



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, September 22, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **604 Weybridge Court** - Request for a north side street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district; BV2025-093 (Scott Milsom, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-863](#)

Development Services - Planning and Development

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

2. **(Lot 2U) 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; BV2025-095 (Kim Fischer, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2025-861](#)

Development Services - Planning and Development

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

3. **215 W. Sabal Palm Place** - Request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district; BV2025-096 (Ken Szczepanek, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-866](#)

Development Services - Planning and Development

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

4. **(LOT 9) Violet Oak Court-** Request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai in the R-1AA (Single Family Dwelling) district; BV2025-099 (DRP Multistate K LLC, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-867](#)

Development Services - Planning and Development

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

5. **113 Oak Street** - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district; BV2025-072 (Jose Casteneda, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-872](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[23-270 Code Violation](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **172 Burnsed Place-** Request for a rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for an addition in the PD (Planned Development) district; BV2025-090 (Nichol Schult, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-870](#)

Development Services - Planning and Development

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

7. **672 Stone Oak Drive -** Request for a rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district; BV2025-092 (Brett Grubb, Applicant District 5 - Herr (Mary Robinson, Project Manager) [2025-869](#)

Development Services - Planning and Development

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

8. **1638 Frances Drive** - Request for a north side yard setback variance from ten (10) feet to two (2) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-097 (Nick Louloudis, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-873](#)

Development Services - Planning and Development

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

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-863

Title:

604 Weybridge Court - Request for a north side street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district; BV2025-093 (Scott Milsom, 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 street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district; or
2. Approve the request for a north side street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Greenwood Lakes D3A subdivision and is within the Greenwood Lakes Planned Development (PD).
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes. The front of the house faces Weybridge Court. The Wellsford Way street side is where the variance is being sought.
- The proposed attached carport addition will be 280 square feet (10' x 28') and will encroach ten (10) feet into the required side street setback.

- Six letters of support were received by adjacent neighbors.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

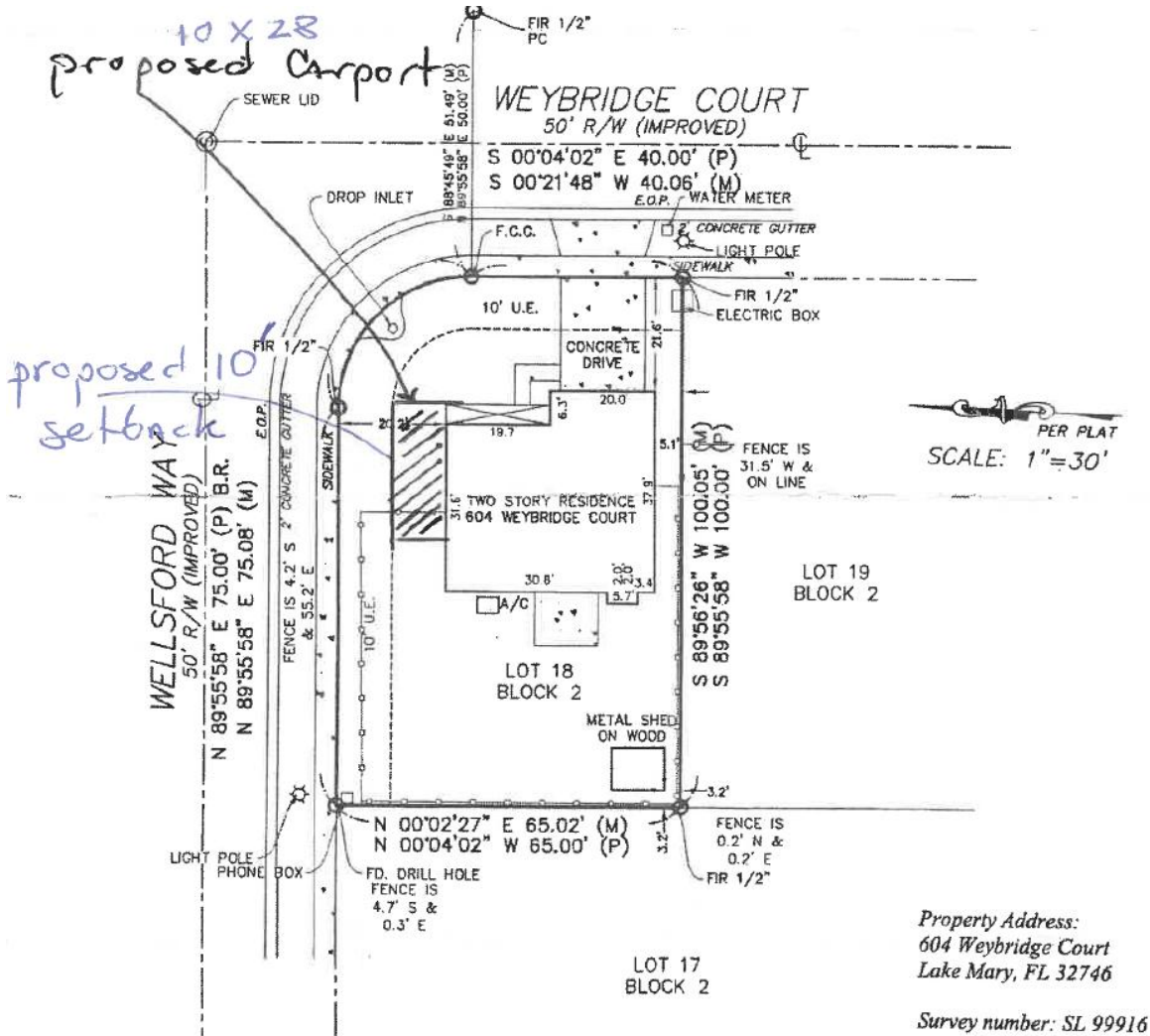
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

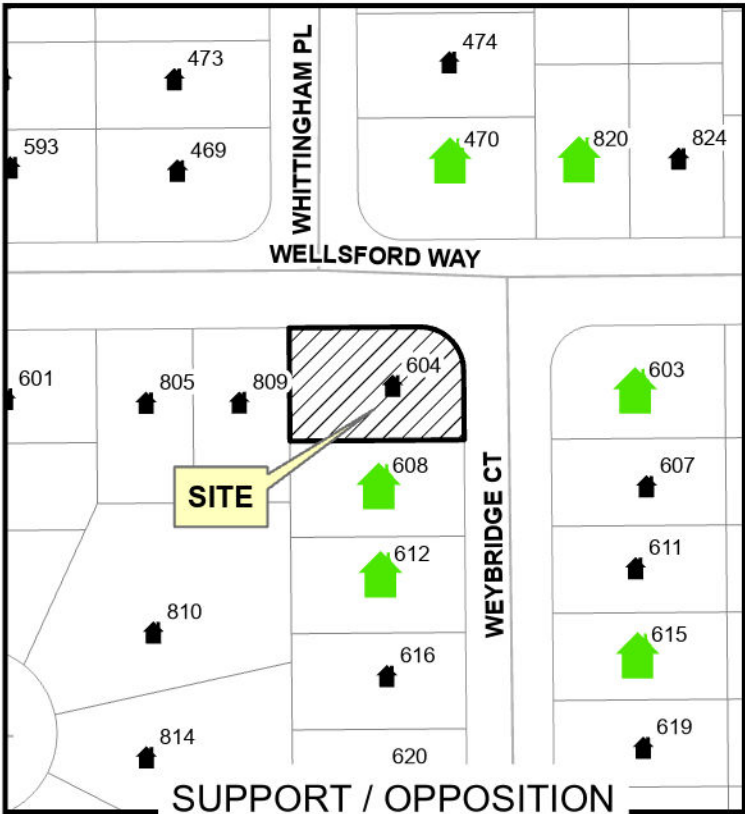
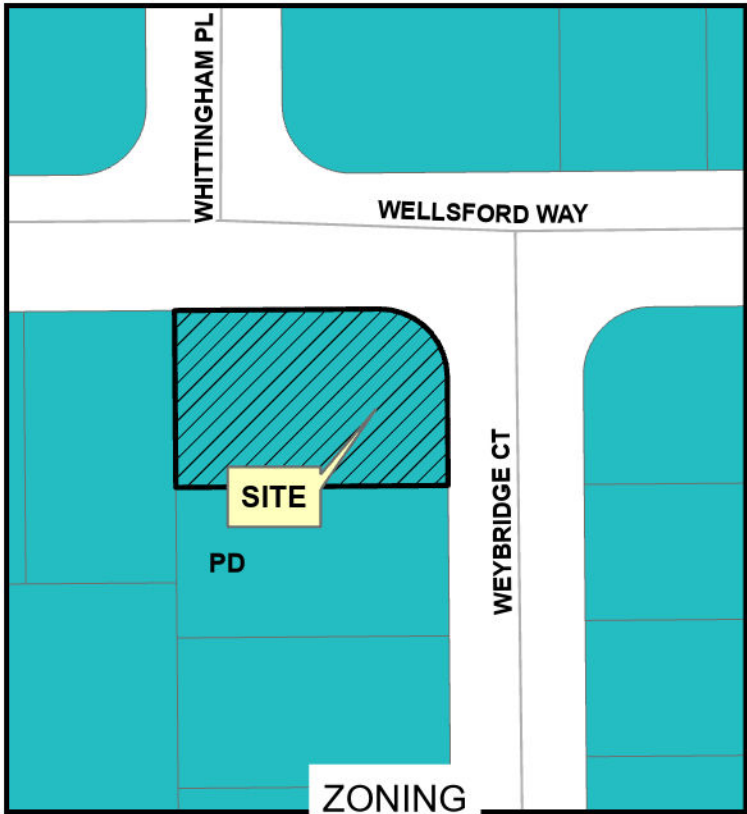
Staff Recommendation:

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

1. Any variance granted will apply only to the 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.

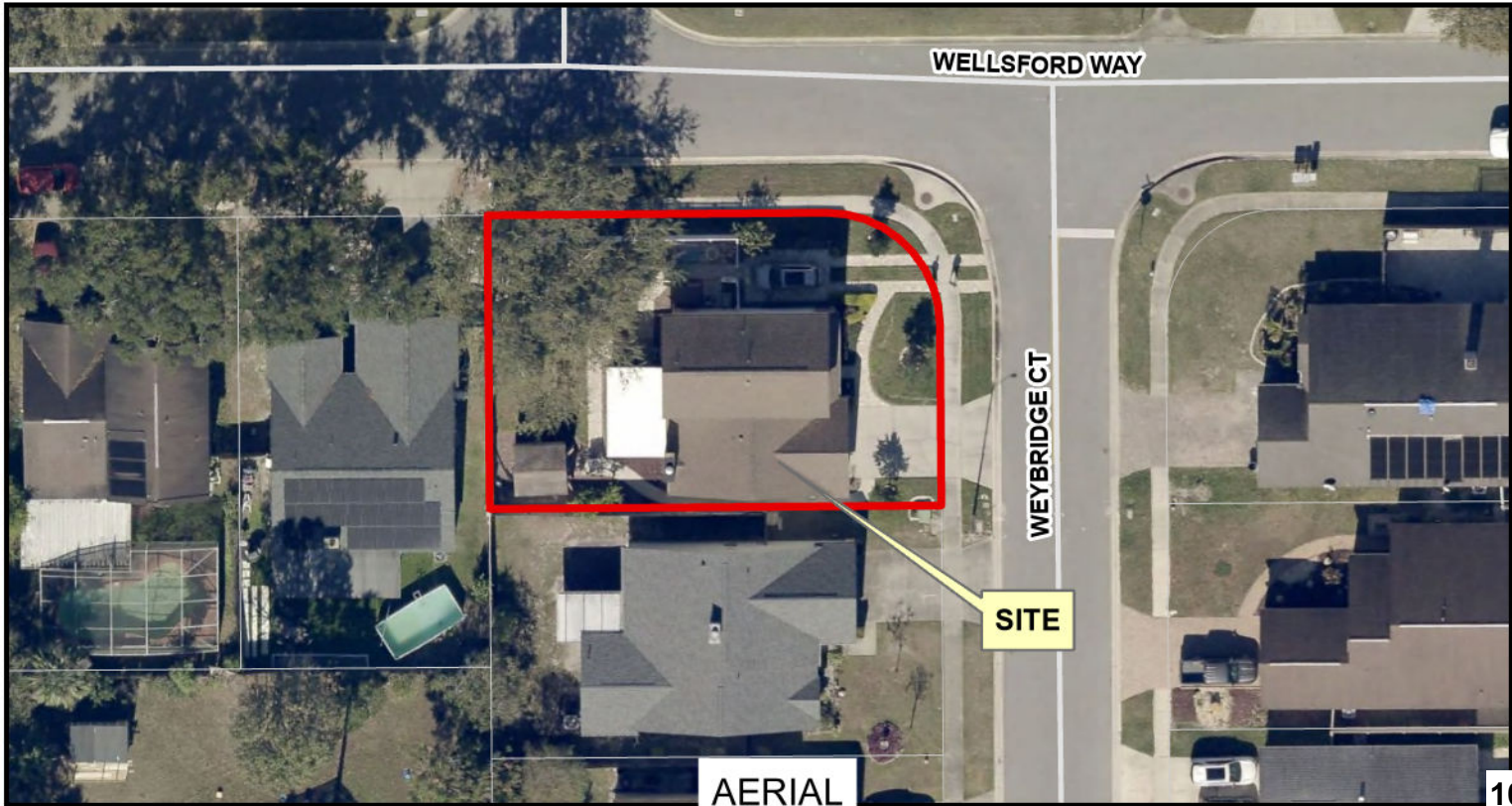
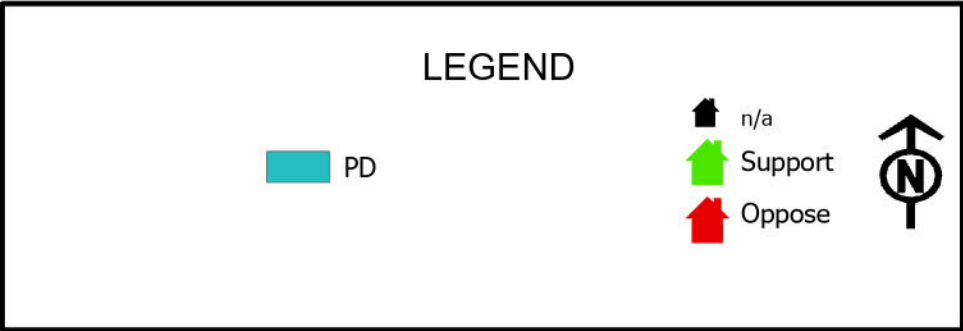
604 WEYBRIDGE COURT VARIANCES





Scoot Milsom
604 Weybridge Ct
Lake Mary FL 32746

**SEMINOLE COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 22, 2025**



VARIANCE CRITERIA

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

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

1. This house was constructed on a corner lot leaving very little side yard space. Hence the need for a deviation from the standard 20' setback. This is a proposal to add a carport to the side of the house.
2. The location of house in relation to the side yard was established before the home was purchased by the existing owner and no action on the part of the existing homeowner created the issue.
3. The granting of a variance will afford no special privilege that has not already been provided to others in this same community. Other variances have been obtained.
4. The strict adherence to the existing setback requirement (20') would make it impossible to utilize the side yard space in a reasonable manner as it would not allow the addition of a needed carport.
5. The request is for a deviation of 10' of the required 20' setback. We are asking for a new setback of 10' from the side property line which is the smallest practical setback to utilize our side yard space.
6. The granting of this deviation will allow the construction of a carport that is identical to others previously erected in this same community by others.

Property Record Card



Parcel: 19-20-30-507-0200-0180
Property Address: 604 WEYBRIDGE CT LAKE MARY, FL 32746
Owners: MILSOM, SCOTT H
 2025 Market Value \$354,712 Assessed Value \$170,038 Taxable Value \$119,316
 2024 Tax Bill \$1,654.26 Tax Savings with Exemptions \$2,953.13
 The 3 Bed/2.5 Bath Single Family property is 1,640 SF and a lot size of 0.15 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-20-30-507-0200-0180
Property Address	604 WEYBRIDGE CT LAKE MARY, FL 32746
Mailing Address	604 WEYBRIDGE CT LAKE MARY, FL 32746-3796
Subdivision	GREENWOOD LAKES UNIT D-3A
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2009)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$264,611	\$258,549
Depreciated Other Features	\$5,101	\$5,258
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$354,712	\$348,807
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$184,674	\$183,561
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$170,038	\$165,246

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,607.39
Tax Bill Amount	\$1,654.26
Tax Savings with Exemptions	\$2,953.13

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 MILSOM, SCOTT H

Legal Description

LOT 18 BLK 2 GREENWOOD LAKES UNIT D-3A
PB 36 PGS 18 TO 22

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$170,038	\$50,722	\$119,316
Schools	\$170,038	\$25,000	\$145,038
FIRE	\$170,038	\$50,722	\$119,316
ROAD DISTRICT	\$170,038	\$50,722	\$119,316
SJWM(Saint Johns Water Management)	\$170,038	\$50,722	\$119,316

Sales

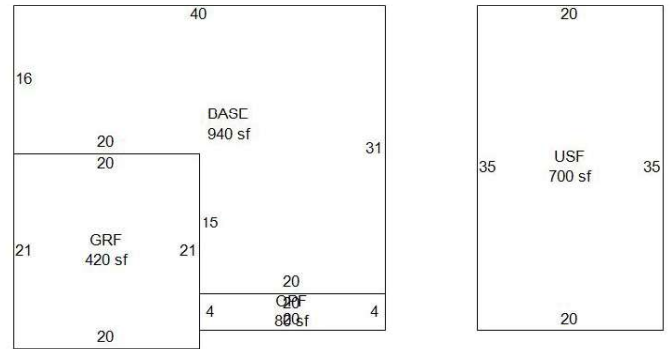
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	11/1/2008	\$100	07089/1957	Improved	No
WARRANTY DEED	10/1/2008	\$100	07089/1958	Improved	No
QUIT CLAIM DEED	3/1/2005	\$100	05654/0406	Improved	No
WARRANTY DEED	4/1/2000	\$95,000	03849/1087	Improved	Yes
WARRANTY DEED	7/1/1992	\$95,000	02458/1675	Improved	Yes
WARRANTY DEED	9/1/1990	\$102,000	02221/1888	Improved	Yes
WARRANTY DEED	5/1/1988	\$86,300	01963/0255	Improved	Yes
WARRANTY DEED	11/1/1986	\$935,000	01800/1650	Vacant	No

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1988/1998
Bed	3
Bath	2.5
Fixtures	9
Base Area (ft ²)	940
Total Area (ft ²)	2140
Constuction	SIDING GRADE 3
Replacement Cost	\$295,655
Assessed	\$264,611

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	420
OPEN PORCH FINISHED	80
UPPER STORY FINISHED	700

Permits				
Permit #	Description	Value	CO Date	Permit Date
15132	604 WEYBRIDGE CT: PLUMBING - RESIDENTIAL- [GREENWOOD LAKES UNIT D-3A]	\$500		8/5/2021
08600	604 WEYBRIDGE CT: REROOF RESIDENTIAL- [GREENWOOD LAKES UNIT D-3A]	\$9,490		6/14/2019
04778	INSTALLING 10' X 11' STORAGE SHED	\$2,525		5/20/2014
08695	18' X 12' SCREEN ROOM	\$7,000		11/21/2012
00331	VINYL FENCE	\$2,000		1/16/2009
06144	REROOF	\$545		5/26/2004

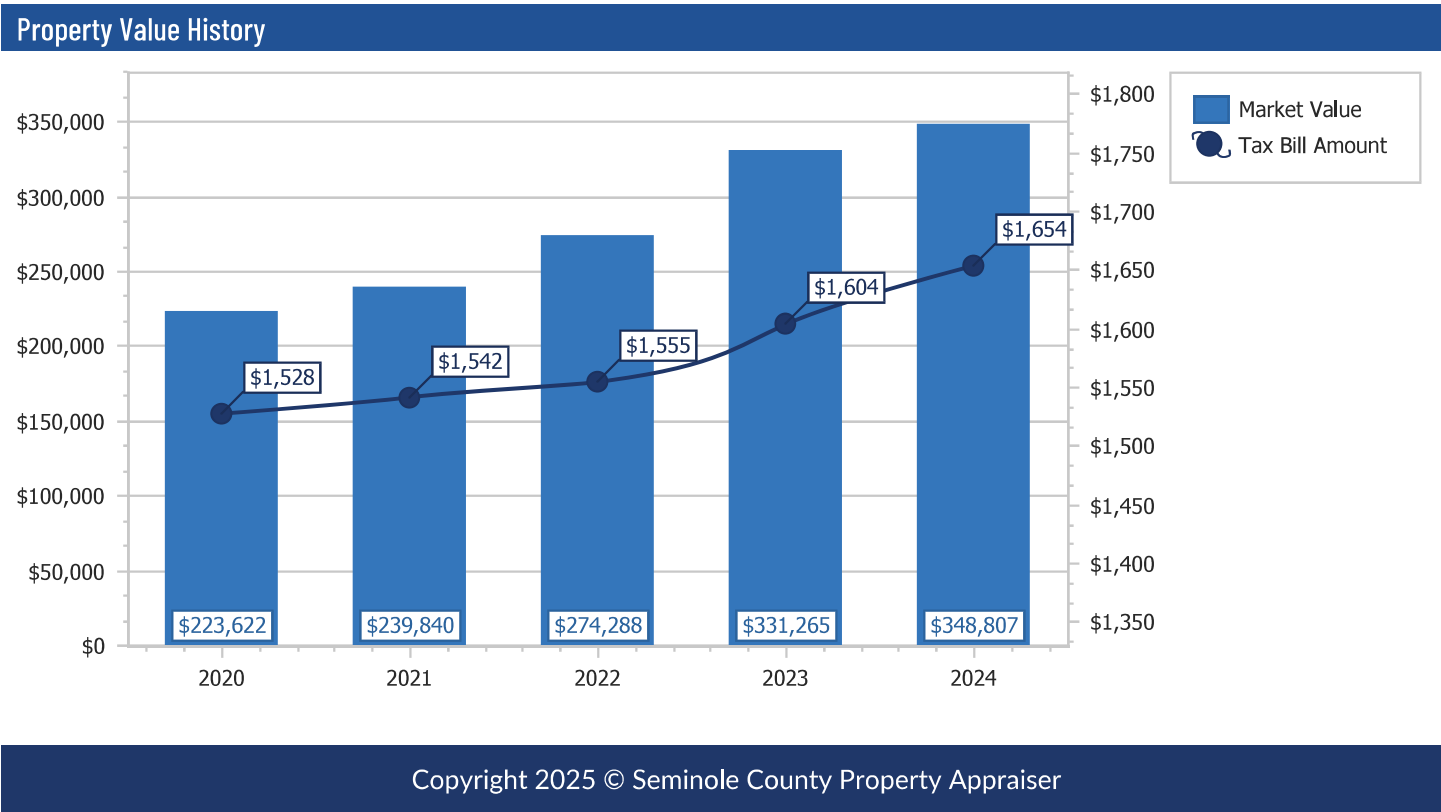
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1988	1	\$6,000	\$2,400
SCREEN PATIO 1	2012	1	\$3,500	\$2,101
SHED	2014	1	\$1,000	\$600

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Lake Mary
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 20

Utilities	
Fire Station #	Station: 36 Zone: 364
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



July 25th, 2025

RE: Variance Application for 604 Weybridge Ct, Lake Mary, FL
32746

To whom it may concern;

This letter is to signify that we have no objection to our
neighbor, Mr. Scott Milsom, who lives at 604 Weybridge Ct,
Lake Mary constructing an aluminum Carport on the side of his
home. It will not adversely affect our home nearby and we
consent to allowing the project to be built.

Thank you,

Signed

W. Craig Matter

—

Printed Name

W. Craig Matter

Address

615 Weybridge Ct, Lake Mary, FL 32746

RE: Variance Application for 604 Weybridge Ct, Lake Mary, FL 32746

To whom it may concern;

This letter is to signify that we have no objection to our neighbor, Mr. Scott Milsom, who lives at 604 Weybridge Ct, Lake Mary constructing an aluminum Carport on the side of his home. It will not adversely affect our home next door and we consent to allowing the project to be built.

Thank you,

Signed



Printed Name

Ivkiranjeet K. Aujla

Address

612 WEYBRIDGE COURT LAKE MARY FL-32746

RE: Variance Application for 604 Weybridge Ct, Lake Mary, FL 32746

To whom it may concern;

This letter is to signify that we have no objection to our neighbor, Mr. Scott Milsom, who lives at 604 Weybridge Ct, Lake Mary constructing an aluminum Carport on the side of his home. It will not adversely affect our home nearby and we consent to allowing the project to be built.

Thank you,

Signed

P.S. Ayala

—

Printed Name

Pinder S Ayala

Address

608 Weybridge Ct, Lake Mary, FL 32746

Seminole County Zoning

July 25th, 2025

RE: Variance Application for 604 Weybridge Ct, Lake Mary, FL
32746

To whom it may concern;

This letter is to signify that we have no objection to our neighbor, Mr. Scott Milsom, who lives at 604 Weybridge Ct, Lake Mary constructing an aluminum Carport on the side of his home. It will not adversely affect our home nearby and we consent to allowing the project to be built.

Thank you,

Signed

Roger Woode

—

Printed Name

Roger Woode

Address

820 WELLSFORD WAY

RE: Variance Application for 604 Weybridge Ct, Lake Mary, FL 32746

To whom it may concern;

This letter is to signify that we have no objection to our neighbor, Mr. Scott Milsom, who lives at 604 Weybridge Ct, Lake Mary constructing an aluminum Carport on the side of his home. It will not adversely affect our home nearby and we consent to allowing the project to be built.

Thank you,

Signed

Tom Magennis

-

Printed Name

TOM MAGENNIS

Address

470 WHITTINGHAM PL

LAKE MARY, FL. 32746

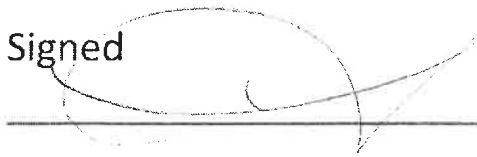
RE: Variance Application for 604 Weybridge Ct, Lake Mary, FL 32746

To whom it may concern;

This letter is to signify that we have no objection to our neighbor, Mr. Scott Milsom, who lives at 604 Weybridge Ct, Lake Mary constructing an aluminum Carport on the side of his home. It will not adversely affect our home nearby and we consent to allowing the project to be built.

Thank you,

Signed



Printed Name

Desiree Fouse

Address

603 Weybridge Ct., Lake Mary, FL 32746

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK 2 GREENWOOD LAKES UNIT D-3A PB 36 PGS 18 TO 22

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

A. FINDINGS OF FACT

Property Owner: SCOTT MILSOM
604 WEYBRIDGE CT
LAKE MARY, FL 32746

Project Name: WEYBRIDGE CT (604)

Requested Variance:

Request for a north side street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district.

The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK 2 GREENWOOD LAKES UNIT D-3A PB 36 PGS 18 TO 22

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

A. FINDINGS OF FACT

Property Owner: SCOTT MILSOM
604 WEYBRIDGE CT
LAKE MARY, FL 32746

Project Name: WEYBRIDGE CT (604)

Variance Approval:

Request for a north side street setback variance from twenty (20) feet to ten (10) feet for a carport addition in the PD (Planned Development) district.

The findings reflected in the record of the September 22, 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 carport (10' x 28') 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

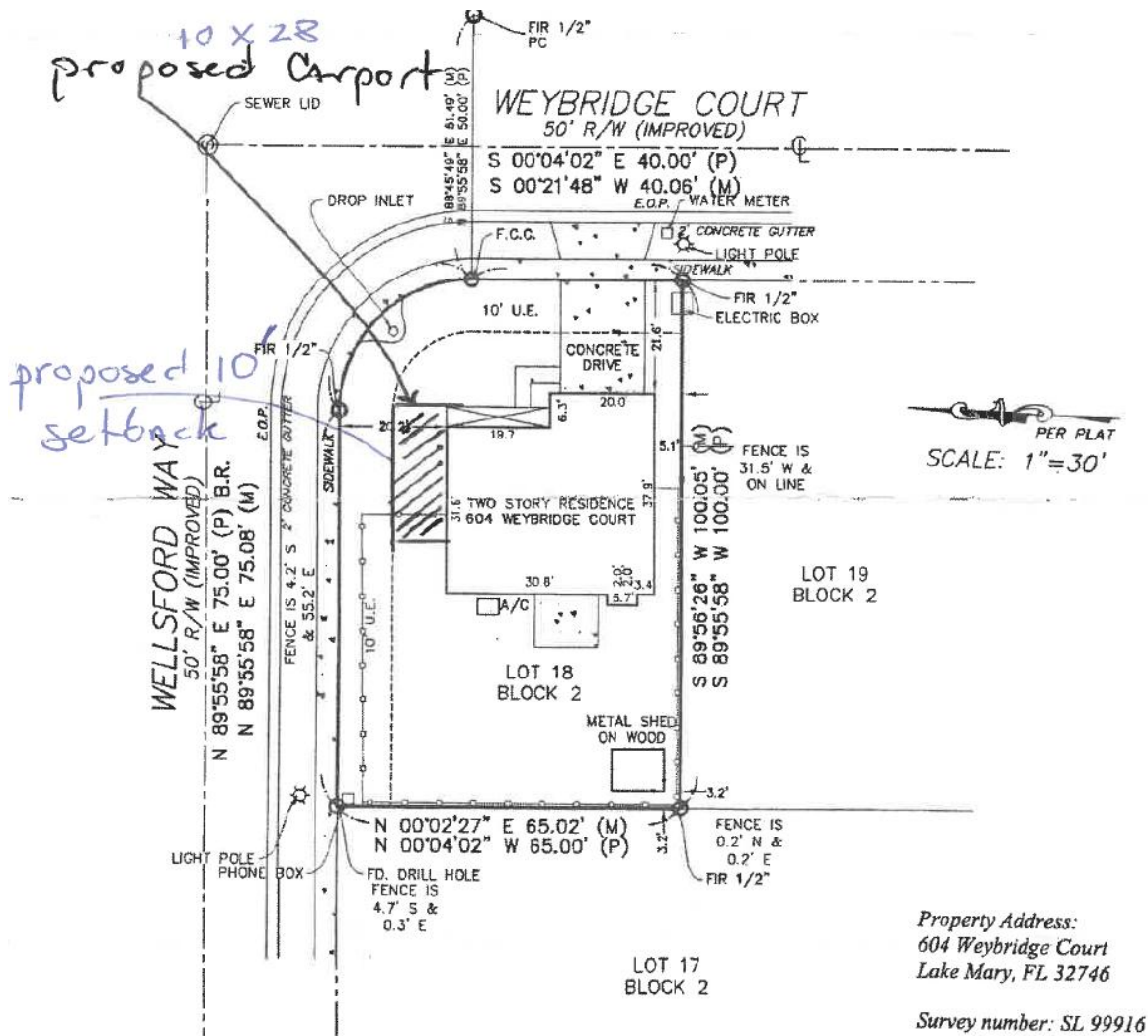
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 October, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-861

Title:

(Lot 2U) 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; BV2025-095 (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 dwelling 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.

