



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, June 22, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

APPEAL

1. Board of Adjustment Appeal - Appeal of the Planning Manager's Interpretation determining that the rental, sales and service of construction equipment is not a permitted use within the Highway 46 Commercial Planned Development (DO#24-20500014); (Tad Dixon, Appellant) District 5 - Herr (Joy Giles, Planning Manager) [2026-0524](#)

Development Services - Planning and Development

Attachments: [Exhibit 1 Formal Interpretation Request regarding Development Order #24-20500014](#)
[Exhibit 2 Planning Manager Letter of Interpretation](#)
[Exhibit 3 Sanford Auto Ventures BOA Appeal Memo](#)
[Exhibit 4 DO #24-20500014 - Hwy 46 Commercial SSFLU Map Amdmt](#)

CONTINUED ITEM

2. **818 Shriver Circle** - Request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2026-026 (Carlos & Miriam Rodriguez, Applicants) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0395](#)

Development Services - Planning and Development

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

VARIANCES

3. **7310 Lake Drive** - Request for: (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district; BV2026-035 (Jesse Hodapp, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2026-0464](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
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[Photo](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)

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4. **2241 Blue Fish Place** - Request for: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district; BV2026-044 (Lisa Prieto, Applicant) District 2 - Zembower (Jealyan Moreno, Project Manager) [2026-0466](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)
5. **2018 W Crowley Circle** - Request for an east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district; BV2026-042 (Frank Reda, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2026-0465](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[Drawing](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **3355 Pine Timber Point** - Request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district; BV2026-036 (Mark Powell, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2026-0450](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
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[Property Record Card](#)
[Photos](#)
[HOA Approval Letter](#)
[Denial Development Order](#)
[Approval Development Order](#)

7. **625 Lake Mobile Drive** - Request for: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation for a fence in the R-1 (Single Family Dwelling) district; BV2026-013 (Azaad Ali, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2026-0449](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
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[Denial Development Order](#)
[Approval Development Order](#)

8. **(Parcel 37A) Snow Hill Road** - Request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district; BV2026-040 (Brian Foshee, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0460](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
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9. **(Parcel 37) Snow Hill Road-** Request for: (1) a lot size variance from five (5) acres to 0.62 acres; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district; BV2026-039 (Brian Foshee, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2026-0461](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
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[Denial Development Order](#)
[Approval Development Order](#)

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10. **1744 W. Cheryl Street** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district; BV2026-043 (Ronald Landires, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2026-0452](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of support](#)
[Drawings](#)
[HOA Approval](#)
[Denial Development Order](#)
[Approval Development Order](#)
11. **624 Eden Park Road** - Request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district; BV2026-041 (Art Ally, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2026-0451](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of Support](#)
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[Approval Development Order](#)

12. **851 Barr Street** - Request for: (1) a size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house in the A-1 (Agriculture) district; BV2026-034 (Craig & Jessica Creegan, Applicants) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0497](#)

Development Services - Planning and Development

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13. **226 Flamingo Drive** - Request for: (1) a size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2026-033 (Justen Borrero, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0496](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
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[Letters of Support](#)
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[Approval Development Order](#)

14. **1938 Filly Trail** - Request for a rear yard setback variance from [2026-0492](#) twenty (20) feet to five (5) feet for a cabana in the PD (Planned Development) district; BV2026-037 (David Evans, Applicant) District 1 - Dallari (Hilary Padin, Project Manager)

Development Services - Planning and Development

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15. **1021 New Jersey Avenue** - Request for a rear yard setback [2026-0489](#) variance from thirty (30) feet to sixteen (16) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2026-038 (Donald Loomis, Applicant) District 3 - Constantine (Hilary Padin, Project Manager)

Development Services - Planning and Development

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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

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

Agenda Memorandum

File Number: 2026-0524

Title:

Board of Adjustment Appeal - Appeal of the Planning Manager’s Interpretation determining that the rental, sales and service of construction equipment is not a permitted use within the Highway 46 Commercial Planned Development (DO#24-20500014); (Tad Dixon, Appellant) District 5 - Herr (Joy Giles, Planning Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Mike Rhodes - Development Services Director

Contact/Phone Number:

Joy Giles - 407-665-7399

Motion/Recommendation:

1. Uphold the Planning Manager’s interpretation determining that the rental, sale, and service of construction equipment is not a permitted use within the Highway 46 Commercial PD (DO #24-20500014); or
2. Overturn the Planning Manager’s interpretation determining that the rental, sale, and service of construction equipment is not a permitted use within the Highway 46 Commercial PD (DO #24-20500014); or
3. Continue the request to a time and date certain.

Background:

On March 11, 2025, the Board of County Commissioners approved the Highway 46 Commercial Small Scale Future Land Use Map Amendment and Planned Development Rezone (DO#24-20500014) for the property located at 3550 West State Road 46, Sanford, Florida. The approved development was represented as a Tesla Collision Center and associated uses.

On April 23, 2026, the applicant submitted a formal request for interpretation pursuant to

Section 30.3.2.2 of the Seminole County Land Development (SCLDC), requesting a determination that the rental, sale, and service of construction equipment, including lifts, excavators, generators, and similar equipment, is a permitted use within the approved Planned Development.

On May 8, 2026, the Planning Manager issued a formal interpretation determining that the rental, sale, and service of construction equipment is not a permitted use within the PD Development Order (DO) #24-20500014. The interpretation concluded that the use, as described by the appellant, includes outdoor storage and staging of construction equipment and that such equipment does not qualify under the DO's limited exception for vehicle storage and display, and therefore, conflicts with the DO's prohibition of outdoor storage of merchandise and materials.

The applicant subsequently filed an appeal of the Planning Manager's interpretation.

DEVELOPMENT ORDER PROVISIONS

The following provisions of DO#24-20500014 are relevant to this appeal:

- The rental, sale, service, and storage of new and pre-owned automobiles and energy products and related parts and accessories are permitted.
- Uses permitted within the C-2 (General Commercial) zoning district are permitted.
- Outdoor storage of merchandise and materials is prohibited, except for vehicle storage and display.

In applying these provisions, the Planning Manager also relied upon the SCLDC definition of a vehicle, which is defined as:

“A form of transportation, including motorized and nonmotorized vehicles, designed and required to be licensed for use upon a highway in the State of Florida.”

STAFF ANALYSIS

The appellant requested a determination that the rental, sale, and service of construction equipment, including lifts, excavators, generators, and similar equipment, is a permitted use under the approved DO and the C-2 standards incorporated therein.

In evaluating the request, staff reviewed the operational characteristics of the use as described by the appellant. Staff determined that a principal component of the use includes outdoor storage and staging of construction equipment.

The DO expressly prohibits outdoor storage of merchandise and materials while providing a limited exception for vehicles storage and display. The DO does not create a general allowance for the outdoor display of inventory or equipment. Rather, it provides a specific exception for vehicle storage and display. Therefore, in determining whether the requested use is permitted, staff evaluated whether the proposed outdoor placement of construction equipment qualifies under the DO's vehicle storage and display exception.

The Planning Manager applied the LDC definition of a vehicle, which requires that a vehicle be designated and required to be licensed for use upon a highway in the State of Florida. Construction equipment such as lifts, excavators, generators, and similar machinery is not designed and required to be licensed for use upon a highway and therefore does not meet the SCLDC definition of a vehicle.

Because the proposed equipment does not qualify as a vehicle under the SCLDC, the outdoor placement of such equipment does not fall within the DO's exception for vehicle storage and display. Accordingly, staff determined that the requested use is not authorized by the specific provisions of the DO in regard to outdoor storage and display.

The appellant argues that equipment rental should be considered a commercial use and cites examples of similar businesses operating elsewhere within commercial zoning districts. While staff considered those arguments during its review, the determination ultimately rests on the specific provisions of the approved DO for this property.

In summary, staff determined that the rental, sale, and service of construction equipment is not a permitted use within the PD, because the requested use includes the outdoor placement of construction equipment, the Development Order only provides an exception for vehicle storage and display, and the equipment described by the appellant does not qualify as a vehicle under the Seminole County Land Development Code.

Staff Recommendation:

Staff recommends that the Board of Adjustment uphold the Planning Manager's interpretation that the rental, sale, and service of construction equipment is not a permitted use within the Highway 46 Commercial PD (DO#24-20500014).

From: [Tad Dixon](#)
To: [Segarra, Dagmarie](#)
Cc: [Apgar, Kaitlyn](#); [Giles, Joy](#); [Rhodes, Mike](#); [Cunha, Gui](#)
Subject: Formal Interpretation Request regarding Development Order #24-20500014 – Permitted Commercial Uses and Equipment Rental
Date: Thursday, April 23, 2026 10:49:03 AM
Attachments: [Outlook-hu1a1jh2](#)
[Outlook-1qv0zw0e](#)

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

Dagmarie -

Thank you for your time and attention on our phone call this morning. Pursuant to **Section 30.3.9 of the Seminole County Land Development Code (LDC)**, I am formally requesting a written administrative interpretation regarding the permitted uses for the property governed by **Development Order (DO) #24-20500014**. Specifically, we seek a determination that the rental, sale, and service of general construction equipment (e.g., lifts, excavators, and generators) is a permitted commercial use under the existing DO and the C-2 (General Commercial) standards incorporated therein.

We request that this interpretation specifically address the following four legal and factual pillars:

1. The Statutory Definition of "Commercial Use" (Fla. Stat. § 479.01)

Staff has previously suggested that construction equipment does not meet the LDC definition of a "vehicle" due to a lack of highway licensing. However, Florida Statutes provide a broader, superior definition for land-use classification.

- **Florida Statute § 479.01(4)** explicitly defines "Commercial use" as activities associated with the sale or rental of products, stating: *"The term includes, but is not limited to... rentals of equipment, goods, or products."*
- Because the State of Florida classifies "equipment rental" as a commercial activity, we request an explanation of why the County would deviate from this standard to reclassify a retail rental operation as "Industrial."

2. Conflict with Specific DO Entitlements (DO #24-20500014)

Our site is governed by a site-specific Development Order that grants entitlements beyond general C-2 zoning.

- **Section 3(B)(a):** Grants the right to the "rental, sale, service, and storage of... **related parts and accessories.**" In the context of a commercial development site, construction machinery functions as the primary "accessories" and "energy products" for the building

trades.

