



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, January 26, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

9. **9483 Shortleaf Court** - Request for a building size variance from 1133 square feet to 2640 square feet for a storage building in the A-1 (Agriculture) district; BV2025-131 (Logan Bordeau, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0078](#)

Development Services - Planning and Development

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

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

Development Services - Planning and Development

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

11. **786 Big Tree Drive** - Request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial) district; BV2025-128 (Judith Deac, Applicant) District 4 - Lockhart (Kathy Hammel, Project Manager) [2026-0076](#)

Development Services - Planning and Development

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

12. **224 South Shadowbay Boulevard** - Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; BV2025-136 (George Yanovitch, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2026-0084](#)

Development Services - Planning and Development

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

13. **7377 Grand Avenue** - Request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-123 (Daniel Sposato, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0069](#)

Development Services - Planning and Development

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

14. **619 Tuskawilla Point Lane** - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-137 (James & Linda Diguiseppi, Applicants) District 2 - Zembower (Jealyan Moreno, Project Manager) [2026-0070](#)
- Development Services - Planning and Development***
- Attachments:** [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Approval Development Order](#)
[Denial Development Order](#)
15. **103 South Lakewood Circle** - Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-138 (John Leach, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0071](#)
- Development Services - Planning and Development***
- Attachments:** [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[Denial Development Order](#)
[Approval Development Order](#)

16. **2470 Island Drive** - Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-139 (Robert J Heard, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager) [2026-0087](#)

Development Services - Planning and Development

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

17. **2022 James Drive** - Request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2025-135 (Edgar Soto, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0073](#)

Development Services - Planning and Development

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

CLOSED BUSINESS

CHAIRMAN & VICE CHAIRMAN ELECTIONS

APPROVAL OF CALENDAR

APPROVAL OF THE MINUTES

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0060

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

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

Background:

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

Staff Findings:

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

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

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

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

Staff Conclusion:

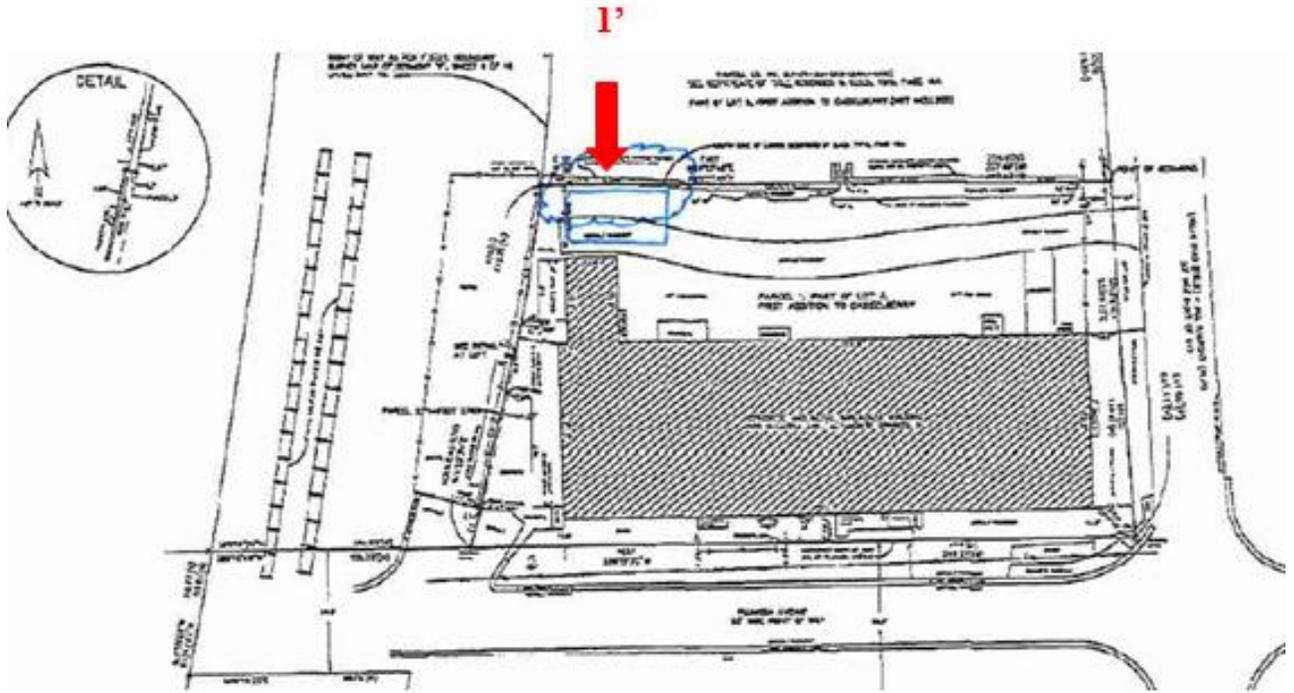
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

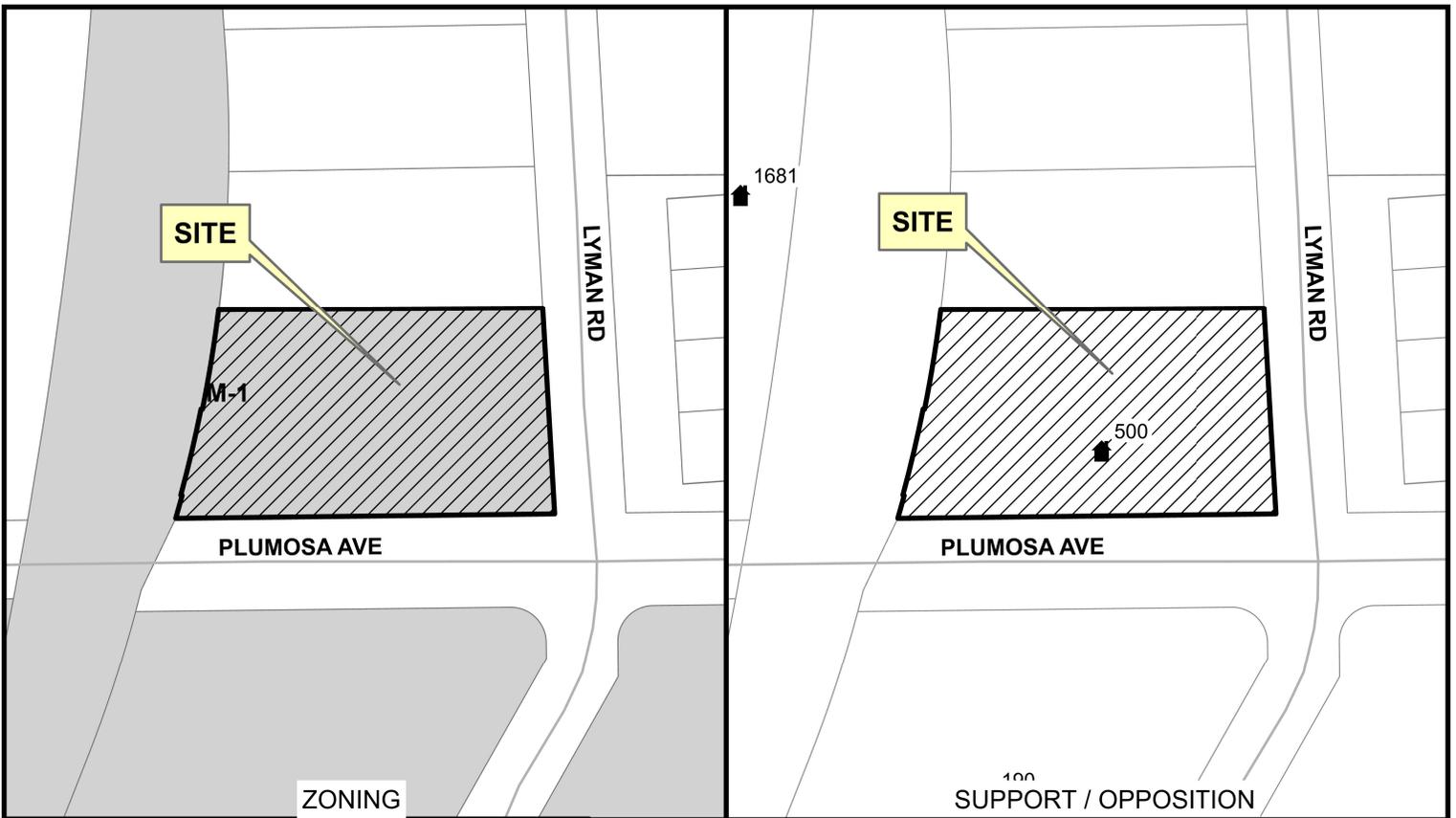
Staff Recommendation:

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

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

500 PLUMOSA AVENUE VARIANCE





Kubierville LLC
500 Plumosa Ave
Altamonte Springs, FL 32701

SEMINOLE COUNTY BOA
JANUARY 26, 2026

M-1

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

Property Record Card



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

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 KUBIERVILLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

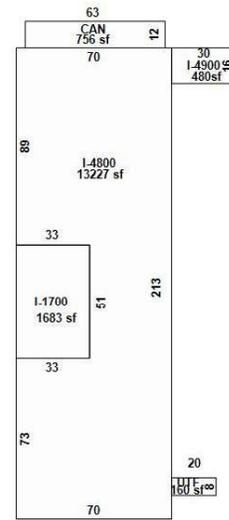
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 3/18/2022 | \$1,264,300 | 10225/0267 | Improved | Yes |
| SPECIAL WARRANTY DEED | 8/2/2019 | \$875,000 | 09408/1959 |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

Land

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

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

* Year Built = Actual / Effective



Building 1

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

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

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

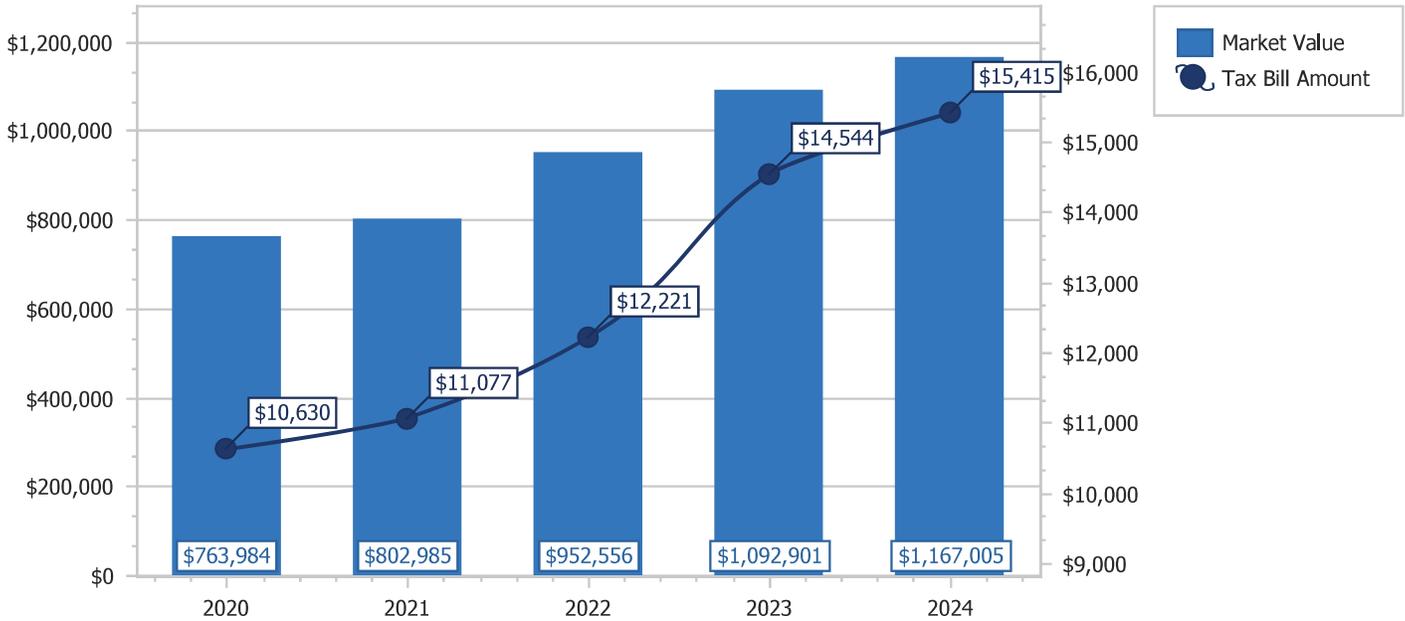
| Zoning | |
|-----------------|------------|
| Zoning | M-1 |
| Description | Industrial |
| Future Land Use | IND |
| Description | Industrial |

| School Districts | |
|------------------|-----------|
| Elementary | Altamonte |
| Middle | Milwee |
| High | Lyman |

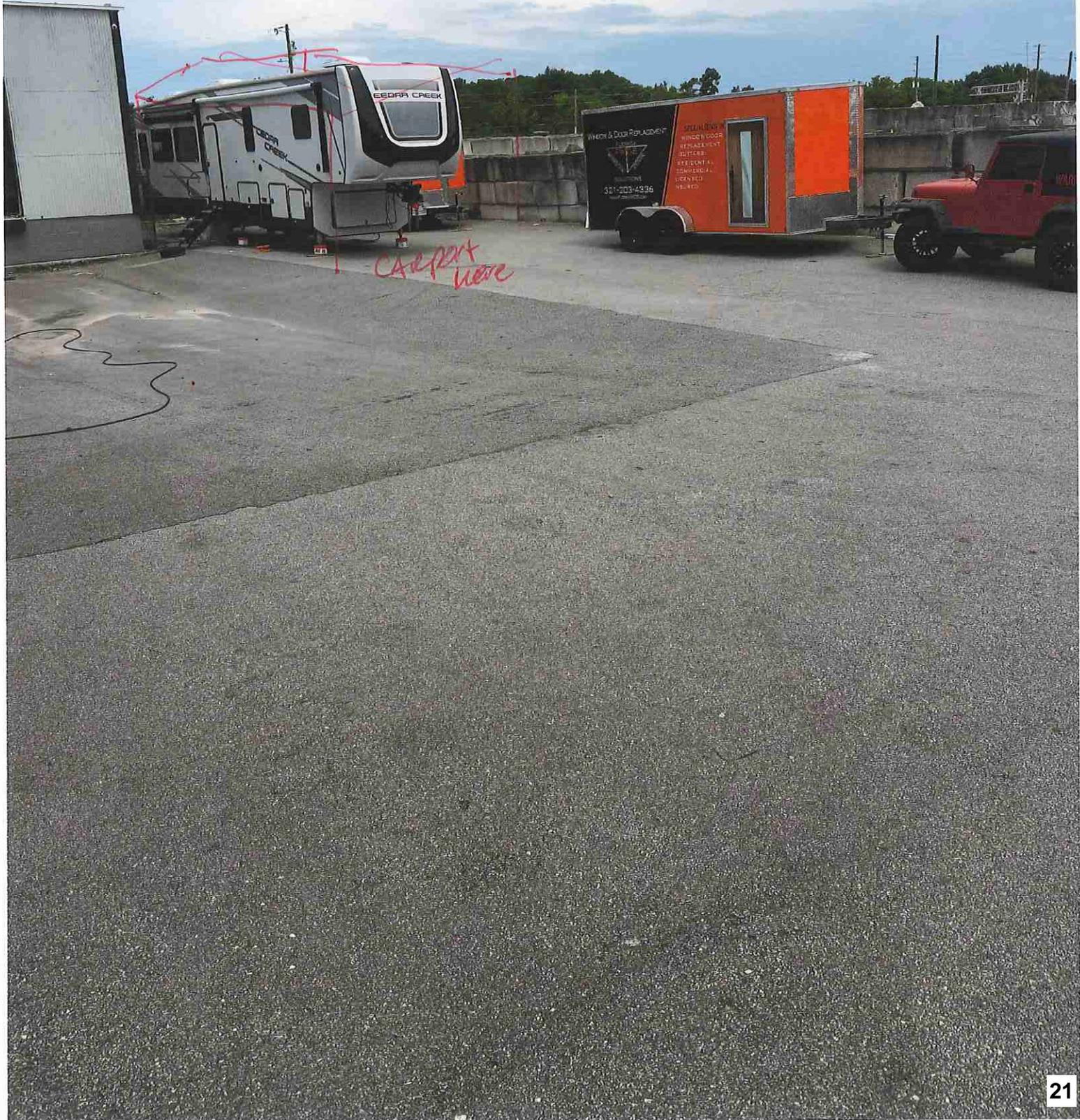
| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 44 |

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

Property Value History



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Surrounding Businesses to FWDS (Nov. 2025)

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



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



NOTICE OF COMMUNITY MEETING

November 5, 2025

Hello All,

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

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

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

Subject Property:

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

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

Introduction of Topic at Subject Property:

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

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

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

Thank you,

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

Variance Community Meeting Sign In Sheet

Location: 500 Plumosa Ave, Altamonte Springs, FL 32701

Time: 6:00-6:30 PM

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

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

No other attendees.

Variance Community Meeting Minutes

Location: 500 Plumosa Ave, Altamonte Springs, FL 32701

Time: 6:00-6:30 PM

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

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

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

| | |
|----------------|------|
| In attendance: | |
| Rod Kubier | FWDS |
| Ruth Kubier | FWDS |

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

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



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

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

VARIANCE

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

APPLICATION TYPE/FEE

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

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

PROPERTY

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

VARIANCE TYPE

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

STRUCTURE

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

OWNER

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

CONSULTANT (IF ANY - MUST SUBMIT NOTARIZED AUTHORIZATION FORM)

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

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

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

9/12/25

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

DATE

VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

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

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

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

| NAME | ADDRESS | PHONE NUMBER |
|------|---------|--------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

| NAME | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|------|-----------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

Trust Name: _____

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|------|------------------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

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

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

OTHER: _____

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

Date 8/25/25

[Signature]
Property Owner's Signature

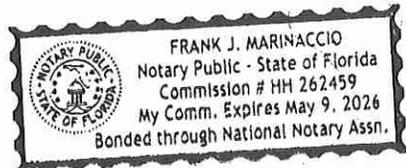
Rod Kubier
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

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

by means of physical presence or online notarization; and who is personally known to me or who has produced

_____ as identification, and who executed the foregoing instrument and sworn an oath on this 25 day of August, 2025.



[Signature]
Notary Public

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

Name of LLC: Kubierville LLC

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

(Use additional sheets for more space)

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

Name of Purchaser: _____

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

Date of Contract: _____

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

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

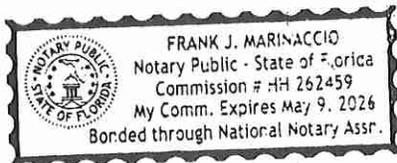
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date 8/25/25

Owner, Agent, Applicant Signature [Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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



Signature of Notary Public [Signature]

Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company
KUBIERVILLE LLC

Filing Information

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

Principal Address

320 BAHIA CR.
LONGWOOD, FL 32750

Mailing Address

320 BAHIA CR.
LONGWOOD, FL 32750

Registered Agent Name & Address

KUBIER, ROD
320 BAHIA CR.
LONGWOOD, FL 32750

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title AMBR

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

Annual Reports

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

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

Document Images

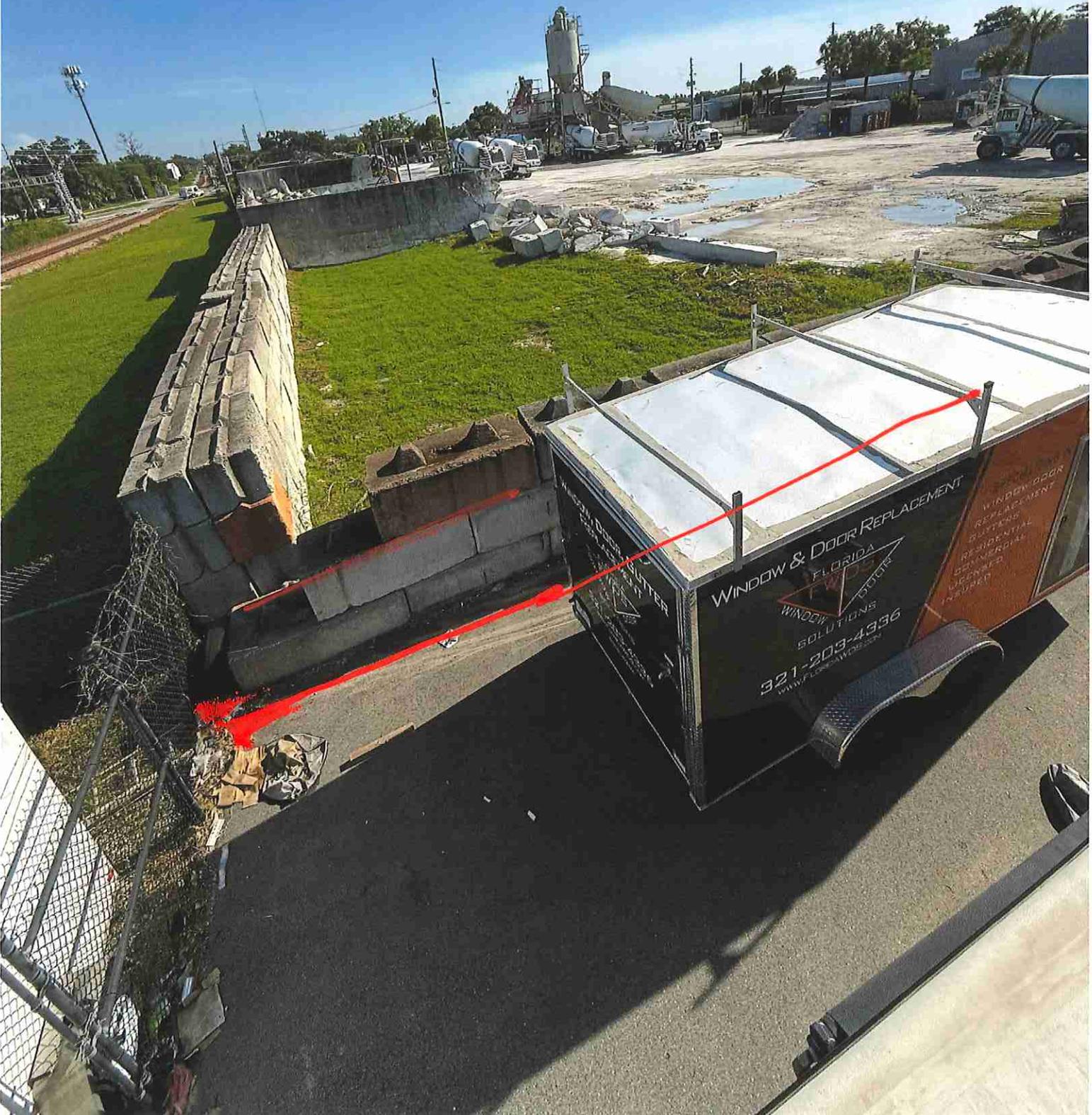
| | |
|---|--|
| 04/30/2025 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2022 -- ANNUAL REPORT | View image in PDF format |
| 09/22/2021 -- Florida Limited Liability | View image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

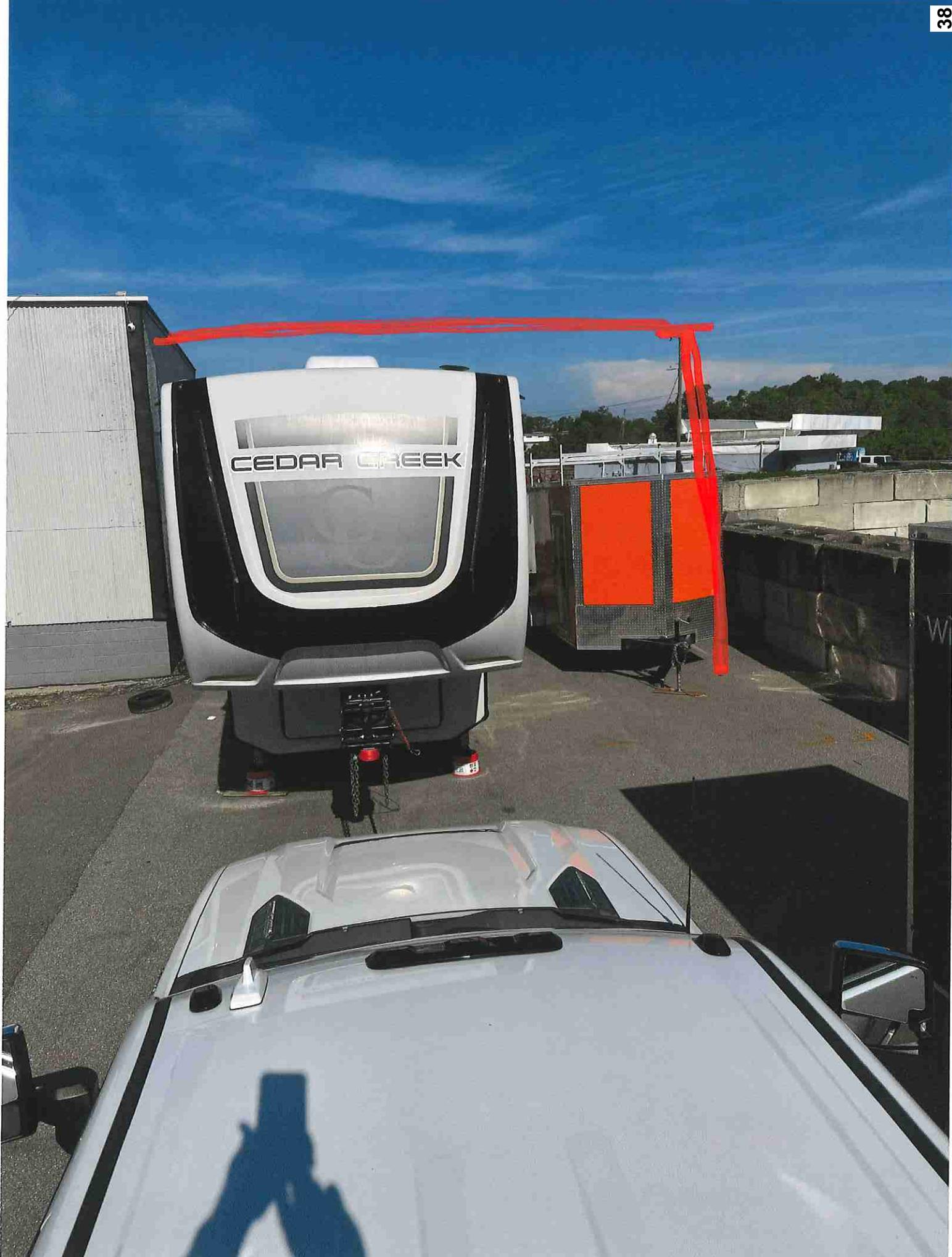


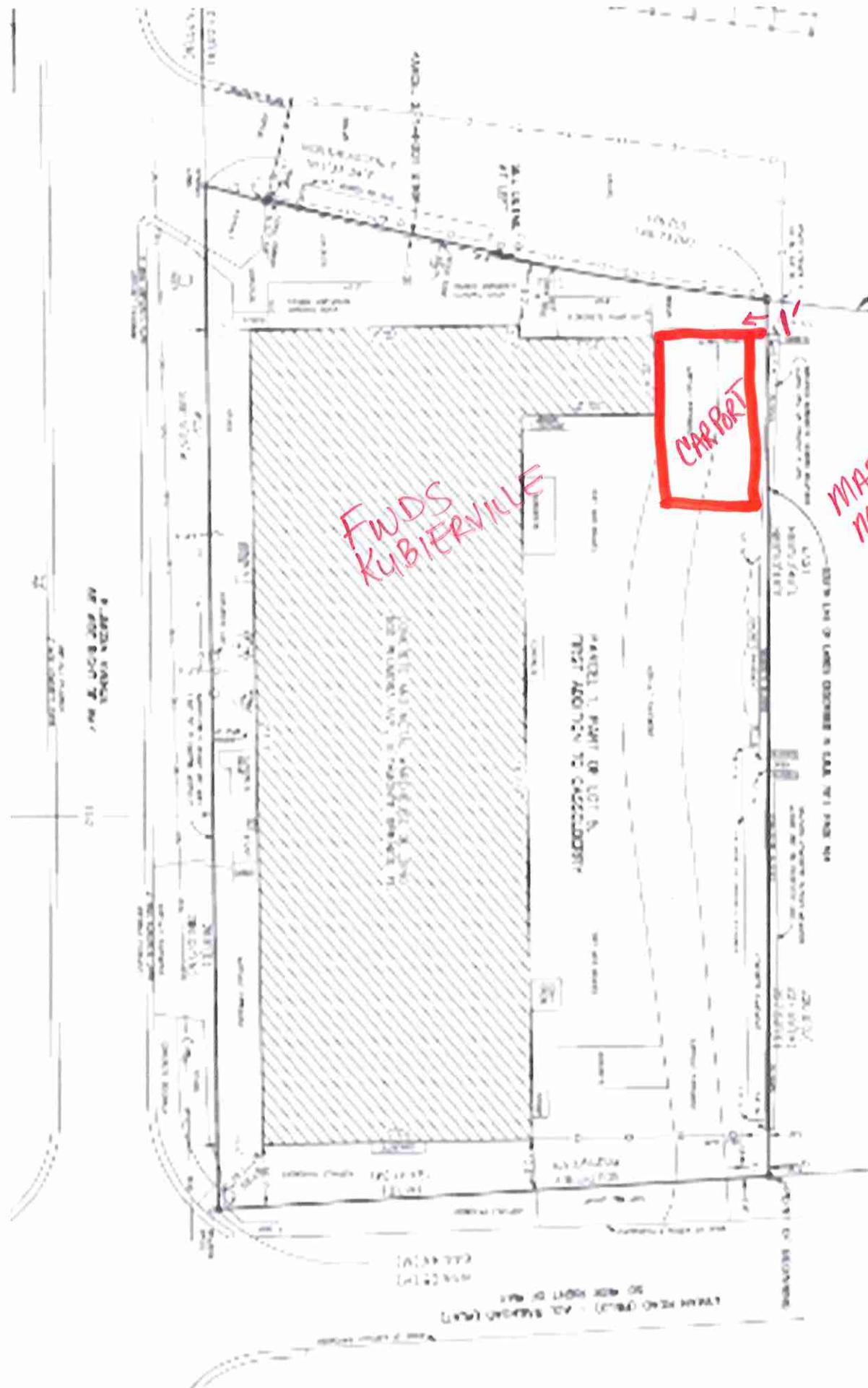
Report here

WHEEL & CO. REPLACEMENT
301-203-4326

REPAIRS
WINDSHIELD
REPLACEMENT
BATTERIES
REPAIRS
COMMERCIAL
LOCKING
WHEELS







FWDS
KUBIERVILLE

CAR PORT

MASCH
MEYER



SAMPLE SITE PLAN FOR A VARIANCE SUBMITTAL

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

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

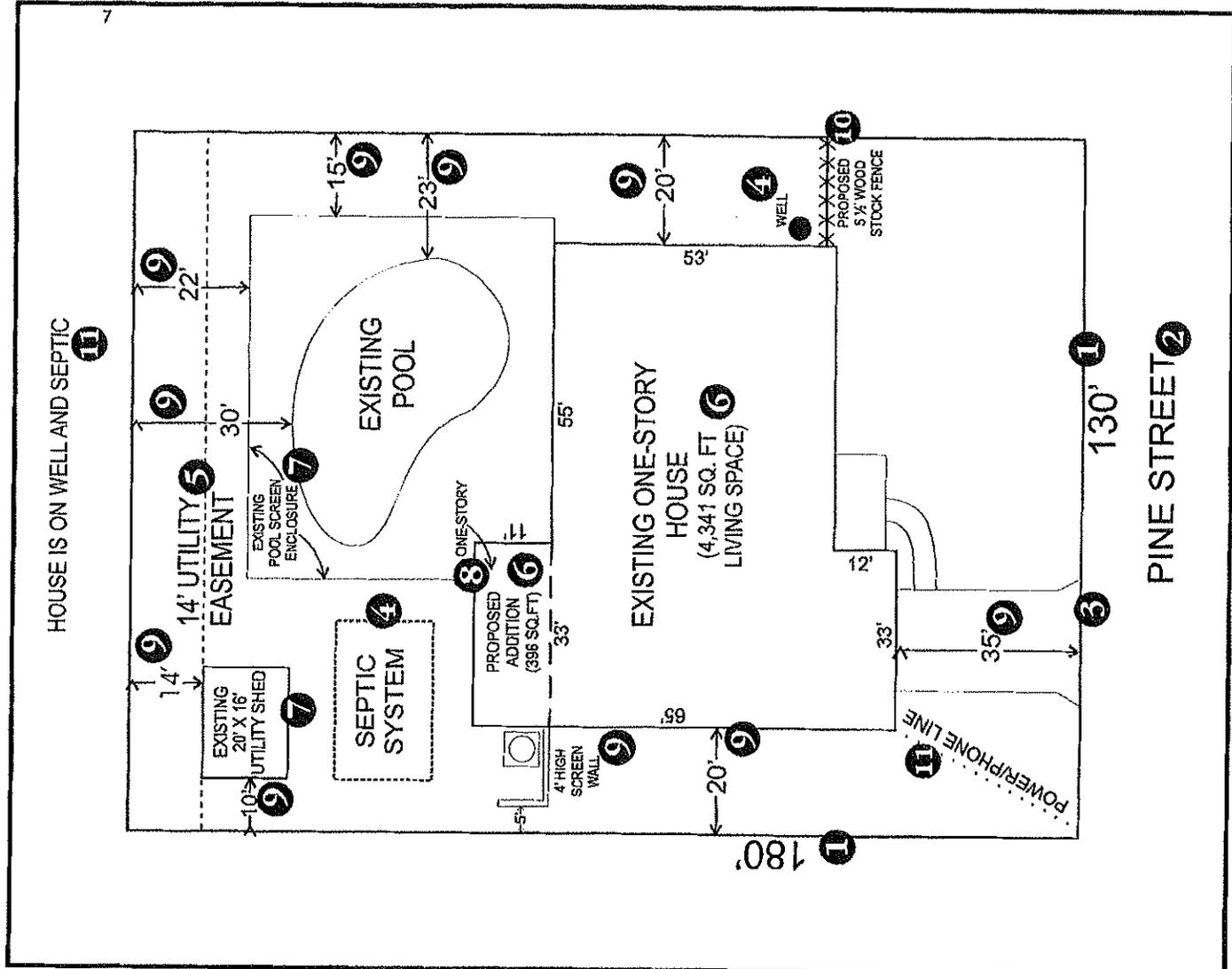
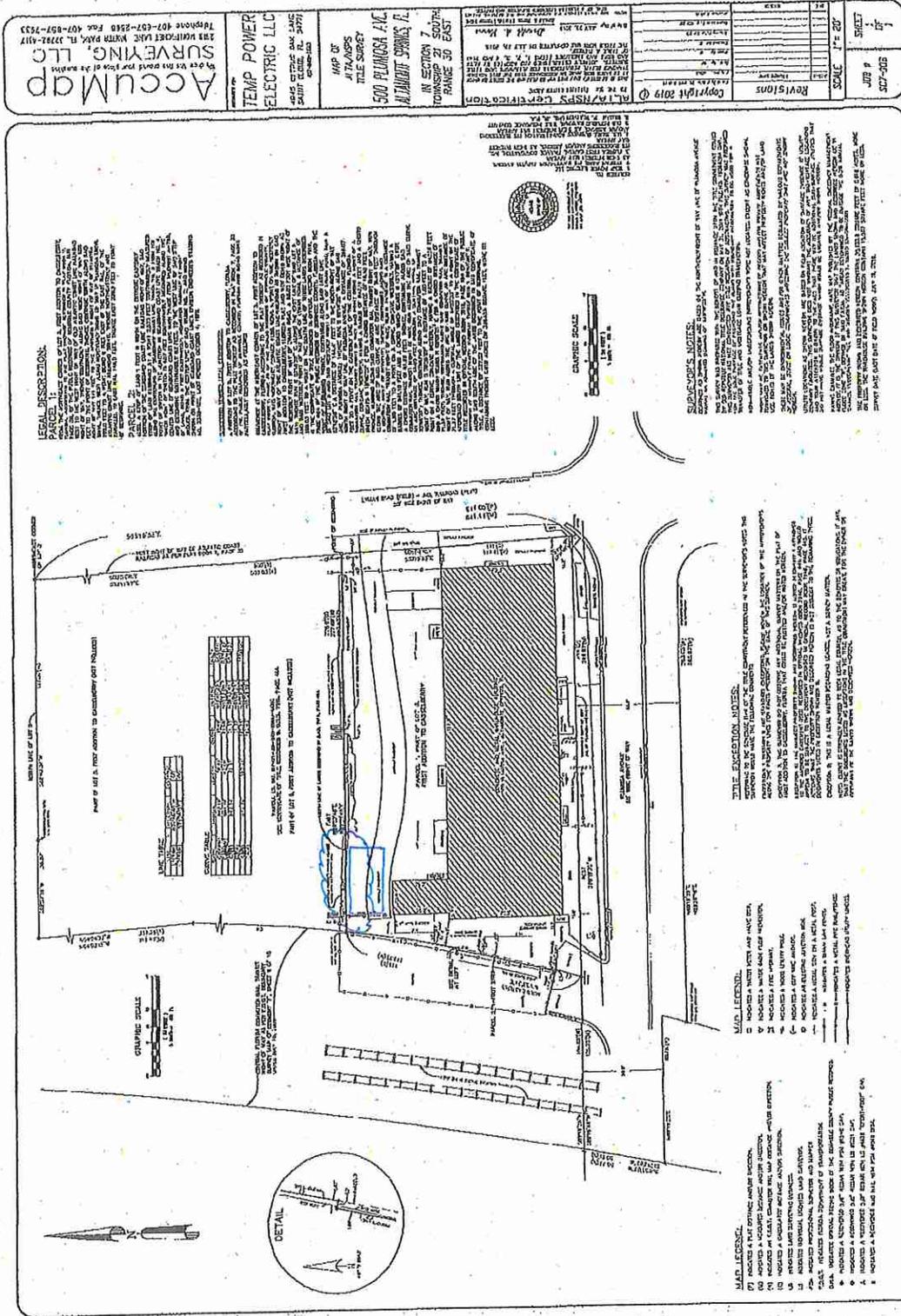


Exhibit "A" (the "Survey")

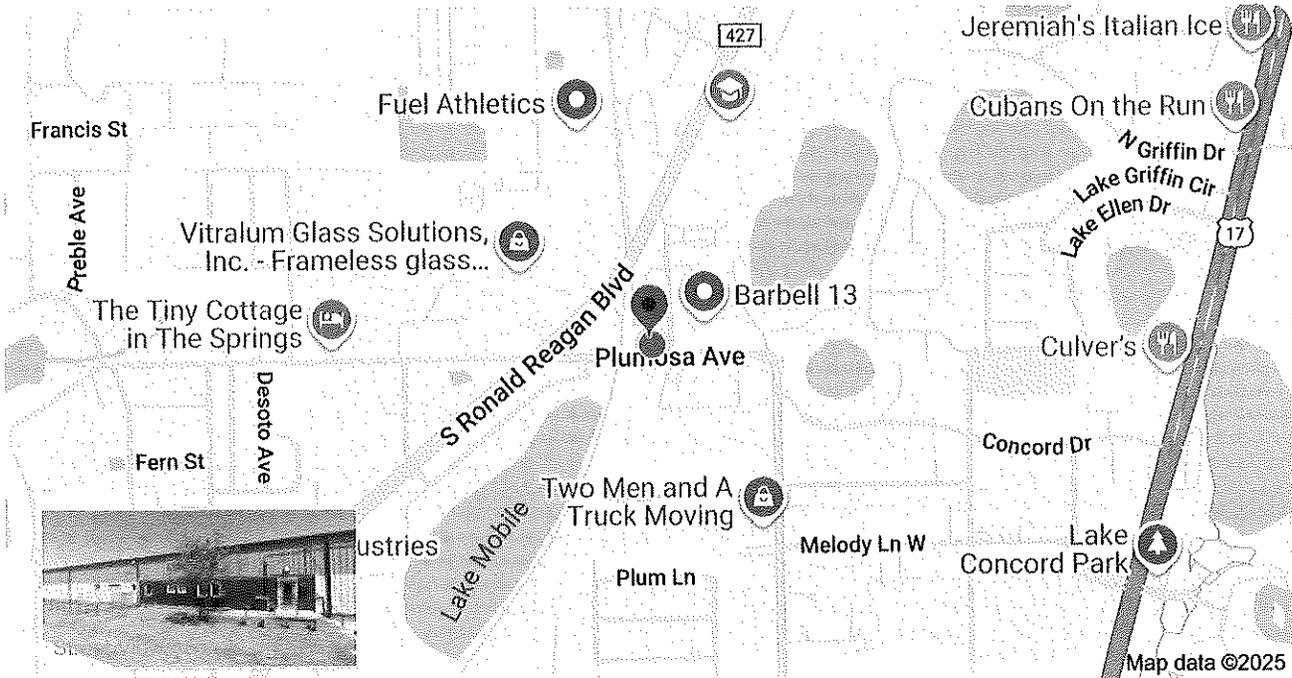


blue square is approx. size of carport 24'x50'
 (sq) = 1' setback side.

500 Plumosa Avenue, Casselberry, FL



AI Mode All Maps Images Shopping Videos Short videos More Tools



500 Plumosa Ave

Altamonte Springs, FL 32701

Most popular places at this address

Florida Window & Door Solutions

4.4 (261)

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

500 Plumosa Ave, Altamonte Springs, FL 32701

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

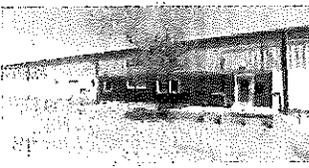
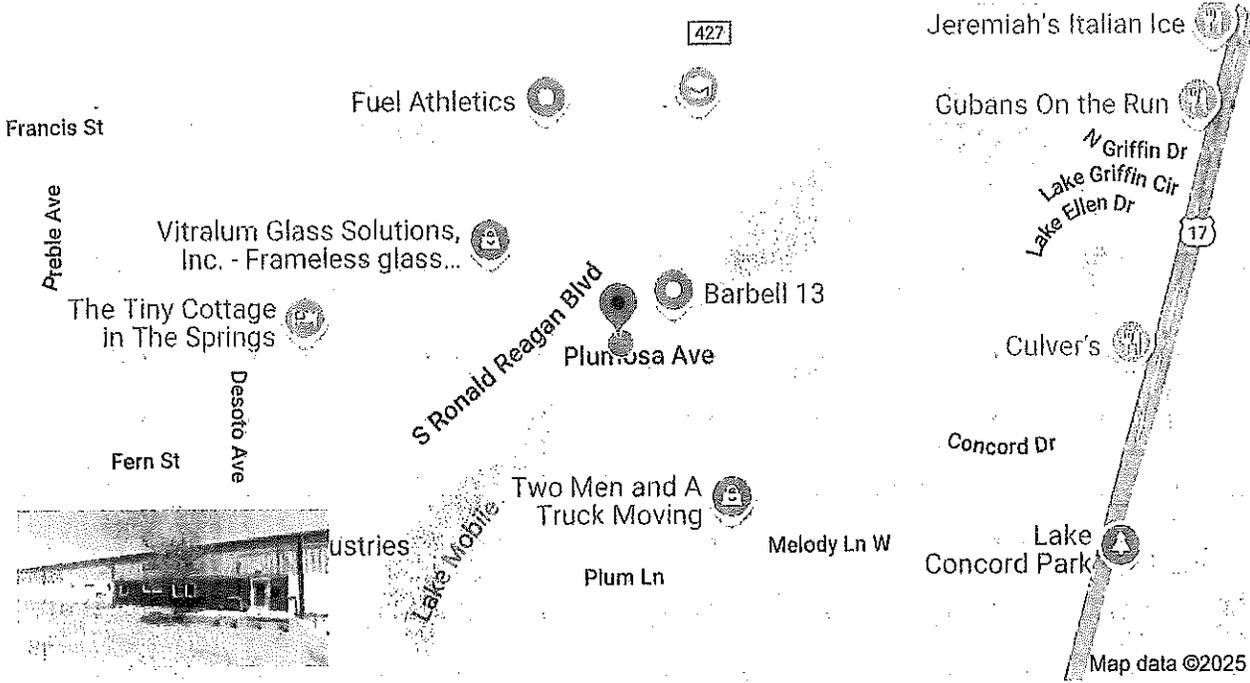
Realtor.com
<https://www.realtor.com> > realestateandhomes-detail > 50...