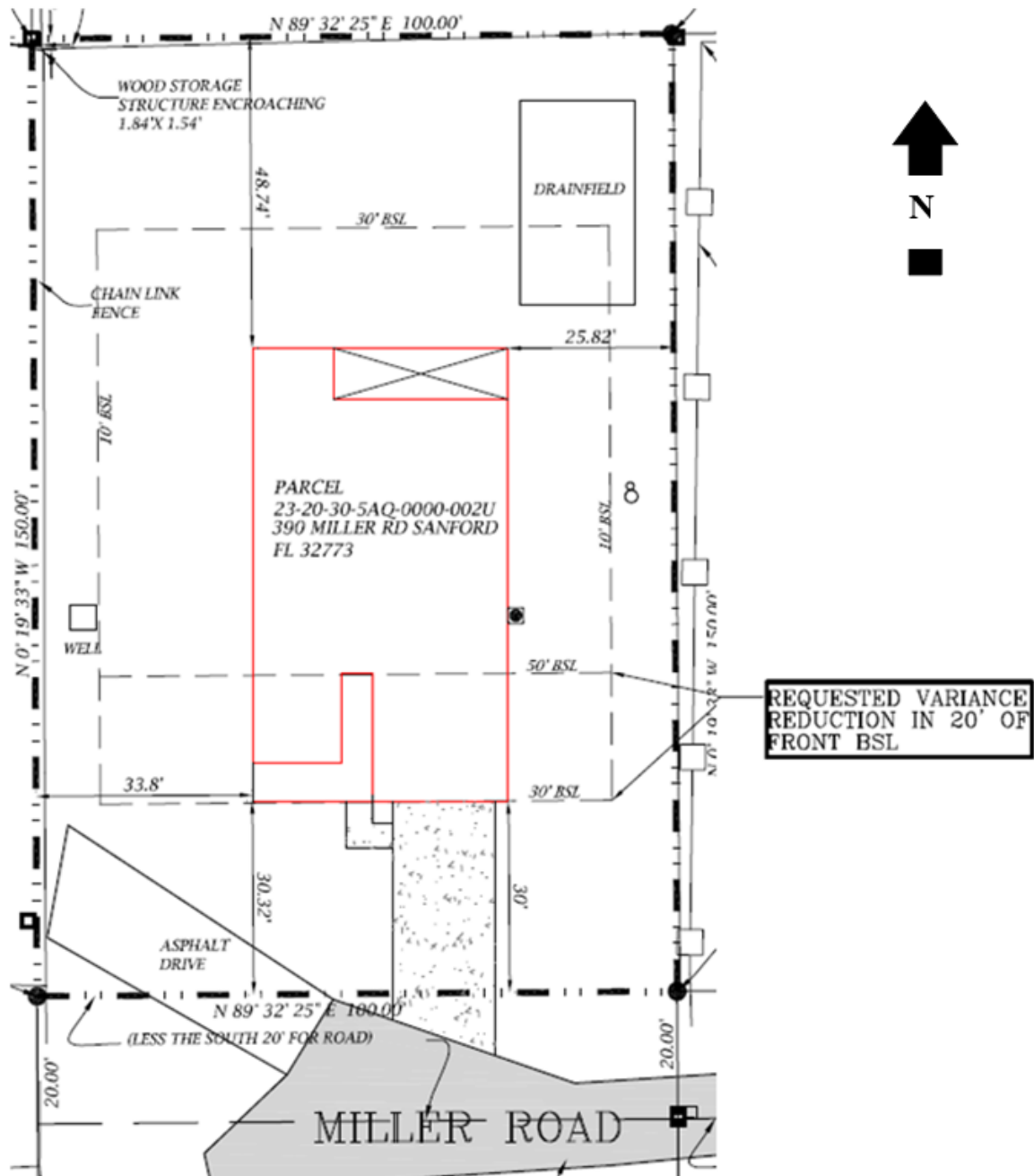
Staff Recommendation:

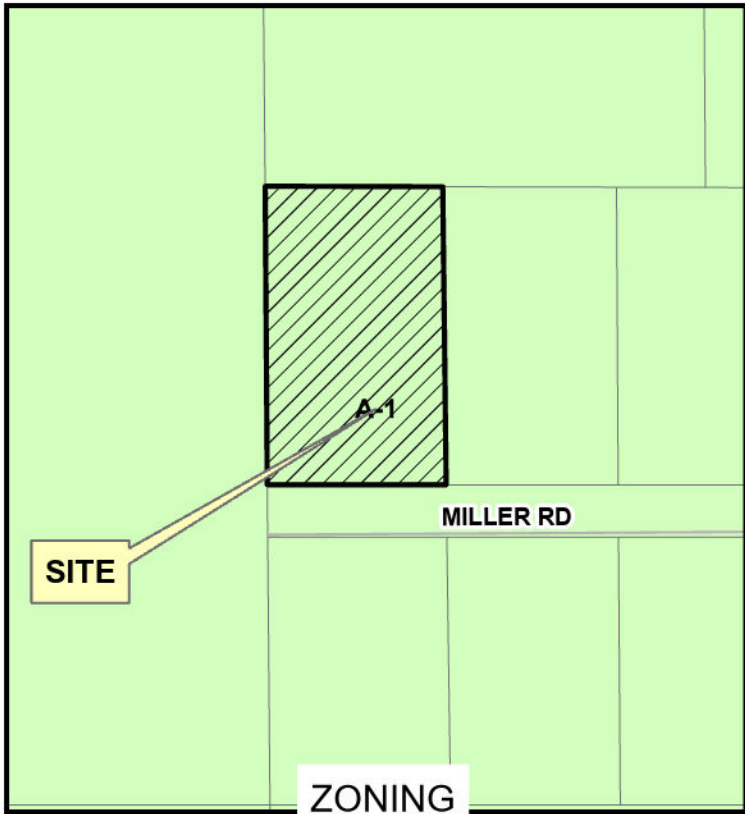
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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.

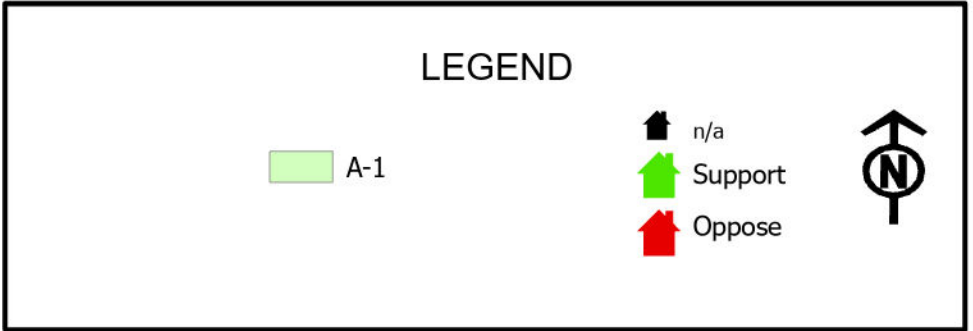
MILLER ROAD (LOT 2U) VARIANCE





Kimberley Fischer
23-20-30-5AQ-0000-002U

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 22, 2025



Variance Criteria

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

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

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

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

Existing lot on well and septic 0.34 acres in size which is less than 1 acre lot typical for A-1 zoning

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.

existing platted lots on this street

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 requested variance is the minimal needed in order to fit a house on an existing lot

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

the required front setback for A-1 zoning is 50' and the minimum lot size is 1 acre. This is an existing lot on 0.34 acres. Requesting front setback to be 30' to accommodate house and septic tank

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 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-0000-002U
Property Address: MILLER RD SANFORD, FL 32773
Owners: FISCHER, KIMBERLEY H
 2025 Market Value \$49,938 Assessed Value \$35,367 Taxable Value \$35,367
 2024 Tax Bill \$518.05 Tax Savings with Non-Hx Cap \$140.25
 The 2 Bed/1 Bath Mobile/Manufactured Home property is 720 SF and a lot size of 0.41 Acres

Parcel Location



Site View



2320305AQ0000002U 02/22/2022

Parcel Information

Parcel	23-20-30-5AQ-0000-002U
Property Address	MILLER RD SANFORD, FL 32773
Mailing Address	1614 WHITE DOVE DR WINTER SPGS, FL 32708-3864
Subdivision	EUREKA HAMMOCK
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
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	\$13,278	\$14,737
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$36,660	\$35,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$49,938	\$49,837
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$14,571	\$17,685
P&G Adjustment	\$0	\$0
Assessed Value	\$35,367	\$32,152

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$658.30
Tax Bill Amount	\$518.05
Tax Savings with Exemptions	\$140.25

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 FISCHER, KIMBERLEY H

Legal Description

W 100 FT OF N 170 FT OF LOT 2 (LESS S 20 FT
FOR RD) EUREKA HAMMOCK PB 1 PG 106

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$35,367	\$0	\$35,367
Schools	\$49,938	\$0	\$49,938
FIRE	\$35,367	\$0	\$35,367
ROAD DISTRICT	\$35,367	\$0	\$35,367
SJWM(Saint Johns Water Management)	\$35,367	\$0	\$35,367

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/7/2025	\$50,000	10785/1538	Improved	Yes
WARRANTY DEED	12/1/1986	\$25,000	01798/0394	Improved	No
QUIT CLAIM DEED	12/1/1984	\$100	01604/0588	Improved	No
WARRANTY DEED	7/1/1984	\$100	01566/1871	Vacant	No

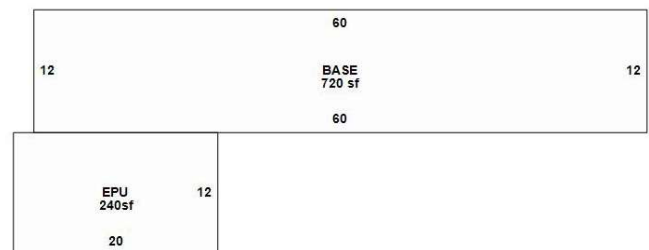
Land

Units	Rate	Assessed	Market
100 feet X 150 feet	\$470/Front Foot	\$36,660	\$36,660

Building Information

#	1
Use	MOBILE HOME
Year Built*	1969
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	720
Total Area (ft²)	960
Constuction	MOBILE HOMES AVG
Replacement Cost	\$33,195
Assessed	\$13,278

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH UNFINISHED	240

Permits				
Permit #	Description	Value	CO Date	Permit Date
07597	390 MILLER RD: PLUMBING - RESIDENTIAL-plumbing [EUREKA HAMMOCK]	\$2,000		6/3/2025

Extra Features				
Description	Year Built	Units	Cost	Assessed

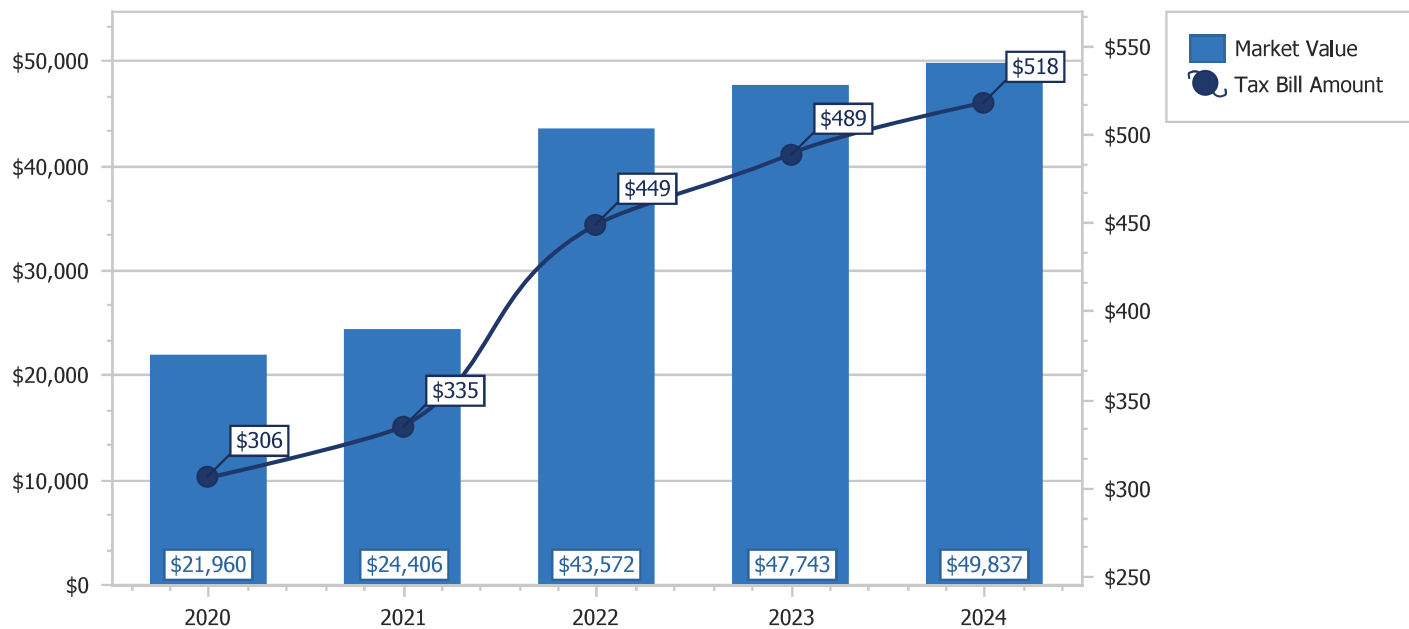
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 23

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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	WED
Hauler #	Waste Pro

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 100 FT OF N 170 FT OF LOT 2 (LESS S 20 FT FOR RD) 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 FISCHER
1614 WHITE DOVE DR
WINTER SPRINGS, FL 32708

Project Name: MILLER RD (LOT 2U)

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 September 22, 2025, 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 October, 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 100 FT OF N 170 FT OF LOT 2 (LESS S 20 FT FOR RD) 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 FISCHER
1614 WHITE DOVE DR
WINTER SPRINGS, FL 32708

Project Name: MILLER RD (LOT 2U)

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 September 22, 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 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

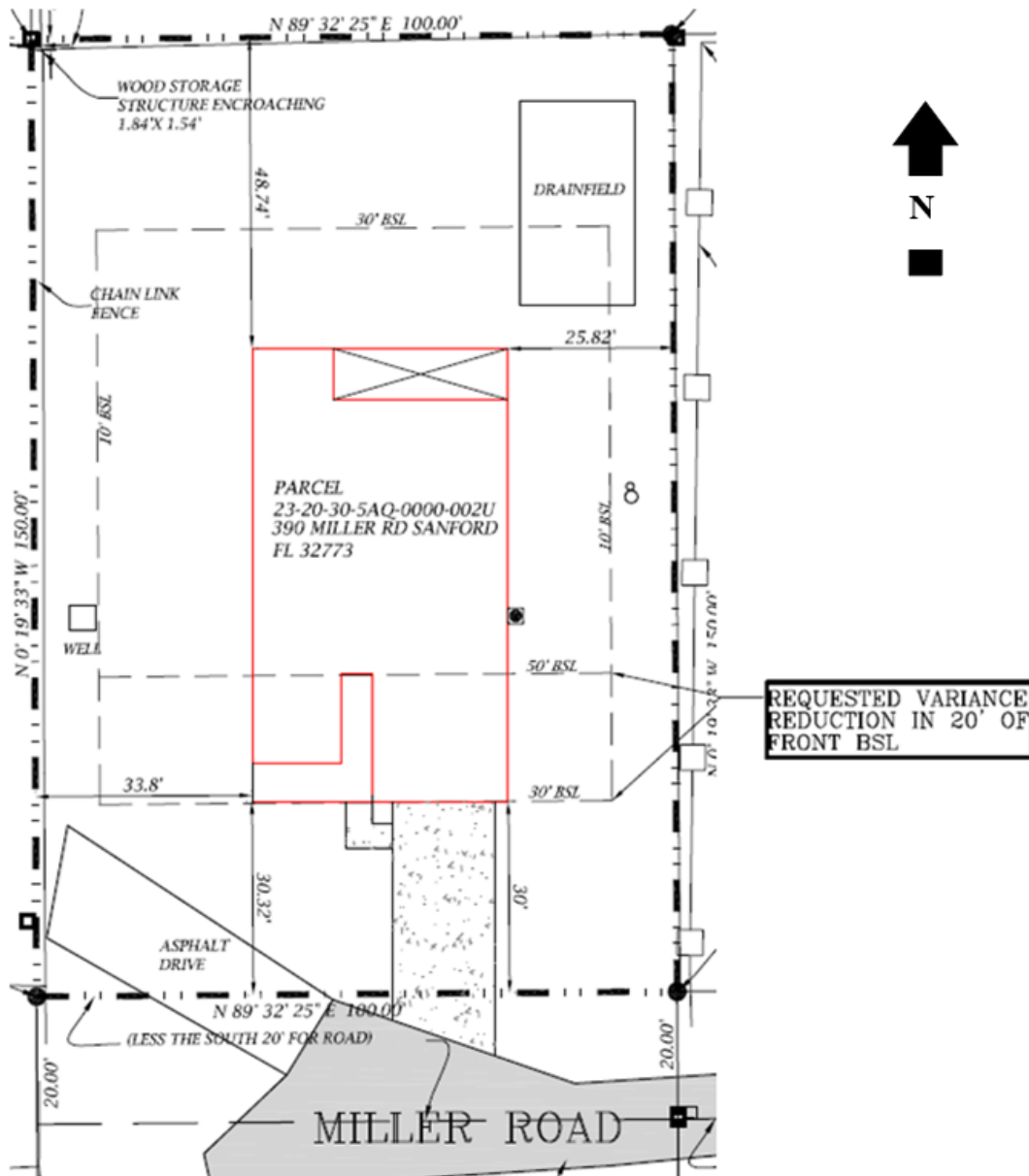
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 October, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-866

Title:

215 W. Sabal Palm Place - Request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district; BV2025-096 (Ken Szczepanek, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Sabal Point Sabal Fairway Villas subdivision.
- The proposed covered patio will be 270 square feet (15' x 18') and will encroach twelve (12) feet into the required rear yard setback.
- The rear of the subject property abuts Village on the Green's drainage and open space easement.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

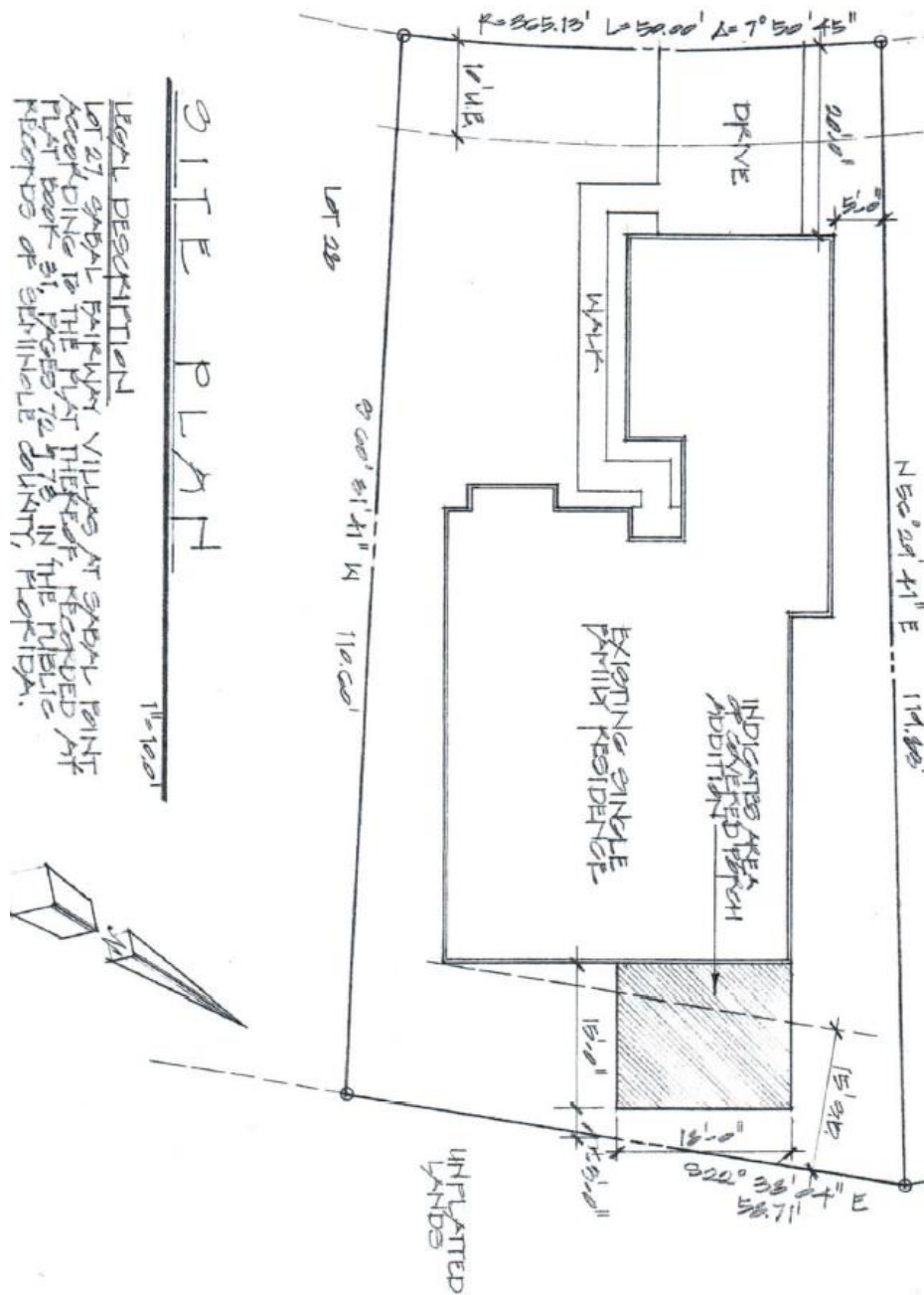
Staff Recommendation:

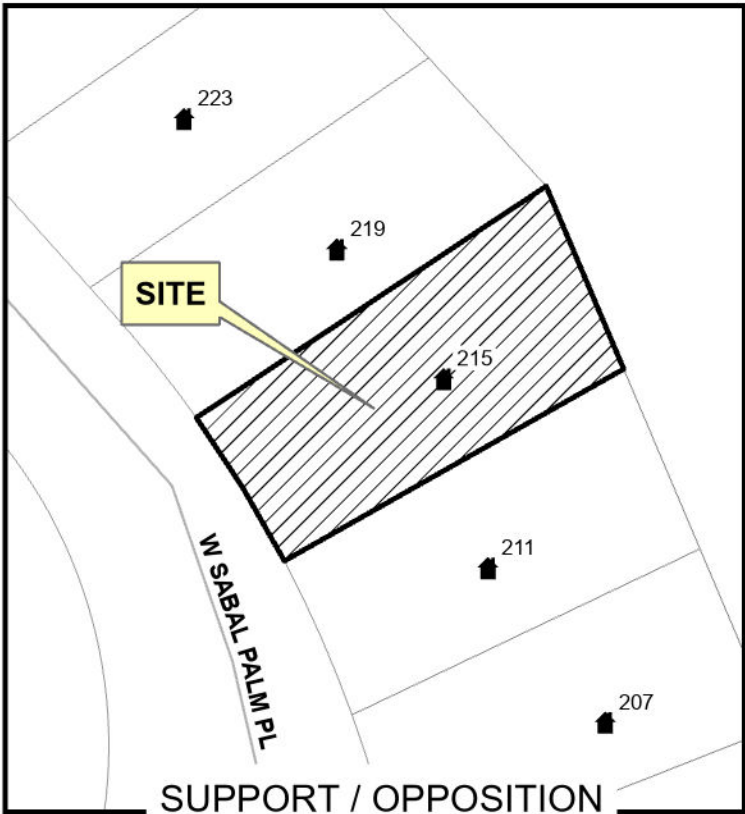
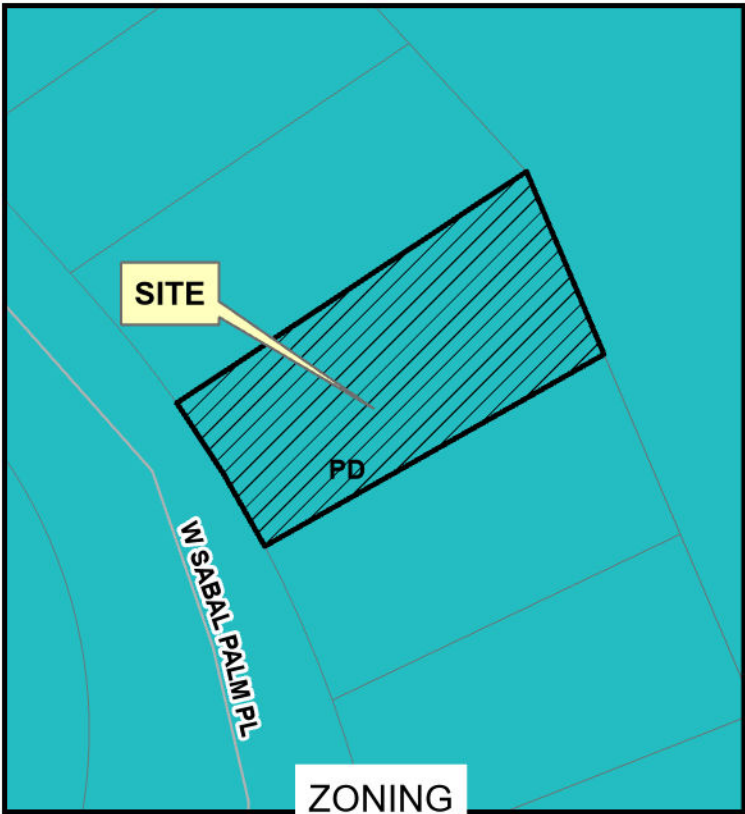
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the covered patio 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.

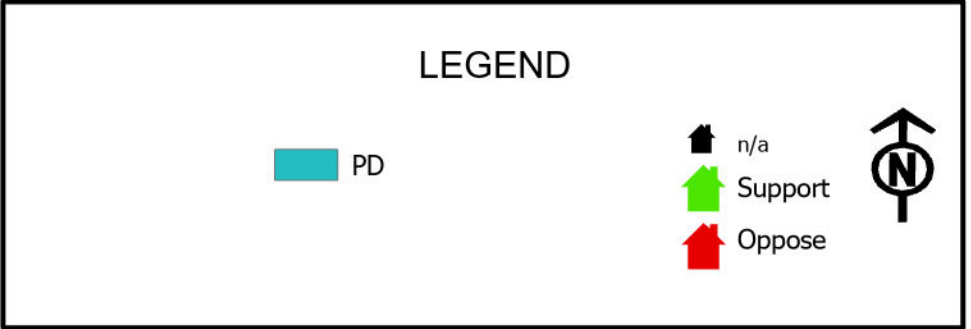
W SABAL PALM PL (215) VARIANCES





Ken Szczepanek
215 W Sabal Palm Pl
Longwood FL 32779

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 22, 2025



VARIANCE CRITERIA

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

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

The Removal of the Tree line in the Rear of the Dwelling due to construction by Village on Green exposed the dwelling to intense Sun in the rear of the Dwelling making it unbearable inside and the Patio unusable!

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

In Existence prior to Purchase

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 will allow the use and enjoyment that currently does not exist

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 Current conditions will not change and present enjoyment of my residence

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

It is sufficient and improve the current unacceptable condition

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 HOA HAS approved the addition

Property Record Card



Parcel: 04-21-29-5HK-0000-0270
 Property Address: 215 W SABAL PALM PL LONGWOOD, FL 32779
 Owners: SZCZEPANEK FAMILY TRUST
 2025 Market Value \$333,019 Assessed Value \$206,572 Taxable Value \$150,850
 2024 Tax Bill \$2,057.19 Tax Savings with Exemptions \$2,386.48
 The 3 Bed/2 Bath Single Family Former Golf-Front property is 1,873 SF and a lot size of 0.15 Acres

Parcel Location



Site View



Parcel Information

Parcel	04-21-29-5HK-0000-0270
Property Address	215 W SABAL PALM PL LONGWOOD, FL 32779
Mailing Address	215 W SABAL PALM PL LONGWOOD, FL 32779-3656
Subdivision	SABAL POINT SABAL FAIRWAY VILLAS AT
Tax District	01:County Tax District
DOR Use Code	0161:Single Family Former Golf-Front
Exemptions	00-HOMESTEAD (2024), Other Exemptions \$5,000
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$255,619	\$259,012
Depreciated Other Features	\$2,400	\$2,400
Land Value (Market)	\$75,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$333,019	\$336,412
Portability Adjustment	\$0	\$135,662
Save Our Homes Adjustment/Maximum Portability	\$126,447	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$206,572	\$200,750

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,443.67
Tax Bill Amount	\$2,057.19
Tax Savings with Exemptions	\$2,386.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SZCZEPANEK FAMILY TRUST - Trust

Legal Description

LOT 27 SABAL POINT SABAL FAIRWAY VILLAS
AT PB 31 PGS 72 & 73

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$206,572	\$55,722	\$150,850
Schools	\$206,572	\$30,000	\$176,572
FIRE	\$206,572	\$55,722	\$150,850
ROAD DISTRICT	\$206,572	\$55,722	\$150,850
SJWM(Saint Johns Water Management)	\$206,572	\$55,722	\$150,850

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/4/2023	\$420,000	10485/1312	Improved	Yes
WARRANTY DEED	8/1/2017	\$263,900	08982/1012	Improved	Yes
PROBATE RECORDS	8/1/2017	\$100	08965/0651	Improved	No
WARRANTY DEED	2/1/2001	\$176,000	04014/1586	Improved	Yes
WARRANTY DEED	7/1/1993	\$100	02614/1137	Improved	No
WARRANTY DEED	1/1/1988	\$139,000	01925/1130	Improved	Yes

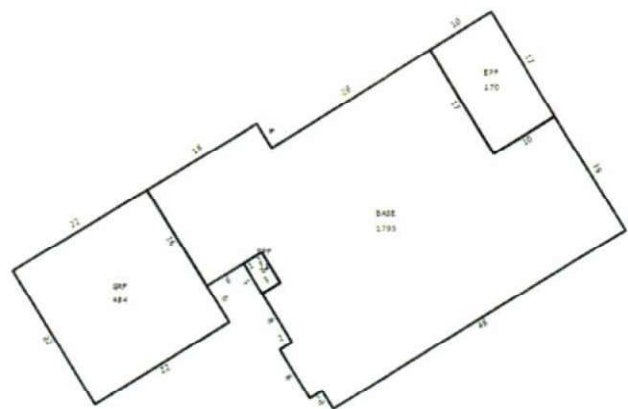
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft ²)	1703
Total Area (ft ²)	2372
Constuction	SIDING GRADE 3
Replacement Cost	\$307,975
Assessed	\$255,619

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	170
GARAGE FINISHED	484
SCREEN PORCH FINISHED	15

Permits				
Permit #	Description	Value	CO Date	Permit Date
04474	215 W SABAL PALM PL: PLUMBING - RESIDENTIAL- [SABAL POINT SABAL FAIRWAY]	\$1,500		4/9/2025
12482	215 W SABAL PALM PL: GAS - RESIDENTIAL- [SABAL POINT SABAL FAIRWAY]	\$0		8/28/2024
16101	215 W SABAL PALM PL: REROOF RESIDENTIAL-Shingles Roof Replacement [SABAL POINT SABAL FAIRWAY]	\$12,800		11/4/2020
07227	MECHANICAL	\$9,207		8/23/2013
01355	REROOF	\$11,450		2/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1988	1	\$6,000	\$2,400

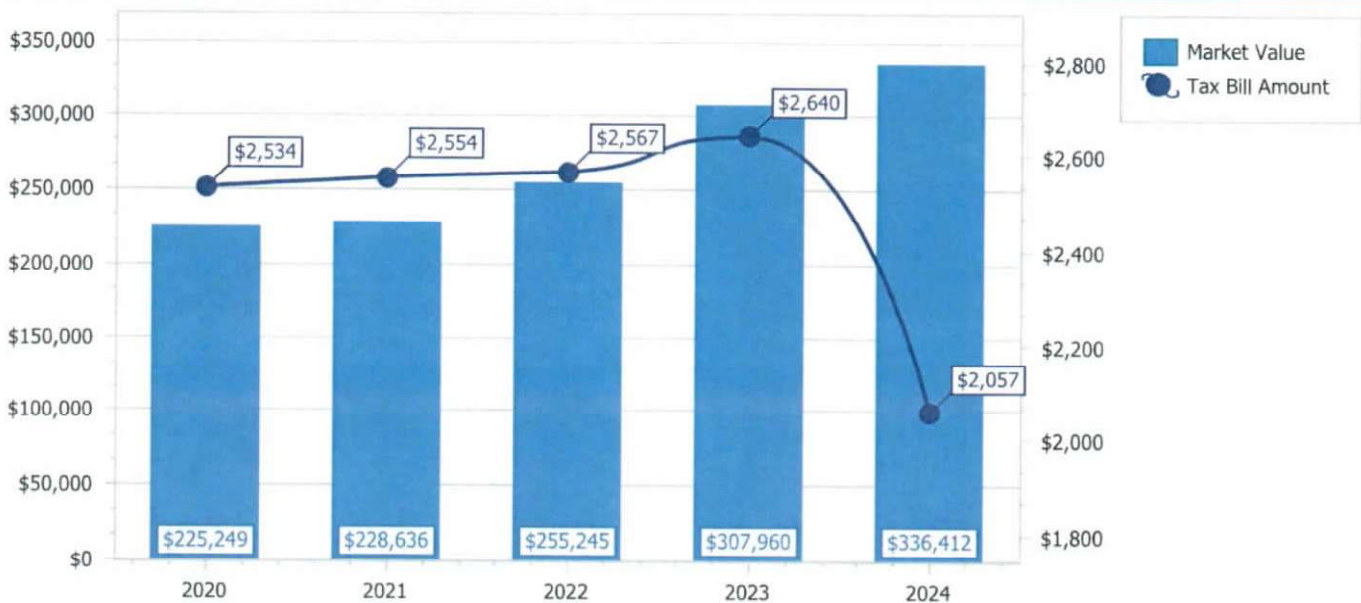
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