- **Section 3(M):** Explicitly permits "**Vehicle storage and display.**" Under the doctrine of *Strict Construction (Rinker Materials Corp. v. City of North Miami, 286 So. 2d 552)*, zoning language must be interpreted in favor of the property owner's broadest use of the land. We contend that motorized inventory for hire constitutes "vehicles for display" under any reasonable commercial interpretation.

3. Administrative Consistency & Established Precedents

The County has an established pattern of permitting identical equipment-based businesses within C-2 districts. We request that the Planning Manager reconcile the current "Industrial" determination with the existing "Commercial" status of the following Seminole County properties:

- **Maitland Tractor Sales & Service (1455 FL-46):** Engages in the sale, rental, and outdoor display of tractors and excavators under C-2 zoning.
- **The Trailer Connection (8005 S. US HWY 17-92):** Engages in the outdoor display and retail sale of large trailers and commercial inventory.
- **Evans Roofing (6800 Center St):** Utilizes outdoor staging for commercial operations in a C-2 environment.

4. Operational Parity with Approved "Collision Center"

The DO findings of fact approved this site for an **Automotive Collision Center**.

- **Section 3(P)** requires all service and repair to be conducted within an enclosed building with doors closed.
- We are committing to these exact performance standards for our rental equipment maintenance. There is no competent substantial evidence to suggest that servicing a mini-excavator indoors has a greater "industrial impact" than the high-intensity welding, painting, and bodywork of a collision center already entitled by the DO.

We believe that a "Commercial" classification is the only interpretation that harmonizes the DO language, Florida Statutes, and existing County precedents. Categorizing a retail-frontage rental business as "Industrial" would impose an inordinate burden on the property's entitled use.

We look forward to your formal written determination.

Sincerely,

Tad Dixon

Direct: 321-594-6771

Cell: 407-616-3020

www.DixonCap.com

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PARTNERS



Licensed Real Estate Broker

May 8, 2026

Tad Dixon
First Team Commercial LLC
1875 S Orlando Avenue
Maitland, FL 32751

RE: Zoning Interpretation - Equipment Rental Use Planned Development (PD)
24-20500014 for property located at 3550 W SR 46 SANFORD, FL 32771
Property I.D : 16-19-30-5AC-0000-0920

Dear Mr. Dixon,

Pursuant to Section 30.3.2.2 of the Seminole County Land Development Code (SCLDC), this letter constitutes the Planning Manager's formal administrative interpretation regarding your request to determine whether the rental, sale, and service of construction equipment (including lifts, excavators, generators, and similar equipment) is a permitted use within the Highway 46 Commercial PD (Planned Development) 24-20500014.

Applicable Development Order and LDC Provisions

The Development Order (DO) permits, among other uses:

- The rental, sale, service, and storage of new and pre-owned automobiles and energy products and related parts and accessories; and
- Uses permitted within the C-2 (General Commercial) zoning district; and
- Vehicle storage and display, subject to specified conditions.

The DO further provides:

- "Outdoor storage of merchandise and materials is prohibited. However, vehicle storage and display are permitted..."
- The DO also requires compliance with the SCLDC except where specifically modified.
- The SCLDC defines a "vehicle" as: "A form of transportation, including motorized and nonmotorized vehicles, designed and required to be licensed for use upon a highway in the State of Florida."

Based on the SCLDC definition, construction equipment such as lifts, excavators, generators, and similar machinery is not considered a "vehicle," as it is not designed or required to be licensed for use upon a highway. Accordingly, the outdoor storage of such equipment does not qualify as permitted "vehicle storage and display" under the DO.

The proposed use includes the outdoor storage and staging of construction equipment. This constitutes outdoor storage of equipment and materials, which is expressly prohibited by the DO.

While “equipment rental” is not specifically listed as a permitted use, the SCLDC authorizes interpretation of unlisted uses based on similarity in nature, function, and impact; therefore, “leasing or renting” equipment is considered a form of sale for a defined period of time. The operational characteristics of the proposed use, including outdoor storage, fleet staging and dispatch, and equipment servicing are most consistent with a contractor’s office and yard or equipment storage yard, which are generally classified as industrial in nature.

The DO’s reference to “energy products and related parts and accessories” is interpreted within the context of the authorized automobile-related uses and does not extend to the outdoor storage and staging of heavy construction machinery and equipment.

Additionally, while the DO permits certain service and repair activities, such as collision repair, those uses are required to occur within enclosed buildings. This requirement distinguishes permitted uses from the proposed operation, which includes outdoor storage and yard activity.

Based on the foregoing, it is the Planning Manager’s determination that the proposed construction equipment rental use is not permitted within Planned Development (PD) 24-20500014.

The proposed use constitutes outdoor storage of equipment and materials and is most similar in nature and impact to an industrial-type contractor’s yard use, which is not authorized under the Development Order. Additionally, the outdoor storage component is expressly prohibited and does not qualify under the DO’s limited allowance for vehicle storage and display.

Pursuant to Section 30.3.3.2(a) of the LDC, this determination may be appealed by an aggrieved party to the Board of Adjustment within 30 days of the date of this decision letter. A notice of appeal must be filed with the Planning Manager, specify the grounds for appeal, and include a discussion of the alleged error in the Planning Manager’s decision. Any such appeal must be filed in accordance with any other applicable procedures and is subject to the required application and fee.

This interpretation is based on the information provided to date. Any material change in the proposed use or operational characteristics may require further review.

Please let me know if you have any questions regarding this determination or the appeal process.

Sincerely,



Joy Giles,
Planning & Development Division Manager

MEMORANDUM OF POSITION

TO: The Seminole County Board of Adjustment

FROM: Sanford Auto Ventures, LLC (Property Owner)

DATE: June 9, 2026

RE: **Written Argument in Support of Appeal** – Administrative Interpretation
Regarding Outdoor Commercial Inventory

INTRODUCTION & OBJECTIVE

Sanford Auto Ventures, LLC, as the owner of the subject property, submits this written statement to formally request that the Board of Adjustment reconsider the recent administrative interpretation issued by Planning Staff.

We wish to address the core threshold issue directly: our governing Planned Development (PD) explicitly prohibits the *"Outdoor Storage of Merchandise and Materials."* We respect, acknowledge, and fully adhere to this restriction. However, we respectfully disagree with Planning Staff's interpretation and believe it misclassifies our active, front of-house commercial inventory as passive "Outdoor Storage."

With the assistance of legal counsel, we have conducted a review of the Seminole County Land Development Code (LDC), relevant Florida statutory frameworks, and federal regulations. The law uniformly demonstrates that our activity constitutes **Outdoor Display**—a permitted, customary accessory function of our approved commercial retail/showroom use—and is legally distinct from "Outdoor Storage." This memorandum establishes the textual, structural, and common-sense reasons why our inventory configuration fully complies with both our specific PD guidelines and the broader County Code.

1. THE STRUCTURAL & TEXTUAL DISTINCTION BETWEEN "DISPLAY" AND "STORAGE" (LDC SEC. 2.3)

To preserve and execute the exact intent of our PD's restriction, we must examine how the Land Development Code differentiates between commercial retail activities and passive industrial safekeeping. The LDC separates these uses based on the operational intent and physical condition of the property:

- **The Office Showroom Standard:** Under **LDC Section 2.3**, our facility operates squarely under the definition of an *Office Showroom*, which the Code defines as a commercial use where "items for sale are displayed in a showroom" to the public.
- **The Character of "Storage":** Conversely, throughout Chapter 30, the Code treats "Storage" (specifically *Limited Outdoor Storage*) as a passive, back-of-house function where materials, raw commodities, or surplus goods are physically held and contained within boxes, crates, pallets, or shipping containers.
- **Application to Site Inventory:** The motorized commercial equipment on our lot consists of standalone, fully assembled, and operational units. They are not broken down into component parts, they are not stacked on pallets, and they are not enclosed in boxes or crates. They are arranged uniformly to allow direct line-of-sight inspection by visiting commercial and retail clients. Because these units completely lack the physical packaging criteria required to constitute "storage," they must legally be classified under their active commercial purpose: an outdoor showcase designed to induce a lease or sale, which is the definition of retail display.

2. THE "CONTEXT DEMANDS OTHERWISE" MANDATE (LDC SEC.

2.1)

Zoning codes are structured to facilitate orderly commerce, not to produce administrative paradoxes. **LDC Section 2.1** explicitly provides this Board with the administrative authority to prevent absurd outcomes, dictating that the definitions set forth in the Code apply generally *"unless the context clearly demands otherwise."*

The context of the subject property is a permitted commercial sales, leasing, and showroom facility. Planning Staff has correctly acknowledged that the leasing and renting of our commercial inventory constitutes a recognized form of retail sale. If Staff subsequently interprets our on-site retail inventory as "prohibited storage," it creates an irreconcilable internal contradiction that effectively outlaws the primary business use the County has already approved.

The context of an active vehicle and commercial equipment dealership demands that the primary products being sold or leased be treated as merchandise on display. Section 2.1 gives the Board the exact interpretive tool needed to recognize the commercial reality of our operation and determine that active inventory constitutes a permitted "Display" rather than an industrial "Storage" violation.

3. STATUTORY ALIGNMENT WITH STATE AND FEDERAL CLASSIFICATIONS (LDC SEC. 2.2)

When local zoning definitions are contested or create operational conflict, **LDC Section 2.2** directs the County to look to broader statutory frameworks, including the **Florida Statutes**. Labeling motorized, self-propelled machinery as static "outdoor storage of materials" directly contradicts how these assets are systematically categorized at both the state and federal levels:

- **Florida Statute § 320.01:** State law explicitly categorizes motorized, self-propelled commercial machinery, traction engines, and specialized mobile units as distinct vehicular equipment. They are registered, titled, and mechanically driven transport assets—not static raw materials or stockpiled commodities.
- **Federal DOT Framework (49 CFR § 390.5):** Federal highway and safety regulations classify mobile, motorized machinery as active transportation and commercial assets rather than static merchandise or passive inventory.

In both statutory law and standard commercial practice, an operator does not "store" operational, motorized machinery on a commercial retail lot; one parks or displays them. Treating self-propelled machinery as static "outdoor storage of materials" represents an administrative overreach that ignores the mechanical and legal nature of the assets.