500 Plumosa Ave, Altamonte Springs, FL 32701

500 Plumosa Avenue, Casselberry, FL



AI Mode All Maps Images Shopping Videos Short videos More Tools



500 Plumosa Ave

Altamonte Springs, FL 32701

Most popular places at this address

Florida Window & Door Solutions

4.4 (261)

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

500 Plumosa Ave, Altamonte Springs, FL 32701

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

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

500 Plumosa Ave, Altamonte Springs, FL 32701

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: PLUMOSA AVE (500)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: PLUMOSA AVE (500)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0061

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

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

Background:

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

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

Staff Findings:

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

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

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

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

Staff Conclusion:

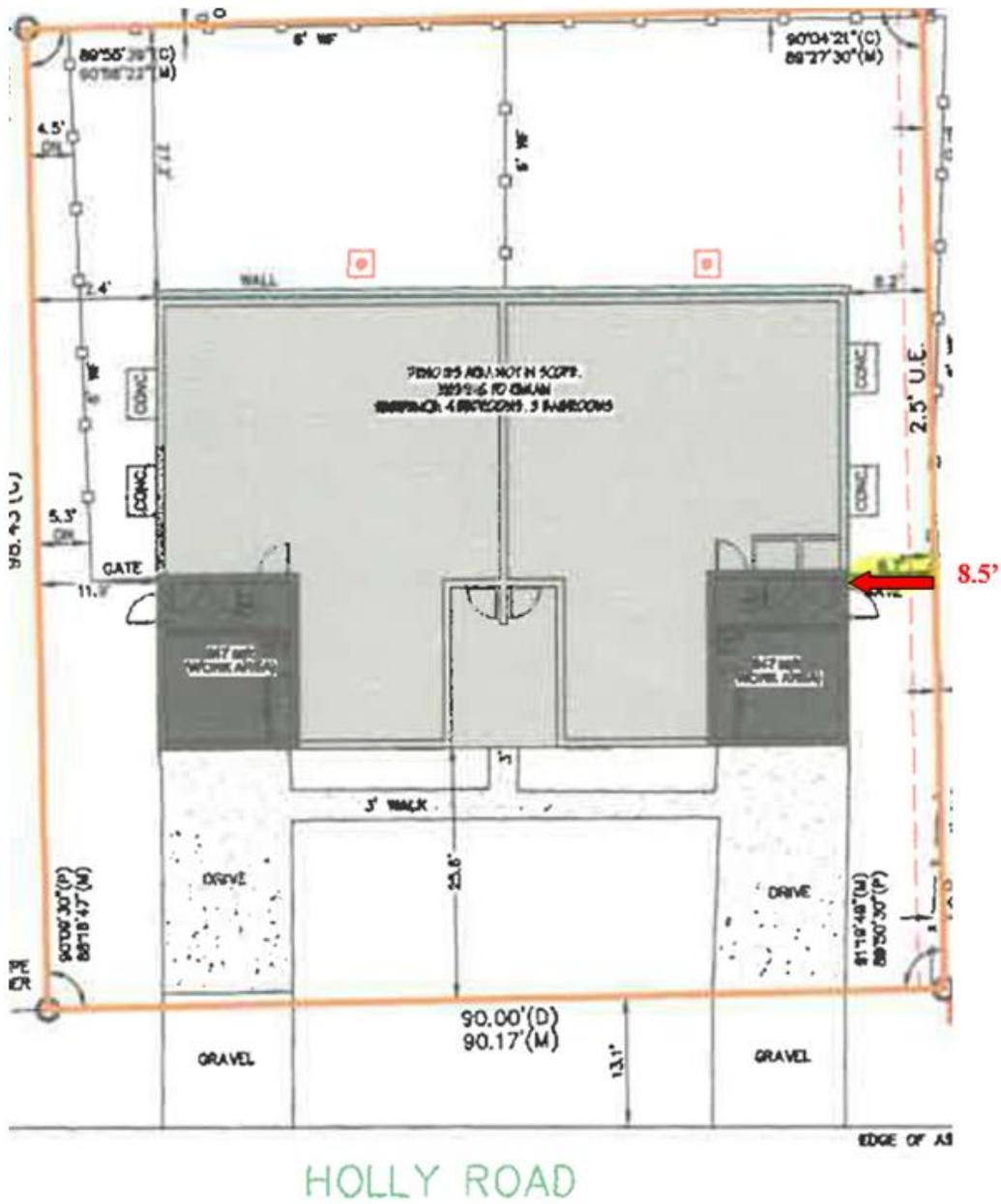
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

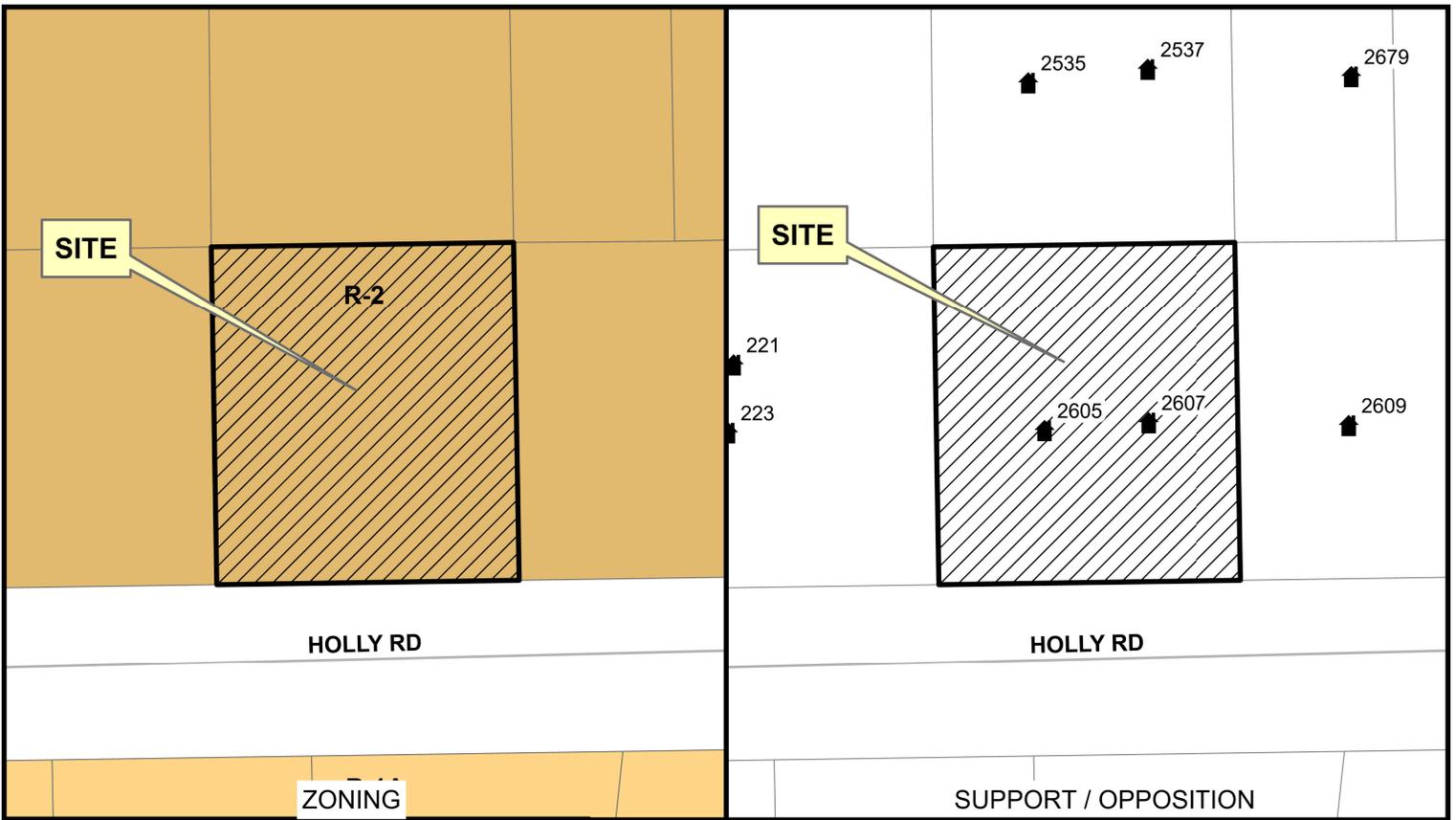
Staff Recommendation:

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

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

2605 HOLLY ROAD VARIANCE





Ishmael Palmer
 2605 Holly Rd
 Winter Park FL 32792

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

ZONING

SUPPORT / OPPOSITION

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



VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Record Card



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

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

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PALMER, ISHMAEL

Legal Description

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

Taxes

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

Sales

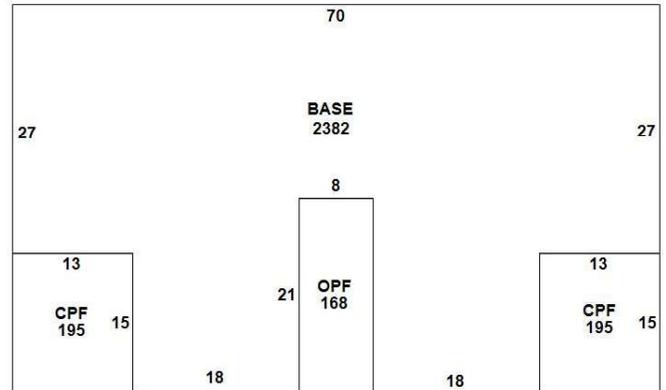
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|------------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 11/22/2024 | \$525,000 | 10732/0526 | Improved | Yes |
| QUIT CLAIM DEED | 7/8/2024 | \$100 | 10661/0558 | Improved | No |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

Land

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

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

* Year Built = Actual / Effective



Building 1

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

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

| Extra Features | | | | | |
|----------------|------------|-------|------|----------|--|
| Description | Year Built | Units | Cost | Assessed | |

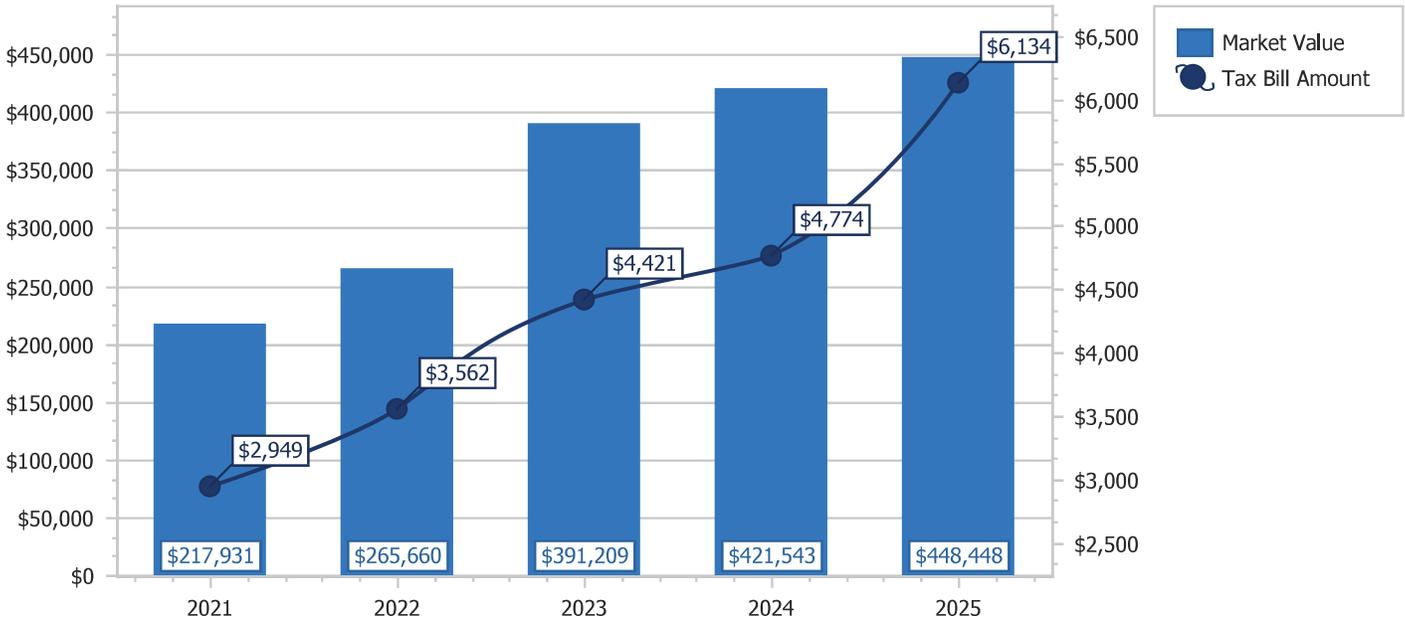
| Zoning | |
|-----------------|----------------------------|
| Zoning | R-2 |
| Description | One and Two-Family-9000 |
| Future Land Use | MDR |
| Description | Medium Density Residential |

| School Districts | |
|------------------|-------------|
| Elementary | Eastbrook |
| Middle | Tuskawilla |
| High | Lake Howell |

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

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

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: HOLLY RD (2605)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: HOLLY RD (2605)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0059

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

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

Background:

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

district is fifty (50) feet.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

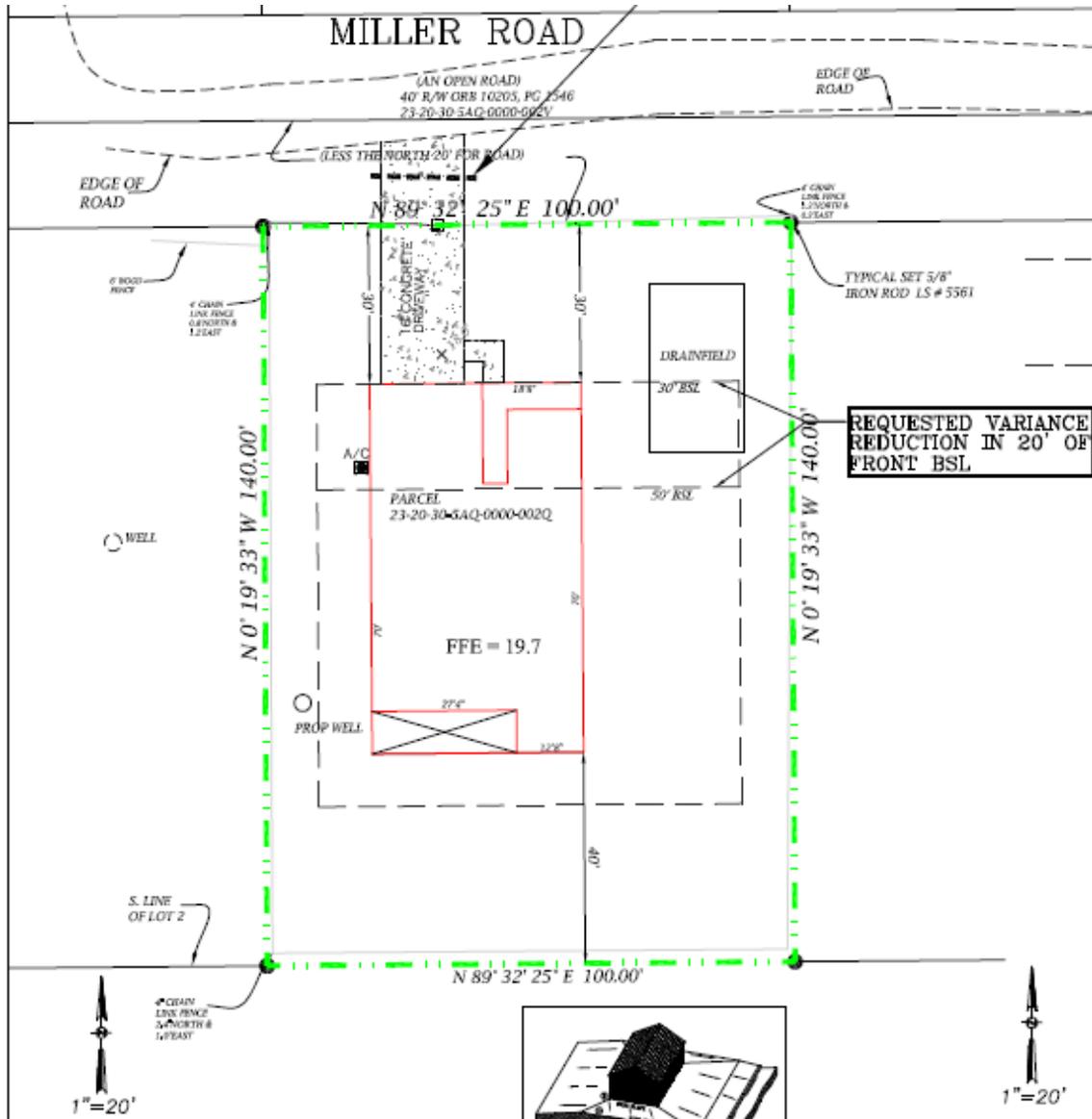
Staff Recommendation:

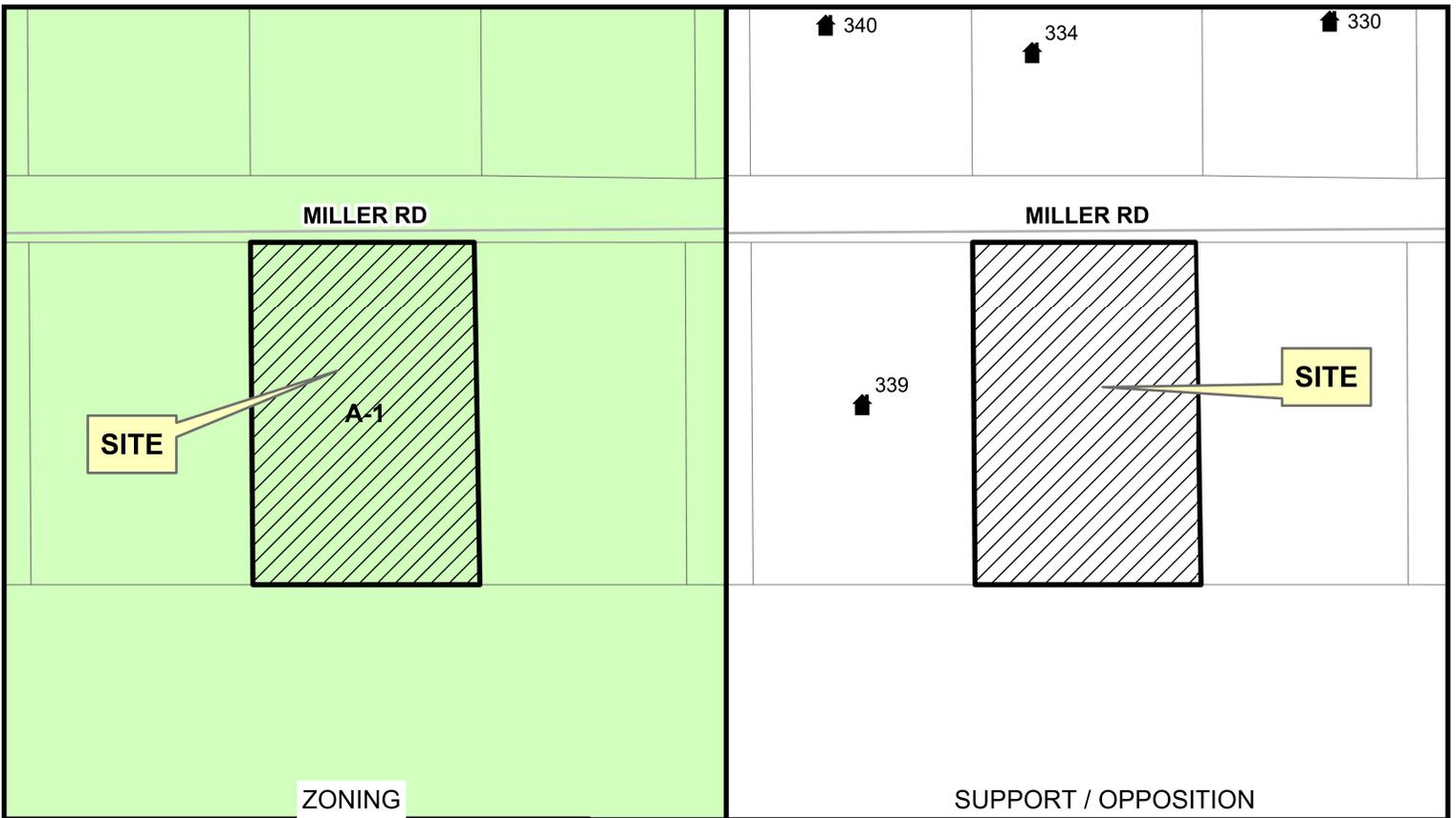
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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

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

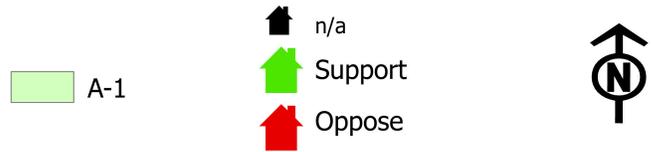
MILLER RD (LOT 2Q) VARIANCE





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

SEMINOLE COUNTY BOA
JANUARY 26, 2026



VARIANCE CRITERIA

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

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

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

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

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

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

EXISTING PLATTED LOTS ON THIS STREET

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

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

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

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

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

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

Property Record Card



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

Parcel Location



Site View

Parcel Information

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

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Building Value | \$0 | \$0 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$34,310 | \$34,310 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$34,310 | \$34,310 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$13,736 | \$15,606 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$20,574 | \$18,704 |

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 SCOTT, MARVIN G

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

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

Land

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

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

Building

* Year Built = Actual / Effective

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

| Extra Features | | | | |
|----------------|------------|-------|------|----------|
| Description | Year Built | Units | Cost | Assessed |

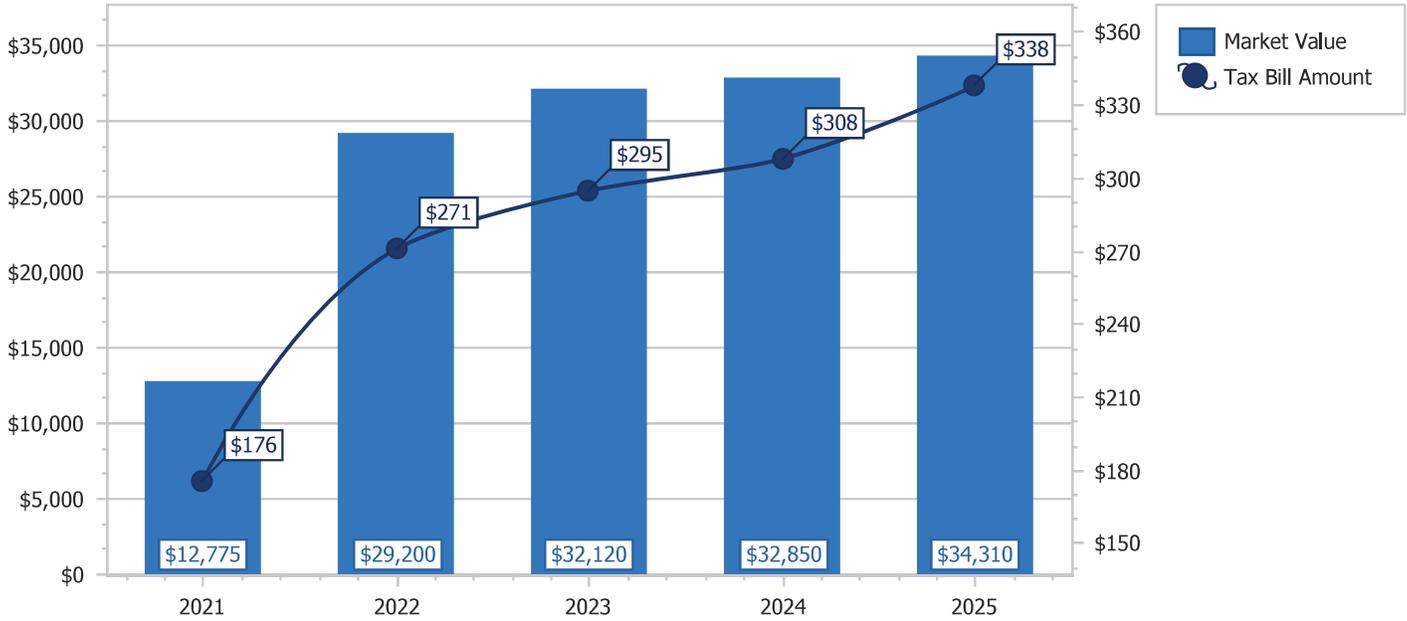
| Zoning | |
|-----------------|------------------|
| Zoning | A-1 |
| Description | Agricultural-1Ac |
| Future Land Use | SE |
| Description | Suburban Estates |

| School Districts | |
|------------------|------------|
| Elementary | Region 3 |
| Middle | Millennium |
| High | Seminole |

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: MILLER RD (LOT 2Q)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: MILLER RD (LOT 2Q)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

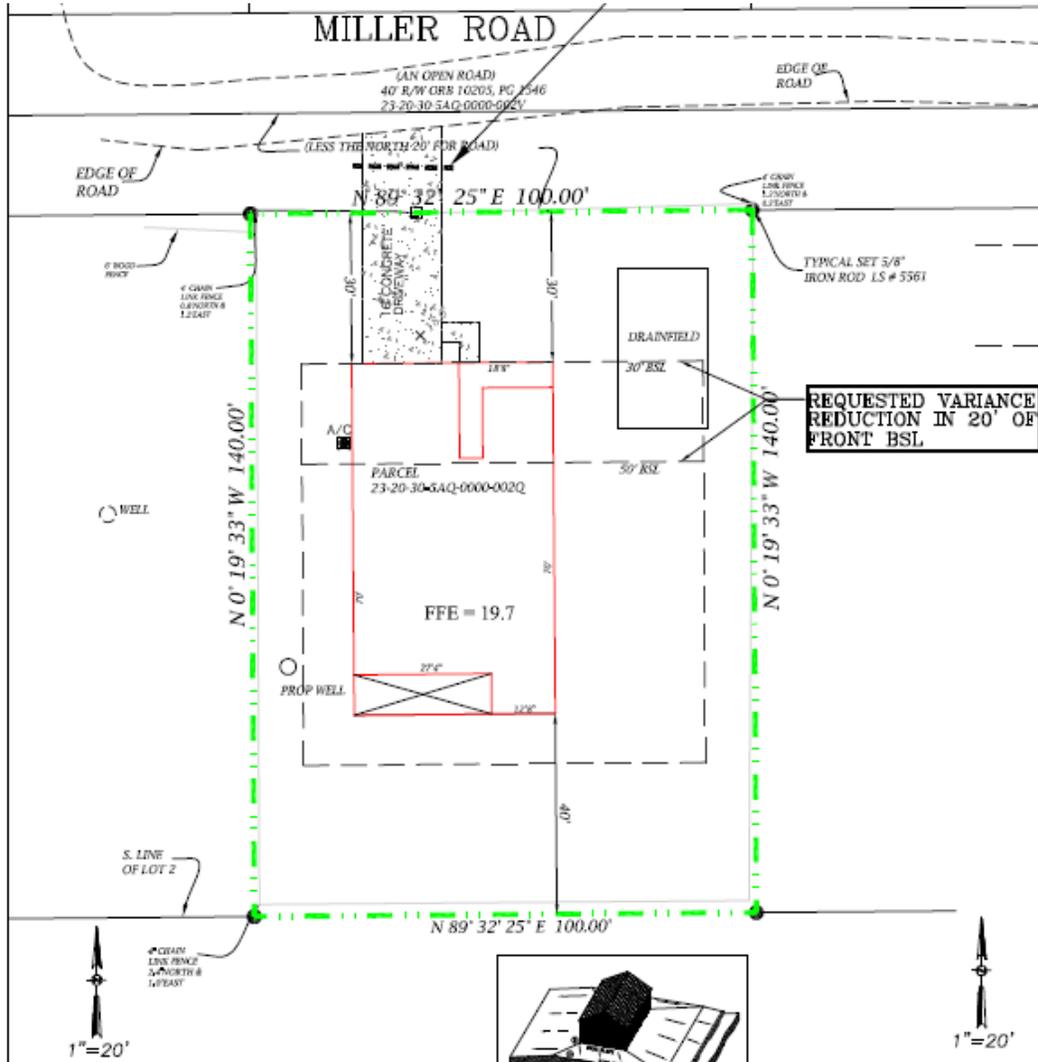
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0063

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

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

Background:

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

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

Staff Findings:

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

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

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

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

Staff Conclusion:

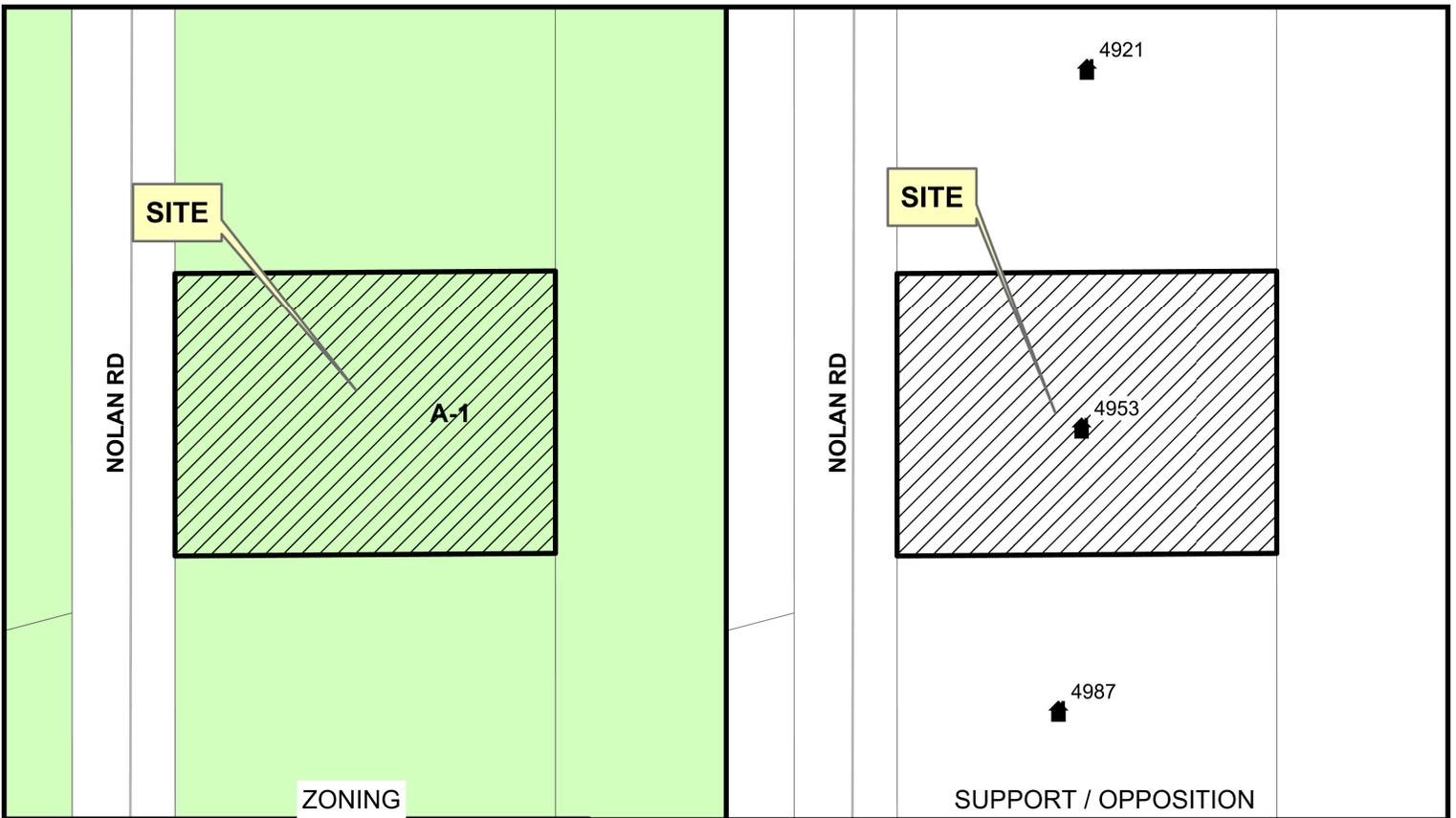
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

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

variance, staff recommends the following conditions of approval:

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



Karl & Tammy Strawn
 4953 Nolan Rd
 Sanford FL 32773

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

 A-1

-  n/a
-  Support
-  Oppose



VARIANCE CRITERIA

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

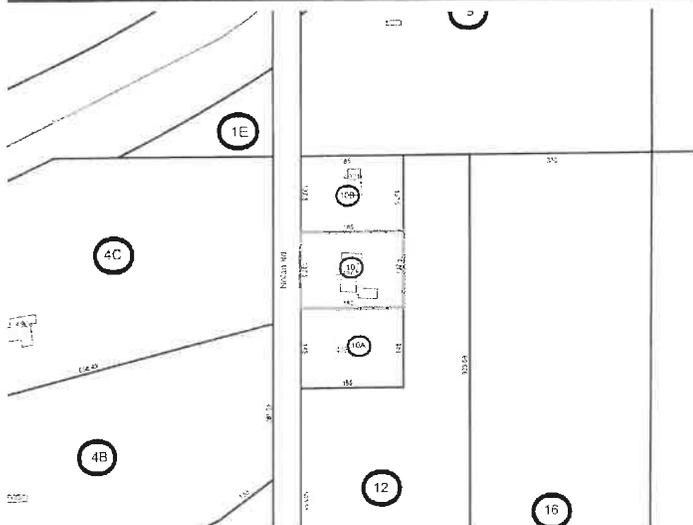
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
1 1/2 ACRES WAS SPLIT BY GRANDPARENTS IN MID 70'S INTO (3) 1/2 ACRE LOTS,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

Property Record Card



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

Parcel Location



Site View



24203030001000000 02/12/2025

Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

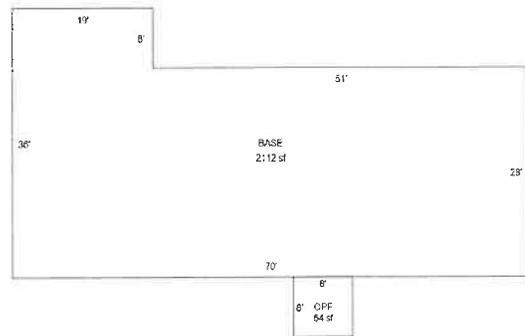
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 12/1/1999 | \$32,600 | 03769/1821 | Improved | Yes |
| WARRANTY DEED | 11/1/1995 | \$30,000 | 02998/1843 | Improved | No |
|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

Land

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

Building Information

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

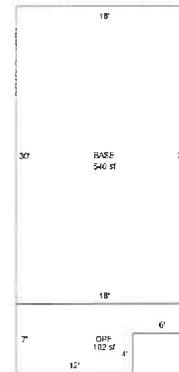


Building 1

* Year Built = Actual / Effective

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| OPEN PORCH FINISHED | 64 |

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



Building 2

* Year Built = Actual / Effective

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| OPEN PORCH FINISHED | 102 |

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

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

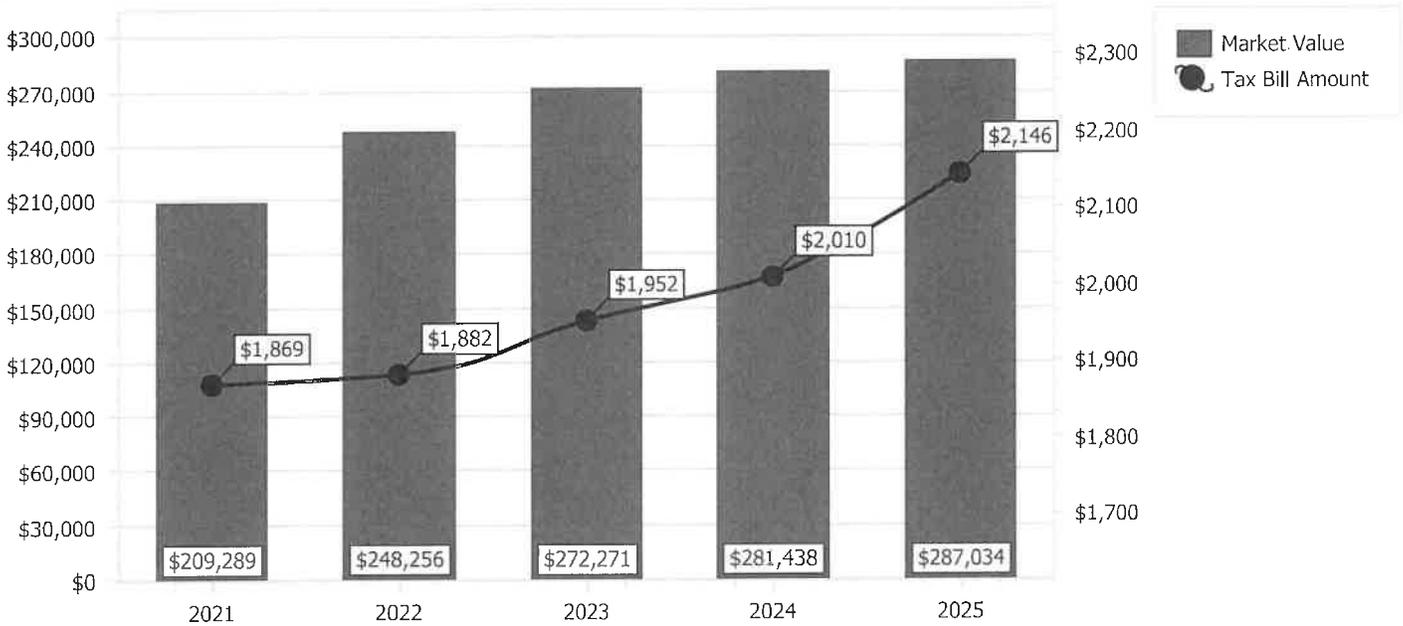
| Zoning | |
|-----------------|------------------|
| Zoning | A-1 |
| Description | Agricultural-1Ac |
| Future Land Use | SE |
| Description | Suburban Estates |

| School Districts | |
|------------------|------------|
| Elementary | Region 3 |
| Middle | Millennium |
| High | Seminole |

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

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

Property Value History



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Edit or Buy Your Design: alansfactoryoutlet.com/design/R1m1zimt/

Delivery Zip Code: 32773



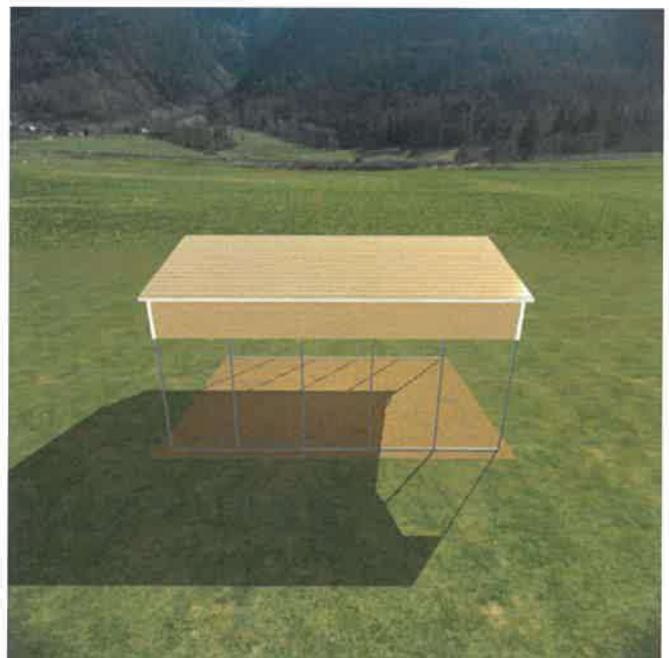
Front



Right

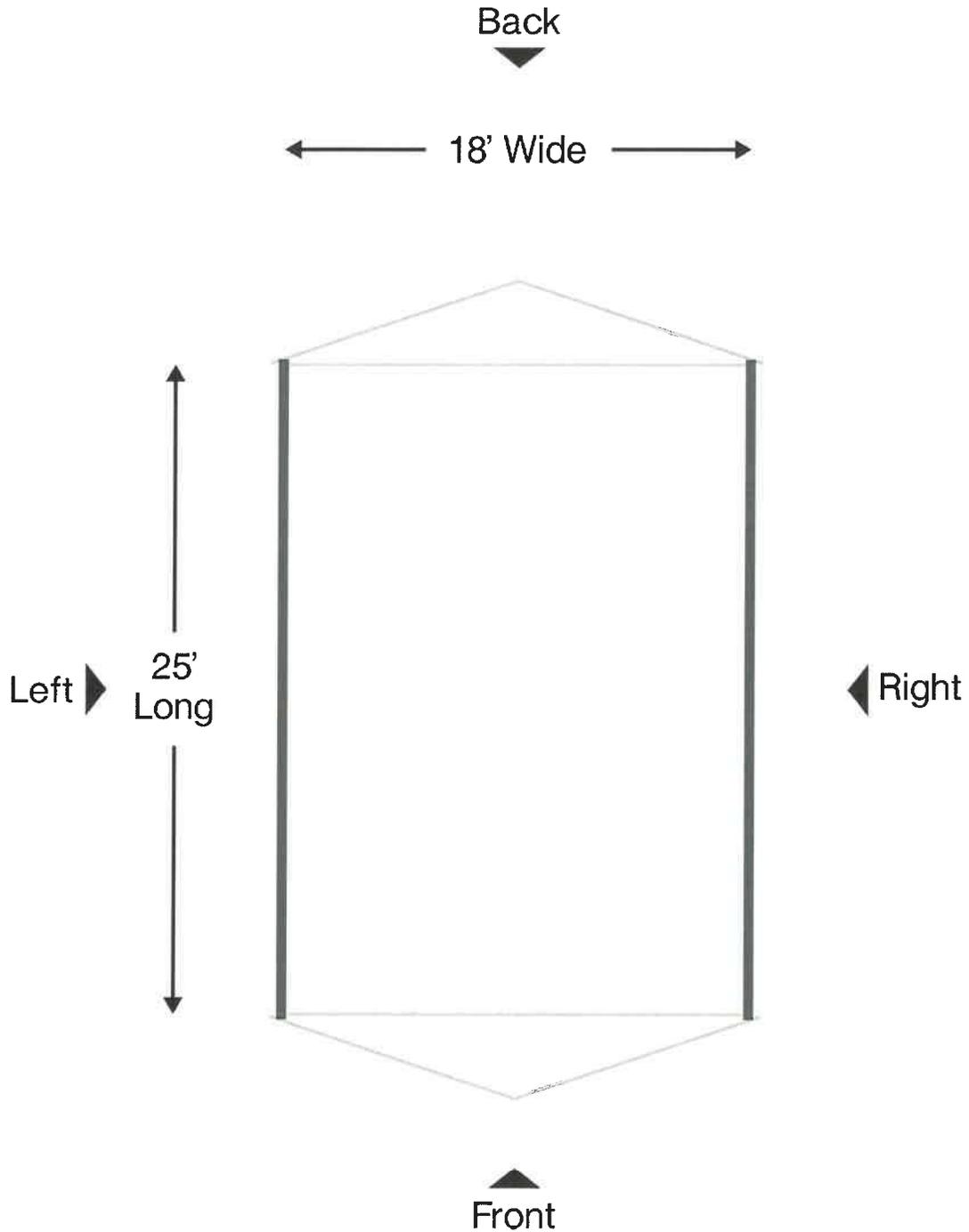


Back



Left

Edit or Buy Your Design: alansfactoryoutlet.com/design/R1m1zimt/



Floor Plan

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: NOLAN RD (4953)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: NOLAN RD (4953)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached carport (18' x 25') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

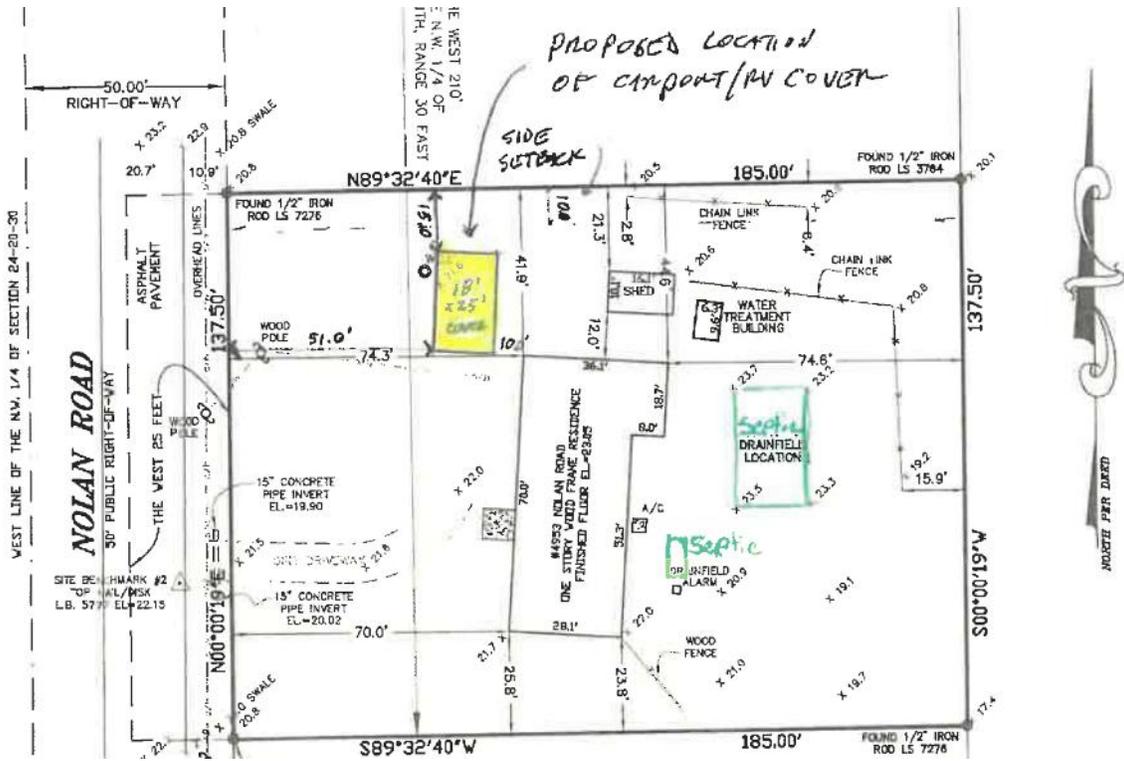
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WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0058

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

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

Background:

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

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

Staff Findings:

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

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

6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

Staff Conclusion:

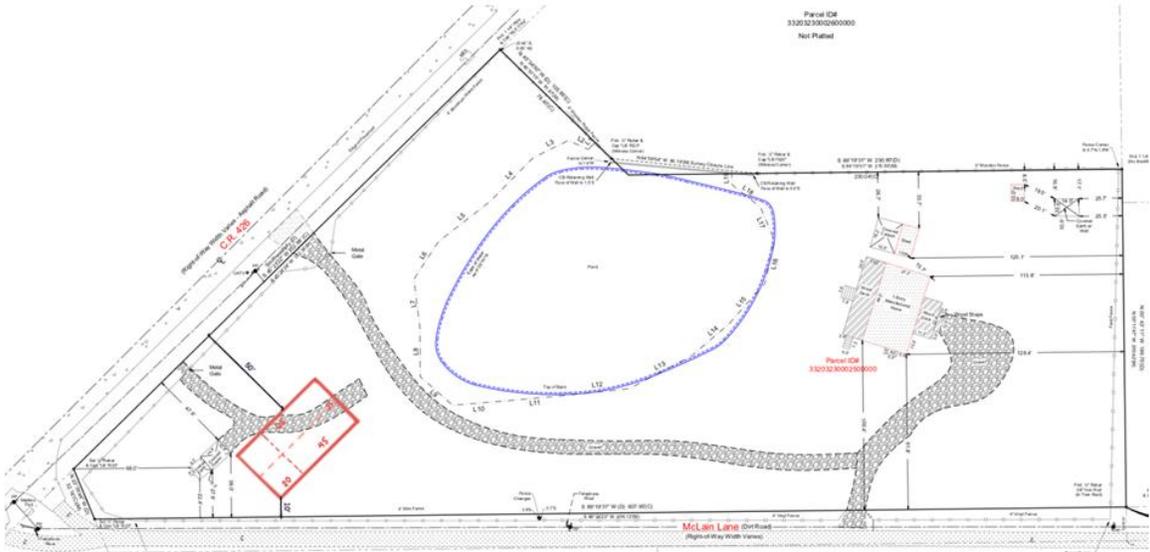
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

