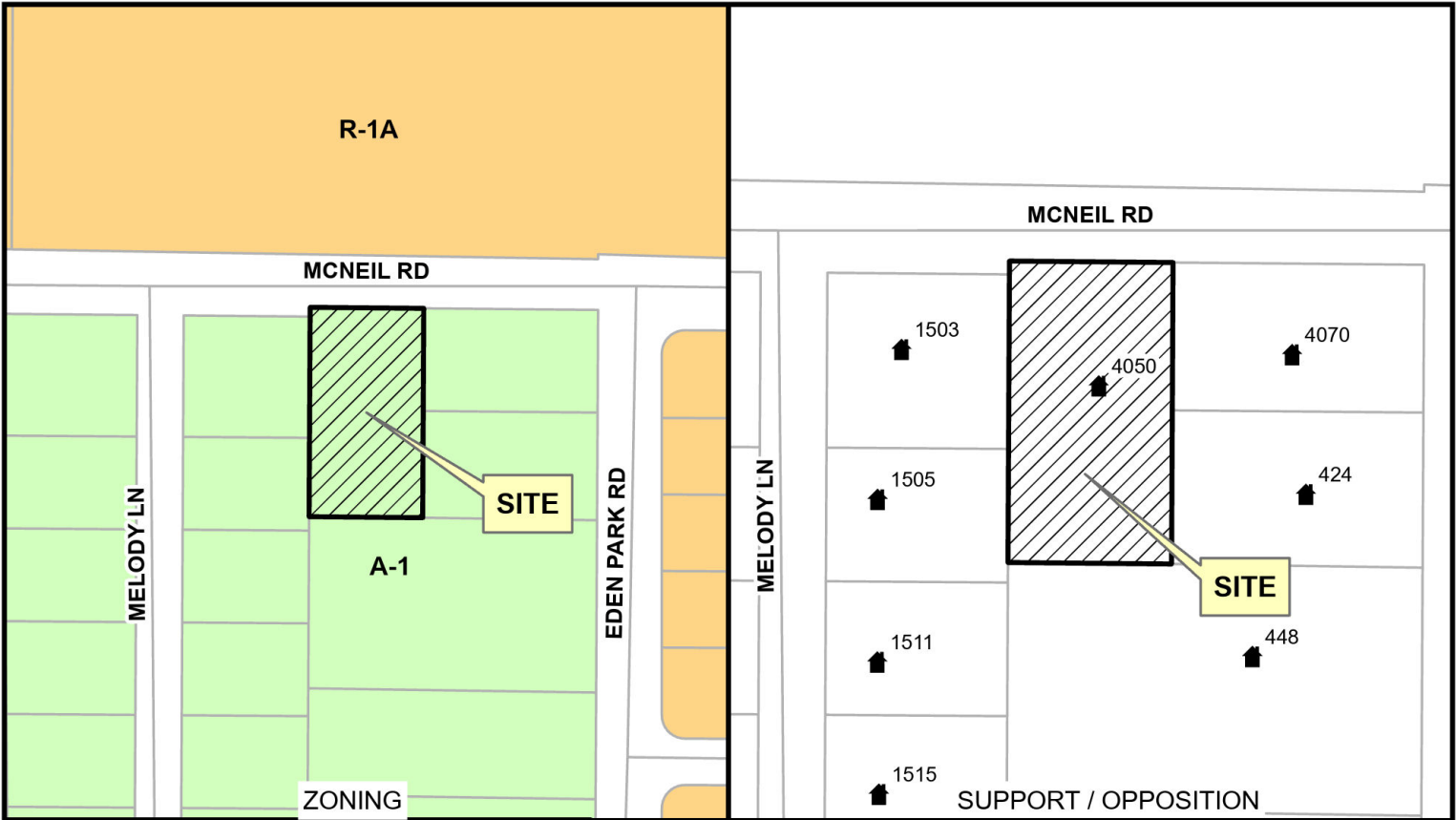
REMAINDER OF LOT 48

230.00'

REMAINDER OF LOT 48

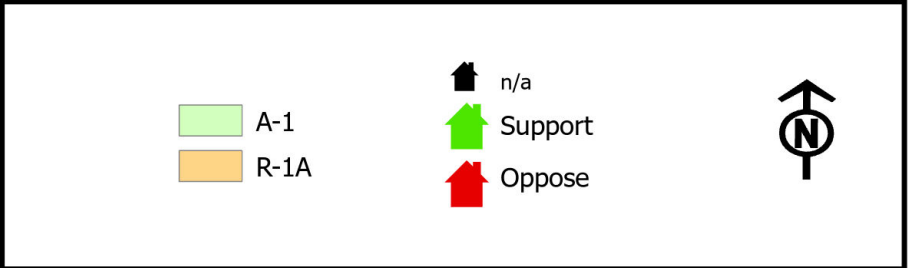
230.00'

122.50'



Beverly Callum
 4050 McNeil Rd
 Apopka FL 32703

SEMINOLE COUNTY BOA
 AUGUST 24, 2026



VARIANCE CRITERIA

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

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

The special condition that exist for this property is that the home will be used as a group home for persons with special needs.

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

Although the actions to purchase this property and to use it has a group home for disadvantaged special needs children was that of the owner, the need for the safety parameters the proposed height of the fence is not. The requested height would help to ensure that the children will have a safety space both inside and outside the property for both recreational and developmental benefits.

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 this variance would not bear any special privilege or unfair advantage to other properties in the area. The proposed fence height prior to 2024; was considered the standard in this community. In actuality, this variance would simply mimic that of pre-existing standard single family dwellings in the prescribed zoned area. Therefore, this variance would allow this property to conform to the existing appearance within the community and do so without any obstruction to the view within the property due to the elegant style of fence.

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

The existing zoned regulations would significantly prevent equitable improvements and use of this property. The exceptional children designated to be housed within this property would lose a tremendous amount of outdoor space if required to push the fence line back by minimum 50 feet or would lose a heightened sense of security if required to lower the column height to 4 feet. This would in turn pose as an unnecessary yet avoidable hardship by limiting the potential possibilities for the outdoor space for these children to flourish within.

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

This request considers all zoning requirements and strives to prevent any deviation thereof. The variance requested is not outside of what was once considered the norm for this community and therefore should be seen as the minimum relief necessary to permit the reasonable use of this land space and in turn help to promote it's intended use and benefit to the community.

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 variance will not infringe on the existing essence within the community but would rather enhance and uphold it. It will not affect existing or future utilities, drainage, traffic, or public safety needs or developments. Therefore, it would still be in harmony with the general intent and purpose of the zoning regulations all while maintaining the residential character of the community and surrounding neighbors.

2026 Property Record Card



Parcel: 17-21-29-5BG-0000-049B
Property Address: 4050 MCNEIL RD APOPKA, FL 32703
Owners: CALLUM, BEVERLY
 2026 Market Value \$330,788 Assessed Value \$184,608 Taxable Value \$133,197
 2025 Tax Bill \$1,900.06 Tax Savings with Exemptions \$851.16
 The 3 Bed/1.5 Bath Single Family property is 1,249 SF and a lot size of 0.63 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	17-21-29-5BG-0000-049B
Property Address	4050 MCNEIL RD APOPKA, FL 32703
Mailing Address	4050 MCNEIL RD APOPKA, FL 32703
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	Homestead expires at the end of 2026 and MUST Be re-applied for 2027
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$209,138	\$80,027
Depreciated Other Features	\$1,650	\$1,100
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$330,788	\$201,127
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$146,180	\$21,372
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$184,608	\$179,755

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,751.22
Tax Bill Amount	\$1,900.06
Tax Savings with Exemptions	\$851.16

Owner(s)

Name - Ownership Type
 CALLUM, BEVERLY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 230 FT OF N 245 FT OF W 122.5 FT OF E 1/2 OF LOT 49 MC NEILS ORANGE VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$184,608	\$51,411	\$133,197
SCHOOLS	\$184,608	\$25,000	\$159,608
FIRE	\$184,608	\$51,411	\$133,197
ROAD	\$184,608	\$51,411	\$133,197
WATER MANAGEMENT DISTRICT	\$184,608	\$51,411	\$133,197

Sales

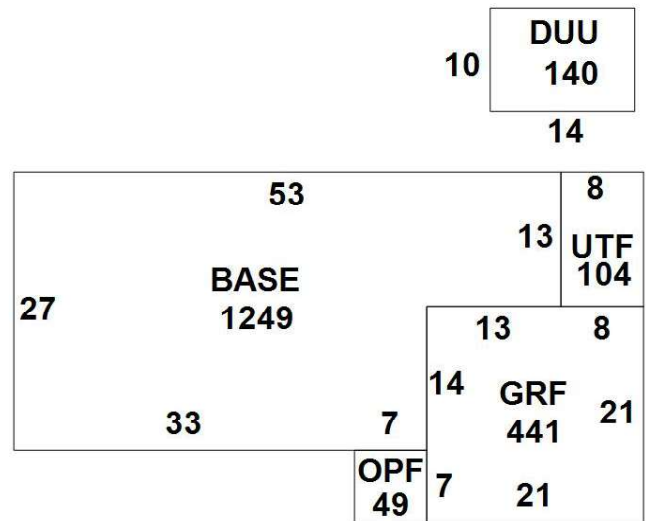
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/20/2026	\$435,000	10996/0123	Improved	Yes
WARRANTY DEED	7/18/2023	\$182,000	10476/1230	Improved	Yes
WARRANTY DEED	4/1/2004	\$63,000	05266/1996	Improved	No
CORRECTIVE DEED	2/1/1997	\$100	05266/1994	Improved	No
QUIT CLAIM DEED	2/1/1997	\$3,000	03200/0789	Improved	No
WARRANTY DEED	3/1/1994	\$70,900	02751/1282	Improved	Yes
QUIT CLAIM DEED	5/1/1991	\$100	02302/0009	Improved	No
WARRANTY DEED	2/1/1980	\$63,500	01268/0437	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$80,000/Lot	\$120,000	\$120,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1976/2020
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft²)	1249
Total Area (ft²)	1983
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$214,501
Assessed	\$209,138

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
DETACHED UTILITY UNFINISHED	140
GARAGE FINISHED	441
OPEN PORCH FINISHED	49
UTILITY FINISHED	104

Permits				
Permit #	Description	Value	CO Date	Permit Date
12723	4050 MCNEIL RD: ELECTRICAL - RESIDENTIAL- [MC NEILS ORANGE VILLA]	\$450		8/17/2023
06687	REROOF	\$2,000		6/24/2008

Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	1993	1	\$2,750	\$1,650

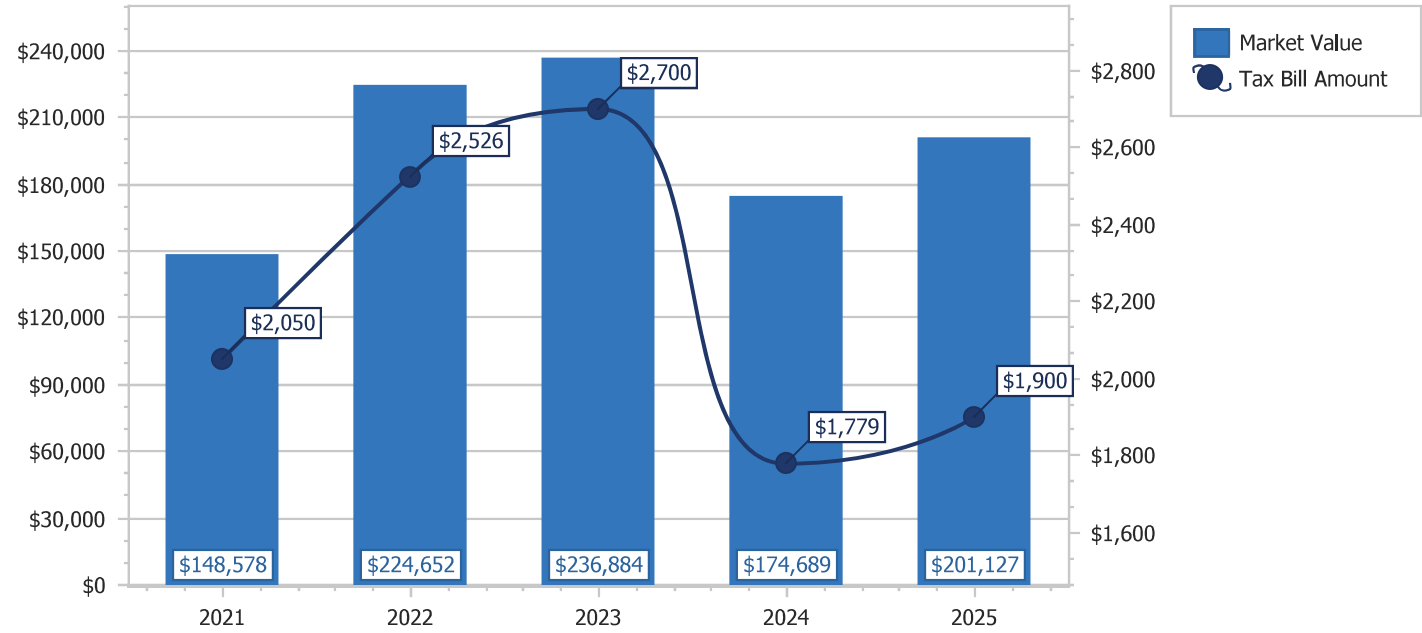
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

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

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

S 230 FT OF N 245 FT OF W 122.5 FT OF E 1/2 OF LOT 49 MC NEILS ORANGE
VILLA PB 2 PG 99

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

A. FINDINGS OF FACT

Property Owner: BEVERLY CALLUM
4050 MCNEIL RD
APOPKA, FL 32703

Project Name: MCNEIL RD (4050)

Requested Variance:

Request for a front yard setback variance from fifty (50) feet to thirty-six (36) feet for a fence, wall, gate and columns in the A-1 (Agriculture) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

S 230 FT OF N 245 FT OF W 122.5 FT OF E 1/2 OF LOT 49 MC NEILS ORANGE
VILLA PB 2 PG 99

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

A. FINDINGS OF FACT

Property Owner: BEVERLY CALLUM
4050 MCNEIL RD
APOPKA, FL 32703

Project Name: MCNEIL RD (4050)

Variance Approval:

Request for a front yard setback variance from fifty (50) feet to thirty-six (36) feet for a fence, wall, gate and columns in the A-1 (Agriculture) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

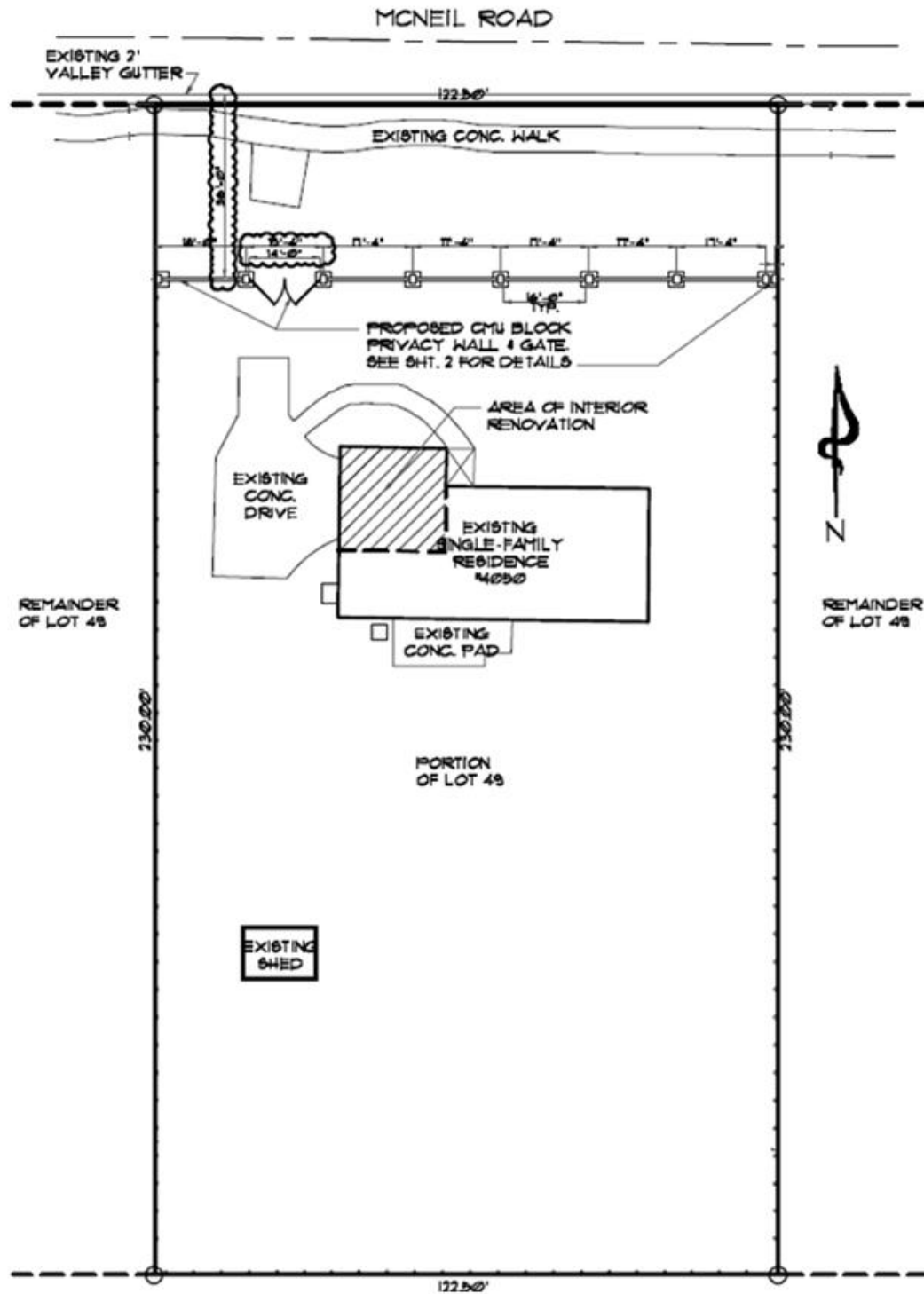
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0660

Title:

1898 E Crowley Circle - Request for: (1) a size variance from fifty (50) percent to 66.4 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to nineteen (19) feet for a detached garage in the RC-1 (Country Homes) district; BV2026-054 (Jim Potenziano, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for: (1) a size variance from fifty (50) percent to 66.4 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to nineteen (19) feet for a detached garage in the RC-1 (Country Homes) district; or
2. Approve the request: (1) a size variance from fifty (50) percent to 66.4 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to nineteen (19) feet for a detached garage in the RC-1 (Country Homes) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Mandarin Section 5 subdivision.
- The proposed structure to be constructed will be thirty (30) feet by sixty (60) feet.
- The applicant has applied for a building permit (#26-00005149) and at that time it was determined that a size and height variances would be required.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

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

Address:
1898 CROWLEY CIR E
LONGWOOD, FL 32779
Assessor's Parcel Number:
24-20-29-501-0000-1790

Parcel Area:
1.07 Acres

Land Use.
Residential
Single Family Residence

Zöniag: /

Legal Description:
LOT 179 MANDARIN SEC 5 PB 28
PGS 45 TO 47

Subdivision:
MANDARIN SPEC

Owner: POTENZIANO, JIM

Paper size & scale:
11" x 17", 1" = 40'

Date: January, 2026

SITE PLAN

Address:
1898 CROWLEY CIR E
LONGWOOD, FL 32779
Assessor's Parcel Number:
24-20-29-501-0000-1790