4. PRE-SALE MAINTENANCE & INSPECTION AS A PROTECTED ACCESSORY RIGHT (LDC SEC. 2.3)

We understand that questions have been raised regarding our right to perform routine upkeep, fluid checks, and safety inspections on our inventory on-site. Under **LDC Section**

2.3, an *Accessory Use* is explicitly defined as a function that is "*subordinate to*" and "*customarily incidental to*" the primary approved use of the land or main building.

A retail showroom and leasing center cannot legally or safely execute its primary approved function if it is barred from ensuring its products are operational and safe for public operation. Performing pre-delivery service, routine mechanical checks, and inventory maintenance is completely incidental to a vehicle sales and rental business.

Our facility does not operate a high-intensity, third-party industrial salvage yard or general public repair garage (activities that properly belong in industrial districts such as M-1 or M-2). We perform strictly

proprietary inventory maintenance on our own assets to support our commercial retail showroom. This activity is a fully protected accessory right under the clear parameters of Section 2.3.

5. THE JUDICIAL MANDATE FOR STRICT CONSTRUCTION OF ZONING RESTRICTIONS

Finally, we emphasize a foundational rule of Florida land-use law established by the Florida Supreme Court. In the controlling case of *Rinker Materials Corp. v. City of North Miami*, 286 So. 2d 541 (Fla. 1973), the Court ruled that because zoning regulations restrict an owner's common-law property rights, any ambiguity, overbroad definition, or restrictive interpretation applied by administrative staff must be construed narrowly and strictly in favor of the property owner.

"Zoning ordinances, being in derogation of common law property rights, must be strictly construed in favor of the property owner and against the governing authority seeking to restrict the use of property."
— Florida Supreme Court, *Rinker Materials Corp.*

The restriction in our governing PD against the "Outdoor Storage of Merchandise and Materials" must be interpreted strictly and narrowly. It cannot be expanded by administrative implication to sweep in or prohibit the active, front-of-house *display* of our primary vehicles and equipment. To conflate "display" with "storage" violates longstanding judicial precedent governing property rights in the State of Florida.

Summary of Position:

The outdoor placement of inventory at our facility completely lacks the passive intent, the static nature, and the physical packaging (boxes, crates, or pallets) that characterize "Storage" under the LDC. Instead, it perfectly mirrors the active, public-facing layout of an authorized **Outdoor Display** supporting a permitted **Office Showroom**.

CONCLUSION & RELIEF SOUGHT

As a sophisticated investor and long-term partner in the Sanford commercial corridor, Sanford Auto Ventures, LLC respectfully requests that the Board of Adjustment uphold the plain language of the Land Development Code, apply the common-sense contextual interpretation expressly permitted by Section 2.1, and grant our appeal. We ask the Board to clarify for the record that active inventory on an authorized commercial lot constitutes a permitted Outdoor Display and that routine inventory maintenance is a protected accessory right.

Respectfully submitted,

Sanford Auto Ventures, LLC

Property Owner

FILE NO.: PZ2024-022

DEVELOPMENT ORDER #

24-20500014

SEMINOLE COUNTY DEVELOPMENT ORDER

On March 11, 2025 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"

(The above-described legal description has been provided to Seminole County by the applicant on behalf of the owner of the above described property.)

FINDINGS OF FACT

Property Owner: LO BROS. ENTERPRISES, INC.

Project Name: Highway 46 Commercial SSFLUMA and PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned – Target Industry to Planned Development and a Rezone from A-1 (Agriculture) and C-1 (Retail Commercial) to PD (Planned Development) for a proposed automotive collision center on approximately 11.64 acres, located on the north side of State Road 46 and west of Harvest Time Drive.

Conclusion of Law

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Kaitlyn Apgar, Planner
1101 East First Street
Sanford, Florida 32771

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 03/17/2025 10:39:06 -04:00
eCertified Id: BCEC-97C0-789Q
Page 1 of 6

DEVELOPMENT ORDER # 24-20500014

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject 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.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".
 - B. Permitted Uses:
 - a. The rental, sale, service, maintenance, test driving, charging, repair, delivery, paint, body repair and collision, and storage of new and pre-owned automobiles and energy products and related parts and accessories, and general office purposes.
 - b. C-2 (General Commercial)
 - C. Excluded Uses:
 - a. Communication Towers (generally and camouflage)
 - b. Lumber storage and distribution
 - c. Billboards
 - D. Maximum Floor Area Ratio: 0.35
 - E. Maximum Allowable Building Height: Thirty-five (35) feet
 - F. Open Space: Twenty-Five (25) percent
 - G. Building Setbacks from the external property boundaries are as follows:
 - North: twenty-five (25) feet
 - South: fifty (50) feet
 - East: twenty-five (25) feet
 - West: twenty (20) feetInternal lot line setback: five (5) feet
 - H. The buffers are as follows:
 - North: No Landscape buffer required
 - South: Twenty-five (25) foot wide landscape buffer with a 0.4 opacity rating and 2.25 plant units per 100 linear feet.
 - East: Fifteen (15) foot wide landscape buffer with a 0.2 opacity rating and two (2) plant units per 100 linear feet. This buffer is required to be type "C" per Seminole County Land Development Code for overhead utility lines.



DEVELOPMENT ORDER #

24-20500014

West: The landscape buffer will be determined based on intensity of future development.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

Buffer components will be established at Final Development Plan.

- I. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- J. All project signage must comply with the Land Development Code of Seminole County.
- K. Utility lines will be designed to meet City of Sanford requirements.
- L. The dumpster enclosure will meet Seminole County Land Development Code requirements.
- M. Outdoor storage of merchandise and materials is prohibited. Vehicle storage and display are permitted, provided that any inoperable vehicles must be screened from public view.
- N. A Property Owner's Association or Agreement will be created for ownership and maintenance of common tracts and areas.
- O. Parking lot landscaping will meet requirements stated within Seminole County Land Development Code Section 30.10.11.5.
- P. The collision repair operations shall be conducted indoors with the doors closed to minimize noise disturbance to surrounding properties.
- Q. All development will comply with Seminole County Land Development Code Chapter 30, Part 16 – Performance Standards.
- R. In the case of a conflict between the written conditions A through R in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through R will apply.

(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 upon 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.



DEVELOPMENT ORDER # 24-20500014

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) 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.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

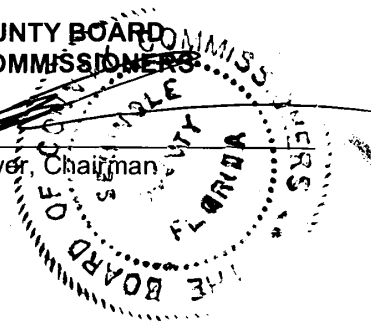
(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Highway 46 Commercial SSFLUMA and PD Rezone (as referenced in Exhibit A), on March 11, 2025.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: 
Jay Zembower, Chairman

4



Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 03/17/2025 10:39:06 -04:00
eCertified Id: BCEC-97C0-789Q
Page 4 of 6

DEVELOPMENT ORDER # 24-20500014

EXHIBIT A

Legal Description

LOT 92 OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W.
BEARDALL'S MAP OF ST. JOSEPHS, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 1, PAGE(S) 114, OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

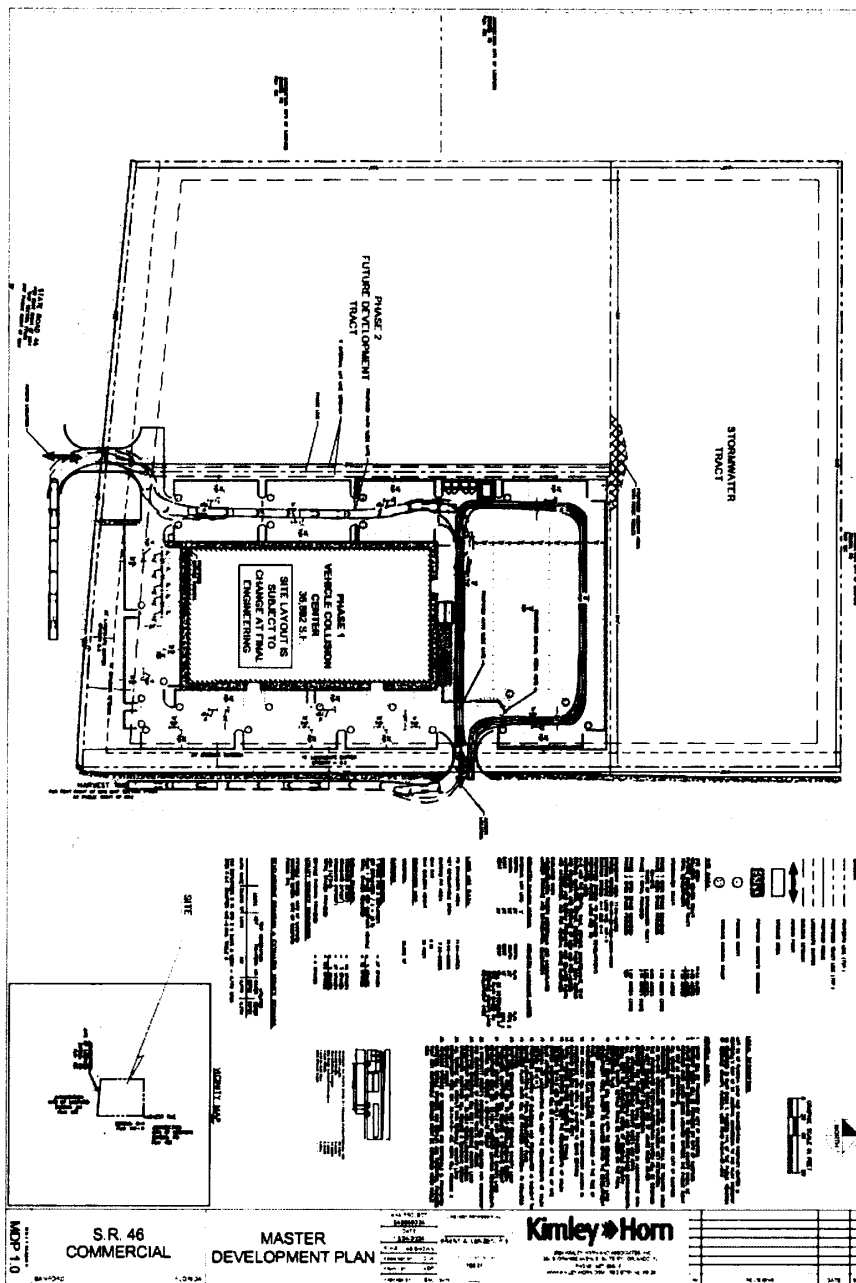


DEVELOPMENT ORDER #

24-20500014

EXHIBIT B

Master Development Plan





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0395

Title:

818 Shriver Circle - Request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2026-026 (Carlos & Miriam Rodriguez, Applicants) District 4 - Lockhart (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room 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 Crossings Unit 2 Silver Lakes East subdivision and is within the Greenwood Lakes Crossing Planned Development (PD).
- The proposed screen room to be constructed will be 21 feet by 15 feet (315) square feet.
- The request is for a variance to Section C of the Greenwood Lakes Planned Unit Development, which states that patios have a rear yard setback of fifteen (15) feet.
- The applicant applied for the appropriate building permit (#26-00002150), and at

that time, it was determined that setback variance would be required.