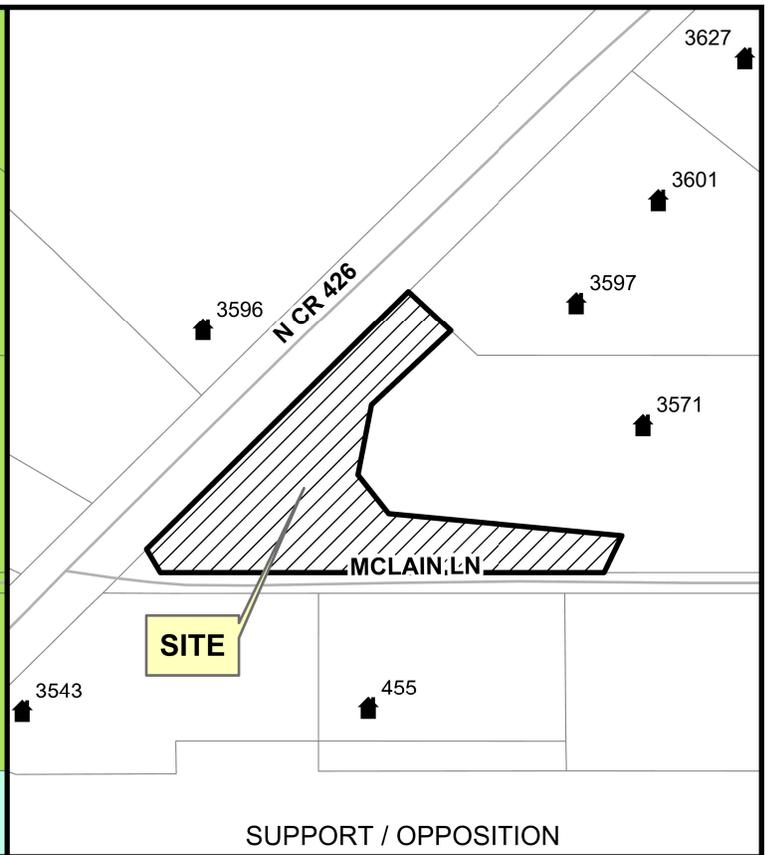
Staff Recommendation:

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

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

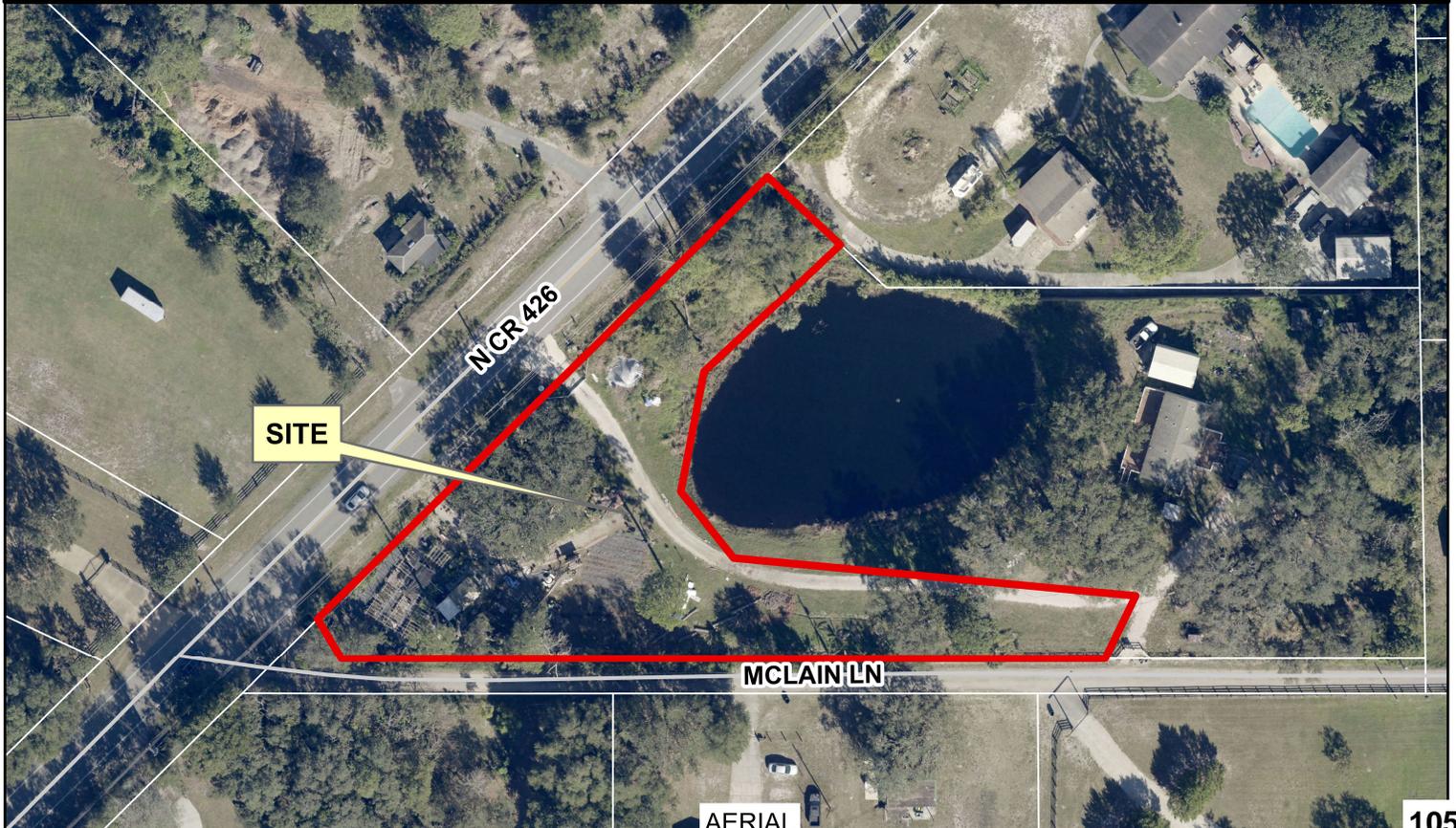
3571 N CR 426 VARIANCES





Juan & Juana Olazabal & Maria Vega
 Parcel: 33-20-32-300-025D-0000
 SEMINOLE COUNTY BOA
 JANUARY 26, 2026

| | | |
|--|---|--|
|  A-5 |  n/a |  |
|  PI I |  Support | |
| |  Oppose | |



VARIANCE CRITERIA

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

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

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

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
The need for the variance is due to the existing agricultural layout and infrastructure required for my nursery operation - none of which I created to justify my request. These conditions existed as part of maintaining my ag exempt agricultural use.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

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

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

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

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

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

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

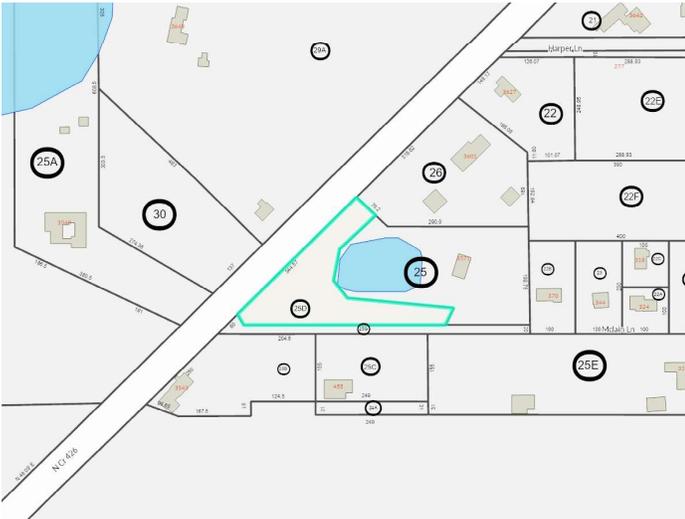
Granting this variance directly supports the agricultural purpose of my property, which already holds an ag exemption and operates as a working nursery. The barn is essential for storing agricultural materials, protecting and storing equipment, packaging materials, produce and fruit harvested from our farm (activities fully consistent with the intent of the zoning district). The structure will not create any negative impact. Approving this variance allows the land to be used exactly as intended under 106 agricultural zoning, supports local fruit and produce production, and maintains rural

Property Record Card



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

Parcel Location



Site View

Parcel Information

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

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Building Value | \$0 | \$0 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$124,125 | \$124,125 |
| Land Value Agriculture | \$650 | \$650 |
| Just/Market Value | \$124,125 | \$124,125 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$650 | \$650 |

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

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

Land

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

| | |
|-----------------|-------------------------------|
| Commissioner | District 2 - Jay Zembower |
| US Congress | District 7 - Cory Mills |
| State House | District 37 - Susan Plasencia |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 73 |

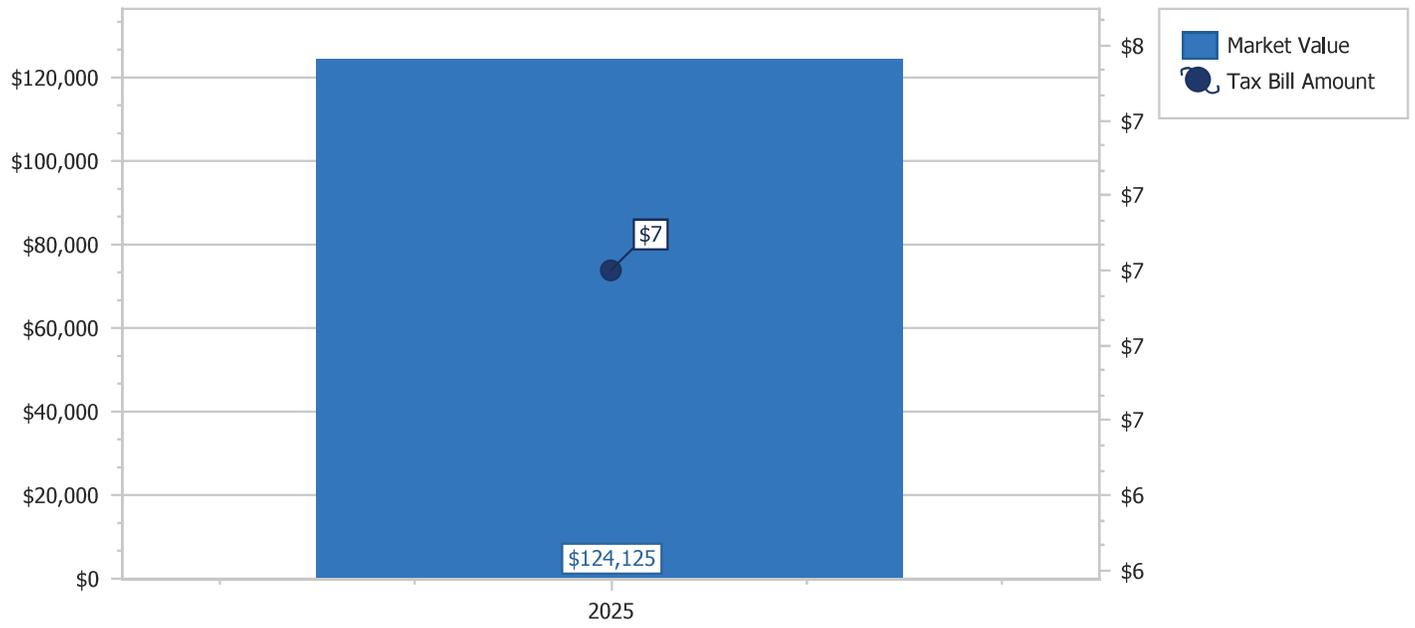
School Districts

| | |
|------------|--------|
| Elementary | Geneva |
| Middle | Chiles |
| High | Oviedo |

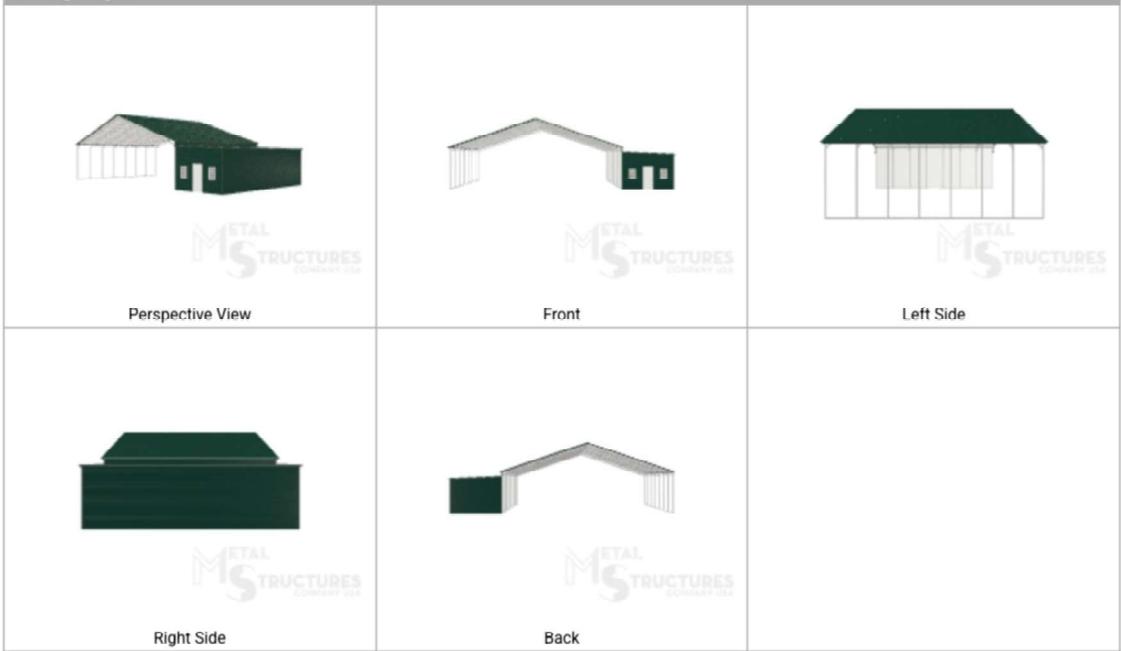
Utilities

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

Property Value History



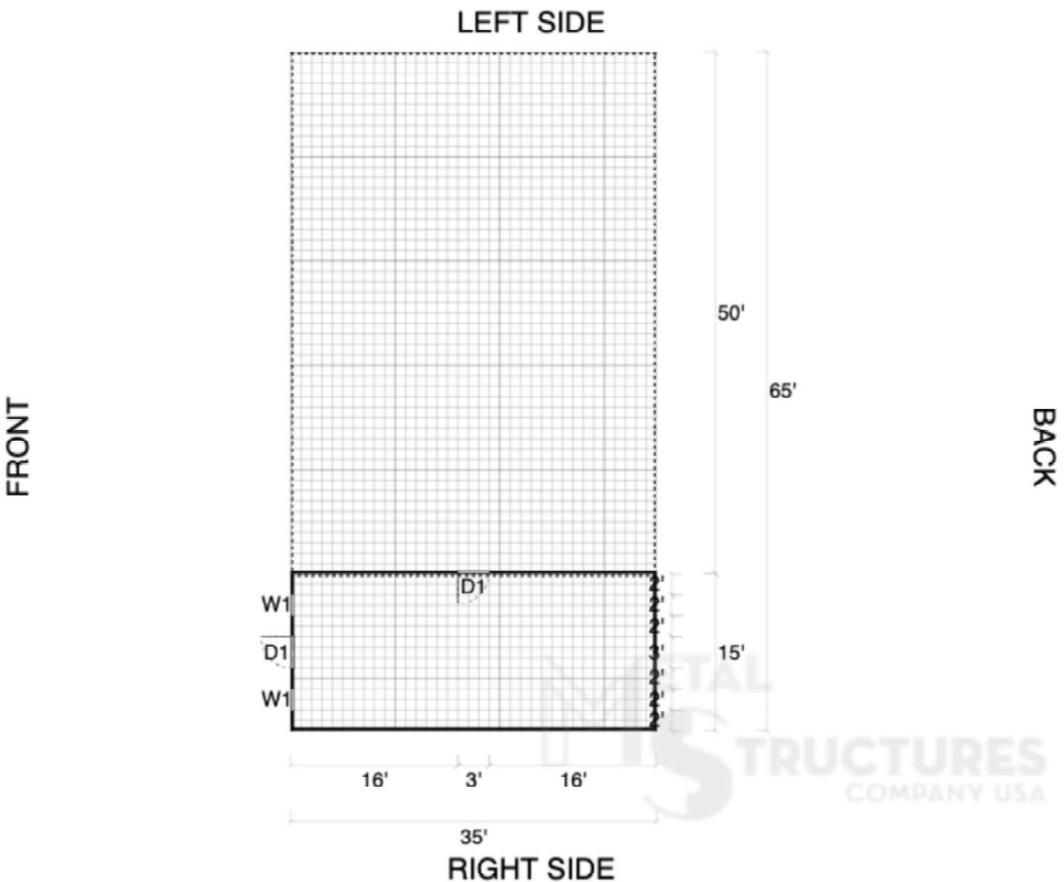
Copyright 2026 © Seminole County Property Appraiser



#1764620813395072

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

1/4



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

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: N CR 426 (3571)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: N CR 426 (3571)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

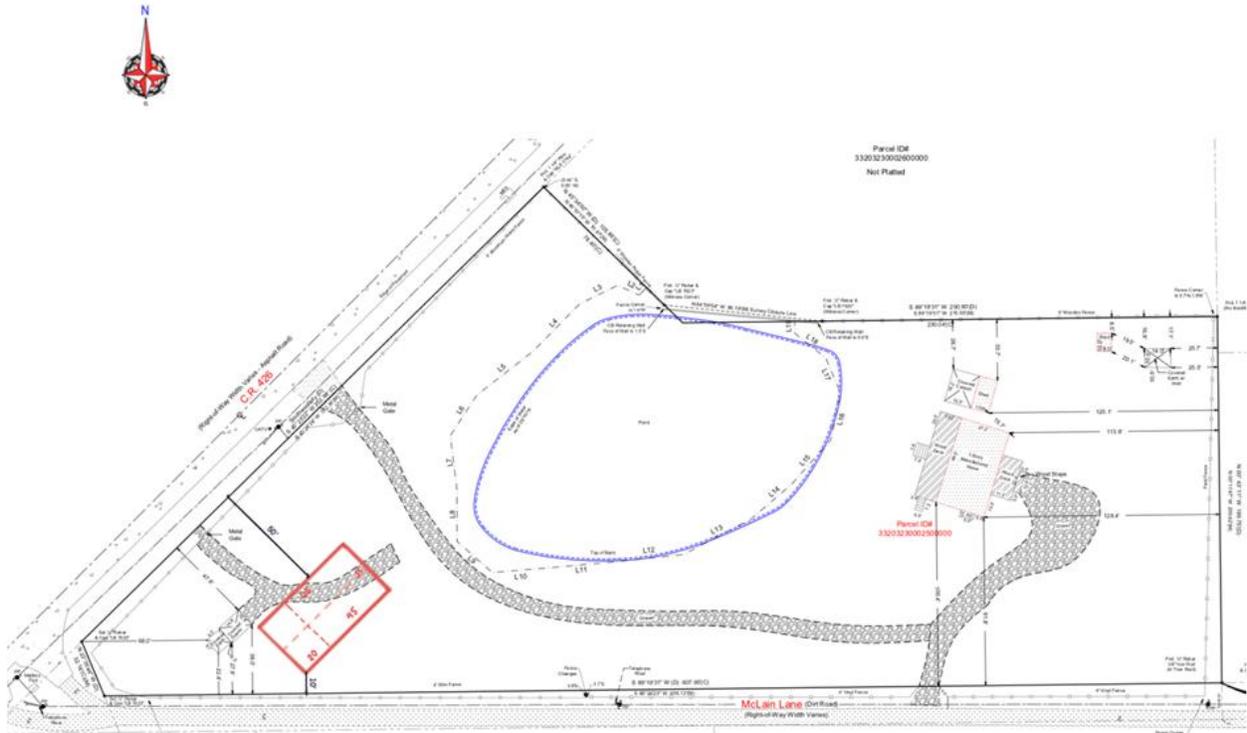
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0062

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a south side yard setback variance from ten (10) feet to three and one-half (3½) feet for a covered boat dock in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the St. Johns River Estates subdivision.
- The proposed boat dock will be 480 square feet (20' x 24') and will encroach six and one-half (6½) feet into the required south side yard setback.
- A letter of support was received from the neighbor located at 4460 Canal Drive.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning

district is ten (10) feet.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

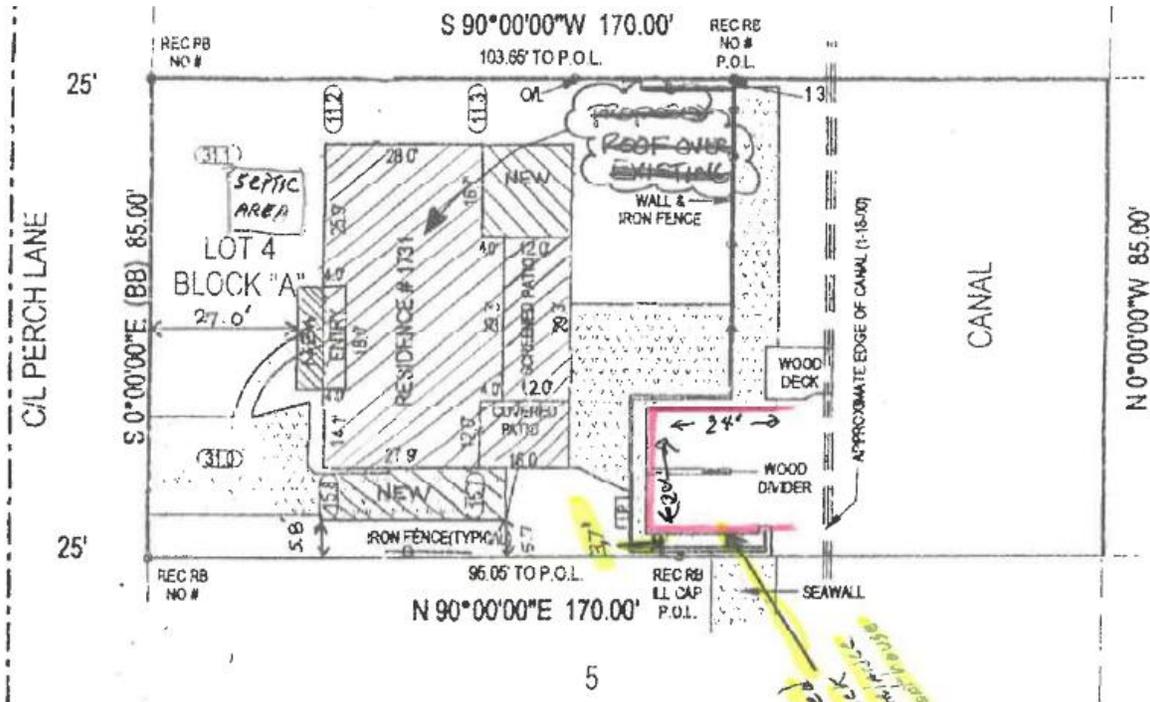
Staff Recommendation:

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

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

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

1731 PERCH LANE VARIANCE



Approved for variance for wood deck for residence

2.61' NHWL





Joseph Hudson Living Trust
 1731 Perch Ln
 Sanford FL 32771

SEMINOLE COUNTY BOA
 JANUARY 26, 2026



VARIANCE CRITERIA

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

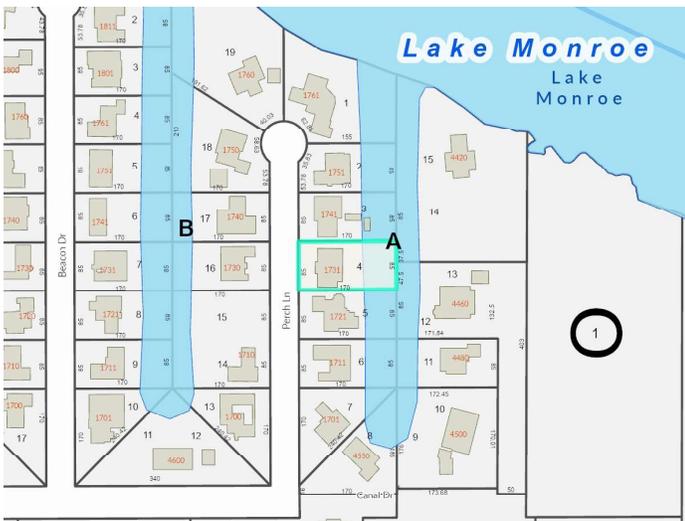
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
This 20' x 24' area is recessed into my backyard. Within this area is a pre-existing seawall with 2 sidewalls and a rear wall, aka a boat port. The walls are constructed of concrete blocks and extend approximately 10ft above the normal water level. I wish to build a boat house with boat lifts within this area.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
This property is on a canal to the St Johns River. The above described boat port was built by a previous owner.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
There are 3 canals in this subdivision, St Johns River Estates. Property owners live along both sides of each canal. There are numerous homes with boat houses. The area I wish to put my boat house is a pre-existing boat port intended to contain a boat house.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
It would prohibit the full use of an area originally carved out of the back of the building lot and a costly boat port constructed in the recessed area specifically for a boat house.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
It would be utilizing a pre-existing area originally built for the purpose of a boat house. To not utilize the boat port would be a costly waste of an existing building and cause the homeowner to instead build the boat house in the canal.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
It would be in complete harmony as this is a water front boating community.

Property Record Card



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

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
JOSEPH P HUDSON LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

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

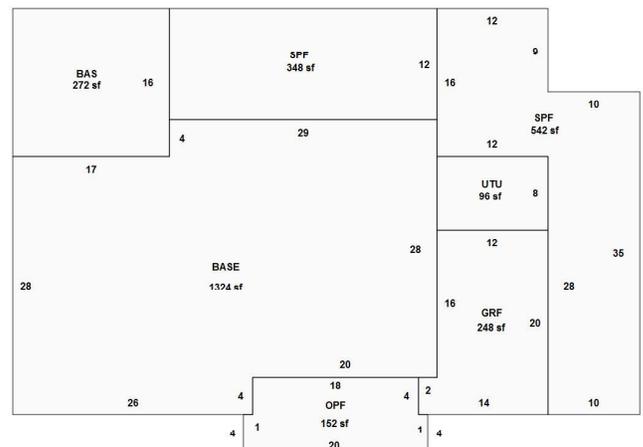
Land

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

Building Information

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

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

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

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

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

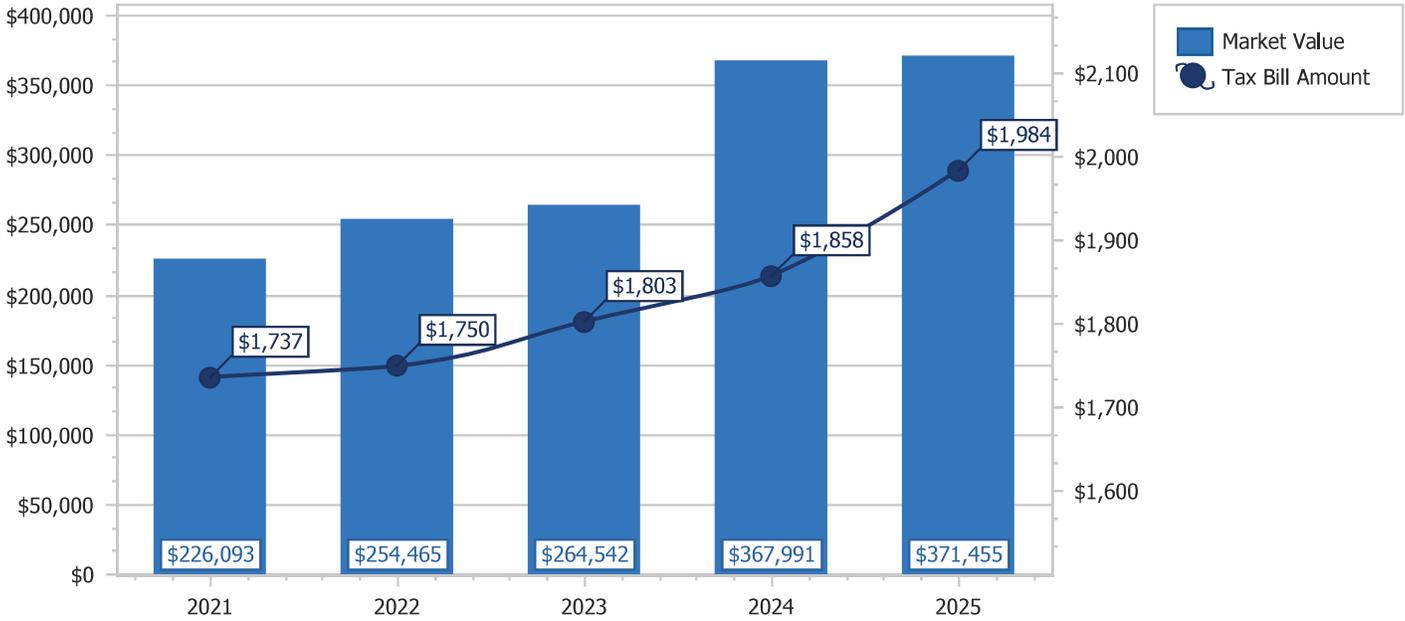
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1AA |
| Description | Single Family-11700 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|----------|
| Elementary | Region 1 |
| Middle | Sanford |
| High | Seminole |

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

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 34 Zone: 341 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | MON/THU |
| Recycle | MON |
| Yard Waste | NO SERVICE |
| Hauler # | Waste Pro |

Property Value History



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Seminole County Government

1101 E. 1st Street,
Sanford, FL 32771

Larry Zwieg

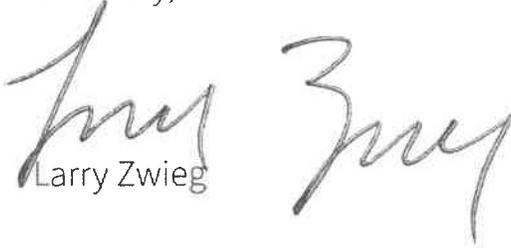
4460 Canal Drive
Sanford, FL 32771

12/12/2025

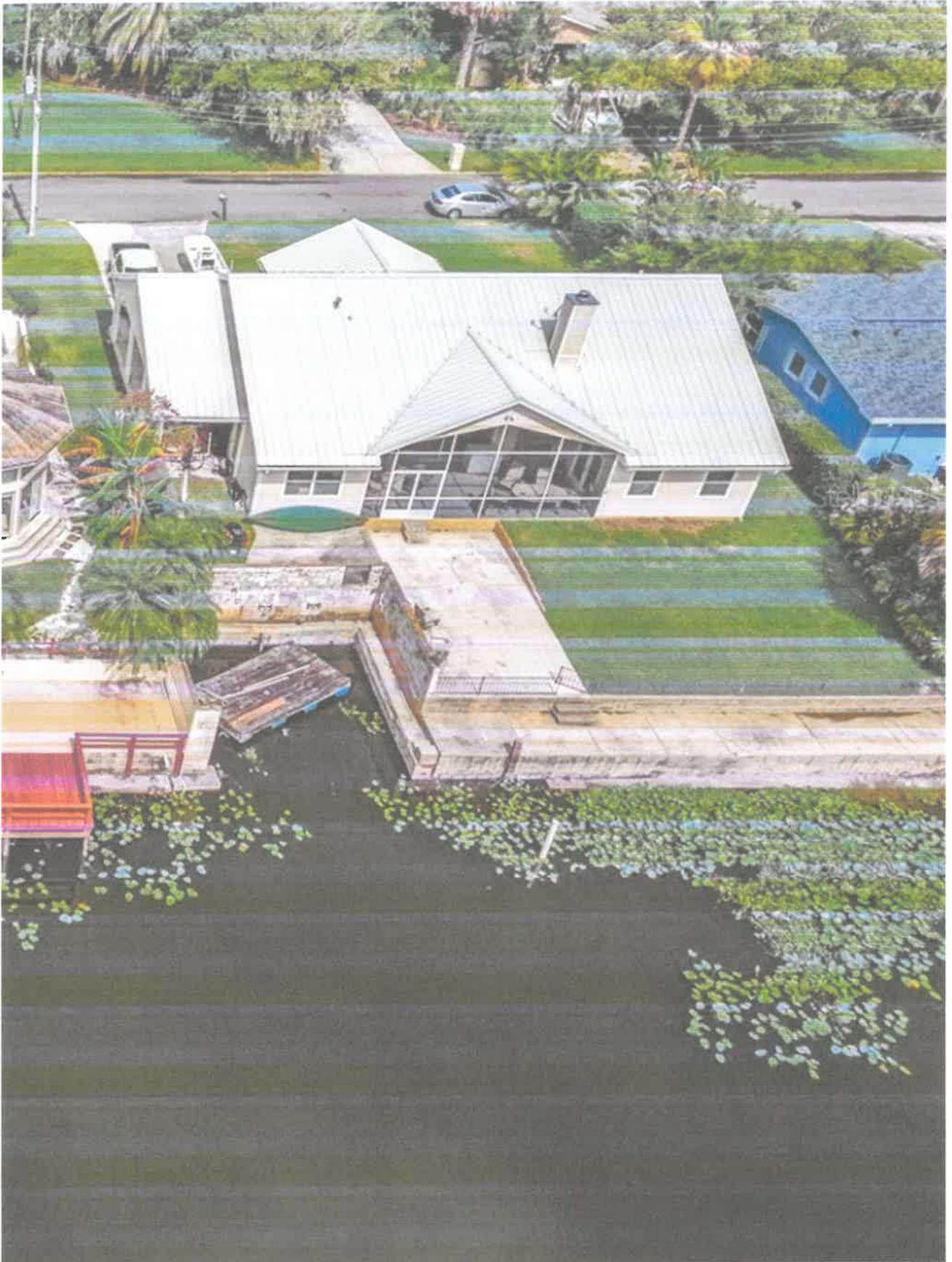
To Whom it may concern,

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

Sincerely,


Larry Zwieg

407-467-4460





view from back of house - in court

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

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: PERCH LN (1731)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: PERCH LN (1731)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

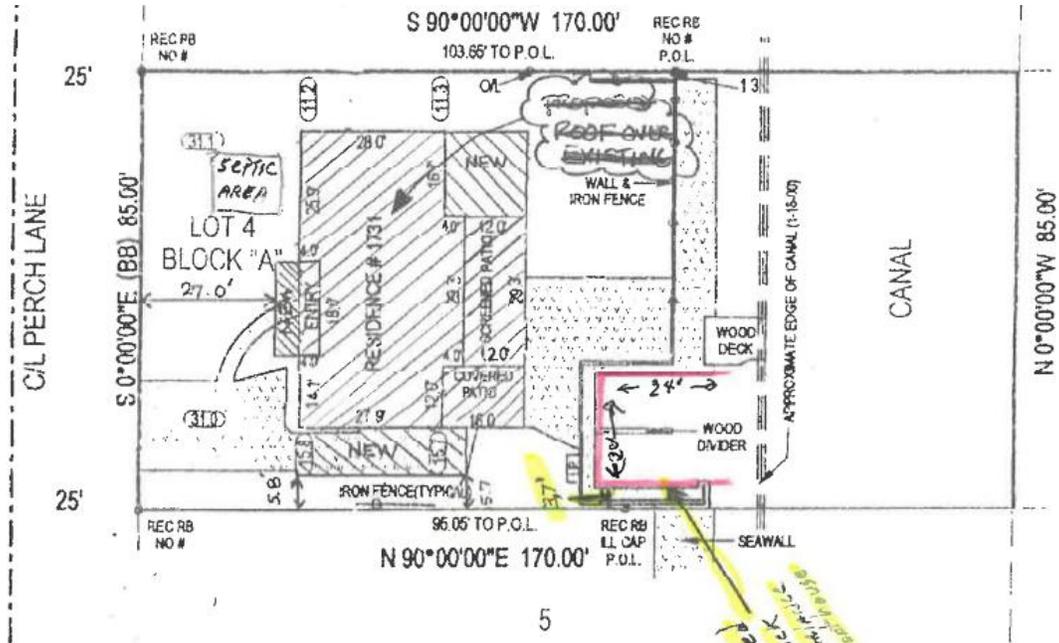
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

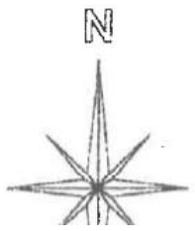
Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN



5

2.61' NHWL



*Proposed
Septic
Tank
Location
for Reference*



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0074

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

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

Background:

- The subject property is located in the Parkinsons subdivision 1st addition.
- The applicant is proposed a second story addition above a section of the home which is located within the ten (10) foot north side yard setback.
- The existing home was constructed in 1950 in which zoning had not been adopted which makes the home legal non-conforming.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

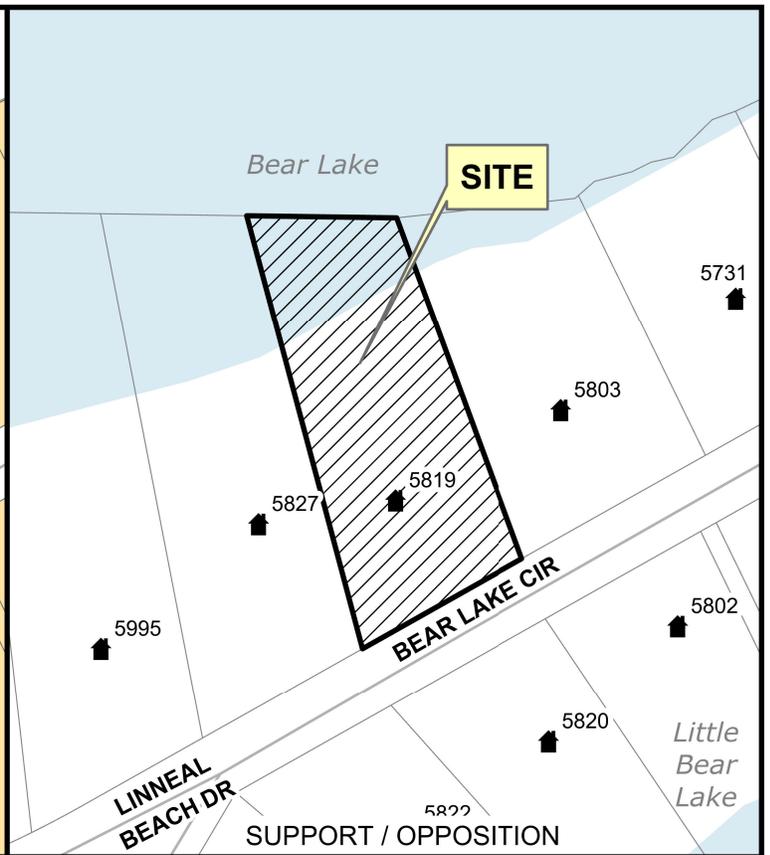
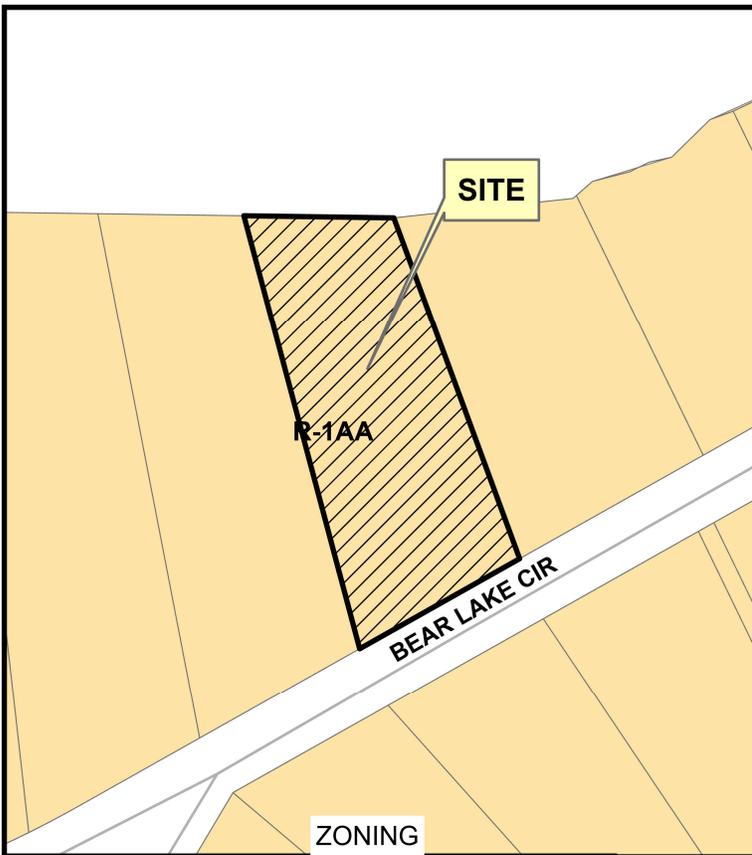
Staff Conclusion:

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

Staff Recommendation:

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

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



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

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

R-1AA

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

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

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

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

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

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

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

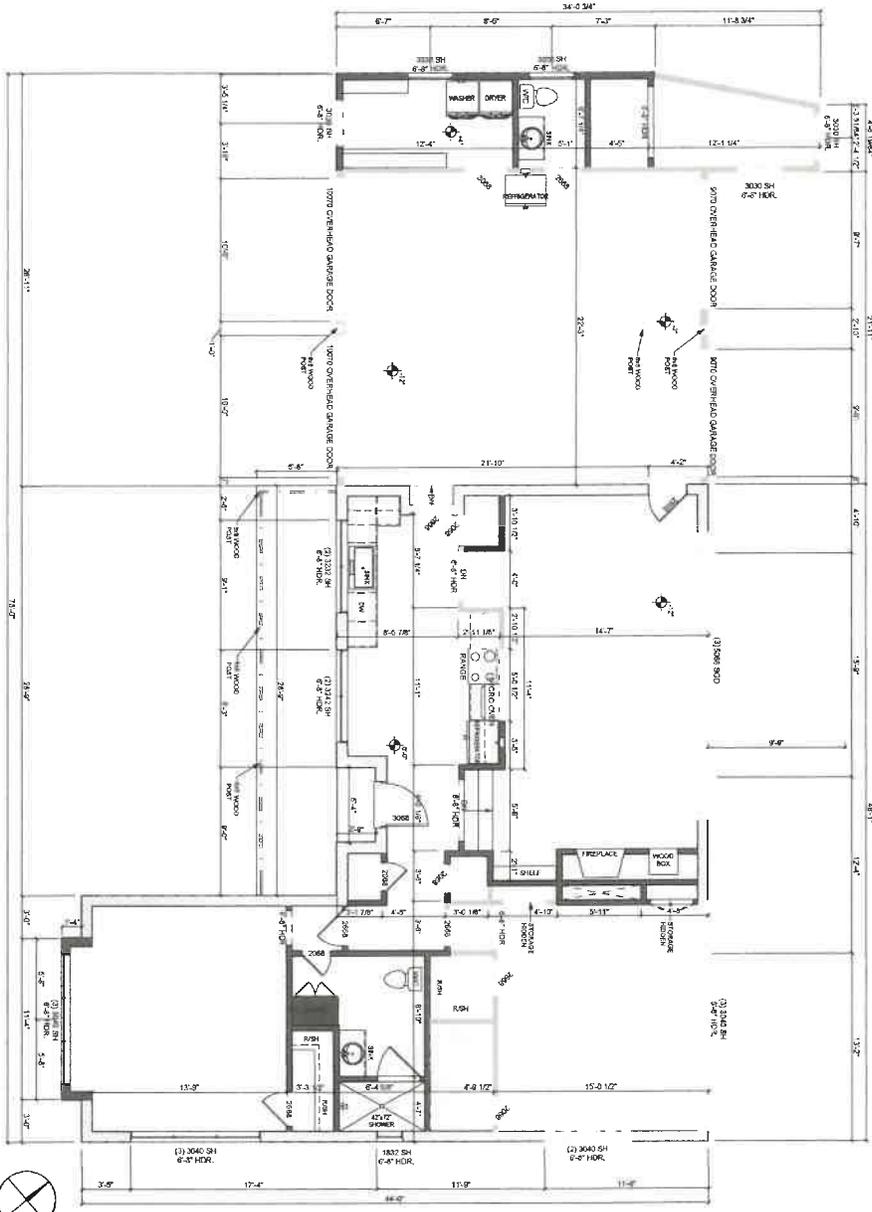
If allowed to add space on top of the existing footprint, would allow for a 3rd bedroom to accommodate my two children

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

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

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

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



AREA TABULATION (EATING)

| AREA | AREA | AREA |
|---------------------|------|------|
| FIRST FLOOR | 2484 | 18 |
| LAUNDRY AND BATH | 182 | 18 |
| TOTAL EXIST. AREA | 2666 | 36 |
| DEMOLITION | 182 | 36 |
| NET AREA | 2484 | 36 |
| TOTAL COVERED SPACE | 2484 | 36 |

WALL LEGEND

- WALL TO BE REMOVED
- EXISTING PARTITION WALL
- EXISTING 2" FRAME WALL
- NEW MASONRY WALL
- NEW 5/8" FRAME WALL

FIRST FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"

BRIAN SMITH REMODEL
 5819 Bear Lake Circle, Apopka
 Florida 32703

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 1705 S. Orange Blvd.
 Orlando, FL 32809
 (407) 241-8800
 www.tsggroup.com

SIGNATURE & SEAL
 [Signature Area]
 [Seal Area]

BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka Florida 32703



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



Location Map

DRAWING INDEX

| SHEET NO. | SHEET TITLE |
|-----------|--|
| 1.0 | COVER SHEET |
| 1.1 | GENERAL NOTES |
| 1.2 | SITE LOCATION PLAN |
| 1.3 | FIRST FLOOR SLAB, DEMOLITION |
| 1.4 | FRONT AND LEFT ELEVATIONS - DEMOLITION |
| 1.5 | REAR AND RIGHT ELEVATIONS - DEMOLITION |
| 1.8 | ROOF PLAN - DEMOLITION |
| 2.0 | SLAB AND PLUMBING PLAN |
| 2.1 | FIRST FLOOR PLAN |
| 2.2 | SECOND FLOOR PLAN |
| 3.0 | FRONT AND LEFT ELEVATIONS |
| 3.1 | REAR AND RIGHT ELEVATIONS |
| 4.0 | ROOF PLAN |
| 6.0 | BUILDING SECTIONS |
| 6.1 | WALL AND STAIR SECTIONS |
| 6.2 | WATERPROOFING DETAILS |
| 6.3 | WATERPROOFING DETAILS - SIGNING |
| 6.4 | WATERPROOFING DETAILS - CIVIL |
| 6.5 | WATERPROOFING DETAILS - CIVIL |
| E1.0 | FIRST FLOOR ELECTRICAL PLAN |
| E1.1 | SECOND FLOOR ELECTRICAL PLAN |
| E1.2 | THIRD FLOOR ELECTRICAL PLAN |