Parcel Area:
1.07 Acres

Land Use.
Residential
Single Family Residence

Zöniag: /

Legal Description:
LOT 179 MANDARIN SEC 5 PB 28
PGS 45 TO 47

Subdivision:
MANDARIN SPEC

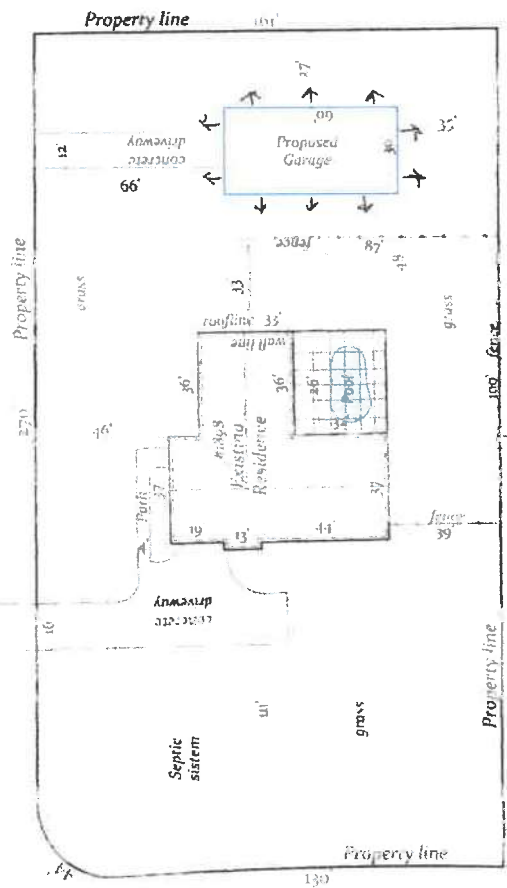
Owner: POTENZIANO, JIM

Paper size & scale:
11" x 17", 1" = 40'

Date: January, 2026

Address
1898 E Clackey Cir
Longwood FL 32779

3 CROWLEY CIR



מחלקת הבריאות

Parcel

24-20-29-501-
0000-1780

Parcel
24-20-29-501-0000-1800

Run off not effected as elevation of concrete for garage only slight increase 4 inches. NO soil will be brought in or out for the project



Scale:
1"=40'

Paper size:
12" X 18"