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

Staff Findings:

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

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

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

The structure doesn't meet the setbacks; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

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

Staff Recommendation:

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

variance, staff recommends the following conditions of approval:

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

PERRY SURVEYING

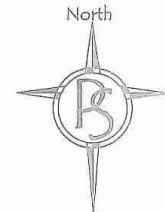
4566 Orange Boulevard • Suite 1006 • Sanford, FL 32771 • VOICE: 407.815.7065 • frontdesk@perrysurveying.com

Legal Description

Lot 86, SILVER LAKES EAST AT THE CROSSINGS UNIT TWO, according to the plat thereof, as recorded in Plat Book 35, Page(s) 65 and 66, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0155
 Suffix: F.F.I.R.M. Date: 9/28/2007 Flood Zone: X
 Date of field work: 12/2/2025 Completion Date: 12/17/2025

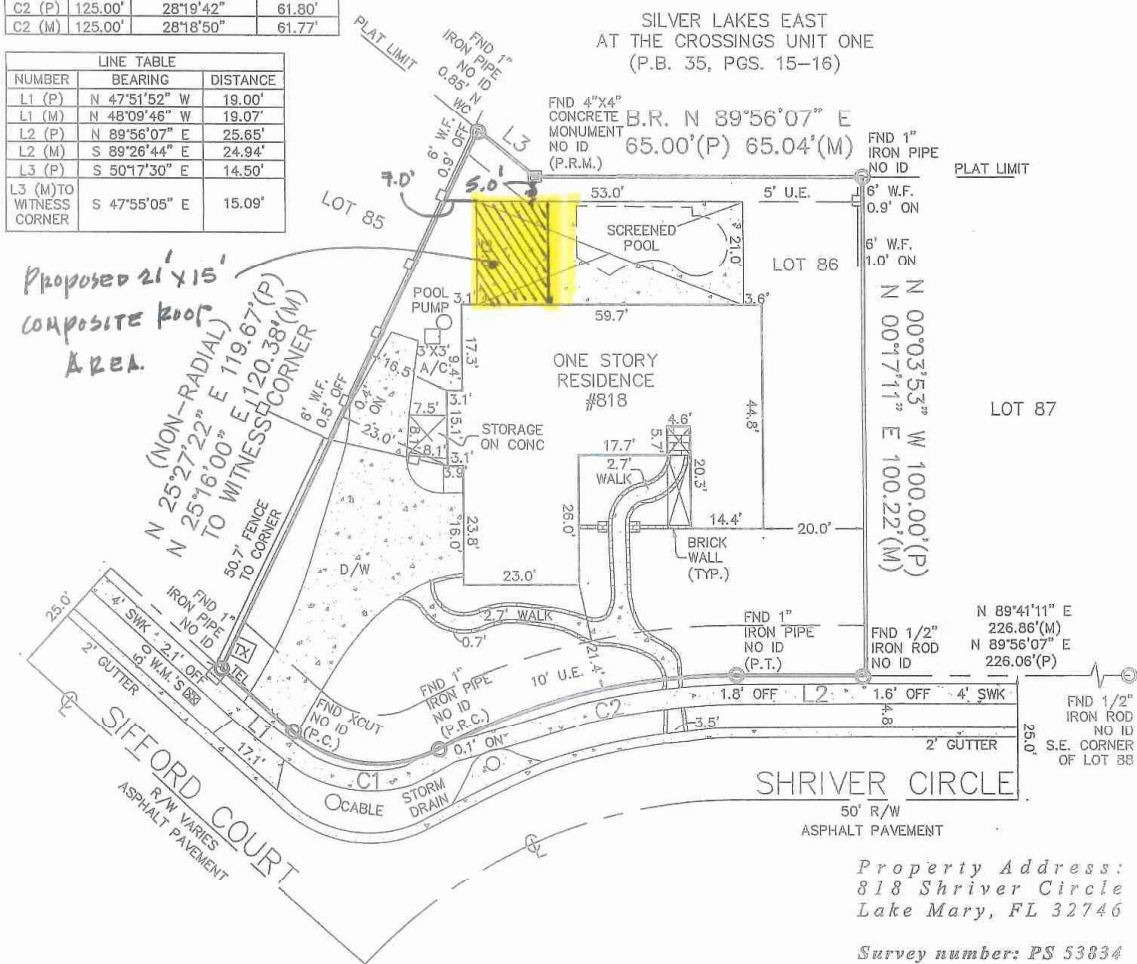
Certified to:
 Carlos A. Rodriguez; Miriam E. Rodriguez; Leading Edge Title of Central Florida, LTD; Fidelity National Title Insurance Company; United Wholesale Mortgage, LLC, its successors and/or assigns.



SCALE: 1"=30'

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	
C1 (P)	25.00'	70°31'44"	30.77'	
C1 (M)	25.00'	70°47'19"	30.89'	
C2 (P)	125.00'	28°19'42"	61.80'	
C2 (M)	125.00'	28°18'50"	61.77'	

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1 (P)	N 47°51'52" W	19.00'
L1 (M)	N 48°09'46" W	19.07'
L2 (P)	N 89°56'07" E	25.65'
L2 (M)	S 89°26'44" E	24.94'
L3 (P)	S 50°17'30" E	14.50'
L3 (M) TO WITNESS CORNER	S 47°55'05" E	15.09'



Property Address:
 818 Shriver Circle
 Lake Mary, FL 32746

Survey number: PS 53834

LEGEND

	Wire Fence		Covered		Permanent Reference Monument
	Wood Fence		Description or Dashed		Plot
	Overhead Utilities		Drainage Easement		Plat Book
	Power Pole		Drainage & Utility Easement		Pool Equipment
	Water Meter		Driveway		Point of Beginning
	Electrical Facility		Easement		Point of Commencement
	Asphalt		Edge of Pavement		Point of Compound Curve
	Block Wall		Edge of Water		Point of Curvature
	Brick/Pavers		Encroachment		Point of Intersection
	Concrete/Hard Surface		Field		Point of Reverse Curvature
	Covered Area		Found		Point of Tangency
	Centerline		Found Nail & Disc		Point on Line
	Central Angle/Delta		Found Concrete Monument		Property Line
	Line Break Not to Scale		Found Iron Pipe		Radial
	Air Conditioner		Found Iron Rod		Record
	Bearing Reference		Length		Right of Way
	Benchmark		Licensed Business		Set Iron Rod & Cap
	Building Occupies Corner		Field Measure		Set Nail & Disc
	Cable Riser		Manhole		Sidewalk
	Calculated		Non-Radial		Telephone Facilities
	Chain Link Fence		Official Records Book		Top of Bank
	Chord		On Property Line		Typical
	Chord Bearing		Page		Utility Easement
	Conc. Block & Stucco		Vinyl Fence		Wood Fence
	Concrete		Pavement		Witness Corner
	Concrete Monument		Permanent Control Point		

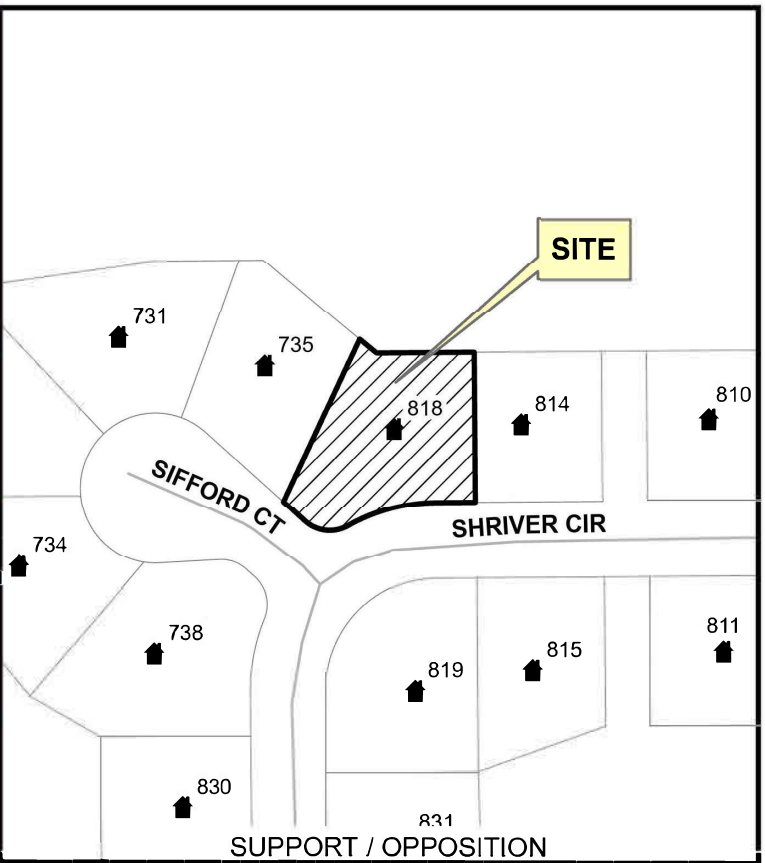
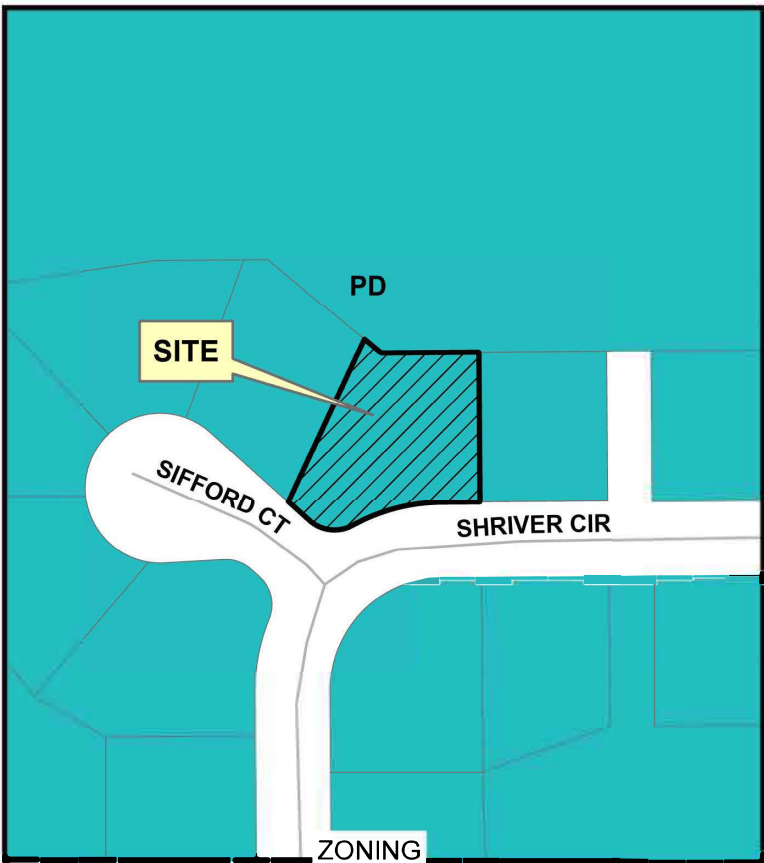
GENERAL NOTES