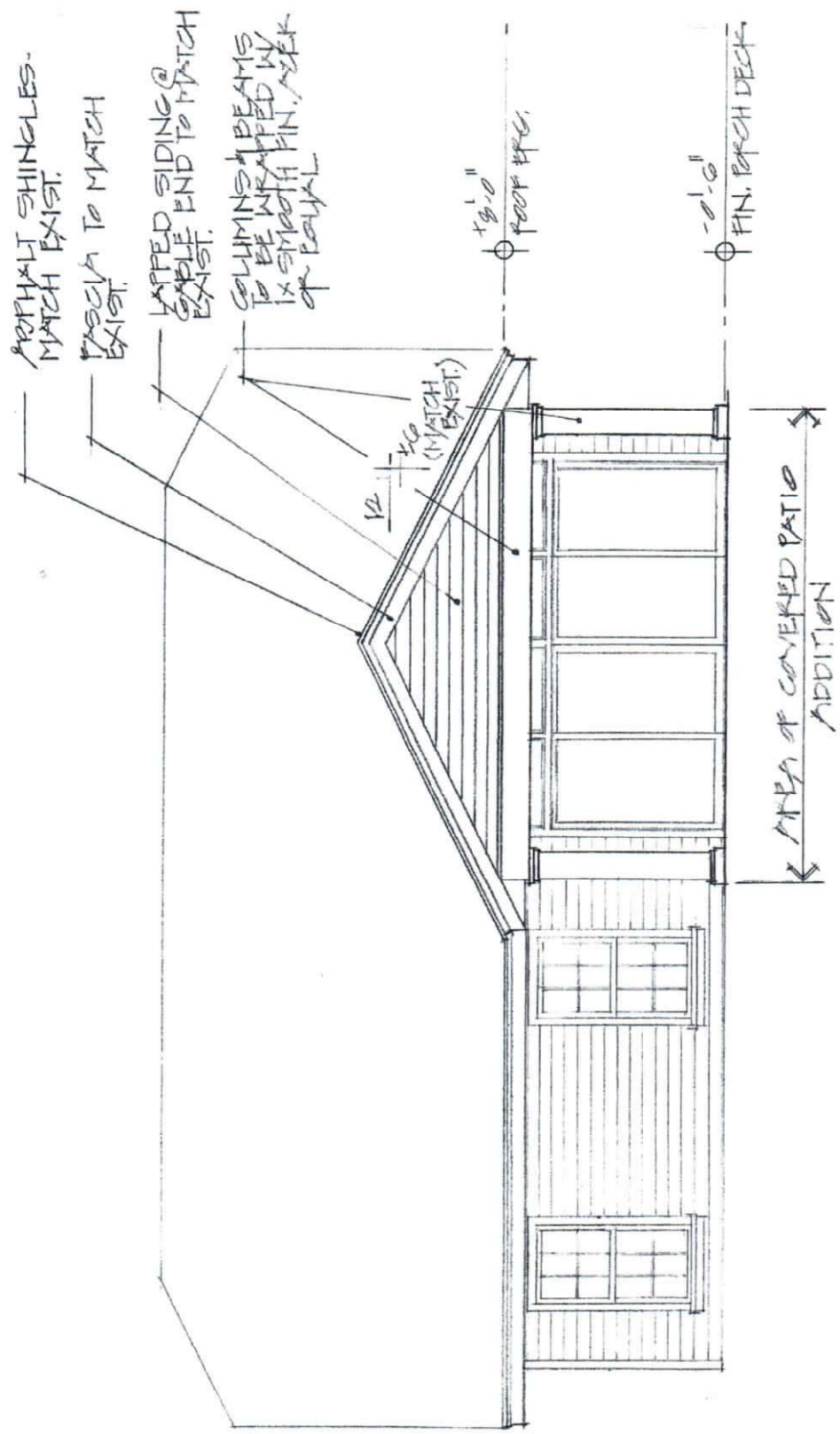
Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

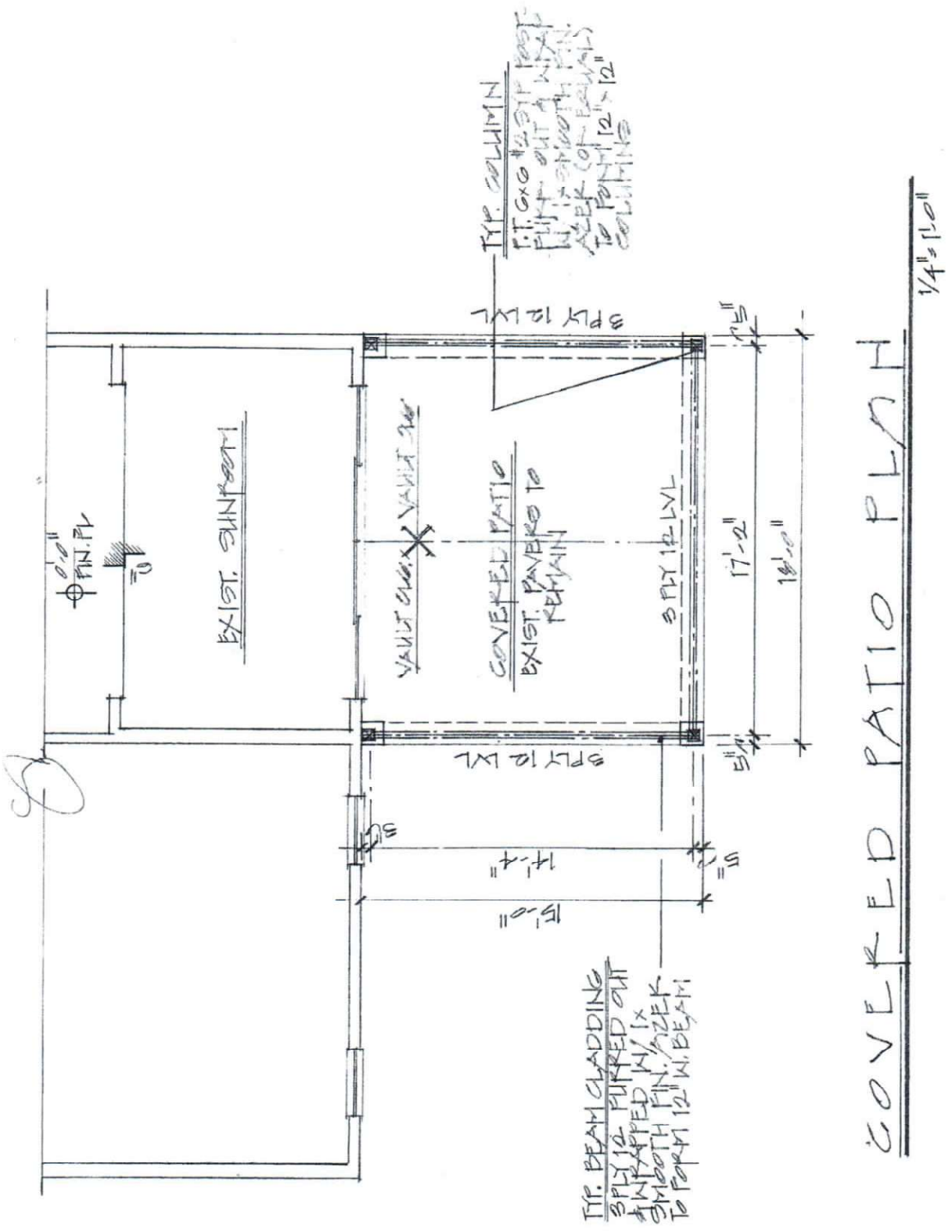
Property Value History



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PATIO ELEVATION
 1/4" = 1'-0"



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 27 SABAL POINT SABAL FAIRWAY VILLAS AT PB 31 PGS 72 & 73

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

A. FINDINGS OF FACT

Property Owner: KEN SZCZEPANEK
215 W SABAL PALM PT
LONGWOOD, FL 32779

Project Name: W SABAL PALM PL (215)

Requested Variance:

Request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district.

The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 27 SABAL POINT SABAL FAIRWAY VILLAS AT PB 31 PGS 72 & 73

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

A. FINDINGS OF FACT

Property Owner: KEN SZCZEPANEK
215 W SABAL PALM PL
LONGWOOD, FL 32779

Project Name: W SABAL PALM PL (215)

Variance Approval:

Request for a rear yard setback variance from fifteen (15) feet to three (3) feet for a covered patio addition in the PD (Planned Development) district.

The findings reflected in the record of the September 22, 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 covered patio addition (15' x 18') 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**

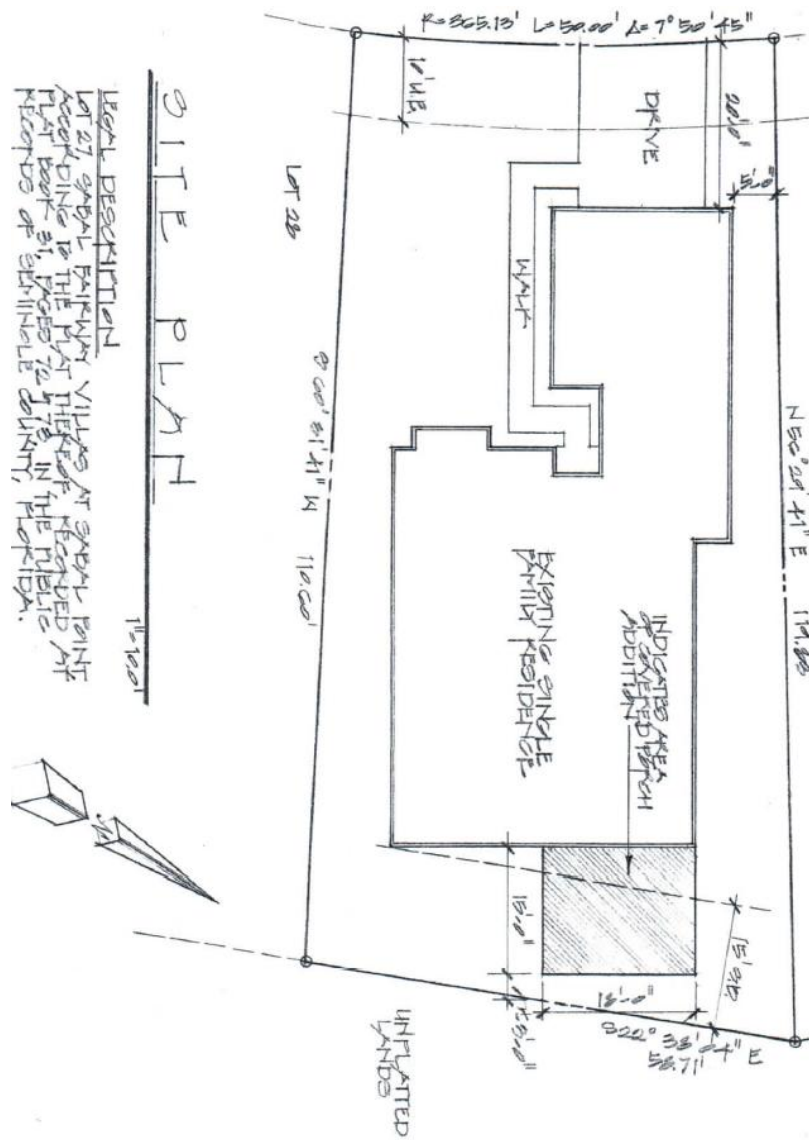
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-867

Title:

(LOT 9) Violet Oak Court- Request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai in the R-1AA (Single Family Dwelling) district; BV2025-099 (DRP Multistate K LLC, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai 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 Eden Preserve subdivision.
- The proposed lanai will be 343.3 square feet (10' x 34.33') and will encroach six (6) feet into the required rear 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 rear yard setback for this zoning district is thirty (30) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the

Seminole County Land Development Code for granting a variance as listed below:

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

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

VIOLET OAK CT (LOT 9) VARIANCE

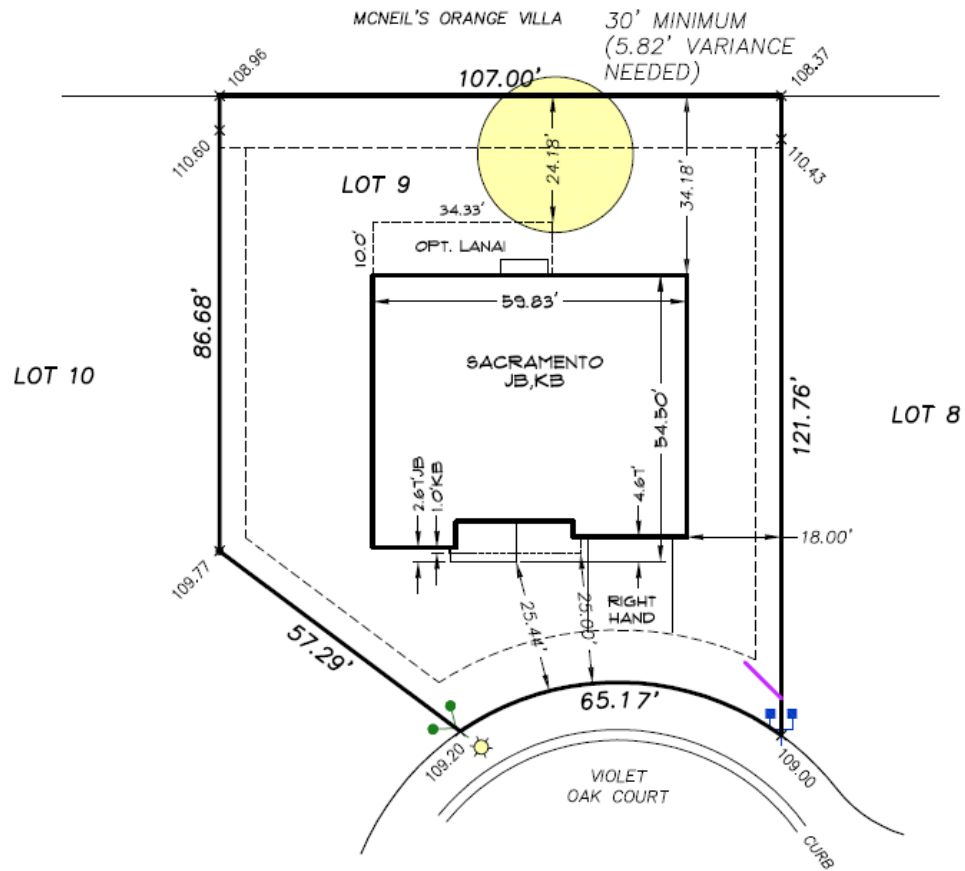


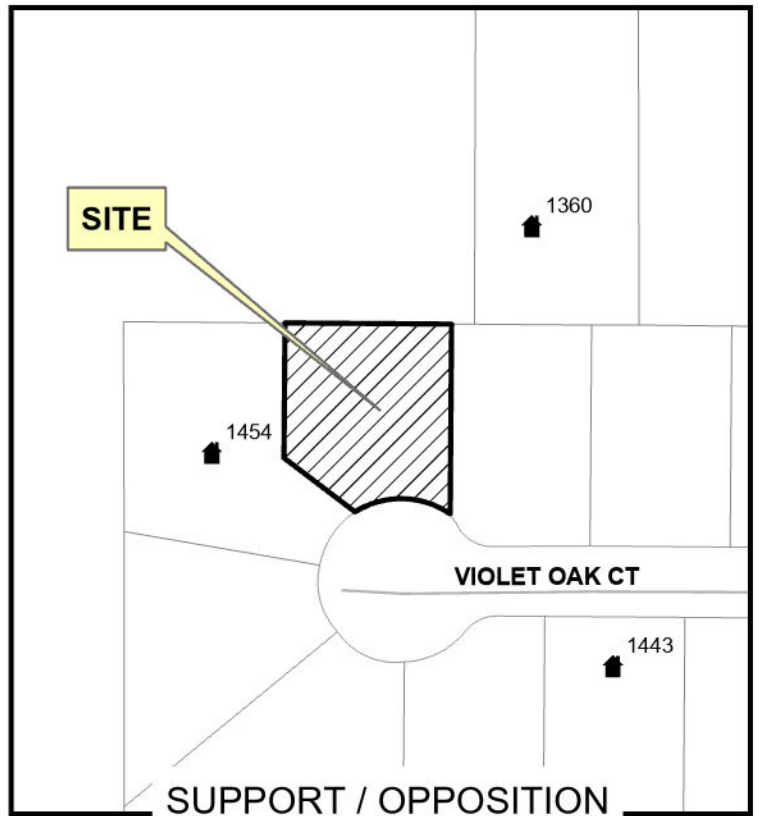
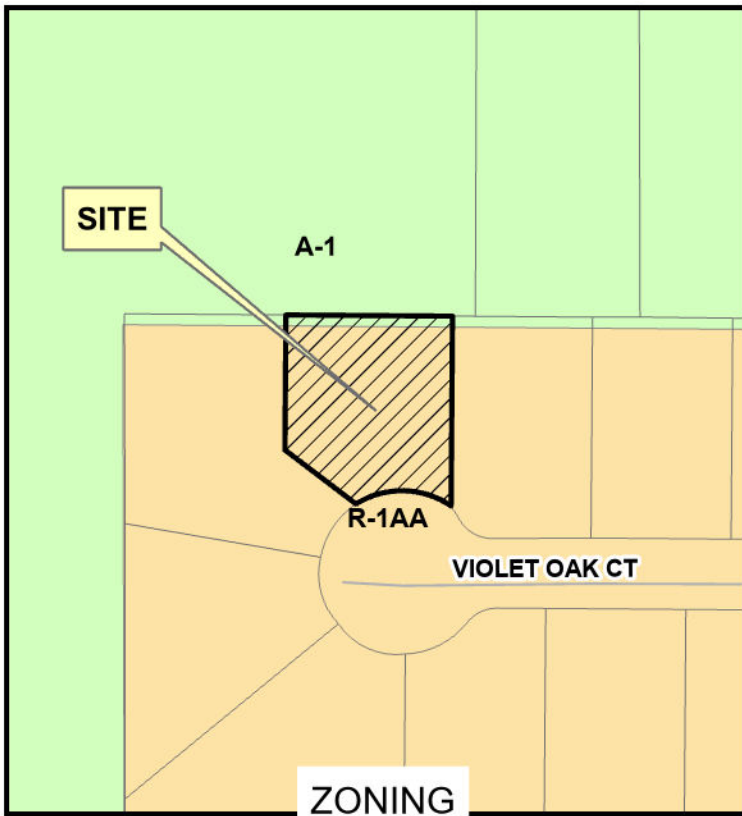
NORTH
SCALE: 1"=30'

LOT 9

Eden Preserve

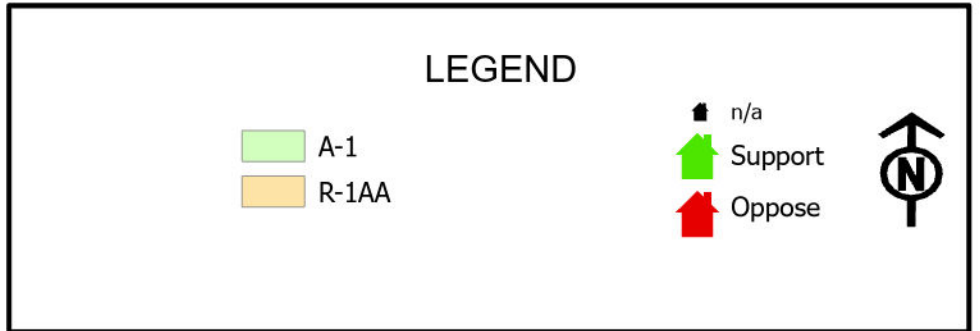
UNRECORDED - Seminole County, FL





SDRP Multistate K LLC
 20212952700000090

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
 SEPTEMBER 22, 2025



VARIANCE CRITERIA

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

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.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.
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.
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.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
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.

Responses to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for granting of a variance:

1. Special Conditions and Circumstances (Not Applicable to Other Lands/Structures in Same Zoning District)

- The subject lot is uniquely pie-shaped, reducing the buildable area at the rear of the property.
 - None of the builder's standard home designs with a lanai can fit within the rear lot boundaries without encroaching into the rear setback.
 - All the builder's models are designed with a lanai; even the smallest model with a lanai requires a rear setback variance.
 - These dimensional constraints are specific to this lot and are not typical of other lots in the subdivision except for Lot 12, which will also require an administrative rear yard setback variance.
-

2. Not the Result of Applicant's Actions

- The lot is platted as part of an approved subdivision, so it is unable to easily be modified.
 - Lot dimensions and geometry were established during the subdivision design process.
 - The builder's home plans were designed to meet market preferences and community standards; the lot's limitations are a result of its unique geometry.
-

3. No Special Privilege

- Granting the variance would allow the lot to be developed in the same manner as surrounding properties.
 - Other homes in the subdivision have lanais as part of their standard design.
 - The variance enables this lot to support a comparable home, maintaining consistency and compatibility with neighboring residences.
-

4. Hardship Without Variance

- Strict application of the 30-foot rear setback would prevent construction of any of the builder's standard models.
 - The applicant would be deprived of the ability to construct a home consistent in style, size, and functionality with others in the neighborhood.
 - This would create undue hardship and prevent the reasonable use of the lot in line with the subdivision's intended design.
-

5. Minimum Variance Necessary

- The requested reduction from **30 feet to 24.18 feet** is the smallest adjustment needed to fit the builder's smallest model with a lanai.
 - No greater setback reduction is being requested.
 - All other zoning and development standards will be met.
-

6. Harmony with Zoning Regulations / Not Injurious to Neighborhood

- The home will be consistent in appearance, character, and scale with others in the neighborhood.
- Lanais are a common feature in the community.
- The reduced setback will not adversely impact adjacent properties or the public welfare.

Property Record Card



Parcel: 20-21-29-527-0000-0090
 Property Address: VIOLET OAK CT ALTAMONTE SPRINGS, FL 32714
 Owners: DRP MULTISTATE K LLC
 2025 Market Value \$80,000 Assessed Value \$80,000 Taxable Value \$80,000
 2024 Tax Bill \$0.00
 Vacant Residential property has a lot size of 0.27 Acres

Parcel Location

Site View

Parcel Information

Parcel	20-21-29-527-0000-0090
Property Address	VIOLET OAK CT ALTAMONTE SPRINGS, FL 32714
Mailing Address	520 MADISON AVE FL 21 NEW YORK, NY 10022-4213
Subdivision	EDEN PRESERVE
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$80,000	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$80,000	\$0
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	\$80,000	\$0

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 DRP MULTISTATE K LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 9
EDEN PRESERVE PB 91 PGS 47-48

Taxes

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

Sales

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

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning

Zoning

Description

Future Land Use

Description

School Districts

Elementary

Middle

High

Political Representation

Commissioner

US Congress

State House

State Senate

Voting Precinct

Utilities

Fire Station #

Power Company

Phone (Analog)

Water

Sewage

Garbage Pickup

Recycle

Yard Waste

Hauler #

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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9 EDEN PRESERVE PB 91 PGS 47-48

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

A. FINDINGS OF FACT

Property Owner: DRP MULTISTATE K LLC
K. HOVNANIAN, ORLANDO DIVISION
NEW YORK, NY 10022

Project Name: VIOLET OAK CT (LOT 9)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9 EDEN PRESERVE PB 91 PGS 47-48

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

A. FINDINGS OF FACT

Property Owner: DRP MULTISTATE K LLC
K. HOVNANIAN, ORLANDO DIVISION
NEW YORK, NY 10022

Project Name: VIOLET OAK CT (LOT 9)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to twenty-four (24) feet for a lanai in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the September 22, 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 lanai (10' x 34.33') 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.

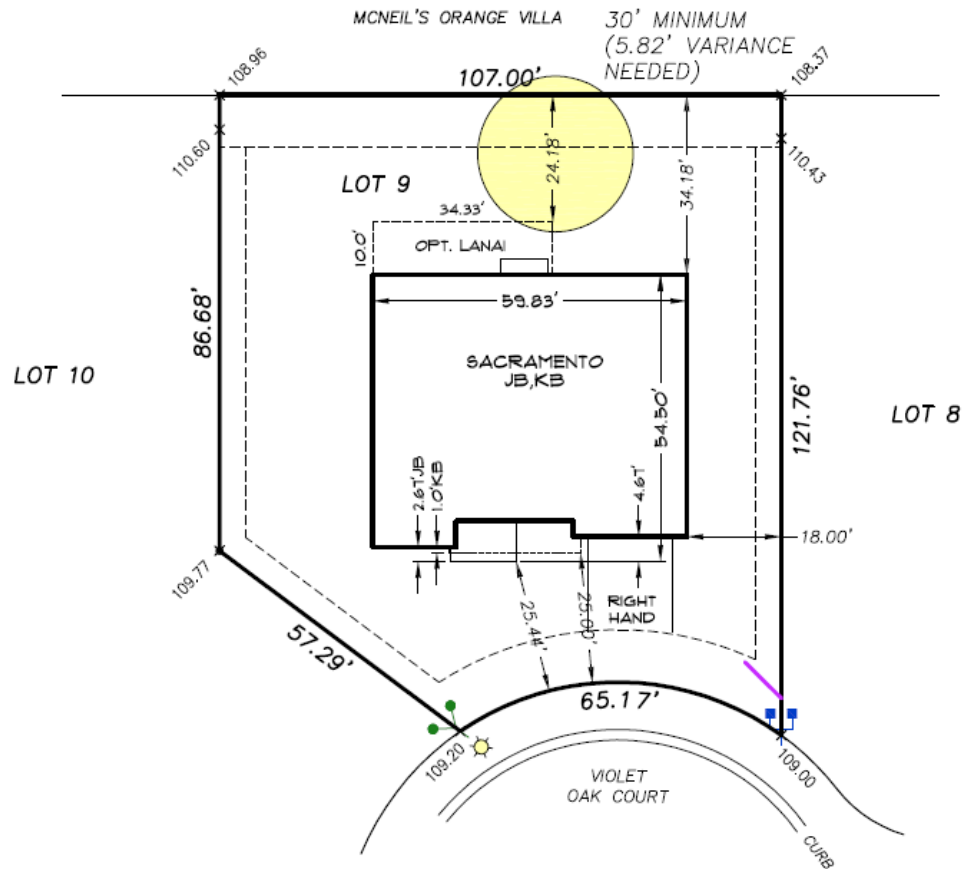
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of October, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN

LOT 9
Eden Preserve
UNRECORDED - Seminole County, FL





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-872

Title:

113 Oak Street - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district; BV2025-072 (Jose Casteneda, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district; or
2. Approve the request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district or;
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Sanlando Estates subdivision and is zoned R-1A (Single-Family Dwelling) district.
- The detached accessory structure encroaches twenty (20) feet +/- into the rear yard setback.
- The detached accessory structure is 24.2 x 30.2, and approximately 731 square

feet. The living area of the home is 1,000 square feet and any accessory structure should not exceed 500 square feet. The accessory structure exceeds that allowance by approximately 231 square feet.

- A Code Enforcement violation (23-270) was issued for this structure, resulting in the necessity of this variance.
- 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.
- Section 30.6.1.2 of the Seminole County Land Development Code states:
(e) Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning Districts. A screened pool structure height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet. The variance request is for 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:

Permitting an accessory structure to exceed fifty (50) percent of the living area of the principal dwelling is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

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

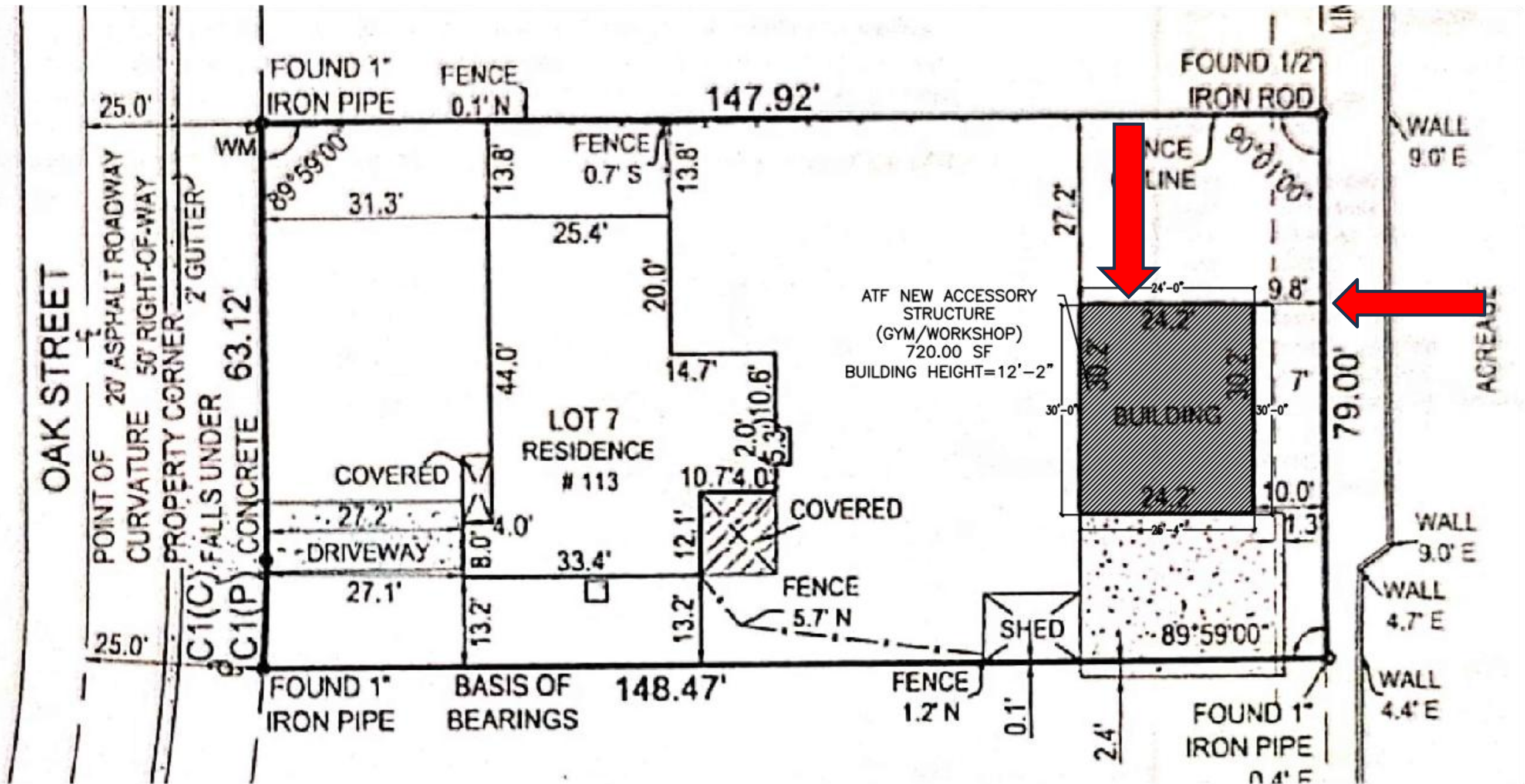
Staff Conclusion:

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

Staff Recommendation:

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

1. Any variance(s) granted will apply only to the 24.2 x 30.2 accessory structure 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.



SITE PLAN
SCALE: 1"=10'-0"

GENERAL NOTES:

1. ALL WORK AND INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS AND AS PER MANUFACTURER'S SPECIFICATIONS, AND IN FULL COMPLIANCE WITH GOVERNING CODES AND AGENCIES HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL REMOVE SIX (6") INCH OF TOP SOIL LAYER, AND ENSURE CONSTRUCTION AREA IS FREE OF ORGANIC MATERIALS, AND ANY DEBRIS MATERIAL PRIOR TO SETTING OF FOUNDATION OR BACKFILL.
3. PROVIDE SILT FENCE AND TREE BARRICADES AS REQUIRED TO PROTECT TREES, AND PREVENT EROSION OF UNDISTURBED AREAS.
4. BACKFILL AND COMPACTION OF CONSTRUCTION AREAS SHALL BE PERFORMED IN SIX (6) LAYERS AND COMPACTED TO WITHIN 95% COMPACTION.
5. GRADING OF AREAS AFTER CONSTRUCTION SHALL BE PERFORMED AS PER DETAIL SPECIFICATIONS AND CODE REQUIREMENTS.
6. INITIAL INSPECTION WILL BE MADE BEFORE APPROVED MATERIALS ARE ADDED TO RIGHTS-OF-WAY. FINAL INSPECTION IS REQUIRED WHEN CONSTRUCTION IS COMPLETED AND RIGHT-OF-WAY IS RESTORED.
7. SODDING SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING.
8. ALL DIMENSIONS SHOWN SHALL BE FIELD VERIFY PRIOR TO PERFORMANCE OF ANY INDICATED WORK.
9. UTILITY SERVICE LOCATION SHALL BE MARKED AND OR RELOCATED PRIOR TO ANY EXCAVATION OR SOIL DISTURBANCE, CALL BEFORE YOU DIG 811.
10. DRIVEWAY CONCRETE SHALL BE 6 IN., 3000 PSI REINFORCED WIRE MESH ON CRUSH CONCRETE.
11. ALL INSTALLATION SHALL COMPLY WITH THE FDOT STANDARD INDEX 515 AND HILLSBOROUGH COUNTY UTILITY ACCOMMODATION GUIDE AND TRANSPORTATION TECHNICAL MANUAL.
12. MITERED END SECTION SHALL COMPLY WITH FDOT STANDARD PLANS 430-022 (prev. Index 273)
13. NO WIRE MESH OR REBAR ON RIGHT-OF-WAY
14. MINIMUM PIPE COVER PER FDOT DRAINAGE MANUAL APPENDIX C. STONE.
15. AFTER APPLICATION HAS BEEN MADE FOR A PERMIT, AN ON-SITE INSPECTION IS REQUIRED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ON ANY RESIDENTIAL DRIVEWAY. AN INSPECTOR IS AVAILABLE TO MEET THE OWNER OR CONTRACTOR, IF NEEDED. PROPERTY LINES MUST BE STAKED ALONG WITH THE PROPOSED DRIVEWAY LOCATION.