Legend

- Property line
- - - Topography line
- ~~~~~ Well line
- Reef line
- Retaining wall
- ... Fence
- Proposed addition

Disclaimer:
This website is not intended to be a replacement for a physician's advice. It is not intended to be a substitute for professional medical advice, diagnosis, or treatment. It is not intended to be used for any medical purpose. It is not intended to be used for any medical purpose. It is not intended to be used for any medical purpose.

Graphic seal.



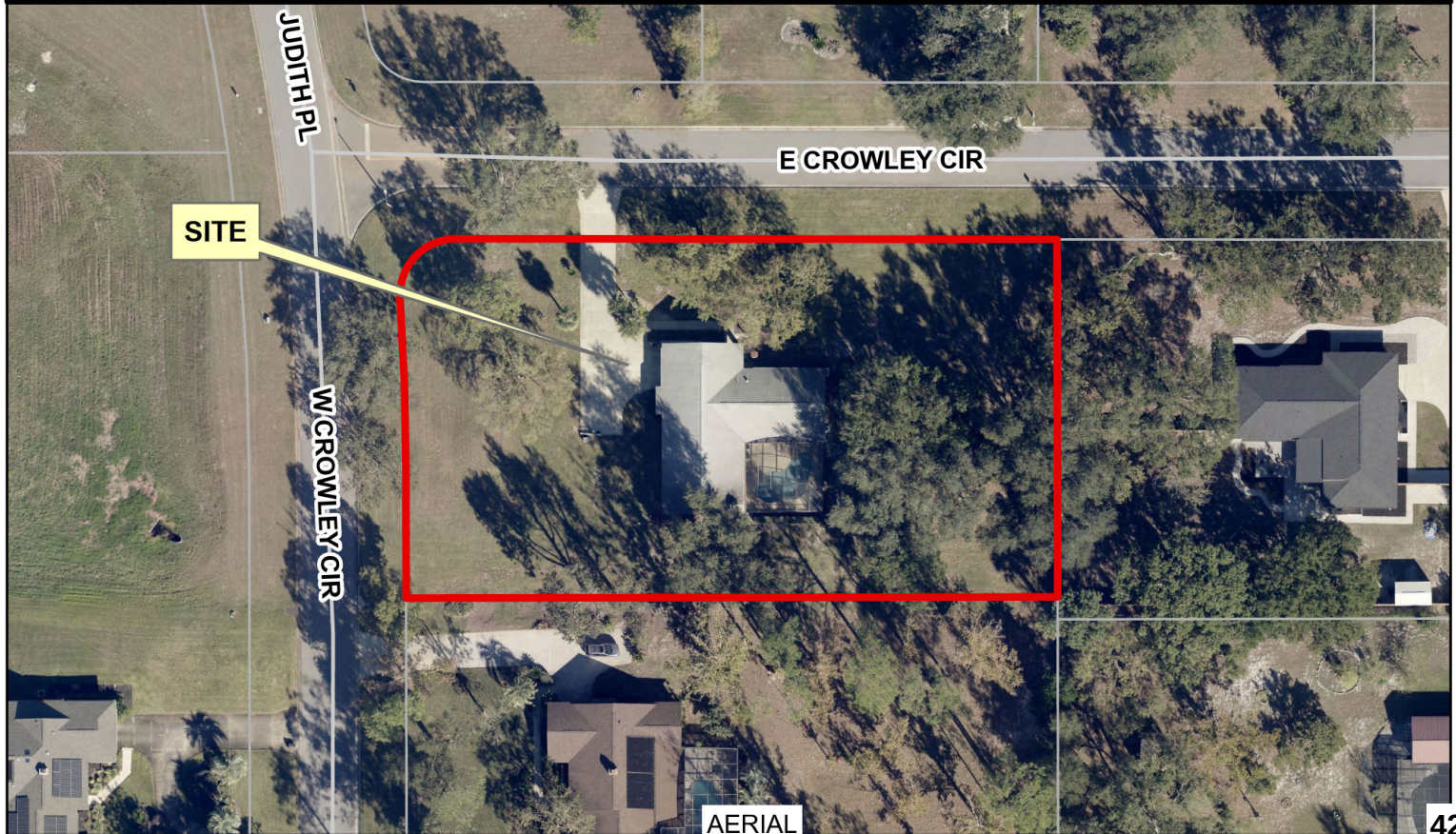


Wendy Magda & Jim Potenziano
 1898 E Crowley Cir
 Longwood FL 32779

SEMINOLE COUNTY BOA
 AUGUST 24, 2026

RC-1

- n/a
- Support
- Oppose



Variance Criteria

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

1. Special Conditions

Describe any 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 primary residential structure on this lot features a north facing orientation and layout that is entirely unoptimized for a high-efficiency solar array. Furthermore, pre-existing mature tree canopies along the property lines create severe, unavoidable shading zones across the main roof during peak sunlight hours. Concurrently, the property features unique space and layout constraints, lacking adequate, enclosed garage space to protect high-value personal assets, including multiple classic vehicles and essential residential lawn maintenance equipment. This forces these vehicles to be parked openly in the driveway.

The proposed site for the accessory structure represents the only clear, unobstructed pocket on the parcel capable of capturing continuous solar exposure while offering the depth needed to shelter these vehicular and utility assets. This specific location is physically unique because it sits a substantial distance behind the front line of the main house and is heavily isolated from the nearest neighboring property by a significant distance, a dense natural tree line, and a 6-foot wooden privacy fence. These compounding structural, environmental, and spatial limitations are peculiar to this specific lot and do not apply to other properties in the district, many of which already feature expansive accessory buildings that exceed the standard square footage limitations.

2. Not Self-Created

Confirm that the special conditions and circumstances do not result from the actions of the applicant.

The special conditions requiring this variance do not alter or impact the property of the owner or the neighbors in any measurable way. The closest neighboring property is located quite a distance away and is visually and physically isolated by a dense, natural tree line and an existing 6-foot wooden privacy fence. Furthermore, the proposed garage will not disrupt the streetscape or sit in front of the home; it is designed to be located a substantial distance behind the front line of the main house. The structural limitations of the existing home, the orientation of the lot, and the location of the mature tree canopy are entirely pre-existing environmental factors. These conditions were present long before the current owner acquired the property and have not been caused by any actions of the applicant.

3. No Special Privilege

Show that the granting of the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.

This request does not seek a special privilege, but rather the equal opportunity to utilize the property for standard residential enjoyment, secure storage, and energy independence. Within this immediate neighborhood, the proposed garage will simply be one of many existing accessory structures that exceed the limitation of less than half the square footage of the primary home. In fact, an existing accessory structure exceeding this ratio is directly visible from the backyard of the property requesting this variance. Because other properties within the zoning district safely utilize expansive garages and accessory structures, granting this variance simply levels the playing field. It allows this specific property to overcome its unique architectural, shading, and storage limitations without conferring any unique advantages denied to neighbors.

4. No Literal Interpretation

Demonstrate how a literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work an unnecessary and undue hardship on the applicant.

A literal interpretation of the zoning regulations would create an undue hardship by depriving the applicant of land-use rights commonly enjoyed by others in the immediate area. Strictly enforcing the square footage limitation would force a dual hardship: first, it would relegate a vital clean-energy solar system to an unoptimized, heavily shaded main roof, making it financially and operationally unfeasible. Second, it would prevent the applicant from constructing a garage large enough to securely store personal property, including classic vehicles and necessary estate maintenance equipment. Because multiple properties in the immediate neighborhood already feature garages that exceed this size restriction—including one visible right from the applicant's backyard a literal application of the code would uniquely penalize this property, creating an unnecessary and unequal operational hardship on its standard residential use.

5. Minimum Variance

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

The requested variance is the absolute minimum relief needed to make reasonable use of the property. Structurally, the proposed garage fits perfectly onto the lot and complies fully with every facet of the Seminole County Land Development Code—including all required setbacks, height restrictions, and lot coverage limits—with the singular exception of the accessory-to-living-area square footage ratio. The dimensions have been engineered as tightly as possible to achieve two precise mathematical and functional needs: providing just enough enclosed square

footage to safely house the classic vehicles and bulky lawn equipment, while naturally producing a roof plane large enough to accommodate the specific number of solar panels required to offset the home's electrical load. Furthermore, this specific footprint allows the applicant to move multiple vehicles currently parked openly in the driveway into an enclosed structure. By eliminating outdoor driveway parking and restricting the size strictly to what is required for secure storage and an adequate solar roof surface, the request represents the minimum variance possible.

6. Harmony and Public Welfare

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

The granting of this variance is in complete harmony with the intent of the zoning regulations and the welfare of the surrounding community. Because the garage will be constructed with high-quality, architecturally pleasing materials matching the main home, it functions as a visual upgrade for the area. The public welfare and neighborhood aesthetics are directly improved by this project: it completely removes multiple vehicles from being parked openly in the driveway and brings them inside, while also placing essential lawn maintenance equipment out of sight.

The structure will not be injurious to neighbors or the streetscape in any way; it is set a substantial distance back from the front line of the house, and the nearest neighbor is located far away, heavily buffered by a dense, natural tree line and a 6-foot wooden privacy fence. Furthermore, by providing an appropriately sized roof to host a high-efficiency solar array, the project advances local and state green energy goals and reduces strain on the public power grid. Because similar large accessory structures are already common and visible in the immediate neighborhood, this garage fits seamlessly into the existing local fabric while quietly delivering aesthetic, organizational, and ecological benefits to the community.

2026 Property Record Card



Parcel: 24-20-29-501-0000-1790
Property Address: 1898 E CROWLEY CIR LONGWOOD, FL 32779
Owners: POTENZIANO, JIM; MAGDA, WENDY J
 2026 Market Value \$496,021 Assessed Value \$496,021 Taxable Value \$444,610
 2025 Tax Bill \$2,613.94 Tax Savings with Exemptions \$4,562.42
 The 5 Bed/3 Bath Single Family property is 2,713 SF and a lot size of 1.07 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	24-20-29-501-0000-1790
Property Address	1898 E CROWLEY CIR LONGWOOD, FL 32779
Mailing Address	1898 CROWLEY CIR E LONGWOOD, FL 32779-2786
Subdivision	MANDARIN SEC 5
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$346,021	\$377,626
Depreciated Other Features	\$30,000	\$27,000
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$496,021	\$524,626