- Legal description provided by others.
- There may be additional easements and/or restrictions either recorded or unrecorded not shown hereon that may effect this property.
- Only visible encroachments located.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- THIS SURVEY IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION OF ANY KIND. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COMPANY OR SURVEYOR.
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and drainfield location shown hereon is APPROXIMATE and are based upon visual location only.
- Fence and/or wall locations along property lines may be exaggerated for clarity. Ownership of fences is not known or determined.
- This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, 21-101 of the Florida Administrative Code, Section 21-101, and the Florida Board of Professional Land Surveyors, 21-101 of the Florida Administrative Code, Section 21-101, and the Florida Board of Professional Land Surveyors, 21-101 of the Florida Administrative Code, Section 21-101.
- THIS SURVEY IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION OF ANY KIND. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COMPANY OR SURVEYOR.



Louis R. Ramirez PROFESSIONAL SURVEYOR AND MAPPER LS 6304 LB 0222
 Gregory S. Locklin PROFESSIONAL SURVEYOR AND MAPPER LS 5619 LB 0222
 Jeffrey S. Hattendorf PROFESSIONAL SURVEYOR AND MAPPER LS 6193 LB 0222


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



Carlos & Miriam Rodriguez
 818 Shriver Cir
 Lake Mary FL 32746

SEMINOLE COUNTY BOA
 JUNE 22, 2026

PD

-  n/a
-  Support
-  Oppose



VARIANCE CRITERIA

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

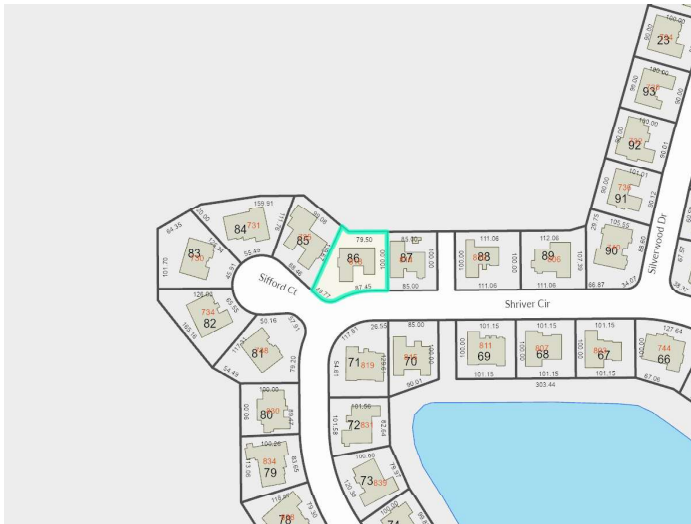
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
EXISTING SETBACK FOR EXISTING POOL ENCLOSURE IS 5 FT FROM REAR PROPERTY LINE AND WE ARE REQUESTING TO BE ALLOWED TO MATCH THIS SETBACK FOR WEATHER PROTECTION.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
EXISTING CODE ALREADY ALLOWED CONSTRUCTION OF EXISTING STRUCTURE 5 FT FROM REAR SETBACK
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
THE GRANTING OF THE VARIANCE WOULD BE THE MODIFICATION OF AN ALREADY EXISTING AND APPROVED AND CODE-COMPLIANT STRUCTURE AND NOT A REQUEST FOR A NEW SCREEN ROOM
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 DENIAL OF THIS REQUEST WOULD DEPRIVE THE APPLICANT OF WEATHER PROTECTION WITHIN THE ALREADY EXISTING AREA OF THE ENCLOSURE
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
THE REQUESTED VARIANCE WOULD PERMIT USE OF THE EXISTING STRUCTURE IN ADDITIONAL INCLEMENT WEATHER SITUATIONS THAT ARE NOT POSSIBLE NOW
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
YES

Property Record Card



Parcel: **19-20-30-505-0000-0860**
 Property Address: **818 SHRIVER CIR LAKE MARY, FL 32746**
 Owners: **RODRIGUEZ, CARLOS A; RODRIGUEZ, MIRIAM E**
 2026 Market Value \$451,789 Assessed Value \$215,915 Taxable Value \$164,504
 2025 Tax Bill \$2,519.16 Tax Savings with Exemptions \$3,227.13
 The 4 Bed/2 Bath Single Family property is 2,202 SF and a lot size of 0.26 Acres

Parcel Location



Site View



19203050500000860 02/01/2024

Parcel Information

Parcel	19-20-30-505-0000-0860
Property Address	818 SHRIVER CIR LAKE MARY, FL 32746
Mailing Address	818 SHRIVER CIR LAKE MARY, FL 32746-4930
Subdivision	SILVER LAKES EAST AT THE CROSSINGS UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$311,789	\$293,081
Depreciated Other Features	\$30,000	\$27,000
Land Value (Market)	\$110,000	\$100,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$451,789	\$420,081
Portability Adjustment	\$235,874	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$190,067
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$215,915	\$230,014

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,746.29
Tax Bill Amount	\$2,519.16
Tax Savings with Exemptions	\$3,227.13

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

RODRIGUEZ, CARLOS A - Tenancy by Entirety
 RODRIGUEZ, MIRIAM E - Tenancy by Entirety

Legal Description

LOT 86 SILVER LAKES E AT THE CROSSINGS U 2
PB 35 PGS 65 & 66

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$215,915	\$51,411	\$164,504
Schools	\$215,915	\$25,000	\$190,915
FIRE	\$215,915	\$51,411	\$164,504
ROAD DISTRICT	\$215,915	\$51,411	\$164,504
SJWM(Saint Johns Water Management)	\$215,915	\$51,411	\$164,504

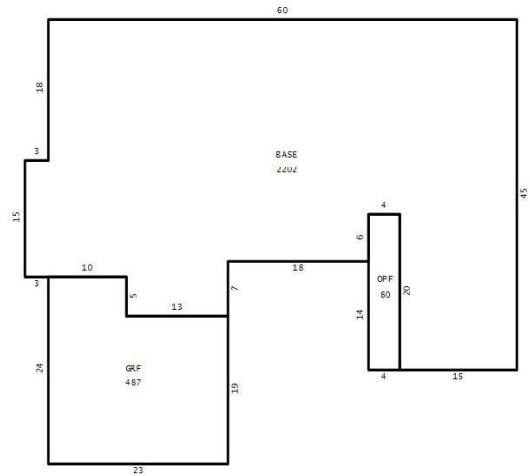
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/30/2025	\$565,000	10962/0317	Improved	Yes
WARRANTY DEED	1/1/1993	\$164,900	02540/1502	Improved	Yes
WARRANTY DEED	10/1/1989	\$163,000	02120/0823	Improved	Yes
WARRANTY DEED	10/1/1988	\$165,000	02008/1038	Improved	Yes
WARRANTY DEED	6/1/1987	\$149,900	01859/0036	Improved	Yes
WARRANTY DEED	3/1/1987	\$30,900	01827/0498	Vacant	Yes
WARRANTY DEED	1/1/1987	\$100	01812/0430	Vacant	No

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1987/1995
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft ²)	2202
Total Area (ft ²)	2769
Constuction	SIDING GRADE 3
Replacement Cost	\$356,330
Assessed	\$311,789



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	487
OPEN PORCH FINISHED	80

Permits				
Permit #	Description	Value	CO Date	Permit Date
13447	818 SHRIVER CIR: EZ MECHANICAL - RESIDENTIAL- [CROSSINGS UNIT 2 SILVER L]	\$20,901		8/24/2023
02104	818 SHRIVER CIR: REROOF RESIDENTIAL- [CROSSINGS UNIT 2 SILVER L]	\$14,150		2/8/2021
04764	A/C CHANGEOUT	\$8,097		5/7/2008
07337	REROOF 40 SQ - SHINGLE	\$2,480		8/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1987	1	\$6,000	\$3,600
POOL 1	1987	1	\$35,000	\$21,000
SCREEN ENCL 2	1987	1	\$9,000	\$5,400