PROPERTY SQUARE FOOTAGES:

TOTAL LOT	11,707.40 SF
UNDER ROOF (MAIN HOUSE)	1,940.25 SF
EXISTING DRIVEWAY	306.19 SF
EXIST. SHED	137.96 SF
EXIST. CONC. SLAB	626.30 SF
NEW GYM & WORKSHOP	720.00 SF
TOTAL IMPERVIOUS AREA	3,730.70 SF
IMPERVIOUS AREA RATIO	0.3186 SF

SITE LEGEND
NO TREE TO BE REMOVED

EP DESIGNERS DR LLC
epdesignersdr@gmail.com
TAMPA FL 33615

CASTANEDA & RESTREPO
RESIDENCE
NEW ACCESSORY STRUCTURE
113 OAK ST ALTAMONTE SPRINGS, FL 32714

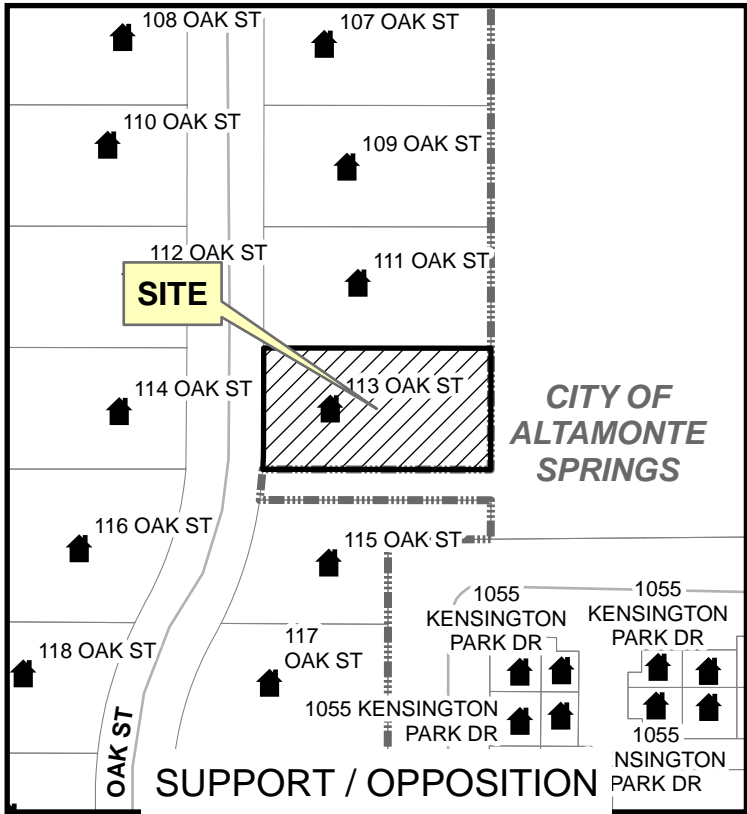
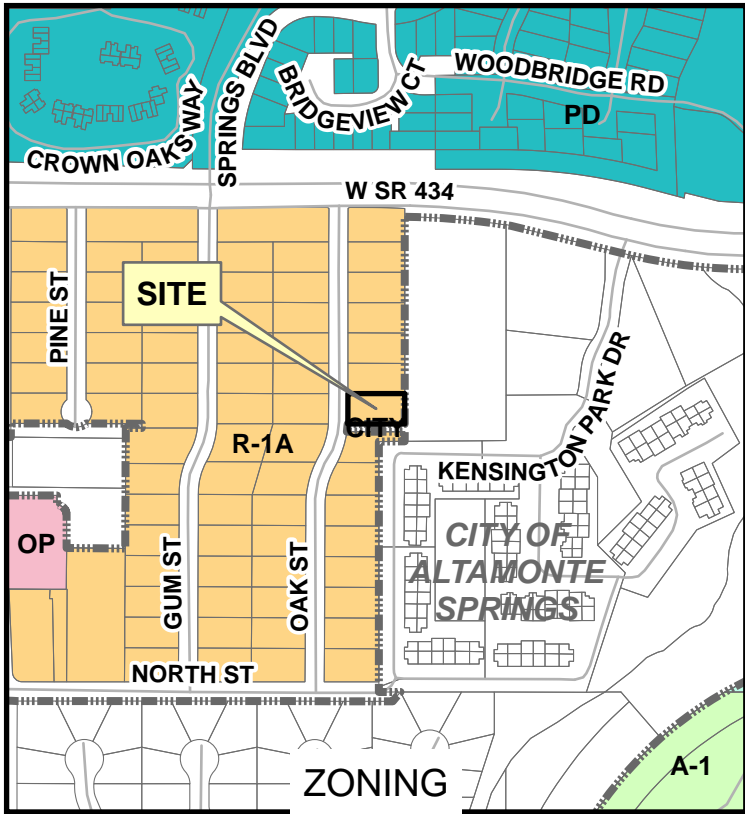
TITLE SHEET
SITE PLAN

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE 6TH EDITION (2023) OF THE F.B.C. THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

10 P A
M A R R A
41142

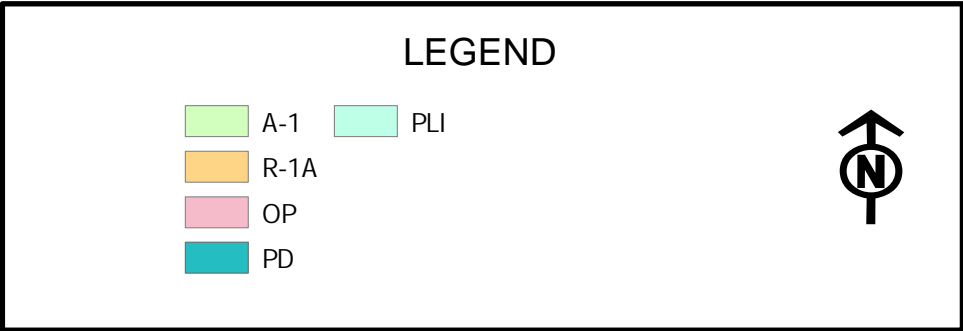
JOB No:

DRAWN BY:
PL
REVIEW BY:
M.P
DATE:
07-04-2025
SCALE:
SEE PLAN
SHEET NUMBER



JOSE & MARIELA CASTANEDA
113 OAK ST
ALTAMONTE SPRINGS, FL 32714

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 22, 2025



VARIANCE CRITERIA

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

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

In 2019, I purchased the property 113 Oak Street, Altamonte Springs, FL for my mother. 3 years later, I received a notice because unpermitted construction in the rear. We explained to the magistrate that the building was already built and we would be listening to how to follow the steps to obtain the permit.

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

The construction was already built before buying it and we are in contact with Megan and Brent to resolve it.

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?

During the purchase of the property, the title company did not report any problem or unpermitted. ~~Now~~ We bought with complete confidence that everything was fine and now we follow the steps.

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?

When we bought, we didn't know of any unpermitted construction, now that we know we follow the steps.

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

According to the advice and options to get the permit, we select Accessory Dwelling Unit that are within what is permitted in this special situation.

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 property is the primary resident of my mom. According to this, our desire is to fulfill what is necessary to achieve the harmony of our neighborhood.

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:

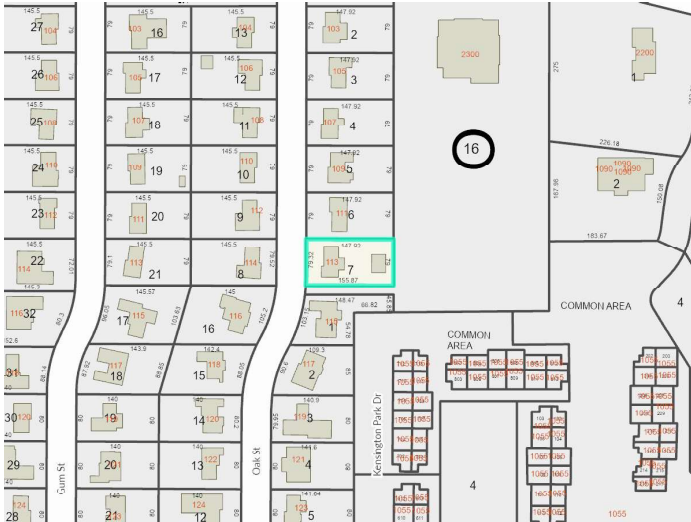
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? The lot is a typical rectangular middle lot of 0.27 acres with an existing home built between 1960 and 1990. Due to the age and size of the property, the current accessory structure limit of 50% of the living area is restrictive. The proposed 720 sq ft structure is modest and reasonable compared to the 2,292 sq ft home, and this situation is unique to this property compared to others in the zoning district
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The special conditions are due to the lot's size and the home's age, which were established long before the current accessory structure rules. These conditions are inherent to the property and were not created by the applicant.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district? Granting this variance would allow reasonable use of the property consistent with similar properties built before current regulations. It does not provide special privileges, as the applicant seeks only a modest increase to accommodate practical needs without impacting neighbors.
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 applying the 50% accessory structure limit would prevent the applicant from reasonably expanding usable space, unlike other similar properties that were built before this restriction. This creates an undue hardship by limiting the property's practical use.
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 is the smallest increase needed to provide functional space for the applicant's needs while maintaining compatibility with the existing home and neighborhood.
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 maintains the property's residential character and scale, does not negatively impact neighbors, and supports reasonable use without harming public welfare or the neighborhood's appearance.

Property Record Card



Parcel: 03-21-29-510-0000-0070
Property Address: 113 OAK ST ALTAMONTE SPRINGS, FL 32714
Owners: CASTANEDA, JOSE; RESTREPO, MARIELA
 2025 Market Value \$278,595 Assessed Value \$219,271 Taxable Value \$168,549
 2024 Tax Bill \$2,286.24 Tax Savings with Exemptions \$1,166.87
 The 3 Bed/1.5 Bath Single Family property is 1,548 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-510-0000-0070
Property Address	113 OAK ST ALTAMONTE SPRINGS, FL 32714
Mailing Address	113 OAK ST ALTAMONTE SPG, FL 32714-1997
Subdivision	SANLANDO ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$210,955	\$193,781
Depreciated Other Features	\$2,640	\$2,640
Land Value (Market)	\$65,000	\$65,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$278,595	\$261,421
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$59,324	\$48,330
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$219,271	\$213,091

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,453.11
Tax Bill Amount	\$2,286.24
Tax Savings with Exemptions	\$1,166.87

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CASTANEDA, JOSE - Tenants in Common :50
 RESTREPO, MARIELA - Tenants in Common :50

Legal Description

LOT 7 SANLANDO ESTATES PB 12 PG 53

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$219,271	\$50,722	\$168,549
Schools	\$219,271	\$25,000	\$194,271
FIRE	\$219,271	\$50,722	\$168,549
ROAD DISTRICT	\$219,271	\$50,722	\$168,549
SJWM(Saint Johns Water Management)	\$219,271	\$50,722	\$168,549

Sales

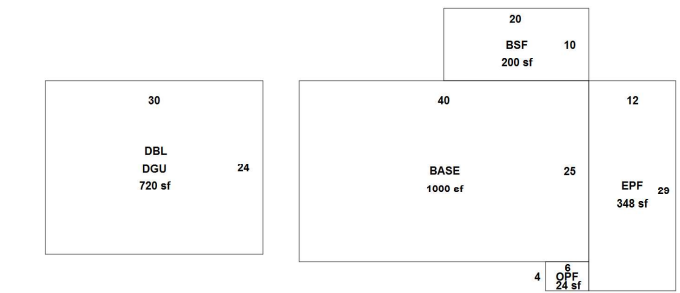
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/27/2019	\$220,000	09490/0752	Improved	Yes
WARRANTY DEED	9/19/2019	\$198,500	09443/1142	Improved	Yes
QUIT CLAIM DEED	12/10/2018	\$100	09264/0300	Improved	No
QUIT CLAIM DEED	1/1/1986	\$100	01702/0430	Improved	No
QUIT CLAIM DEED	10/1/1984	\$100	01588/1406	Improved	No
WARRANTY DEED	12/1/1978	\$32,000	01201/0908	Improved	Yes
WARRANTY DEED	1/1/1976	\$25,500	01078/0548	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$65,000/Lot	\$65,000	\$65,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1960/1990
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft²)	1000
Total Area (ft²)	2292
Constuction	CONC BLOCK
Replacement Cost	\$249,651
Assessed	\$210,955

* Year Built = Actual / Effective



Sketch by Open Search

Building 1

Appendages	
Description	Area (ft²)
BASE SEMI FINISHED	200
DETACHED GARAGE UNFINISHED	720
ENCLOSED PORCH FINISHED	348
OPEN PORCH FINISHED	24

Permits				
Permit #	Description	Value	CO Date	Permit Date
19143	REROOF	\$5,500		11/19/2018
07777	REROOF W/SHINGLES	\$5,165		7/6/2004

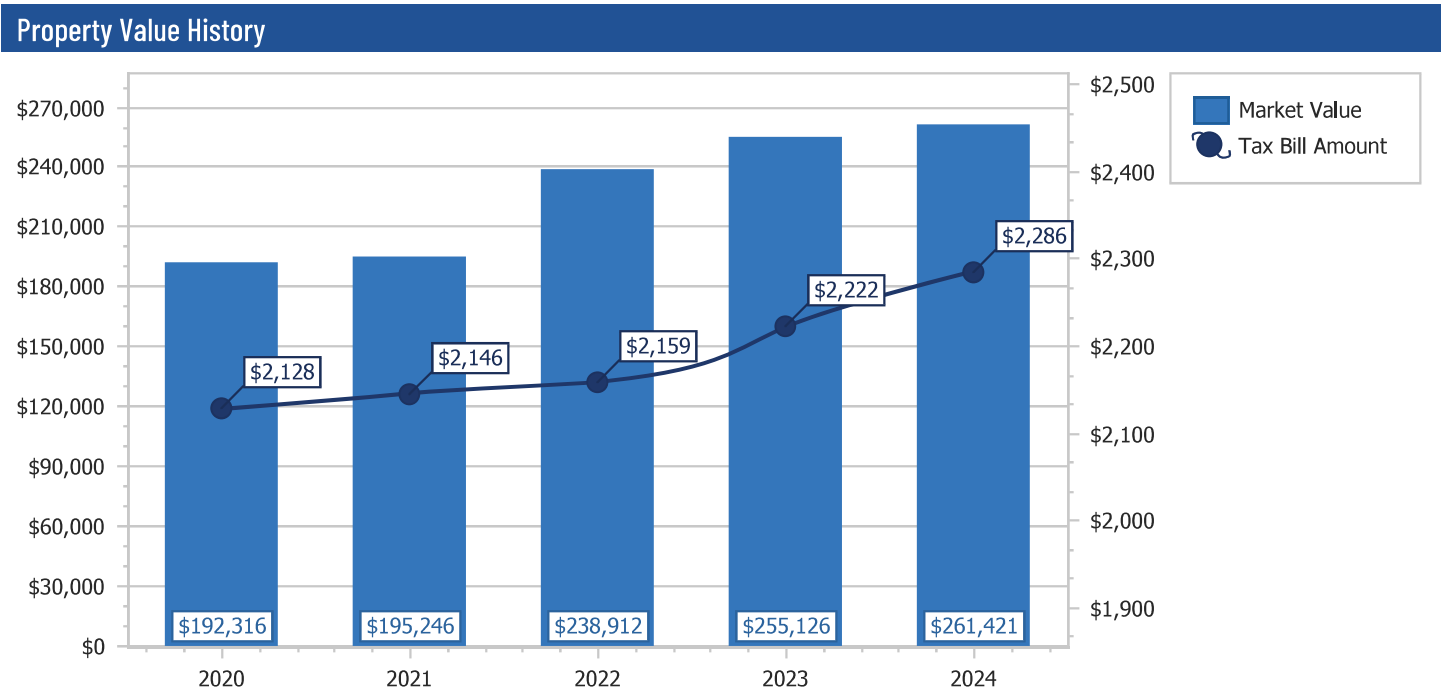
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1982	1	\$3,000	\$1,200
PATIO 1	1986	1	\$1,100	\$440
ACCESSORY BLDG 1	1960	1	\$2,500	\$1,000

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

School Districts	
Elementary	Spring Lake
Middle	Rock Lake
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 40

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



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CASE NO. – – CESM

91

Property Information

Address: 113 OAK ST
ALTAMONTE SPRINGS, FL 327140000
Location ID: 20068
Parcel ID: 03-21-29-510-0000-0070
Subdivision Name: SANLANDO ESTATES
Zoning: R1A SINGLE-FAMILY DWELLING
Subdivision: SANLANDO ESTATES

Case General Information

Case status: AC ACTIVE
Status date: 10/12/2023
Case type: UNPR UNPERMITTED CONSTRUCTION
Reported date: 10/12/2023
Origination: IC INTERNAL COMPLAINT
Default inspector: 220 Vicki Hathaway
Credit balance: .00

Owner Information

Owner name: JOSE CASTANEDA & MARIELA***
Address: RESTREPO
113 OAK STREET
ALTAMONTE SPRINGS, FL 327141997
City: (407) 530-6495
Phone: Y
Notice: N
Flip: N

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
UNPERMITTED CONSTRUCTION	AC		1	10/12/2023	

Case Data

Description Data

DATE VIOLATION FIRST OBS
FIRST NOTICE OF VIOLATIO
1ST VIOLATION CORRECTION
2ND NOTICE VIOLATION DAT
2ND VIOLATION CORRECTION
DATE OF REINSPECTION
INSPECTION RESULTS
DATE REQUEST FOR HEARING
DATE CODE ENFORCEMENT ME
DATE OF FINE
AMOUNT OF FINE
REGISTERED AGENT / OTHER
ADDRESS 1
ADDRESS 2
CITY STATE ZIP

Active Inspections

Type	Insp ID	Schedule Date
------	---------	---------------

(Continued)

MISC NOTES

220

5/03/2024

Type
Case narrative

Text

Date

10/12/2023, 3:37:02 PM BDRG03
COMPLAINT RCV'D BY: CEO Cameron Adair, 100 Eslinger Way,
Sanford, FL 32771
DESCRIPTION OF COMPLAINT: unpermitted shed

CEO Adair received phone call on 10/3/23 w/complaint regarding unpermitted shed w/people allegedly sleeping in the shed at night (no power or water reported). Aerial images show large structure in backyard since at least 2006. Door/Window changed location in 2020. Aerial images emailed to Vicki for review on 10/3. Vicki conducted onsite inspection & confirmed shed on property. Pictures emailed to Julie & Ruth.

Unable to confirm w/aerials when shed was initially installed due to tree coverage. Since the structure has been changed over time (from 2017-2023 aerials), it has been at least renovated since initial construction.

No permit apps rcv'd or issued for shed or accessory structure.

Opening case per inspection results.

Violation comments
UNPERMITTED CONSTRUCTION

INSTALLATION OF LARGE SHED IN BACKYARD WITHOUT THE REQUIRED PERMIT

10/12/2023
10/12/2023

Inspection comments
001 - MISC NOTES
Request status
002 - MISC NOTES
Request status

NOV mailed 10/13/23 w/Corrective Action date 10/27/23 - RG

10/12/2023

10/23/23: Vicki received phone call from owner stating that she is working on the shed & will need approval from Health Dept in order to proceed (407-4894-3625). Caller stated she also owns the property next door (119) for the enclosed carport. She is working on getting someone to draw up plans. Will need more time.

11/6/23: Extended Corrective Action date to 12/4. No permit apps rcv'd or issued for 113 at this time (RG)

11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023

003 - MISC NOTES
Request status
004 - MISC NOTES
Request status

11/20/23 - Returned Certified Mail. Posting property with NOV, then generating Aff of Posting (jh)

11/20/2023
11/20/2023

11/21/2023, 11:21:02 AM BDVH0

11/21/2023

Type	Text	Date
(Continued)		
005 - MISC NOTES Request status	Hand delivered the notice to the male owner of the house who said that he will give to his son to translate to English, put my business card in the pack. 11/21/2023, 11:22:16 AM BDVH01	11/21/2023 11/21/2023 11/21/2023 11/21/2023
006 - MISC NOTES Request status	11/21/23: Rcv'd phone call from owner inquiring if a permit was needed if he bought the property with the shed on it. Explained the permitting requirements & permit process as contractor vs owner/builder. Advised shed will need S/S plans if greater than 120 sqft. Emailed synopsis of discussion & Contractor Permit Inquiry page to search for registered contractors. Contact info for owner saved in General Screen. Extended Corrective Action date to 12/12/23 due to holidays (RG)	11/21/2023 11/21/2023 11/21/2023 11/21/2023 11/21/2023 11/21/2023
007 - MISC NOTES Request status	12/21/23: Permit app 23-18718 rcv'd on 12/12 for "in law building." Currently in PC status due to prescreen corrections. Extended Corrective Action date to 1/4/24 to allow additional time for permitting (RG)	12/21/2023 12/21/2023 12/21/2023 12/21/2023
008 - MISC NOTES Request status	1/5/24: Owners verified on PAO website. Permit app 23-18718 still in PC status awtg Corrections since 12/11/23. Added to Vicki's list to reinspect for Final Letter (RG)	1/05/2024 1/05/2024 1/05/2024
009 - MISC NOTES Request status	3/15/24: Jason inspected property & confirmed violation remains. Pictures emailed to Ruth & Julie. (RG)	3/20/2024 3/20/2024 3/20/2024 3/20/2024
010 - MISC NOTES Request status	Final Letter mailed 3/21/24 w/Corrective Action date 4/4/24. 23-18718 still in PC status pending corrections since December 2023. (RG)	3/20/2024 3/20/2024 3/20/2024
011 - MISC NOTES Request status	5/3/24 - Permit #23-18718 remains in PC status pending many corrections. Added to Jason's list for re-inspection. (jh)	5/03/2024 5/03/2024
	5/10/2024, 1:16:14 PM BDVH01 Inspected locations sent pictures of shed in back rooftop, can't see thru the fence for SOV. 5/10/2024, 1:27:09 PM BDVH01	5/10/2024 5/10/2024 5/10/2024 5/10/2024
	5/14/24 - Permit #23-18718 remains in PC status due to corrections since 4/9/24. No applications received or permits issued to correct violation. Per Vicki's inspection on 5/10/24, violation remains. Filing SOV (jh)	5/14/2024 5/14/2024 5/14/2024 5/14/2024

Board meeting comments

Prepared 5/14/24, 13:43:23
Program HTDFTAL
User ID DRJH01

Case Master Inquiry - (CEN2001001)
Screen detail for Program: CE CEN2001, Text
Case 23-00000270

Type Text

Date

(Continued)
Other action comments
Land Management information
Legal description
Lien information

Property Information

Address: 5819 BEAR LAKE CIR
APOPKA, FL 327030000
Location ID: 154888
Parcel ID: 19-21-29-508-0000-0040
Subdivision Name: PARKINSONS SUBD 1ST ADD
Zoning: R1AA SINGLE-FAMILY DWELLING
Subdivision: PARKINSONS SUBD 1ST ADD

Case General Information

Case status: AC ACTIVE
Status date: 12/04/2023
Case type: UNPR UNPERMITTED CONSTRUCTION
Reported date: 12/04/2023
Origination: IC INTERNAL COMPLAINT
Default inspector: 220 Vicki Hathaway
Credit balance: .00

Owner Information

Owner name: 5819 BSL PROPERTIES LLC
Address: 1971 LEE RD
200
City: WINTER PARK, FL 327891870
Phone: 0
Notice: Y
Flip: N

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
UNPERMITTED CONSTRUCTION	AC		1	12/04/2023	
STOP WORK ORDER	AC		1	12/04/2023	

Case Data

Description Data

DATE VIOLATION FIRST OBS
FIRST NOTICE OF VIOLATIO
1ST VIOLATION CORRECTION
2ND NOTICE VIOLATION DAT
2ND VIOLATION CORRECTION
DATE OF REINSPECTION
INSPECTION RESULTS
DATE REQUEST FOR HEARING
DATE CODE ENFORCEMENT ME
DATE OF FINE
AMOUNT OF FINE
REGISTERED AGENT / OTHER
ADDRESS 1 BRIAN DERRICK SMITH
ADDRESS 2 1971 LEE ROAD
CITY STATE ZIP SUITE 200
WINTER PARK FL 32789

Active Inspections

Insp Schedule

(Continued)
 Type ID Date
 No scheduled inspections exist

Type Case narrative

Text

Date

12/4/2023, 11:13:49 AM DRJH01
 Complaint received from Code Inspector #220, Vicki Hathaway.
 1101 E. 1st Street, Sanford FL 32771

Description of complaint: After completing a nearby inspection, Inspector Hathaway was driving by and saw what to be a new load of wood, including post siting in the driveway. After speaking with the crew and owner there, it was confirmed that they were going to indeed replace the dock and that they have already replaced siding on the boathouse. Vicki, with confirmation from the Building Official, Bob Pike, placed a Stop Work Order at the residence. The original dock/boathouse does have a permit #14-6770. Permit #23-4064 was voided from the contractor stating that the homeowner decided not to proceed with the project. (Copy of void in case file). On 7/7/23 Inspector Brent Griffin confirmed that no work had been done and the permit was voided.

Currently, there are not any new applications received or permits issued for the dock and the replacement of the siding. Opening case per inspection results. (jh)

Violation comments
 UNPERMITTED CONSTRUCTION

STOP WORK ORDER - ACTIVE

Inspection comments

001 - MISC NOTES

Request status

002 - MISC NOTES

Request status

003 - MISC NOTES

Request status

004 - MISC NOTES

Request status

CONSTRUCTION OF A DOCK AND SIDING REPLACED ON BOATHOUSE
 WITHOUT THE PROPER PERMITS
 WORKING W/O PERMIT ON BOAT HOUSE DOCK AND SEAWALL
 12/4/23 MAILING NOV
 12/04/2023

1/8/24: Permit app 23-19609 for "replacement & expansion to existing dock" in PC status pending prescreen corrections since 1/3/24. Extended Corrective Action date to 1/15/24 to allow time to submit corrections (RG)
 1/08/2024
 1/08/2024
 1/08/2024

2/12/24: Permit app 23-19609 in PC status since 1/12 for multiple corrections. Owners verified on PAO website. Added to Vicki's list to reinspect prior to sending Final Letter (RG)
 2/12/2024
 2/12/2024
 2/12/2024

2/13/2024, 10:45:23 AM BDVH01
 Inspected for final letter to be sent, sent in pictures
 2/13/2024
 2/13/2024

Type	Text	Date
	(Continued)	
005 - MISC NOTES Request status	2/13/2024, 10:45:45 AM BDVH01 030724 (JR) Inspected property and violations remain on property. No permits have been obtained at this time. Permit is in plan check #23-19609. Sent pictures to office. 3/7/24 Permit #23-19609 remains in PC status. Corrections pending Zoning and P&D Extend. Mailing Final letter (jh)	2/13/2024 3/07/2024 3/07/2024 3/07/2024 3/07/2024
006 - MISC NOTES Request status	4/1/24: Rcv'd call from Mary Robinson stating that they have a fill violation at this address & that they are going before the board in May. Permit 23-19609 would not be issued until after board hearing. Will discuss Next Steps with Inspector (RG)	4/01/2024 4/01/2024 4/01/2024 4/01/2024
007 - MISC NOTES Request status	4/24/24 - Spoke with Mary Robinson. The homeowner is going to the May 14th meeting to get the dock approved to be built. Not that he has an issued permit, but to get the approval since it is over 1,000 sq ft. I have pushed back the review date based on the approval from the board to send the final letter. Extended out to 5/15/24. (jh)	4/24/2024 4/24/2024 4/24/2024 4/24/2024 4/24/2024

Board meeting comments
Other action comments
Land Management information
Legal description
Lien information



Sent from my iPhone

May 10, 2024 at 1:40:20 PM

132° SE

112 Oak St

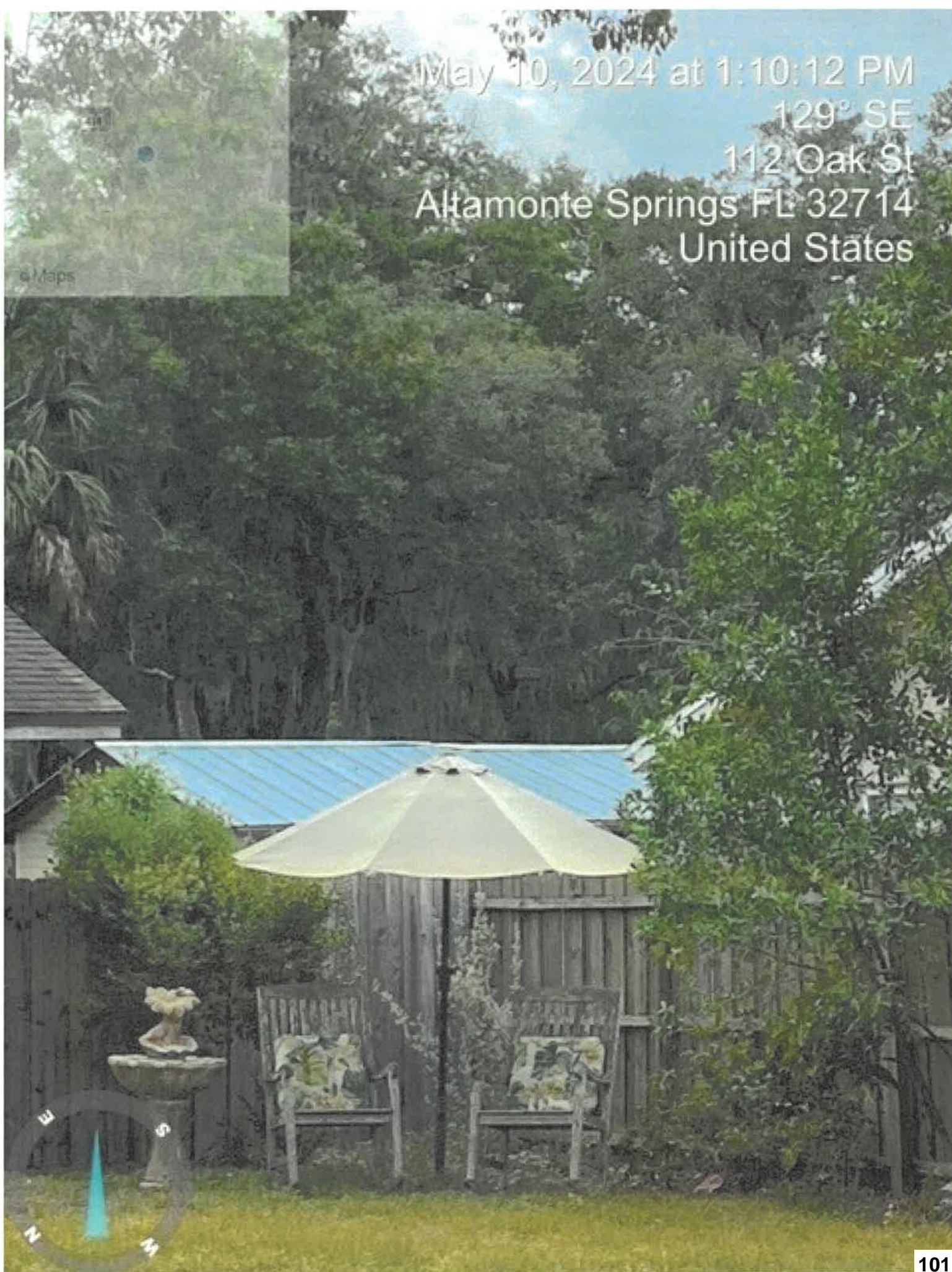
Altamonte Springs FL 32714

United States

Map

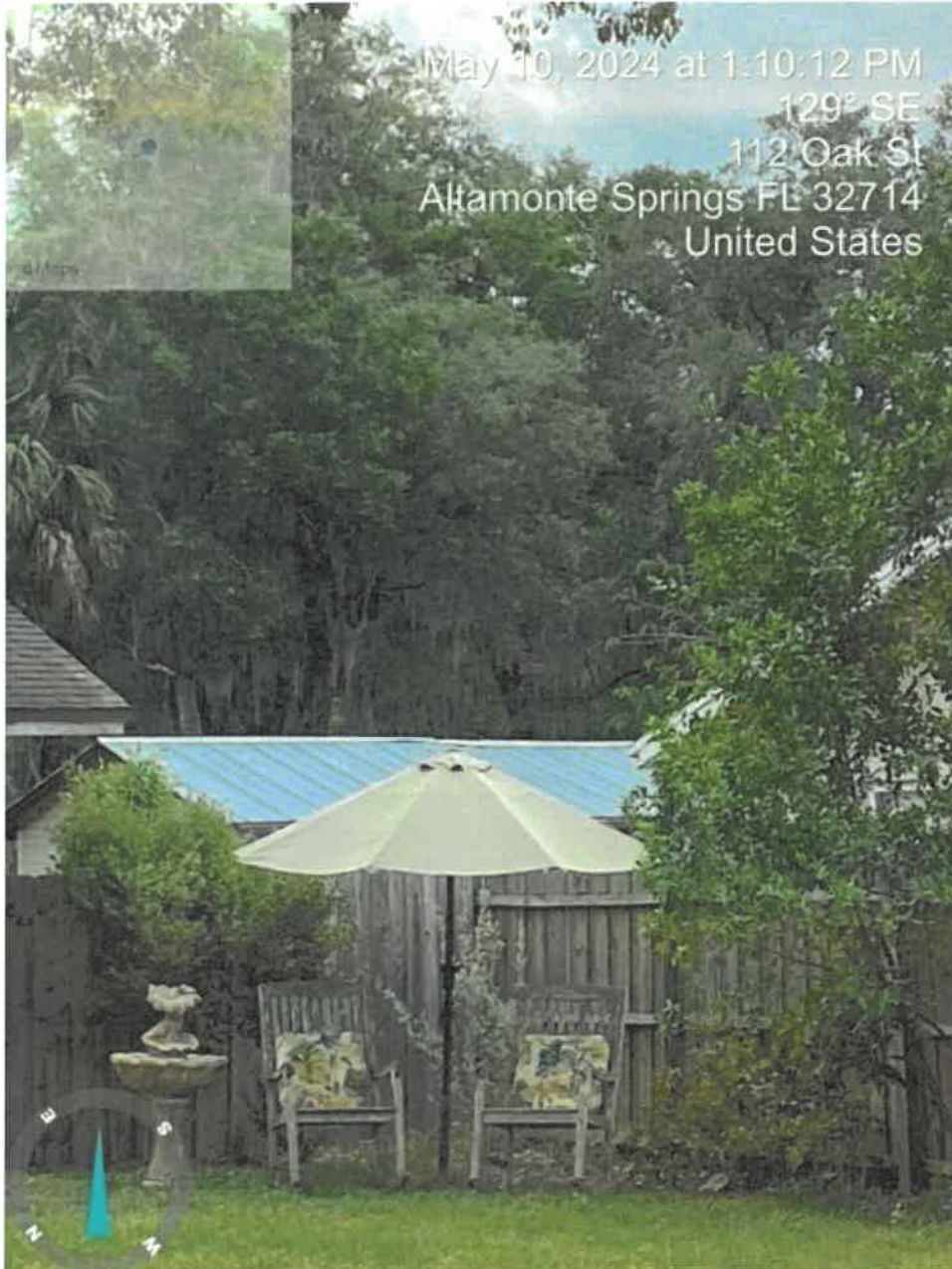


May 10, 2024 at 1:10:12 PM
129° SE
112 Oak St
Altamonte Springs FL 32714
United States