STRUCTURAL INDEX

| SHEET NO. | SHEET TITLE |
|-----------|-------------------------------|
| 3.0 | NOTES & SCHEDULES |
| 3.1 | FOUNDATION PLAN |
| 3.2 | LOW RISE & FLOOR FRAMING PLAN |
| 3.3 | HIGH RISE FLOOR FRAMING PLAN |
| L1 | LINTEL PLAN |
| L2 | LINTEL, PART & NO. 1 |
| SN | NOTES & SCHEDULES |
| O1 | FOUNDATION DETAILS |
| O2 | FRAMING DETAILS |
| O3 | FRAMING DETAILS |
| O1.0 | FOUNDATION DETAILS |

BRIAN SMITH REMODEL

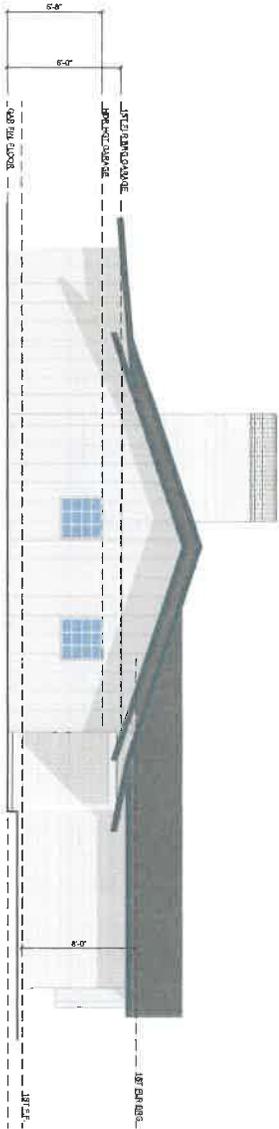
5819 Bear Lake Circle, Apopka
Florida 32703

SIGNATURE & SEAL
DATE: 11/13/23



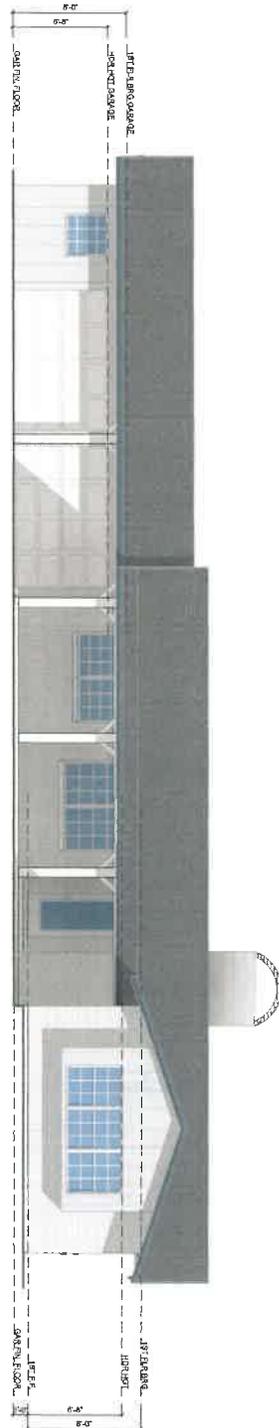
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Apopka, Florida 32703
(407) 888-8282
tsg.com





LEFT ELEVATION

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



FRONT ELEVATION

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

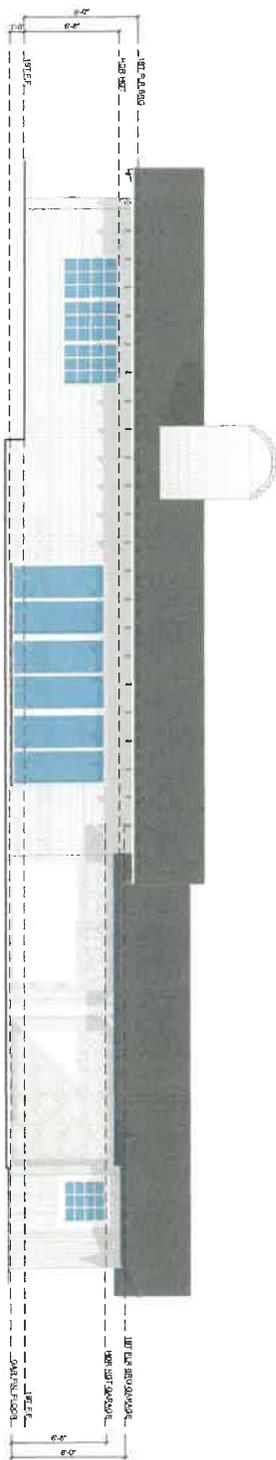
PROJECT INFORMATION
 PROJECT NO: 2021.12.111
 DATE: 12/11/21
 DRAWING NO: 1.1
 SHEET NO: 1.1
 TOTAL SHEETS: 1.1
 PROJECT: 5819 BEAR LAKE CIRCLE
 CLIENT: BRIAN SMITH
 ARCHITECT: TSG ARCHITECTURE
 14

BRIAN SMITH REMODEL
 5819 Bear Lake Circle, Apopka
 Florida 32703

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 ARCHITECT
 TSG ARCHITECTURE
 1407 18th Street, Apopka, FL 32703
 (407) 880-2239
 tsgarchitect.com

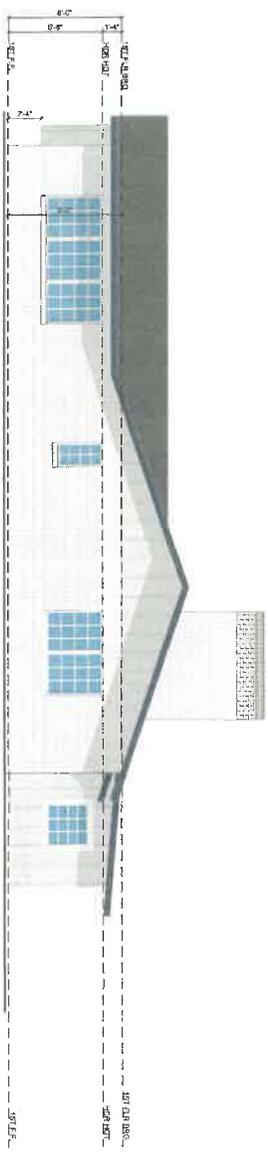
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REAR ELEVATION

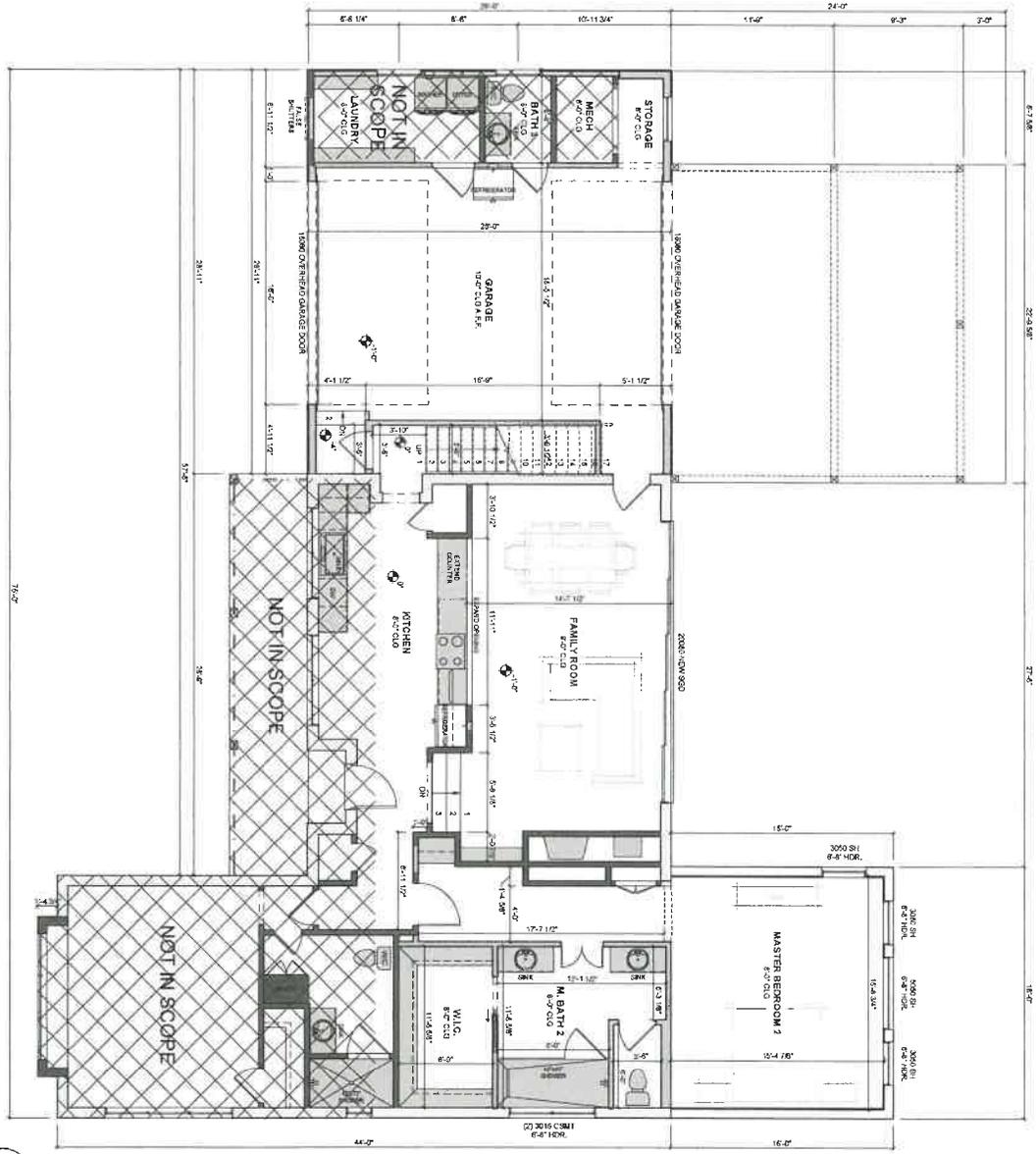
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

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

| | | | | | |
|--|--|---|--|--|--|
| <p>Brian Smith Remodel 5819 Bear Lake Circle, Apopka, FL 32703 Phone: 407-882-2232 Email: brian@brian-smith.com</p> | <p>BRIAN SMITH REMODEL</p> <p>5819 Bear Lake Circle, Apopka Florida 32703</p> | <p>TSG 100% Employee Owned 17115 S.W. 10th Street Miami, FL 33187 Phone: 305-553-8800 www.tsginc.com</p> | <p>SIGNATURE & SEAL Professional Engineer No. 12121 State of Florida 11/20/2014</p> | <p>ABIA IBMA IBSA IBCA</p> | <p>TOTAL SOLUTIONS GROUP 209 S. W. 10th St., Suite 200 Miami, FL 33130 Phone: 305-553-8800 www.tsginc.com</p> <p><i>Making Dreams Come True</i></p> |
|--|--|---|--|--|--|



WALL LEGEND

- MASONRY
- CMU WALL
- FRAMING
- 3X WALL

AREA TABULATION

| AREA | AREA |
|------------|------|
| TOTAL AREA | 1480 |
| 1ST FLOOR | 880 |
| 2ND FLOOR | 600 |
| 3RD FLOOR | 0 |
| 4TH FLOOR | 0 |
| 5TH FLOOR | 0 |
| 6TH FLOOR | 0 |
| 7TH FLOOR | 0 |
| 8TH FLOOR | 0 |
| 9TH FLOOR | 0 |
| 10TH FLOOR | 0 |
| 11TH FLOOR | 0 |
| 12TH FLOOR | 0 |
| 13TH FLOOR | 0 |
| 14TH FLOOR | 0 |
| 15TH FLOOR | 0 |
| 16TH FLOOR | 0 |
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| 46TH FLOOR | 0 |
| 47TH FLOOR | 0 |
| 48TH FLOOR | 0 |
| 49TH FLOOR | 0 |
| 50TH FLOOR | 0 |

FIRST FLOOR PLAN SCALE 1/4" = 1'-0"

BRIAN SMITH REMODEL

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704.877.1700
704.877.1701
704.877.1702
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SIGNATURE & SEAL

DATE: _____

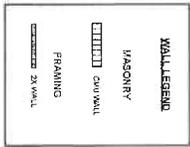
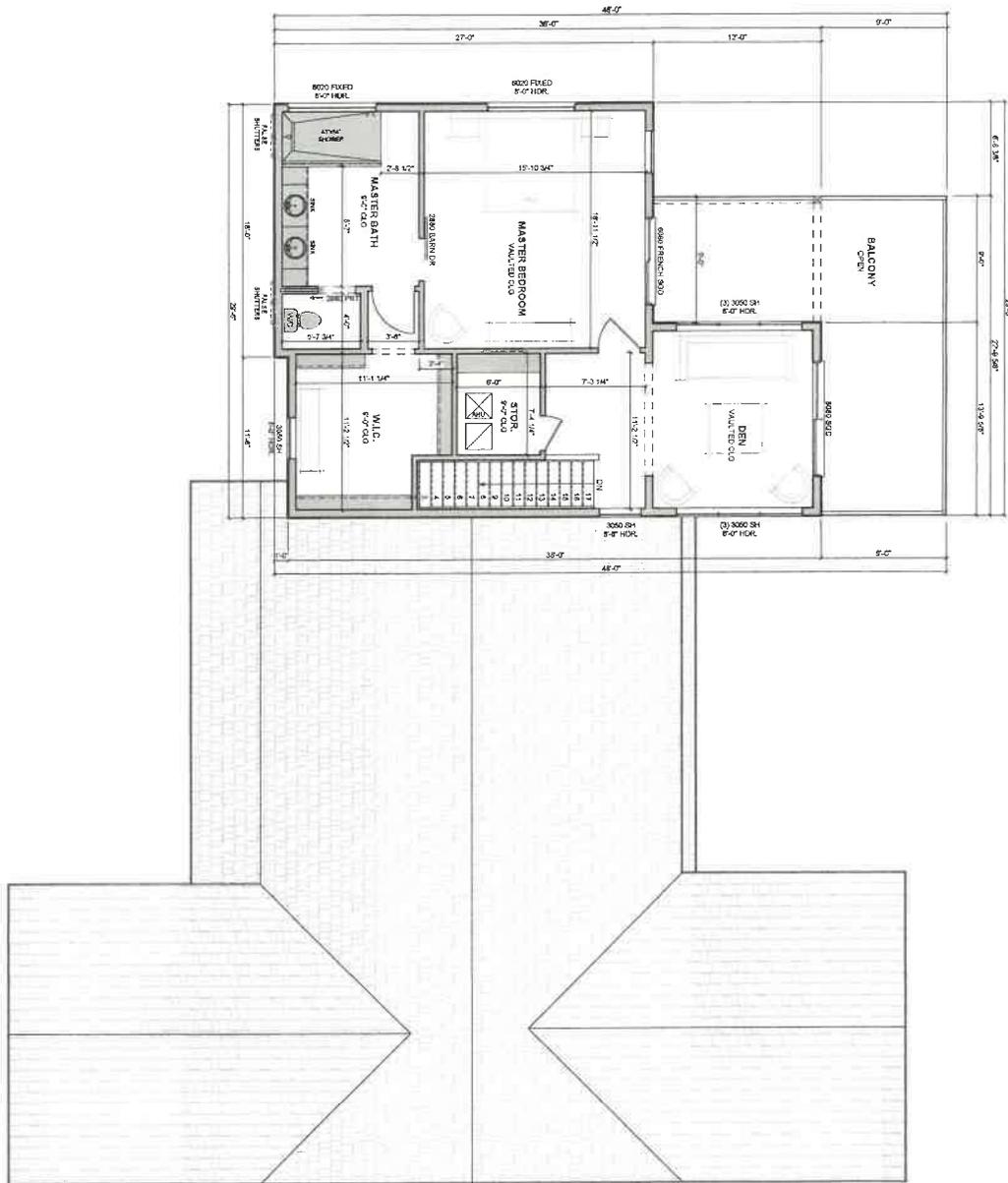
SEAL: _____

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704.877.1709
704.877.1710



SECOND FLOOR PLAN

SCALE

1/4" = 1'-0"



| | |
|-----------------|-----------------------|
| Project # | 1111 |
| Client | BRIAN SMITH REMODEL |
| Architect | TSG SOLUTIONS GROUP |
| Project Manager | CHRISTOPHER J. GIBSON |
| Designer | CHRISTOPHER J. GIBSON |
| Checker | CHRISTOPHER J. GIBSON |
| Date | 05-21-2014 |

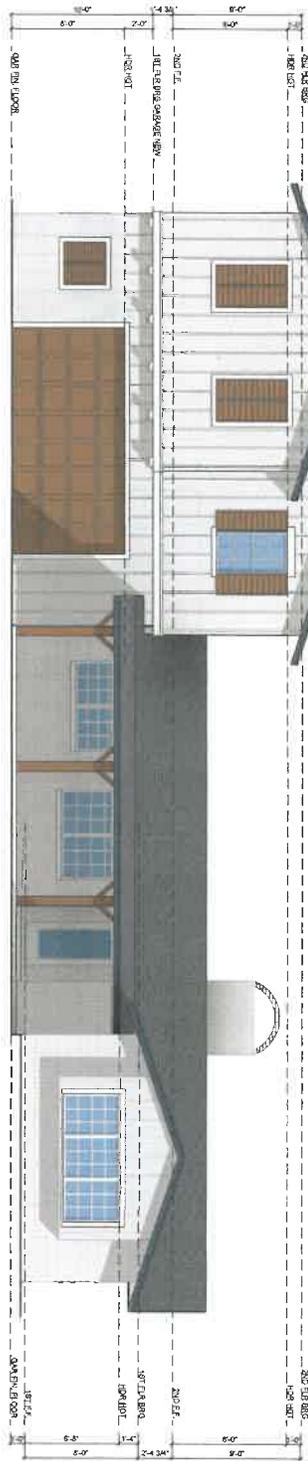
BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka
Florida 32703

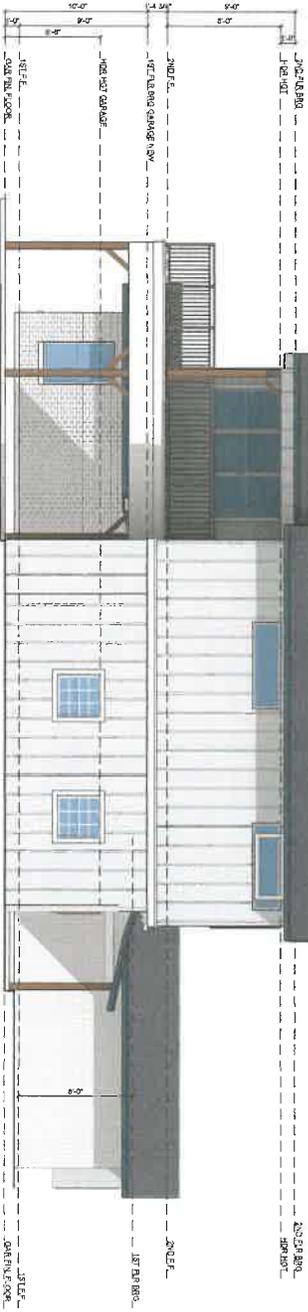
SIGNATURE & SEAL
ARCHITECT
[Signature Area]

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2595 Sunfield Lane, Suite 502
Maitland, FL 32751
Phone: (407) 860-2333
http://www.tsgba.com

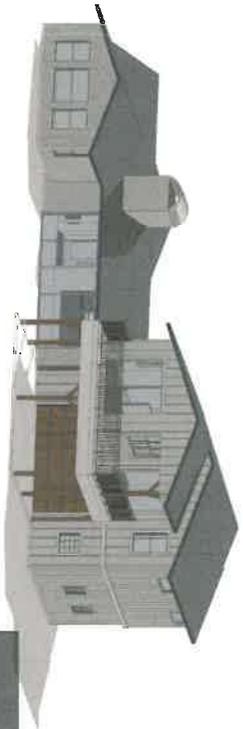




FRONT ELEVATION SCALE 1/4" = 1'-0"



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



BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka
Florida 32703

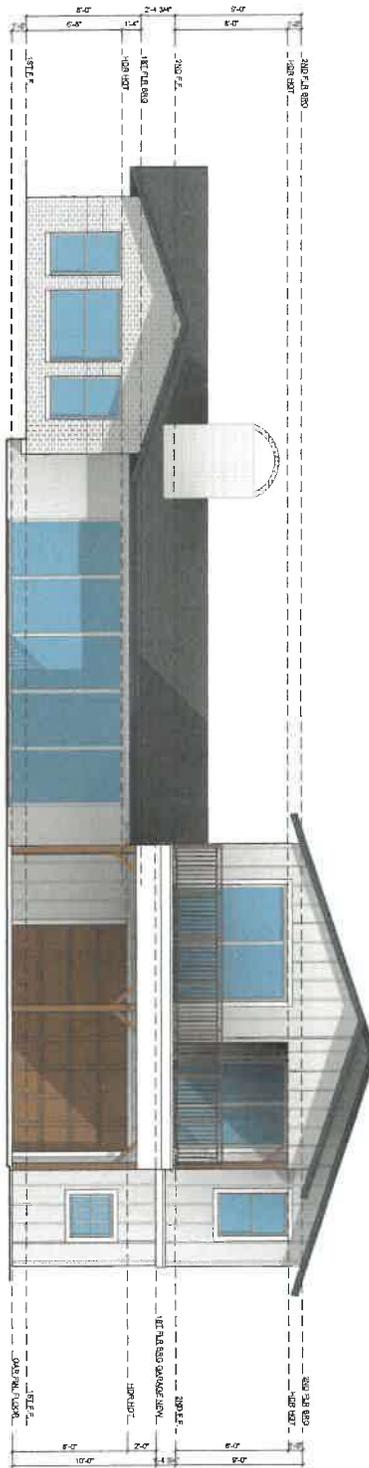
SIGNATURE & SEAL
76-0000-0000
AM
RECEIVED BY THE STATE OF FLORIDA
EXPIRES 04/11/2011



TOTAL SOLUTIONS GROUP
2000 Main Street, Suite 200
Apopka, Florida 32703
(407) 882-2222
M/T/Schroeder.com
100% Employee Owned

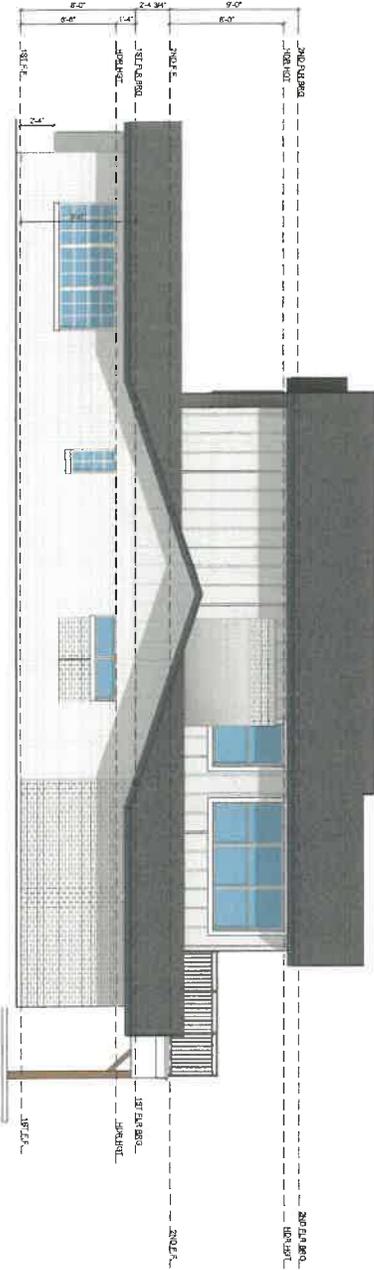


Project Name: 5819 Bear Lake Circle, Apopka, FL 32703
Client: Brian Smith Remodel
Architect: M/T Schroeder
Engineer: M/T Schroeder
Date: 04/11/2011
Scale: 1/4" = 1'-0"



REAR ELEVATION

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



RIGHT ELEVATION

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

BRITAIN ENGINEERING
 100% ENGINEERS OWNED
 100% EMPLOYERS
 100% COMMITMENT

| | |
|-------------|-----------------------|
| PROJECT | 5819 BEAR LAKE CIRCLE |
| DATE | 11/17/2020 |
| DESIGNED BY | BRITAIN ENGINEERING |
| CHECKED BY | BRITAIN ENGINEERING |
| APPROVED BY | BRITAIN ENGINEERING |

BRIAN SMITH REMODEL

5819 Bear Lake Circle, Apopka
 Florida 32703

THIS DOCUMENT IS THE PROPERTY OF BRITAIN ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRITAIN ENGINEERING, INC.

SIGNATURE & SEAL
 ARCHITECT

BRITAIN ENGINEERING, INC.
 100% ENGINEERS OWNED
 100% EMPLOYERS
 100% COMMITMENT

TSG
 Making Dreams Come True

TSG
 100% ENGINEERS OWNED
 100% EMPLOYERS
 100% COMMITMENT

Property Record Card



Parcel: **19-21-29-508-0000-0040**
 Property Address: **5819 BEAR LAKE CIR APOPKA, FL 32703**
 Owners: **BRIAN D SMITH REV TRUST**
 2026 Market Value \$623,846 Assessed Value \$623,846 Taxable Value \$623,846
 2025 Tax Bill \$8,520.31

The 2 Bed/2.5 Bath Single Family Waterfront property is 1,487 SF and a lot size of 0.47 Acres

Parcel Location



Site View



Parcel Information

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

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$187,496 | \$189,175 |
| Depreciated Other Features | \$16,350 | \$13,700 |
| Land Value (Market) | \$420,000 | \$420,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$623,846 | \$622,875 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$623,846 | \$622,875 |

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 BRIAN D SMITH REV TRUST

Legal Description

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

Taxes

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

Sales

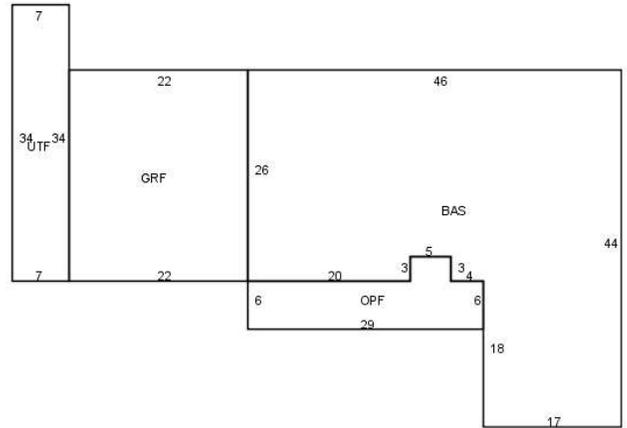
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|------------|-------------|-------------|-----------|------------|
| QUIT CLAIM DEED | 3/11/2024 | \$100 | 10594/1750 | Improved | No |
| SPECIAL WARRANTY DEED | 8/10/2022 | \$100 | 10297/1938 | Improved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

Land

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

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

* Year Built = Actual / Effective



Building 1

Appendages

| Description | Area (ft ²) |
|---------------------|-------------------------|
| GARAGE FINISHED | 572 |
| OPEN PORCH FINISHED | 189 |
| UTILITY FINISHED | 238 |

Permits

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

Extra Features

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

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

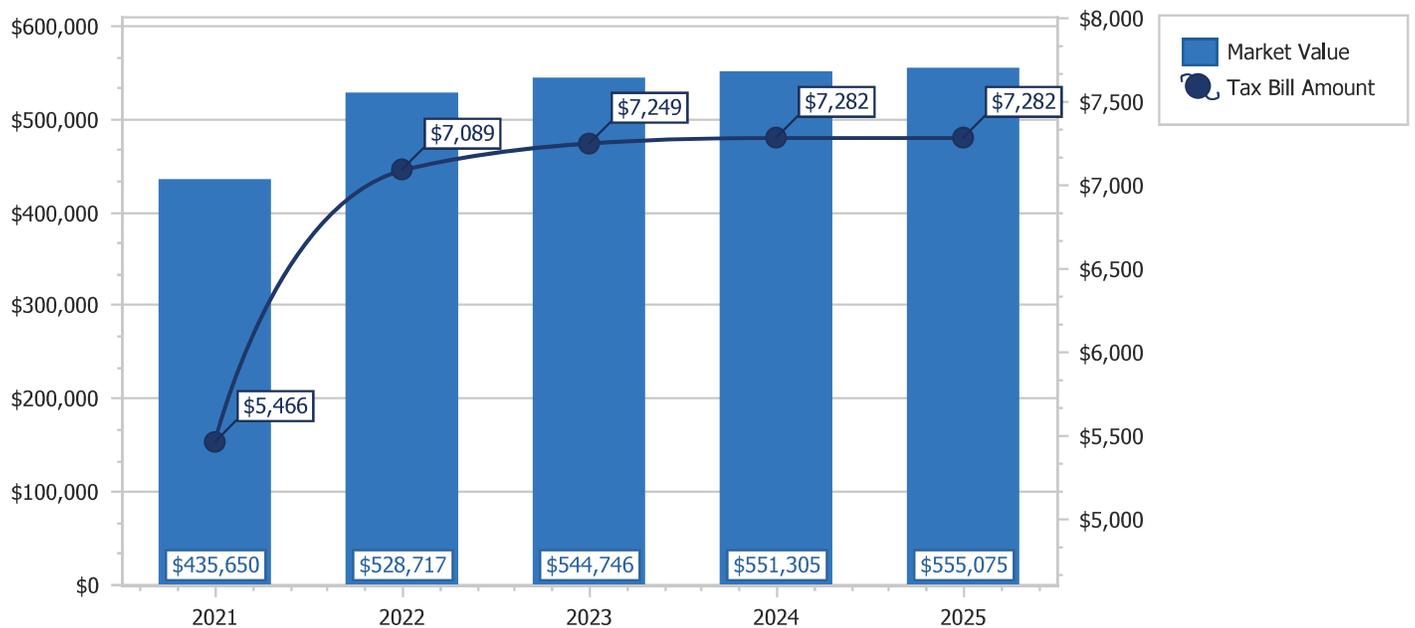
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1AA |
| Description | Single Family-11700 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|---------------|
| Elementary | Bear Lake |
| Middle | Teague |
| High | Lake Brantley |

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

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

Property Value History



**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: 5919 BEAR LAKE CIR

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: 5819 BEAR LAKE CIR

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0086

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

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

Background:

- The subject property is located in the Oakland Shores subdivision.
- The applicant constructed a shed entirely within the north side yard setback. The applicant has a corner lot which has two (2) front and side yard setbacks.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- A variance to for a swimming pool within the front yard was approved by the Board of Adjustment but the applicant terminated the approval.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

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

BOUNDARY SURVEY

FOR:
ROBERT AND MELISSA TAYLOR



SCALE 1 INCH = 20 FEET

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATING MAP PANEL NUMBER 12117C 0140E DATED 04/17/1995 AND DETERMINED THAT THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X."

ACE SURVEYING, INC.
2094 S.R. # 500 SUITE 206
ORLANDO, FL 32833 (OR # 7161)
(407) 955-0389
FAX 955-6397

DATE: 03/18/2005
JOB NUMBER: 050224

TYPE OF SURVEY: UNDERGROUND IMPROVEMENTS
PRIMARY & IMPROVEMENT: AND PROBERS NOT LOCATED
LEGAL DESCRIPTION: ASSUMED NORTH BASED ON THE S. 1/4 CORNER OF SECTION 35, T12N, R17E, S35E2074
PREPARED BY: SCOTT LEE OF 807 BEING 53252074

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT THAT MAY BE SHOWN ON THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: THIS SURVEY "NOT VALID WITHOUT THE SIGNATURE AND THE COR. OR CORR. PAIRED SEAL OF A LICENSED SURVEYOR AND MAPPER."

ABBREVIATIONS:
O.S. U.L. = ORANGE AND UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
M.W. = MEASURED
P.L. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.T. = POINT OF INTERSECTION
P.T.C. = POINT OF TANGENCY
P.T.B. = POINT OF BEGINNING
P.S.L. = PERMANENT REFERENCE MONUMENT
P.S. = POINT OF SURVEY

O.S. = ORANGE SURVEY
U.L. = UTILITY LINE
B.S.L. = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
M.W. = MEASURED
P.L. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.T. = POINT OF INTERSECTION
P.T.C. = POINT OF TANGENCY
P.T.B. = POINT OF BEGINNING
P.S.L. = PERMANENT REFERENCE MONUMENT
P.S. = POINT OF SURVEY

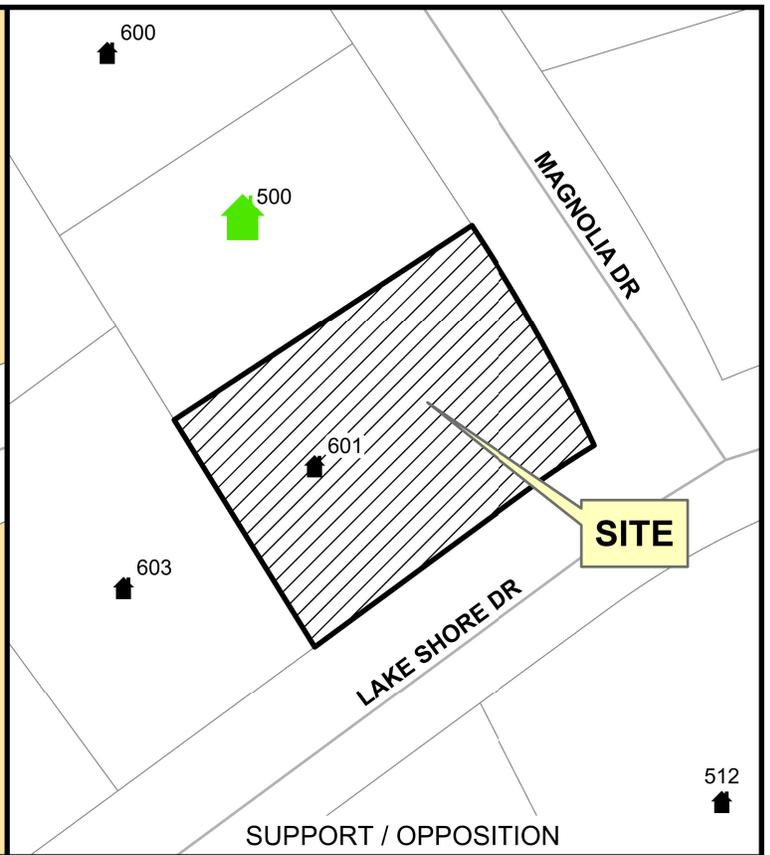
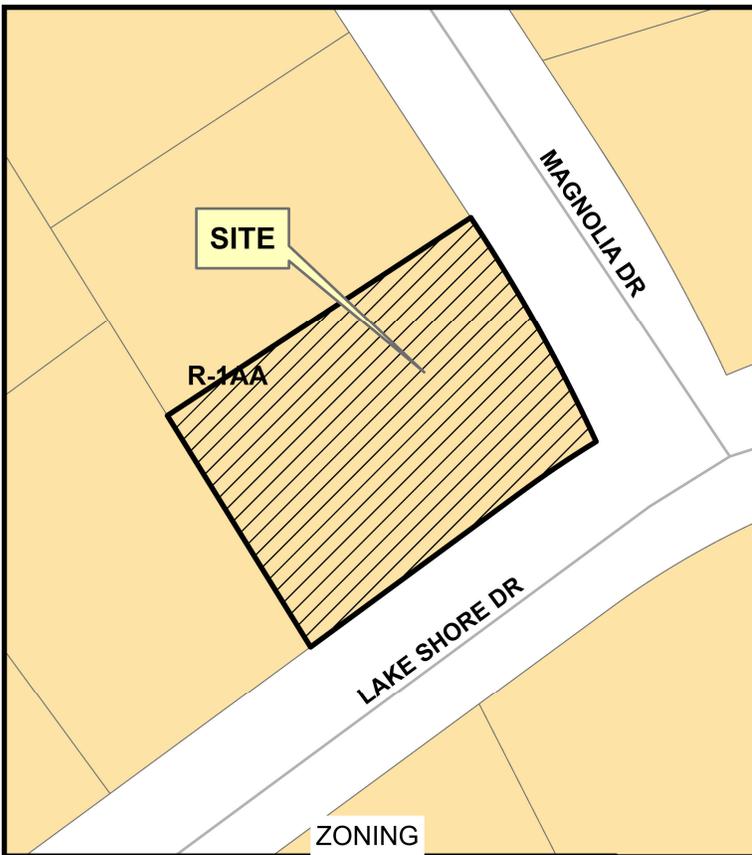
PLAT OF SURVEY FOR: ROBERT AND MELISSA TAYLOR

ALSO CERTIFIED TO: ROBERT AND MELISSA TAYLOR
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LEHMAN BROTHERS BANK, F.S.B.

LEGAL DESCRIPTION:
LOT 10 BLOCK E, DAKLAND SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1G, PAGE 3-4 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

KEVIN J. WALSH, P.S.#M. #0006150
NOT VALID UNLESS SIGNED AND SEALED



Melissa & Robert Taylor
 601 Lake Shore Dr
 Maitland FL 32751

SEMINOLE COUNTY BOA
JANUARY 26, 2026

R-1AA

n/a
 Support
 Oppose



VARIANCE CRITERIA RESPONSES

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

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

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

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

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

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

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

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

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

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

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

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

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







Dorene Pfeifer
500 Magnolia Ave
Maitland, FL 32751

November 5, 2025

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

RE: Neighbor Swimming Pool

To Whom It May Concern:

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

Sincerely,


Dorene Pfeifer

Property Record Card



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

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

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

Legal Description

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

Taxes

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

Sales

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

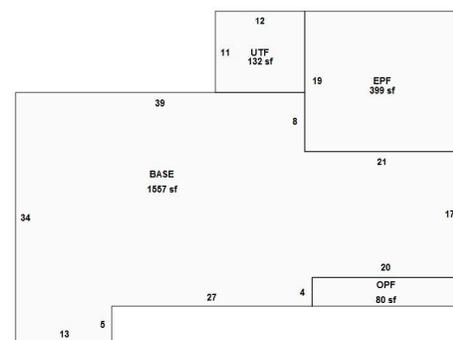
Land

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

Building Information

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

* Year Built = Actual / Effective



Sketch by Apen-Sketch

Building 1

Appendages

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

| | |
|-------------------------|-----|
| ENCLOSED PORCH FINISHED | 399 |
| OPEN PORCH FINISHED | 80 |
| UTILITY FINISHED | 132 |

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

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

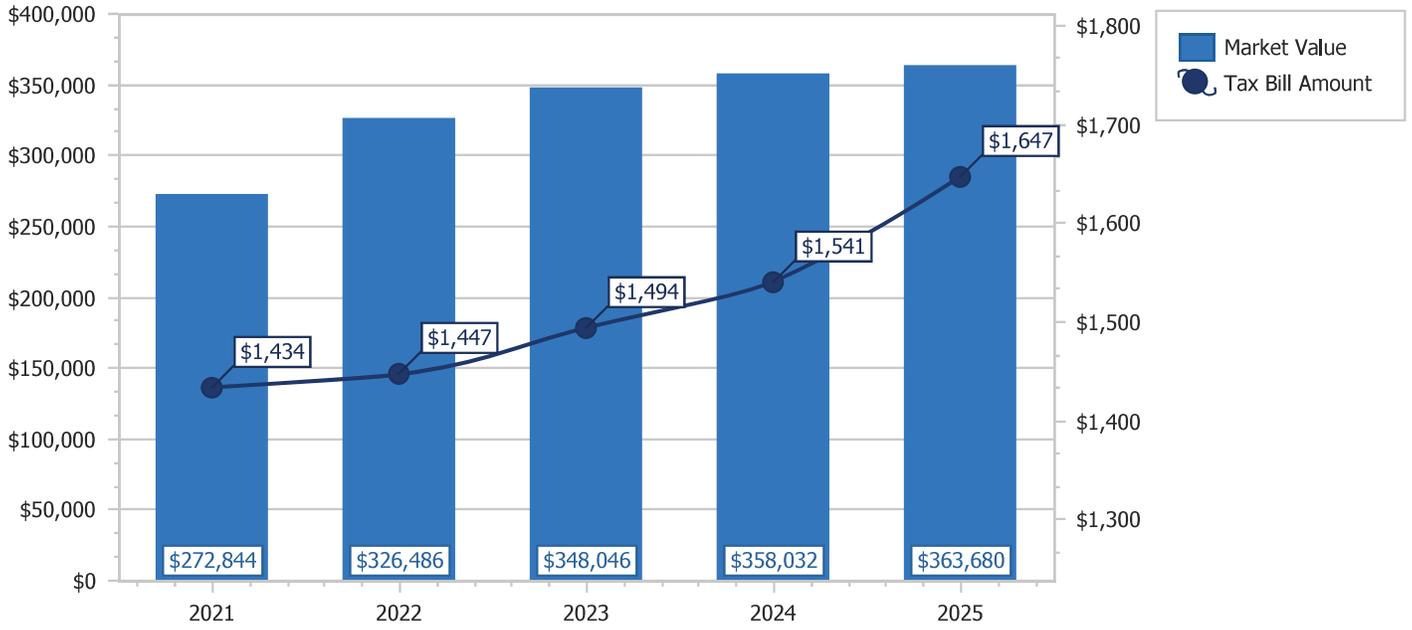
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1AA |
| Description | Single Family-11700 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|--------------|
| Elementary | Lake Orienta |
| Middle | Milwee |
| High | Lyman |

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: 601 LAKE SHORE DR

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: LAKE SHORE DR (601)

Variance Approval:

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

The findings reflected in the record of the January 26, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the shed (13.9 x 8.15 ft) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

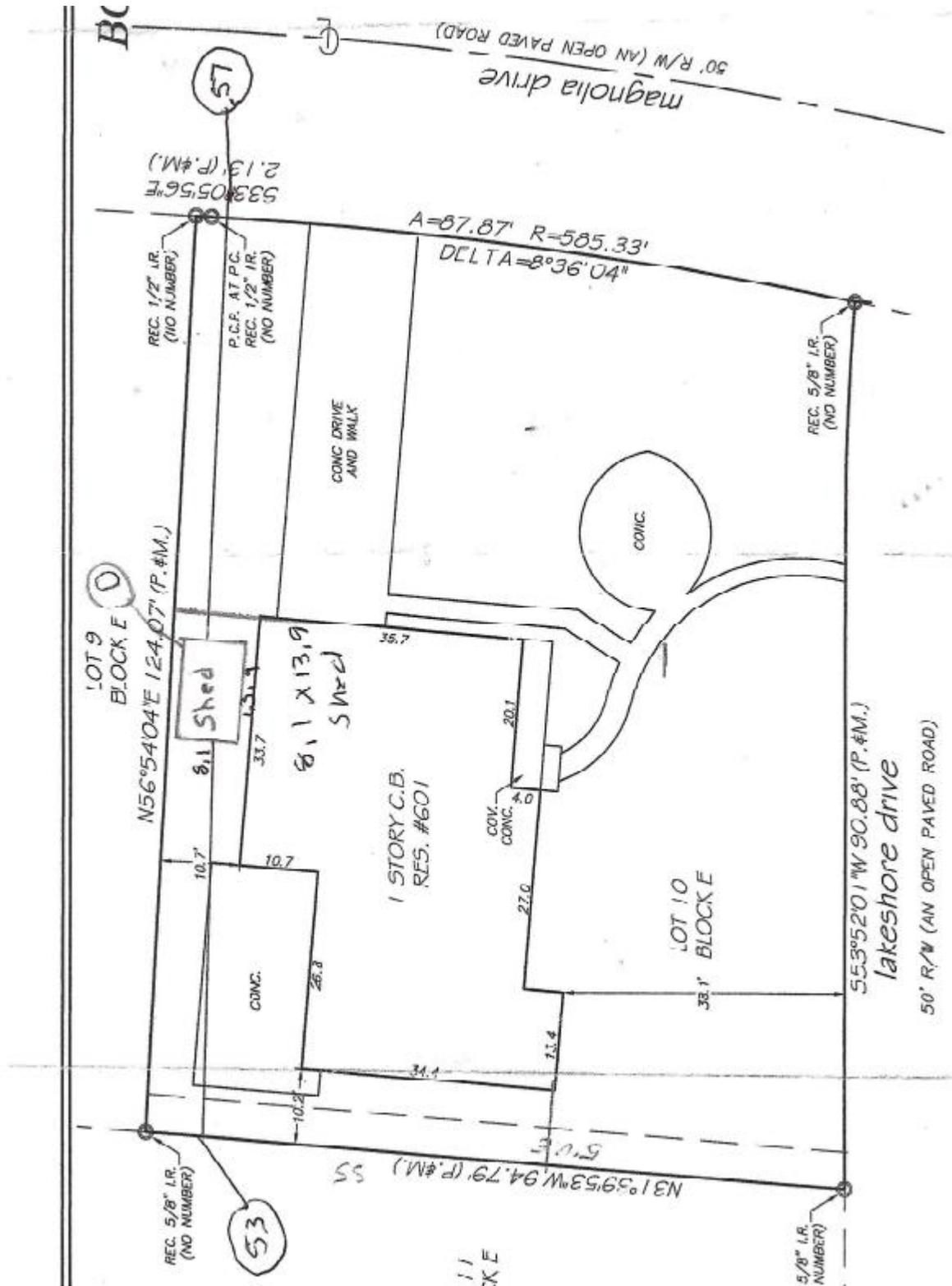
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0078

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for an accessory structure size variance from 1,133 square feet to 2,640 square feet in the A-1 (Agriculture) district; or
2. Approve the request for an accessory structure size variance from 1,133 square feet to 2,640 square feet in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in Bear Lake Forest subdivision.
- The proposed accessory structure is 2,640 square feet, a 1507 square foot increase above what is permitted by the Seminole County Land Development Code (SCLDC). The SCLDC permits an accessory building of 1,133 square feet when not used for agricultural purposes. The living area of the primary dwelling is 2,266 square feet. The applicant intends to use the structure for storage of personal property.
- Section 30.6.1.2 of the Seminole County Land Development Code states:
(e) Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural

purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.

- There have not been any prior variances for the subject property.
- Six (6) neighbors have signed a petition in support of the variance was submitted.