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$287,683
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$496,021	\$236,943

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,176.36
Tax Bill Amount	\$2,613.94
Tax Savings with Exemptions	\$4,562.42

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

POTENZIANO, JIM - Joint Tenants with right of Survivorship
 MAGDA, WENDY J - Joint Tenants with right of Survivorship

Legal Description

LOT 179 MANDARIN SEC 5 PB 28 PGS 45 TO 47

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$496,021	\$51,411	\$444,610
SCHOOLS	\$496,021	\$25,000	\$471,021
FIRE	\$496,021	\$51,411	\$444,610
ROAD	\$496,021	\$51,411	\$444,610
WATER MANAGEMENT DISTRICT	\$496,021	\$51,411	\$444,610

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/15/2025	\$556,400	10921/0717	Improved	Yes
QUIT CLAIM DEED	11/3/2022	\$100	10349/0323	Improved	No
WARRANTY DEED	7/1/1985	\$125,000	01655/0294	Improved	Yes
WARRANTY DEED	3/1/1984	\$125,500	01533/0091	Improved	Yes

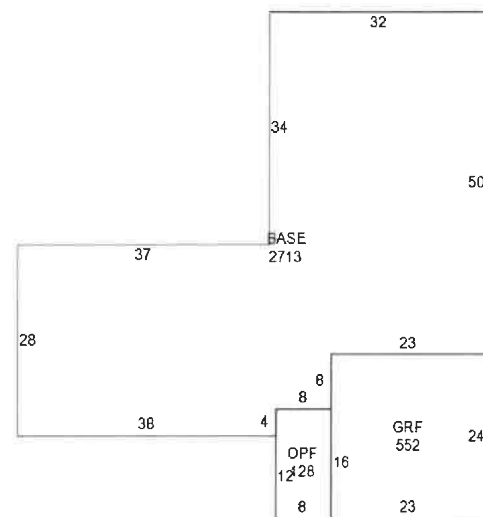
Land

Units	Rate	Assessed	Market
1 Lot	\$120,000/Lot	\$120,000	\$120,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	5
Bath	3.0
Fixtures	11
Base Area (ft²)	2713
Total Area (ft²)	3393
Constuction	CB/STUCCO FINISH
Replacement Cost	\$438,001
Assessed	\$346,021

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	552

Tuesday, July 7, 2026

2/4

Permits				
Permit #	Description	Value	CO Date	Permit Date
14965	1898 E CROWLEY CIR: PLUMBING - RESIDENTIAL- [MANDARIN SEC 5]	\$6,400		10/2/2025
04347	PLUMBING	\$2,100		3/29/2019
04799	REROOF	\$22,184		4/29/2016
07545	MECHANICAL & CONDENSOR	\$2,669		6/27/2006
06030	REPLACE GARAGE DOOR	\$1,452		3/23/2005
03763	REROOF	\$4,168		6/1/1997
03040	REPLACE EXISTING A/C ONLY	\$1,377		5/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1984	1	\$6,000	\$3,600
POOL 1	1986	1	\$35,000	\$21,000
SCREEN ENCL 2	1986	1	\$9,000	\$5,400

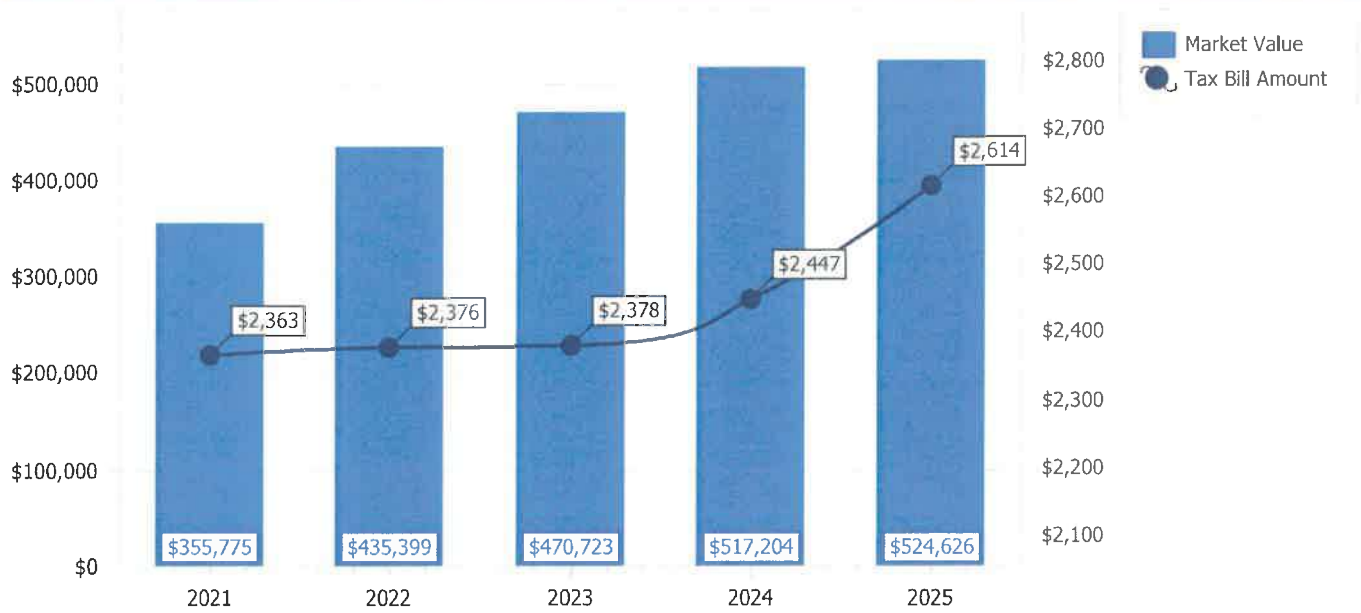
Zoning	
Zoning	RC-1
Description	Country Homes-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

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

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

Property Value History



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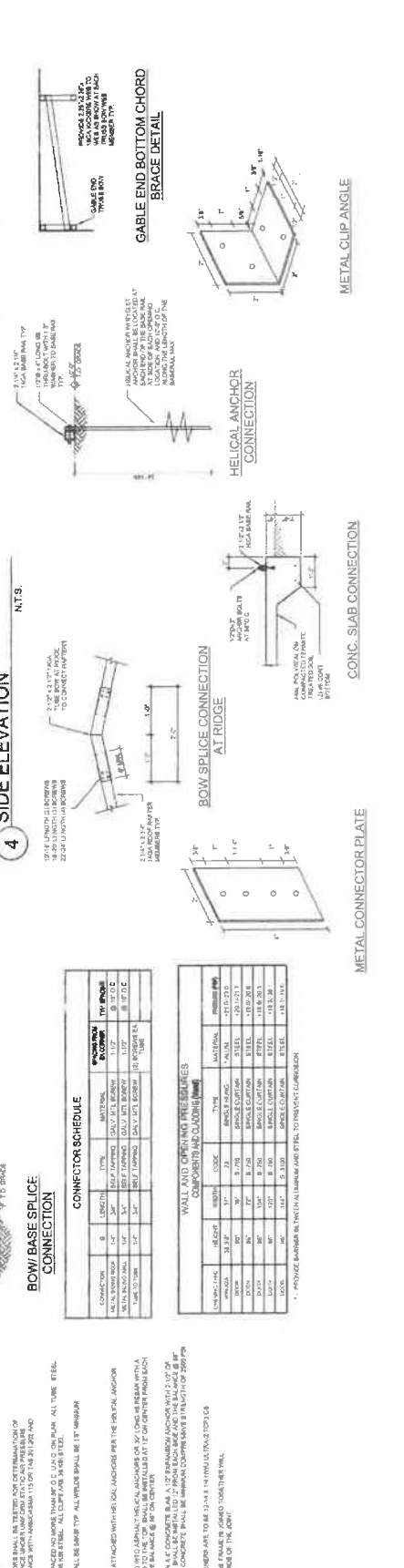
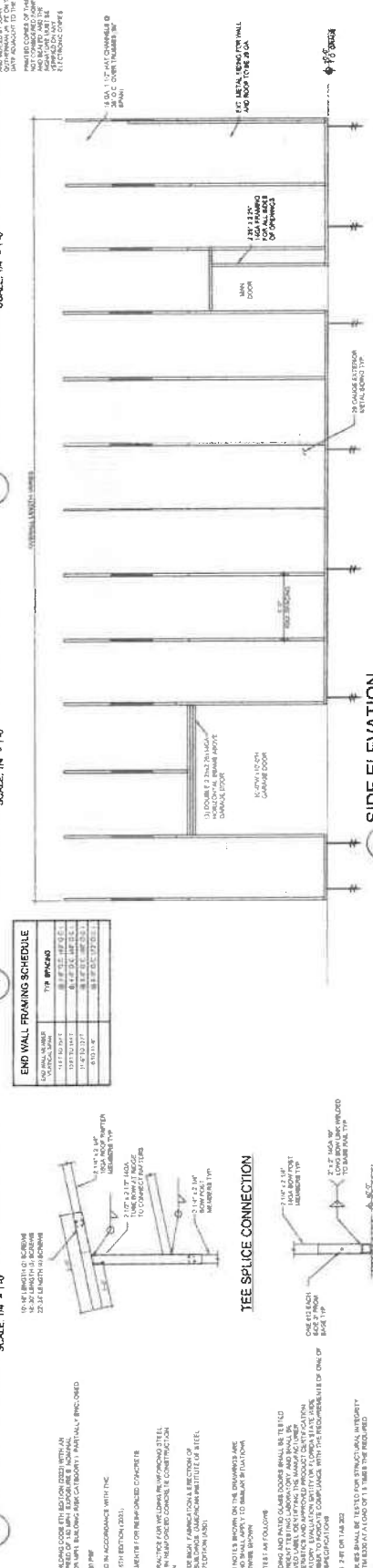
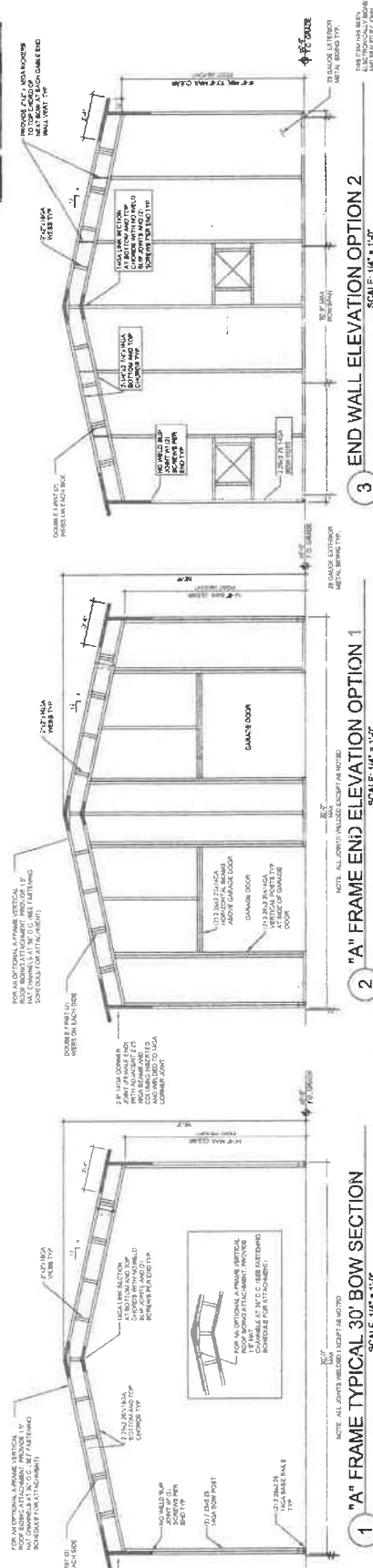
1895 CROWLEY CIR EAST
LONGWOOD, FL

A FRAME - 26 - 30 FT WIDE

J. P. Coleman, P.E.
 License No. 60080
 State of Florida
 Exp. 12/31/2024

J. P. Coleman, P.E.
 License No. 60080
 State of Florida
 Exp. 12/31/2024

PROJECT NUMBER: 100A
 PROJECT DATE: 1/1/2024
 SHEET NUMBER: SA30
 RESIDENTIAL



END WALL FRAMING SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x12 RAFTERS	11.7	LF
2	2x12 JOISTS	11.7	LF
3	2x12 RIDGE BEAM	11.7	LF
4	2x12 END WALL STUDS	11.7	LF



CONNECTOR SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x12 RAFTERS	11.7	LF
2	2x12 JOISTS	11.7	LF
3	2x12 RIDGE BEAM	11.7	LF
4	2x12 END WALL STUDS	11.7	LF

WALL AND OPENING REQUIREMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x12 RAFTERS	11.7	LF
2	2x12 JOISTS	11.7	LF
3	2x12 RIDGE BEAM	11.7	LF
4	2x12 END WALL STUDS	11.7	LF

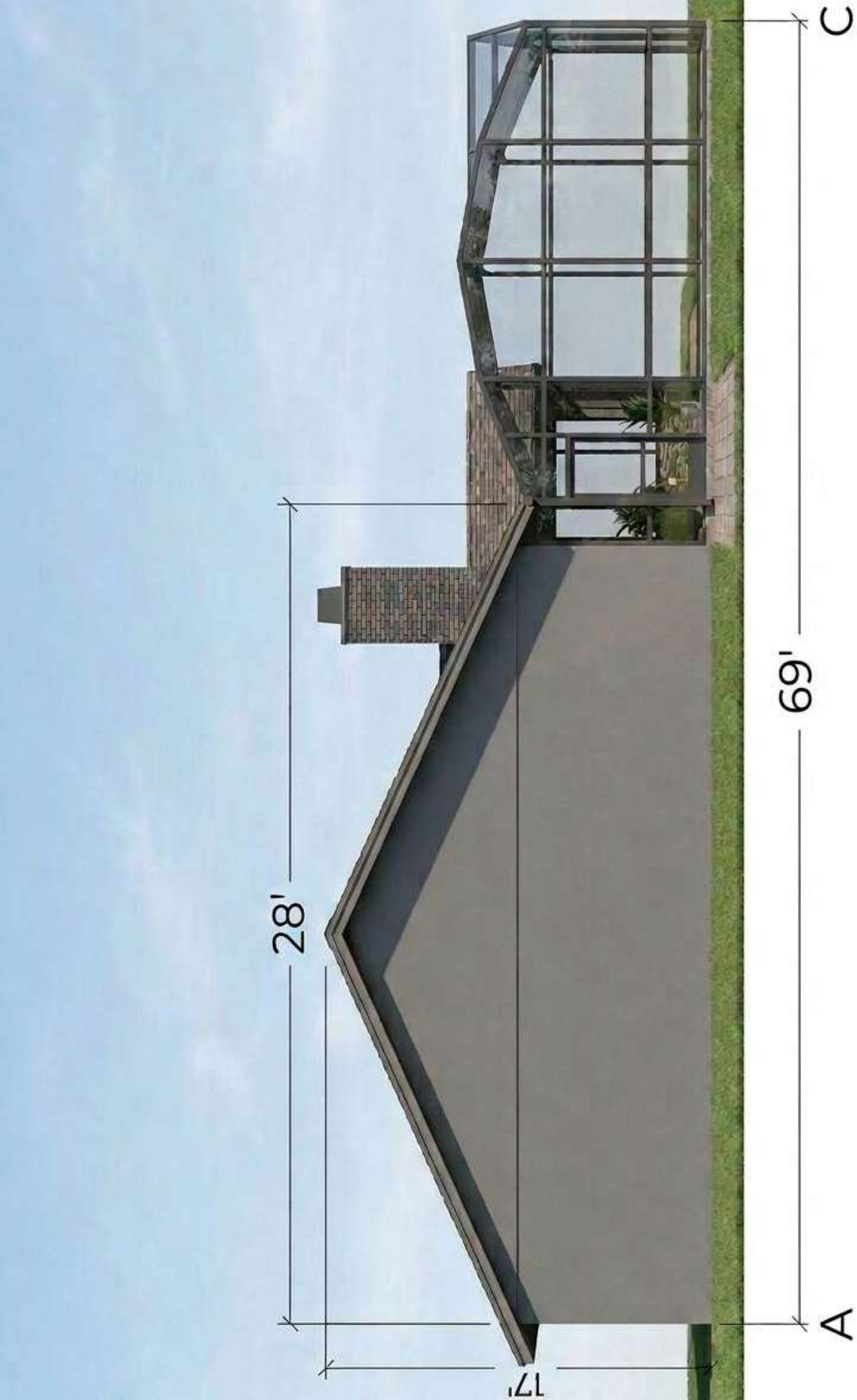
WALL AND OPENING REQUIREMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x12 RAFTERS	11.7	LF
2	2x12 JOISTS	11.7	LF
3	2x12 RIDGE BEAM	11.7	LF
4	2x12 END WALL STUDS	11.7	LF

WALL AND OPENING REQUIREMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x12 RAFTERS	11.7	LF
2	2x12 JOISTS	11.7	LF
3	2x12 RIDGE BEAM	11.7	LF
4	2x12 END WALL STUDS	11.7	LF

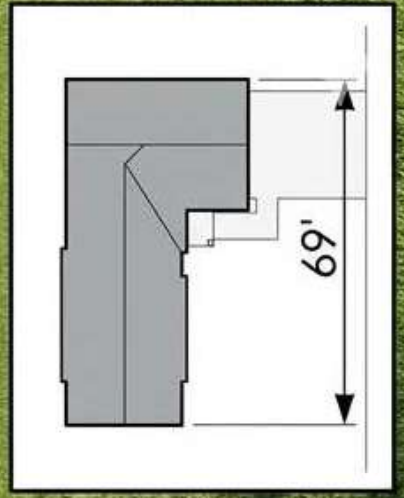






OVERALL WIDTH: 69' - 0"

MAXIMUM
HEIGHT:
16' - 6"





SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 179 MANDARIN SEC 5 PB 28 PGS 45 TO 47

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

A. FINDINGS OF FACT

Property Owner: JIM POTENZIANO
1898 E CROWLEY CIR
LONGWOOD, FL 32779

Project Name: E CROWLEY CIR (1898)

Requested Variance:

A request: (1) a size variance from fifty (50) percent to 66.4 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to nineteen (19) feet for a detached garage in the RC-1 (Country Homes) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 179 MANDARIN SEC 5 PB 28 PGS 45 TO 47

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

A. FINDINGS OF FACT

Property Owner: JIM POTENZIANO
1898 E CROWLEY CIR
LONGWOOD, FL 32779

Project Name: E CROWLEY CIR (1898)

Variance Approval:

Request for: (1) a size variance from fifty (50) percent to 66.4 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to nineteen (19) feet for a detached garage in the RC-1 (Country Homes) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached garage (30' x 60') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

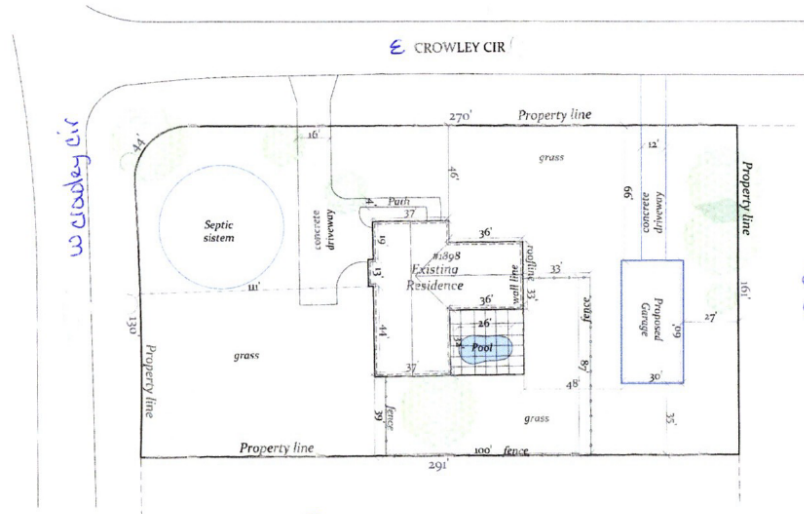
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September, 2026.

Notary Public

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

EXHIBIT A SITE PLAN

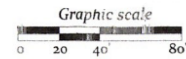
Address
1898 E Crowley Cir
Laguna Hills, CA 92653



Scale:
1"=40'
Paper size:
11" x 17"

Parcel
24-20-29-501-
0000-1780

Parcel
24-20-29-501-0000-1800





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0663

Title:

2207 Conifer Avenue - Request for a north side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2026-055 (Lee Isbell, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a north side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a north side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Eastbrook subdivision unit 16.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Conifer Avenue. The Cooper Drive side is where the variance is being sought.
- The proposed privacy fence encroaches into a utility easement and at building permitting will be required to meet the criteria for placement with an estoppel letter.

- The proposed privacy fence is zero (0) feet from the sidewalk and seven (7) feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The applicant has applied for a building permit (#26-00008151) and at that time it was sent to Traffic Engineering for approval at five (5) feet and when the permit was approved, the applicant decided to apply for a variance to zero (0) feet.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

detrimental to the public welfare.

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

The 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 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.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 1, BLOCK D EASTBROOK UNIT 16 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 36 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD INFORMATION:

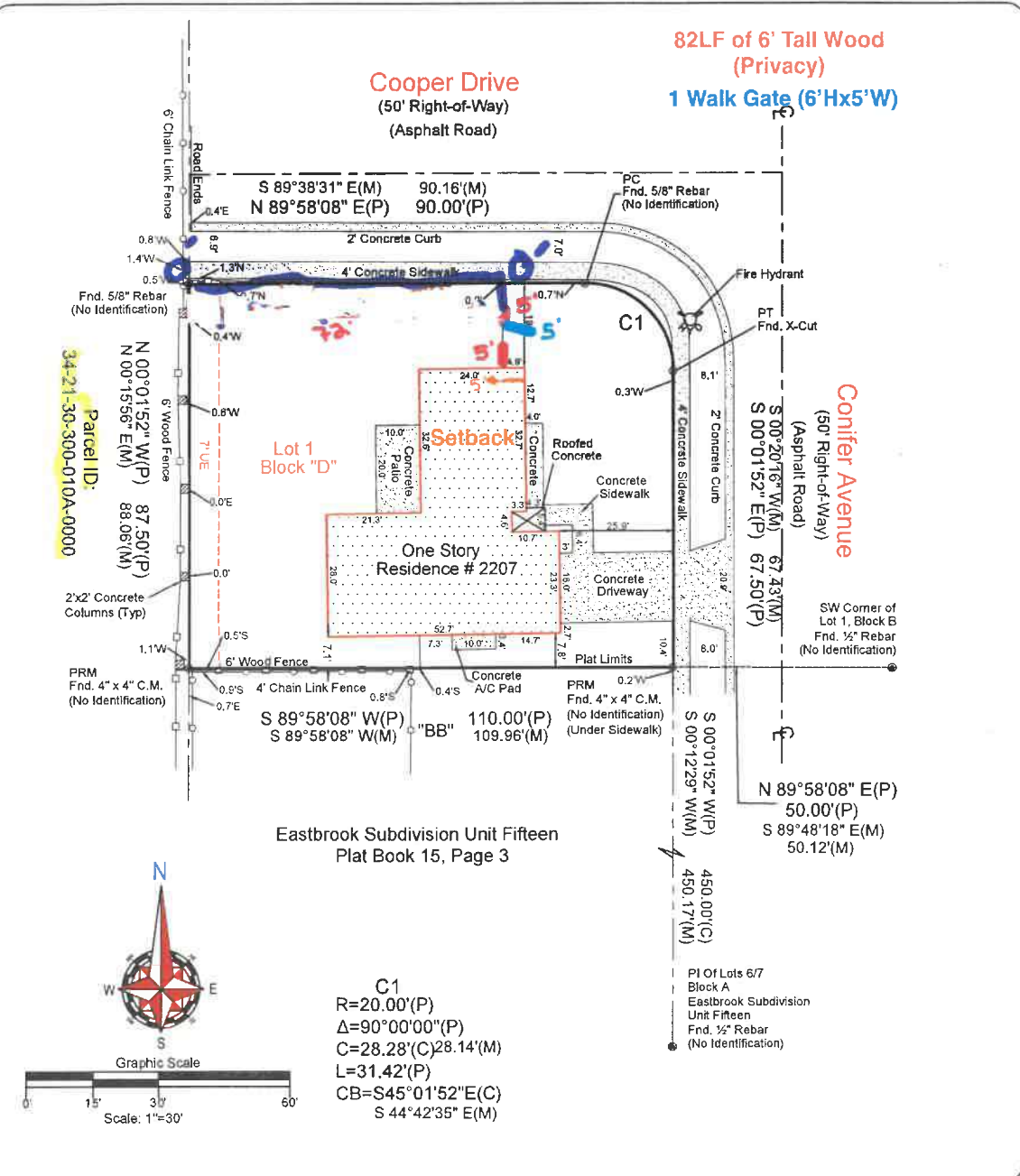
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:

SALLY HARPER



2207 CONIFER AVENUE, WINTER PARK, FLORIDA 32792



Field Date: 5/13/2026 Date Completed: 05/14/26

Drawn By: B.K.

File Number: JS-154957

Legend	
C	- Calculated
CB	- Centerline
CM	- Concrete Block
Conc.	- Concrete Monument
D	- Description
DE	- Drainage Easement
Esm.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Foundation
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pp	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point of Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
—	- Chain Link Fence

NOTES:
 >Survey is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing basis shown hereon is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

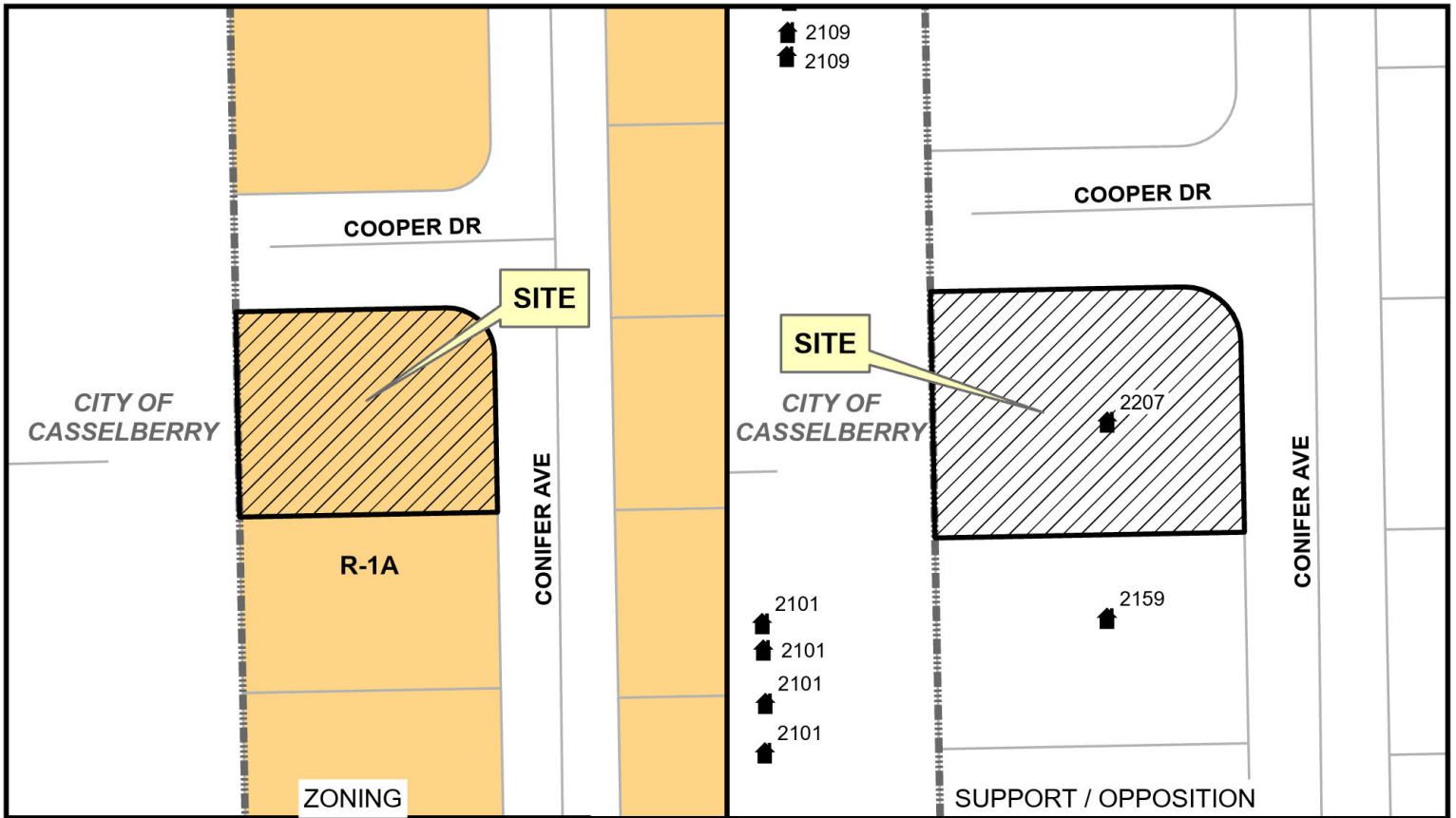
POINTS OF INTEREST:
 NONE VISIBLE

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5-L-17, 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND
 NO. 8827
 STATE OF FLORIDA
 LAND SURVEYOR

PATRICK IRELAND 6637 LB: 7623

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



Lee Isbell
 2207 Conifer Ave
 Winter Park FL 32792

SEMINOLE COUNTY BOA
 AUGUST 24, 2026

R-1A
 n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

The Fence is Facing a dead end street. That Has no Traffic.

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

Want to set Fence back 5 Foot For Traffic.

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?

again Corner Lot but as a dead end

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

It would take 5' from me and my dogs

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

~~NO~~ Gives me full use of my yard.

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?

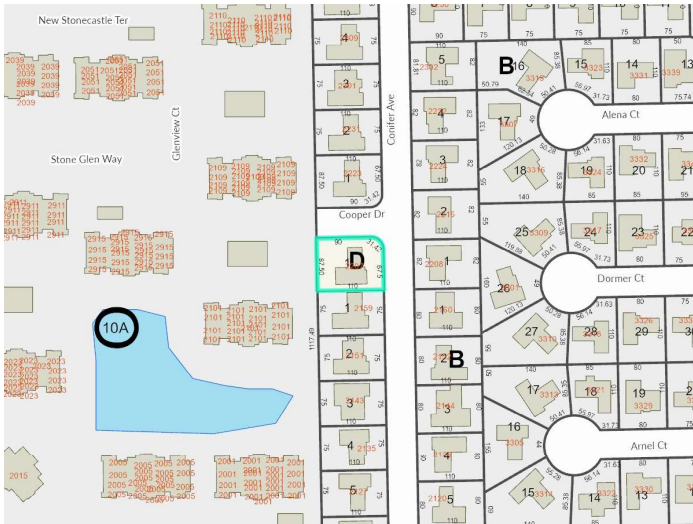
~~Yes~~ Because I would have full use of my yard. And there is no traffic on the dead end

2026 Property Record Card



Parcel: **34-21-30-517-0D00-0010**