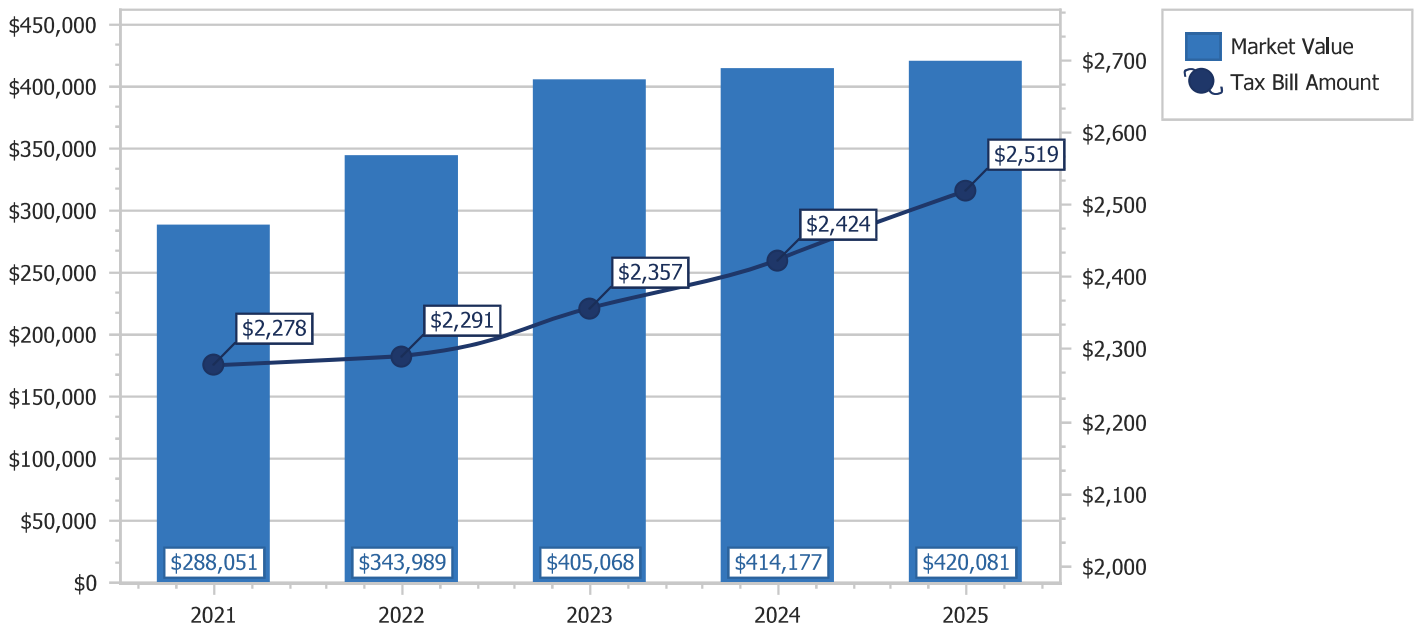
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Longwood
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 24

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	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 86 SILVER LAKES E AT THE CROSSINGS U 2 PB 35 PGS 65 & 66

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

A. FINDINGS OF FACT

Property Owner: CARLOS & MIRIAM RODRIGUEZ
818 SHRIVER CIR
LAKE MARY, FL 32746

Project Name: SHRIVER CIR (818)

Requested Variance:

A request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought for the construction of a screen room 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 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 July, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 86 SILVER LAKES E AT THE CROSSINGS U 2 PB 35 PGS 65 & 66

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

A. FINDINGS OF FACT

Property Owner: CARLOS & MIRIAM RODRIGUEZ
818 SHRIVER CIR
LAKE MARY, FL 32746

Project Name: SHRIVER CIR (818)

Variance Approval:

Request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district. The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the screen room (21' x 15') 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**

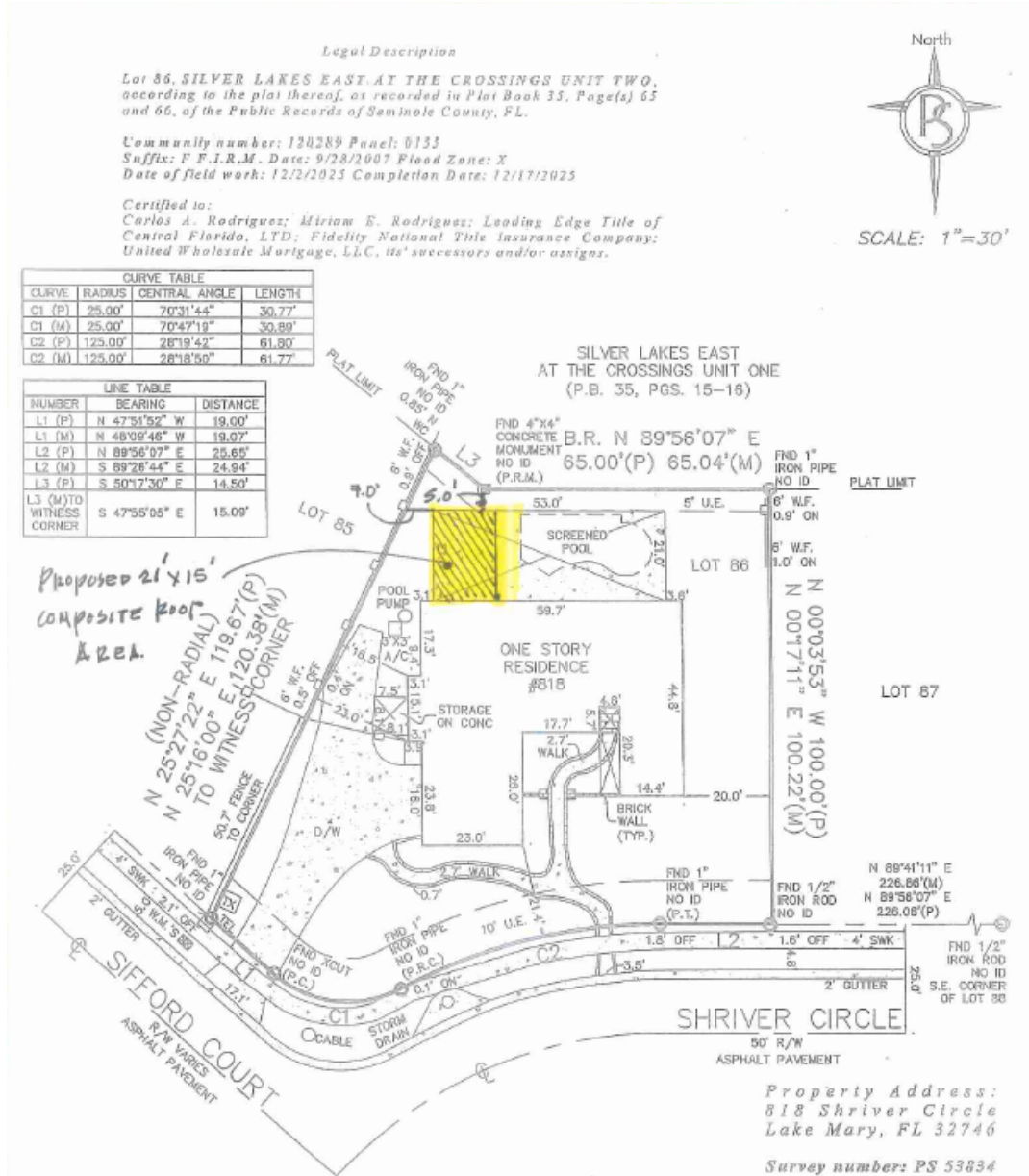
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0464

Title:

7310 Lake Drive - Request for: (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district; BV2026-035 (Jesse Hodapp, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a Request for: (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a Request for: (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lake Sylvan Estates subdivision.
- The proposed metal carport to be constructed will be fourteen (14) feet by forty-five (45) feet, (630 square feet).
- Letters of support have been received from adjacent neighbors.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires

any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback is seven and one-half (7.5) and rear yard setback is thirty (30) feet for this zoning district.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

The proposed metal carport could be smaller to meet the setbacks; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

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

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

Staff Recommendation:

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

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

LOT 61
PB 12 PGS 13-14
PARCEL ID 26192950300000610

LOT 64
PB 12 PGS 13-14
PARCEL ID 26192950300000640

N00°31'45"W 140.00'

S00°31'45"E 140.00'

N89°26'30"E 100.00'

S89°26'30"W 100.00'

LAKE DRIVE

50' R/W

ASPHALT PAVEMENT

14' UTILITY EASEMENT
PB 12 PG 13

14' UTILITY EASEMENT
PB 12 PG 13

LOT 62
PB 12 PGS 13-14
PARCEL ID 26192950300000620
#7310

LOT 63
PB 12 PGS 13-14
PARCEL ID 26192950300000630

PROPOSED
METAL
CARPORT
ON
CONCRETE
PAD
HEIGHT=14'

COVERED
WELL & PUMP

10' X 20'
METAL SHED
4.0' E

POOL & PAVER DECK

1 STORY
MASONRY RESIDENCE
HEIGHT=16'±

COVERED
ENTRY

SEPTIC

CONCRETE
DRIVE

CONCRETE WALK

1.4' WIDE
MASONRY
WALL

1.4' WIDE
MASONRY WALL

GRASS

GRASS

GRASS

GRASS

7.00'

3.0'

2.9'

19.9'

88.0'

19.9'

20.0'

25.5'

50.00'

5.1'

6.0'

2.0'

2.0'

58.8'

1.3'

8.0'

3.7'

2.6'

27.0'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

21.3'

83.0'

68.0'

26.7'

21.3'

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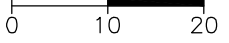
21.3'

21.3'

21.3'



SCALE: 1" = 20'