Staff Findings:

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

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

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

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

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

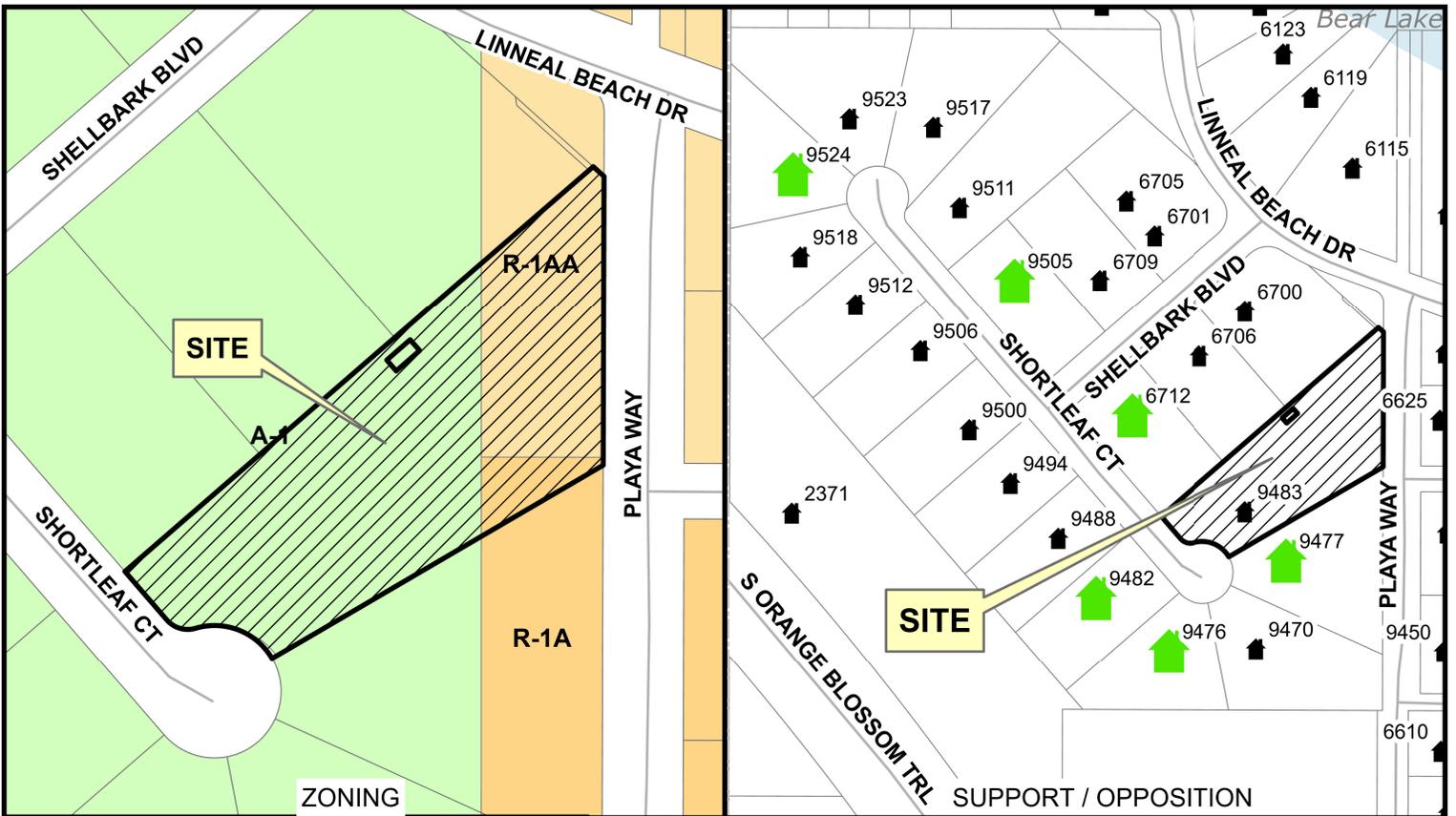
Staff Conclusion:

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

Staff Recommendation:

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

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



Samantha & Logan Bordeau
 9483 Shortleaf Ct
 Apopka FL 32703

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

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

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Record Card



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

Parcel Location



Site View



Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

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

Legal Description

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

Taxes

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

Sales

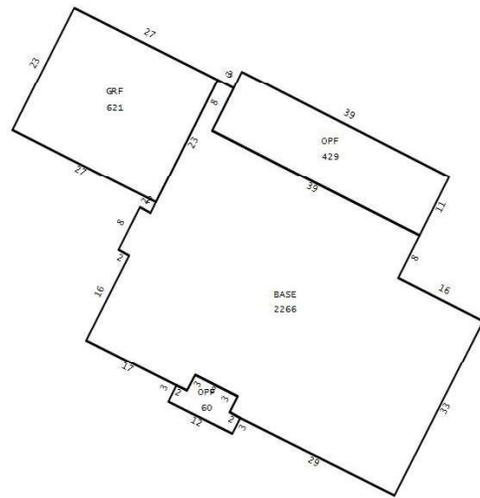
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|----------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 2/11/2022 | \$445,000 | 10169/0630 | Improved | Yes |
| CORRECTIVE DEED | 2/11/2022 | \$100 | 10169/0628 | Improved | No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

Land

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

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

* Year Built = Actual / Effective



Building 1

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

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

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

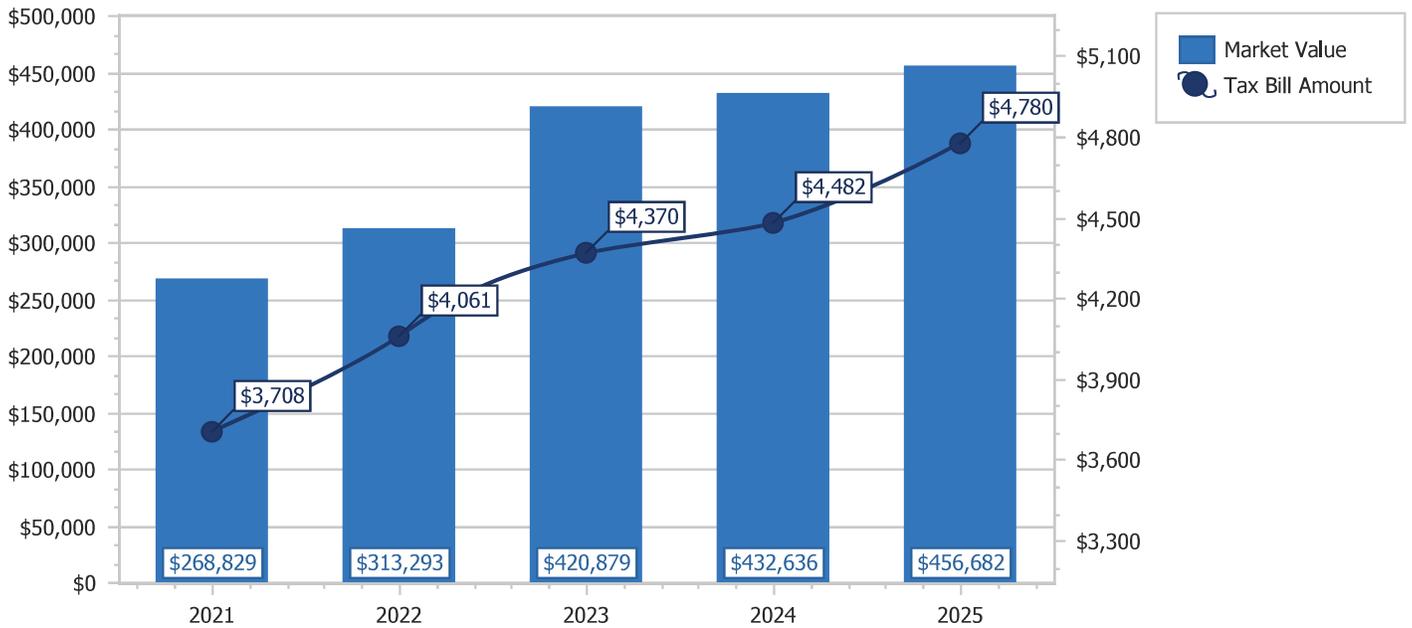
| Zoning | |
|-----------------|-------------------------|
| Zoning | A-1 |
| Description | Agricultural-1Ac |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|---------------|
| Elementary | Bear Lake |
| Middle | Teague |
| High | Lake Brantley |

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

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

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: 9483 SHORTLEAF CT

Variance Request:

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

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

CONCLUSIONS OF LAW

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

A. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

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

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

A. FINDINGS OF FACT

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

Project Name: 9483 SHORTLEAF CT

Variance Approval:

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

The findings reflected in the record of the December 1, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the storage building (2640 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

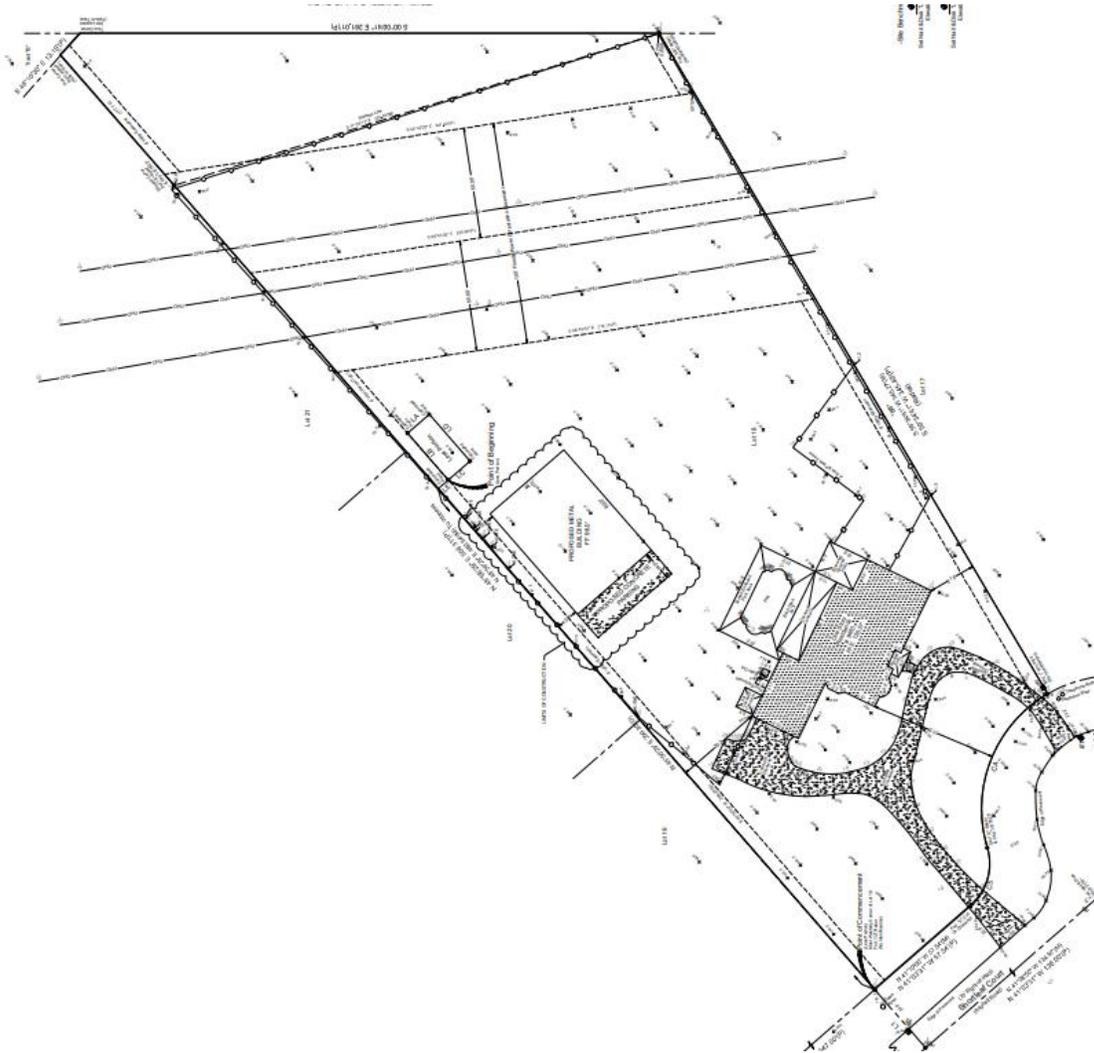
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0079

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district); or
2. Approve the request for: (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Lake Harney Ranch Estates subdivision, which is an unrecorded plat in the Rural Area and with a A-1 (Agriculture) zoning.
- The subject parcel pre-dated the subdivision requirements of Seminole County and is considered a legal parcel of record. However, since the parcel had common ownership with adjacent nonconforming lots, they must be combined to come into compliance with the A-1 zoning district, per Policy FLU 5.7.2 pf the Seminole County Comprehensive Plan.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

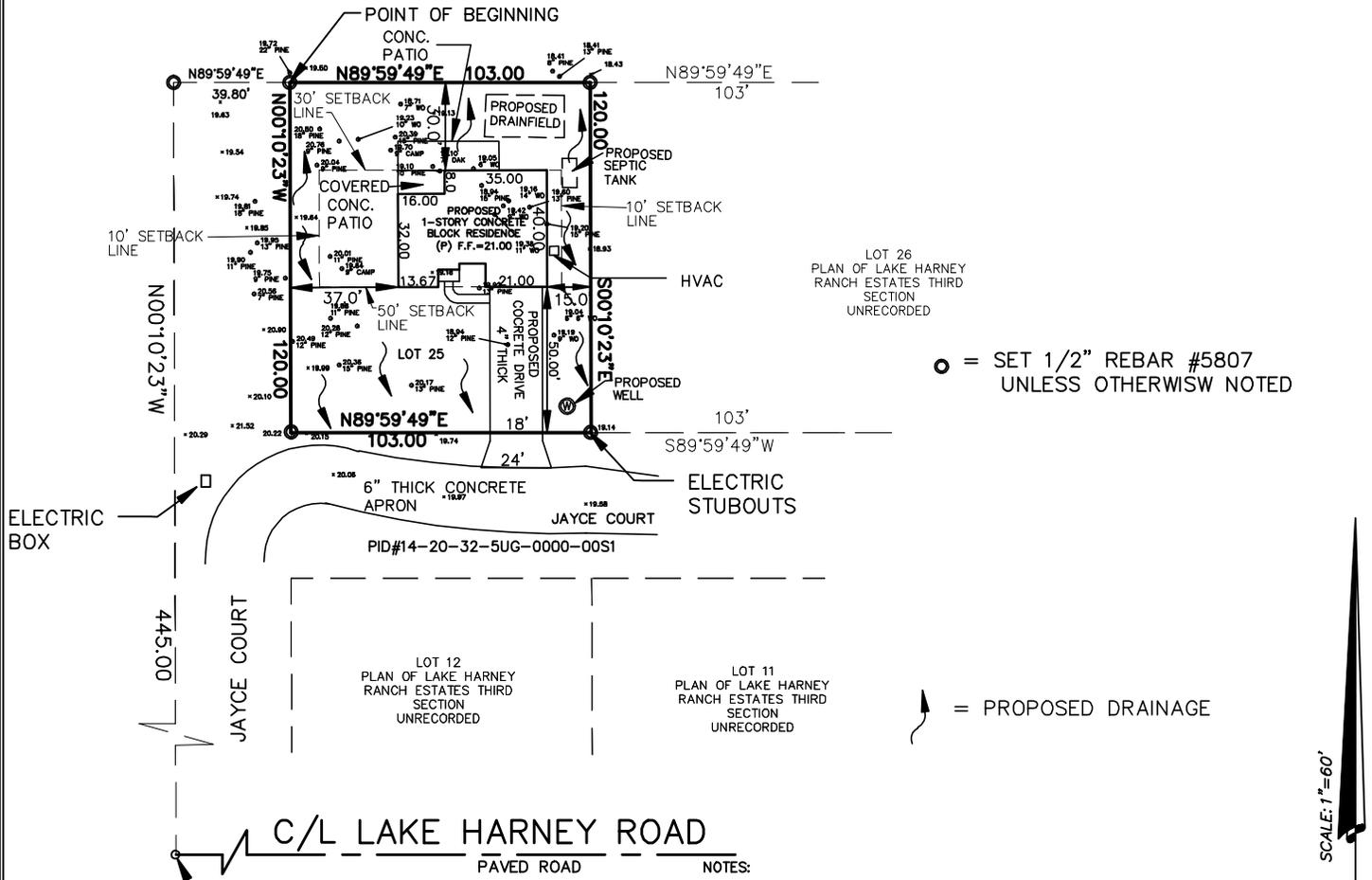
Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

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

" BOUNDARY, TOPO & TREE SURVEY "
"REAL PROPERTY DESCRIPTION"

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

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



○ = SET 1/2" REBAR #5807
 UNLESS OTHERWISE NOTED

↗ = PROPOSED DRAINAGE

SCALE: 1"=60'

POINT OF COMMENCEMENT
 SE CORNER OF THE SW 1/4
 OF THE SW 1/4 OF SECTION
 14-20-32

NOTES:
 EVERY REASONABLE EFFORT WILL BE TAKEN TO NOT DAMAGE EXISTING ITEMS IN THE ROW.
 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 INCHES PER NFPA 1, 18.2.3.5.1.2.
 FIRE DEPARTMENT ACCESS AND THE CLEAR ROAD WIDTH PROPOSED FOR ACCESS TO THIS HOME. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED CLEAR WIDTH OF NOT LESS THAN 20 FEET PER NFPA 1, 18.2.3.5.1.1.

SURVEYOR'S CERTIFICATE:

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

SURVEYOR'S NOTES:

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

CLIENT: LAKE HARNEY RANCH, LLC
 JOB NUMBER: 23-76
 CADD DWG. FILE: 23-76 SMALL LOTS

SCOTT BECHIR, P.S.M.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NUMBER 5807

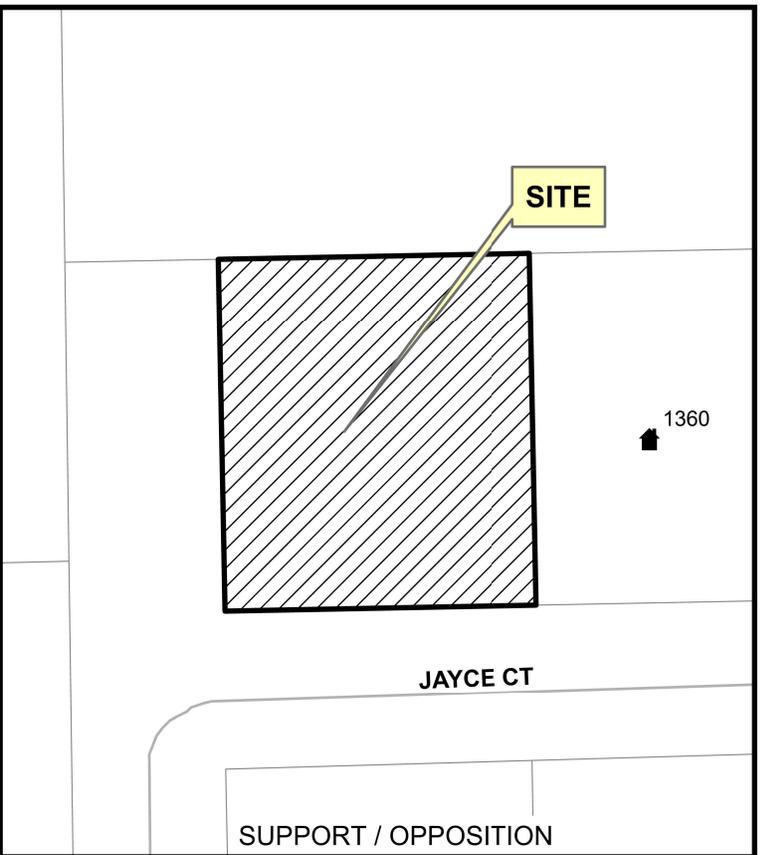
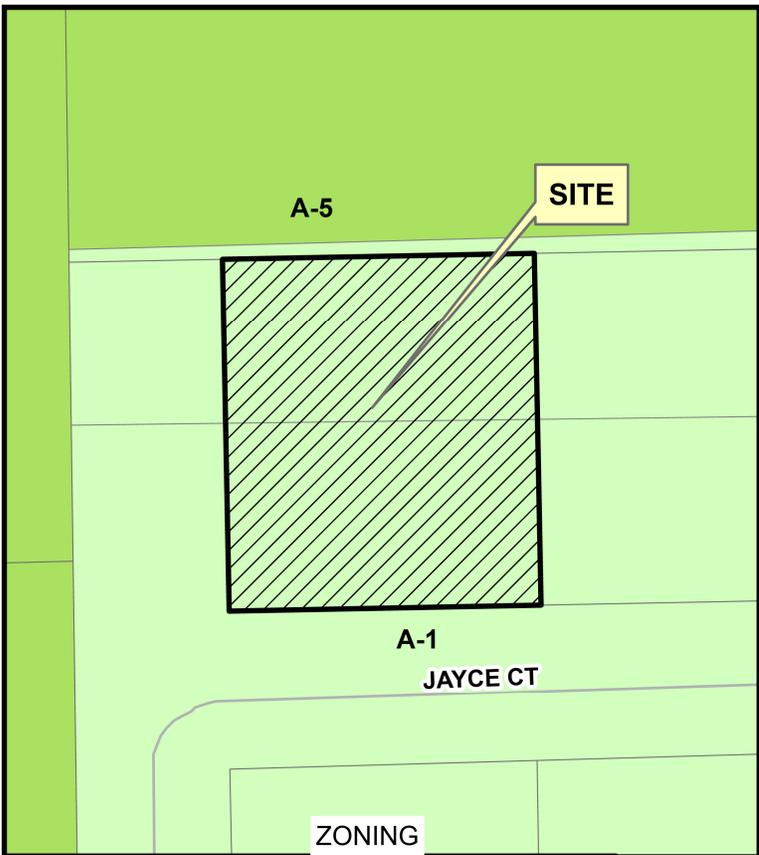
| COMMENTS | FIELD | DATE | OFFICE | DATE |
|------------------------|-------|--------|--------|----------|
| BOUNDARY, TOPO & TREES | B.W. | 2/3/24 | S.R.B. | 10/21/24 |
| PLOT PLAN | NA | | S.R.B. | 6/6/25 |
| REVISED PLOT PLAN | NA | | S.R.B. | 7/16/25 |
| | | | | |
| | | | | |

SCOTT'S SURVEYING SERVICES, INC.

LB # 7442

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





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

SEMINOLE COUNTY BOA
JANUARY 26, 2026

A-1
A-5

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?

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

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

This was a pre-existing lot that was purchased

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

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

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

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

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

What I am requesting will match the surrounding properties

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

It would match other properties in the area with same lot size and zoning

Property Record Card



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

Parcel Location



Site View

Parcel Information

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

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Building Value | \$0 | \$0 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$23,948 | \$23,948 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$23,948 | \$23,948 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$17,056 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$23,948 | \$6,892 |

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 JAB REALTY INVESTMENTS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 25
UNRECD PLAN LAKE HARNEY
RANCH ESTATES 3RD SEC

Taxes

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

Sales

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

Land

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

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

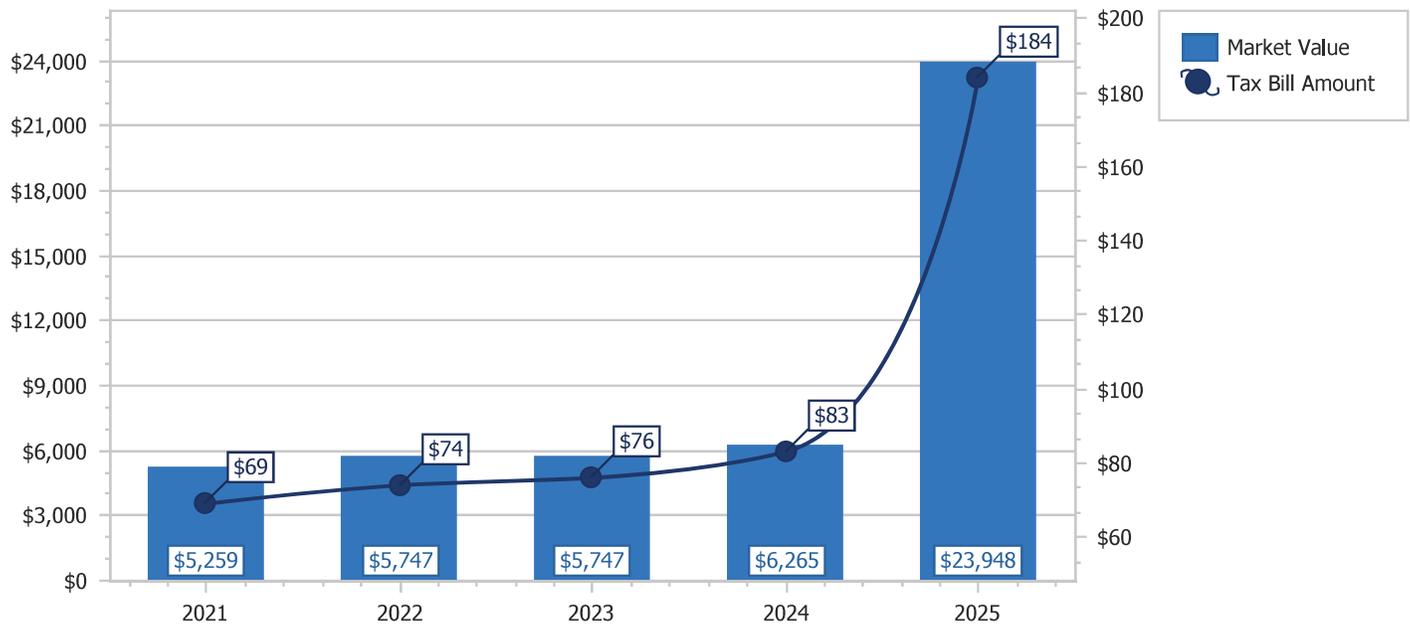
School Districts

| | |
|------------|--------|
| Elementary | Geneva |
| Middle | Chiles |
| High | Oviedo |

Utilities

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Moreno, Jealyan

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



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

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

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

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

Dear Ms. Hammel,

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

Thank you for your consideration.

Sincerely,

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

Moreno, Jealyan

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



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

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

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

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

Thx again
J.Michael Speck











Sent from my iPhone

LOT RESEARCH REPORT

Seminole County Planning & Development
1101 E. First Street, Sanford, Florida 32771
(407) 665-7371 plandesk@seminolecountyfl.gov

Project #: 23-51500043

Request Date: 8/17/23

APPLICANT INFORMATION

Name: AUSTIN FAILOR
PO BOX 659
GENEVA, FL 32732

Phone #: (407) 782-9991

Email: austin@failorconstruction.com

PROPERTY INFORMATION

Parcel ID #: 14-20-32-5UG-0000-0250

Platted Unplatted

Address/Street Name:

PLANNING & DEVELOPMENT REVIEW

Zoning District: A-1

Future Land Use: SE

Lot Size: 103' x 120'

Vacant: Yes No

5 Acre Development:

Unrecorded Plat: LAKE HARNEY RANCH
ESTATES 3RD SEC

Legal Description:

LOT 25
UNRECD PLAN LAKE HARNEY
RANCH ESTATES 3RD SEC

Parcel of Record:

```

14 20 32 5UG 0000 0250
N 125 FT OF S 450 FT OF W
103 FT OF E 1200 FT OF SW
1/4 BEING LOT 25
UNRECD PLAN LAKE HARNEY
RANCH ESTATES 3RD SECT
    
```

Legal parcel of record prior to July 28, 1970:

Yes No

Seminole County Target Area(s): No

Within the East Rural Area:

Yes No

In Bear Management Area:

Yes No

Minimum lot size required: 1 acre

Current lot size: 12,360 square feet/acre(s)

Parcel meet the minimum lot size requirement for the zoning district:

Yes No

COMMENT: A variance may be required for parcels that do not meet the minimum lot size for the zoning district. Please visit our [website](#) for information on obtaining a variance.

Minimum lot width at building line required: 150 feet

Current lot width at building line: 103 feet

Parcel meet the minimum lot width requirement for the zoning district:

Yes No

COMMENT: A variance may be required for parcels that do not meet the minimum lot width for the zoning district. Please visit our [website](#) for information on obtaining a variance.

| | | | |
|--|------|---|----------|
| Parcel have frontage on natural waterbody: | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Parcel has frontage on a public right of way: COMMENT: If access to property is via a legal private easement, easement documentation must be provided at building permitting. | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Existing structures on the property: | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Property subdivided via Plat Waiver or Lot Split process: File # | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <p>Comments: The subject parcel pre-dated the subdivision requirements of Seminole County and is considered a legal parcel of record. However, since the parcel has common ownership with adjacent nonconforming lots, they must be combined to come into compliance with the A-1 zoning district, per Policy FLU 3.2 of the Seminole County Comprehensive Plan. Due to these circumstances, Seminole County cannot issue building permits at this time for lot 25 alone. Lots 25-27 should be combined to meet the minimum lot size and lot width.</p> <p>Policy FLU 3.2 Antiquated Vacant Plats</p> <p>The County shall continue to resolve land use compatibility, environmental and infrastructure issues related to antiquated vacant plats by way of, but not limited to, the following techniques:</p> <ul style="list-style-type: none"> A Requiring the combining of abutting lots where such lots have unity of ownership; and B Allowing for replatting and vacating and abandonment procedures. | | | |
| Reviewed by: Angi Gates | | Date: 9/6/23 | |
| FLOOD PRONE REVIEW | | | |
| Property located in a FEMA Regulated Special Flood Hazard Area: | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Flood Zone: X | BFE: | Community #: 120289 | Panel #: |
| Flood Prone Map: | | | |
| Reviewed by: PER GIS | | Date: 9/6/23 | |
| WETLAND REVIEW | | | |
| Wetlands on the property: COMMENTS: Wetland setback buffers of 15' minimum, 25' average must be maintained. Please visit our website for additional information regarding wetlands. | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Property within an area of environmental concern: | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <p>NOTE: If there are wetlands indicated on the map near the area of construction, the wetlands will be required to be delineated by an Environmental Surveyor. Once the wetlands are flagged, this information along with the Wetland Specialist's name and date of delineation must be shown on a survey when submitting for building permits.</p> | | | |

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

Comments:

Reviewed by: PER GIS

Date: 9/6/23

WATER AND SEWER REVIEW

WATER: Well City of Seminole County

SEWER: Septic City of Seminole County

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

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

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

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

Reviewed by: Angi Gates, GIS

Date: 9/6/23

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

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

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOT 25
UNRECD PLAN LAKE HARNEY
RANCH ESTATES 3RD SEC

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

A. FINDINGS OF FACT

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

Project Name: JAYCE CT (LOT 25)

Requested Variance:

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

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

FILE NO.: BV2025-132

DEVELOPMENT ORDER #

25-30000132

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0076

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial); or
2. Approve the request for a north side yard setback variance from ten (10) feet to zero (0) feet for storage containers in the M-1 (Industrial); or
3. Continue the request to a time and date certain.

Background:

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

be entirely within the property lines including gutters.

- A community meeting is required for non-residential variances. The applicant conducted a community on January 5, 2025, and is included in the agenda package.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

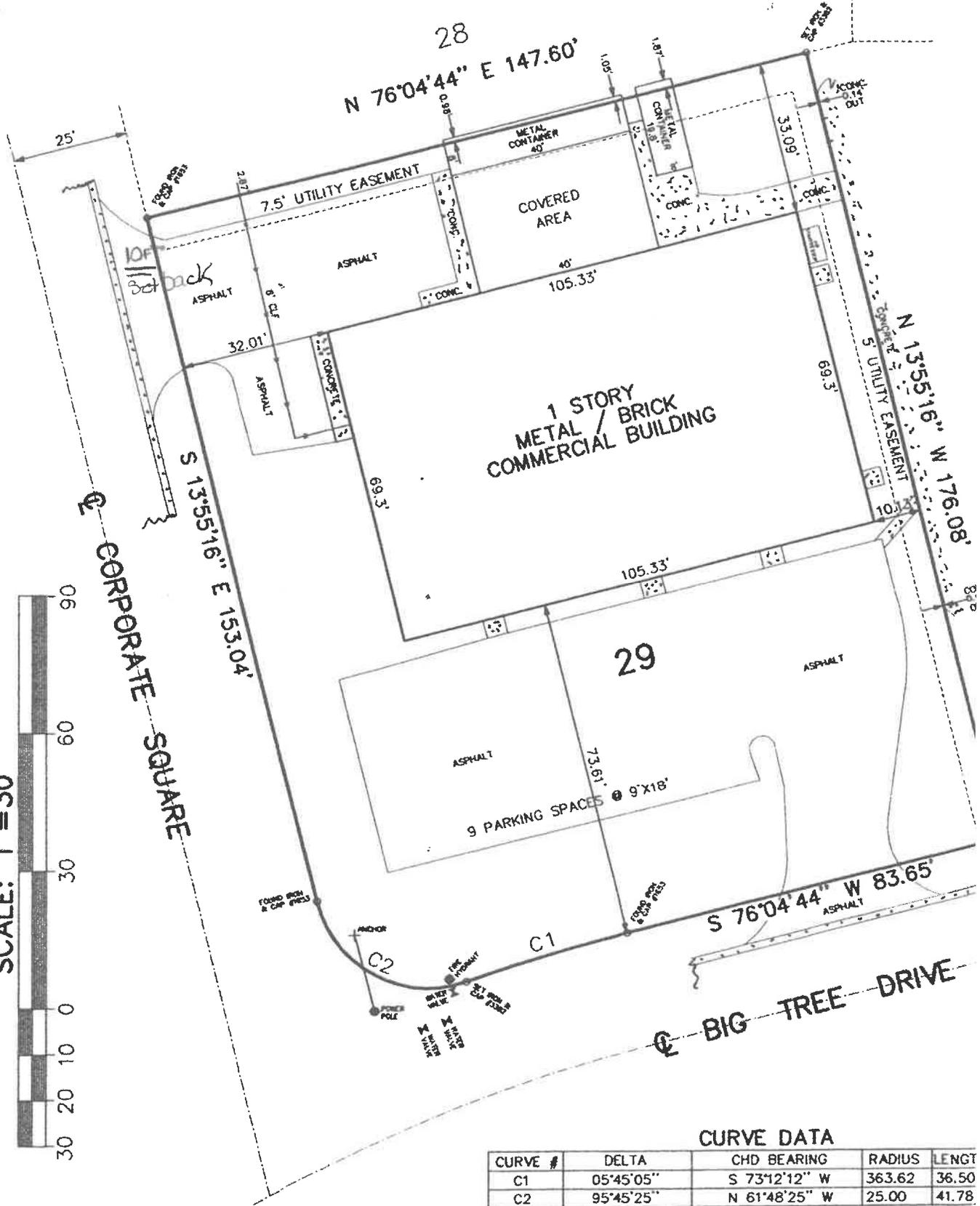
Staff Recommendation:

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

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

28

N 76°04'44" E 147.60'



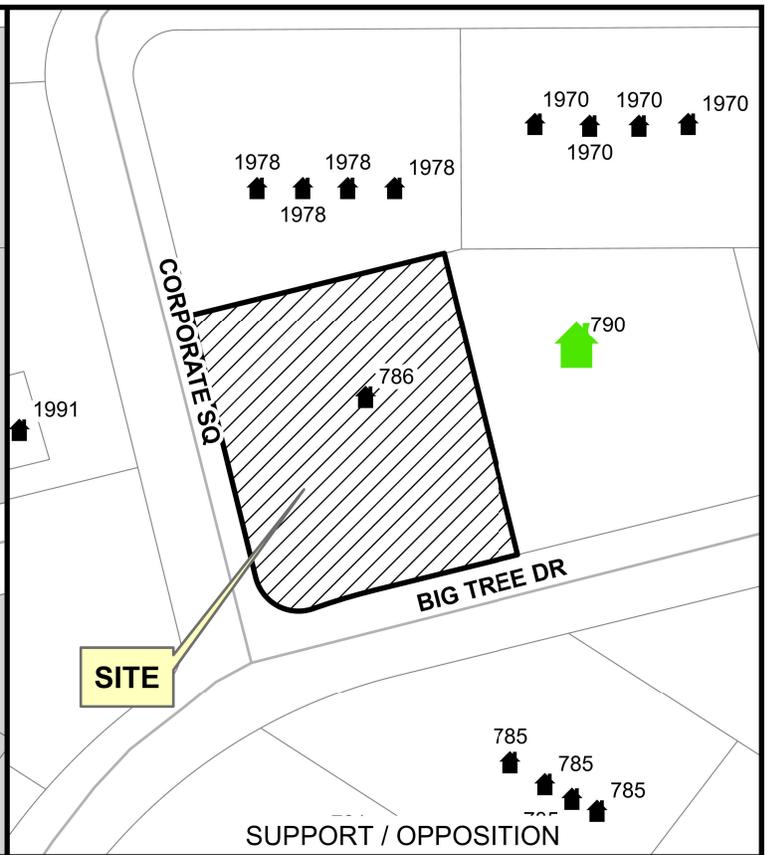
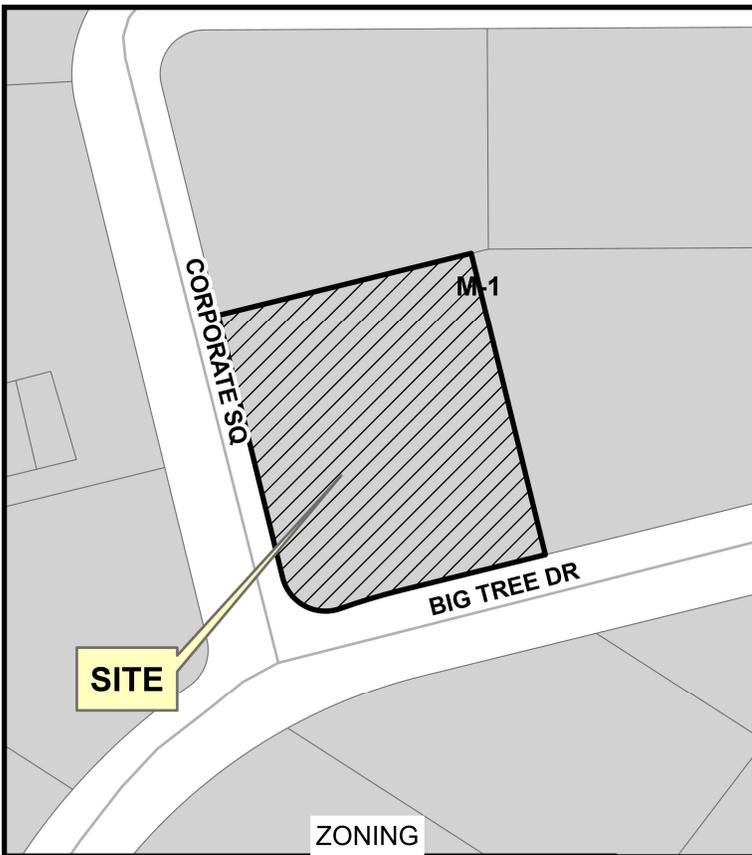
SCALE: 1" = 30'



CURVE DATA

| CURVE # | DELTA | CHD BEARING | RADIUS | LENGT |
|---------|-----------|---------------|--------|-------|
| C1 | 05°45'05" | S 73°12'12" W | 363.62 | 36.50 |
| C2 | 95°45'25" | N 61°48'25" W | 25.00 | 41.78 |

SURVEY / SITE PLAN



Deac III LLC
 786 Big Tree Dr
 Longwood FL 32750

 SEMINOLE COUNTY BOA
 JANUARY 26, 2026

 M-1
  n/a
 Support
 Oppose




VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

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



Varsity Courts, Inc.

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

11/10/2025

To whom it may concern,

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

Signature:  Date: 11/10/25



Architectural Cabinetry & Furniture Mfg., Inc.

790 Big Tree Dr.

Longwood, FL 32750

November 5, 2025

To whom it may concern:

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

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

Gregory Maggard

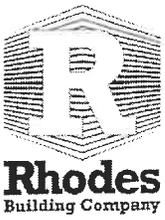
Owner

Gregory@panelbed.com

(407)331-0600



11/5/25



782 Big Tree Drive
Longwood, FL 32750

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

November 6, 2025

To Whom It May Concern

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

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

Matthew Rhodes

Rhodes RE Holdings II, LLC

Rhodes Building Company

SCHICK  BAXLEY
Certified Public Accountants

11/6/2025

Seminole County Florida

To Whom it may concern,

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

Sincerely,



Sandra Schick, CPA
Schick & Baxley CPAs

Initials _____

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

www.cflcpas.com

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

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

November 6, 2025

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

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

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



RJ Colton
Owner
407-520-3874

Architectural Openings, Inc.

1975 Corporate Square

Longwood, FL 32750

November 6, 2025

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

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

Thank you,

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

David Bussart

407-349-9774



GUTTER >

END OF CONEX



GUTTER >

END OF CORNER

1978 CORPORATE SQ

786 BIG TREE

VIEW FROM WEST



1978 CORPORATE SQ
VIEW TOWARDS CONEX



2009 AERIAL VIEW SHOWING COVERED AREA

LEGEND:
— APPROXIMATE SUBJECT
PROPERTY BOUNDARY



**Andreyev
Engineering,
Inc.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SOUTHERN TECHNOLOGIES
786 BIG TREE DRIVE
LONGWOOD, SEMINOLE COUNTY, FL

APPROXIMATE SCALE:
1" = 200'

| | |
|------------------|---------------|
| DATE: 06/24/10 | ENGINEER: JJ |
| PN: EPEN-10-0088 | DRAWN BY: DLS |

2009 AERIAL PHOTOGRAPH
FIGURE 3

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

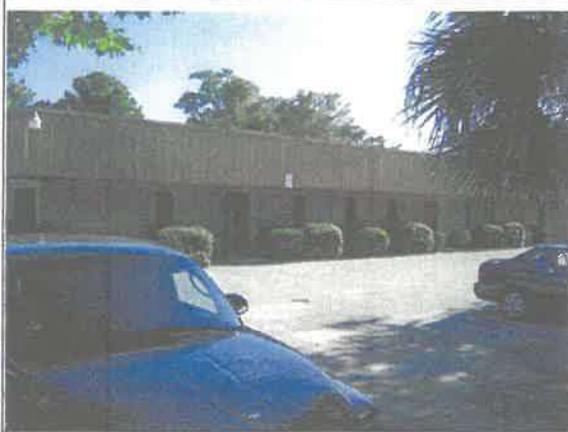


Photo #1: General view of the southern portion of the building facing northeast.



↓SHOWS FABRIC SAIL 2010↓



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



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



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



Photo #6: View of wash sinks located within warehouse

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



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



↑SHOWS FABRIC SAIL 2010↑

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



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



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



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



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

COMMUNITY MEETING

JANUARY 5, 2026, 6PM

AGENDA

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

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

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

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

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

COMMUNITY MEETING

JANUARY 5, 2026, 6PM

AGENDA

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

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

My name is Judy Deac, DEAC III

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

COMMUNITY MEETING
MONDAY JANUARY 5TH, 2026

6PM

700 RINEHART RD
LAKE MARY, FL 32746

VARIANCE APPLICATION

FOR

PARCEL ID# 29-20-30-510-0000-0290

BIG TREE CROSSING PH1

PROPERTY ADDRESS

786 BIG TREE DRIVE

LONGWOOD, FL 32750

VARIANCE APPLICATION FOR SET BACK REDUCTION

QUESTIONS CALL 407-325-2098

COMMUNITY MEETING

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

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

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

MEETING CALLED TO ORDER 6:05 PM.

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

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

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

History of the property was given:

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

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

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

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

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

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

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

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

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

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

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

MEETING ADJOURNED 6:15 PM.