 Property Address: **2207 CONIFER AVE WINTER PARK, FL 32792**
 Owners: **ISELL, LEE C**
 2026 Market Value \$324,761 Assessed Value \$222,351 Taxable Value \$170,940
 2025 Tax Bill \$2,402.76 Tax Savings with Exemptions \$2,082.80
 The 3 Bed/2 Bath Single Family property is 1,715 SF and a lot size of 0.22 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	34-21-30-517-0D00-0010
Property Address	2207 CONIFER AVE WINTER PARK, FL 32792
Mailing Address	2207 CONIFER AVE WINTER PARK, FL 32792-2035
Subdivision	EASTBROOK SUBD UNIT NO 16
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2018)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$239,761	\$242,916
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$324,761	\$327,916
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$102,410	\$111,411
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$222,351	\$216,505

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,485.56
Tax Bill Amount	\$2,402.76
Tax Savings with Exemptions	\$2,082.80

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 ISELL, LEE C

Legal Description

LOT 1 BLK D
EASTBROOK SUBD UNIT 16
PB 15 PG 36

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$222,351	\$51,411	\$170,940
SCHOOLS	\$222,351	\$25,000	\$197,351
FIRE	\$222,351	\$51,411	\$170,940
ROAD	\$222,351	\$51,411	\$170,940
WATER MANAGEMENT DISTRICT	\$222,351	\$51,411	\$170,940

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2017	\$155,000	08916/1649	Improved	No
QUIT CLAIM DEED	1/1/1999	\$2,500	03603/0824	Improved	No
QUIT CLAIM DEED	5/1/1981	\$100	01337/1759	Improved	No

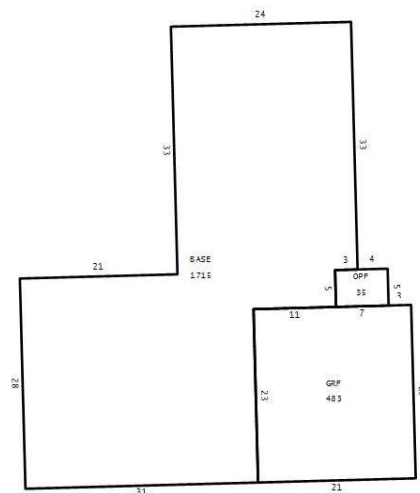
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1971/1981
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft ²)	1715
Total Area (ft ²)	2233
Constuction	CONC BLOCK
Replacement Cost	\$315,475
Assessed	\$239,761

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	483

Permits

Permit #	Description	Value	CO Date	Permit Date
07402	2207 CONIFER AVE: ELECTRIC SOLAR WIRING-Roof Mount PV Solar [EASTBROOK SUBD UNIT NO 16]	\$22,425		5/24/2024
22997	2207 CONIFER AVE: WINDOW / DOOR REPLACEMENT- [EASTBROOK SUBD UNIT NO 16]	\$15,975		12/17/2021
15309	REROOF	\$13,177		11/3/2017
05712	REPLACE 3.5 TON H/P & A/H (10 KW) HEAT - NO DUCT WORK	\$4,500		5/16/2006

Extra Features

Description	Year Built	Units	Cost	Assessed
HOME-SOLAR POWER	2024	1	\$0	\$0

Zoning

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

Political Representation

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

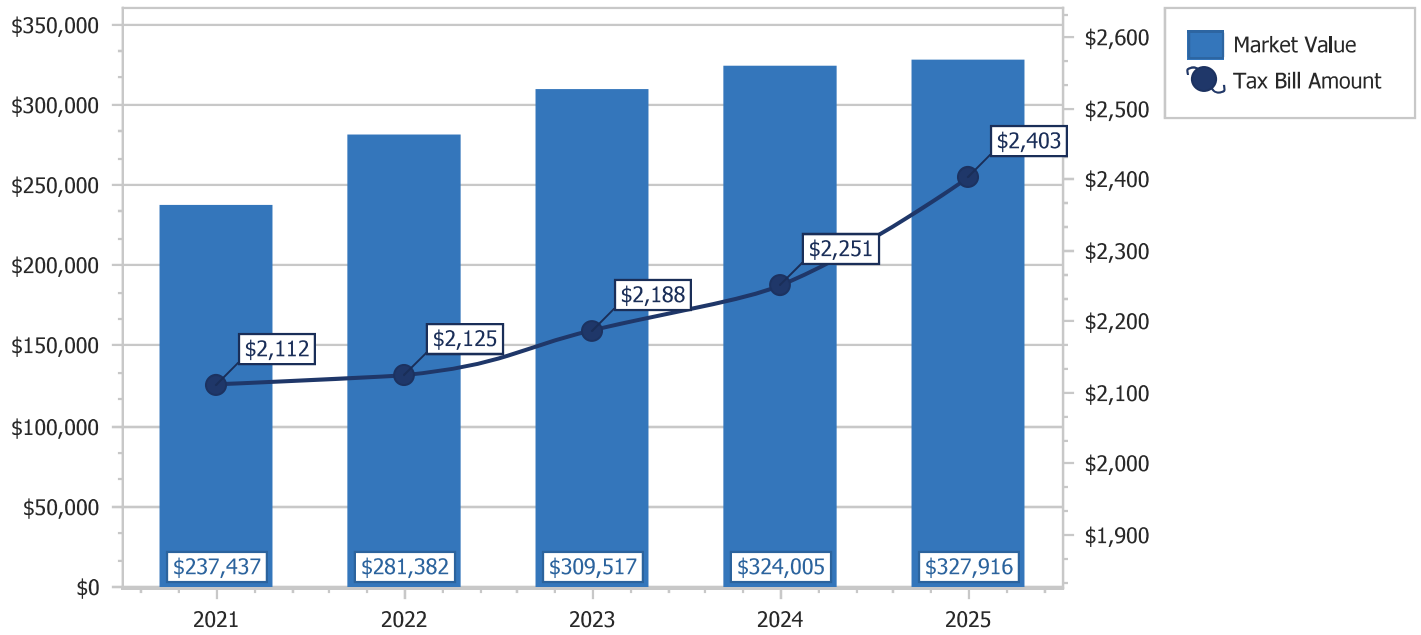
School Districts

Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 BLK D EASTBROOK SUBD UNIT 16 PB 15 PG 36

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

A. FINDINGS OF FACT

Property Owner: LEE ISBELL
2207 CONIFER AVE
WINTER PARK, FL 32792

Project Name: CONIFER AVE (2207)

Requested Variance:

Request for a north side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 BLK D EASTBROOK SUBD UNIT 16 PB 15 PG 36

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

A. FINDINGS OF FACT

Property Owner: LEE ISBELL
2207 CONIFER AVE
WINTER PARK, FL 32792

Project Name: CONIFER AVE (2207)

Variance Approval:

Request for a north side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

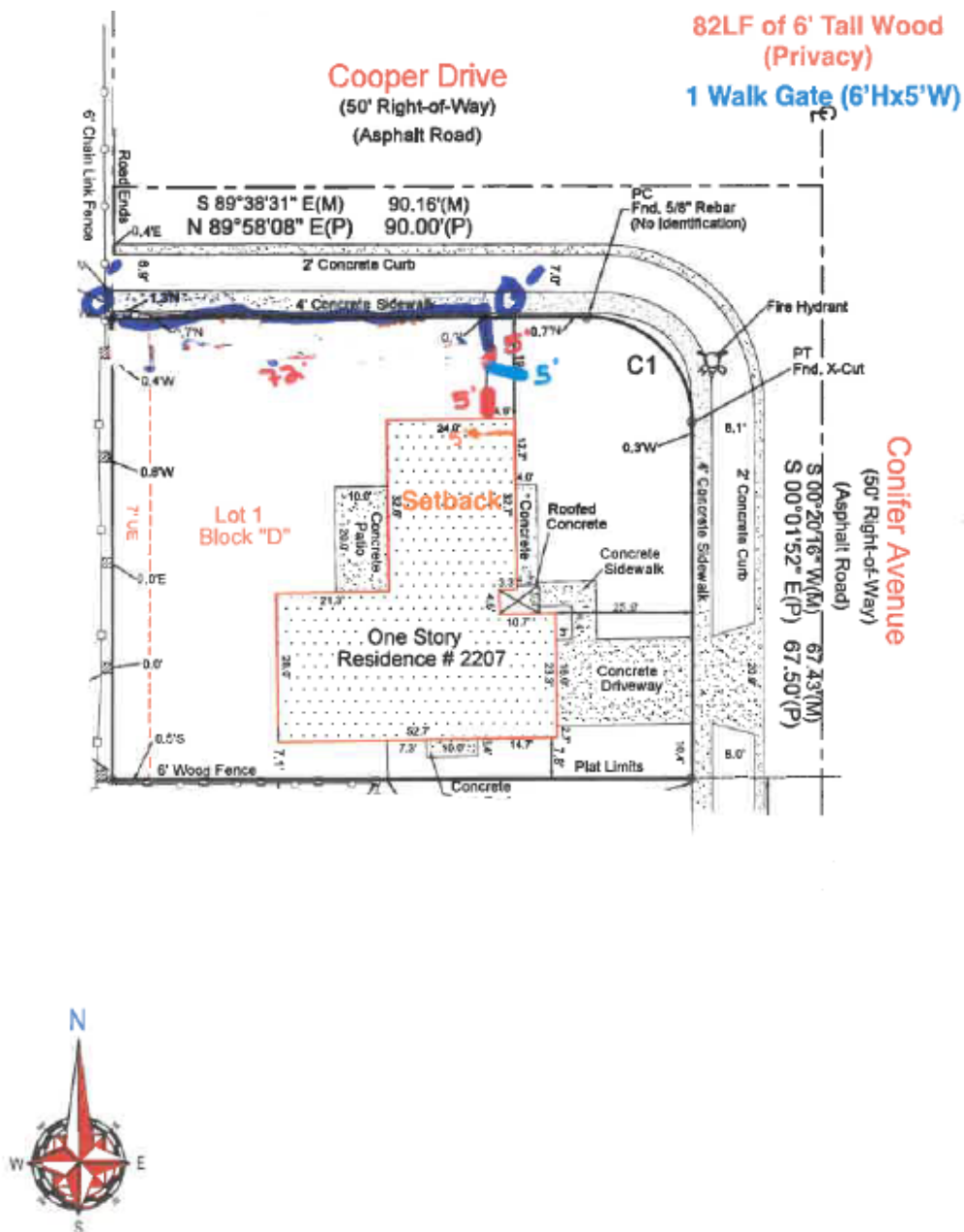
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0661

Title:

2500 Hawks Overlook Place - Request for a rear yard setback variance from twenty (20) feet to six feet and five inches (6'5") for a pergola in the PD (Planned Development) district; BV2026-057 (Jeffery Singer, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/ 407-665-7387

Motion/Recommendation:

1. Deny the request for a for a rear yard setback variance from twenty (20) feet to six feet and five inches (6'5") for a pergola in the PD (Planned Development) district; or
2. Approve the request for a for a rear yard setback variance from twenty (20) feet to six feet and five inches (6'5") for a pergola 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 Hawks Overlook subdivision and is within the Paddock Way Planned Development (PD).
- The structure to be constructed will be twelve (12) feet by thirty (30) feet.
- The request is for a variance to Section 5 of the Paddock way Final Development Plan #22-20500023.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

The 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:

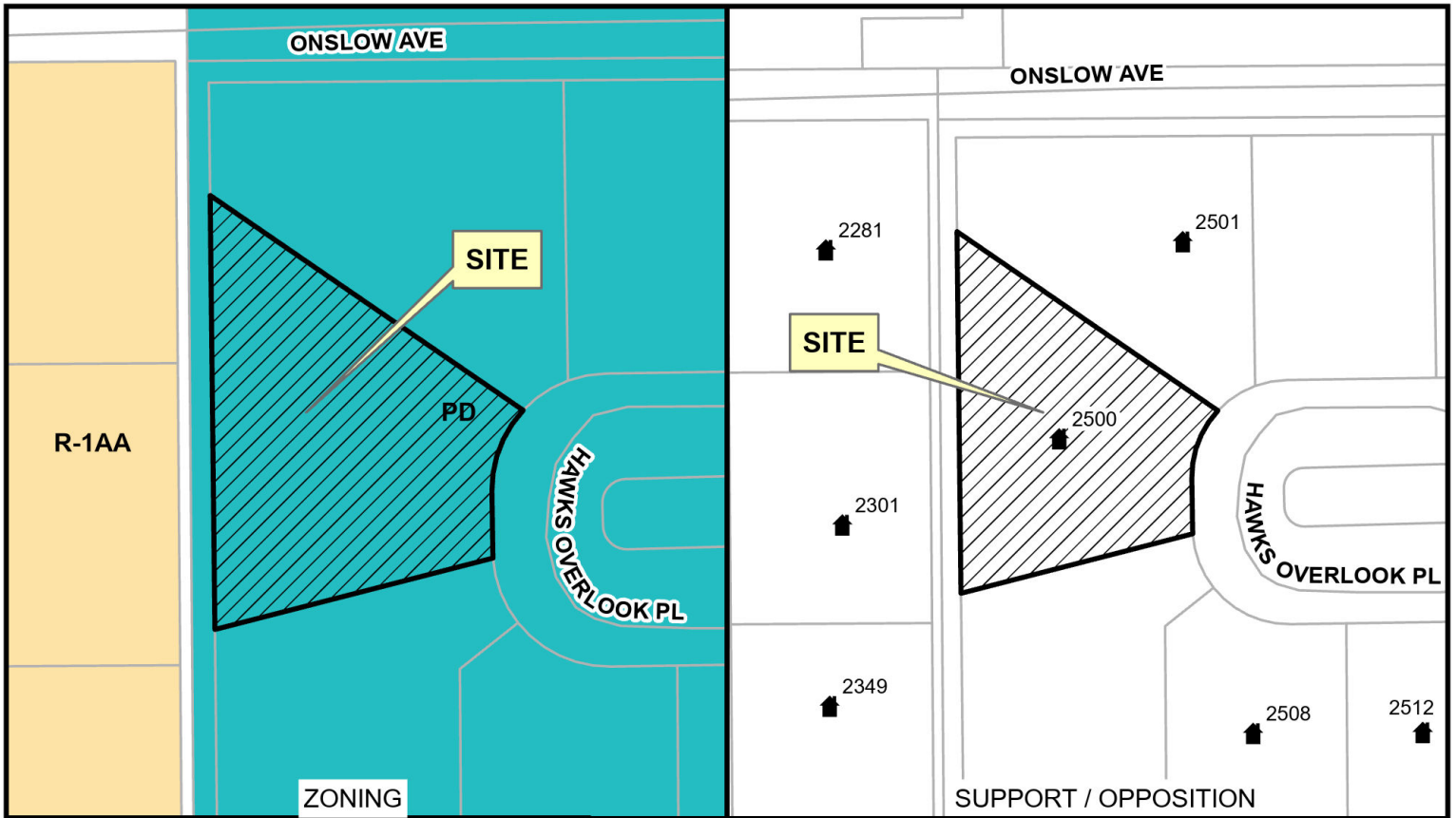
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

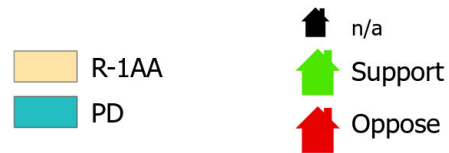
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

variance, staff recommends the following conditions of approval:

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



Jeffrey Singer Trust
 2500 Hawks Overlook PI
 Oviedo FL 32765
 SEMINOLE COUNTY BOA
 AUGUST 24, 2026



VARIANCE CRITERIA

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

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

See Attached Criteria Answer

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

See Attached Criteria Answer

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.

See Attached Criteria Answer

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.

See Attached Criteria Answer

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

See Attached Criteria Answer

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.

See Attached Criteria Answer

VARIANCE CRITERIA QUESTIONNAIRE

Pursuant to Seminole County Land Development Code Section 30.3.3.2(b), the applicant submits the following responses to each of the six required variance criteria. The applicant requests a variance from the 20-foot rear setback established under the Hawk's Overlook (Paddock Way) Planned Development to permit construction of an attached aluminum louvered-roof pergola (30'-0" × 12'-0", 360 sq ft) with prefabricated outdoor kitchen, at a proposed rear setback of 6'-5" — a variance of 13'-7".

CRITERIA 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?

Four distinct conditions exist on Lot 14 that together create circumstances peculiar to this property and materially distinguish it from typical lots in the surrounding district:

Developer-Predetermined Home Placement. The principal residence on Lot 14 is a Grandview "B1" with Guest Suite floor plan constructed by M/I Homes of Orlando LLC as a production speculative home. The siting of this floor plan on this lot was determined entirely by the production homebuilder during the initial subdivision development phase, prior to the applicant's involvement. The rear face of the principal structure (inclusive of the Coastal Lanai) sits approximately 36.4 feet from the rear property line. Because the required rear setback is 20 feet, only approximately 16.4 feet of usable rear-yard depth remains beyond the setback line — insufficient depth for any meaningful covered outdoor living amenity.

Existing Coastal Lanai Encroachment. The residence as constructed includes a 55-foot-wide × 12-foot-deep Coastal Lanai extending from the rear of the main house body. This Lanai is an integral part of the principal structure and cannot be removed, repositioned, or reduced. Its 12-foot depth consumes a substantial portion of what would otherwise be available rear yard, and any rearward extension of an attached outdoor living structure must begin from the back face of this Lanai — not from the back face of the main house body.

Tract LB-1 Landscape Buffer Encumbrance. The lot is bordered along its entire rear property line by Tract LB-1, a recorded landscape buffer tract required by the approved Hawk's Overlook (Paddock Way) PD Master Development Plan. This perimeter PD element provides permanent vegetative separation between the residential lots and adjacent off-site uses, including the abutting Kew Gardens subdivision (Plat Book 4, Page 51) to the rear. The buffer is non-removable and non-modifiable, and effectively performs the privacy and visual-separation function that the 20-foot rear setback would otherwise be intended to provide on a lot without such a buffer.

Irregular Lot Geometry and Additional Easements. Lot 14 is non-rectangular, with a curving rear property line and acute corner geometry where Lot 15 abuts at a bearing of N 55°37'39" W. The lot is also encumbered by a 5-foot drainage easement along the eastern (Lot 15) property line and a 10-foot Utility and Sidewalk Easement along the southwest. These compound encumbrances further constrain the usable area beyond what is typical for a standard rectangular residential parcel.