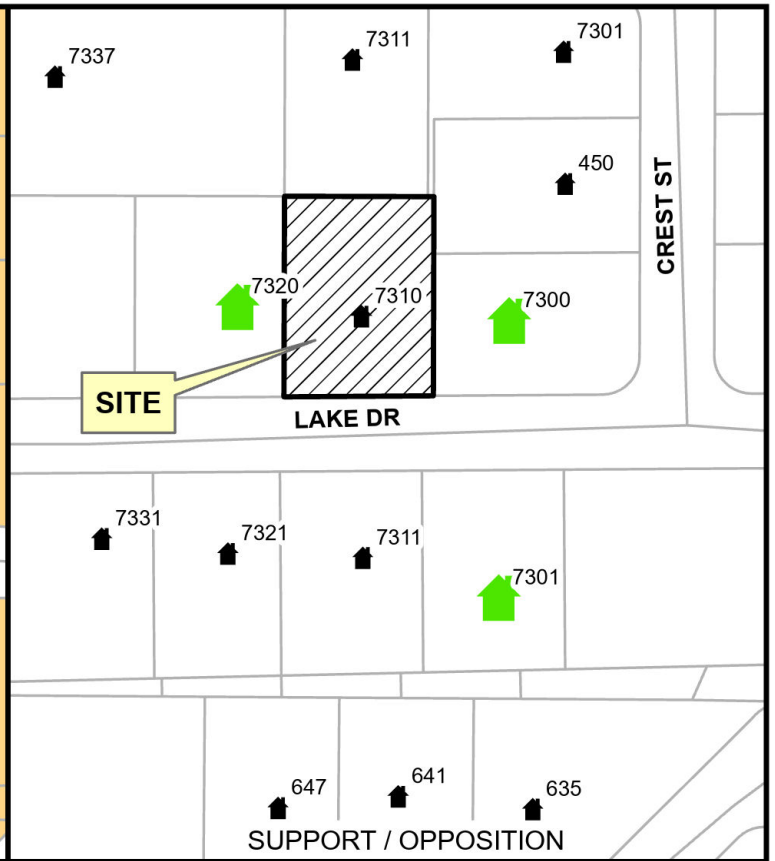
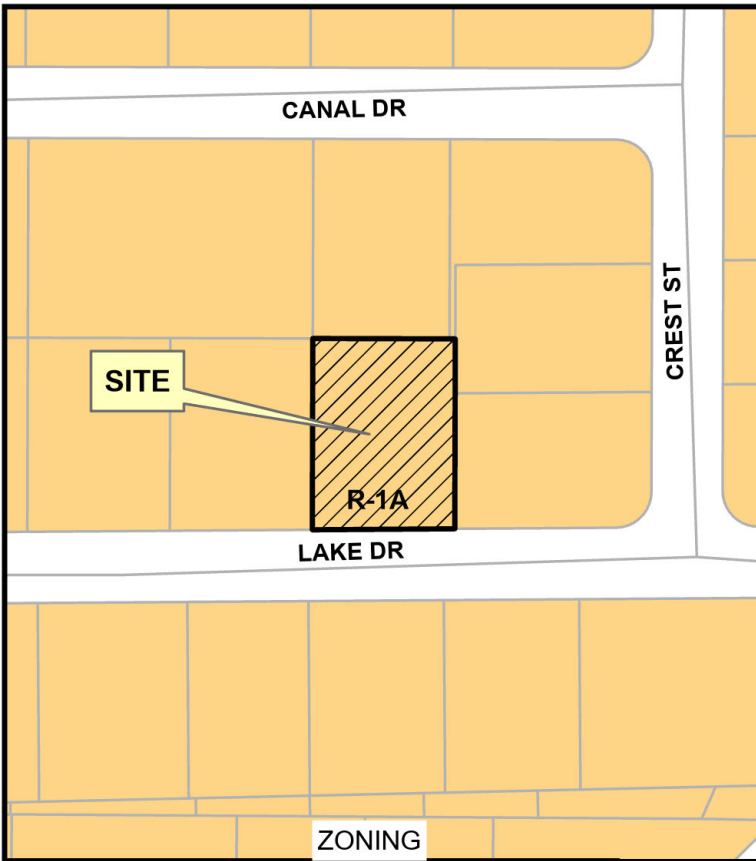


SITE PLAN
7310 LAKE DR
SANFORD, FL 32771

R/W LINE

R/W LINE

R/W LINE



Jesse Hodapp
 7310 Lake Dr
 Sanford FL 32771

SEMINOLE COUNTY BOA
 JUNE 22, 2026

R-1A

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

There is more width on the East side of the house to build the carport but due to an overhead power line I cannot build on that side.

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

I didn't construct the power line, the house was placed nearly centered in the lot.

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

No special privilege

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?

There are several other similar garages or sheds that also required variances or were constructed without a permit

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

I designed the carport to be the minimum width for the boat or rv. The side setback is the maximum I can do to also allow room to walk between the carport and the existing screened in pool/deck. The rear setback is the minimum to clear the existing utility easement and places the building as far from the street as possible

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 carport would harm no neighbors, there are several similar structures throughout the neighborhood. Gutters will be placed on the East & West sides of the carport roof and the rainwater will be piped underground to the center of my backyard, North of the pool deck.

Property Record Card



Parcel: **26-19-29-503-0000-0620**
 Property Address: **7310 LAKE DR SANFORD, FL 32771**
 Owners: **HODAPP, JESSE R**
 2026 Market Value \$407,968 Assessed Value \$314,359 Taxable Value \$262,948
 2025 Tax Bill \$3,628.25 Tax Savings with Exemptions \$2,010.90
 The 3 Bed/2 Bath Single Family property is 1,569 SF and a lot size of 0.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-19-29-503-0000-0620
Property Address	7310 LAKE DR SANFORD, FL 32771
Mailing Address	7310 LAKE DR SANFORD, FL 32771-9296
Subdivision	LAKE SYLVAN ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$252,294	\$266,116
Depreciated Other Features	\$55,674	\$56,133
Land Value (Market)	\$100,000	\$90,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$407,968	\$412,249
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$93,609	\$106,155
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$314,359	\$306,094

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,639.15
Tax Bill Amount	\$3,628.25
Tax Savings with Exemptions	\$2,010.90

Owner(s)

Name - Ownership Type
 HODAPP, JESSE R

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 62
LAKE SYLVAN ESTATES
PB 12 PG 13

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$314,359	\$51,411	\$262,948
Schools	\$314,359	\$25,000	\$289,359
FIRE	\$314,359	\$51,411	\$262,948
ROAD DISTRICT	\$314,359	\$51,411	\$262,948
SJWM(Saint Johns Water Management)	\$314,359	\$51,411	\$262,948

Sales

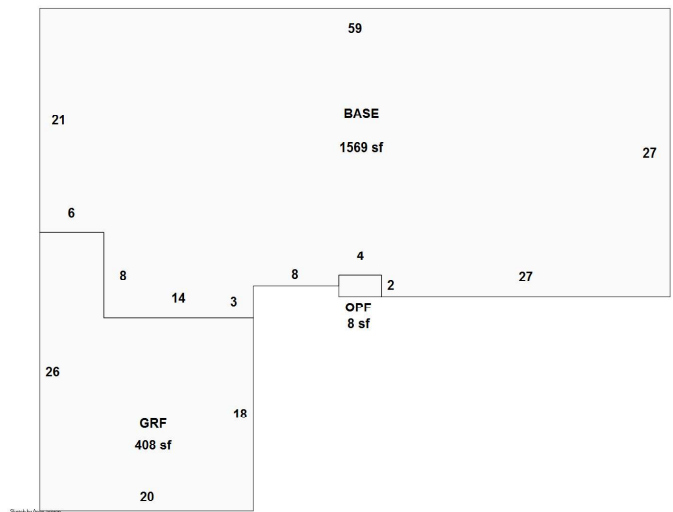
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/31/2025	\$100	10765/0405	Improved	No
QUIT CLAIM DEED	10/14/2020	\$118,300	09742/1220	Improved	No
WARRANTY DEED	4/9/2019	\$250,000	09333/1629	Improved	Yes
WARRANTY DEED	4/1/2016	\$197,800	08682/1936	Improved	Yes
WARRANTY DEED	4/1/2005	\$175,000	05699/1819	Improved	Yes
PROBATE RECORDS	4/1/2005	\$100	05698/0295	Improved	No
PROBATE RECORDS	1/1/2005	\$100	05619/1492	Improved	No
QUIT CLAIM DEED	6/1/1999	\$1,800	03704/0187	Improved	No
QUIT CLAIM DEED	1/1/1988	\$100	01925/1161	Improved	No
WARRANTY DEED	5/1/1987	\$70,000	01846/0467	Improved	Yes
QUIT CLAIM DEED	10/1/1986	\$1,500	01827/1041	Improved	No
WARRANTY DEED	5/1/1982	\$55,500	01394/1318	Improved	Yes
CERTIFICATE OF TITLE	10/1/1981	\$100	01364/0429	Improved	No
WARRANTY DEED	1/1/1980	\$100	01262/1209	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100,000/Lot	\$100,000	\$100,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1980/2000
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1569
Total Area (ft ²)	1985
Constuction	CB/STUCCO FINISH
Replacement Cost	\$280,327
Assessed	\$252,294

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	408
OPEN PORCH FINISHED	8

Permits				
Permit #	Description	Value	CO Date	Permit Date
19278	7310 LAKE DR: POOL ENCLOSURE/BOND -pool enclosure [LAKE SYLVAN ESTATES]	\$8,640		11/30/2022
10672	7310 LAKE DR: SWIMMING POOL RESIDENTIAL-SFR [LAKE SYLVAN ESTATES]	\$45,000		7/20/2022
05160	7310 LAKE DR: EZ MECHANICAL - RESIDENTIAL- [LAKE SYLVAN ESTATES]	\$7,894		4/10/2020
06736	7310 LAKE DR: REROOF RESIDENTIAL [LAKE SYLVAN ESTATES]	\$9,135		4/19/2018
10335	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$2,465		5/24/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1980	1	\$3,000	\$1,800
POOL 2	2022	1	\$45,000	\$41,625
SCREEN ENCL 2	2022	1	\$9,000	\$8,325
WATER FEATURE	2022	1	\$2,589	\$2,395
ELECTRIC HEATER - UNIT	2022	1	\$1,653	\$1,529