COMMUNITY MEETING JAN 5 2026

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

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

Project Name: BIG TREE DR (786)

Variance Approval:

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

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 40' x 8' & 20' x 8' storage containers as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

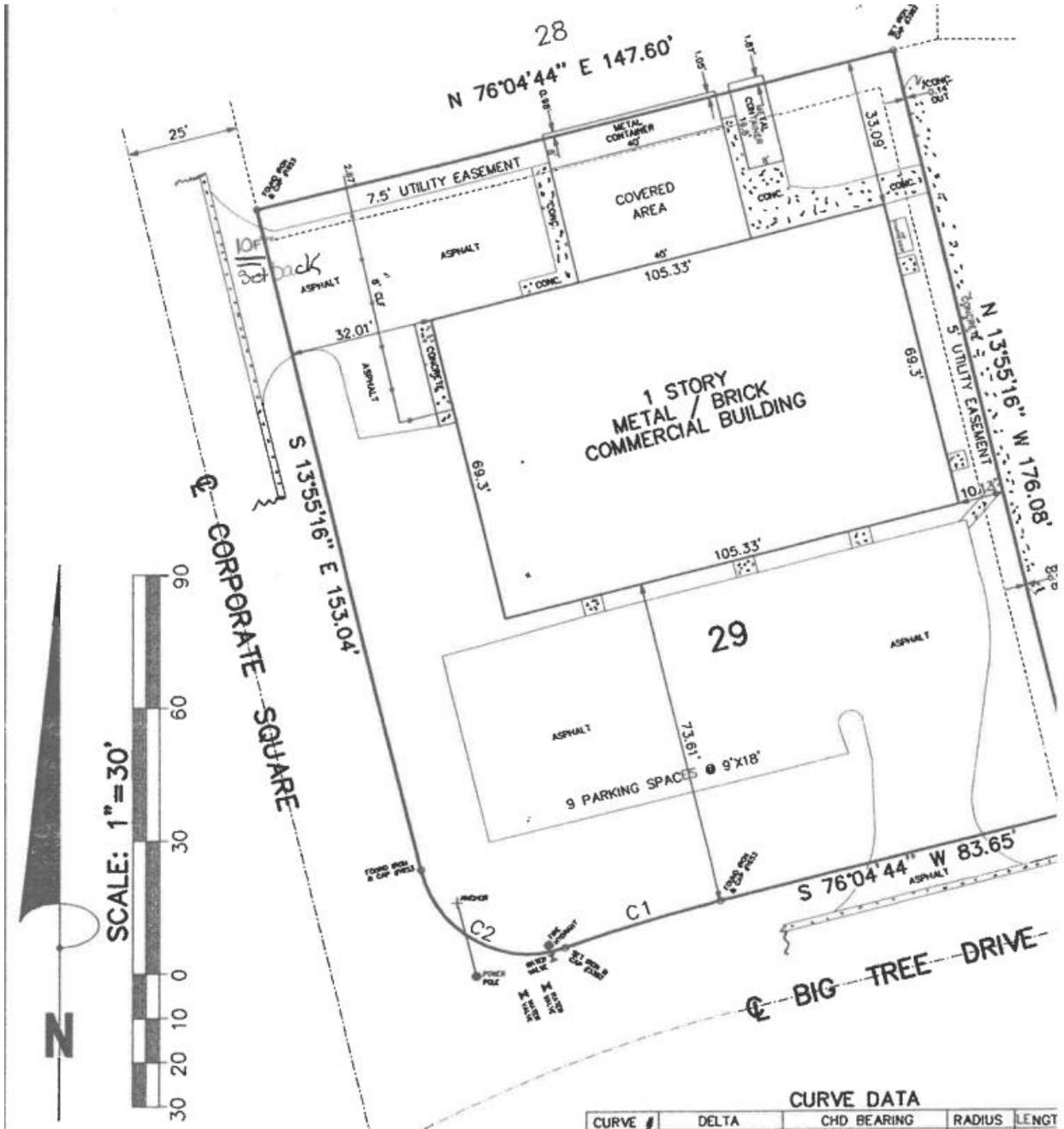
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

SITE PLAN



**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

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

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

A. FINDINGS OF FACT

Property Owner: JUDITH DEAC
172 MORNING GLORY DRIVE
LAKE MARY, FL 32746

Project Name: BIG TREE DR (786)

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to zero (0) feet for a storage container in the M-1 (Industrial) district

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 40' x 8' & 20' x 8' storage containers as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

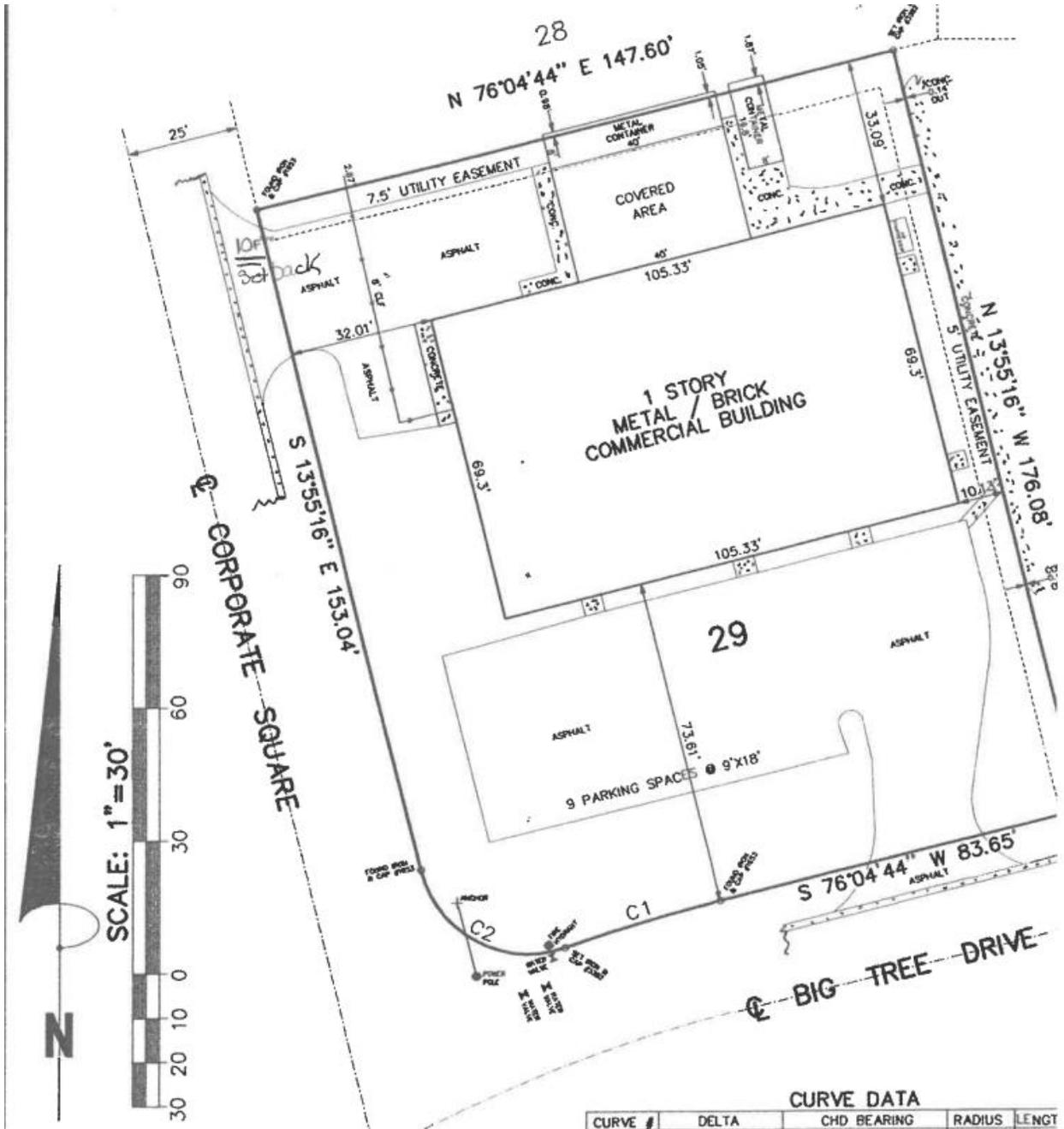
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of January, 2026.

Notary Public

Prepared by: Kathy Hammel, Planner
1101 East First Street
Sanford, Florida 32771

SITE PLAN





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0084

Title:

224 South Shadowbay Boulevard - Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; BV2025-136 (George Yanovitch, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; or
2. Approve the request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Shadowbay Unit 1 subdivision.
- The applicant is requesting to reconstruct an existing screen room that encroaches in the rear and side yards. The existing screen room is 18.8 feet from the normal high water line and 4.8 from north side yard.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is twenty five (25), and the side yard setback is ten (10) feet.
- The applicant has provided approval from three (3) neighbors and the Shadowbay's Homeowners Association.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30 would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue

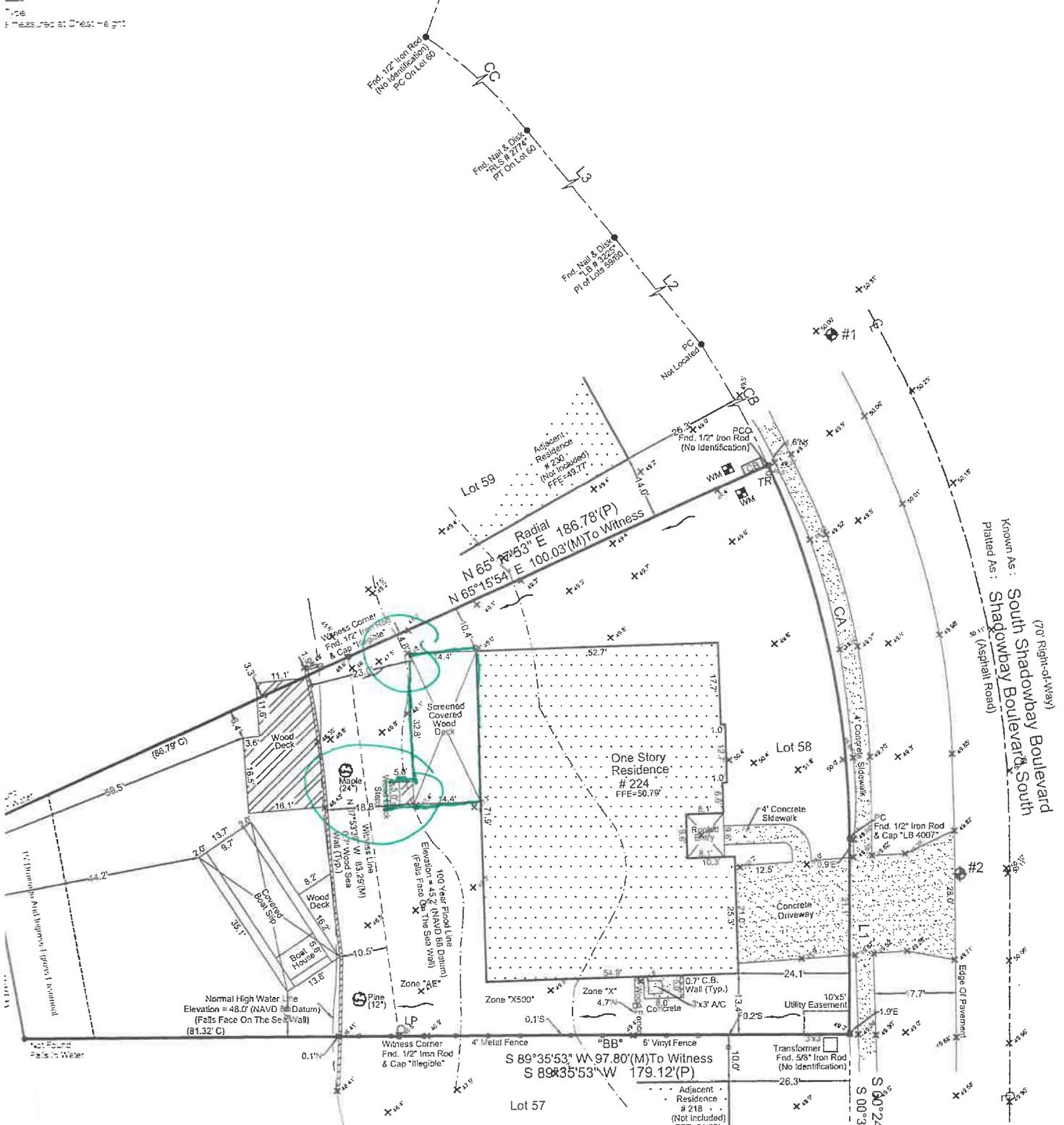
hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the existing screen room as depicted on the attached site plan; and
2. Any additional conditions deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

Scale
 Measurements at Chest Height

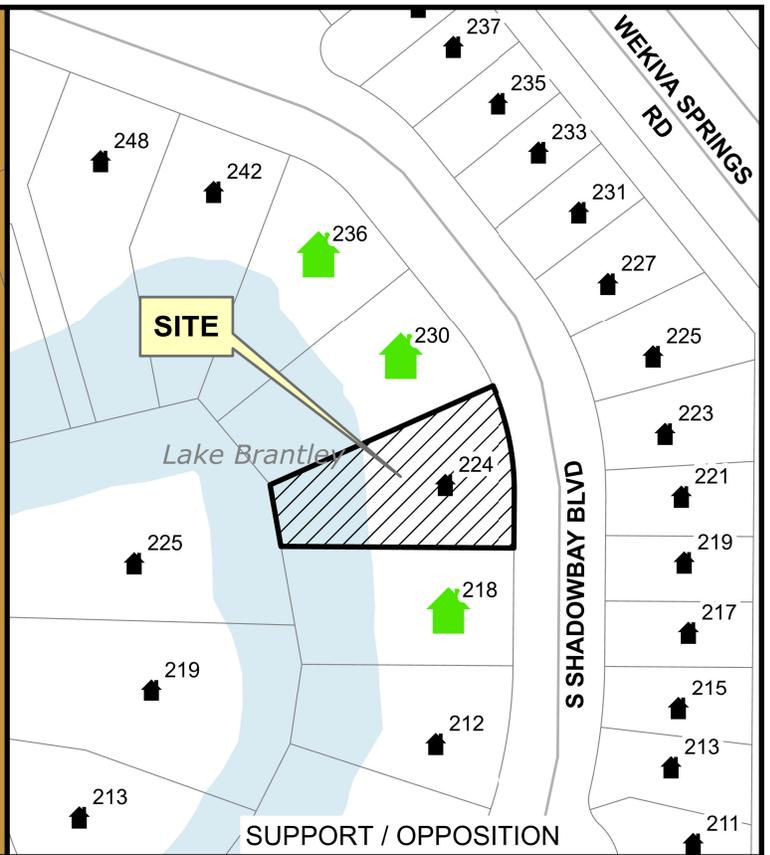
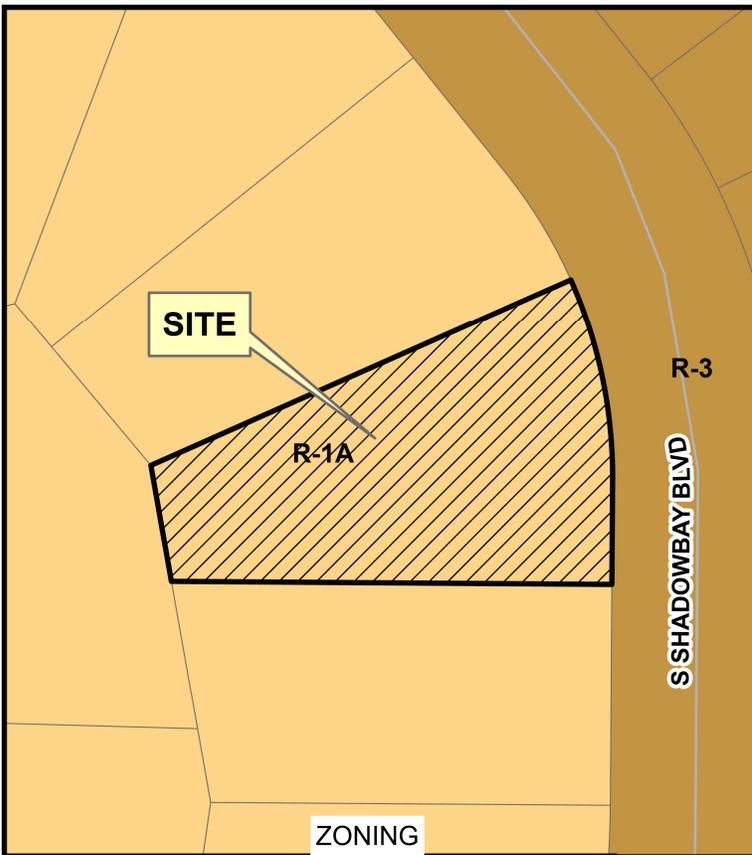


- L1**
 S 00°24'07" E 42.33'(P)
 S 00°14'46" E 42.42'(M)
- L2**
 S 39°30'47" E 60.80'(P)
 S 39°30'46" E 59.98'(M)
- CC**
 R= 107.40'(P)
 L= 57.39'(P)
 Δ= 30°36'59"(P)
 Chord Bearing=
 S 54°49'17" E 56.71'(P) N 19°52'14" E 35.00'(P)
 S 55°4'17" E 60.36'(M) N 19°46'45" E 34.68'(M)
- L3**
 S 39°30'47" E 67.03'(P)
 S 39°32'24" E 67.12'(M)
- L4**
 S 89°35'53" W 97.80'(M) To Witness
 S 89°35'53" W 179.12'(P)

Date Completed: 11.05.25
 File Number: S-143668

-Notes-
 > Survey is Based upon the Legal Description Supplied by Client.
 > Adjacent Properties as Deeds have NOT been Researched for Gaps, Omissions and/or Errors.
 > Subject to any Easements and/or Restrictions of Record.
 > Working Basis of this Survey is Assumed and Based upon the Line Location of a "B"...

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to me as Noted and Confirms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 112, Florida Administrative Codes Pursuant to Section 472.001, Florida Statutes.



Yanovitch Family Trust
224 S Shadowbay Blvd
Longwood FL 32779

SEMINOLE COUNTY BOA
JANUARY 26, 2026

| | | |
|--|---|--|
|  R-1A |  n/a |  |
|  R-3 |  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?

Replacing existing structure with exact same dimensions. High water mark in flux.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

Existing structure was present over 20 years ago when property purchased. No violation or encroachment noted.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Not new construction, simply replacing old structure.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

This situation exists on numerous properties in this location. Almost none of the existing homes meet this new requirement for 25 ft. setback. Look at the aerials. →

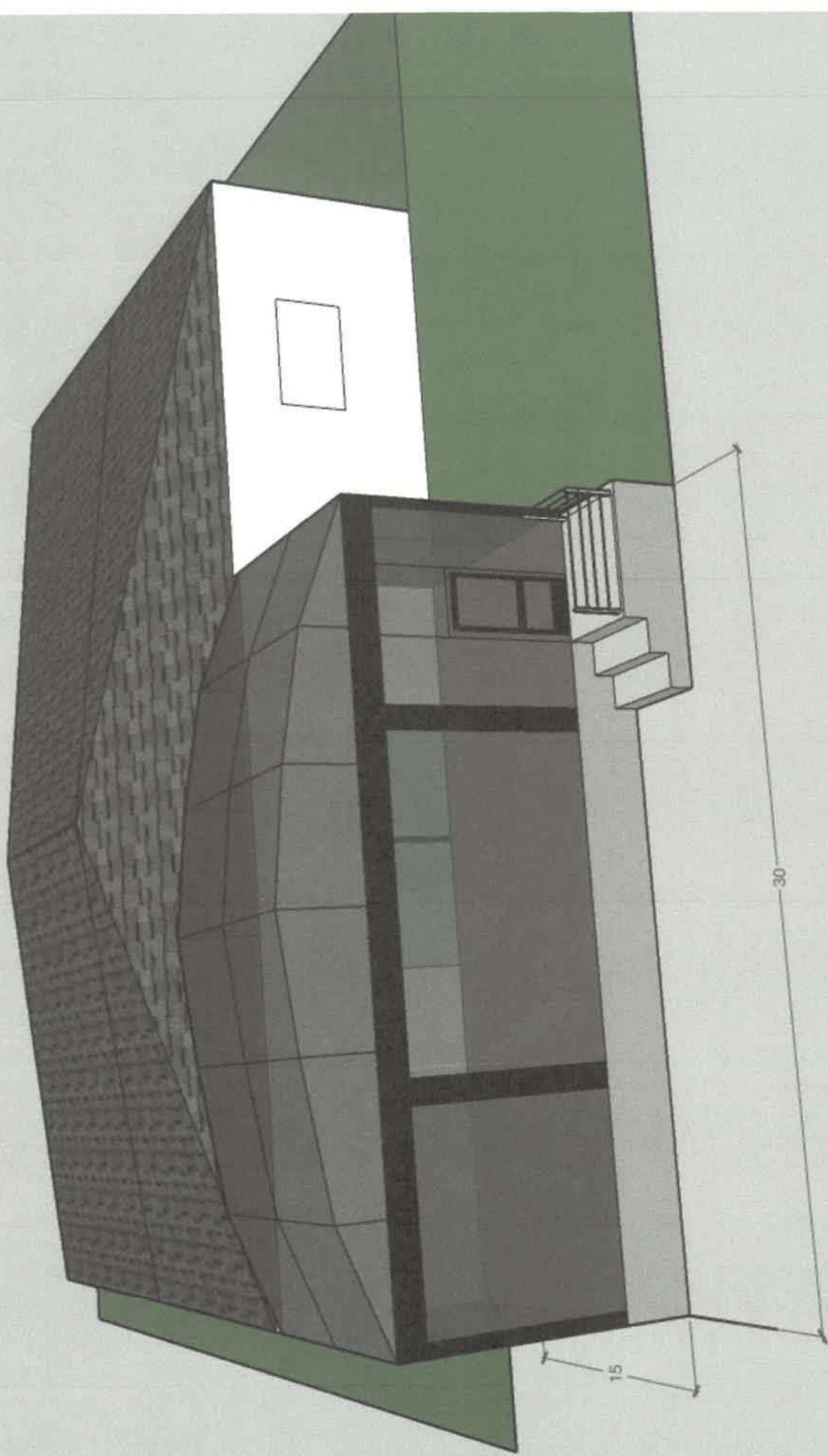
We are further back than almost all homes on the water.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

Variance is requested for the exact dimensions of the existing structure.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

This situation exists in many other homes in the neighborhood where properties are grandfathered in or received variances to accommodate new or replacement structures.



December 3, 2025

Dear Neighbor,

I am writing to let you know that I will be submitting a variance request to Seminole County regarding the replacement of my current screened-in deck.

The existing deck has been in place for over 23 years, and the new structure will remain in the **exact same footprint** as the current one. However, because the original deck does not meet today's updated setback requirements, the County requires me to notify nearby homeowners and request your acknowledgment as part of the permitting and variance process.

This project will not expand the structure, change the layout, or move any closer to property lines. It will simply replace the aging screened-in deck with an updated, safe, and well-maintained version.

I would greatly appreciate your support. If you are comfortable doing so, please sign below.

Thank you very much for your consideration and for being a supportive neighbor.

Warm regards,

Teri Yanovitch

NAME:

ADDRESS:

32779

Pary Sabia 236 S. Shadowbay Blvd, Longwood, FL

Christine Mattison 230 S Shadowbay Blvd Longwood FL

Jose Bucardi 218 S. Shadowbay Blvd. Longwood FL 32779

December 3, 2025

Attention: Shadowbay HOA

I am writing to let you know that I will be submitting a variance request to Seminole County regarding the replacement of my current screened-in deck.

The existing deck has been in place for over 23 years, and the new structure will remain in the **exact same footprint** as the current one. However, because the original deck does not meet today's updated setback requirements, the County requires me to notify nearby homeowners and request your acknowledgment as part of the permitting and variance process.

This project will not expand the structure, change the layout, or move any closer to property lines. It will simply replace the aging screened-in deck with an updated, safe, and well-maintained version.

I would greatly appreciate your support. If you are comfortable doing so, please sign below.

Thank you very much for your consideration and for being a supportive neighbor.

Warm regards,

Teri Yanovitch

NAME:  ADDRESS:
DENNIS SABIA 236 S. Shadowbay Blvd.
AS PRESIDENT
Shadowbay HOA

Property Record Card



Parcel: 04-21-29-520-0000-0580
Property Address: 224 S SHADOWBAY BLVD LONGWOOD, FL 32779
Owners: YANOVITCH FAMILY TRUST
 2026 Market Value \$840,221 Assessed Value \$530,573 Taxable Value \$479,851
 2025 Tax Bill \$6,494.35 Tax Savings with Exemptions \$4,970.48
 The 4 Bed/2.5 Bath Single Family Waterfront property is 3,223 SF and a lot size of 0.37 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 04-21-29-520-0000-0580 |
| Property Address | 224 S SHADOWBAY BLVD LONGWOOD, FL 32779 |
| Mailing Address | 224 S SHADOWBAY BLVD LONGWOOD, FL 32779-4842 |
| Subdivision | SHADOWBAY UNIT 1 |
| Tax District | 01:County Tax District |
| DOR Use Code | 0130:Single Family Waterfront |
| Exemptions | 00-HOMESTEAD (2003) |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$417,481 | \$422,974 |
| Depreciated Other Features | \$22,740 | \$15,160 |
| Land Value (Market) | \$400,000 | \$400,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$840,221 | \$838,134 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$309,648 | \$322,514 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$530,573 | \$515,620 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$11,464.83 |
| Tax Bill Amount | \$6,494.35 |
| Tax Savings with Exemptions | \$4,970.48 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
YANOVITCH FAMILY TRUST

Legal Description

LOT 58 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$530,573 | \$50,722 | \$479,851 |
| Schools | \$530,573 | \$25,000 | \$505,573 |
| FIRE | \$530,573 | \$50,722 | \$479,851 |
| ROAD DISTRICT | \$530,573 | \$50,722 | \$479,851 |
| SJWM(Saint Johns Water Management) | \$530,573 | \$50,722 | \$479,851 |

Sales

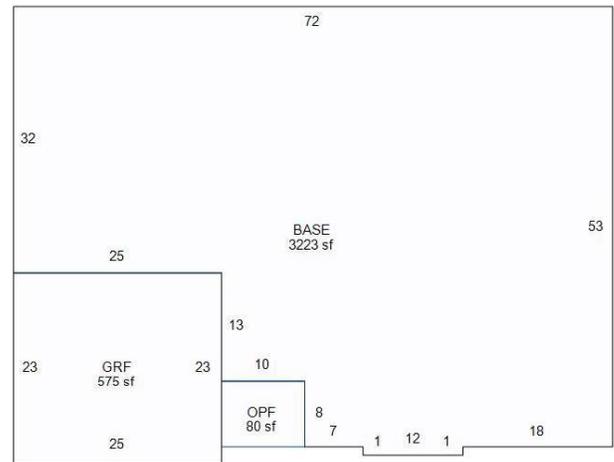
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|----------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 9/26/2023 | \$100 | 10516/1473 | Improved | No |
| WARRANTY DEED | 10/1/2002 | \$510,000 | 04568/0021 | Improved | Yes |
| QUIT CLAIM DEED | 3/1/1991 | \$100 | 02280/1661 | Improved | No |
| WARRANTY DEED | 3/1/1986 | \$193,500 | 01721/1179 | Improved | No |
| WARRANTY DEED | 3/1/1984 | \$183,000 | 01532/0368 | Improved | No |
| CERTIFICATE OF TITLE | 4/1/1983 | \$194,300 | 01451/1790 | Improved | No |
| WARRANTY DEED | 4/1/1981 | \$87,000 | 01329/0255 | Improved | Yes |

Land

| Units | Rate | Assessed | Market |
|-------|---------------|-----------|-----------|
| 1 Lot | \$800,000/Lot | \$400,000 | \$400,000 |

| Building Information | |
|-------------------------------|--------------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1981 |
| Bed | 4 |
| Bath | 2.5 |
| Fixtures | 9 |
| Base Area (ft ²) | 3223 |
| Total Area (ft ²) | 3878 |
| Constuction | CUSTOM WOOD/STUCCO/BRICK |
| Replacement Cost | \$549,317 |
| Assessed | \$417,481 |

* Year Built = Actual / Effective



Building 1

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| GARAGE FINISHED | 575 |
| OPEN PORCH FINISHED | 80 |

| Permits | | | | |
|----------|---|---------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 12497 | 224 S SHADOWBAY BLVD: ELECTRICAL - RESIDENTIAL-Residential Home [SHADOWBAY UNIT 1] | \$2,300 | | 8/19/2025 |
| 15018 | 224 S SHADOWBAY BLVD: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-SFR [SHADOWBAY UNIT 1] | \$7,250 | | 10/17/2019 |
| 02628 | REROOF | \$7,500 | | 4/12/2011 |
| 04205 | A/C EQUIPMENT CHANGE OUT | \$7,146 | | 6/1/1997 |
| 05374 | REROOF | \$4,250 | | 8/1/1995 |

| Extra Features | | | | | |
|----------------|------------|-------|----------|----------|--|
| Description | Year Built | Units | Cost | Assessed | |
| FIREPLACE 2 | 1981 | 1 | \$6,000 | \$3,600 | |
| SPA 1 | 1981 | 1 | \$10,800 | \$6,480 | |
| PATIO 1 | 1981 | 1 | \$1,100 | \$660 | |
| SCREEN ENCL 1 | 1989 | 1 | \$4,000 | \$2,400 | |
| BOAT DOCK 2 | 1989 | 1 | \$8,000 | \$4,800 | |
| BOAT COVER 2 | 1989 | 1 | \$8,000 | \$4,800 | |

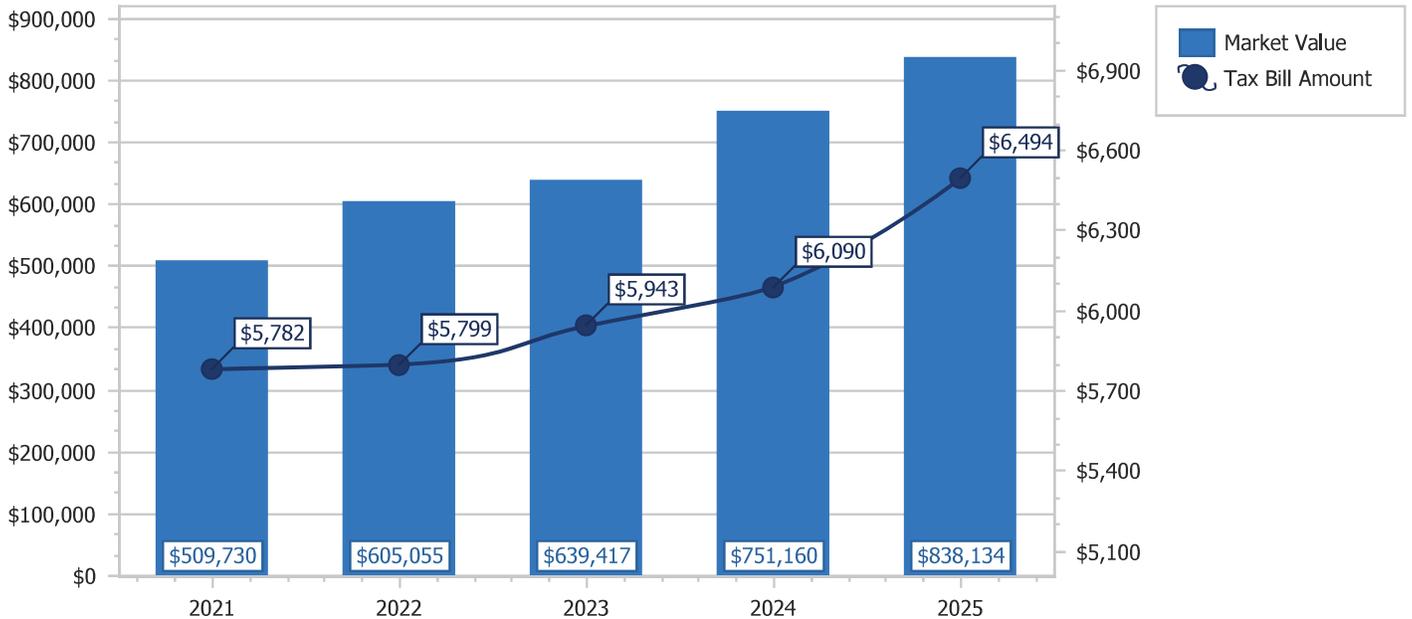
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1A |
| Description | Single Family-9000 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|---------------|
| Elementary | Sabal Point |
| Middle | Rock Lake |
| High | Lake Brantley |

| Political Representation | |
|--------------------------|------------------------------|
| Commissioner | District 3 - Lee Constantine |
| US Congress | District 7 - Cory Mills |
| State House | District 39 - Doug Bankson |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 35 |

| Utilities | |
|----------------|-------------------------|
| Fire Station # | Station: 16 Zone: 161 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Sunshine Water Services |
| Sewage | Sunshine Water Services |
| Garbage Pickup | MON/THU |
| Recycle | MON |
| Yard Waste | WED |
| Hauler # | Waste Management |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 58 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: GEORGE & TERI YANOVITCH
YANOVITCH FAMILY TRUST
LONGWOOD, FL 32779

Project Name: S SHADOWBAY BLVD (224)

Variance Approval:

Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling).

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an existing screen room. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

A. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of January, 2026.

Notary Public

Prepared by: Kathy Hammel, Planner
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 58 SHADOWBAY UNIT 1 PB 24 PG 99 & 100

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: GEORGE & TERI YANOVITCH
YANOVITCH FAMILY TRUST
LONGWOOD, FL 32779

Project Name: S SHADOWBAY BLVD (224)

Variance Approval:

Request for: (1) a rear yard setback variance from twenty-five (25) feet to 18.8 feet; and (2) a side yard setback variance from seven and one-half (7.5) feet to 4.8 feet for a screen enclosure in the R-1 (Single Family Dwelling).

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 35 X12 foot as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

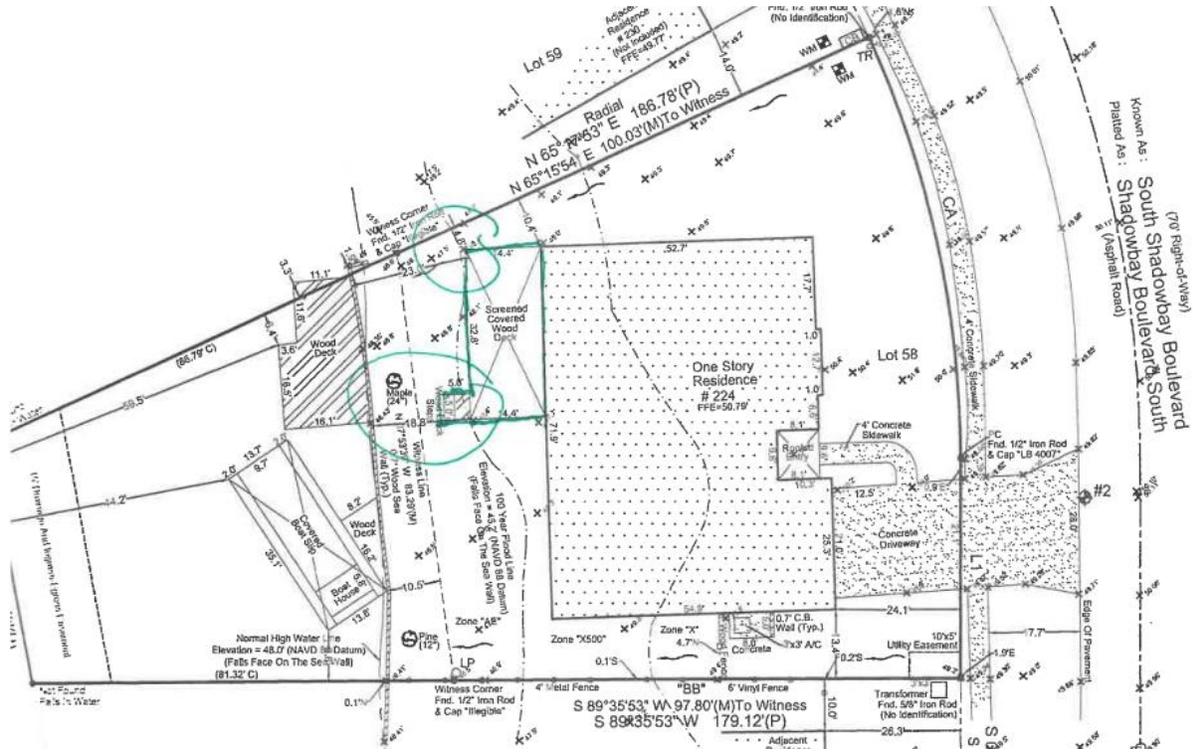
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of January, 2026.

Notary Public

Prepared by: Kathy Hammel, Planner
1101 East First Street
Sanford, Florida 32771

SITE PLAN





SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0069

Title:

7377 Grand Avenue - Request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-123 (Daniel Sposato, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Oakcrest subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Grand Avenue. The Park Vale Boulevard side is where the variance is being sought.
- The proposed privacy fence encroaches into a Utility easement and at building permitting will be required to meet the criteria for placement with an estoppel letter.
- The proposed privacy fence is 5 feet from the sidewalk and 19 feet from the

edge of pavement.

- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19(b) of the Seminole County Land Development Code, which states that the fences are limited to six (6) feet six (6) inches height.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have been satisfied:

Having a swale in the rear of the property, the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)

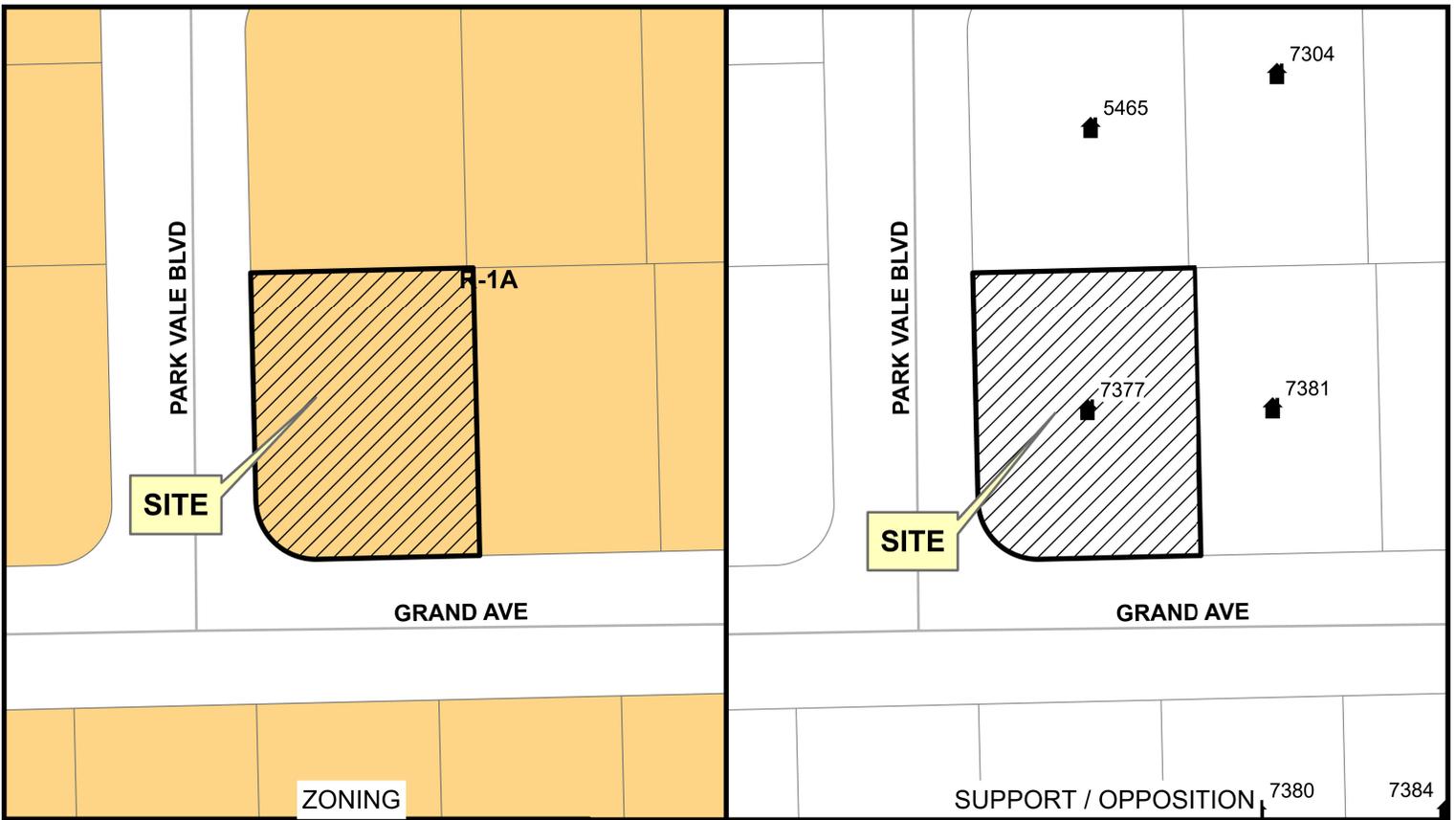
Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

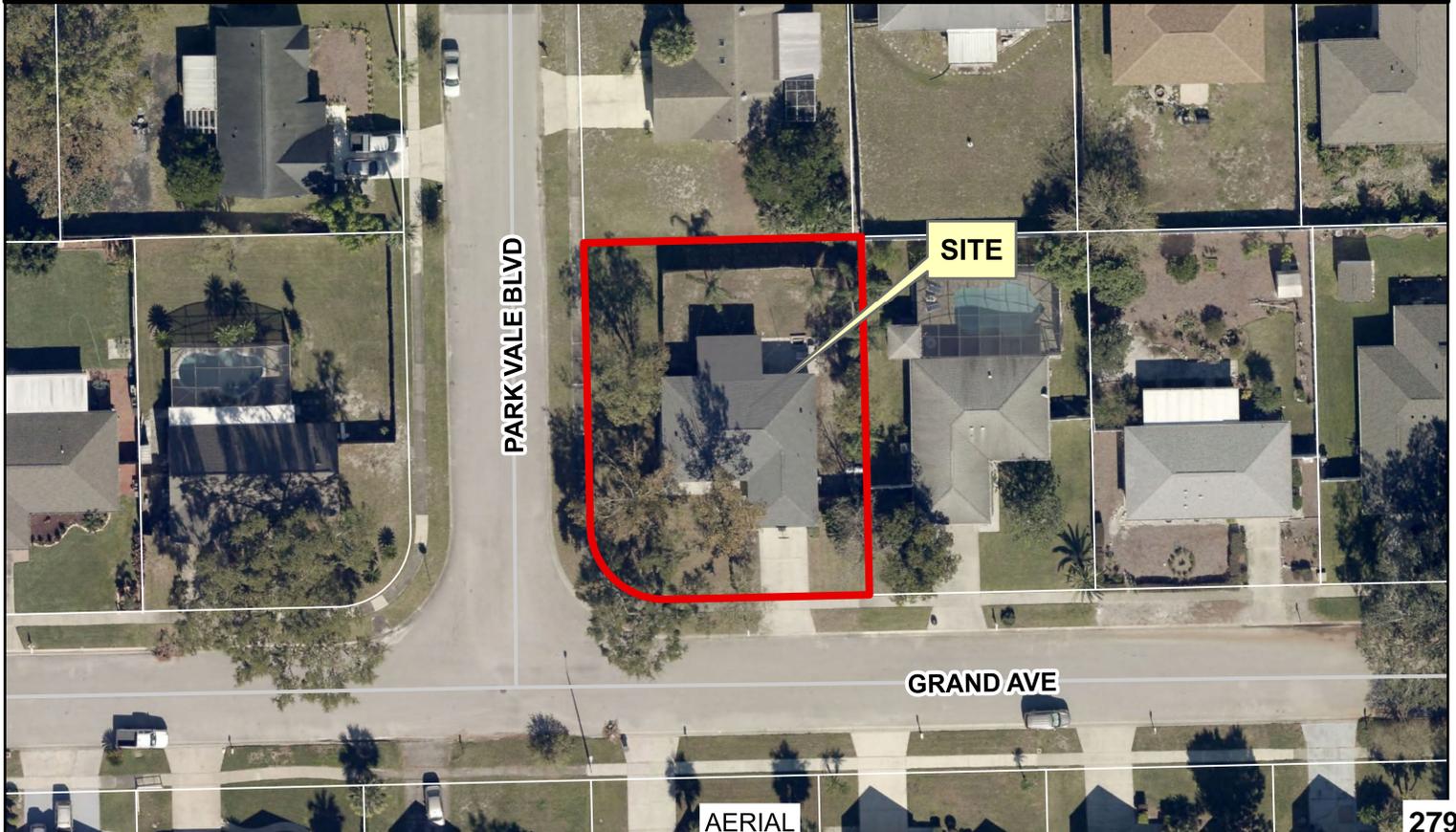


Daniel & Melaina Wood
 7377 Grand Ave
 Winter Park FL 32792

SEMINOLE COUNTY BOA
 JANUARY 26, 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?

Property has large valley where grade slopes down over 18" in backyard. The valley starts 10ft from the property line and continues past the property line. Valley runs entire width of parcel.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

This valley in backyard is just the natural slope of the land, it wasn't created by anyone.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

6ft is a normal height for a privacy fence that other homeowners who have a flat parcel of land can install and others can't see into their backyard. Because we have this large ditch in our backyard, we need to install an 8ft fence to be high enough that people can't see over it, this would give us the same

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of ^{privacy} rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and ^{as} _{others} undue hardship on the applicant?