None of these conditions applies to typical lots in the zoning district. The combined effect of developer-controlled siting, the existing Coastal Lanai consuming 12 feet of rear-yard depth, the PD-required Tract LB-1 buffer, and the irregular lot geometry creates a constrained rear yard materially smaller and more restricted than that of a conventional rectangular residential lot — conditions peculiar to Lot 14.

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

Each of the four special conditions identified above was created by parties other than the applicant, prior to the applicant's acquisition of any interest in Lot 14:

The home placement was a developer decision. M/I Homes of Orlando LLC, the production homebuilder and current record owner, determined the location, orientation, and floor plan of the principal residence as part of its subdivision development. The applicant, Jeffrey Singer, is purchasing the home as a newly constructed residence under a Purchase and Sale Agreement. He had no role in selecting the floor plan, siting the home, or determining its setbacks. The home was already designed, sited, and substantially under construction when Mr. Singer entered his agreement to purchase.

The Coastal Lanai is a standard feature of the floor plan. The 55-foot × 12-foot Coastal Lanai is an integrated architectural feature of M/I Homes' Grandview "B1" floor plan as offered to all purchasers of that model. Mr. Singer did not request, design, or modify the Lanai dimensions; he purchased the home as-built.

The Tract LB-1 buffer is a PD requirement. Tract LB-1 is a recorded landscape buffer established by the approved Hawk's Overlook (Paddock Way) PD Master Development Plan, adopted by Seminole County years before Mr. Singer's involvement. It is a regulatory encumbrance he inherited and has no ability to remove, modify, or reduce.

The lot configuration was established at platting. The shape and dimensions of Lot 14 — including its irregular geometry, curving rear line, and acute corner intersections — were established when the Hawk's Overlook subdivision was platted (Plat Book 90, Pages 80–87). These are matters of recorded plat and cannot be altered by the applicant.

Mr. Singer has undertaken no prior construction, lot division, or other action that contributed to the conditions giving rise to this request. The hardship arises entirely from the conditions of the lot and home as he is purchasing them.

CRITERIA 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 confers no special privilege beyond what is routinely enjoyed by similarly situated owners in residential PD communities throughout Seminole County and Central Florida:

Outdoor living amenities are standard in residential PDs. Attached pergolas, covered lanais, screen enclosures, and outdoor kitchens are commonplace features of residential PD developments in this market segment. The proposed pergola and outdoor kitchen are entirely consistent with — not extraordinary relative to — the type of outdoor living improvements other homeowners in comparable PDs routinely enjoy.

The structure is modest in scale and open-air. The 360-square-foot pergola is modest in size and uses an open louvered-roof system (StruXure Pivot 6) classified under ASCE 7-22 Table 26.13-1 as a partially open structure. It does not enclose habitable space, does not introduce a non-residential use, does not increase density, and does not create a structure of unusual prominence.

No unique or extraordinary use is requested. The variance enables no use denied to other lots in the district. The applicant seeks no special signage rights, unusual height, or increased lot coverage beyond what is typical. It simply enables a customary residential improvement that owners on less-encumbered lots can build without setback relief because their lots lack the specific combination of constraints present on Lot 14.

Comparable variances have been granted. Similar setback variances have been granted by Seminole County and neighboring jurisdictions for outdoor living amenities on comparably constrained lots. Approval places the applicant on equal footing with — not in a privileged position relative to — other owners in similar circumstances.

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

Strict literal interpretation of the 20-foot rear setback would deprive the applicant of the reasonable right to a functional outdoor living space routinely enjoyed by similarly situated homeowners. Each available alternative is materially inadequate:

Alternative A — A severely reduced-depth pergola is non-functional. The maximum permissible depth for an attached pergola behind the Coastal Lanai while meeting the 20-foot setback is approximately 4 feet 4 inches (36.4 ft existing rear-wall-to-line distance, minus the 12-ft Lanai, minus the 20-ft setback). A 4-foot-deep structure cannot accommodate outdoor furniture, an outdoor-kitchen island with appliances, or dining seating. Standard lounge seating requires 7–8 feet of depth, and an outdoor-kitchen island with proper clearance requires 8–10 feet. A 4-foot pergola is a decorative overhang with no functional utility.

Alternative B — A detached pergola is functionally inferior. Locating the pergola as a detached structure would require its own detached-accessory setbacks (further reducing usable area), eliminate the integrated indoor-outdoor flow from the Coastal Lanai, require movement through unprotected outdoor space during weather events, and create an isolated structure aesthetically disconnected from the residence. Detachment is not a reasonable substitute for an attached outdoor living extension.

Alternative C — Forgoing the amenity entirely defeats the purchase. The applicant is purchasing a premium home in a premium PD community specifically for the outdoor lifestyle features customary to Central Florida properties of this caliber. Denying the amenity because of constraints he did not create is precisely the disparate treatment the variance procedure exists to remedy.

The applicant seeks relief not for financial loss or competitive purpose, but for the reasonable residential enjoyment of his property. The hardship arises entirely from the special conditions of Lot 14 established by the developer and the PD. Literal application of the setback here would impose an undue burden disproportionate to any legitimate planning purpose.

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

The requested 13'-7" variance is the minimum relief necessary to enable a functional outdoor living space. Each design parameter has been calibrated to minimize the encroachment while still producing a usable amenity:

12-foot depth is the minimum for functional use. The proposed depth is the smallest that accommodates the intended program: an outdoor-kitchen island with grill, side burner, refrigeration, and sink along one side (approximately 30 inches of island depth plus 42–48 inches of working clearance), and a covered seating/dining area opposite (approximately 7 feet for furniture and circulation). Reducing below 12 feet would force elimination of either the kitchen or the seating zone.

30-foot length matches the existing Lanai. The 30-foot length aligns with and supplements the 55-foot Coastal Lanai, creating a continuous integrated outdoor living envelope along the rear of the home. It is the minimum length to accommodate the two functional zones (kitchen + seating) side by side under the StruXure Pivot 6 standard zone configuration.

Placement directly behind the Lanai minimizes other yard impact. Attaching the pergola directly to the rear of the existing Coastal Lanai concentrates the structure in a single contiguous footprint at the location least intrusive to the open rear yard, preserves maximum lawn area along both side property lines, and avoids any encroachment into the side setbacks or the 5-foot drainage easement on the east side.

The open louvered roof further minimizes impact. The StruXure Pivot 6 motorized louvered roof opens to permit the passage of light, air, and rainwater through the structure. Unlike a solid-roofed addition, it minimizes visual, microclimatic, and stormwater impact, is classified under ASCE 7-22 as a partially open structure, and is automatically commanded to the vertical open position by a wind sensor at 45 mph, with manual repositioning during hurricane warnings per FBC Section 3105.5.3.

Any further reduction in size or any alternative placement would render the structure functionally inadequate; the variance requested is the minimum necessary to enable any reasonable outdoor living use of the rear yard.

CRITERIA 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?

Approval is fully in harmony with the purpose and intent of the zoning regulations and the Hawk's Overlook (Paddock Way) PD Development Order. Each planning purpose served by the rear setback remains satisfied:

Light and air are preserved. The open louvered roof permits the passage of natural light and air through the structure and creates no solid visual or atmospheric barrier. Adjacent properties experience no diminution of light or air relative to conventional setback compliance.

Privacy and visual separation are preserved by Tract LB-1. The recorded PD-required landscape buffer along the rear property line provides permanent vegetative privacy and screening between Lot 14 and the abutting Kew Gardens subdivision — performing the function the 20-foot setback would otherwise serve. The buffer plus the modest remaining 6'-5" setback preserves rear-property privacy fully.

Residential character is reinforced. The open-air amenity is consistent with the residential character of the neighborhood; materials and colors (bronze frame, white louvers) complement the principal residence. No commercial, industrial, or institutional use is introduced. The improvement enhances rather than detracts from neighborhood character.

Public health, safety, and welfare are protected. The structure is engineered by De Stefano Engineering Group, PL (FL Certificate of Authorization #27383) to the 2023 8th Edition Florida Building Code, ASCE 7-22 wind criteria (136 mph basic wind speed, Exposure Category B, Risk Category II), and the 2020 Aluminum Design Manual. A Somfy wind sensor automatically opens the louvers at 45 mph, with manual repositioning during hurricane warnings per FBC Section 3105.5.3. Reinforced concrete footings (20" × 20" × 16", 4000 PSI, #4 rebar) and 316 stainless-steel connectors meet or exceed applicable standards.

Easements and side setbacks are fully respected. The structure meets the 5-foot side setbacks on both the east and west property lines. No portion of the pergola, its footings, or its drainage encroaches into the 5-foot drainage easement along the Lot 15 (east) boundary. All easement functions and utility-access rights are preserved.

Stormwater is not adversely affected. With an open louvered roof, rainwater passes through the structure when the louvers are open, reaching grade as it would absent any structure. The pergola does not contribute to impervious-surface coverage or alter the existing drainage pattern, and the PD's approved master stormwater system is not affected.

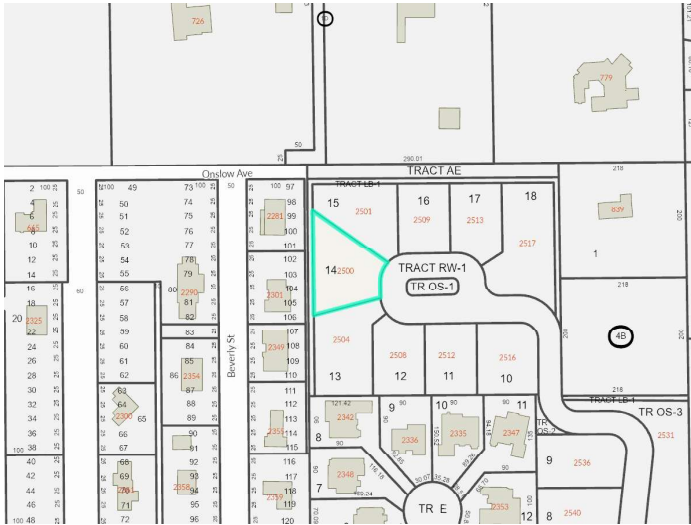
For the foregoing reasons, the applicant respectfully submits that the proposed variance satisfies each of the six criteria under Seminole County LDC § 30.3.3.2(b), is supported by genuine hardships peculiar to Lot 14 and not created by the applicant, requests only the minimum relief necessary, and is in harmony with the purpose and intent of the zoning regulations. Approval is respectfully requested.

2026 Property Record Card



Parcel: 26-21-31-5WH-0000-0140
 Property Address: 2500 HAWKS OVERLOOK PL OVIEDO, FL 32765
 Owners: JEFFREY SINGER IRREV ASSET MANAGEMENT TRUST;
 CLAUDETTE E SINGER IRREV ASSET MAN...
 2026 Market Value \$215,000 Assessed Value \$215,000 Taxable Value \$215,000
 2025 Tax Bill \$2,940.99
 Vacant Residential property has a lot size of 0.34 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	26-21-31-5WH-0000-0140
Property Address	2500 HAWKS OVERLOOK PL OVIEDO, FL 32765
Mailing Address	2500 HAWKS OVERLOOK PL OVIEDO, FL 32765
Subdivision	HAWKS OVERLOOK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$215,000	\$215,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$215,000	\$215,000
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$215,000	\$215,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,940.99
Tax Bill Amount	\$2,940.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

JEFFREY SINGER IRREV ASSET MANAGEMENT TRUST -
 Tenants in Common :50
 CLAUDETTE E SINGER IRREV ASSET MANAGEMENT
 TRUST - Tenants in Common :50

Legal Description

LOT 14
HAWKS OVERLOOK
PLAT BOOK 90 PAGES 80-87

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$215,000	\$0	\$215,000
SCHOOLS	\$215,000	\$0	\$215,000
FIRE	\$215,000	\$0	\$215,000
ROAD	\$215,000	\$0	\$215,000
WATER MANAGEMENT DISTRICT	\$215,000	\$0	\$215,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/12/2026	\$1,191,100	11057/0483	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$215,000/Lot	\$215,000	\$215,000

Permits

Permit #	Description	Value	CO Date	Permit Date
07497	2500 HAWKS OVERLOOK PL: SWIMMING POOL RESIDENTIAL-inground pool [HAWKS OVERLOOK]	\$105,000		6/12/2026
07569	2500 HAWKS OVERLOOK PL: UNDERGROUND FUEL TANK INSTALLATION- [HAWKS OVERLOOK]	\$0		6/5/2026
15318	2500 HAWKS OVERLOOK PL: SINGLE FAMILY DETACHED-NEW SFR [HAWKS OVERLOOK]	\$960,907	6/2/2026	10/28/2025

Extra Features

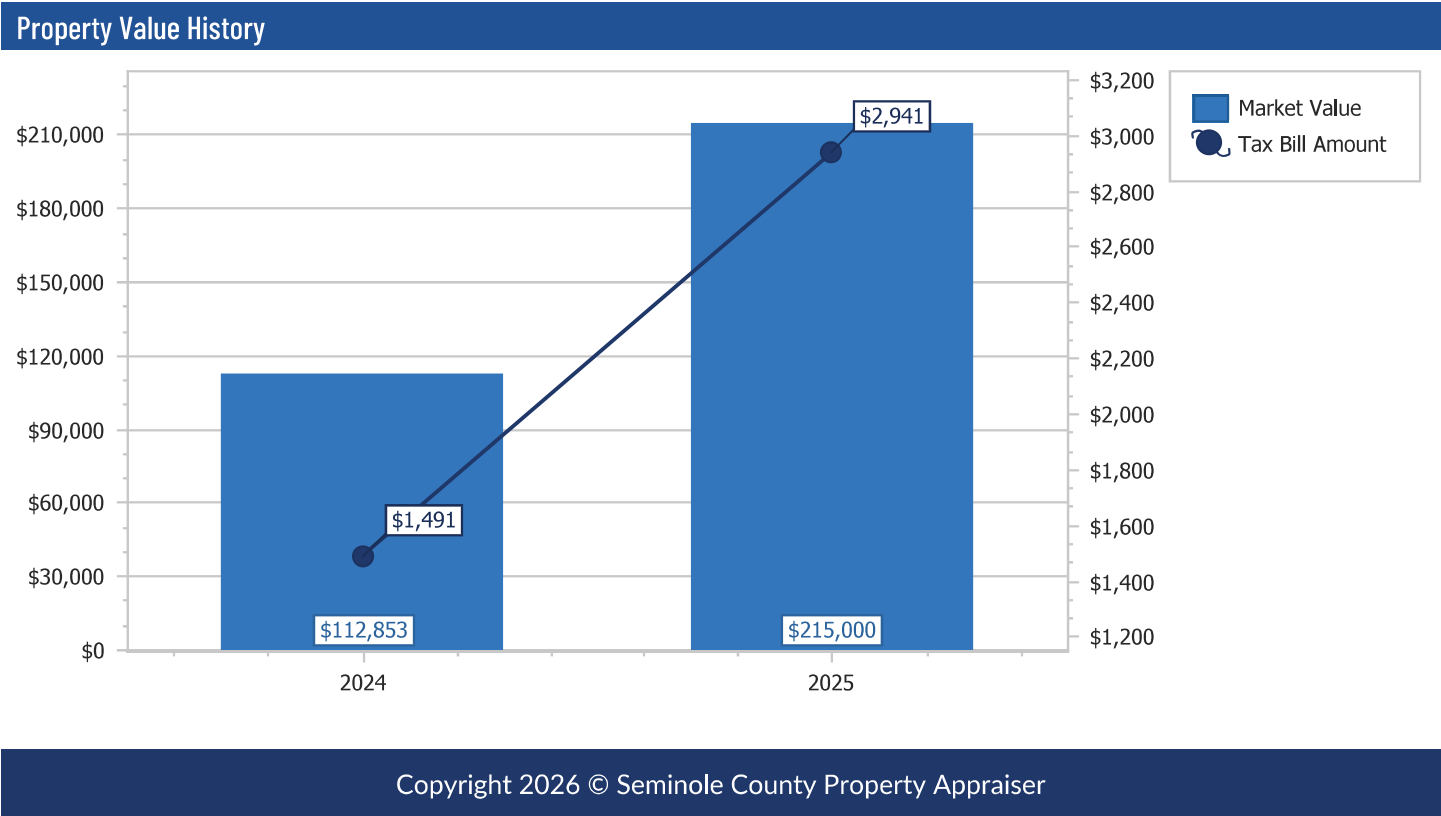
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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 77

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities	
Fire Station #	46
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



DESCRIPTION

Pergola

2-zone - 30' x 12' - Struxure Pivot 6
House attached at 10'
4 - 8" x 8" posts

Outdoor Kitchen

Endura cabinets
Lynx 42" Luxury Grill
Refrigeration Perlick 24"
Outdoor Kitchen Sinks 14"
Lynx Side 2- Burner
Outdoor Kitchen Sink
Faucets Alfresco Pot
Filler Faucet With Tower

MATERIALS AND COLORS

Pergola:

Black Frame

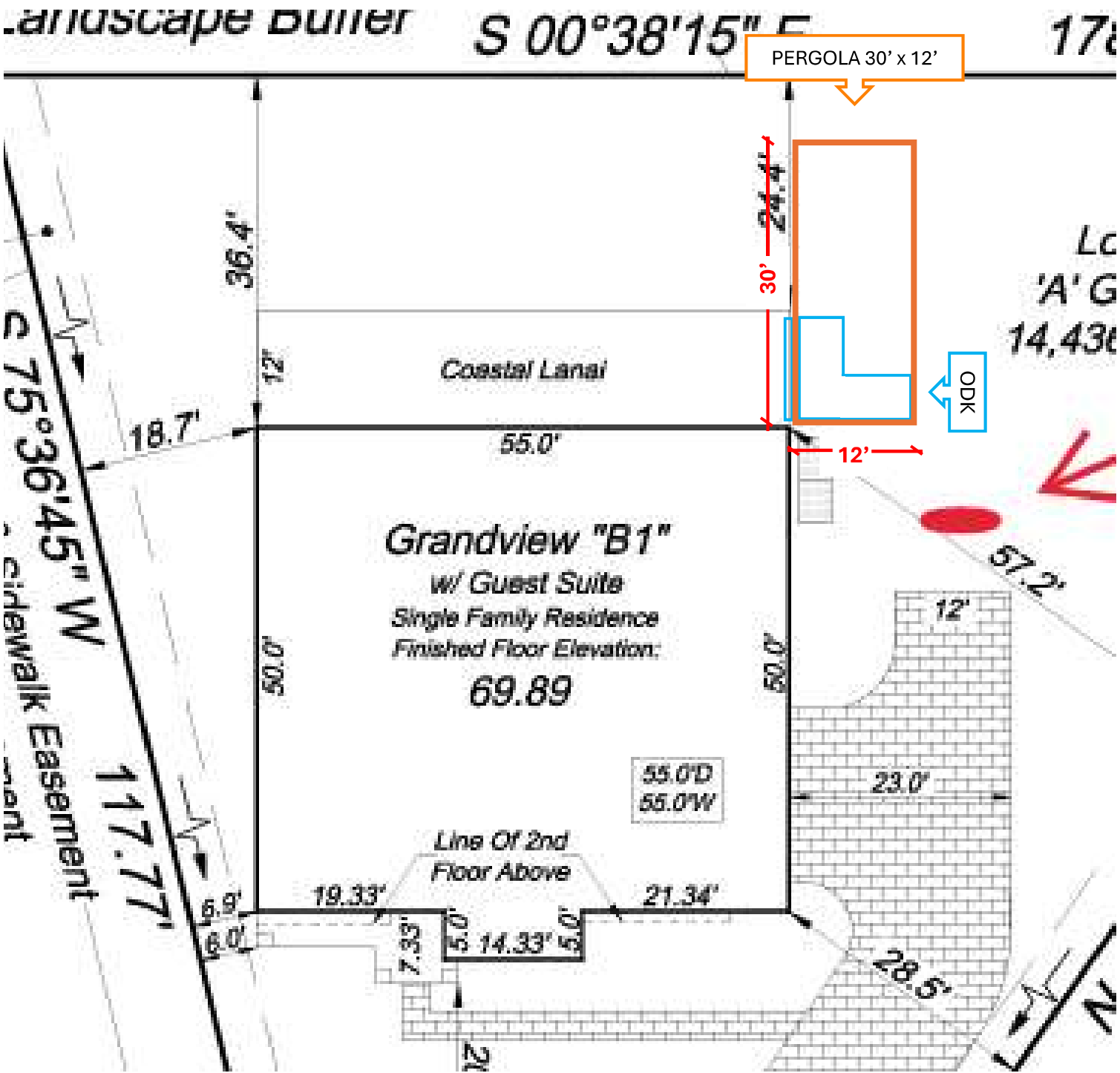
White Louvers

Outdoor Kitchen:

Granite - Countertop

Oxford / Dune - Endura cabinets

SITE SURVEY



RENDERS

DISCLAIMER: CONCEPTUAL RENDERINGS ONLY

The renderings, images, and visual representations provided are for conceptual and illustrative purposes only. These materials are intended to convey the general design intent and aesthetic vision of the proposed project.

Please note that not all elements, features, materials, finishes, landscaping, furnishings, or architectural details depicted in these renderings may be included in the actual proposal, final design, or constructed project. The renderings are artistic interpretations and may include conceptual elements for visual enhancement.

Actual specifications, materials, dimensions, and features are subject to change based on engineering requirements, budget considerations, regulatory approvals, site constraints, and other factors that may arise during the design and construction process.

These renderings should not be relied upon as exact representations of the final product. For specific details regarding what will be included in your actual proposal or project, please refer to the written specifications, plans, and contract documents.

By viewing these materials, you acknowledge that the renderings are conceptual in nature and that the final project may vary from what is depicted.



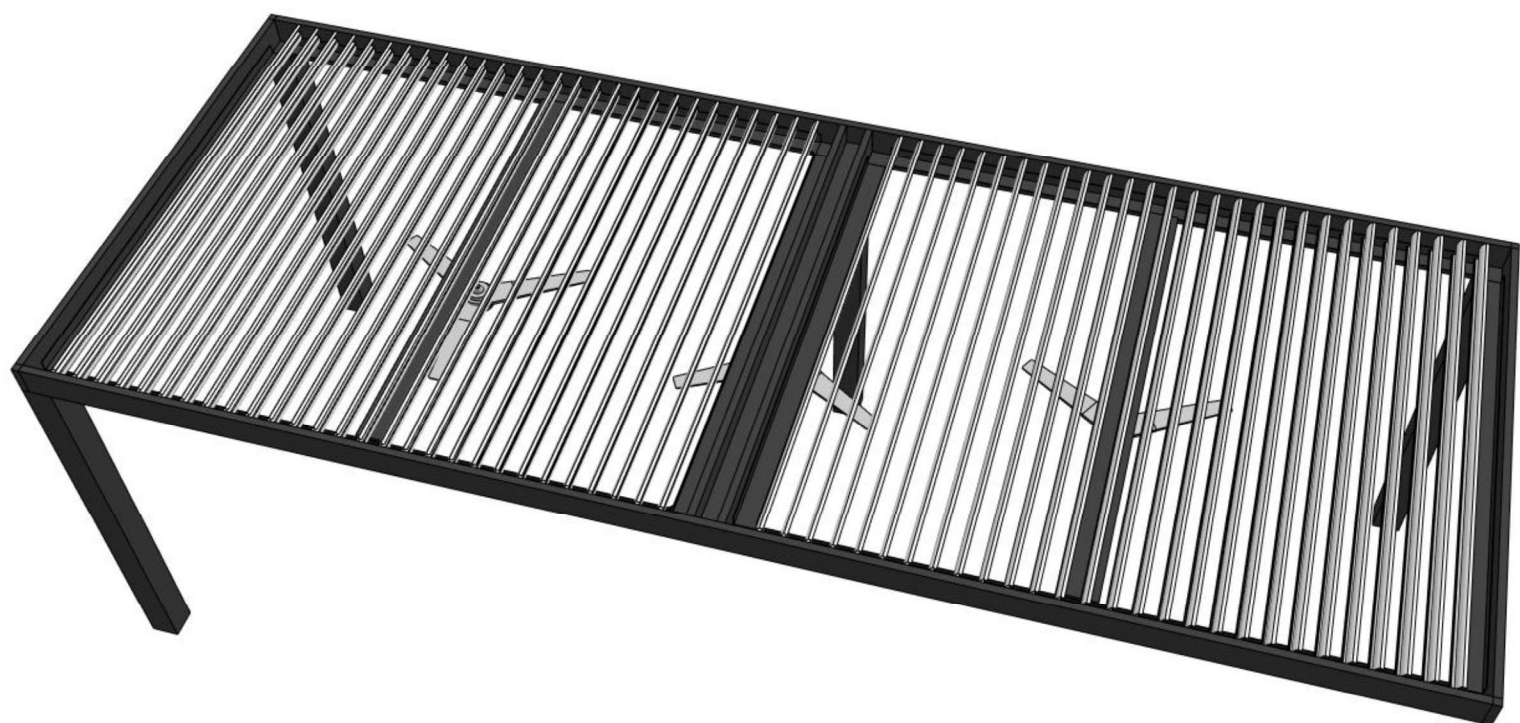
ORLANDO  OUTDOOR LIVING



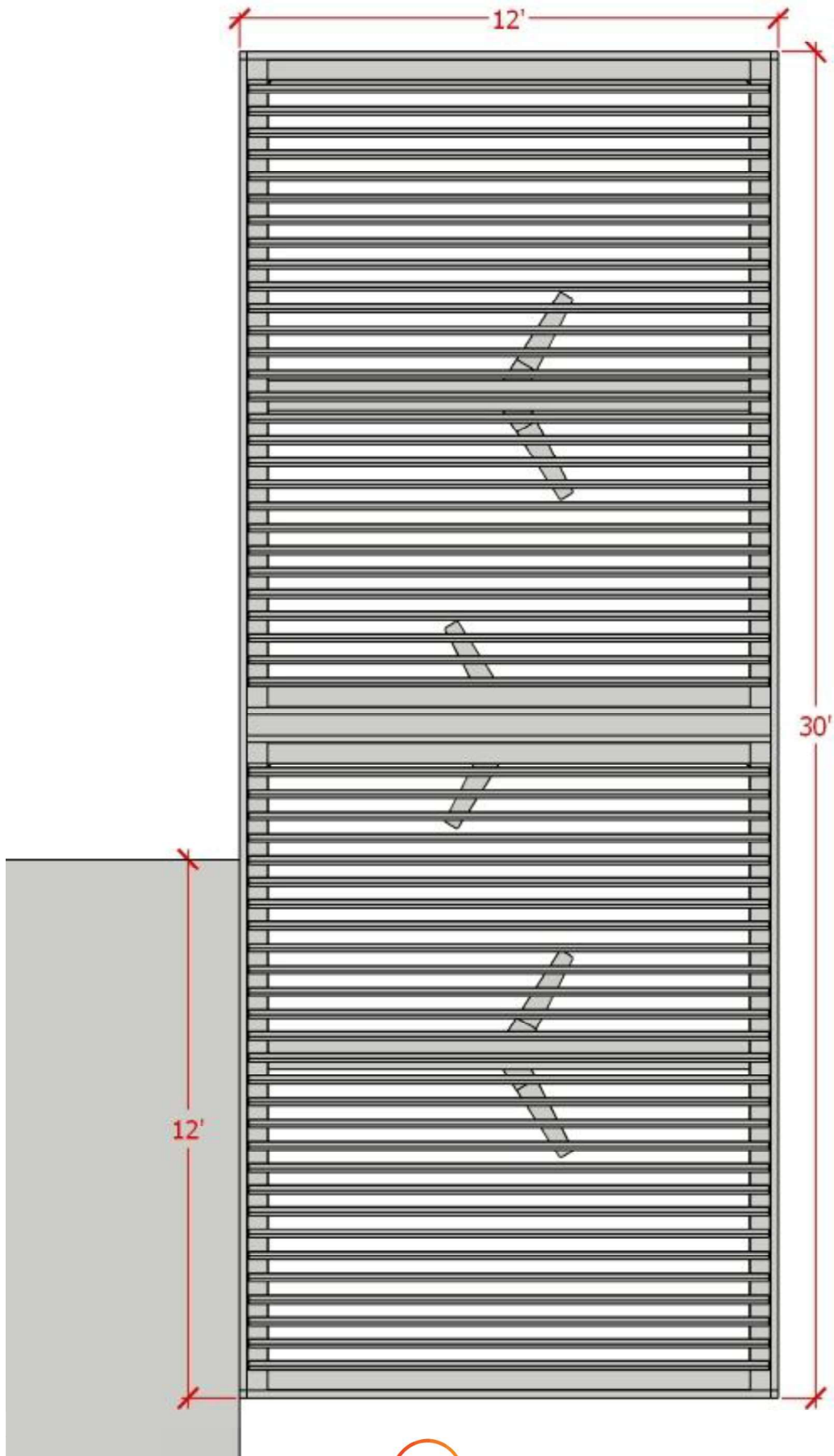


ORLANDO  OUTDOOR LIVING

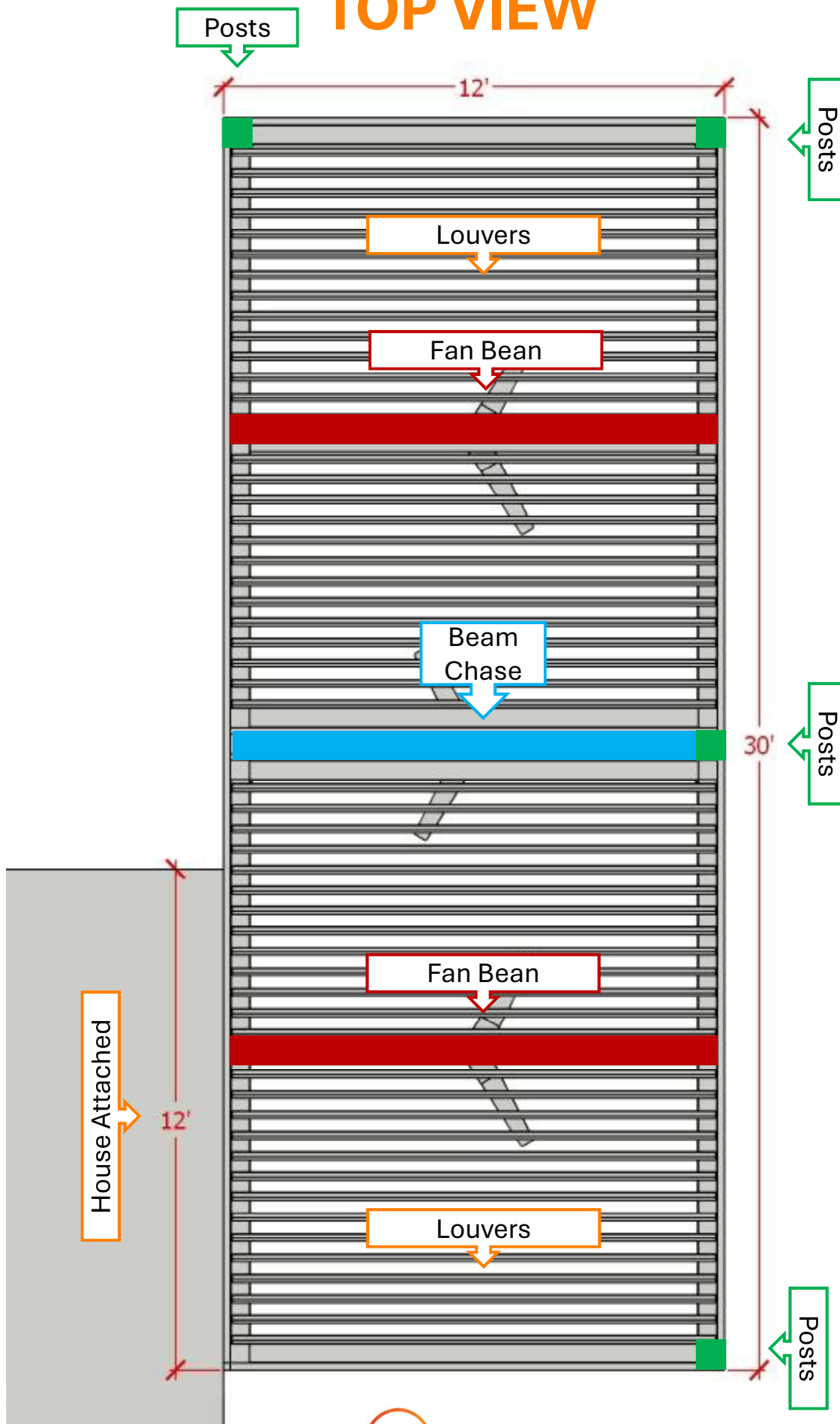
PERSPECTIVE



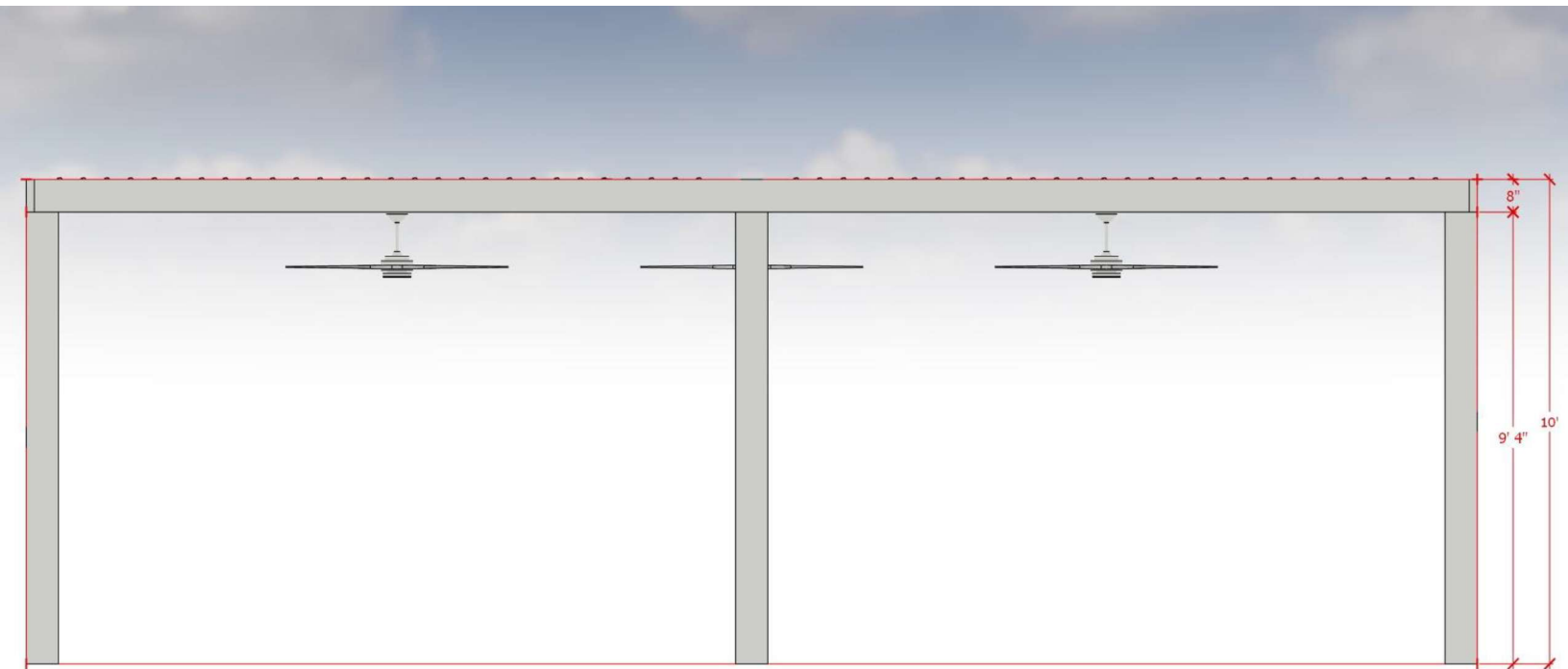
TOP VIEW



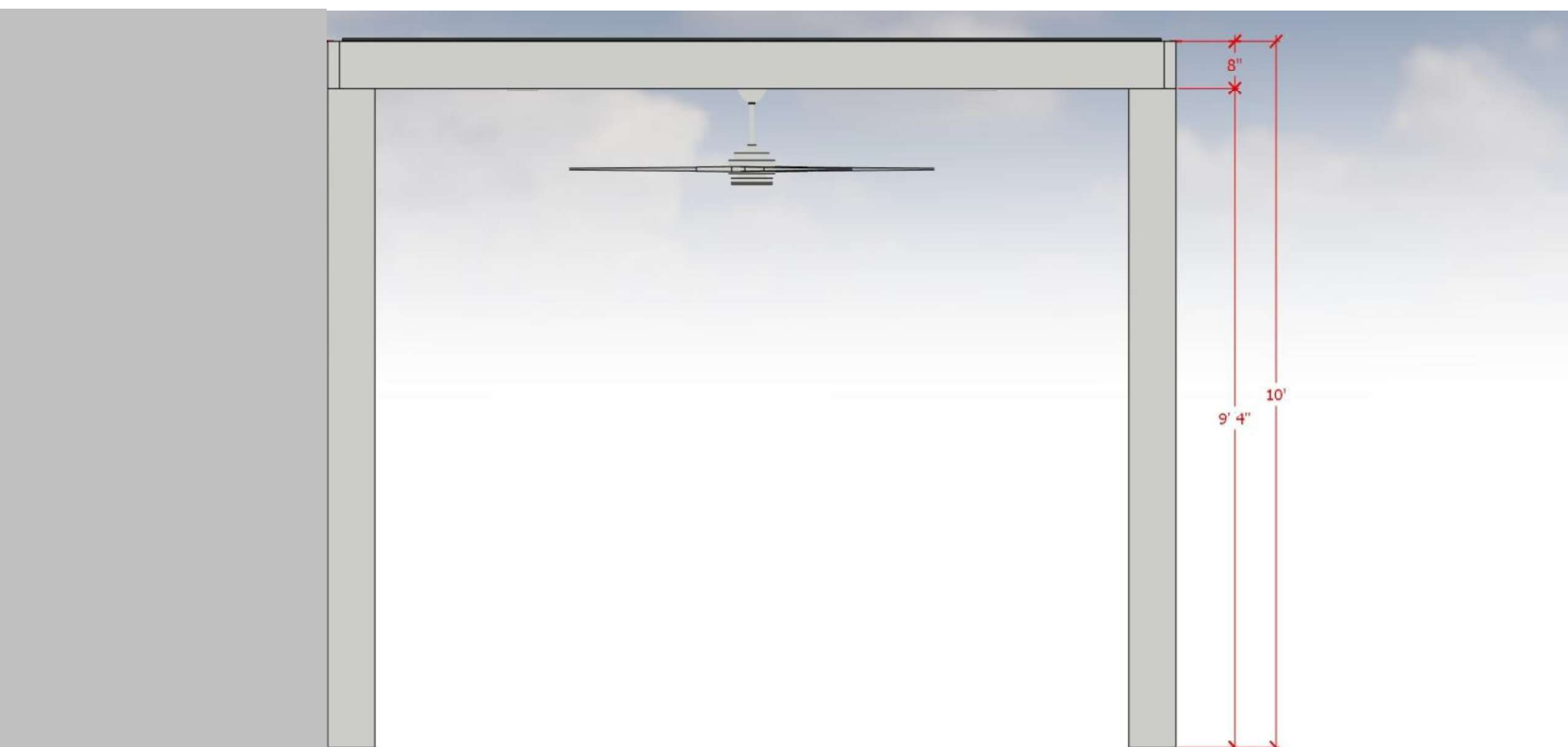
TOP VIEW

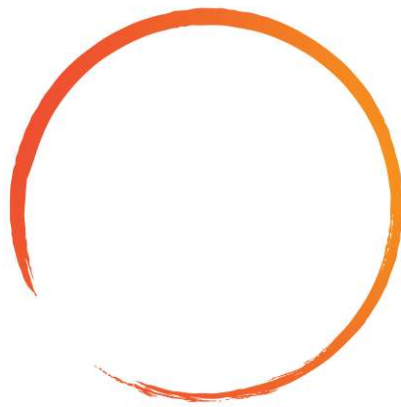


FRONT ELEVATION



SIDE ELEVATION





THANK YOU

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GENERAL NOTES:

DESIGN CRITERIA

THE STRUCTURAL SYSTEM FOR BUILDING DEPICTED HERE ON HAS BEEN DESIGNED ACCORDING TO THE 2023 8TH EDITION OF THE FLORIDA BUILDING CODE, ASCE 7-22 AND THE 2020 ALUMINUM DESIGN MANUAL.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS.

ROOF DEAD: 2 PSF + SELF-WEIGHT

ROOF LIVE: 20 PSF

WIND LOADS ON THE STRUCTURE HAVE BEEN CALCULATED IN ACCORDANCE WITH ASCE 7-22 FOR THE FOLLOWING: BASIC WIND SPEED: 136 MPH (3 SECOND GUST); RISK CATEGORY: II; EXPOSURE CATEGORY: B, PARTIALLY OPEN ROOF, 30% PERCENT SOLID. ENCLOSURE CLASSIFICATION PER ASCE 7-22, TABLE 26-13-1 (FOR 4-SIDED RECTANGULAR LOUVERED AWNINGS)

LOAD COMBINATIONS:

D+0.6W 0.6D+0.6W D+L D+0.75L+0.75(0.6W)
DESIGN OF LOUVERED RIGID CANOPY IS PER SECTION 3105.5.1 OF THE FBC. RIGID AWNINGS AND CANOPY SHUTTERS, LOUVERED BLADES SHALL BE REPOSITIONED TO THE VERTICAL OPEN POSITION DURING PERIODS OF HIGH WIND VELOCITY. UNIT IS EQUIPPED WITH A WIND SENSOR WHICH WILL OPEN LOUVERS AT 45MPH.

PER FBC SECTION 3105.5.3, CONTRACTOR SHALL POST WITH A LEGIBLE AND READILY VISIBLE DECAL OR PRINTED INSTRUCTIONS TO THE OWNER OR TENANT TO REMOVE OR REPOSITION THE STRUCTURE OR PART THEREOF DURING SUCH PERIODS OF TIME AS DESIGNATED BY THE U.S. WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT. THE WARNING LABEL SHOULD READ AS FOLLOWS:

"THIS RIGID AWNING MUST HAVE LOUVERED BLADES REPOSITIONED TO THE VERTICAL POSITION DURING A HURRICANE WARNING OR ALERT AS DESIGNATED BY THE U.S. WEATHER BUREAU (FBC SECTION 3105.5.3)."

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED.

THE LOUVERED ROOFING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH STRUXURE LOUVERED ROOFING SYSTEM.

DEG IS ONLY RESPONSIBLE FOR THE STRUCTURAL FRAMING. DEG IS NOT RESPONSIBLE FOR THE FUNCTIONING OF THE LOUVERS OR WATERPROOFING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

THE INFORMATION USED AND CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. DESTEFANO ENGINEERING GROUP, P.L.(DEG) HAS NOT VISITED THIS JOB SITE. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DEG ASSUMES NO RESPONSIBILITY OR LIABILITY IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DEG SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS, FABRICATION, AND/OR INSTALLATION OF MATERIALS.

MATERIAL SPECIFICATIONS

ALUMINUM:

ALUMINUM SHALL BE A MINIMUM OF 6063-T6 UNLESS NOTED OTHERWISE

ALUMINUM PLATE TO BE 6061-T6 ALLOY

FINISH, COLOR TO BE SELECTED BY OWNER FROM MANUFACTURERS STANDARD COLORS FOR STANDARD EXTRUSIONS.

CONCRETE FASTENERS TO BE MINIMUM 316 STAINLESS STEEL TITEN HD AS MANUFACTURED BY SIMPSON STRONG TIES OR APPROVED EQUAL.

ALL SMS SCREWS ARE 410 STAINLESS #12 x 1" SELF-TAPPING METAL SCREWS (SMS) TYPICAL UNLESS OTHERWISE NOTED.

EXTRUDED STRUCTURAL TUBE OR PIPE: ALLOY SHALL BE 6061-T6, 6005-T6, 6063-T6, OR AS NOTED ON DRAWINGS AND CONFORMING TO ASTM B429.

ALUMINUM IN CONTACT WITH CONCRETE SHALL BE COATED.

FOUNDATIONS

SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.

BY VISUAL OBSERVATION, SOIL AT THE SITE IS SAND (OR SAND AND ROCK) WITH AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF.

PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH ACI 318, THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

CONCRETE SHALL BE AN APPROVED MIX PROPORTIONED TO ACHIEVE STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX 4000 PSI FOR FOUNDATIONS

CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS.

REINFORCING STEEL:

REINFORCING STEEL: ASTM A615, GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, 315, 318, AND CRSI MANUAL OF STANDARD PRACTICE. REINFORCING STEEL SHALL BE FREE FROM OIL, SCALE AND RUST, AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 3 IN

GENERAL CONDITIONS

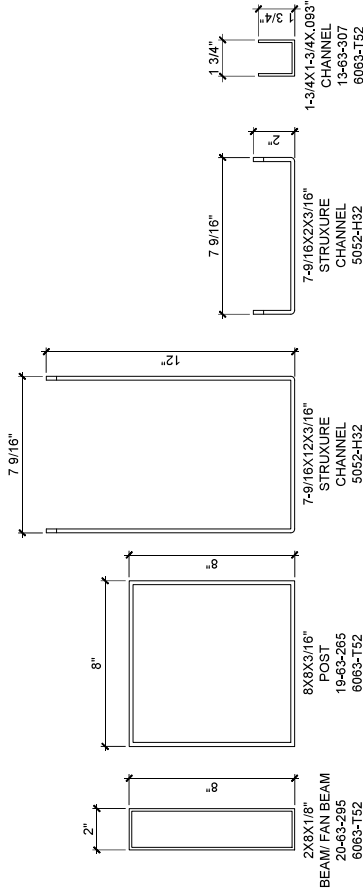
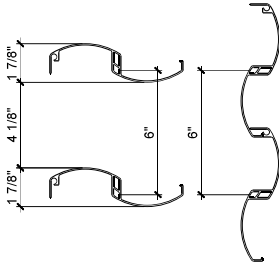
IF THERE ARE ANY DISCREPANCIES HEREIN, CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED HEREIN. IF THERE ARE ANY DISCREPANCIES THEREIN, CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

ALL WORK PREPARED BY DE STEFANO ENGINEERING GROUP, PL (DEG), IS THE PROPERTY OF DEG AND MAY ONLY BE USED FOR ITS INTENDED USE, THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY DEG AND DEG'S CONSULTANTS ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK TO BE EXECUTED BY CONTRACTOR, AS DESCRIBED REMAIN THE PROPERTY OF DEG. SAID WORK MAY NOT BE USED AT ANY OTHER LOCATION OR FOR ANY OTHER USE WITHOUT PRIOR WRITTEN AUTHORIZATION.

DEG WILL HAVE NO RESPONSIBILITY FOR THE CONTRACTOR'S, CLIENT'S OR OTHER ENTITIES' MEANS, METHODS, TECHNIQUES, AND PROCEDURES USED IN CONSTRUCTION, AND WILL NOT BE HELD LIABLE FOR THE CONTRACTOR'S INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.

1 LOUVER
ST SCALE: 2" = 1'-0"



3 STRUCTURAL COMPONENTS

ST SCALE: 2" = 1'-0"

The Singer Residence
2500 Hawks Overlook Place
Oviedo, FL 32765
April 7, 2026 File:266369

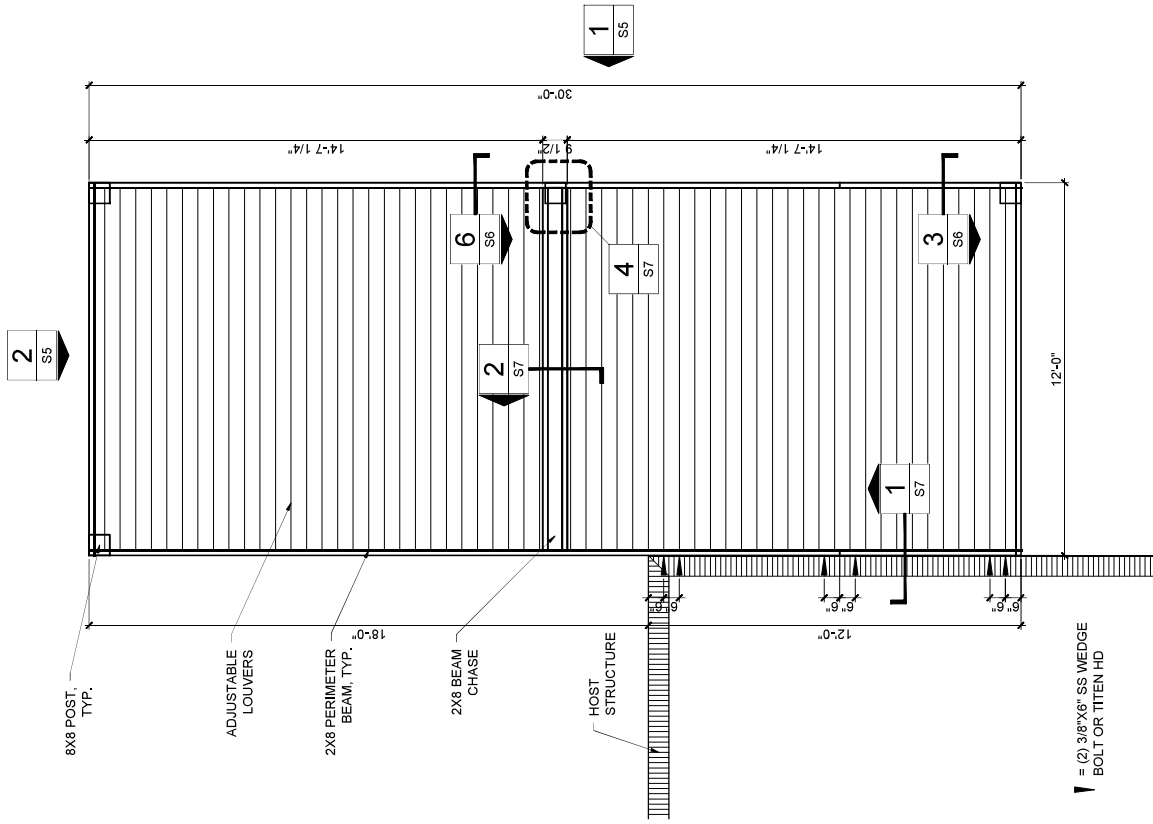
S1

of 8

DE STEFANO
ENGINEERING GROUP, PL
341 Interstate Blvd.
Sarasota Florida 34240
Certificate of Authorization Number
Fax: (941) 841-0870
Phone: (941) 371-1724
27383
www.DestefanoEngineering.com



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1 PLAN VIEW
S2 SCALE: 1/4" = 1'-0"

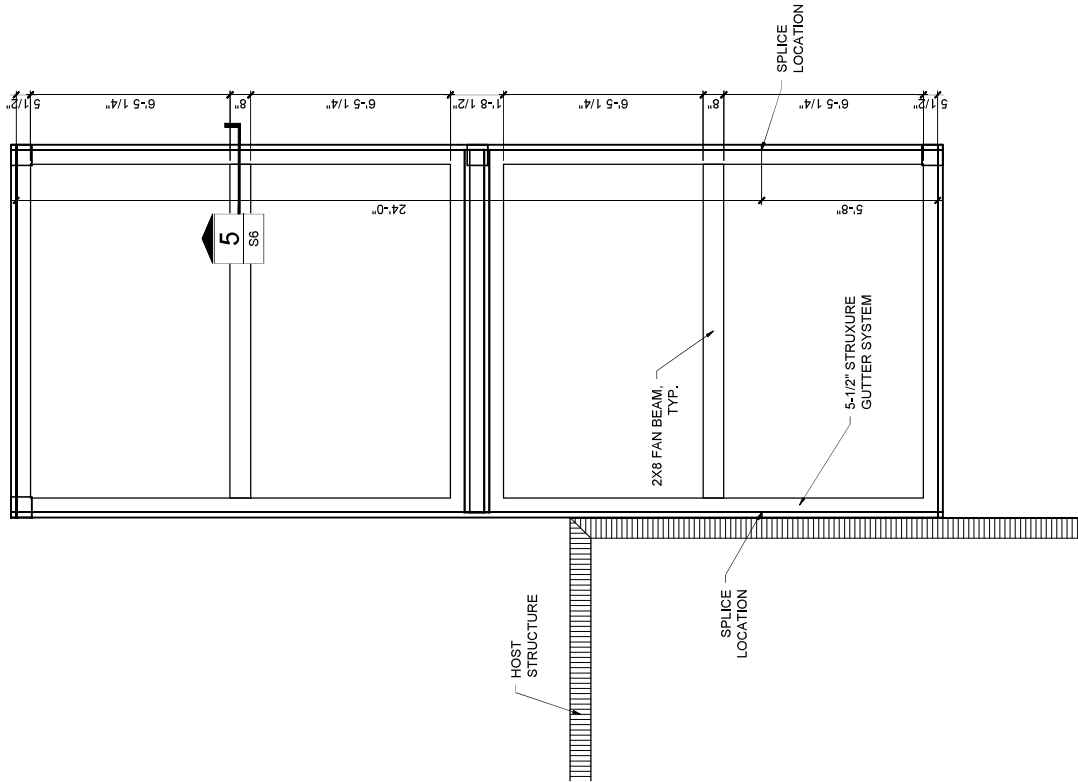
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S2
of 8



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ORLANDO OUTDOOR LIVING



1 REFLECTED CEILING PLAN

S3 SCALE: 1/4" = 1'-0"

The Singer Residence
 2500 Hawks Overlook Place
 Oviedo, FL 32765
 April 7, 2026 File: 266369

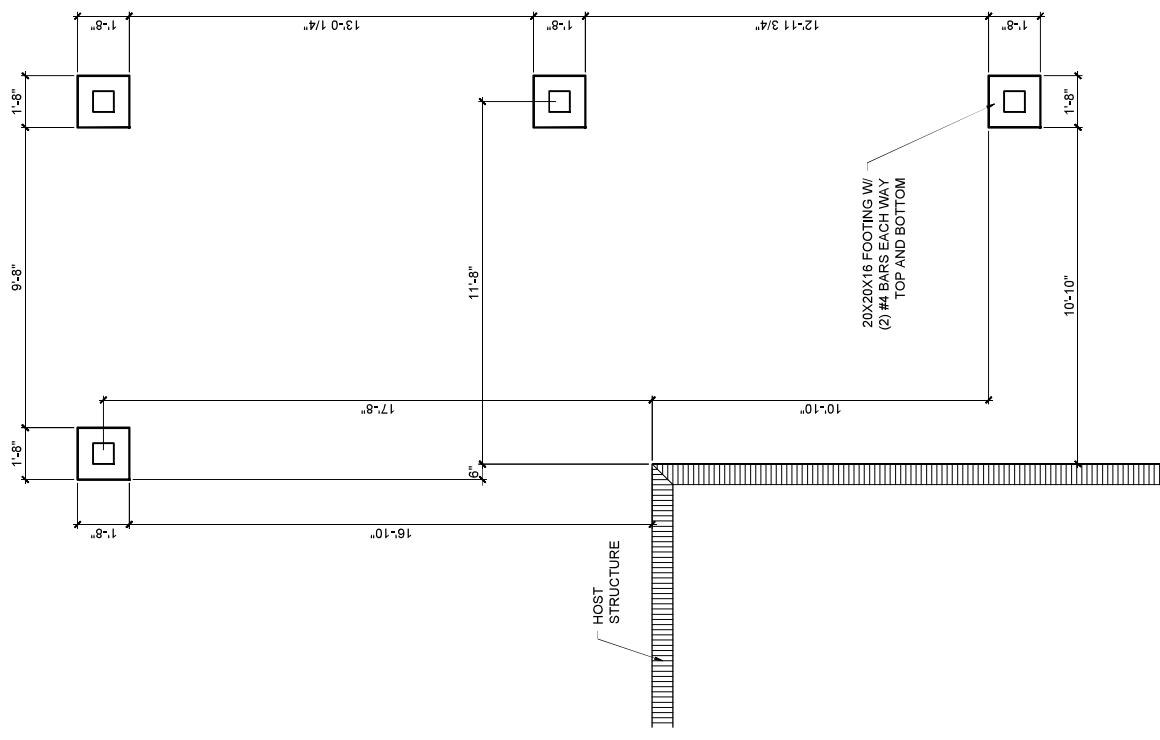
S3

of 8



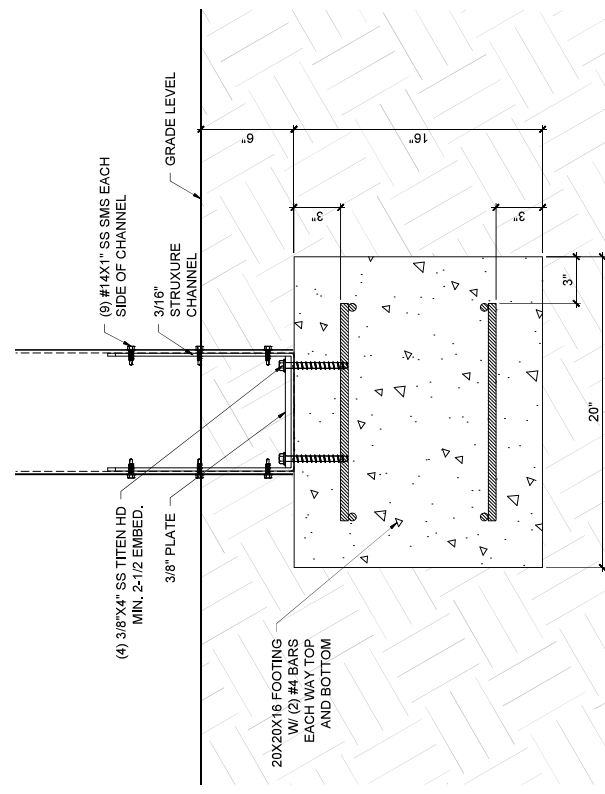
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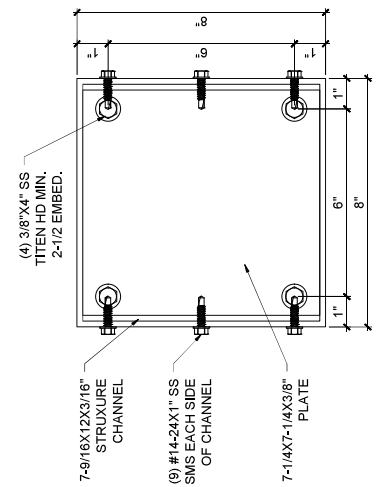
1 FOUNDATION PLAN

S4 SCALE: 1/4" = 1'-0"



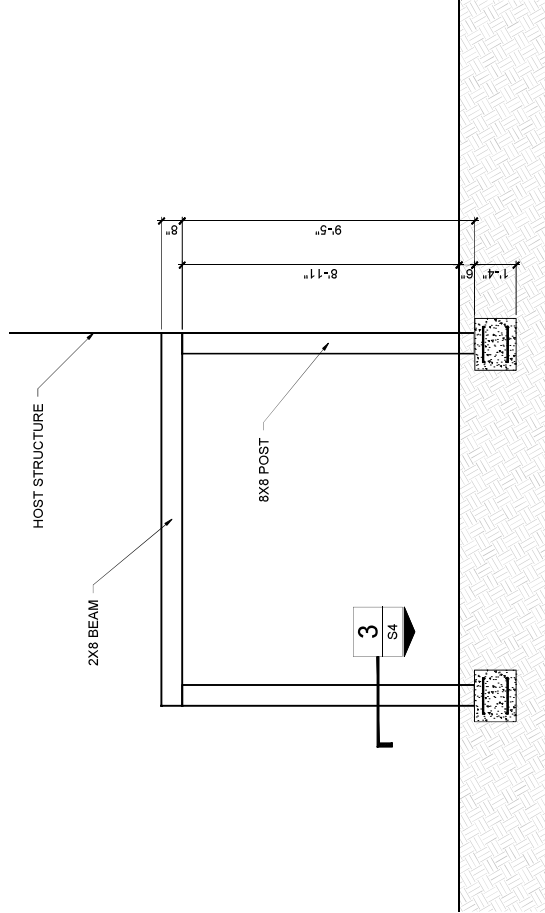
4 FOOTING DETAIL

S4 SCALE: 1-1/2" = 1'-0"

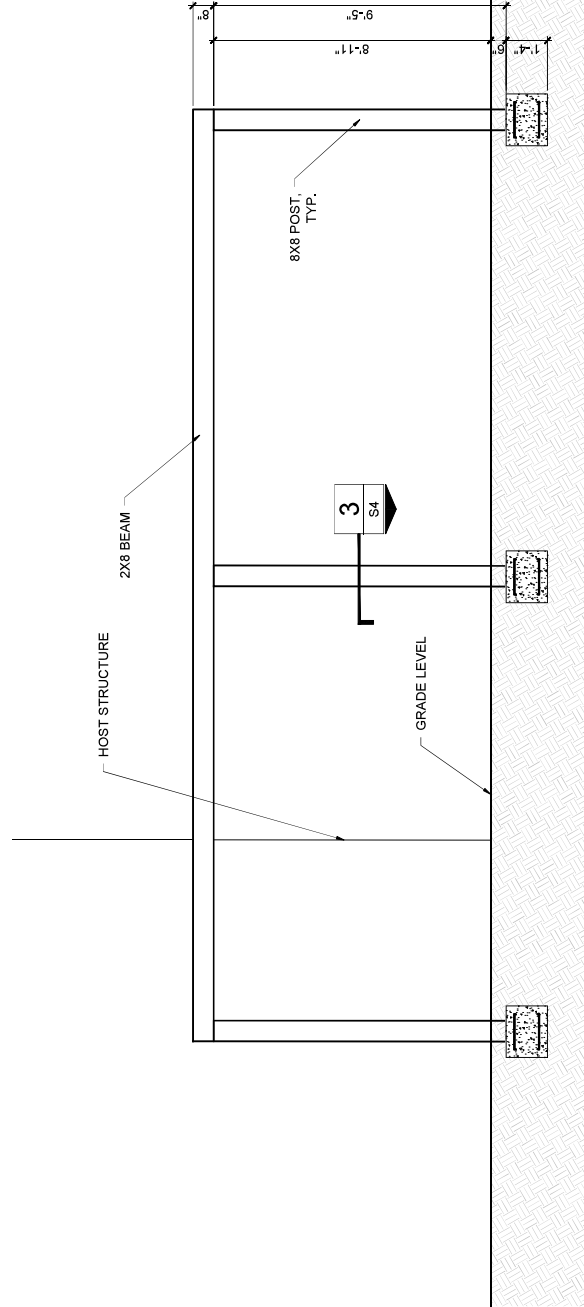


3 POST BASE SECTION

S4 SCALE: 3" = 1'-0"

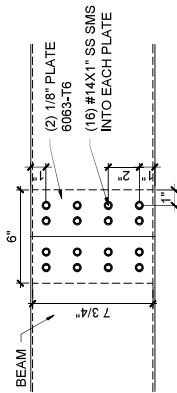


2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

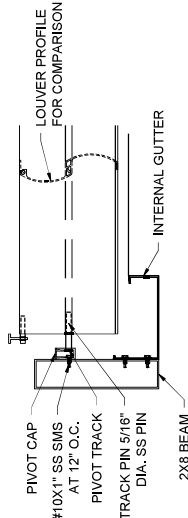


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

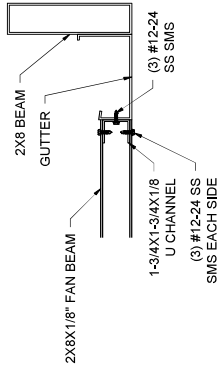




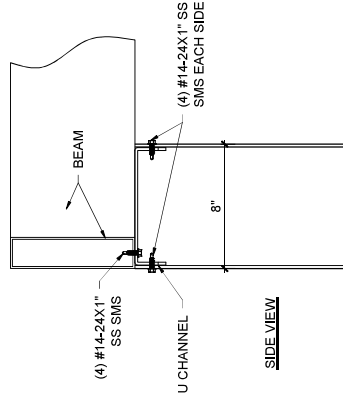
7 BEAM SPLICE DETAIL
S6 SCALE: 1/12" = 1'-0"



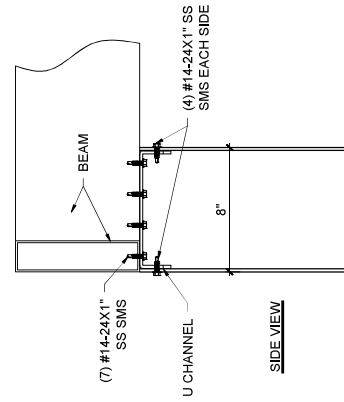
6 LOUVER MOUNT DETAIL
S6 SCALE: 1/12" = 1'-0"



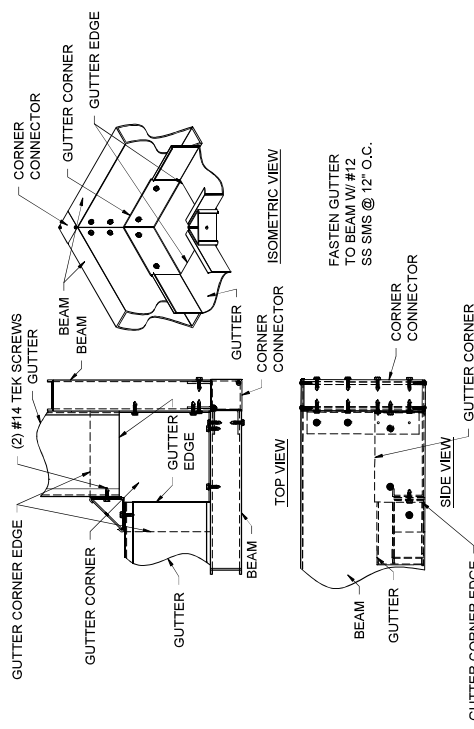
5 FAN BEAM SECTION
S6 SCALE: 1/12" = 1'-0"



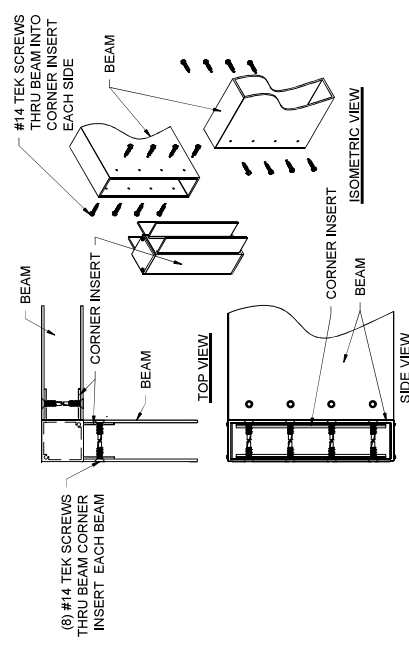
4 BEAM TO POST AT MID-BEAM
S6 SCALE: 1/12" = 1'-0"



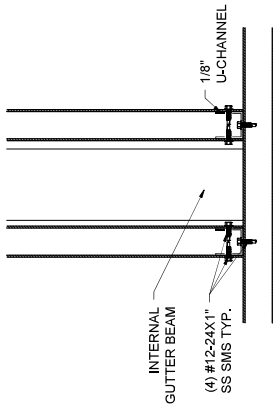
3 BEAM TO POST DETAIL
S6 SCALE: 1/12" = 1'-0"



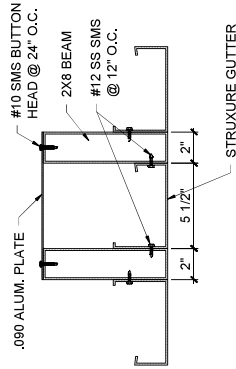
2 GUTTER CORNER ASSEMBLY
S6 SCALE: 1/12" = 1'-0"



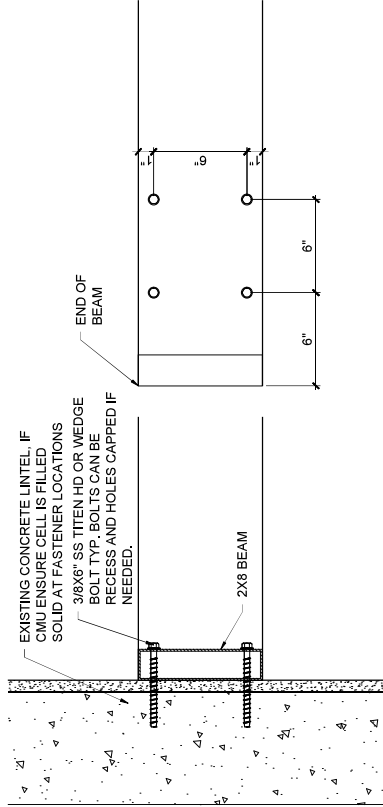
1 BEAM CORNER ASSEMBLY
S6 SCALE: 2" = 1'-0"



4 BEAM CHASE TO BEAM DETAIL
 S7 SCALE: 1-1/2" = 1'-0"

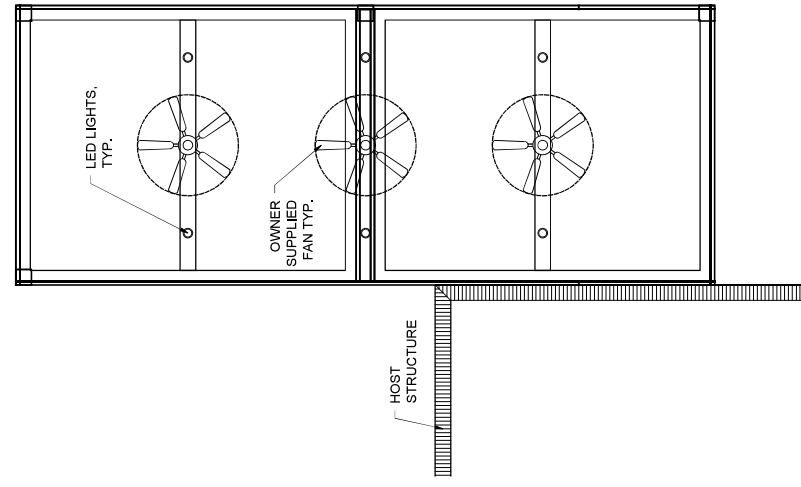
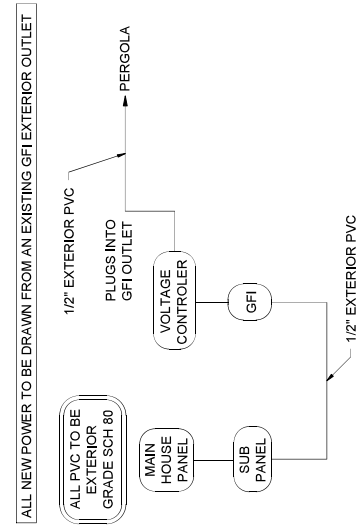


2 BEAM CHASE SECTION
 S7 SCALE: 1-1/2" = 1'-0"



1 BEAM TO CMU WALL DETAIL
 S7 SCALE: 1-1/2" = 1'-0"





1 ELECTRICAL PLAN
E1
SCALE: 3/16" = 1'-0"

- SCOPE:**
- INSTALL 6 LIGHTS
 - INSTALL 3 FANS SUPPLIED BY OWNER
 - INSTALL 2-24 VOLT LINEAR ACTUATORS
 - TIE LIGHTS INTO CIRCUIT IN JUNCTION BOX LOCATED AT THE EXTERIOR
 - TIE FANS INTO CIRCUIT IN JUNCTION BOX LOCATED AT THE EXTERIOR
 - INSTALL NEW TAMPER PROOF WEATHER PROOF GFCI RECEPTACLES AT THE LOCATION OF STRUCTURE CONTROL BOX AND LIGHTING TRANSFORMERS
 - ALL LINE VOLTAGE WIRE TO BE #12 MRE #12 THWN OR 12/2 UF8 WIRE TO BE USED FOR ALL NEW WORK
 - ALL LOW VOLTAGE WIRING TO BE 18 GAUGE TC-ER TYPE CABLE

- NOTES:**
- ALL WORK SHALL BE PERFORMED ACCORDING TO NEC 2023 AND FPS 2023 8TH EDITION
 - NO OVERHEAD ELECTRICAL SHALL BE LOCATED WITHIN 10 FT OF THE PERGOLA PER NEC 230.24
 - 406.9 RECEPTACLES IN DAMP OR WET LOCATIONS.
 - (A) DAMP LOCATIONS: A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED).
 - AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS.
 - A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED OPEN PORCHES, CANOPIES, MARQUEES, AND THE LIKE, AND WILL NOT BE SUBJECTED TO A BEATING RAIN OR WATER RUNOFF. ALL 15 AND 20-AMPERE, 125- AND 250-VOLT NON LOCKING RECEPTACLES SHALL BE A LISTED WEATHER-RESISTANT TYPE.
 - ALL PVC CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH NEC 352.10
 - ALL PVC CONDUIT SHALL BE STRAPPED AT 12 INCH OF OUTLET OR JUNCTION BOX OR OTHER CONDUIT TERMINATION. CONDUIT SHALL BE STRAPPED AT EVERY 32 INCHES.

LOADING

SOMFY ACTUATORS
 2 X 975 WATTS = 1950 WATTS
 1950 WATTS/ 120 VOLTS= 16.25 AMPS

ASPECT LED LIGHTS
 3 X 6 WATTS= 360 WATTS
 240 WATTS/ 120 VOLTS= 2 AMPS

FANS TYPICAL
 3 X 75 WATTS= 225 WATTS
 225 WATTS/ 120 VOLTS= 1.875 AMPS

TOTAL AMPS = 16.25+2+1.875 =20.125 AMPS

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 14 HAWKS OVERLOOK PLAT BOOK 90 PAGES 80-87

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

A. FINDINGS OF FACT

Property Owner: JEFFERY SINGER
2500 HAWKS OVERLOOK PL
OVIEDO, FL 32765

Project Name: HAWKS OVERLOOK PL (2500)

Requested Variance:

A rear yard setback variance from twenty (20) feet to six feet and five inches (6'5") for a pergola in the PD (Planned Development) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 24, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 14 HAWKS OVERLOOK PLAT BOOK 90 PAGES 80-87

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

A. FINDINGS OF FACT

Property Owner: JEFFERY SINGER
2500 HAWKS OVERLOOK PL
OVIEDO, FL 32765

Project Name: HAWKS OVERLOOK PL (2500)

Variance Approval:

Request for a rear yard setback variance from twenty (20) feet to six feet and five inches (6'5") for a pergola in the PD (Planned Development) district.

The findings reflected in the record of the August 24, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pergola (12'x30') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

EXHIBIT A SITE PLAN