Hebert, Julie

From: Hathaway, Vicki
Sent: Friday, May 10, 2024 1:28 PM
To: Hebert, Julie; Golsteyn, Ruth; Hathaway, Vicki
Subject: 23-270. 113 Oak St



Property Record Card



Parcel 03-21-29-510-0000-0070

Property Address 113 OAK ST ALTAMONTE SPRINGS, FL 32714

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-510-0000-0070
Owner(s)	CASTANEDA, JOSE - Tenants in Common :50 RESTREPO, MARIELA - Tenants in Common :50
Property Address	113 OAK ST ALTAMONTE SPRINGS, FL 32714
Mailing	113 OAK ST ALTAMONTE SPG, FL 32714-1997
Subdivision Name	SANLANDO ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2020)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$191,855	\$187,742
Depreciated Other Features	\$2,640	\$2,384
Land Value (Market)	\$65,000	\$65,000
Land Value Agriculture		
Just/Market Value	\$259,495	\$255,126
Portability Adjustment		
Save Our Homes Adjustment	\$46,404	\$48,242
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$213,091	\$206,884

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions	\$3,395.22	2023 Tax Savings with Exemptions	\$1,172.96
2023 Tax Bill Amount	\$2,222.26		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7
SANLANDO ESTATES
PB 12 PG 53

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$213,091	\$50,000	\$163,091
SJWM(Saint Johns Water Management)	\$213,091	\$50,000	\$163,091
FIRE	\$213,091	\$50,000	\$163,091
COUNTY GENERAL FUND	\$213,091	\$50,000	\$163,091
Schools	\$213,091	\$25,000	\$188,091

Sales

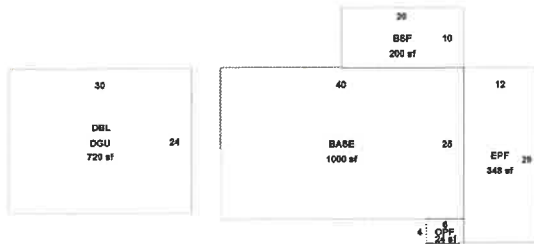
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/27/2019	09490	0752	\$220,000	Yes	Improved
WARRANTY DEED	09/19/2019	09443	1142	\$198,500	Yes	Improved
QUIT CLAIM DEED	12/10/2018	09264	0300	\$100	No	Improved
QUIT CLAIM DEED	01/01/1986	01702	0430	\$100	No	Improved
QUIT CLAIM DEED	10/01/1984	01588	1406	\$100	No	Improved
WARRANTY DEED	12/01/1978	01201	0908	\$32,000	Yes	Improved
WARRANTY DEED	01/01/1976	01078	0548	\$25,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$65,000.00	\$65,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1960/1990	3	1.5	5	1,000	2,292	1,548	CONC BLOCK	\$191,855	\$225,050	<div> <div>Description</div> <div>Area</div> </div> <div> <div>ENCLOSED PORCH FINISHED</div> <div>348.00</div> </div> <div> <div>BASE SEMI FINISHED</div> <div>200.00</div> </div> <div> <div>OPEN PORCH FINISHED</div> <div>24.00</div> </div> <div> <div>DETACHED GARAGE UNFINISHED</div> <div>720.00</div> </div>



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
19143	REROOF	County	\$5,500		11/19/2018
07777	REROOF W/SHINGLES	County	\$5,165		7/6/2004

Other Features								
Description			Year Built		Units	Value		New Cost
FIREPLACE 1			10/01/1982		1	\$1,200		\$3,000
PATIO 1			06/01/1986		1	\$440		\$1,100
ACCESSORY BLDG 1			10/01/1960		1	\$1,000		\$2,500
Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
R-1A		Low Density Residential		LDR		Single Family-9000		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	TUE/FRI	FRI	WED	Waste Management
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 3 - Lee Constantine		Dist 7 - Cory Mills		Dist 38 - DAVID SMITH		Dist 10 - Jason Brodeur		40
School Information								
Elementary School District			Middle School District			High School District		
Spring Lake			Rock Lake			Lyman		
Copyright 2024 © Seminole County Property Appraiser								

Property Information

Address: 113 OAK ST
ALTAMONTE SPRINGS, FL 327140000
20068
Location ID: 03-21-29-510-0000-0070
Parcel ID: SANLANDO ESTATES
Subdivision Name: RIA SINGLE-FAMILY DWELLING
Zoning: SANLANDO ESTATES
Subdivision: SANLANDO ESTATES

Case General Information

Case status: AC ACTIVE
Status date: 10/12/2023
Case type: UNPR UNPERMITTED CONSTRUCTION
Reported date: 10/12/2023
Origination: IC INTERNAL COMPLAINT
Default inspector: 220 Vicki Hathaway
Credit balance: .00

Owner Information

Owner name: JOSE CASTANEDA & MARIELA***
Address: RESTREPO
113 OAK STREET
ALTAMONTE SPRINGS, FL 327141997
City: (407) 530-6495
Phone: Y
Notice: N
Flip: N

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
UNPERMITTED CONSTRUCTION	AC		1	10/12/2023	

Case Data

Description Data
DATE VIOLATION FIRST OBS
FIRST NOTICE OF VIOLATIO
1ST VIOLATION CORRECTION
2ND NOTICE VIOLATION DAT
2ND VIOLATION CORRECTION
DATE OF REINSPECTION
INSPECTION RESULTS
DATE REQUEST FOR HEARING
DATE CODE ENFORCEMENT ME
DATE OF FINE
AMOUNT OF FINE
REGISTERED AGENT / OTHER
ADDRESS 1
ADDRESS 2
CITY STATE ZIP

Active Inspections

Type Insp ID Schedule Date

(Continued)

No scheduled inspections exist

Type
Case narrative

Text

Date

10/12/2023, 3:37:02 PM BDRG03
COMPLAINT RCV'D BY: CEO Cameron Adair, 100 Eslinger Way,
Sanford, FL 32771
DESCRIPTION OF COMPLAINT: unpermitted shed

CEO Adair received phone call on 10/3/23 w/complaint regarding unpermitted shed w/people allegedly sleeping in the shed at night (no power or water reported). Aerial images show large structure in backyard since at least 2006. Door/window changed location in 2020. Aerial images emailed to Vicki for review on 10/3. Vicki conducted onsite inspection & confirmed shed on property. Pictures emailed to Julie & Ruth.

Unable to confirm w/aerials when shed was initially installed due to tree coverage. Since the structure has been changed over time (from 2017-2023 aerials), it has been at least renovated since initial construction.

No permit apps rcv'd or issued for shed or accessory structure.

Opening case per inspection results.

Violation comments
UNPERMITTED CONSTRUCTION

INSTALLATION OF LARGE SHED IN BACKYARD WITHOUT THE REQUIRED PERMIT

10/12/2023
10/12/2023

Inspection comments
001 - MISC NOTES
Request status

NOV mailed 10/13/23 w/Corrective Action date 10/27/23 - RG

10/12/2023

002 - MISC NOTES
Request status

10/23/23: Vicki received phone call from owner stating that she is working on the shed & will need approval from Health Dept in order to proceed (407-4894-3625). Caller stated she also owns the property next door (119) for the enclosed carport. She is working on getting someone to draw up plans. Will need more time.

11/6/23: Extended Corrective Action date to 12/4. No permit apps rcv'd or issued for 113 at this time (RG)

11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023
11/06/2023

003 - MISC NOTES
Request status

11/20/23 - Returned Certified Mail. Posting property with NOV, then generating Aff of Posting (jh)

11/20/2023
11/20/2023

004 - MISC NOTES
Request status

11/21/2023, 11:21:02 AM EDVH0

11/21/2023

Type	Text	Date
(Continued)		
005 - MISC NOTES Request status	Hand delivered the notice to the male owner of the house who said that he will give to his son to translate to English, put my business card in the pack. 11/21/2023, 11:22:16 AM BDVH01	11/21/2023 11/21/2023 11/21/2023 11/21/2023
006 - MISC NOTES Request status	11/21/23: Rev'd phone call from owner inquiring if a permit was needed if he bought the property with the shed on it. Explained the permitting requirements & permit process as contractor vs owner/builder. Advised shed will need S/G plans if greater than 120 sqft. Emailed synopsis of discussion & Contractor Permit Inquiry page to search for registered contractors. Contact info for owner saved in General Screen. Extended Corrective Action date to 12/12/23 due to holidays (RG)	11/21/2023 11/21/2023 11/21/2023 11/21/2023 11/21/2023 11/21/2023 11/21/2023
007 - MISC NOTES Request status	12/21/23: Permit app 23-18718 rcv'd on 12/12 for "in law building." Currently in PC status due to prescreen corrections. Extended Corrective Action date to 1/4/24 to allow additional time for permitting (RG)	12/21/2023 12/21/2023 12/21/2023 12/21/2023
008 - MISC NOTES Request status	1/5/24: Owners verified on PAO website. Permit app 23-18718 still in PC status awtg Corrections since 12/11/23. Added to Vicki's list to reinspect for Final Letter (RG)	1/05/2024 1/05/2024 1/05/2024
Board meeting comments Other action comments Land Management information Legal description Lien information	3/15/24: Jason inspected property & confirmed violation remains. Pictures emailed to Ruth & Julie. (RG) Final Letter mailed 3/21/24 w/Corrective Action date 4/4/24. 23-18718 still in PC status pending corrections since December 2023. (RG)	3/20/2024 3/20/2024 3/20/2024 3/20/2024 3/20/2024 3/20/2024

March 20, 2024

JOSE CASTANEDA & MARIELA RESTREPO
113 OAK STREET
ALTAMONTE SPRINGS, FL 32714-1997

**RE: PARCEL ID # 03-21-29-510-0000-0070
113 OAK ST, ALTAMONTE SPRINGS FL 32714
CASE # 23-270**

Dear Property Owners and all Interested Parties:

This is to advise you that the above-described property has an unpermitted construction violation. Prior notification has not resulted in compliance and the cited violation which remains on the property are in violation of the Seminole County Code, Chapter 40, Appendix A, Section 105.1, Permits required. The violation includes:

**INSTALLATION OF LARGE SHED IN BACKYARD
WITHOUT THE REQUIRED PERMIT**

Corrective action is required within fourteen (14) days from the date of this letter. Failure to comply will result in this matter being scheduled for a Code Enforcement Hearing. The Code Enforcement process can result in fines up to and including \$250.00 per day for every day the violation exists.

If you need further information, please call 407-665-7338. Thank you for your cooperation in this matter.

Sincerely,

Vicki Hathaway
Seminole County,
Building Inspection Division

Enclosure: Notice of Violation dated October 13, 2023
Photographs of the cited violations

NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 113 OAK ST, ALTAMONTE SPRINGS FL 32714

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF THE SEMINOLE COUNTY CODE CHAPTER FORTY APPENDIX "A", SECTION 105.1, PERMITS REQUIRED.

DESCRIPTION OF VIOLATION:

INSTALLATION OF LARGE SHED IN BACKYARD
WITHOUT THE REQUIRED PERMIT

CORRECTIVE ACTIONS:

**** OBTAIN REQUIRED PERMITS FOR ALL WORK THAT HAS BEEN DONE. ****

NOTE: Continuing to work on this project without a permit and inspections may result in additional cost and require removal of materials to expose concealed work for inspection

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: OCTOBER 27, 2023

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING SCHEDULED FOR A CODE ENFORCEMENT HEARING FOR RESOLUTION. THE CODE ENFORCEMENT PROCESS CAN RESULT IN FINES UP TO AND INCLUDING \$250.00 BEING LEVIED PER DAY FOR EVERY DAY THE VIOLATION EXISTS.

☐ IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS



For further information contact:

Seminole County Building Division
1101 East First Street, Room 1020
Sanford, FL 32771-1468

Phone: (407) 665-7338

DATE: 10/13/23

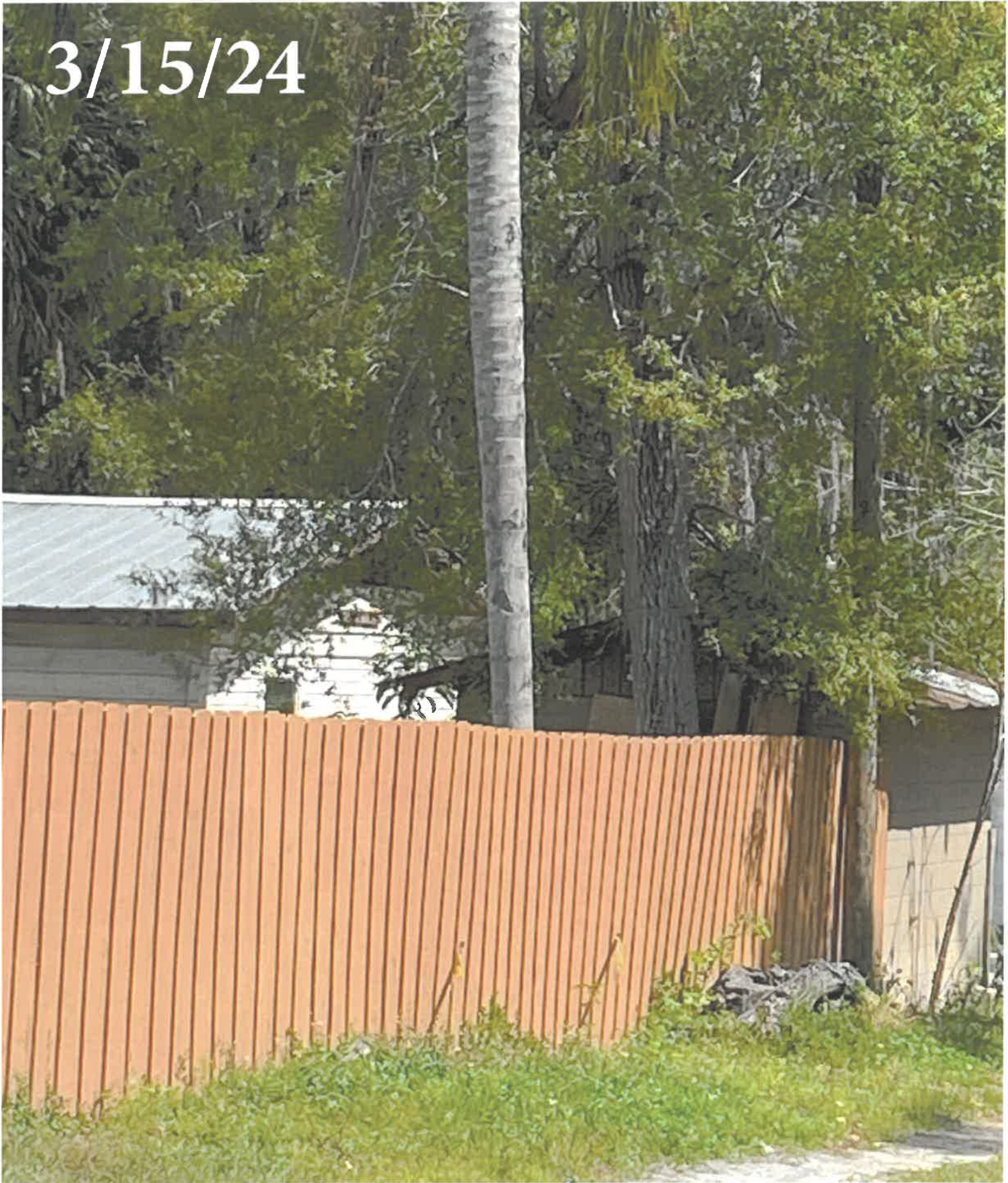
CASE NO: 23-270

INSPECTOR: VICKI HATHAWAY

3/15/24



3/15/24



3/15/24



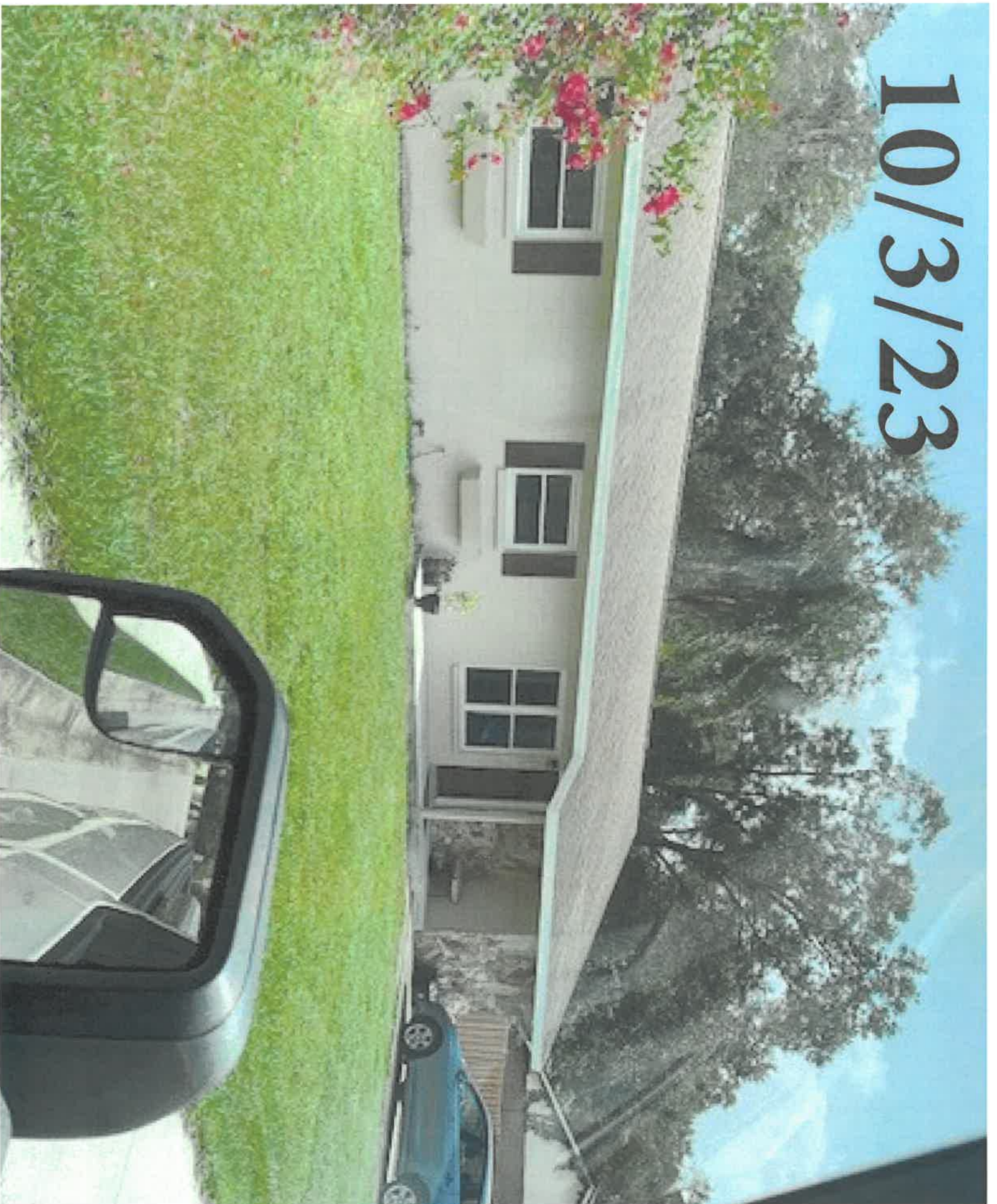
3/15/24



10/3/23



10/3/23





que) • Jan 2023 - Jan 2023 • < image 1 of 12 > 01/16/2023



2017 Eagle view

**SEMINOLE COUNTY, FLORIDA
BUILDING DIVISION**

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 23-270

Petitioner,
vs.

JOSE CASTANEDA & MARIELA RESTREPO
ADDRESS: 113 OAK ST
PARCEL I.D. NO – 03-21-29-510-0000-0070

Property Owners.

_____ /

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Ruth Golsteyn, for the **Building Division/Code Enforcement**, who, after being duly sworn, deposes and says:

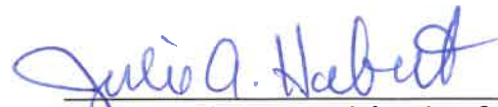
I certify that on the 20th day of March 2024 I mailed a true and correct copy of the Final Notice Letter with Notice of Violation and photographs of cited violation by Certified Mail and First-Class Mail, U.S. Postal Service to: JOSE CASTANEDA & MARIELA RESTREPO, 113 OAK STREET, ALTAMONTE SPRINGS, FL 32714-1997.



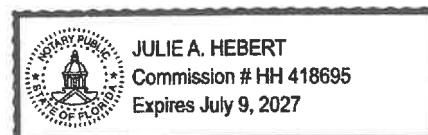
Ruth Golsteyn

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Ruth Golsteyn, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence this 20th day of March 2024.



Notary Public in and for the County and
State Aforementioned
My commission expires:



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restrict	\$	

Postmark
Here

Postage

\$

Total Postage and Fees **23-270 Final Letter**

JOSE CASTANEDA & MARIELA RESTREPO

113 OAK STREET

ALTAMONTE SPRINGS, FL 32714-1997

Street and Apt. No., or

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0999 8326 96

Property Record Card



Parcel 03-21-29-510-0000-0070

Property Address 113 OAK ST ALTAMONTE SPRINGS, FL 32714

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-510-0000-0070
Owner(s)	CASTANEDA, JOSE - Tenants in Common :50 RESTREPO, MARIELA - Tenants in Common :50
Property Address	113 OAK ST ALTAMONTE SPRINGS, FL 32714
Mailing	113 OAK ST ALTAMONTE SPG, FL 32714-1997
Subdivision Name	SANLANDO ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2020)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$191,855	\$187,742
Depreciated EXFT Value	\$2,640	\$2,384
Land Value (Market)	\$65,000	\$65,000
Land Value Ag		
Just/Market Value	\$259,495	\$255,126
Portability Adj		
Save Our Homes Adj	\$46,404	\$48,242
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$213,091	\$206,884

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions	\$3,395.22	2023 Tax Savings with Exemptions	\$1,172.96
2023 Tax Bill Amount	\$2,222.26		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7
SANLANDO ESTATES
PB 12 PG 53

Golsteyn, Ruth

From: Rucker, Jason
Sent: Friday, March 15, 2024 3:10 PM
To: Hebert, Julie; Golsteyn, Ruth
Subject: 113 Oak St, Cv 23-270

Property Information

Address: 113 OAK ST
ALTAMONTE SPRINGS, FL 327140000
Location ID: 20068
Parcel ID: 03-21-29-510-0000-0070
Subdivision Name: SANLANDO ESTATES
Zoning: R1A SINGLE-FAMILY DWELLING
Subdivision: SANLANDO ESTATES

Case General Information

Case status: AC ACTIVE
Status date: 10/12/2023
Case type: UNPR UNPERMITTED CONSTRUCTION
Reported date: 10/12/2023
Origination: IC INTERNAL COMPLAINT
Default inspector: 220 Vicki Hathaway
Credit balance: .00

Owner Information

Owner name: JOSE CASTANEDA & MARIELA***
Address: RESTREPO
City: 113 OAK STREET
Phone: ALTAMONTE SPRINGS, FL 327141997
Notice: 0
Flip: Y
N

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
UNPERMITTED CONSTRUCTION	AC		1	10/12/2023	

Case Data

Description Data
DATE VIOLATION FIRST OBS
FIRST NOTICE OF VIOLATIO
1ST VIOLATION CORRECTION
2ND NOTICE VIOLATION DAT
2ND VIOLATION CORRECTION
DATE OF REINSPECTION
INSPECTION RESULTS
DATE REQUEST FOR HEARING
DATE CODE ENFORCEMENT ME
DATE OF FINE
AMOUNT OF FINE
REGISTERED AGENT / OTHER
ADDRESS 1
ADDRESS 2
CITY STATE ZIP

Active Inspections

Type	Insp ID	Schedule Date
------	---------	---------------

(Continued)

No scheduled inspections exist

Type
Case narrative

Text

Date

10/12/2023, 3:37:02 PM BDRG03
COMPLAINT RCV'D BY: CEO Cameron Adair, 100 Eslinger Way,
Sanford, FL 32771
DESCRIPTION OF COMPLAINT: unpermitted shed

CEO Adair received phone call on 10/3/23 w/complaint regarding unpermitted shed w/people allegedly sleeping in the shed at night (no power or water reported). Aerial images show large structure in backyard since at least 2006. Door/Window changed location in 2020. Aerial images emailed to Vicki for review on 10/3. Vicki conducted onsite inspection & confirmed shed on property. Pictures emailed to Julie & Ruth.

Unable to confirm w/aerials when shed was initially installed due to tree coverage. Since the structure has been changed over time (from 2017-2023 aerials), it has been at least renovated since initial construction.

No permit apps rcv'd or issued for shed or accessory structure.

Opening case per inspection results.

Violation comments
UNPERMITTED CONSTRUCTION

INSTALLATION OF LARGE SHED IN BACKYARD WITHOUT THE REQUIRED PERMIT

10/12/2023
10/12/2023

Inspection comments
001 - MISC NOTES
Request status

NOV mailed 10/13/23 w/Corrective Action date 10/27/23 - RG

10/12/2023

002 - MISC NOTES
Request status

10/23/23: Vicki received phone call from owner stating that she is working on the shed & will need approval from Health Dept in order to proceed (407-4894-3625). Caller stated she also owns the property next door (119) for the enclosed carport. She is working on getting someone to draw up plans. Will need more time.

11/6/23: Extended Corrective Action date to 12/4. No permit apps rcv'd or issued for 113 at this time (RG)

11/06/2023
11/06/2023
11/06/2023
11/06/2023

003 - MISC NOTES
Request status

11/20/23 - Returned Certified Mail. Posting property with NOV, then generating Aff of Posting (jnh)

11/20/2023
11/20/2023

004 - MISC NOTES
Request status

11/21/2023, 11:21:02 AM BDVHO

11/21/2023

Type	Text	Date
(Continued)		
Board meeting comments Other action comments Land Management Information Legal description Lien information	Hand delivered the notice to the male owner of the house who	11/21/2023
	said that he will give to his son to translate to English,	11/21/2023
	put my business card in the pack.	11/21/2023
	11/21/2023, 11:22:16 AM BDVH01	11/21/2023
		11/21/2023

**CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 23-270

Petitioner,
vs.

JOSE CASTANEDA & MARIELA RESTREPO
PARCEL I.D. # 03-21-29-510-0000-0070

Respondent.
_____ /

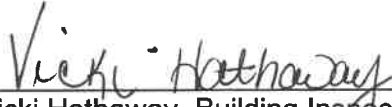
AFFIDAVIT OF PERSONAL SERVICE OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Vicki Hathaway, who, after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That she served a Notice of Violation (and Final Letter) on JOSE CASTANEDA & MARIELA RESTREPO at 113 Oak Street, Altamonte Springs FL 32714 on the 21st day of November 2023

FURTHER AFFIANT SAYETH NOT.


Dated this 21st day of November 2023.



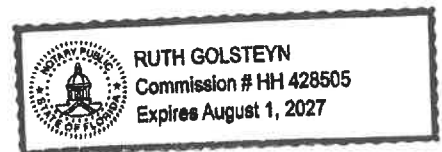
Vicki Hathaway, Building Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 21st day of November 2023, by Vicki Hathaway, who is personally known to me.



Notary Public in and for the County and
State Aforementioned
My commission expires:



DEVELOPMENT SERVICES DEPARTMENT

BUILDING DIVISION

19, 2023

MR. SIMPSON & PHILIP M DEVONISH
520 LYNCHFIELD AVENUE
ALTIMONTE SPRINGS, FL 32714-4117

RE: PARCEL ID # 15-21-29-510-0700-0160
520 LYNCHFIELD AVE., ALTAMONTE SPRINGS FL 32714
CASE # 23-286

Dear Property Owners and all Interested Parties:

This is to advise you that the above-described property has unpermitted construction violations. Prior notification has not resulted in compliance and the cited violations which remain on the property are in violation of the Seminole County Code, Chapter 40, Appendix A, Section 105.1, Permits required. The violations include:

UNPERMITTED CORRUGATED METAL LEAN-TO STRUCTURE
AND SCREEN ENCLOSURE

Corrective action is required within fourteen (14) days from the date of this letter. Failure to comply will result in this matter being scheduled for a Code Enforcement Hearing. The Code Enforcement process can result in fines up to and including \$250.00 per day for every day the violations exist.

If you need further information, please call 407-665-7338. Thank you for your cooperation in this matter.