Putting a 6ft fence in a ditch that is significantly lower than the grade of the land around it would be equivalent to putting up a 4ft fence which would not create any privacy. Other homeowners are allowed to have 6ft of privacy, so need an extra 2ft to have the same privacy as those around us.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The ditch is over 18" lower than the grade around it so we need to add that height to our fence to make it consistent with other homes. The next fence parcel size up is 8ft.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

The purpose of allowing a fence is create privacy for homeowners. Because of this abnormal slope in our backyard we need an 8ft fence to create the same privacy as the rest of the neighborhood. This valley is only on our property so the fence will look the same height as the rest of the fences in the neighborhood. Where as if we put a 6ft fence it would stick out & look odd compared ~~others~~ ²⁸⁰

Property Record Card



Parcel: **35-21-30-516-0A00-0160**
 Property Address: **7377 GRAND AVE WINTER PARK, FL 32792**
 Owners: **SPOSATO, DANIEL S; WOOD, MELAINA D**
 2026 Market Value \$345,949 Assessed Value \$237,356 Taxable Value \$186,634
 2025 Tax Bill \$2,596.48 Tax Savings with Exemptions \$2,123.03
 The 4 Bed/2 Bath Single Family property is 1,381 SF and a lot size of 0.25 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|--|
| Parcel | 35-21-30-516-0A00-0160 |
| Property Address | 7377 GRAND AVE WINTER PARK, FL 32792 |
| Mailing Address | 7377 GRAND AVE WINTER PARK, FL 32792-7302 |
| Subdivision | OAKCREST-516 |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | 00-HOMESTEAD (2020) |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$253,809 | \$255,259 |
| Depreciated Other Features | \$7,140 | \$4,760 |
| Land Value (Market) | \$85,000 | \$85,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$345,949 | \$345,019 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$108,593 | \$114,352 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$237,356 | \$230,667 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$4,719.51 |
| Tax Bill Amount | \$2,596.48 |
| Tax Savings with Exemptions | \$2,123.03 |

Owner(s)

Name - Ownership Type
 SPOSATO, DANIEL S - Tenants in Common Husband Wife
 WOOD, MELAINA D - Tenants in Common Husband Wife

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 16 BLK A OAKCREST PB 23 PGS 67 & 68

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$237,356 | \$50,722 | \$186,634 |
| Schools | \$237,356 | \$25,000 | \$212,356 |
| FIRE | \$237,356 | \$50,722 | \$186,634 |
| ROAD DISTRICT | \$237,356 | \$50,722 | \$186,634 |
| SJWM(Saint Johns Water Management) | \$237,356 | \$50,722 | \$186,634 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 7/26/2019 | \$230,500 | 09406/0448 | Improved | Yes |
| QUIT CLAIM DEED | 5/1/2003 | \$8,600 | 04816/0529 | Improved | No |
| WARRANTY DEED | 1/1/1994 | \$84,000 | 02724/0113 | Improved | Yes |
| WARRANTY DEED | 3/1/1981 | \$59,000 | 01327/1556 | Improved | Yes |
| QUIT CLAIM DEED | 10/1/1980 | \$100 | 01306/1979 | Vacant | No |

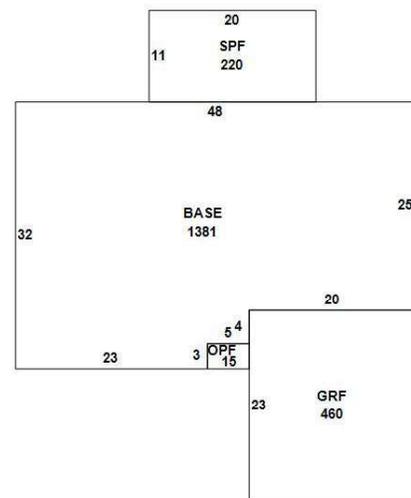
Land

| Units | Rate | Assessed | Market |
|-------|--------------|----------|----------|
| 1 Lot | \$85,000/Lot | \$85,000 | \$85,000 |

Building Information

| | |
|-------------------------------|----------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1981/1995 |
| Bed | 4 |
| Bath | 2.0 |
| Fixtures | 6 |
| Base Area (ft ²) | 1381 |
| Total Area (ft ²) | 2076 |
| Constuction | SIDING GRADE 3 |
| Replacement Cost | \$290,067 |
| Assessed | \$253,809 |

* Year Built = Actual / Effective



Building 1

| Appendages | |
|-----------------------|-------------------------|
| Description | Area (ft ²) |
| GARAGE FINISHED | 460 |
| OPEN PORCH FINISHED | 15 |
| SCREEN PORCH FINISHED | 220 |

| Permits | | | | |
|----------|---|----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 18705 | 7377 GRAND AVE: WINDOW / DOOR REPLACEMENT-WINDOW REPLACEMENT [OAKCREST-516] | \$3,443 | | 1/17/2025 |
| 00518 | 7377 GRAND AVE: REROOF RESIDENTIAL-single family home [OAKCREST-516] | \$17,800 | 2/21/2022 | 1/13/2022 |
| 05679 | REROOF W/SHINGLES DUE TO STORM DAMAGE | \$6,600 | | 3/17/2005 |
| 08536 | MECHANICAL & CONDENSOR | \$2,305 | | 9/1/2001 |
| 02398 | REROOF | \$2,200 | | 4/1/1994 |

| Extra Features | | | | |
|----------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| SPA 1 | 1990 | 1 | \$10,800 | \$6,480 |
| PATIO 1 | 1990 | 1 | \$1,100 | \$660 |

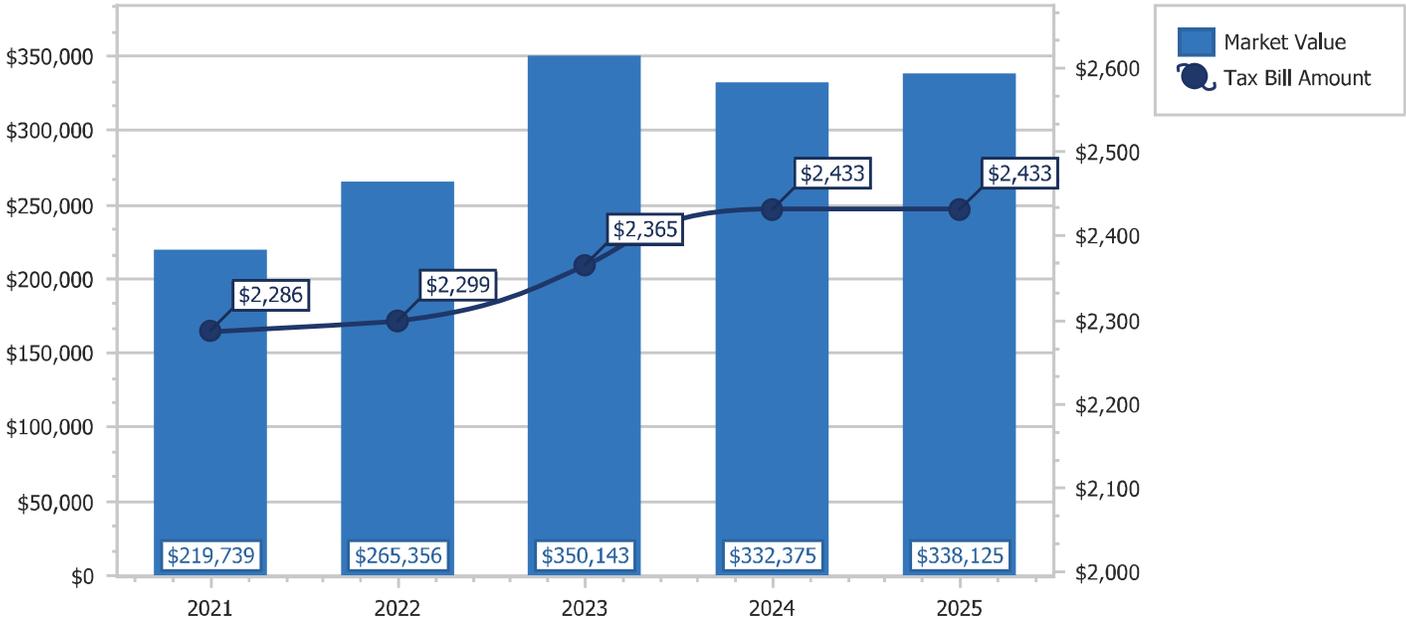
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1A |
| Description | Single Family-9000 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|-------------|
| Elementary | Eastbrook |
| Middle | Tuskawilla |
| High | Lake Howell |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 1 - Bob Dallari |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 67 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 23 Zone: 231 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | TUE/FRI |
| Recycle | TUE |
| Yard Waste | NO SERVICE |
| Hauler # | Waste Pro |

Property Value History



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**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 16 BLK A OAKCREST PB 23 PGS 67 & 68

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: DANIEL SPOSATO
7377 GRAND AVENUE
WINTER PARK, FL 32792

Project Name: GRAND AVE (7377)

Requested Variance:

A fence height variance from six (6) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for a fence height variance. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 16 BLK A OAKCREST PB 23 PGS 67 & 68

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: DANIEL SPOSATO
7377 GRAND AVENUE
WINTER PARK, FL 32792

Project Name: GRAND AVE (7377)

Variance Approval:

Request for a north side street setback variance from six (6) feet to eight (8) feet for a fence height in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 8' height fence as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0070

Title:

619 Tuskawilla Point Lane - Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; BV2025-137 (James & Linda Diguisseppi, Applicants) District 2 - Zembower (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Tuskawilla Point subdivision.
- The proposed structure to be constructed would be fifteen (15) feet by twenty-six (26) feet.
- The rear of the property abuts Tract B which is a Drainage Detention Area.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria has not been satisfied:

The placement of the screen room; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

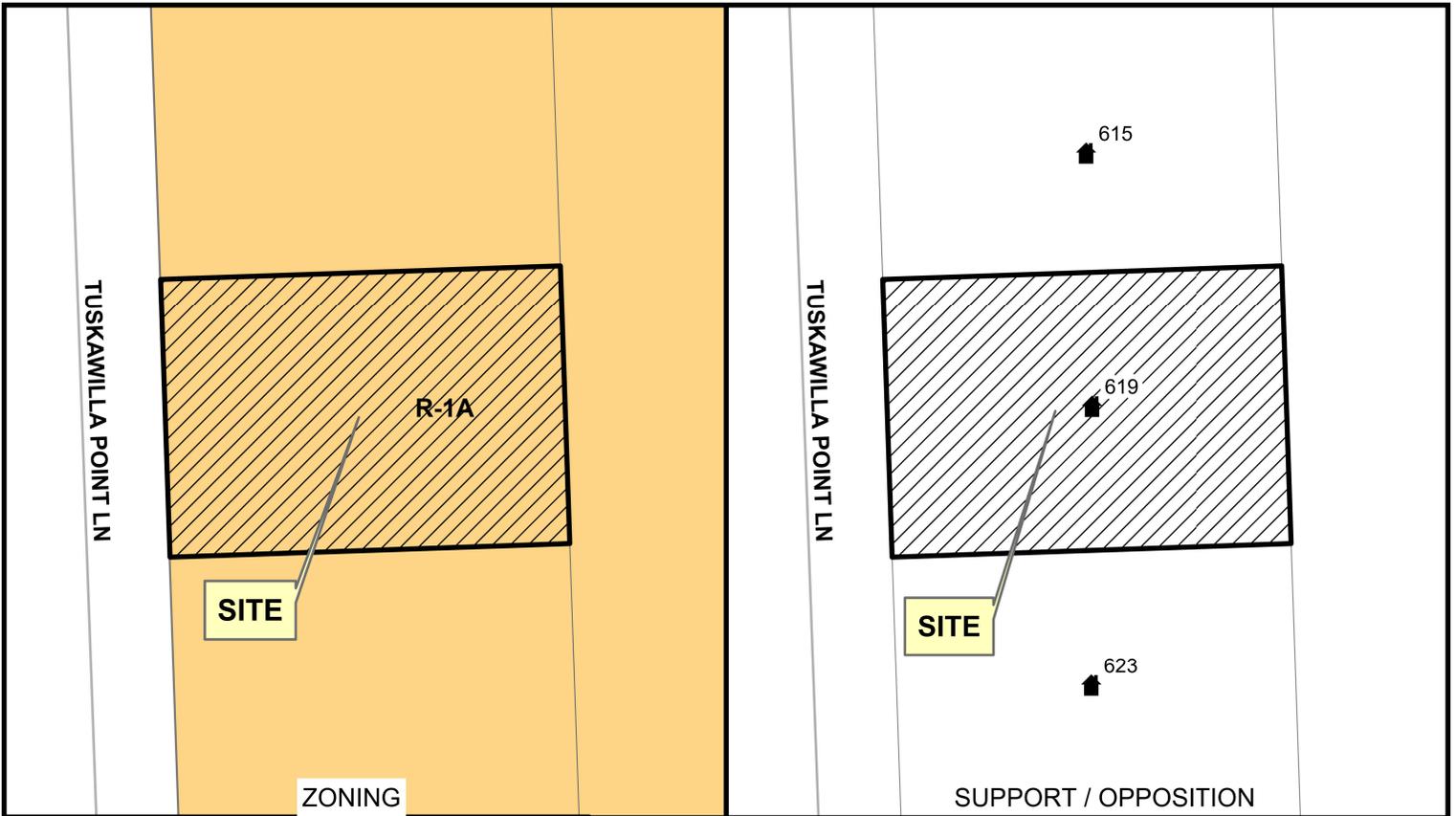
Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the screen room addition as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



James & Linda Diguseppi
 619 Tuskawilla Point Ln
 Winter Springs FI 32708

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

ZONING

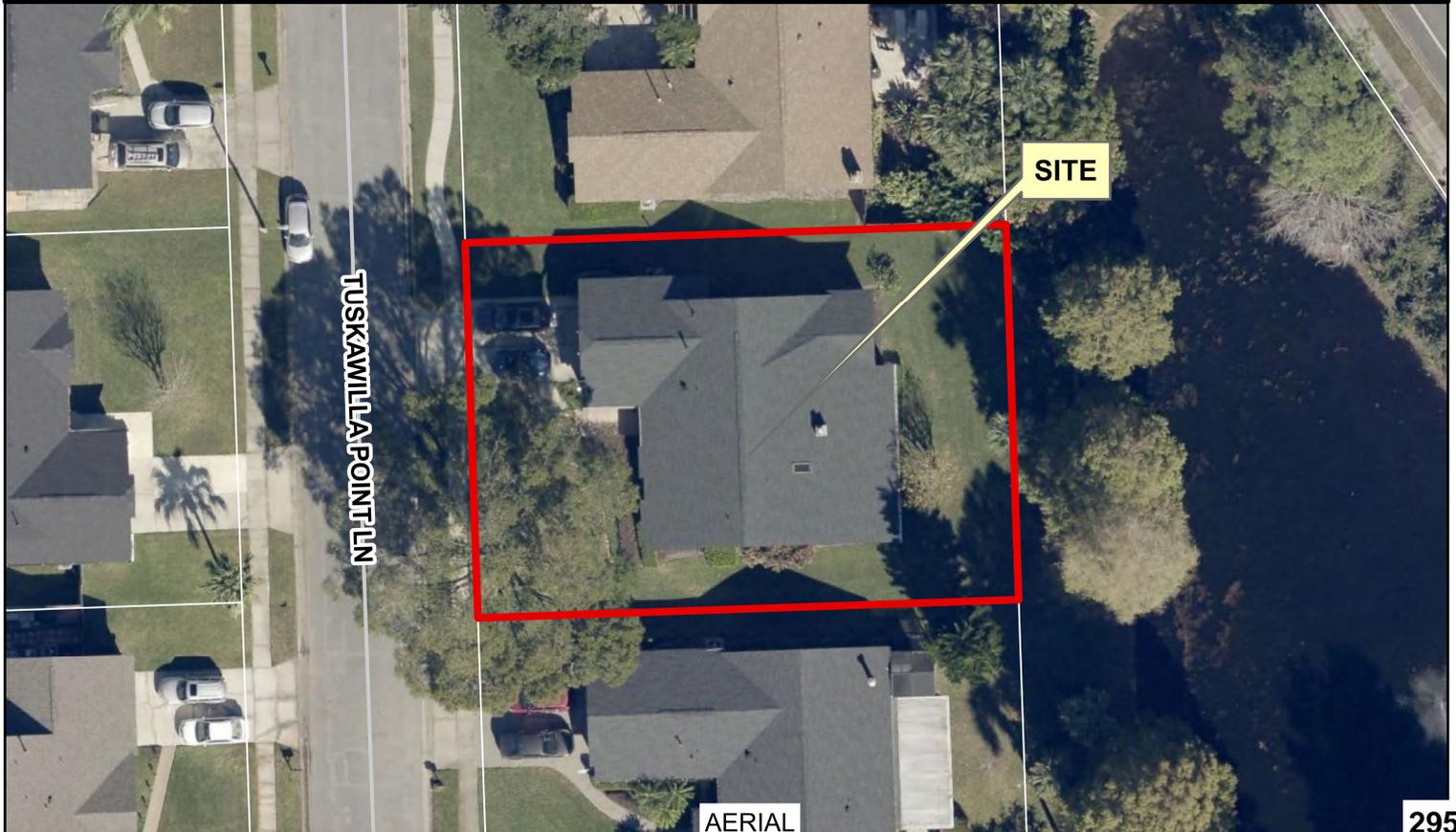
SUPPORT / OPPOSITION

R-1A

n/a

Support

Oppose



VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The property at 619 Tuskwilla Point Lane sits on 0.21 Acres of Land. The back of the house is capable of handling a 15' x 26' Screen enclosure for the purpose of Entertainment & Personal use.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

Special conditions stem from the 1980's construction of my house. The screen enclosure ability is to provide an extra functional room.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

Granting of the variance to 390 sq. ft screen enclosure. Several homes in my community have screen enclosures also. To help keep noise & mosquitoes from being a nuisance.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

It would only deprive me of having the right to enjoy if it wasn't approved. The H.O.A has given their approval.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The variance to install a 390 sq. ft screen enclosure in the rear of the home as confirmed by the survey for 619 TUSKWILLA POINT LANE.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Granting the variance to install a 390 sq. ft screen enclosure 15' x 26' w/ one door in the back of the home as confirmed by the survey for 619 TUSKWILLA POINT LANE.

Property Record Card



Parcel: 24-21-30-501-0000-0440
Property Address: 619 TUSKAWILLA POINT LN WINTER SPRINGS, FL 32708
Owners: DIGUISEPPI, JAMES; DIGUISEPPI, LINDA
 2026 Market Value \$414,948 Assessed Value \$227,921 Taxable Value \$177,199
 2025 Tax Bill \$1,427.91 Tax Savings with Exemptions \$4,256.82
 The 4 Bed/2 Bath Single Family property is 2,283 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 24-21-30-501-0000-0440 |
| Property Address | 619 TUSKAWILLA POINT LN WINTER SPRINGS, FL 32708 |
| Mailing Address | 619 TUSKAWILLA POINT LN WINTER SPGS, FL 32708-4901 |
| Subdivision | TUSKAWILLA POINT |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | 00-HOMESTEAD (2026) |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$326,348 | \$328,181 |
| Depreciated Other Features | \$3,600 | \$2,400 |
| Land Value (Market) | \$85,000 | \$85,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$414,948 | \$415,581 |
| Portability Adjustment | \$187,027 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$265,342 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$227,921 | \$150,239 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$5,684.73 |
| Tax Bill Amount | \$1,427.91 |
| Tax Savings with Exemptions | \$4,256.82 |

Owner(s)

Name - Ownership Type

DIGUISEPPI, JAMES - Tenancy by Entirety
 DIGUISEPPI, LINDA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 44
TUSKAWILLA POINT
PB 23 PGS 81 & 82

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$227,921 | \$50,722 | \$177,199 |
| Schools | \$227,921 | \$25,000 | \$202,921 |
| FIRE | \$227,921 | \$50,722 | \$177,199 |
| ROAD DISTRICT | \$227,921 | \$50,722 | \$177,199 |
| SJWM(Saint Johns Water Management) | \$227,921 | \$50,722 | \$177,199 |

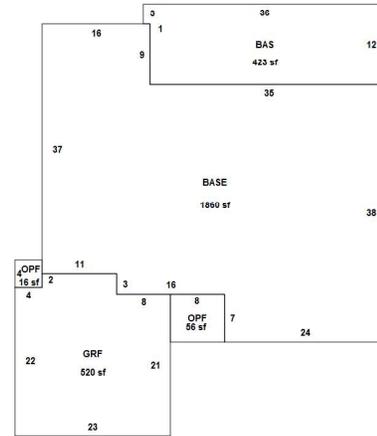
Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 1/24/2025 | \$485,000 | 10763/1139 | Improved | Yes |
| WARRANTY DEED | 3/1/2017 | \$100 | 08909/1109 | Improved | No |
| WARRANTY DEED | 5/1/2012 | \$200,000 | 07784/1930 | Improved | Yes |
| WARRANTY DEED | 5/1/2010 | \$152,800 | 07389/0287 | Improved | Yes |
| QUIT CLAIM DEED | 3/1/2010 | \$100 | 07352/0033 | Improved | No |
| QUIT CLAIM DEED | 5/1/1997 | \$22,400 | 03240/1493 | Improved | No |
| WARRANTY DEED | 12/1/1986 | \$85,000 | 01804/0074 | Improved | Yes |
| QUIT CLAIM DEED | 3/1/1986 | \$100 | 01724/0049 | Improved | No |
| WARRANTY DEED | 12/1/1983 | \$88,400 | 01512/1833 | Improved | Yes |

Land

| Units | Rate | Assessed | Market |
|-------|--------------|----------|----------|
| 1 Lot | \$85,000/Lot | \$85,000 | \$85,000 |

| Building Information | |
|-------------------------------|------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1983/1998 |
| Bed | 4 |
| Bath | 2.0 |
| Fixtures | 7 |
| Base Area (ft ²) | 1860 |
| Total Area (ft ²) | 2875 |
| Constuction | CB/STUCCO FINISH |
| Replacement Cost | \$366,683 |
| Assessed | \$326,348 |



Sketch by Apex/Sketch

Building 1

* Year Built = Actual / Effective

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| BASE | 423 |
| GARAGE FINISHED | 520 |
| OPEN PORCH FINISHED | 16 |
| OPEN PORCH FINISHED | 56 |

| Permits | | | | |
|----------|--|----------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 14999 | 619 TUSKAWILLA POINT LN: MECHANICAL - RESIDENTIAL- [TUSKAWILLA POINT] | \$13,000 | | 10/7/2025 |
| 01055 | 619 TUSKAWILLA POINT LN: REROOF RESIDENTIAL-RE-ROOF- REMOVE AND REPLACE ASPHALT SHIN [TUSKAWILLA POINT] | \$20,611 | | 2/1/2022 |
| 04401 | REROOF | \$7,200 | | 6/3/2010 |
| 04108 | MECHANICAL & CONDENSOR | \$2,263 | | 5/21/2010 |
| 01157 | CHANGEOUT NO DUCTWORK | \$5,000 | | 2/1/1997 |
| 07463 | FAMILY ROOM ADDITION | \$22,419 | | 11/1/1996 |

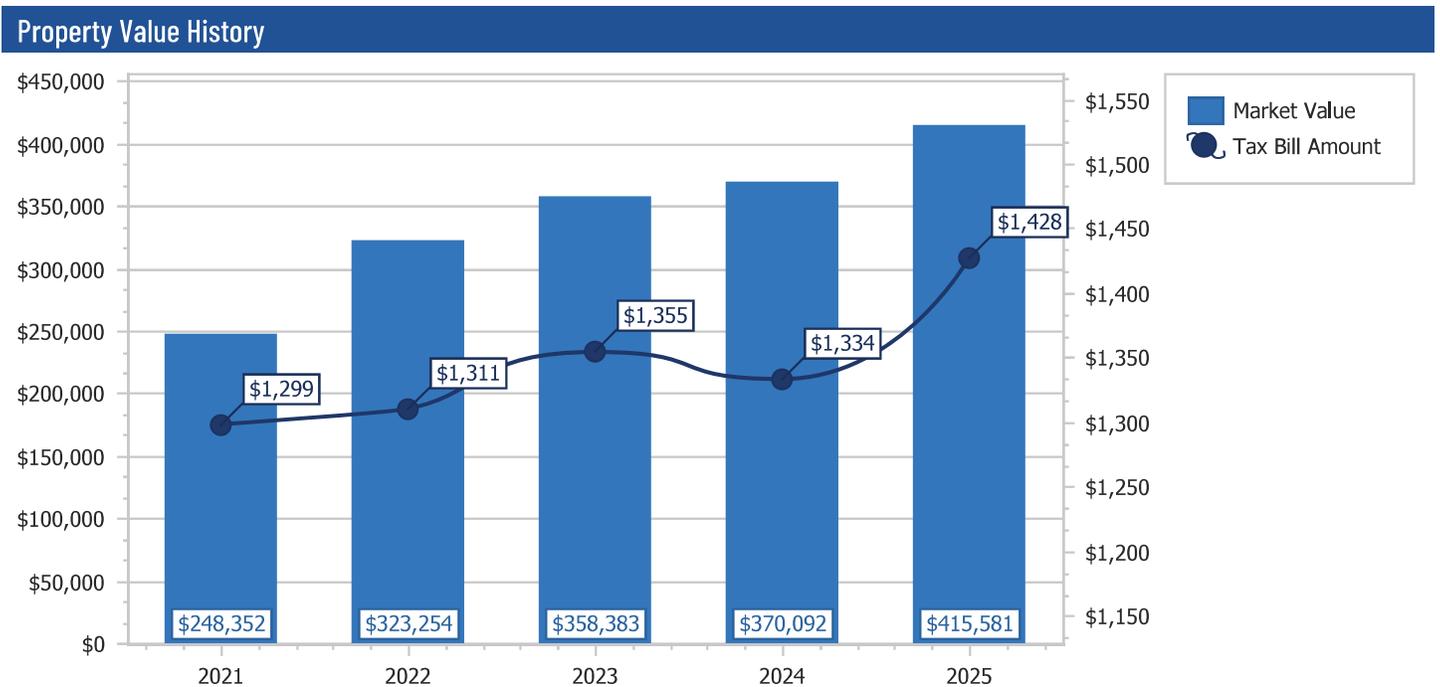
| Extra Features | | | | |
|----------------|------------|-------|---------|----------|
| Description | Year Built | Units | Cost | Assessed |
| FIREPLACE 2 | 1983 | 1 | \$6,000 | \$3,600 |

| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1A |
| Description | Single Family-9000 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|-------------|
| Elementary | Red Bug |
| Middle | Tuskawilla |
| High | Lake Howell |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 2 - Jay Zembower |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 60 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 27 Zone: 273 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | MON/THU |
| Recycle | THU |
| Yard Waste | WED |
| Hauler # | Waste Pro |



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**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 44 TUSKAWILLA POINT PB 23 PGS 81 & 82

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: JAMES & LINDA DIGUISEPPI
619 TUSKAWILLA POINT LN
WINTER SPRINGS, FL 32708

Project Name: TUSKAWILLA POINT LN (619)

Variance Approval:

Request for rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the Screen room addition (15' x 26') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

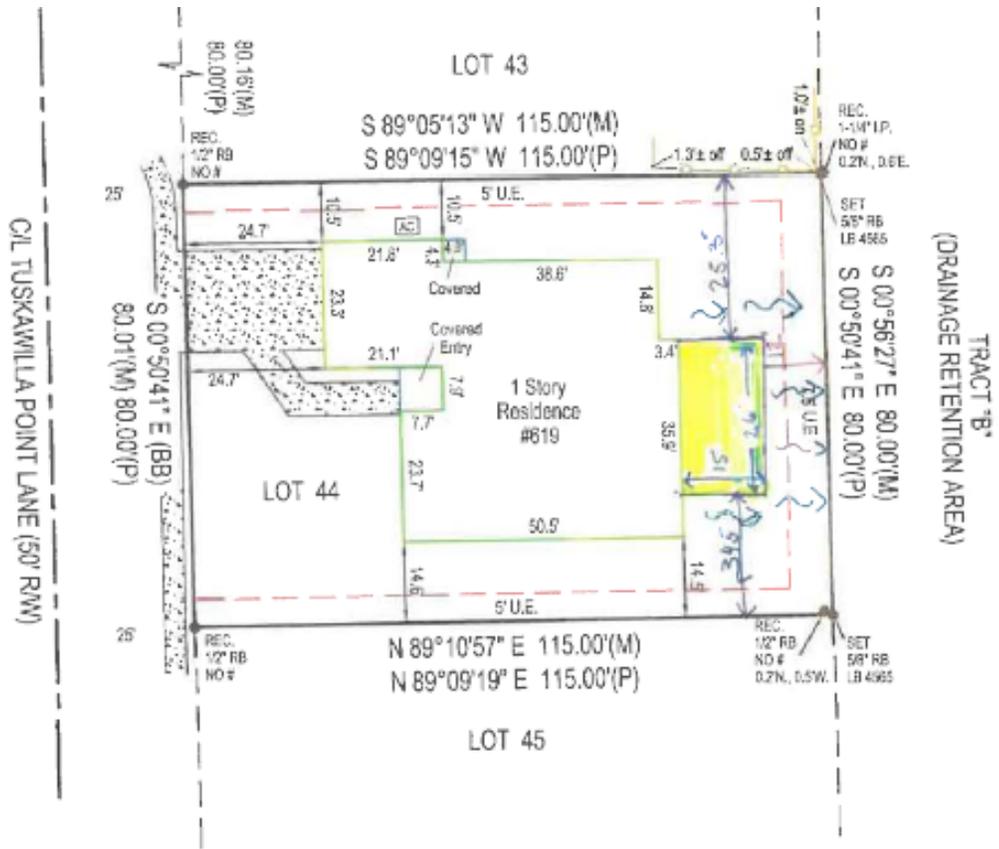
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 44 TUSKAWILLA POINT PB 23 PGS 81 & 82

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: JAMES & LINDA DIGUISEPPI
619 TUSKAWILLA POINT LN
WINTER SPRINGS, FL 32708

Project Name: TUSKAWILLA POINT LN (619)

Requested Variance:

A rear yard setback variance from thirty (30) feet to twelve (12) feet for a screen room addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for the construction of a screen room addition. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0071

Title:

103 South Lakewood Circle - Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; BV2025-138 (John Leach, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lakewood Shores subdivision.

- The garage addition is 20 feet by 34 feet (680 sq. ft) and the covered porch is 26 feet by 9 feet (234 sq. ft).
- Letters of support have been received from the adjacent neighbors.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is twenty-five (25) feet; side street is fifteen (15) feet, and the side yard setback is seven and one half (7.5) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The placement of the structures; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and

undue hardship on the applicant. Section 30.3.3.2(b)(4)

Staff Conclusion:

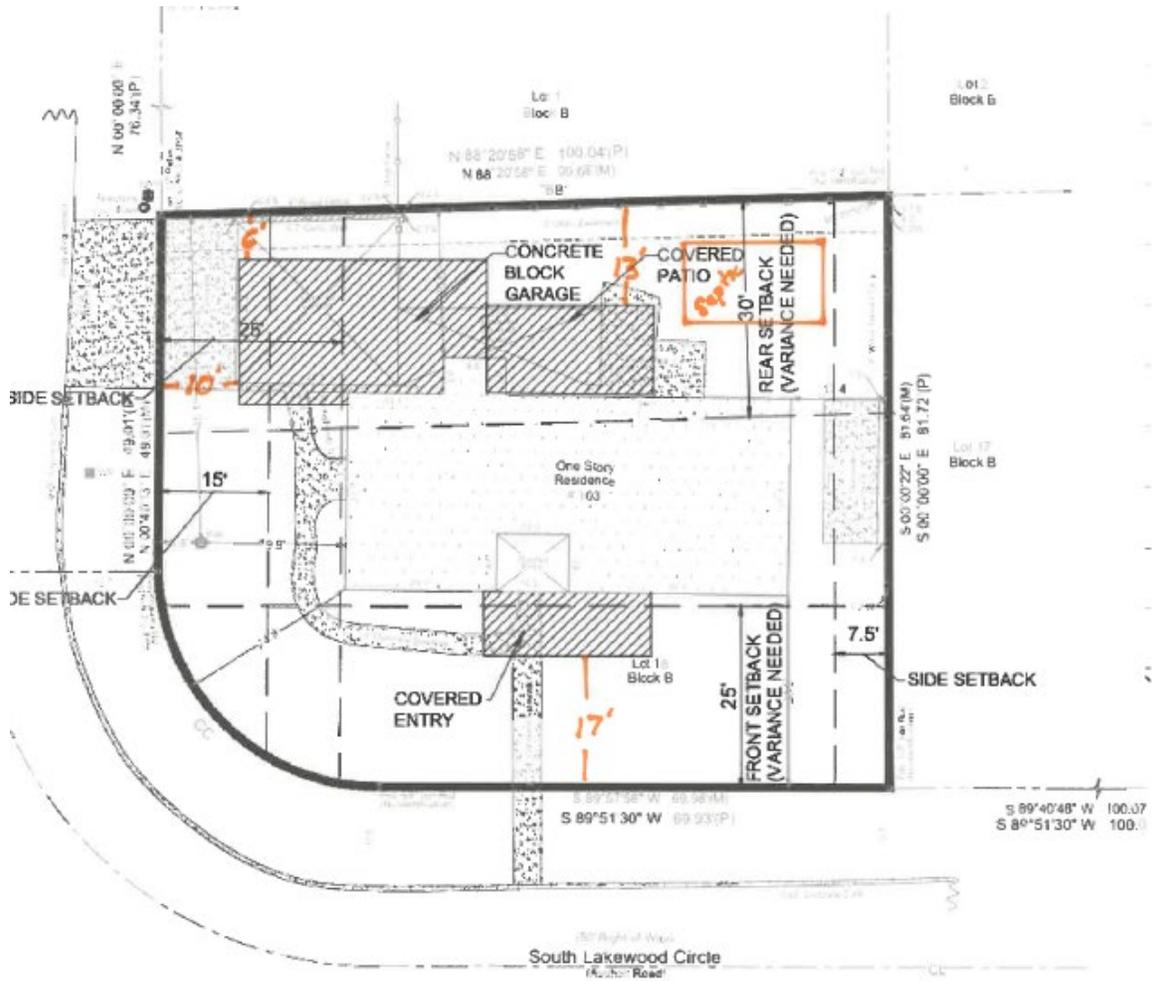
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

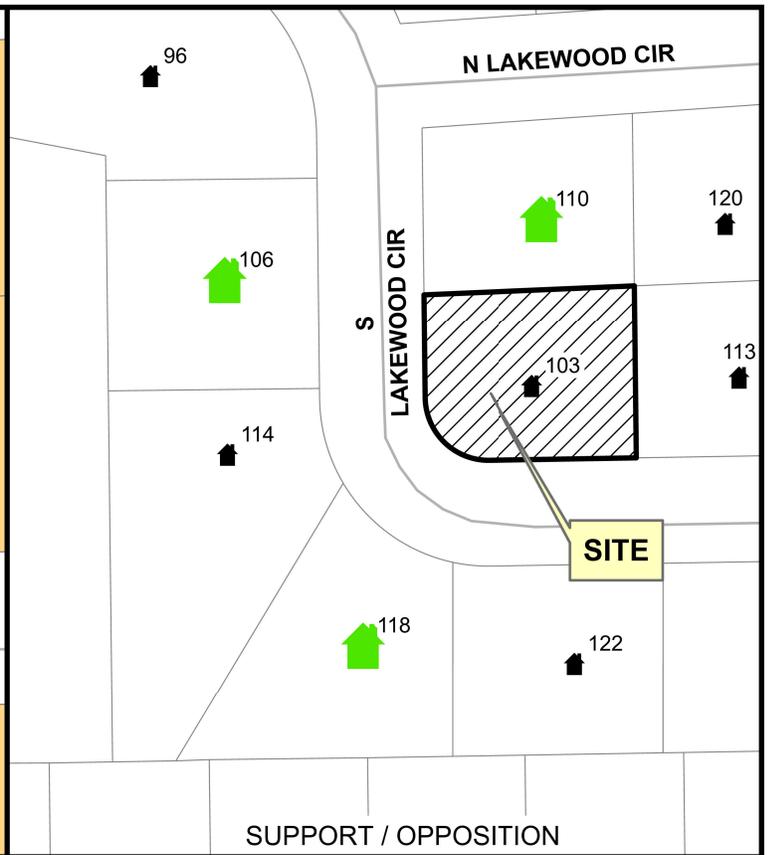
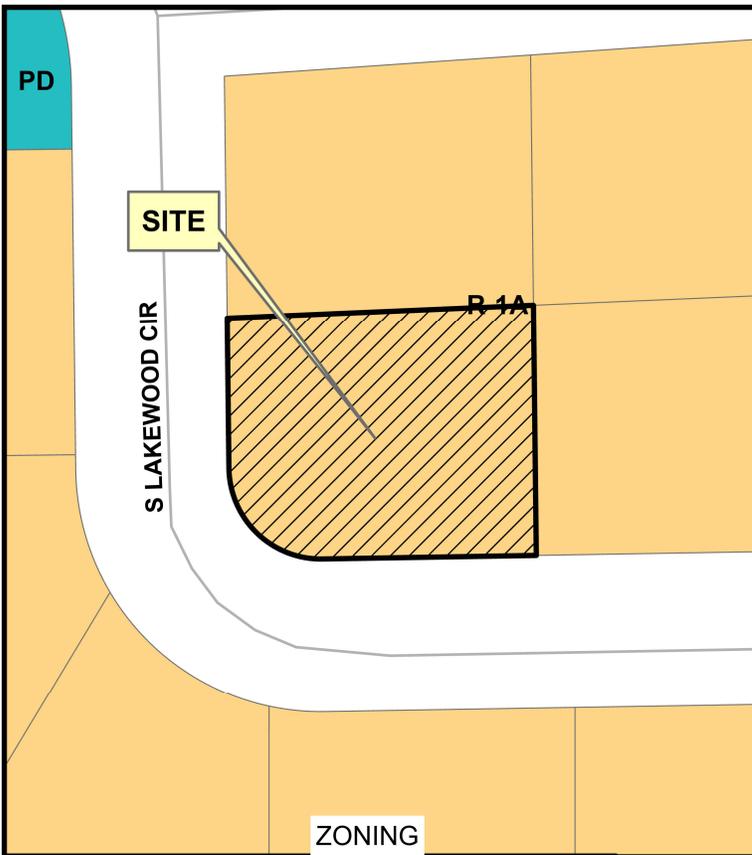
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the garage addition & covered patio as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

S LAKEWOOD CIR (103) VARIANCES



SITE PLAN
SCALE: 1"=200'



John Leach & Jo Ann Gregg
 103 S Lakewood Cir
 Maitland FL 32751

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

| | | |
|--|---|--|
|  R-1A |  n/a |  |
|  PD |  Support | |
| |  Oppose | |



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

The existing residence predates current zoning standards; many homes in Lakewood Shores were built in the 1950s with setbacks less than the current 30 ft requirement. The subject lot and adjacent parcels were developed before the current code, creating a uniform but non-conforming pattern. Additionally, the home sustained major fire damage which necessitates full roof reconstruction, giving rise to this request to replace and modernize existing structures within a similar footprint.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The hardship results from the age and layout of the original subdivision and the recent fire event, neither of which were caused by the owners. Both the existing rear porch and covered parking pre-date the current owners' 1999 purchase and the current setback standards.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

The requested variances merely allow the property to maintain and rebuild structures comparable to those historically present on the lot and consistent with neighboring homes.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Requiring full compliance would prevent the owners from rebuilding a functional porch and retaining their existing carport, substantially reducing usable outdoor space and harming the property's architectural balance following the fire.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The requested variance represents the least relief required to rebuild the residence and restore functional outdoor living space. The new rear porch will not extend any further into the rear setback than the existing structure already does, and the proposed front porch (while within the current front setback) introduces only a modest architectural feature to complement the home's design. Both elements are proportional to the house, consistent with neighboring properties, and do not intensify any existing encroachments beyond what has historically existed on the site.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

The project restores a single-family residence to safe, code-compliant condition while maintaining the neighborhood's established character. The improvements will enhance aesthetics and value, without impairing neighboring properties or passersby.

Property Record Card



Parcel: 19-21-30-513-0B00-0180
Property Address: 103 S LAKEWOOD CIR MAITLAND, FL 32751
Owners: GREGG, JO ANN; LEACH, JOHN K
 2026 Market Value \$247,091 Assessed Value \$94,928 Taxable Value \$44,206
 2025 Tax Bill \$703.12 Tax Savings with Exemptions \$2,697.03
 The 3 Bed/2 Bath Single Family property is 1,400 SF and a lot size of 0.18 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 19-21-30-513-0B00-0180 |
| Property Address | 103 S LAKEWOOD CIR MAITLAND, FL 32751 |
| Mailing Address | 103 S LAKEWOOD CIR MAITLAND, FL 32751-3434 |
| Subdivision | LAKEWOOD SHORES |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | 00-HOMESTEAD (2000) |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$156,341 | \$159,407 |
| Depreciated Other Features | \$5,750 | \$4,160 |
| Land Value (Market) | \$85,000 | \$85,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$247,091 | \$248,567 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$152,163 | \$156,314 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$94,928 | \$92,253 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$3,400.15 |
| Tax Bill Amount | \$703.12 |
| Tax Savings with Exemptions | \$2,697.03 |

Owner(s)

Name - Ownership Type
 GREGG, JO ANN - Joint Tenants with right of Survivorship
 LEACH, JOHN K - Joint Tenants with right of Survivorship

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG
52

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|----------|---------------|----------|
| COUNTY GENERAL FUND | \$94,928 | \$50,722 | \$44,206 |
| Schools | \$94,928 | \$25,000 | \$69,928 |
| FIRE | \$94,928 | \$50,722 | \$44,206 |
| ROAD DISTRICT | \$94,928 | \$50,722 | \$44,206 |
| SJWM(Saint Johns Water Management) | \$94,928 | \$50,722 | \$44,206 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 6/1/1999 | \$91,200 | 03681/1701 | Improved | Yes |
| WARRANTY DEED | 3/1/1978 | \$25,300 | 01162/1591 | Improved | Yes |
| WARRANTY DEED | 1/1/1975 | \$23,000 | 01051/1796 | Improved | Yes |

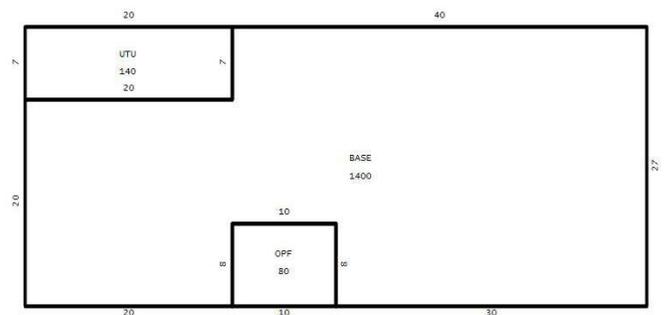
Land

| Units | Rate | Assessed | Market |
|-------|--------------|----------|----------|
| 1 Lot | \$85,000/Lot | \$85,000 | \$85,000 |

Building Information

| | |
|-------------------------------|---------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1958/1970 |
| Bed | 3 |
| Bath | 2.0 |
| Fixtures | 6 |
| Base Area (ft ²) | 1400 |
| Total Area (ft ²) | 1620 |
| Constuction | CONC BLOCK |
| Replacement Cost | \$245,241 |
| Assessed | \$156,341 |

* Year Built = Actual / Effective



Building 1

Appendages

| Description | Area (ft ²) |
|-------------|-------------------------|
|-------------|-------------------------|

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|--|---------|---------|-------------|
| 20103 | 103 S LAKEWOOD CIR: WINDOW / DOOR REPLACEMENT- [LAKEWOOD SHORES] | \$5,335 | | 4/7/2021 |
| 06415 | WINDOW/DOOR REPLACEMENT | \$3,700 | | 4/13/2018 |
| 02577 | A/C SYSTEM | \$5,874 | | 4/1/1998 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|----------------|------------|-------|---------|----------|
| SCREEN PATIO 1 | 1990 | 1 | \$3,500 | \$2,100 |
| CARPORT 2 | 1993 | 1 | \$4,500 | \$2,700 |
| SHED | 2020 | 1 | \$1,000 | \$950 |

Zoning

| | |
|-----------------|-------------------------|
| Zoning | R-1A |
| Description | Single Family-9000 |
| Future Land Use | LDR |
| Description | Low Density Residential |

School Districts

| | |
|------------|-----------------|
| Elementary | English Estates |
| Middle | South Seminole |
| High | Lake Howell |

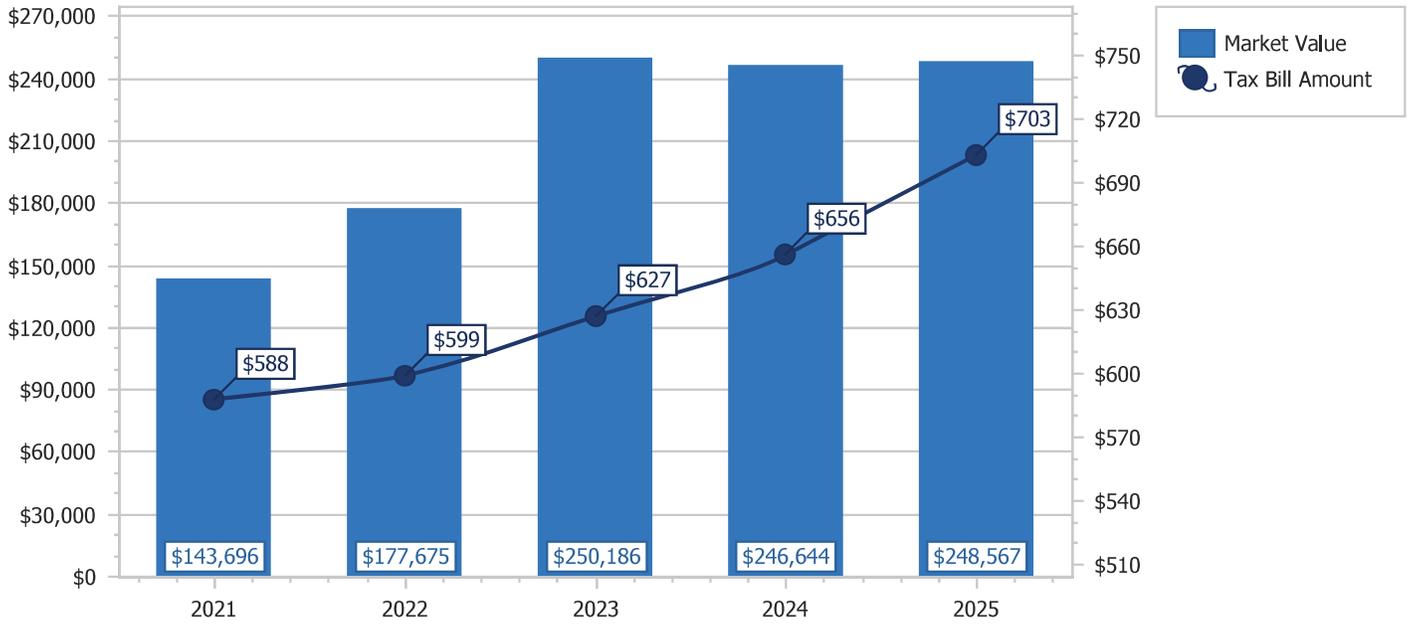
Political Representation

| | |
|-----------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 62 |

Utilities

| | |
|----------------|-----------------------|
| Fire Station # | Station: 22 Zone: 225 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Casselberry |
| Sewage | |
| Garbage Pickup | TUE/FRI |
| Recycle | TUE |
| Yard Waste | WED |
| Hauler # | Waste Management |

Property Value History



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To Seminole County Planning & Development Division
1181 East First Street
Sanford, FL 32771

November 7, 2025

Subject: Letter of Support for Variance Request for Jo Gregg and Kris Leach at
103 S. Lakewood Circle, Maitland, FL 32751

To Whom It May Concern,

I am writing to express my full support for the variance request. I am their neighbor at 110 N. Lakewood Circle, and believe the variance is necessary and will not negatively impact my property or the surrounding neighborhood. The specific variance requested is for roof extension over front and rear porch. The reason for this request is the reconstruction of their home after fire property damage and to make modest improvement for home cosmetic appeal which will also improve the neighborhood. I have reviewed the plans and am comfortable with the proposed variance.

I encourage you to approve this variance request. I am available to answer any questions you may have and can be reached at the contact information listed above.

Damon Preble
110 N. Lakewood Circle
Maitland, FL 32751
407-599-6426



Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

November 5, 2025

To Whom it May Concern:

The purpose of this letter is to confirm support for the variance request regarding the property at **103 S Lakewood Circle, Maitland, FL 32751**. I am in favor of this variance because it will be part of the repairs of the home, and it will improve the neighborhood. The project will only have a positive impact on the neighborhood. It will not cause any issues with noise, light and/or blocking views.

The request for variance is regarding the south-facing porch. Due to recent damage from a major fire incident the property will require significant repairs. These repairs will include a variance to the south-facing porch.

The owners and residents at this property are exemplary neighbors and I fully support this request for variance.

Kind Regards,



Jaysen Mulligan
106 S Lakewood Cir.
Maitland, FL 32751
(704)-953-8453

November 10, 2025

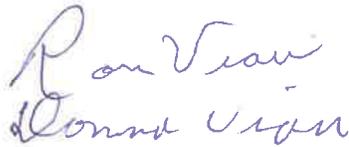
Seminole County Planning & Development Division
101 East First Street
Sanford, FL 32771

To Whom it May Concern,

We're writing to express our support for the variance request by our neighbors, Jo Gregg & Kris Leach, at 103 S. Lakewood Circle. As their neighbors for 25 years, we look forward to Jo & Kris being able to repair and improve their home after their home was damaged by fire earlier this year. We've reviewed their plans and understand this variance would be necessary to have a roof extension over their front porch, and other potential areas of their property.

We feel that these plans will have a positive impact and bring an aesthetic appeal to our neighborhood. We encourage you to approve their request for this requested variance and look forward to having Jo and Kris back in our neighborhood and their home. We are available should you have any questions or concerns.

Warm regards,

A handwritten signature in blue ink, appearing to read "Ron Viau" on the top line and "Donna Viau" on the bottom line.