Sincerely,

Yusef Hathaway
Seminole County
Building Inspection Division

Enclosure: Amended Notice of Violation dated October 19, 2023
Photographs of the cited violations

Property Information

Address: 113 OAK ST
ALTAMONTE SPRINGS, FL 327140000
Location ID: 20068
Parcel ID: 03-21-29-510-0000-0070
Subdivision Name: SANLANDO ESTATES
Zoning: R1A SINGLE-FAMILY DWELLING
Subdivision: SANLANDO ESTATES

Case General Information

Case status: AC ACTIVE
Status date: 10/12/2023
Case type: UNPR UNPERMITTED CONSTRUCTION
Reported date: 10/12/2023
Origination: IC INTERNAL COMPLAINT
Default inspector: 220 Vicki Hathaway
Credit balance: .00

Owner Information

Owner name: JOSE CASTANEDA & MARIELA***
Address: RESTREPO
City: 113 OAK STREET
Phone: ALTAMONTE SPRINGS, FL 327141997
Notice: 0
Flip: Y
N

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
UNPERMITTED CONSTRUCTION	AC		1	10/12/2023	

Case Data

Description Data
DATE VIOLATION FIRST OBS
FIRST NOTICE OF VIOLATIO
1ST VIOLATION CORRECTION
2ND NOTICE VIOLATION DAT
2ND VIOLATION CORRECTION
DATE OF REINSPECTION
INSPECTION RESULTS
DATE REQUEST FOR HEARING
DATE CODE ENFORCEMENT ME
DATE OF FINE
AMOUNT OF FINE
REGISTERED AGENT / OTHER
ADDRESS 1
ADDRESS 2
CITY STATE ZIP

Active Inspections

Type Insp ID Schedule Date

(Continued)

No scheduled inspections exist

Type
 Case narrative

Text

Date

10/12/2023, 3:37:02 PM BDRG03
 COMPLAINT RCVD BY: CEO Cameron Adair, 100 Eslinger Way,
 Sanford, FL 32771
 DESCRIPTION OF COMPLAINT: unpermitted shed

CEO Adair received phone call on 10/3/23 w/complaint regarding unpermitted shed w/people allegedly sleeping in the shed at night (no power or water reported). Aerial images show large structure in backyard since at least 2006. Door/Window changed location in 2020. Aerial images emailed to Vicki for review on 10/3. Vicki conducted onsite inspection & confirmed shed on property. Pictures emailed to Julie & Ruth.

Unable to confirm w/aerials when shed was initially installed due to tree coverage. Since the structure has been changed over time (from 2017-2023 aerials), it has been at least renovated since initial construction.

Opening case per inspection results.

Violation comments
 UNPERMITTED CONSTRUCTION

INSTALLATION OF LARGE SHED IN BACKYARD WITHOUT THE REQUIRED PERMIT

Inspection comments
 001 - MISC NOTES
 Request status

NOV mailed 10/13/23 w/Corrective Action date 10/27/23 - RG

Board meeting comments
 Other action comments
 Land Management information
 Legal description
 Lien information

October 13, 2023

JOSE CASTANEDA & MARIELA RESTREPO
113 OAK STREET
ALTAMONTE SPRINGS FL 32714-1997

RE: ADDRESS: 113 OAK ST, ALTAMONTE SPRINGS FL 32714
PARCEL ID # 03-21-29-510-0000-0070
CASE NO.: 23-270

Dear Property Owners:

This is to advise you that the above described property has a cited unpermitted construction violation and is in violation of the Seminole County Code, Chapter 40, Appendix A, Permits, Section 105.1. The violation includes:

**INSTALLATION OF LARGE SHED IN BACKYARD
WITHOUT THE REQUIRED PERMIT**

As noted on the enclosed Notice of Violation and photographs of the cited violation, the property owners must take corrective action (obtain the required permit or remove the violation) by October 27, 2023. Failure to comply will result in the matter being scheduled for a Code Enforcement Hearing and can result in fines up to and including \$250.00 per day for every day the violation exists.

If you need further information, please call 407-665-7338. Thank you for your cooperation in this matter.

Sincerely,

Vicki Hathaway
Seminole County
Building Inspection Division

Enclosure: Original Notice of Violation dated October 13, 2023
Photographs of the cited violation

NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 113 OAK ST, ALTAMONTE SPRINGS FL 32714

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF THE SEMINOLE COUNTY CODE CHAPTER FORTY APPENDIX "A", SECTION 105.1, PERMITS REQUIRED.

DESCRIPTION OF VIOLATION:

INSTALLATION OF LARGE SHED IN BACKYARD
WITHOUT THE REQUIRED PERMIT

CORRECTIVE ACTIONS:

**** OBTAIN REQUIRED PERMITS FOR ALL WORK THAT HAS BEEN DONE. ****

NOTE: Continuing to work on this project without a permit and inspections may result in additional cost and require removal of materials to expose concealed work for inspection

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: OCTOBER 27, 2023

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING SCHEDULED FOR A CODE ENFORCEMENT HEARING FOR RESOLUTION. THE CODE ENFORCEMENT PROCESS CAN RESULT IN FINES UP TO AND INCLUDING \$250.00 BEING LEVIED PER DAY FOR EVERY DAY THE VIOLATION EXISTS.

☐ IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS



For further information contact:

Seminole County Building Division
1101 East First Street, Room 1020
Sanford, FL 32771-1468

Phone: (407) 665-7338

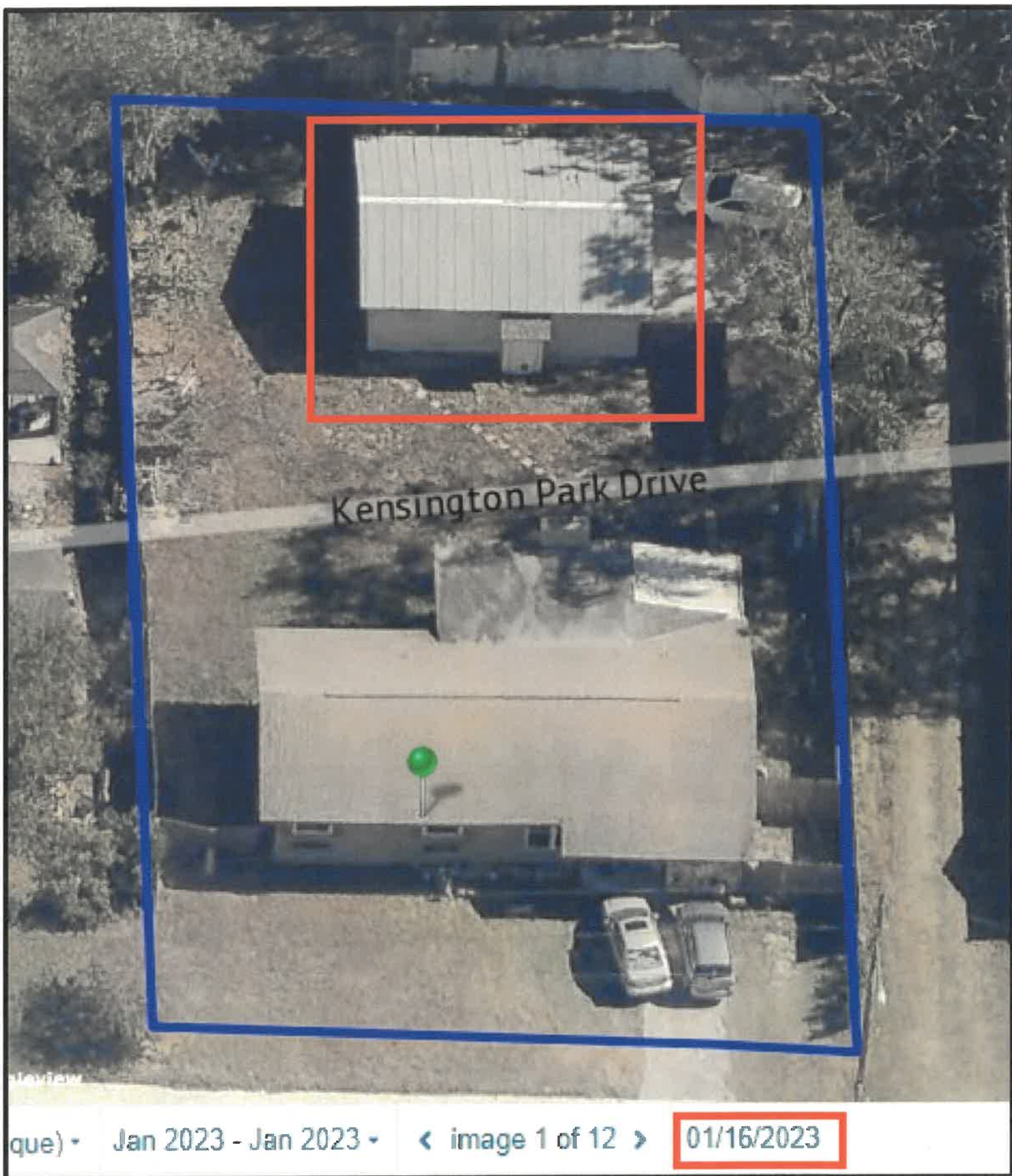
DATE: 10/13/23

CASE NO: 23-270

INSPECTOR: VICKI HATHAWAY

10/11/23







2017 Eagle view

to (Oblique) • Jan 2017 - Jun 2017 • < image 1 of 3 > 05/11/2017

**SEMINOLE COUNTY, FLORIDA
BUILDING DIVISION**

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 23-270

Petitioner,
vs.

JOSE CASTANEDA & MARIELA RESTREPO
ADDRESS: 113 OAK ST
PARCEL I.D. NO – 03-21-29-510-0000-0070

Property Owners.
_____ /

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Ruth Golsteyn, for the **Building Division/Code Enforcement**, who, after being duly sworn, deposes and says:


I certify that on the 13th day of October, 2023 I mailed a true and correct copy of the Notice of Violation and Photographs of cited violation by Certified Mail and First Class Mail, U.S. Postal Service to: JOSE CASTANEDA & MARIELA RESTREPO, 113 OAK STREET, ALTAMONTE SPRINGS, FL 32714-1997.



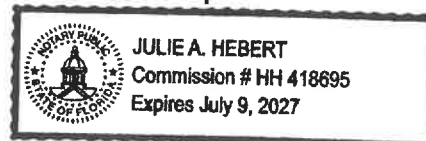
Ruth Golsteyn

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Ruth Golsteyn, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence this 13th day of October, 2023.



Notary Public in and for the County and
State Aforementioned
My commission expires:



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL US

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

\$

☐ Adult Signature Restricted Deliv

\$

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Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box

City, State, ZIP+4®

NOV 23-270

JOSE CASTANEDA &

MARIELA RESTREPO

113 OAK STREET

ALTAMONTE SPRINGS FL 32714-1997

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1235 8347 26



9589 0710 5270 1235 8347 26



US POSTAGE **PAID**
ZIP 32771 \$008.77⁰
02.4W
0000383119 OCT 13 2023

Handwritten: 10-18

JOSE CASTANEDA & MARIELA RESTREPO
113 OAK STREET
ALTAMONTE FL 32714 1007

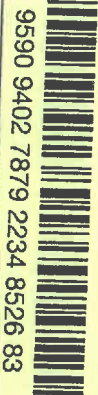
32714 1007
32771 1468

NIXIE 339 DE 1 0011/06/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32771146801 *1401-07872-13-45

SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

NOV 23-270
JOSE CASTANEDA &
MARIELA RESTREPO
113 OAK STREET
ALTAMONTE SPRINGS FL 32714-1997



9590 9402 7879 2234 8526 83
9589 0710 5270 1235 8347 26

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ **X**
- B. Received by (Printed Name) ☐ Agent ☐ Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below

RECEIVED
NOV 20 2023

Building Division

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Property Record Card



Parcel 03-21-29-510-0000-0070

Property Address 113 OAK ST ALTAMONTE SPRINGS, FL 32714

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-510-0000-0070
Owner(s)	CASTANEDA, JOSE - Tenants in Common :50 RESTREPO, MARIELA - Tenants in Common :50
Property Address	113 OAK ST ALTAMONTE SPRINGS, FL 32714
Mailing	113 OAK ST ALTAMONTE SPG, FL 32714-1997
Subdivision Name	SANLANDO ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2020)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$189,943	\$187,742
Depreciated EXFT Value	\$2,581	\$2,384
Land Value (Market)	\$65,000	\$65,000
Land Value Ag		
Just/Market Value	\$257,524	\$255,126
Portability Adj		
Save Our Homes Adj	\$44,433	\$48,242
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$213,091	\$206,884

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$3,395.22	2023 Tax Savings with Exemptions	\$1,172.96
2023 Tax Bill Amount	\$2,222.26		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7
SANLANDO ESTATES
PB 12 PG 53

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$213,091	\$50,000	\$163,091
SJWM(Saint Johns Water Management)	\$213,091	\$50,000	\$163,091
FIRE	\$213,091	\$50,000	\$163,091
COUNTY GENERAL FUND	\$213,091	\$50,000	\$163,091
Schools	\$213,091	\$25,000	\$188,091

Sales

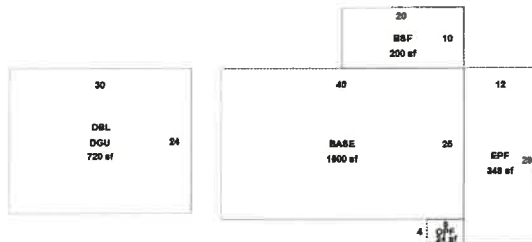
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/27/2019	09490	0752	\$220,000	Yes	Improved
WARRANTY DEED	09/19/2019	09443	1142	\$198,500	Yes	Improved
QUIT CLAIM DEED	12/10/2018	09264	0300	\$100	No	Improved
QUIT CLAIM DEED	01/01/1986	01702	0430	\$100	No	Improved
QUIT CLAIM DEED	10/01/1984	01588	1406	\$100	No	Improved
WARRANTY DEED	12/01/1978	01201	0908	\$32,000	Yes	Improved
WARRANTY DEED	01/01/1976	01078	0548	\$25,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$65,000.00	\$65,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1960/1990	3	1.5	5	1,000	2,292	1,548	CONC BLOCK	\$189,943	\$222,807	<div> <div>Description</div> <div>Area</div> <div>ENCLOSED PORCH FINISHED</div> <div>348.00</div> <div>BASE SEMI FINISHED</div> <div>200.00</div> <div>OPEN PORCH FINISHED</div> <div>24.00</div> <div>DETACHED GARAGE UNFINISHED</div> <div>720.00</div> </div>



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
19143	REROOF	County	\$5,500		11/19/2018
07777	REROOF W/SHINGLES	County	\$5,165		7/6/2004

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 1	10/01/1982	1	\$1,200	\$3,000
PATIO 1	06/01/1986	1	\$440	\$1,100
CONC UTILITY BLDG	10/01/1960	140	\$941	\$2,352

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	MON/THU	MON	WED	Advanced Disposal

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	40

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Rock Lake	Lyman

Copyright 2023 © Seminole County Property Appraiser

Golsteyn, Ruth

From: Golsteyn, Ruth
Sent: Thursday, October 12, 2023 4:11 PM
To: Hathaway, Vicki
Cc: Hebert, Julie
Subject: RE: Potential List 113 Gum St
Attachments: RE: 113 Oak St // Potential Violation

Case 23-270 opened for large shed in backyard. FYI – attached is the other email chain w/aerial photographs showing the progression of the shed from 2017-2023.

I double checked the older aerial images from the 80s & 90s today but I was unable to confirm when the structure was initially installed due to lots of tree coverage. I also double checked AS400 & did not see any permit apps for a shed or structure. This would have always required a permit & would not have been included in our purge. Additionally, the structure was renovated which would have also required a permit.

Go team go!



Ruth Golsteyn
Program Coordinator
Development Services | Building Division
(o)407-665-7081
1101 E. 1st Street, Sanford, FL 32771
rgolsteyn@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>
Sent: Wednesday, October 11, 2023 3:06 PM
To: Golsteyn, Ruth <rgolsteyn@seminolecountyfl.gov>
Cc: Hebert, Julie <jhebert@seminolecountyfl.gov>
Subject: RE: Potential List 113 Gum St

Sorry yes, Oak not Gum, that's one street over

Warmest Regards,

Vicki Hathaway, Building Inspector
1101 E. First St.
Sanford, FL 32771-1468
407-665-7315

Vhathaway@SeminoleCountyFl.gov

www.seminolecountyfl.gov

From: Golsteyn, Ruth <rgolsteyn@seminolecountyfl.gov>
Sent: Wednesday, October 11, 2023 2:45 PM
To: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>
Cc: Hebert, Julie <jhebert@seminolecountyfl.gov>
Subject: RE: Potential List 113 Gum St

I don't see a 113 Gum Street on the Potential List. There's a 113 Oak Street in Altamonte – is that the photo below?



Ruth Golsteyn
Program Coordinator
Development Services | Building Division
(o)407-665-7081
1101 E. 1st Street, Sanford, FL 32771
rgolsteyn@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>

Sent: Wednesday, October 11, 2023 11:41 AM

To: Golsteyn, Ruth <rgolsteyn@seminolecountyfl.gov>; Hebert, Julie <jhebert@seminolecountyfl.gov>; Hathaway, Vicki <vhathaway@seminolecountyfl.gov>

Subject: Potential List 113 Gum St



Sent from my iPhone

Golsteyn, Ruth

From: Hathaway, Vicki
Sent: Tuesday, October 3, 2023 1:44 PM
To: Golsteyn, Ruth; Hebert, Julie; Hathaway, Vicki
Subject: 113 Oak St potential list

Follow Up Flag: Follow up
Flag Status: Flagged





Sent from my iPhone

Golsteyn, Ruth

From: Golsteyn, Ruth
Sent: Tuesday, October 3, 2023 5:12 PM
To: Hathaway, Vicki
Cc: CAdair@seminolesheriff.org; Hebert, Julie
Subject: RE: 113 Oak St // Potential Violation
Attachments: 113 Oak St potential list ; aerals 2017-2023.docx

Vicki,

The below aerial image is from 1993 & I am unable to confirm if the shed was there due to a lot of tree cover. GIS has been a pain today & I haven't been able to search for any aerals between 1993-2000. I'll try again tomorrow to see if we can confirm when the large shed was originally constructed.

You can see in the attached aerial photos from 2017-2023 that the positioning of the door & windows changes from 5/11/2017 to 1/16/23, so it was at least renovated since the initial installation.



Ruth Golsteyn
Program Coordinator
Development Services | Building Division
(o)407-665-7081
1101 E. 1st Street, Sanford, FL 32771
rgolsteyn@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Golsteyn, Ruth
Sent: Tuesday, October 3, 2023 12:07 PM
To: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>

Cc: CAdair@seminolesheriff.org; Hebert, Julie <jhebert@seminolecountyfl.gov>
Subject: RE: 113 Oak St // Potential Violation

I'm not sure if he had anything to report on his end – he is included in this email.



Ruth Golsteyn
Program Coordinator
Development Services | Building Division
(o)407-665-7081
1101 E. 1st Street, Sanford, FL 32771
rgolsteyn@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>
Sent: Tuesday, October 3, 2023 12:02 PM
To: Golsteyn, Ruth <rgolsteyn@seminolecountyfl.gov>
Cc: CAdair@seminolesheriff.org; Hebert, Julie <jhebert@seminolecountyfl.gov>
Subject: RE: 113 Oak St // Potential Violation

Ahhh that would explain why Camron was out there, did he write up a report too?

Warmest Regards,

Vicki Hathaway, Building Inspector
1101 E. First St.
Sanford, FL 32771-1468
407-665-7315

Vhathaway@SeminoleCountyFl.gov

www.seminolecountyfl.gov

From: Golsteyn, Ruth <rgolsteyn@seminolecountyfl.gov>
Sent: Tuesday, October 3, 2023 12:00 PM
To: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>
Cc: CAdair@seminolesheriff.org; Hebert, Julie <jhebert@seminolecountyfl.gov>
Subject: RE: 113 Oak St // Potential Violation

Forgot to mention – apparently there are people sleeping in the building in the backyard at night. There is (allegedly) no power/water to the structure.



Ruth Golsteyn
Program Coordinator
Development Services | Building Division
(o)407-665-7081
1101 E. 1st Street, Sanford, FL 32771
rgolsteyn@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Golsteyn, Ruth
Sent: Tuesday, October 3, 2023 11:59 AM
To: Hathaway, Vicki <vhathaway@seminolecountyfl.gov>
Cc: CAdair@seminolesheriff.org; Hebert, Julie <jhebert@seminolecountyfl.gov>
Subject: 113 Oak St // Potential Violation

Another one for Oak Street in Altamonte – 113 Oak Street received a report of unpermitted shed. Upon review of Connect aeriels, there is a massive shed/accessory structure in the backyard that is not permitted. I need to check GIS, but from Connect, the shed has been there since at least 2006. It pops up on Property Appraiser in 2013 as an addition. The front of the structure appears to change a bit circa 2015, where the door & windows are shown in a different location than where they are in 2023 (aerial images attached from 2017-2023).

I'm not sure when the structure initially appeared on the property, but it should have been permitted...plus, the door & window changed location so it's been modified from the original form. I've added it to the Potential List for investigation & will piggy back off of this email chain once I have visuals from GIS.



Ruth Golsteyn
Program Coordinator
Development Services | Building Division
(o)407-665-7081
1101 E. 1st Street, Sanford, FL 32771
rgolsteyn@seminolecountyfl.gov
www.seminolecountyfl.gov

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOT 7 SANLANDO ESTATES PB 12 PG 53

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

A. FINDINGS OF FACT

Property Owner: JOSE CASTENEDA
113 OAK ST
ALTAMONTE SPRINGS, FL 32714

Project Name: OAK ST (113)

Requested Variance:

Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district. The findings reflected in the record of September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an accessory structure within the rear yard setback and in excess of fifty (50) percent of the principal building's living area. 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 October, 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 SANLANDO ESTATES PB 12 PG 53

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

A. FINDINGS OF FACT

Property Owner: JOSE CASTENEDA
113 OAK ST
ALTAMONTE SPRINGS, FL 32714

Project Name: OAK ST (113)

Variance Approval:

Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the September 22, 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 24.2 x 30.2 accessory structure 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**

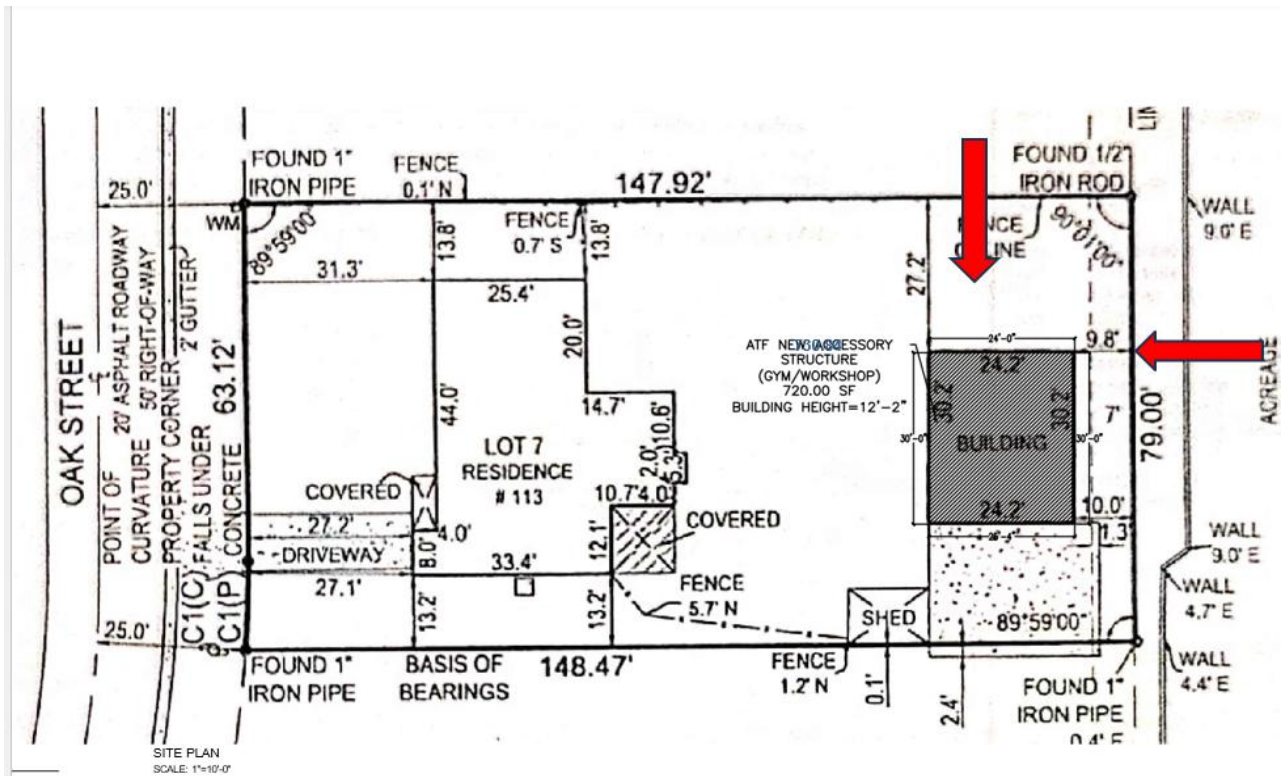
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-870

Title:

172 Burnsed Place- Request for a rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for an addition in the PD (Planned Development) district; BV2025-090 (Nichol Schult, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a Request for a rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for an addition in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for an addition in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Canterbury Cove subdivision and is within the Canterbury Cove Planned Development (PD).
- The proposed screen room is 19'3" x 39'6" x 29'2".
- 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 fifteen (15) feet.

- The screen room and the section with a composite roof will replace the existing screen room that was built in 1997.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest

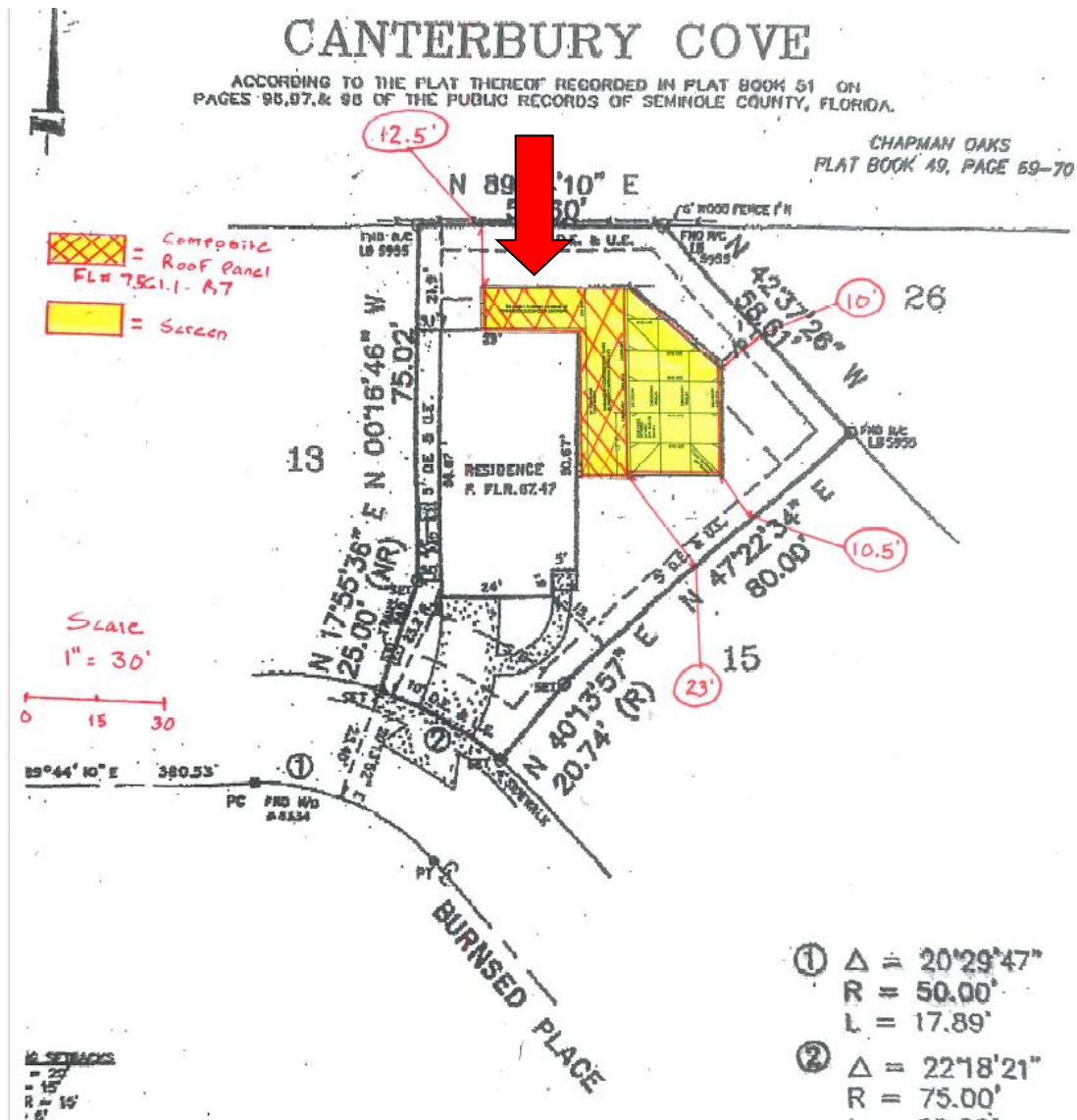
and failure to grant the variance would not result in an unnecessary and undue hardship.

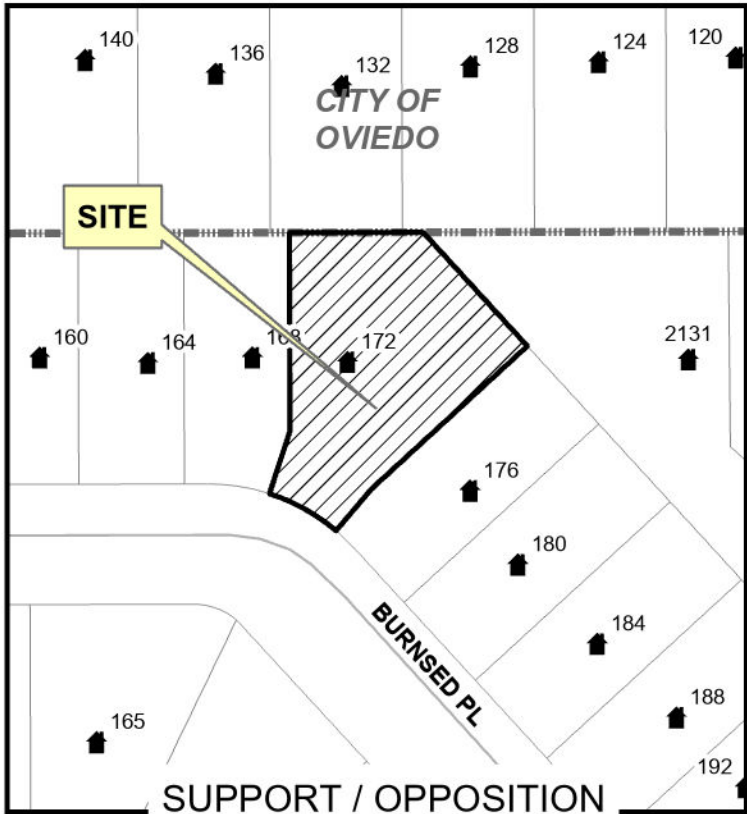
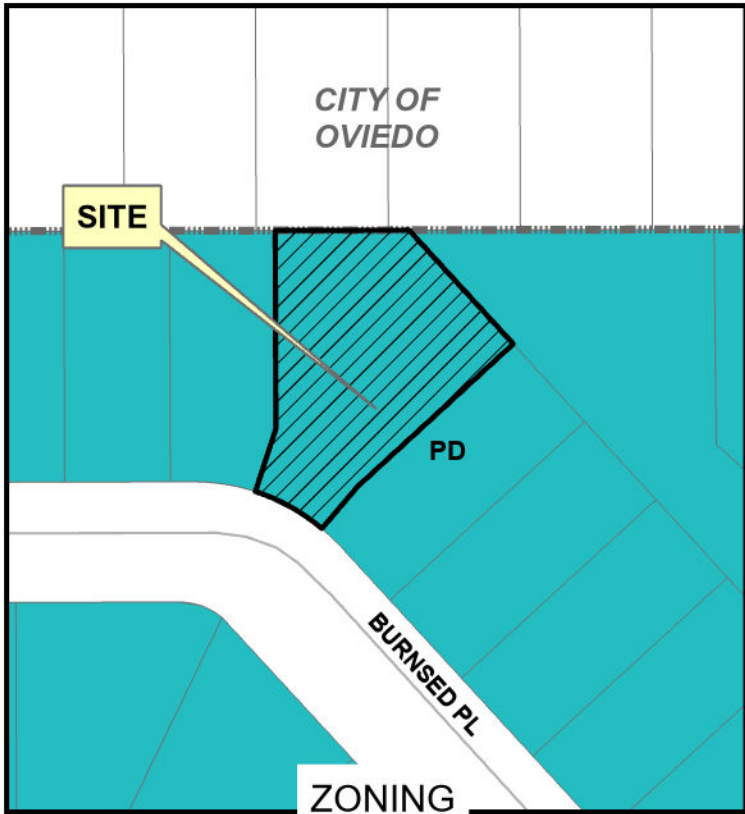
Staff Recommendation:

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

1. Any variance granted will apply only to the 19'3" x 39'6" x 29'2" 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.