Ron & Donna Viau
118 S. Lakewood S. Circle
Maitland, FL 32751
(321) 370-9395

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG 52

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: JOHN LEACH
103 S LAKEWOOD CIR
MAITLAND, FL 32751

Project Name: S LAKEWOOD CIR (103)

Requested Variance:

(1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a garage addition. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG 52

(The above-described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: JOHN LEACH
103 S LAKEWOOD CIR
MAITLAND, FL 32751

Project Name: S LAKEWOOD CIR (103)

Variance Approval:

Request for: (1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the garage addition (20' x 34') & covered porch (26' x 9') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

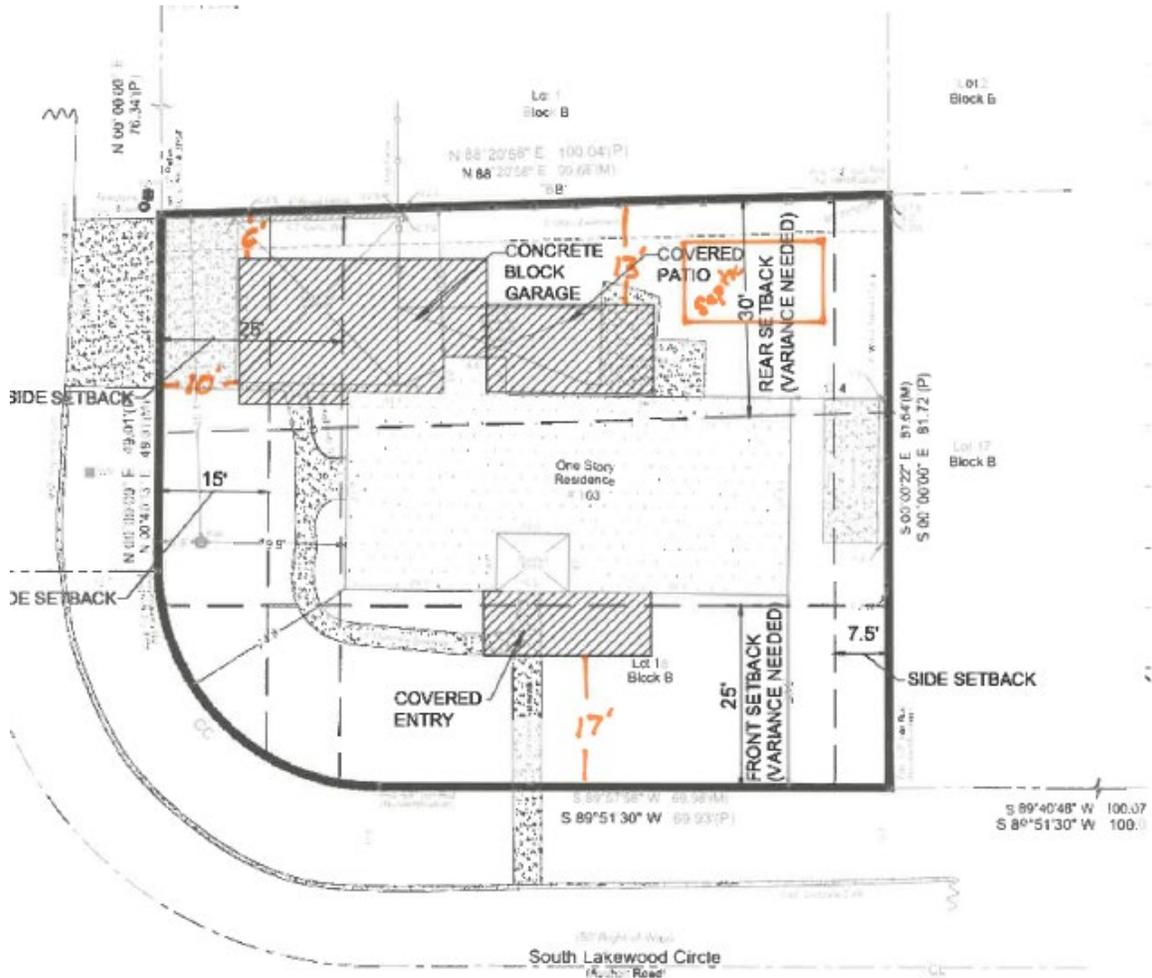
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN



SITE PLAN
SCALE: 1"=200'



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0087

Title:

2470 Island Drive - Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-139 (Robert J Heard, Applicant) District 3 - Constantine (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lake Brantley Isles subdivision.
- The proposed structure to be constructed will be 12' x 20'.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the side yard setback for this zoning district is ten (10) feet.

- There was a prior variance for the subject property for in 2015 a garage addition from 25 feet to 15 feet and was approved.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria has not been satisfied:

The placement of the shed; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

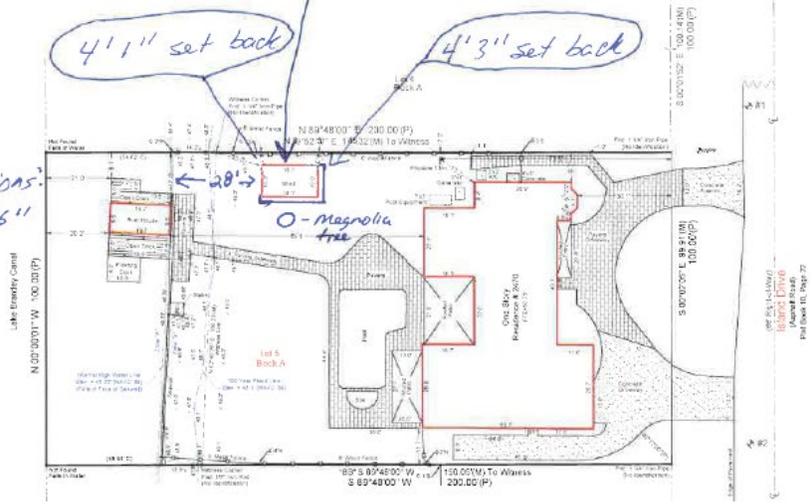
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the shed 12' by 20' as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

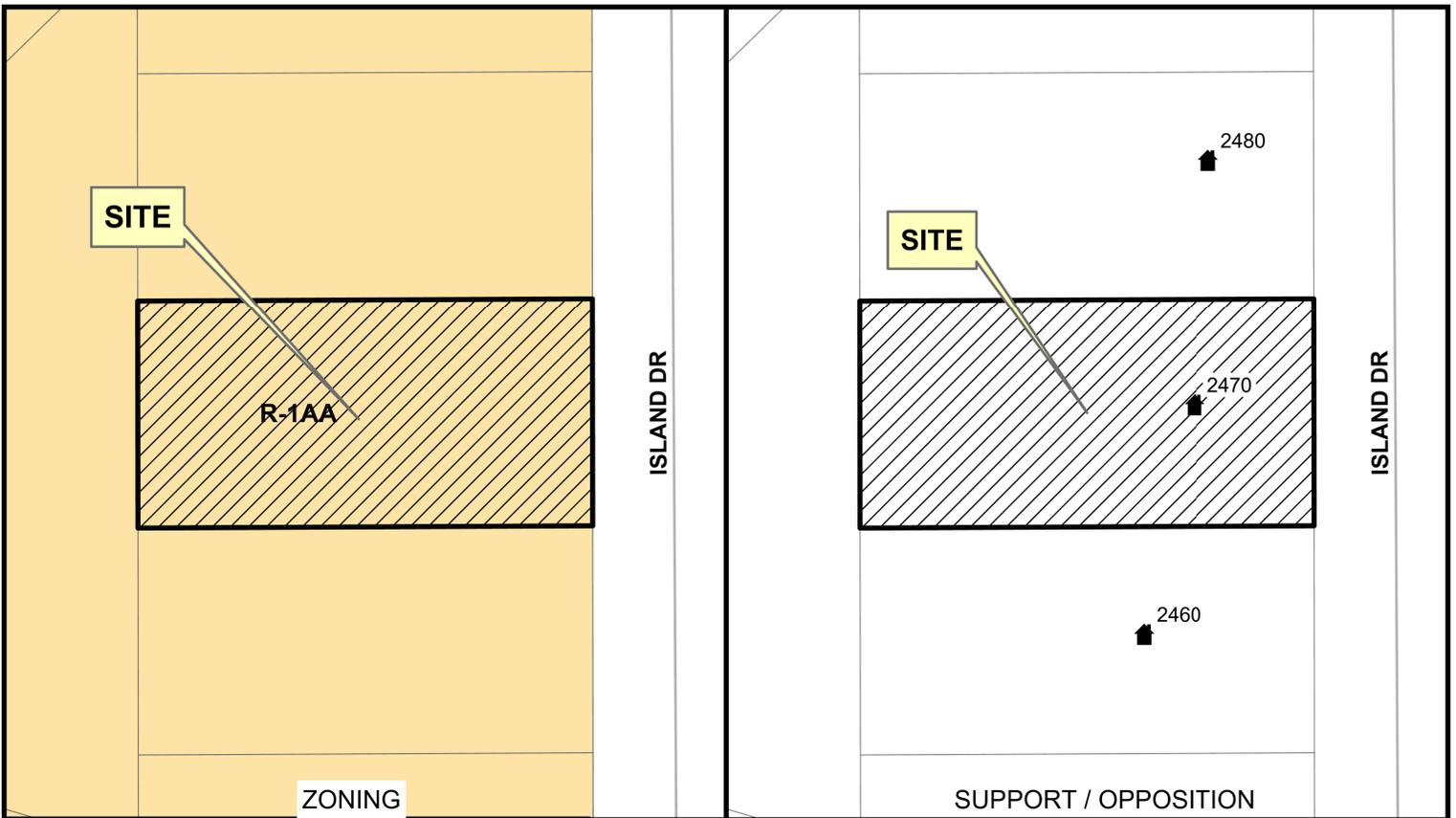
ISLAND DR (2470) VARIANCES

* New shed - same foot print - 2' longer & 2' wider than existing building.
Red lines - existing - blue lines proposed.

Set back from
highwater mark
28'. Shed dimensions:
12' x 20' x 10'6"



-Site Benchmark Information-

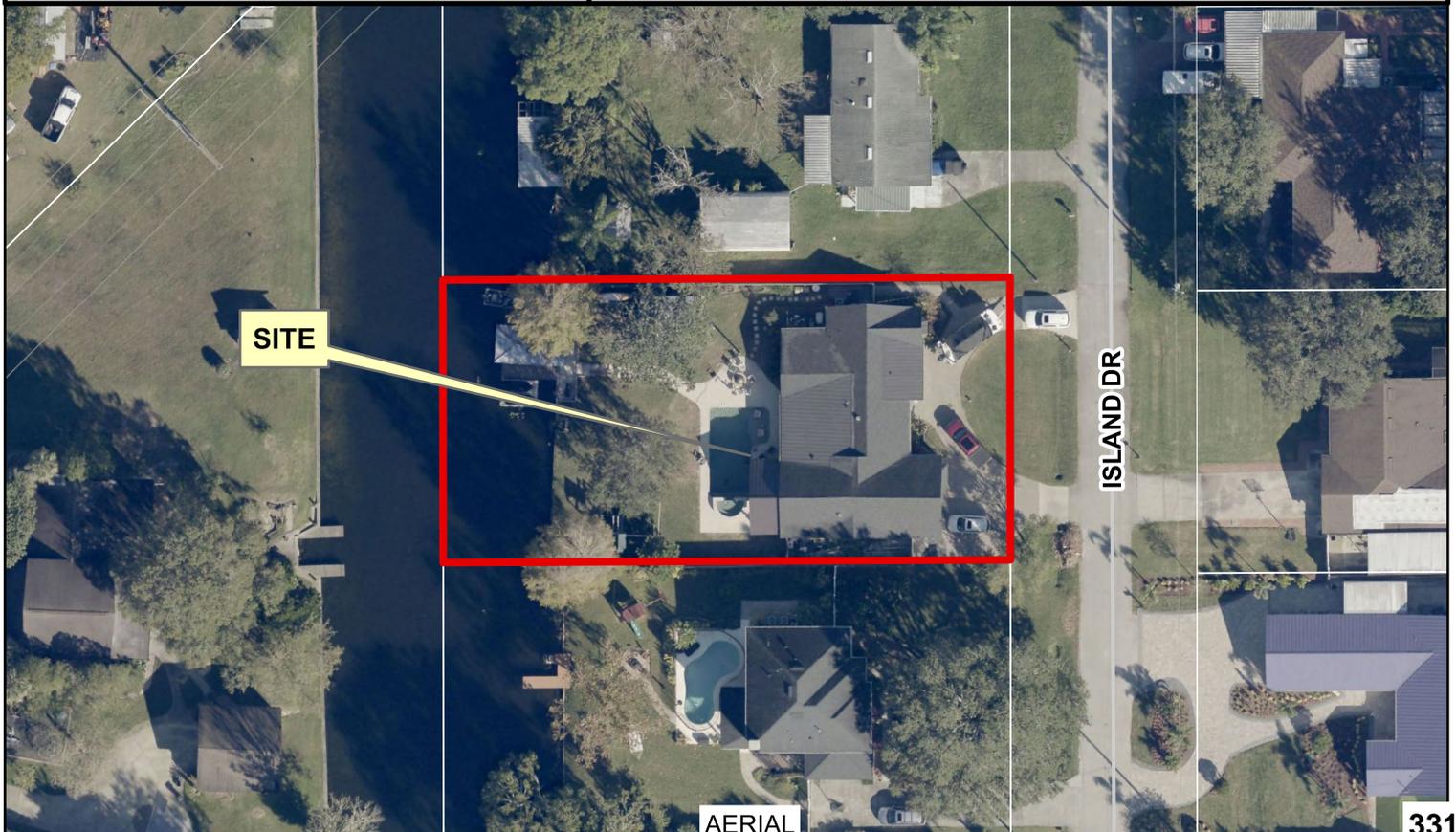


Robert & Kimberly Heard Rev Trust
 2470 Island Dr
 Longwood FL 32779

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

R-1AA

- n/a
- Support
- Oppose



VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The new building will be in the same footprint as the old building. The old building has been in this location since the early 1970's. Immediately adjacent to the old building is a decades old large magnolia tree. The magnolia tree's location makes moving the shed's placement impossible without removing the magnolia.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

It appears the shed and magnolia tree were built and planted at in the same timeframe. While the tree is large, old and beautiful, the shed is in dire need of replacement.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

Granting this variance would be in alignment with variances granted on the same street and in the same neighborhood.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Neighbors on our street and adjacent to our property have sheds/outbuildings in the same locations, within 5ft of the property line. While some of these sheds are as old as our old building, many neighbors have asked for

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Replacing the old shed with a new shed in the same footprint allows for minimal damage to the property and most importantly allows the magnolia tree to remain.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

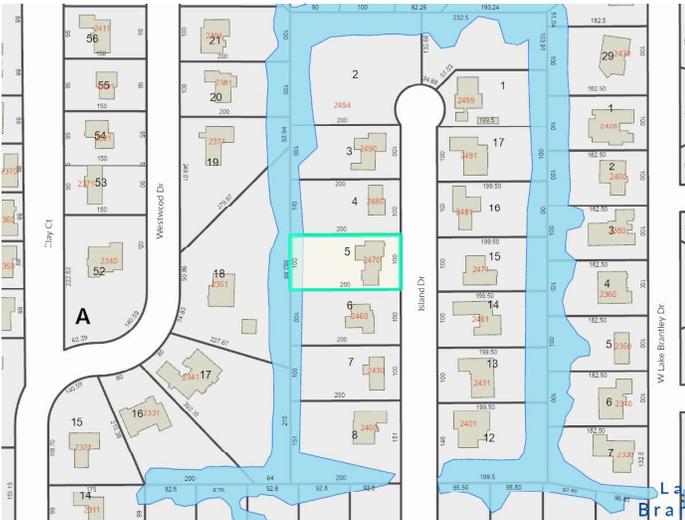
The old shed (1970's) will be replaced with the new all metal shed. This will bring upgrades and value to our homes and property. Remaining in the same location is in unity with all other outbuildings on our street and in our neighborhood.

Property Record Card



Parcel: 05-21-29-502-0A00-0050
Property Address: 2470 ISLAND DR LONGWOOD, FL 32779
Owners: ROBERT & KIMBERLY HEARD REV TRUST
 2026 Market Value \$663,989 Assessed Value \$472,236 Taxable Value \$421,514
 2025 Tax Bill \$5,718.85 Tax Savings with Exemptions \$3,385.85
 The 4 Bed/3 Bath Single Family Waterfront property is 2,627 SF and a lot size of 0.46 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 05-21-29-502-0A00-0050 |
| Property Address | 2470 ISLAND DR LONGWOOD, FL 32779 |
| Mailing Address | 2470 ISLAND DR LONGWOOD, FL 32779-4628 |
| Subdivision | LAKE BRANTLEY ISLES 2ND ADD |
| Tax District | 01:County Tax District |
| DOR Use Code | 0130:Single Family Waterfront |
| Exemptions | 00-HOMESTEAD (2016) |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$333,935 | \$336,925 |
| Depreciated Other Features | \$50,054 | \$48,672 |
| Land Value (Market) | \$280,000 | \$280,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$663,989 | \$665,597 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$191,753 | \$206,670 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$472,236 | \$458,927 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$9,104.70 |
| Tax Bill Amount | \$5,718.85 |
| Tax Savings with Exemptions | \$3,385.85 |

Owner(s)

Name - Ownership Type
ROBERT & KIMBERLY HEARD REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 BLK A
LAKE BRANTLEY ISLES 2ND
ADD
PB 11 PG 5

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$472,236 | \$50,722 | \$421,514 |
| Schools | \$472,236 | \$25,000 | \$447,236 |
| FIRE | \$472,236 | \$50,722 | \$421,514 |
| ROAD DISTRICT | \$472,236 | \$50,722 | \$421,514 |
| SJWM(Saint Johns Water Management) | \$472,236 | \$50,722 | \$421,514 |

Sales

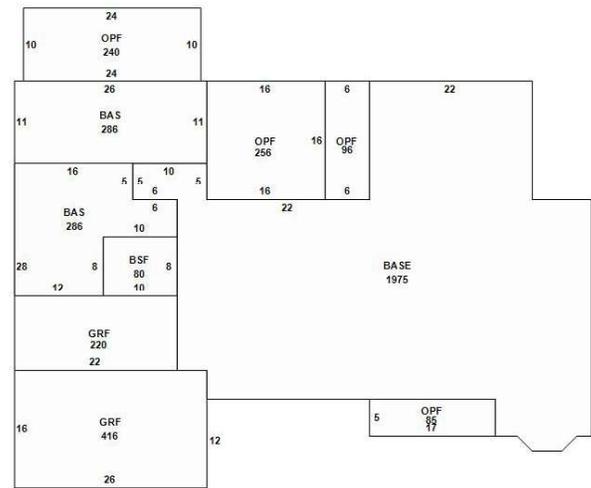
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| QUIT CLAIM DEED | 8/21/2025 | \$100 | 10887/0140 | Improved | No |
| WARRANTY DEED | 12/1/2015 | \$357,000 | 08604/1255 | Improved | Yes |
| WARRANTY DEED | 11/1/2013 | \$312,900 | 08173/1374 | Improved | Yes |
| QUIT CLAIM DEED | 11/1/1993 | \$100 | 02682/1169 | Improved | No |
| WARRANTY DEED | 5/1/1989 | \$75,000 | 02074/1062 | Improved | Yes |
| WARRANTY DEED | 1/1/1973 | \$35,000 | 00980/0487 | Improved | Yes |
| WARRANTY DEED | 1/1/1969 | \$19,500 | 00760/0221 | Improved | No |

Land

| Units | Rate | Assessed | Market |
|-------|---------------|-----------|-----------|
| 1 Lot | \$800,000/Lot | \$280,000 | \$280,000 |

| Building Information | |
|-------------------------------|------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1969/1990 |
| Bed | 4 |
| Bath | 3.0 |
| Fixtures | 13 |
| Base Area (ft ²) | 1975 |
| Total Area (ft ²) | 3940 |
| Constuction | CB/STUCCO FINISH |
| Replacement Cost | \$398,728 |
| Assessed | \$333,935 |

* Year Built = Actual / Effective



Building 1

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| BASE | 286 |
| BASE | 286 |
| BASE SEMI FINISHED | 80 |
| GARAGE FINISHED | 220 |
| GARAGE FINISHED | 416 |
| OPEN PORCH FINISHED | 85 |
| OPEN PORCH FINISHED | 96 |
| OPEN PORCH FINISHED | 256 |
| OPEN PORCH FINISHED | 240 |

| Permits | | | | |
|----------|---|-----------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 16001 | 2470 ISLAND DR: DOCK - BOATHOUSE-boat dock [LAKE BRANTLEY ISLES 2ND A] | \$45,000 | | 11/24/2025 |
| 15948 | 2470 ISLAND DR: FENCE/WALL RESIDENTIAL- [LAKE BRANTLEY ISLES 2ND A] | \$10,670 | | 11/14/2022 |
| 16862 | 2470 ISLAND DR: SWIMMING POOL RESIDENTIAL-Residential swimming pool [LAKE BRANTLEY ISLES 2ND A] | \$60,000 | | 9/29/2021 |
| 11005 | 2470 ISLAND DR: REROOF RESIDENTIAL-MULTI [LAKE BRANTLEY ISLES 2ND A] | \$8,500 | | 6/25/2021 |
| 05909 | 2470 ISLAND DR: RES ADDITION TO EXISTING STRUCTURE-ADDITION & ALTERATION [LAKE BRANTLEY ISLES 2ND A] ***DRAWN*** | \$150,000 | | 6/21/2021 |

| | | | | |
|-------|-----------------------------------|---------|------------|-----------|
| 07200 | REROOF | \$5,480 | | 8/4/2000 |
| 06684 | ENCLOSE EXISTING PORCH/PATIO DOOR | \$1,200 | 12/15/1998 | 8/1/1998 |
| 06950 | DRIVEWAY | \$0 | | 10/1/1996 |

| Extra Features | | | | |
|-------------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| SHED | 1969 | 1 | \$1,000 | \$600 |
| BOAT DOCK 1 | 1989 | 1 | \$3,000 | \$1,800 |
| BOAT COVER 1 | 1989 | 1 | \$3,500 | \$2,100 |
| COVERED PATIO 2 | 2005 | 1 | \$4,000 | \$2,400 |
| POOL 2 | 2022 | 1 | \$45,000 | \$41,625 |
| GAS HEATER - UNIT | 2022 | 1 | \$1,653 | \$1,529 |

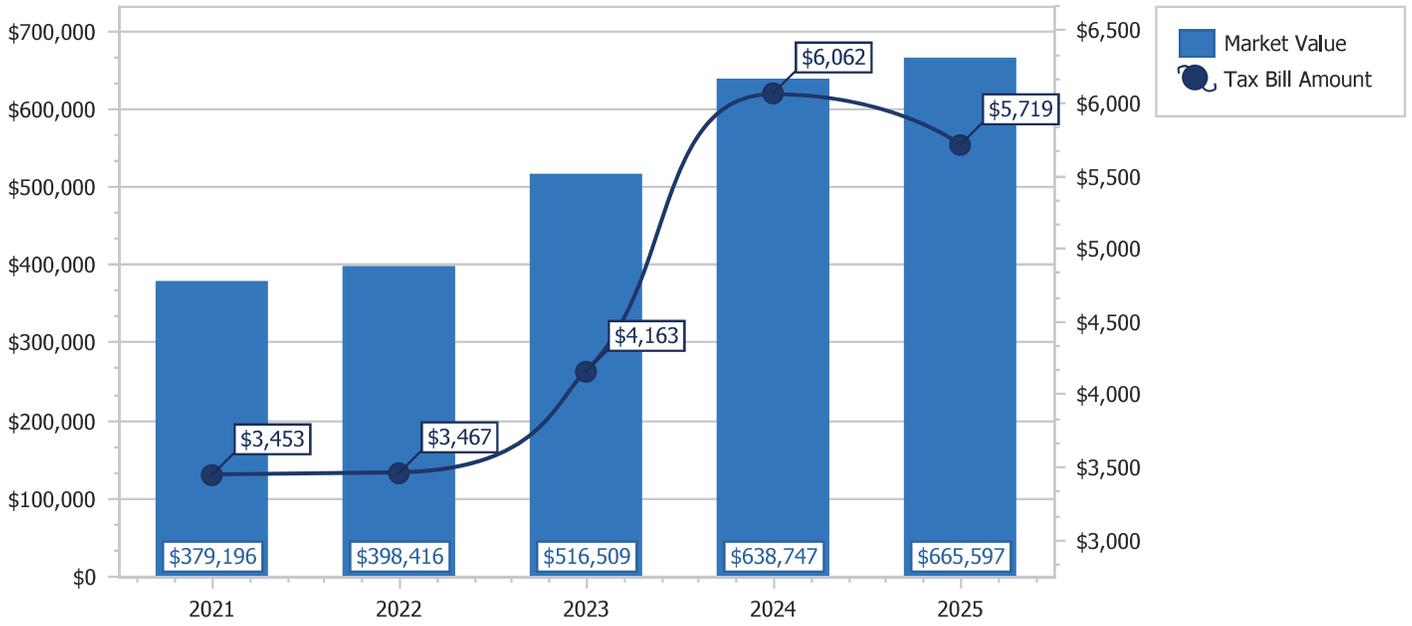
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1AA |
| Description | Single Family-11700 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| Political Representation | |
|--------------------------|------------------------------|
| Commissioner | District 3 - Lee Constantine |
| US Congress | District 7 - Cory Mills |
| State House | District 39 - Doug Bankson |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 34 |

| School Districts | |
|------------------|---------------|
| Elementary | Wekiva |
| Middle | Teague |
| High | Lake Brantley |

| Utilities | |
|----------------|-------------------------|
| Fire Station # | Station: 13 Zone: 135 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Sunshine Water Services |
| Sewage | Sunshine Water Services |
| Garbage Pickup | MON/THU |
| Recycle | THU |
| Yard Waste | WED |
| Hauler # | Waste Management |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Robert Heard
2470 Island Drive
Longwood, FL 32779
kimberlyheard88@gmail.com

November 30, 2025

Seminole County Zoning Board
1101 East 1st Street
Sanford, Florida 32771

Subject: Variance application for 2470 Island Drive, Longwood, FL 32779

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance for the installation of a new shed to replace the existing one. The new shed will remain in the same location/footprint. The proposed replacement building does not meet the current zoning side setback or the current zoning standard size.

I am requesting a variance to reduce the new required side setback of 10' to 4', which is the current location of the existing shed. This would be congruent with our current neighbors' new and old outbuildings. (Please see attached photos.) Furthermore, the primary hardship is a beautiful old magnolia tree directly adjacent to the existing shed, which significantly limits the viability of moving the building location. The new shed will be a metal pre-fabricated structure, 20' in Length, 12' in Width, and 10.5' in height, which will be of high quality and neutral colors. Replacing the old building with the new will be a dramatic improvement to the appearance and will benefit our home and our neighbors' home values.

I am requesting a variance to increase the shed size from the standard of 200 square feet to 240 square feet. This is the minimum variance required to provide essential external storage space, necessary for the reasonable use of the property. This will also better meet the manufacturer's standard smallest size available.

Both of these requests have been reviewed and approved by the adjoining neighbors. Thank you for considering these variances.

Thank you for your time and consideration of my application. I am available to answer any questions the Board may have during the public hearing.

Sincerely,


Robert J. Heard

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK A LAKE BRANTLEY ISLES 2ND ADD PB 11 PG 5

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: ROBERT J HEARD
2470 ISLAND DR
LONGWOOD, FL 32779

Project Name: ISLAND DR (2470)

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the shed (12' x 20') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

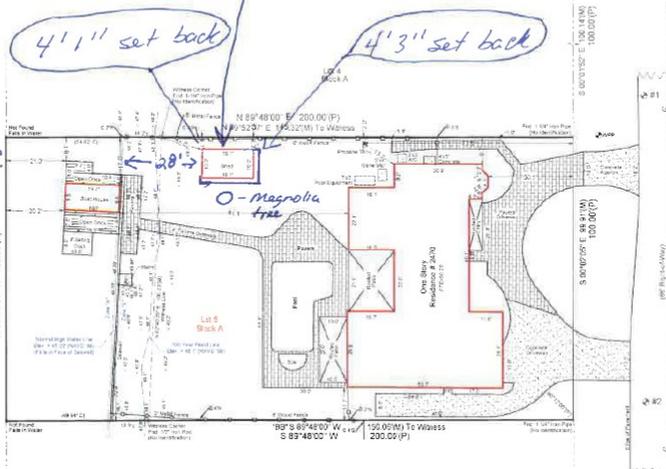
Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN

* New shed - same foot print - 2' longer & 2' wider than existing building.
Red lines - existing - blue lines proposed.

Set back from
Highwater mark
28'. Shed dimensions:
12' x 20' x 10' 6"



Site Benchmark Information
#1

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK A LAKE BRANTLEY ISLES 2ND ADD PB 11 PG 5

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: ROBERT J HEARD
2470 ISLAND DR
LONGWOOD, FL 32779

Project Name: ISLAND DR (2470)

Requested Variance:

A north side yard setback variance from ten (10) feet to four (4) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a 12' x 20' shed. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0073

Title:

2022 James Drive - Request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2025-135 (Edgar Soto, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; or
2. Approve the request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Jamestown subdivision.
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes.
- The proposed aluminum fence will be six (6) feet in height and will encroach twenty-five (25) feet into the south front yard setback, and fifteen (15) feet into the east side street setback.
- The proposed privacy fence is sixteen (16) feet from the edge of pavement, and

no sidewalks are in place.

- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is twenty-five (25) feet.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise

detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the six (6) foot aluminum fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

2022 JAMES DRIVE VARIANCES

BOUNDARY SURVEY FOR TITLE & ABSTRACT AGENCY OF AMERICA

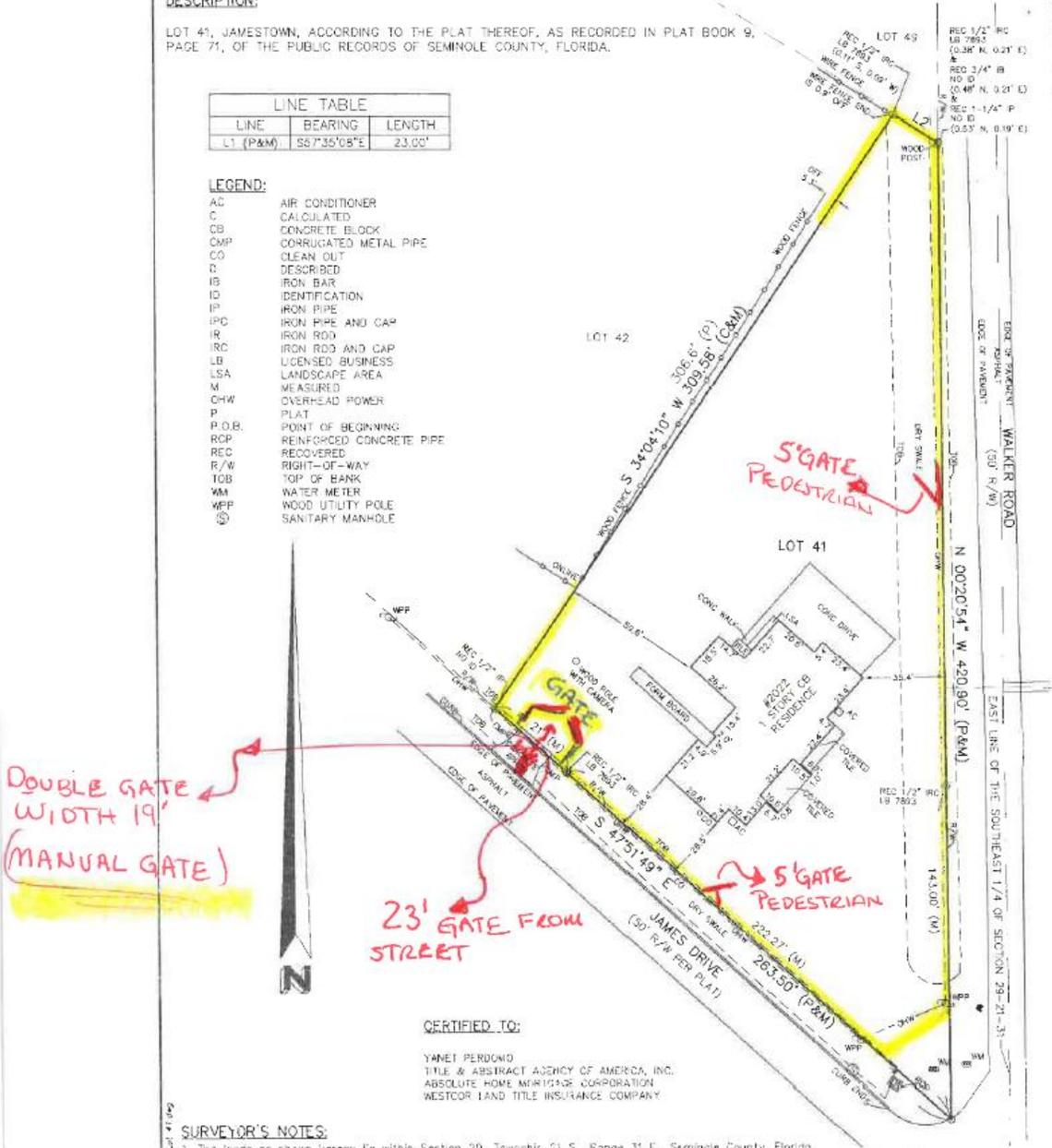
DESCRIPTION:

LOT 41, JAMESTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 (P&M) | S87°35'08"E | 23.00' |

LEGEND:

- AC AIR CONDITIONER
- C CALCULATED
- CB CONCRETE BLOCK
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- D DESCRIBED
- IB IRON BAR
- ID IDENTIFICATION
- IP IRON PIPE
- IPC IRON PIPE AND CAP
- IR IRON ROD
- IRC IRON ROD AND CAP
- LB LICENSED BUSINESS
- LSA LANDSCAPE AREA
- M MEASURED
- CHW OVERHEAD POWER
- P PLAT
- P.O.B. POINT OF BEGINNING
- ROP REINFORCED CONCRETE PIPE
- REC RECOVERED
- R/W RIGHT-OF-WAY
- TOB TOP OF BANK
- WM WATER METER
- WUP WOOD UTILITY POLE
- SM SANITARY MANHOLE

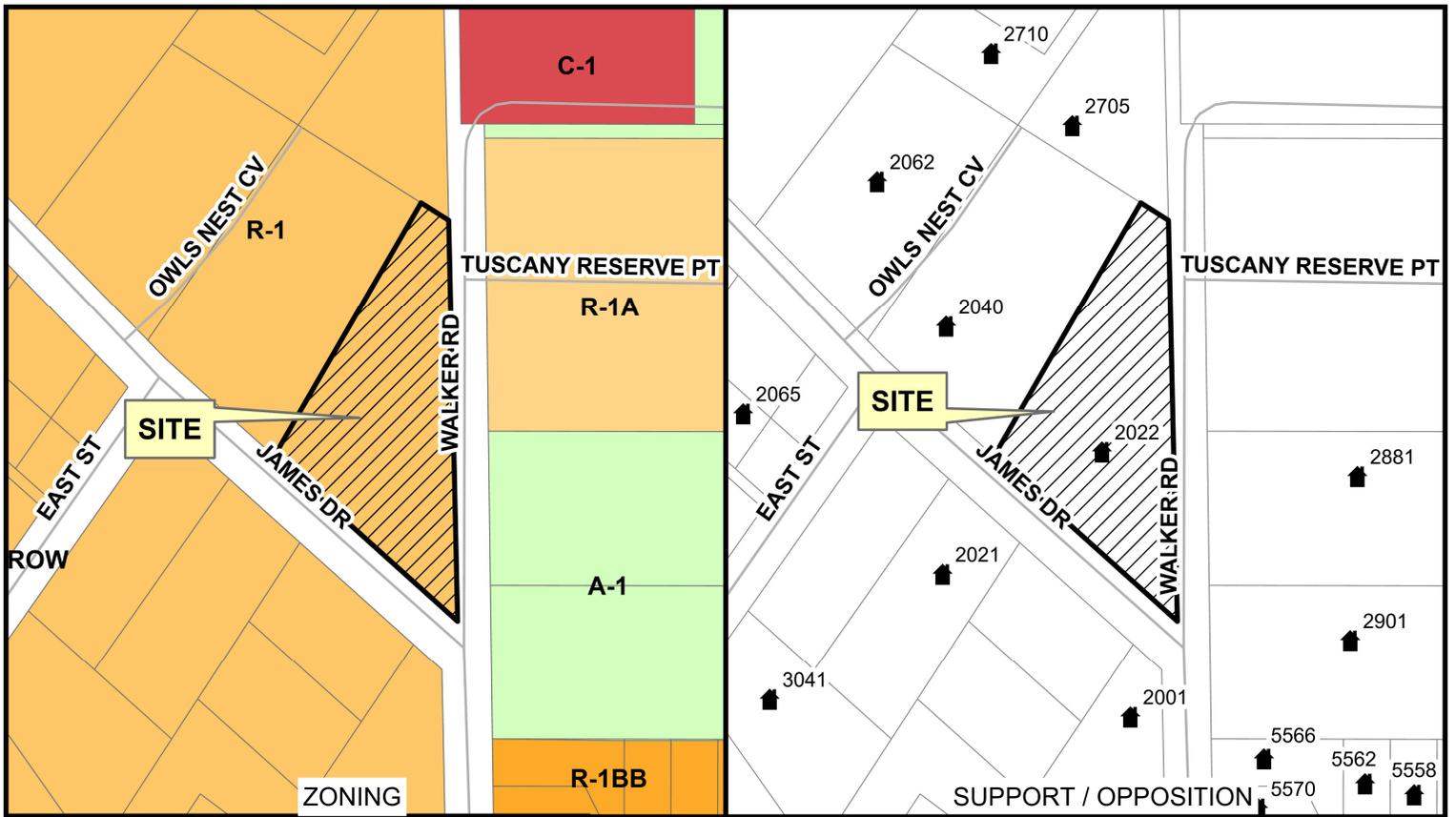


CERTIFIED TO:

YANET PERDOMO
TITLE & ABSTRACT AGENCY OF AMERICA, INC.
ABSOLUTE HOME MORTGAGE CORPORATION
WESTCOAST LAND TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 29, Township 21 S., Range 31 E., Seminole County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.



Edgar Soto & Yanet Perdomo
 2022 James Drive
 Oviedo FL 32765

SEMINOLE COUNTY BOA
 JANUARY 26, 2026

- A-1
- R-1A
- R-1
- R-1BB
- C-1

- n/a
- Support
- Oppose



VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

Our parcel with Seminole County is an obtuse triangle bearing S57' 35' 08E. Length 23'. This lot is on James Drive front street and on left is Walker Road the back is wildlife and wetland. The other side, internally is my neighbor on 2040 James Drive and his existing wood fence.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The land is surrounded by wildlife, bob cats, deers and other that enter every night our residence. Many of the animals come from wild life of the back. Many times people from behind Walker Road St. cut through walking and trespassing as well.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

Surrounding the property with a Palisade Aluminum Fence provides visibility while provides security and safety preserving our privacy.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

The current zone regulations prevents and deprive us from safety, security and privacy. Our children ages One through 11 years age are not safe. The fence will provide safety net from animals and unwanted people. Including solicitors.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

We are located on zone X please see the Survey

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

This request will me to set the fence on property line. There is no impact to neighbors or easement. It will keep animals and people from trespassing. We had a number of incidents already requiring Police Dept assistance in which resident behind the wetlands are constantly search by helicopters. Other concerns are with teenagers drinking, residents with questionable felonies records including sex offenders as we recently learned.

Property Record Card



Parcel: **29-21-31-501-0000-0410**
 Property Address: **2022 JAMES DR OVIEDO, FL 32765**
 Owners: **SOTO, EDGAR P; PERDOMO, YANET S**
 2026 Market Value \$448,436 Assessed Value \$448,436 Taxable Value \$448,436
 2025 Tax Bill \$6,027.33 Tax Savings with Non-Hx Cap \$129.92
 The 4 Bed/3.5 Bath Single Family property is 2,627 SF and a lot size of 1.07 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 29-21-31-501-0000-0410 |
| Property Address | 2022 JAMES DR OVIEDO, FL 32765 |
| Mailing Address | 1646 CANOE CREEK FALLS DR ORLANDO, FL 32824-4346 |
| Subdivision | JAMESTOWN |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$335,876 | \$337,564 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$112,560 | \$112,560 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$448,436 | \$450,124 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$15,411 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$448,436 | \$434,713 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$6,157.25 |
| Tax Bill Amount | \$6,027.33 |
| Tax Savings with Exemptions | \$129.92 |

Owner(s)

Name - Ownership Type
 SOTO, EDGAR P - Tenancy by Entirety
 PERDOMO, YANET S - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 41
JAMESTOWN
PB 9 PG 71

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$448,436 | \$0 | \$448,436 |
| Schools | \$448,436 | \$0 | \$448,436 |
| FIRE | \$448,436 | \$0 | \$448,436 |
| ROAD DISTRICT | \$448,436 | \$0 | \$448,436 |
| SJWM(Saint Johns Water Management) | \$448,436 | \$0 | \$448,436 |

Sales

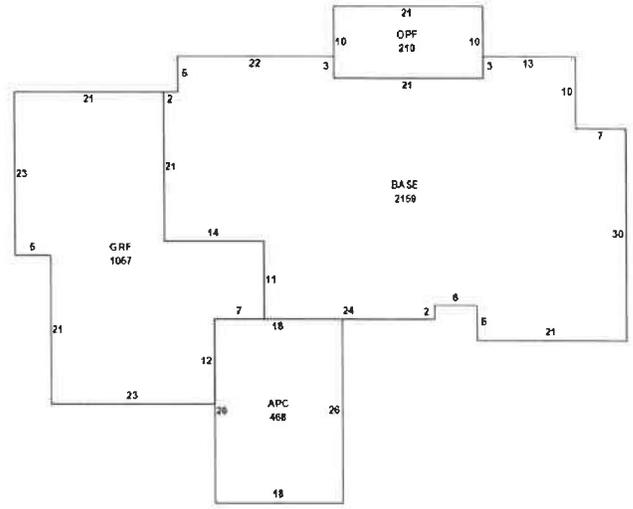
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 11/4/2020 | \$110,000 | 09758/1978 | Vacant | Yes |
| WARRANTY DEED | 11/4/2020 | \$85,000 | 09758/1976 | Vacant | Yes |
| QUIT CLAIM DEED | 11/4/2020 | \$100 | 09758/1973 | Vacant | No |
| PROBATE RECORDS | 5/1/2005 | \$100 | 05747/0038 | Improved | No |
| WARRANTY DEED | 1/1/1977 | \$100 | 01136/1051 | Improved | No |
| WARRANTY DEED | 1/1/1975 | \$5,500 | 01055/0976 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|------------|----------------|-----------|-----------|
| 1.07 Acres | \$105,000/Acre | \$112,560 | \$112,560 |

| Building Information | |
|-------------------------------|------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 2024 |
| Bed | 4 |
| Bath | 3.5 |
| Fixtures | 18 |
| Base Area (ft ²) | 2159 |
| Total Area (ft ²) | 3894 |
| Constuction | CB/STUCCO FINISH |
| Replacement Cost | \$337,564 |
| Assessed | \$335,876 |

* Year Built = Actual / Effective



Building 1

Appendages

| Description | Area (ft ²) |
|---------------------|-------------------------|
| APARTMENT | 468 |
| GARAGE FINISHED | 1057 |
| OPEN PORCH FINISHED | 210 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|--|-----------|----------|-------------|
| 07656 | 2022 JAMES DR: SINGLE FAMILY DETACHED-NEW SFR [JAMESTOWN], DRAWN, LAST INSPECTION 10/13 23 | \$576,000 | 8/9/2024 | 8/3/2022 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|-------------|------------|-------|------|----------|
|-------------|------------|-------|------|----------|

Zoning

| | |
|-----------------|----------------------------|
| Zoning | R-1 |
| Description | Single Family-8400 |
| Future Land Use | MDR |
| Description | Medium Density Residential |

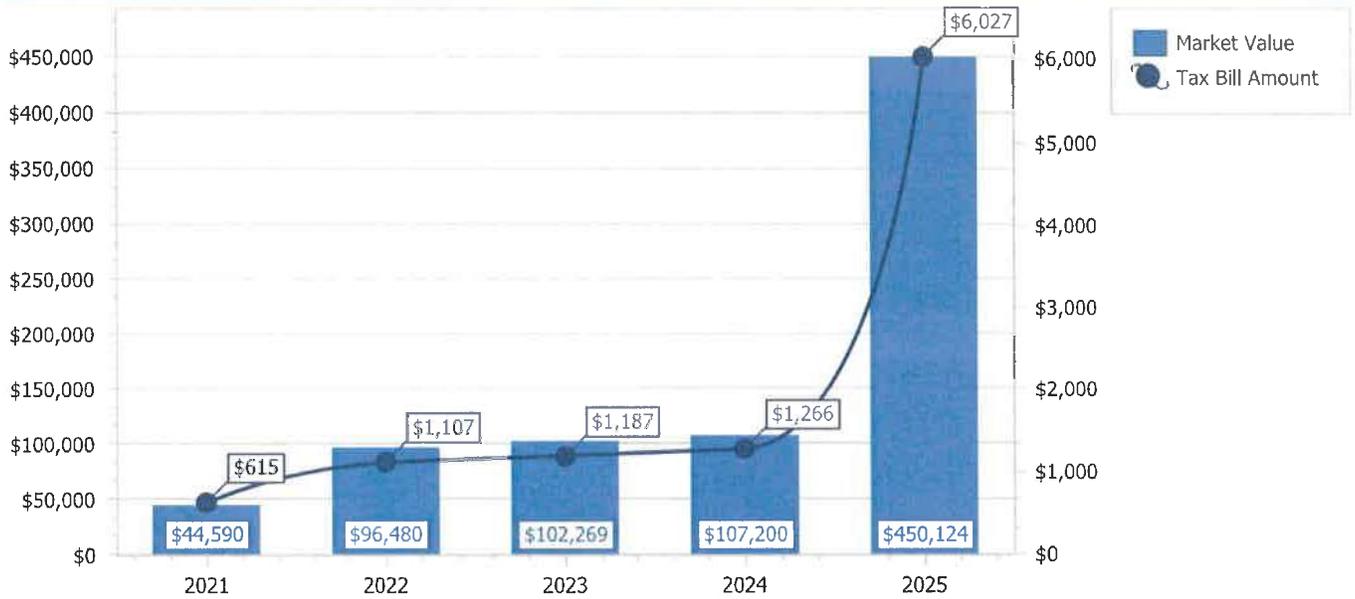
School Districts

| | |
|------------|-------------|
| Elementary | Evans |
| Middle | Tuskawilla |
| High | Lake Howell |

| Political Representation | |
|--------------------------|-------------------------------|
| Commissioner | District 1 - Bob Dallari |
| US Congress | District 7 - Cory Mills |
| State House | District 37 - Susan Plasencia |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 75 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 29 Zone: 291 |
| Power Company | DUKE |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | MON/THU |
| Recycle | THU |
| Yard Waste | WED |
| Hauler # | |

Property Value History



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**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 41 JAMESTOWN PB 9 PG 71

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: EDGAR SOTO
2022 JAMES DR
OVIEDO, FL 32765

Project Name: JAMES DR (2022)

Requested Variance:

F: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a six (6) foot fence within the required front and side street setbacks. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 41 JAMESTOWN PB 9 PG 71

(The above described legal description has been provided by Seminole County Property Appraiser)

A. FINDINGS OF FACT

Property Owner: EDGAR SOTO
2022 JAMES DR
OVIEDO, FL 32765

Project Name: JAMES DR (2022)

Variance Approval:

Request for: (1) a south front yard setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the six (6) foot aluminum fence as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of February, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN