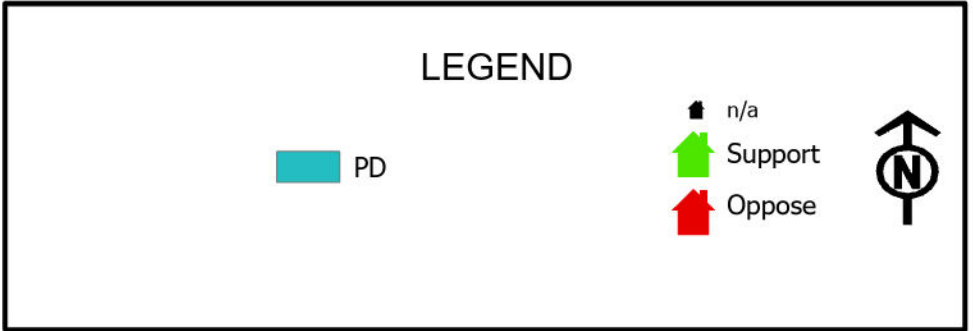
BURNSED PL (172) VARIANCES





SDRP Multistate K LLC
20212952700000090

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 22, 2025



VARIANCE CRITERIA

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

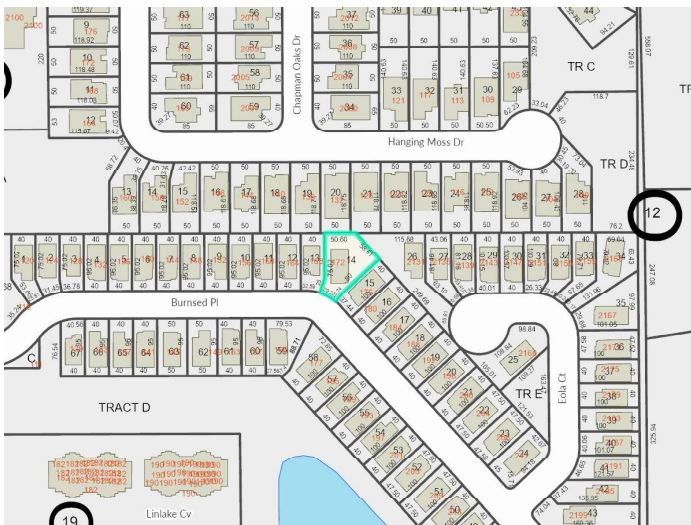
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
 - Because of the Pie shaped lot in this development, this makes the subject property one of the few properties in the development that allowed for a Pool / Screen Room to be constructed in 1997.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
 - This same structure was approved and constructed in 1997, The homeowner is not asking for any additional Sq Ft but to replace the structure.
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?
 - As this variance seeks relief based on unique and site-specific conditions, it is not considered a special privilege as the subject lot is irregular.
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?
 - Because the Screen Room has been utilized over the course of the last 27 years, it would be depriving the homeowner of the space that they have had for so long.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
 - As the composite panel screen room is a part of the Pool Enclosure, reducing the composite panel portion from the rear property line, would also change the shape of the Pool Enclosure bringing the screen walls very close to the edge of the pool, restricting the walkway around the waters edge.
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 replacement of this structure to bring it up to the latest Building Code does not diminish property values, hinder any access, or reduce neighborhood functionally. As the structure has been in place for 27 years, adjacent residences have been familiar with the structure for years.

Property Record Card



Parcel: 27-21-31-516-0000-0140
 Property Address: 172 BURNSED PL OVIEDO, FL 32765
 Owners: SCHULT, NICHOL A
 2025 Market Value \$312,051 Assessed Value \$141,434 Taxable Value \$85,712
 2024 Tax Bill \$1,221.03 Tax Savings with Exemptions \$2,836.58
 The 3 Bed/2 Bath Single Family property is 1,359 SF and a lot size of 0.15 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-21-31-516-0000-0140
Property Address	172 BURNSED PL OVIEDO, FL 32765
Mailing Address	172 BURNSED PL OVIEDO, FL 32765-8081
Subdivision	CANTERBURY COVE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1998), Other Exemptions \$5,000
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$212,933	\$208,067
Depreciated Other Features	\$28,118	\$28,118
Land Value (Market)	\$71,000	\$71,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$312,051	\$307,185
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$170,617	\$169,737
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$141,434	\$137,448

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,057.61
Tax Bill Amount	\$1,221.03
Tax Savings with Exemptions	\$2,836.58

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SCHULT, NICHOL A

Legal Description

LOT 14 CANTERBURY COVE PB 51 PGS 96
THRU 98

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$141,434	\$55,722	\$85,712
Schools	\$141,434	\$30,000	\$111,434
FIRE	\$141,434	\$55,722	\$85,712
ROAD DISTRICT	\$141,434	\$55,722	\$85,712
SJWM(Saint Johns Water Management)	\$141,434	\$55,722	\$85,712

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/1/2008	\$100	06911/0552	Improved	No
WARRANTY DEED	8/1/1997	\$85,100	03294/0440	Improved	Yes

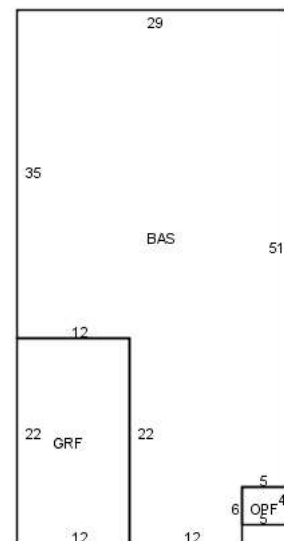
Land

Units	Rate	Assessed	Market
1 Lot	\$71,000/Lot	\$71,000	\$71,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1997
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft ²)	1359
Total Area (ft ²)	1643
Constuction	CB/STUCCO FINISH
Replacement Cost	\$239,250
Assessed	\$212,933

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	264

Permits

Permit #	Description	Value	CO Date	Permit Date
02600	172 BURNSED PL: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-[CANTERBURY COVE]	\$2,355		2/23/2024
10818	172 BURNSED PL: REROOF RESIDENTIAL-house [CANTERBURY COVE]	\$8,388		6/9/2021
09169	MECHANICAL	\$5,490		12/12/2012
06518	SCREEN POOL ENCLOSURE	\$2,300		8/1/1998
03481	14 X 28 POOL	\$9,800		5/1/1998
03234		\$96,172	8/21/1997	5/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 1	1998	1	\$35,000	\$21,000
WATER FEATURE	1998	1	\$1,294	\$518
SCREEN PATIO 1	1998	1	\$3,500	\$1,400
COVERED PATIO 2	1998	1	\$4,000	\$1,600
SCREEN ENCL 2	1998	1	\$9,000	\$3,600
SHED - NO VALUE	1998	1	\$0	\$0

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	MDR
Description	Medium Density Residential

School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

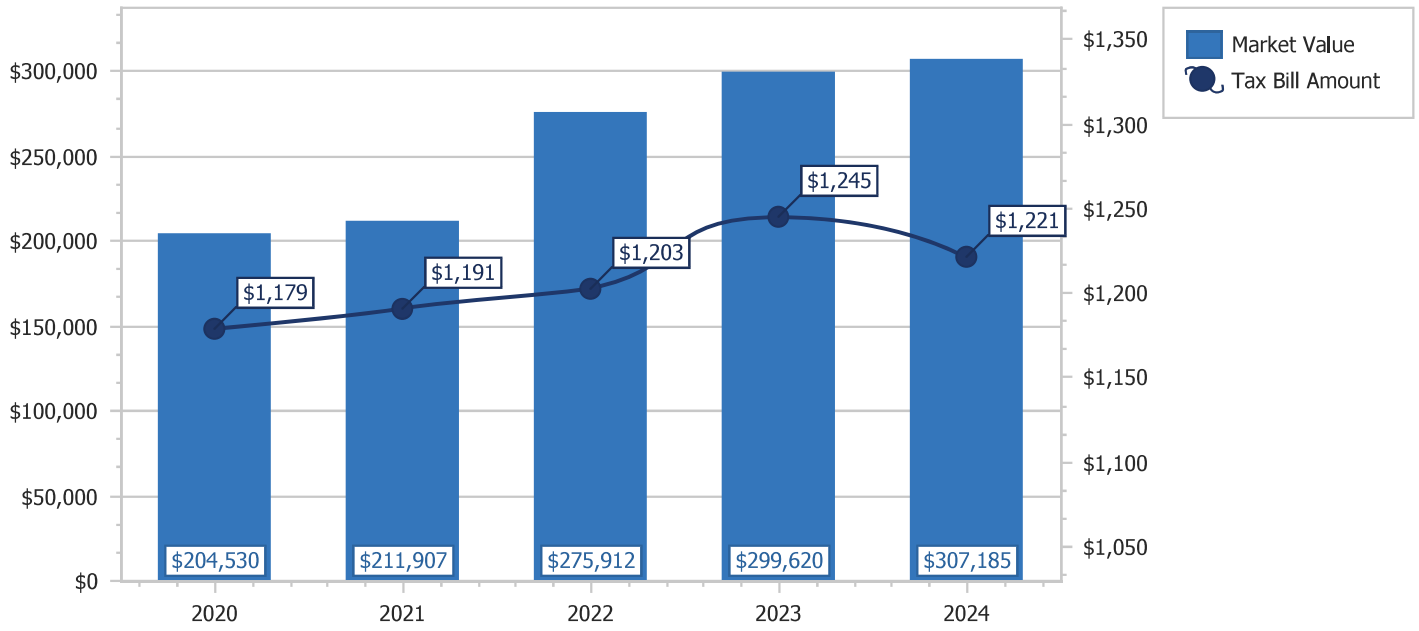
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT14 CANTERBURY COVE PB 51 PGS 96
THRU 98

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

A. FINDINGS OF FACT

Property Owner: NICHOL SCHULT
172 BURNSED PL
OVIEDO, FL 32765

Project Name: BURNSED PL (172)

Requested Variance:

A rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for an addition in the PD (Planned Development/Canterbury Cove) district.

The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT14 CANTERBURY COVE PB 51 PGS 96
THRU 98

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

A. FINDINGS OF FACT

Property Owner: NICHOL SCHULT
172 BURNSED PL
OVIEDO, FL 32765

Project Name: BURNSED PL (172)

Variance Approval:

Request for a rear yard setback variance from fifteen (15) feet to twelve and one-half (12.5) feet for a screen room addition in the PD (Planned Development/Canterbury Cove) district.

The findings reflected in the record of the September 22, 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 19'3" X 39'6" X 29'2" 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**

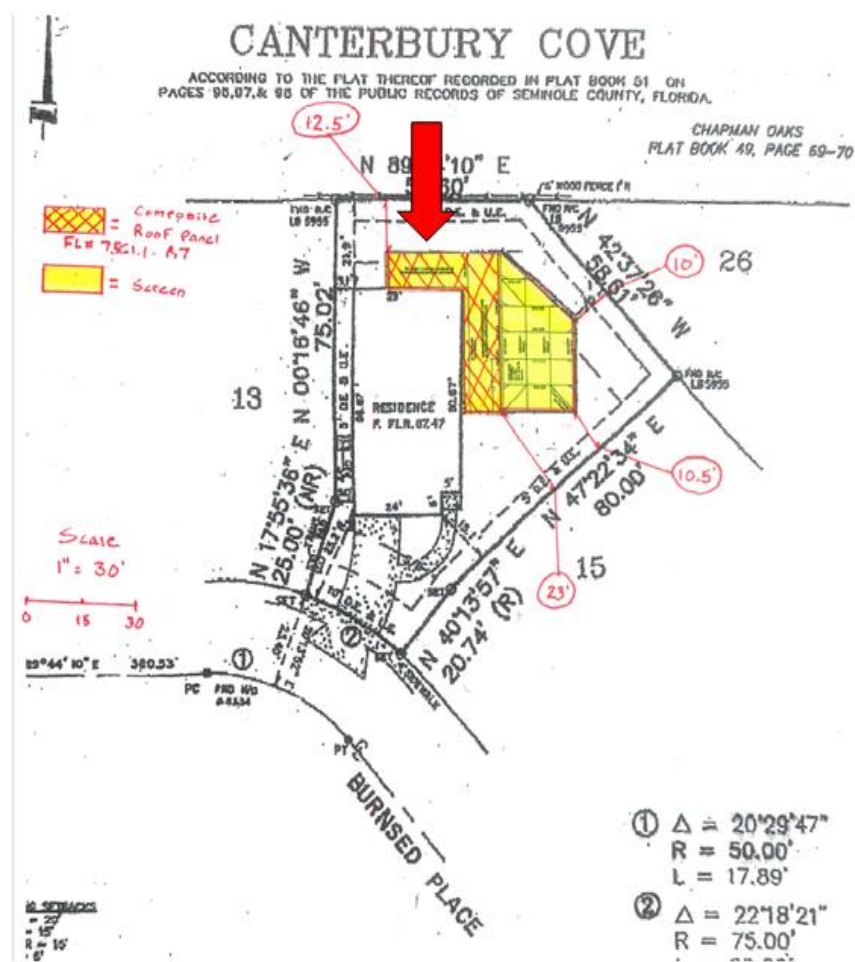
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-869

Title:

672 Stone Oak Drive - Request for a rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district; BV2025-092 (Brett Grubb, Applicant District 5 - Herr (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Approve the request for a rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district; or
2. Deny the request for a rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Astor Grande at Lake Forest subdivision and is zoned R-1BB (Single-Family District).
- The request is to construct a 36.6 foot long x 13.6 foot wide swimming pool.
- The request is for a variance to Section 30.7.2.4 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property.

- A letter of support was submitted by the next-door neighbor located at 668 Stone Oak Dr.

Staff Findings:

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

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

Staff finds that the following variance criteria 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:

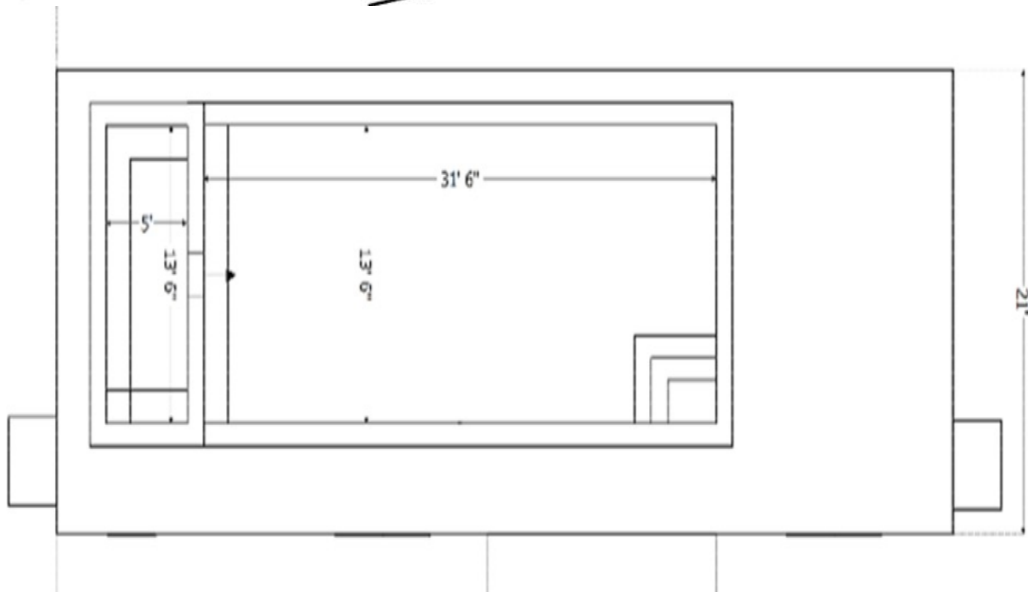
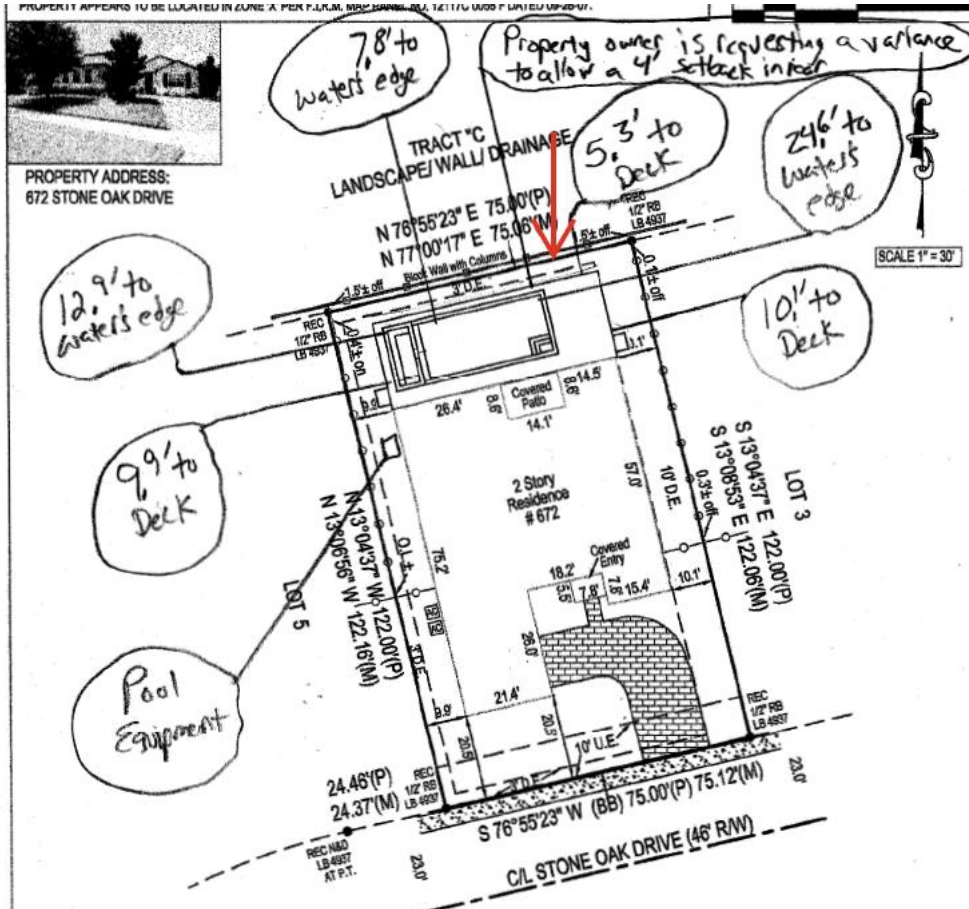
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

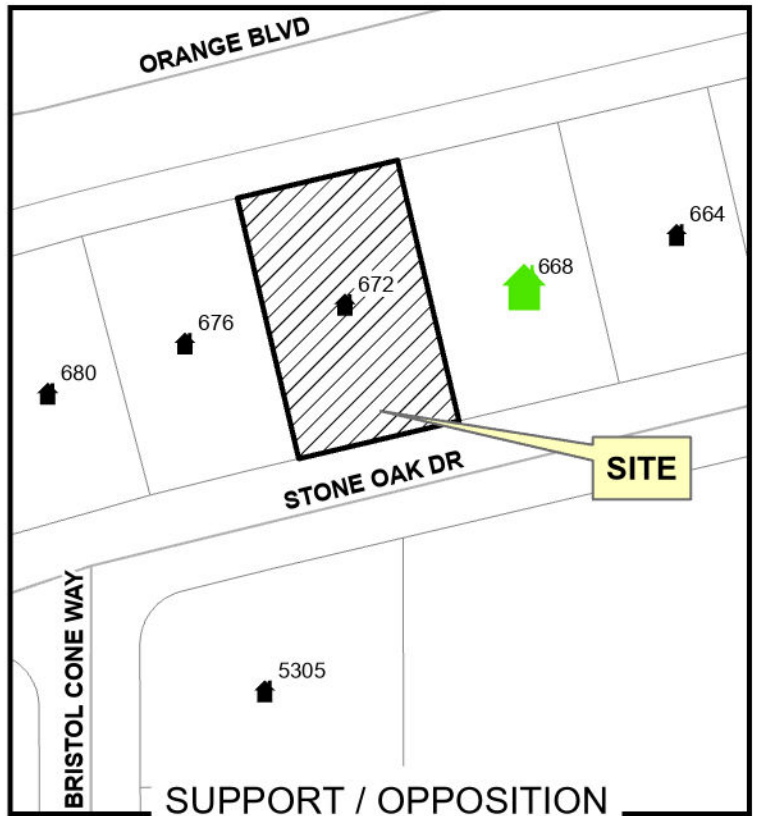
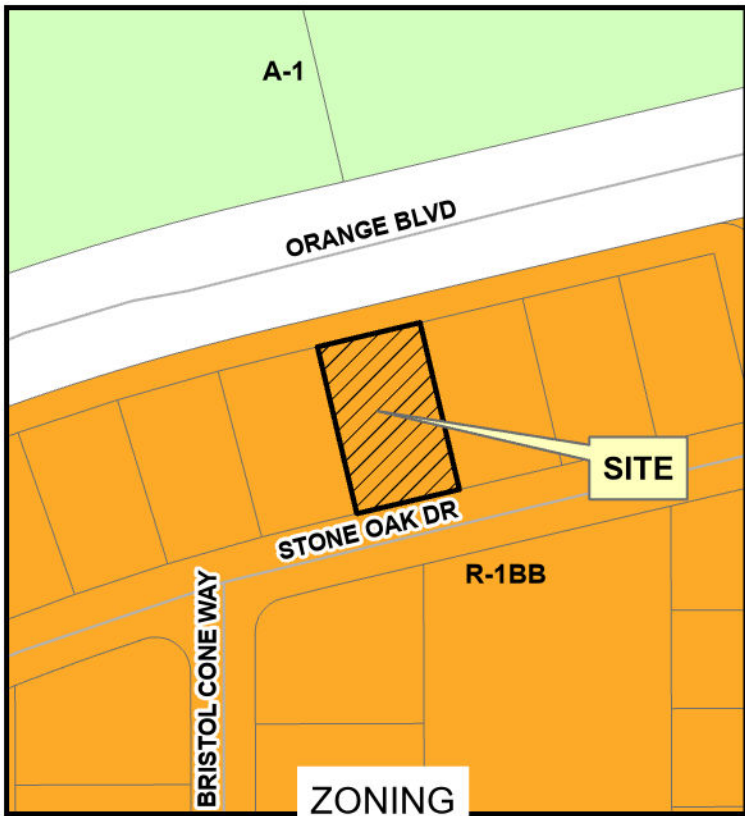
Staff Recommendation:

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 36.6 foot long x 13.6 foot wide swimming pool 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.

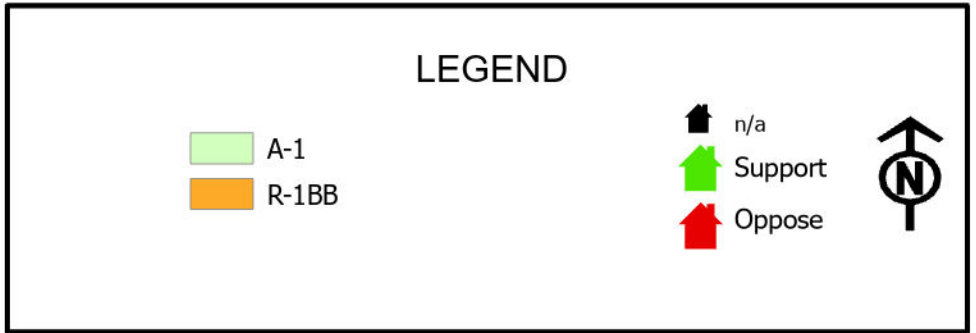
STONE OAK (672) VARIANCES





Brett & Misty Grubb
 672 Stone Oak Dr
 Sanford FL 32771

SEMINOLE COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 22, 2025



VARIANCE CRITERIA

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

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

The rear yard of my property has limited usable space due to its shape and layout, which makes it difficult to install a swimming pool while maintaining the required setbacks. The lot does not have the depth that many others in the neighborhood enjoy, creating a unique constraint not applicable to all properties in the zoning district.

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

These circumstances existed at the time of purchase and were not created or altered by me. The current lot configuration and available open space are fixed limitations that have constrained the placement options for improvements such as a pool.

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

This request is consistent with other variances granted to at least one neighboring property — and possibly more — for similar pool installations. Granting this variance would not give me special privileges, it rather allow me the same reasonable residential use and enjoyment that has been permitted for nearby properties under similar circumstances.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
- Strict enforcement of the setback regulations would deprive my family of the opportunity to install a standard-sized swimming pool — a common and expected amenity for homes in our neighborhood and climate. This would impose an unnecessary hardship given that other residents have been allowed similar variances, and the lot's limitations were not created by us. Importantly, the pool would provide significant mental health benefits for my daughter, who has ADHD and OCD.

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 only requesting the minimum setback reduction necessary to allow for a safe and functional pool layout. Every effort has been made to minimize the encroachment while still achieving a usable design that supports both recreational and therapeutic purposes.

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 pool will be professionally installed in accordance with all building, safety, and drainage codes, and will not impact the privacy, safety, or property value of adjacent homes. It will be in harmony with the neighborhood, where similar improvements already exist. Granting the variance supports both the spirit of the zoning code and the well-being of a child with medical needs, while causing no harm to the public interest.

Property Record Card



Parcel: 19-19-30-517-0000-0040
 Property Address: 672 STONE OAK DR SANFORD, FL 32771
 Owners: GRUBB, BRETT M; GRUBB, MISTY R
 2025 Market Value \$623,784 Assessed Value \$502,509 Taxable Value \$451,787
 2024 Tax Bill \$5,922.10 Tax Savings with Exemptions \$2,272.83
 The 4 Bed/4 Bath Single Family property is 3,386 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-19-30-517-0000-0040
Property Address	672 STONE OAK DR SANFORD, FL 32771
Mailing Address	672 STONE OAK DR SANFORD, FL 32771-8084
Subdivision	ASTOR GRANDE AT LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$473,784	\$470,405
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$623,784	\$620,405
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$121,275	\$132,058
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$502,509	\$488,347

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,194.93
Tax Bill Amount	\$5,922.10
Tax Savings with Exemptions	\$2,272.83

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

GRUBB, BRETT M - Tenancy by Entirety
 GRUBB, MISTY R - Tenancy by Entirety

Legal Description

LOT 4
ASTOR GRANDE AT LAKE FOREST
PB 79 PGS 12 TO 15

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$502,509	\$50,722	\$451,787
Schools	\$502,509	\$25,000	\$477,509
FIRE	\$502,509	\$50,722	\$451,787
ROAD DISTRICT	\$502,509	\$50,722	\$451,787
SJWM(Saint Johns Water Management)	\$502,509	\$50,722	\$451,787

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/13/2021	\$560,000	10027/1999	Improved	Yes
WARRANTY DEED	6/1/2016	\$425,000	08724/0005	Improved	Yes

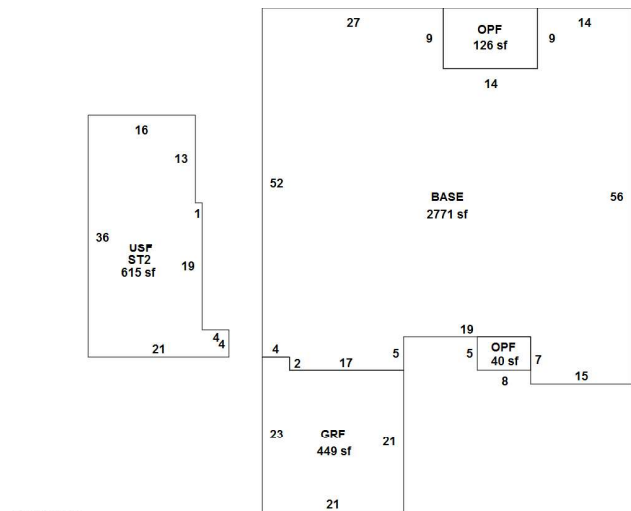
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2015
Bed	4
Bath	4.0
Fixtures	16
Base Area (ft ²)	2771
Total Area (ft ²)	4001
Constuction	CB/STUCCO FINISH
Replacement Cost	\$492,243
Assessed	\$473,784

* Year Built = Actual / Effective



Building 1

Appendages

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

GARAGE FINISHED	449
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	40
UPPER STORY FINISHED	615

Permits				
Permit #	Description	Value	CO Date	Permit Date
00609	03/03/2015 03:44:43 PM Created by: Kim Permit Key 12015012100609 was added!	\$401,434	7/20/2015	1/21/2015

Extra Features				
Description	Year Built	Units	Cost	Assessed

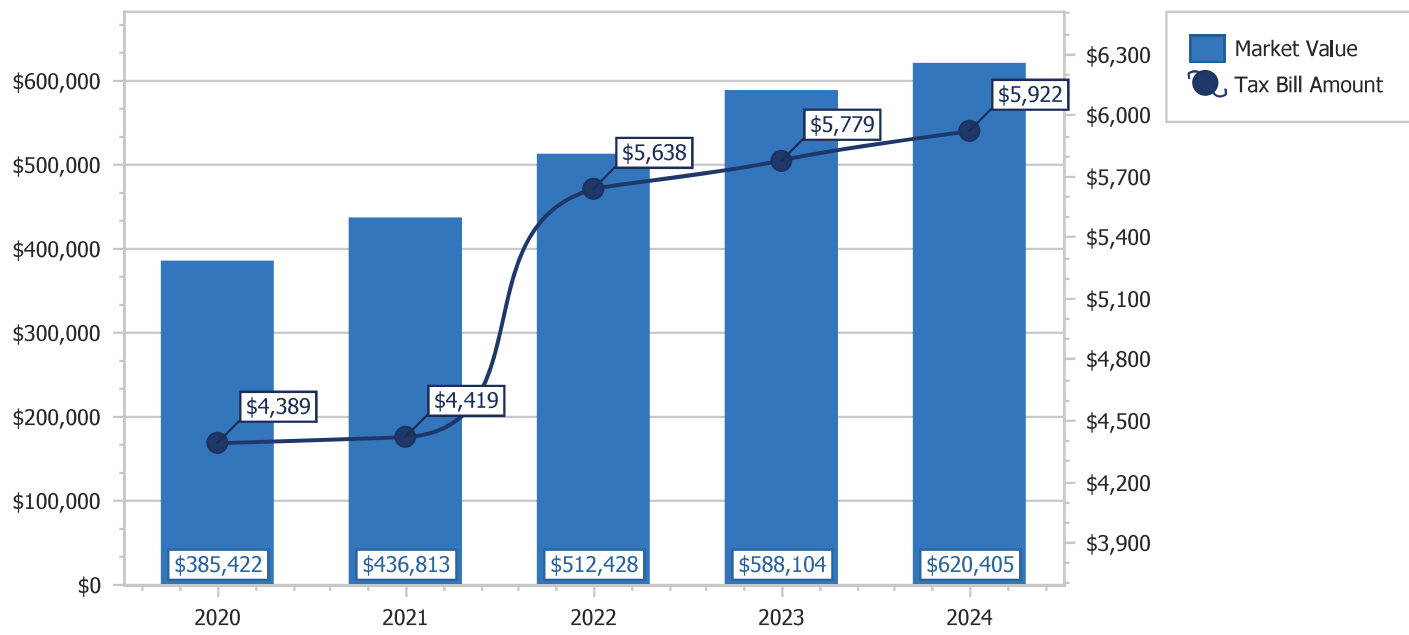
Zoning	
Zoning	R-1BB
Description	Single Family-5000
Future Land Use	MDR
Description	Medium Density Residential

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

letter from next
door neighbors

July 2, 2025

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

Re: 672 Stone Oak Drive, Sanford, FL Variance Request

To whom it may concern:

We are the property owners at 668 Stone Oak Drive, located immediately next door to the above-referenced property. We have reviewed the attached proposed variance request and the survey with the proposed pool. We are not opposed to our neighbors' request for the variance or their pool design, as drafted on the survey.

Thank you,



John and Caroline Schroeffer
668 Stone Oak Drive
Sanford, FL 32771

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 ASTOR GRANDE AT LAKE FOREST PB 79 PGS 12 TO 15

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

A. FINDINGS OF FACT

Property Owner: BRETT GRUBB
672 STONE OAK DRIVE
SANFORD, FL 32771

Project Name: STONE OAK (672)

Requested Variance:

A rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district. The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 ASTOR GRANDE AT LAKE FOREST PB 79 PGS 12 TO 15

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

A. FINDINGS OF FACT

Property Owner: BRETT GRUBB
672 STONE OAK DRIVE
SANFORD, FL 32771

Project Name: STONE OAK (672)

Variance Approval:

Request for a rear yard setback variance from ten (10) feet to four (4) feet for a swimming pool in the R-1BB (Single Family Dwelling) district. The findings reflected in the record of September 22, 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 36 ft. x 13.5 ft. swimming pool 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 October, 2025.

Notary Public

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

EXHIBIT A SITE PLAN

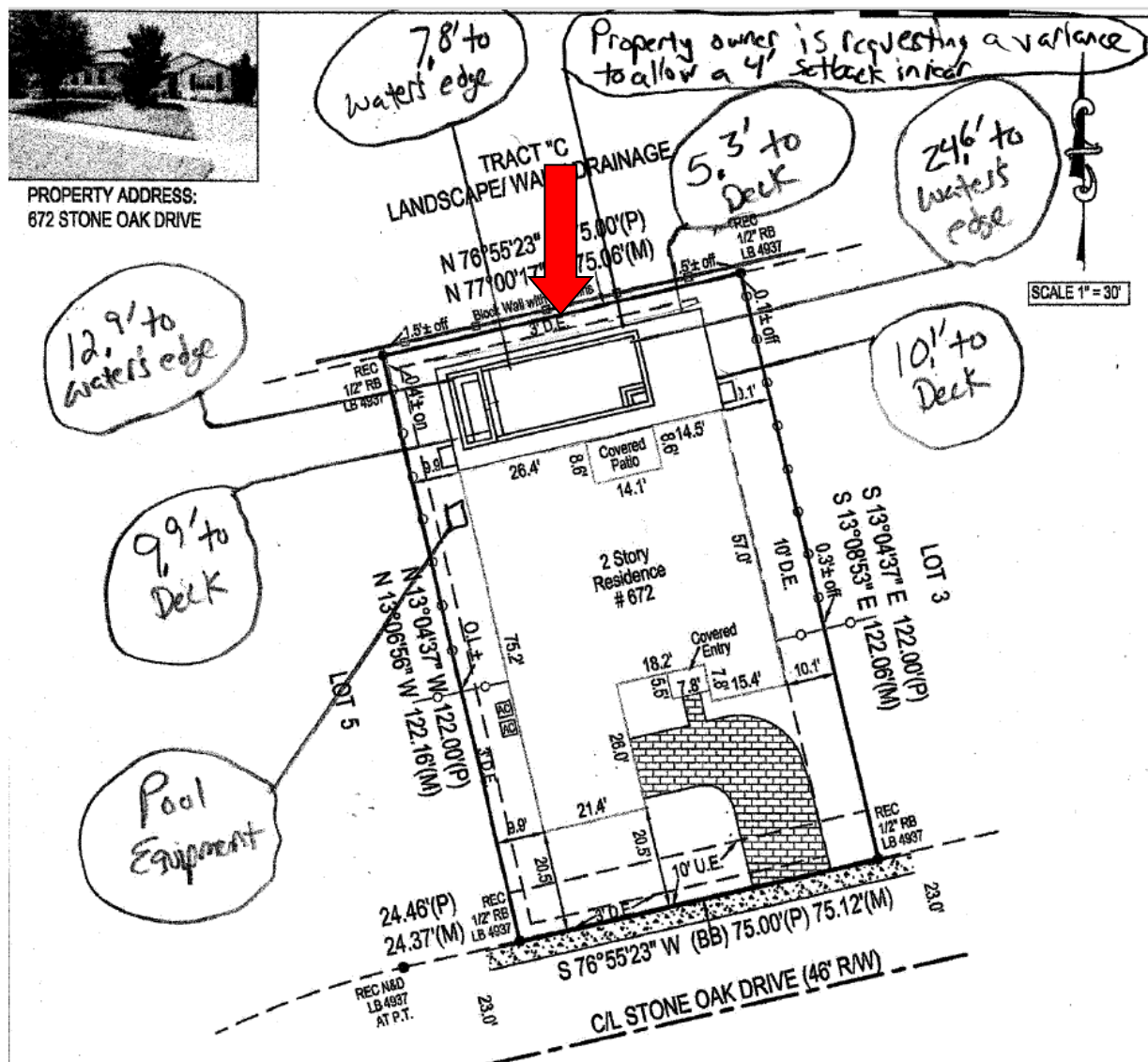
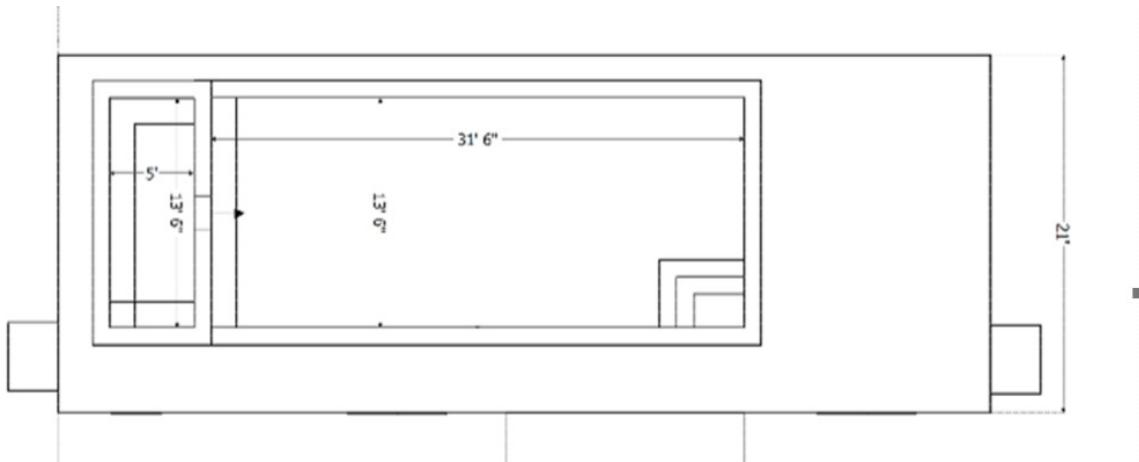


EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-873

Title:

1638 Frances Drive - Request for a north side yard setback variance from ten (10) feet to two (2) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2025-097 (Nick Louloudis, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Mary Robinson/407-665-7339

Motion/Recommendation:

1. Deny the request for a north side yard setback variance from ten (10) feet to two (2) 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 two (2) 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 Paradise Point subdivision.
- The proposed home addition is 384 square feet (12 ½ x 30 feet) and is a part of a large addition to the existing home.
- The application states this portion of the home addition will be used for covered parking.
- 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:

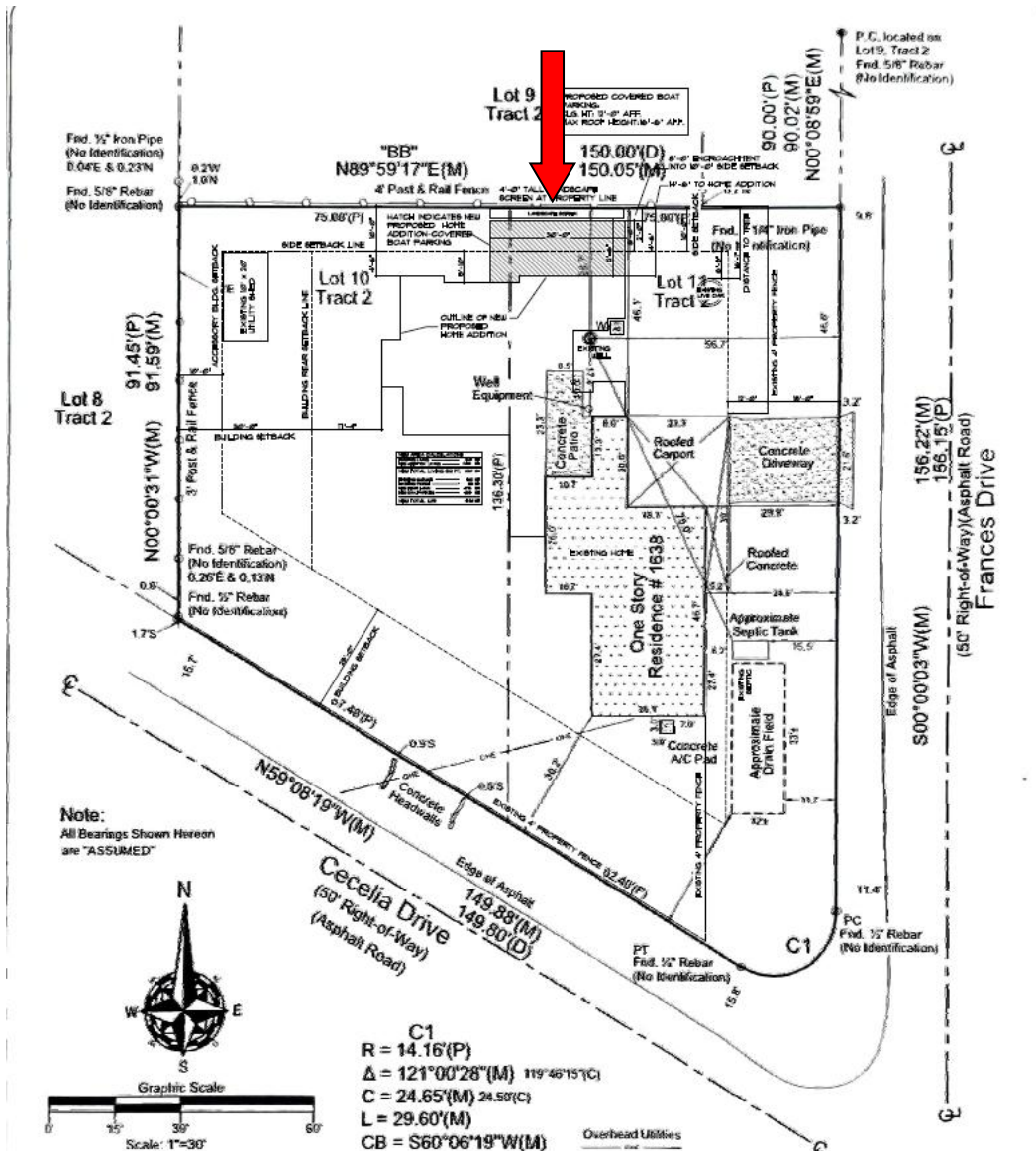
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship

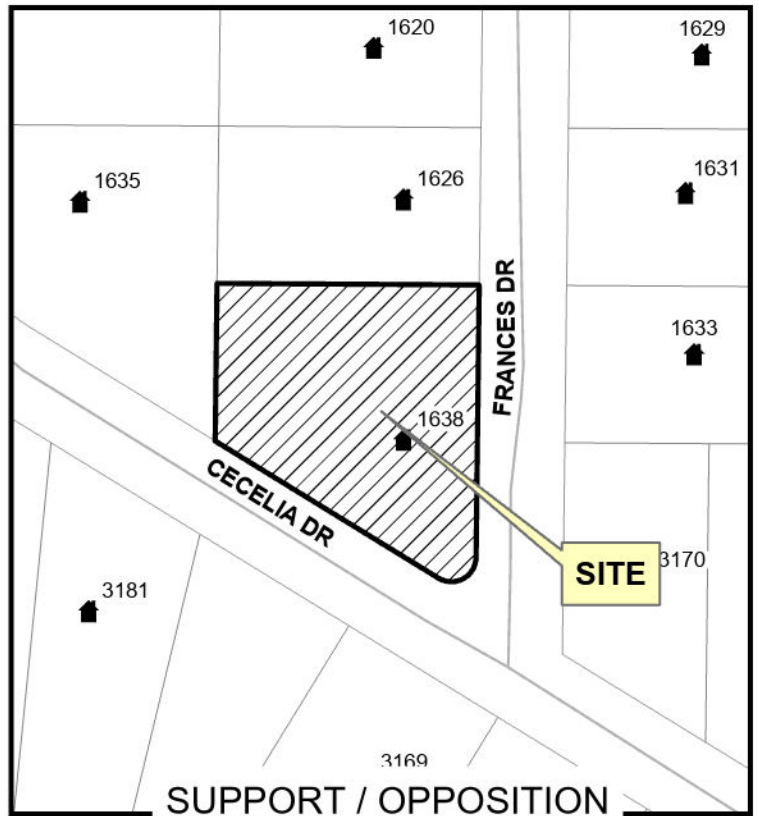
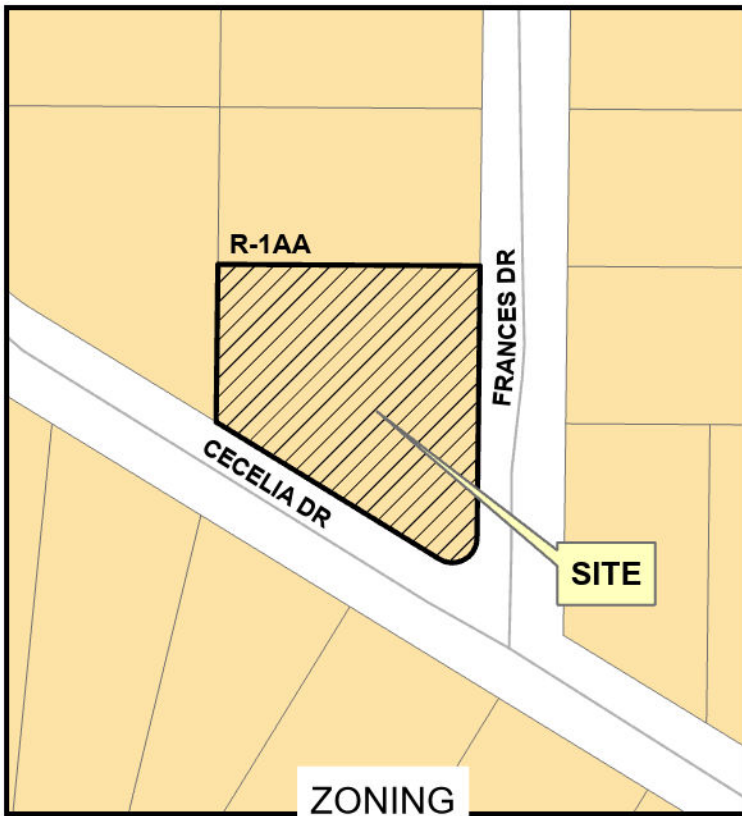
Staff Recommendation:

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 conditions deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

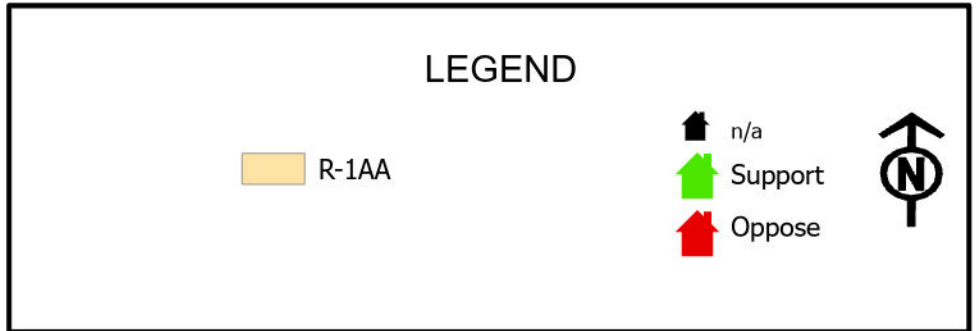
FRANCES DR (1638) VARIANCES





Nickolaos & Sandra Louloudis
 1638 Frances Dr
 Apopka FL 32703

SEMINOLE COUNTY
 BOARD OF ADJUSTMENT
 SEPTEMBER 22, 2025



VARIANCE CRITERIA

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

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

Due to the location of the existing (very large) live oak tree in the front of the property; space is limited to accommodate for covered recreational parking (our boat) on the property. See pictures showing Live Oak - also referenced on site plan.

Note- this setback is not being used for a utility easement.

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

Existing Live oak has been here for many years- we do not want to cut it down to have a place to park our boat under cover

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?

Multiple properties in the surrounding community have footprints encroaching closer than 10' to side property lines, and Accessory Structures abutting the side property lines. Due to this, Our property would not be given any special allowance.

We are trying to incorporate the covered parking into the design of the main structure for better curb appeal to the community

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?

Denial of variance would eliminate possibility of having covered parking for our boat. We believe it would be unfair to deny as stated above- multiple other properties in the surrounding community have footprints that encroach closer than 10 ft. to the side yard property line, and many other properties have accessory structures that abut the side yard property lines.

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

This is the only place to put a boat under covered parking on the property without removing the existing Live Oak in the Front. Side Yard does not give access due to drainage swale.

During design of new addition, designer allowed as much relief from side property line as possible while allocating the proper width to accommodate travel for boat trailer without hitting live oak.

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?

Design intent is to maintain upscale curb appeal for the community by having the covered parking incorporated into the new addition roof line, and not an accessory steel structure (or similar). This would not be out of character from other properties in the area.

Property Record Card



Parcel: 18-21-29-509-0200-0100
Property Address: 1638 FRANCES DR APOPKA, FL 32703
Owners: LOULODIS, NICKOLAOS A; LOULODIS, SANDRA L
 2025 Market Value \$345,780 Assessed Value \$345,780 Taxable Value \$345,780
 2024 Tax Bill \$903.01 Tax Savings with Exemptions \$2,421.07
 The 4 Bed/2 Bath Single Family property is 1,482 SF and a lot size of 0.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-29-509-0200-0100
Property Address	1638 FRANCES DR APOPKA, FL 32703
Mailing Address	1603 GRAND OAK DR APOPKA, FL 32703-8252
Subdivision	PARADISE POINT 2ND SEC
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$225,630	\$131,503
Depreciated Other Features	\$1,400	\$1,400
Land Value (Market)	\$118,750	\$118,750
Land Value Agriculture	\$0	\$0
Just/Market Value	\$345,780	\$251,653
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$143,281
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$345,780	\$108,372

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,324.08
Tax Bill Amount	\$903.01
Tax Savings with Exemptions	\$2,421.07

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LOULODIS, NICKOLAOS A - Tenancy by Entirety
 LOULODIS, SANDRA L - Tenancy by Entirety

Legal Description

LOTS 10 + 11 TRACT 2 PARADISE POINT 2ND
SEC PB 9 PG 18

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$345,780	\$0	\$345,780
Schools	\$345,780	\$0	\$345,780
FIRE	\$345,780	\$0	\$345,780
ROAD DISTRICT	\$345,780	\$0	\$345,780
SJWM(Saint Johns Water Management)	\$345,780	\$0	\$345,780

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/28/2025	\$479,000	10801/0276	Improved	Yes
WARRANTY DEED	2/29/2024	\$288,000	10590/1046	Improved	Yes
QUIT CLAIM DEED	5/1/2007	\$100	06695/1472	Improved	No
SPECIAL WARRANTY DEED	9/1/2002	\$100	04541/1358	Improved	No

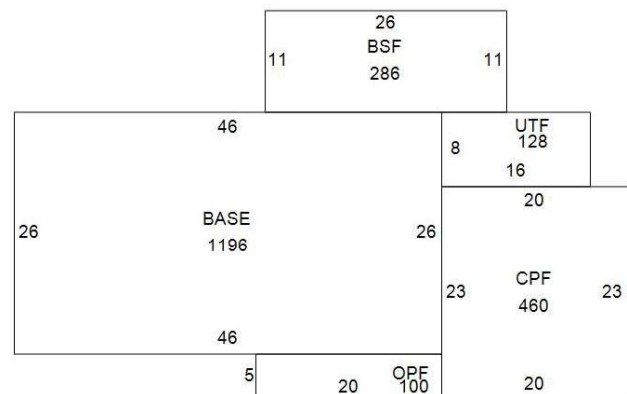
Land

Units	Rate	Assessed	Market
1.25 Lots	\$95,000/Lot	\$118,750	\$118,750

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961/2024
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1196
Total Area (ft ²)	2170
Constuction	CONC BLOCK
Replacement Cost	\$225,630
Assessed	\$225,630

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE SEMI FINISHED	286
CARPORT FINISHED	460
OPEN PORCH FINISHED	100
UTILITY FINISHED	128

Permits				
Permit #	Description	Value	CO Date	Permit Date
05593	1638 FRANCES DR: SHED/BARN RESIDENTIAL-Shed [PARADISE POINT 2ND SEC]	\$7,000	5/14/2025	4/29/2025
03915	1638 FRANCES DR: ELECTRICAL - RESIDENTIAL- [PARADISE POINT 2ND SEC]	\$2,100		3/21/2024
05728	1638 FRANCES DR: EZ REROOF RESIDENTIAL- [PARADISE POINT 2ND SEC]	\$15,016		4/16/2023

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1990	1	\$3,500	\$1,400

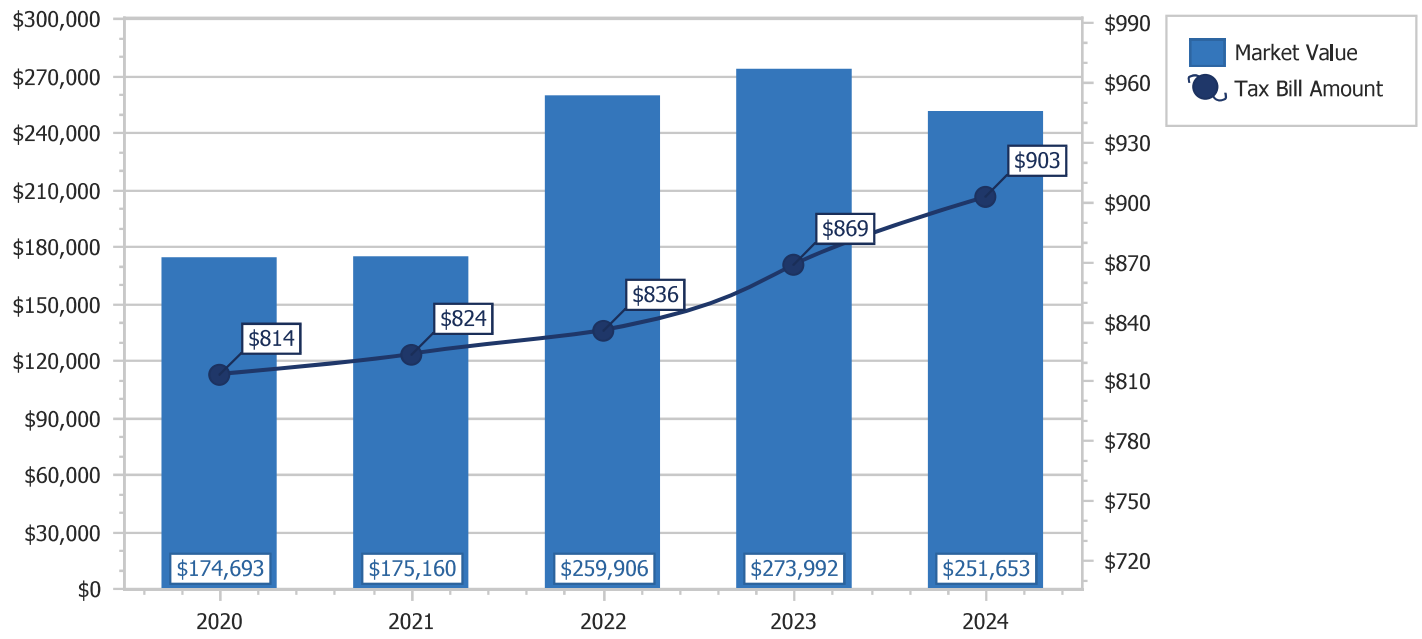
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 38

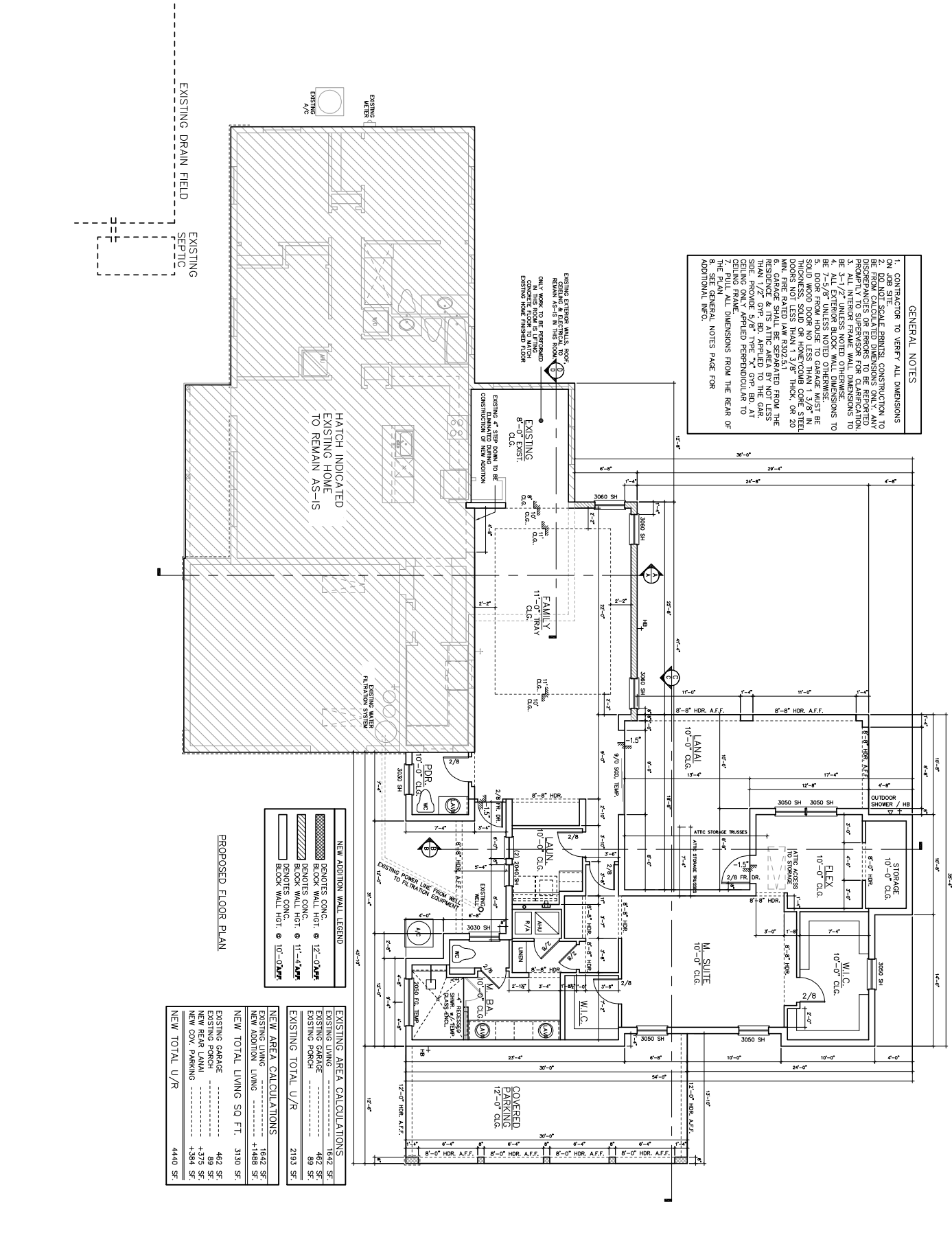
School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

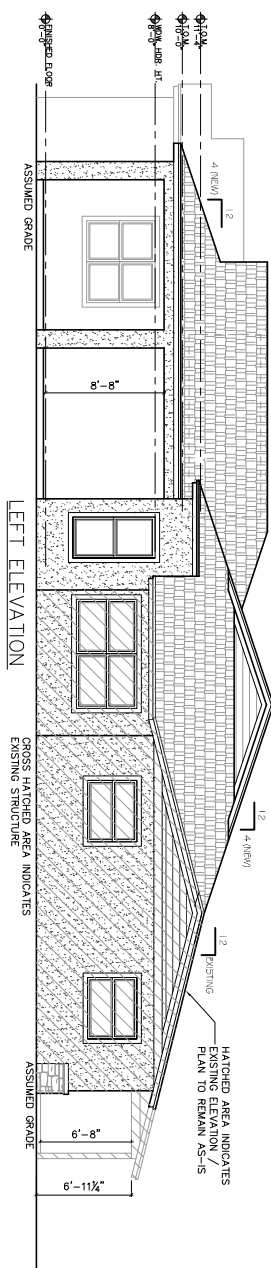
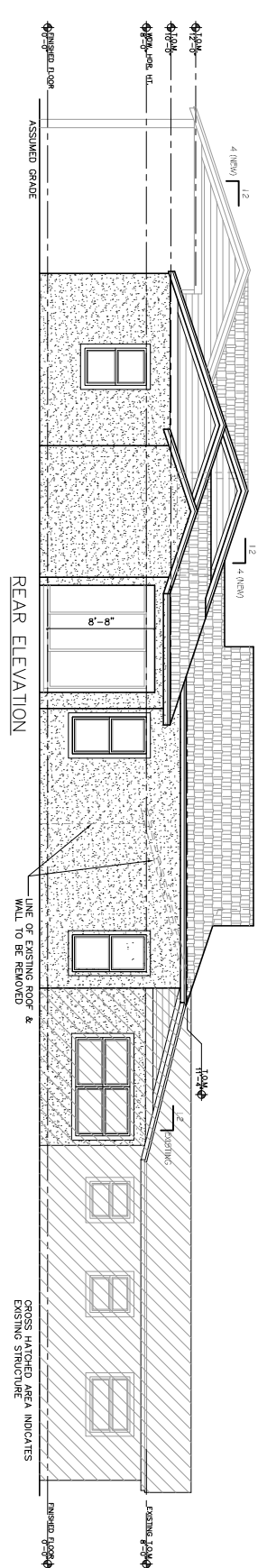
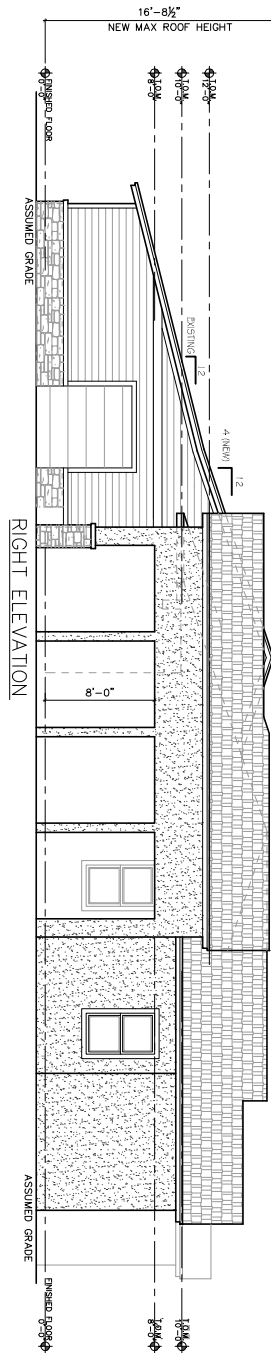
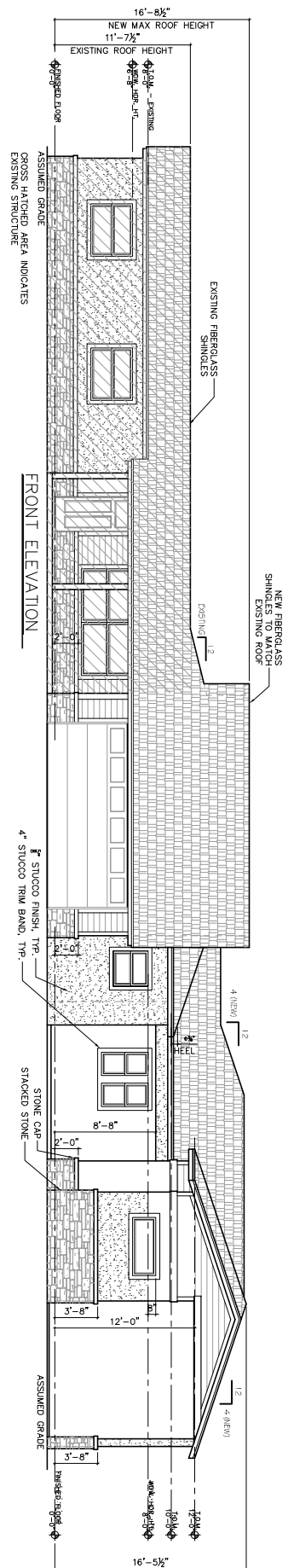
Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 10 + 11 TRACT 2 PARADISE POINT 2ND SEC
PB 9 PG 18

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

A. FINDINGS OF FACT

Property Owner: NICK LOULLOUDIS
1638 FRANCES DR
APOPKA, FL 32703

Project Name: FRANCES DR (1638)

Requested Variance:

A north side yard setback variance from ten (10) feet to two (2) feet for an addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to encroach eight (8) feet into the north side yard setback in order to construct an addition for covered parking. 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 October 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 10 + 11 TRACT 2 PARADISE POINT 2ND SECTION
PB 9 PG 18

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

A. FINDINGS OF FACT

Property Owner: NICK LOULLOUDIS
1638 FRANCES DR
APOPKA, FL 32703

Project Name: FRANCES DR (1638)

Variance Approval:

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

The findings reflected in the record of the September 22, 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 12' 6" ft. X 30' ft. covered vehicle parking structure 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 October, 2025.

Notary Public

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

EXHIBIT A SITE PLAN