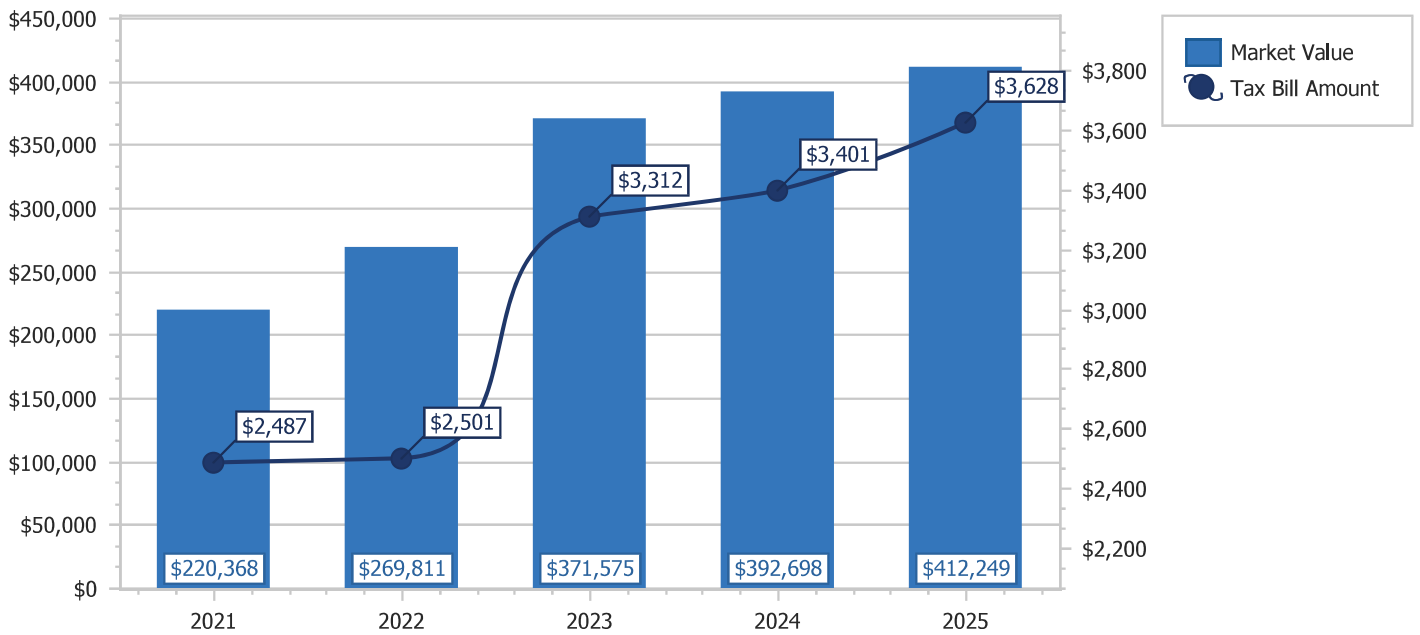
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Exhibit A – Property Photos

Address: 7310 Lake Dr, Sanford, FL 32771

Image 1: Looking from backyard to street



Image 2: Looking from street to backyard





Garage Buildings

1559 Laskin Rd, Virginia Beach
Virginia 23451
sales@garagebuildings.com
(888) 234-0475
https://garagebuildings.com

Sales: Lori Malone

1559 Laskin Rd, Virginia Beach
Virginia 23451
lori@garagebuildings.com
(757) 271-4378

Building Quote
QTE-196568

Date
04/15/2026

Total
Call for pricing

CUSTOMER DETAILS

Jesse Hodapp

Billing Address
7310 Lake Drive
Florida 32771
Shipping Address
7310 Lake Drive
Florida 32771
jehodapp@gmail.com
(321) 295-3371

Standard Carports - 14 x 45 x 14

- Roof Color: Galvalume
- Trim Color: Quaker Gray
- Sides/Ends Color: White
- Wainscot Color: NA



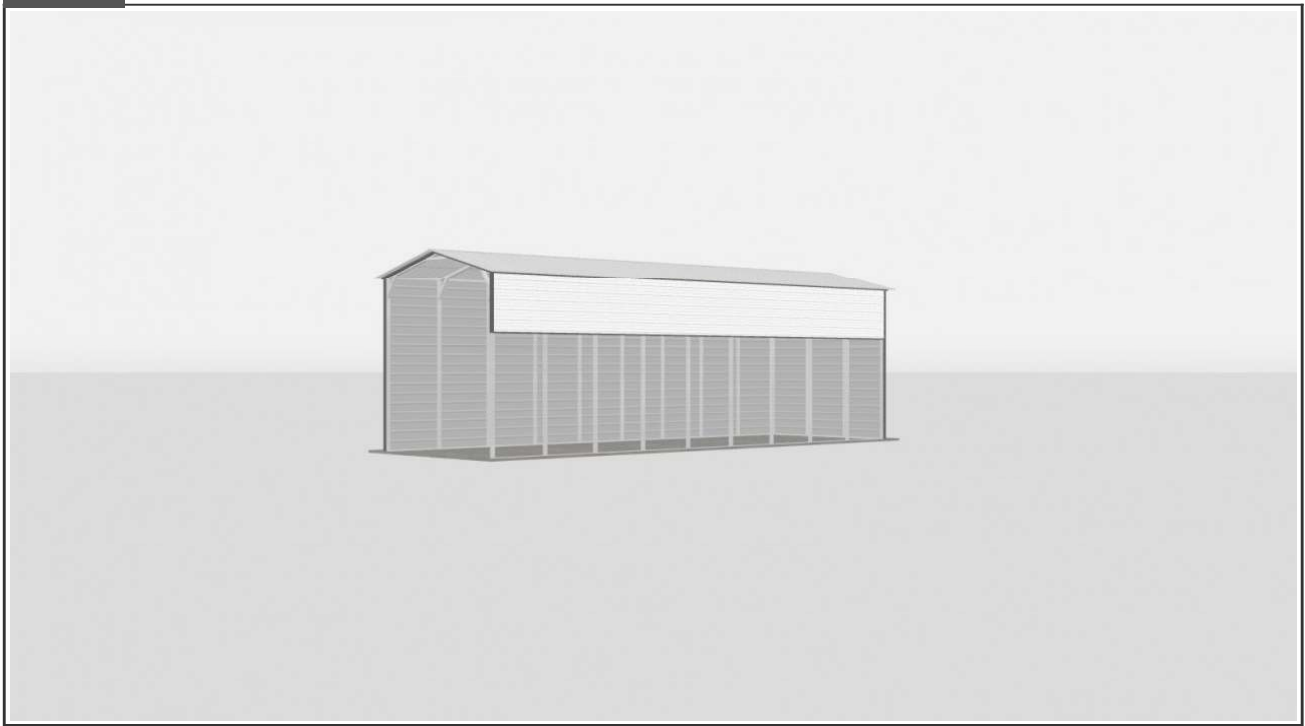
Ready for Installation? Jobsite Level? Permit Required? Inside City Limit? Electricity Available? Installation Surface? Concrete

Building Dimension **14'W x 45'L x 14'H** Roof Style **Vertical** Gauge **12 Gauge** Wind/Snow Rating **150 MPH Wind Load Certified(12GA)** Distance on Center **5 Feet**

14X45' Vertical Roof (Roof 46' Ga : 12 3/12" Roof Pitch)	1
14' Height	1
150 MPH Wind Load Certified(12GA)	1
Front Open	1
Back Closed Horizontal	1
Left Closed Horizontal	1
Right 1 1/2 Panel (4.5') Horizontal	1
Side J Trim	1
Manufacturer Discount (Top Dealer Sale)	1
Permit Required : No	
Engineered Drawing Fee	

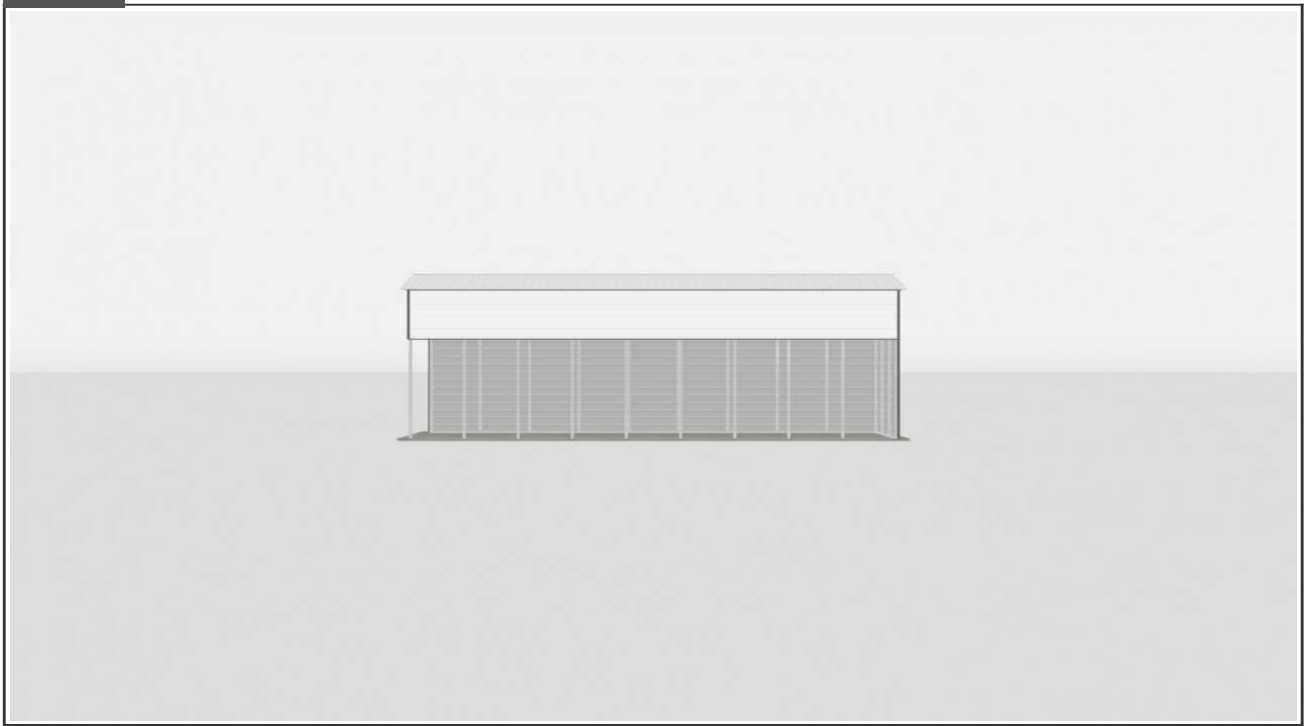
NOTES

BUILDING VIEW



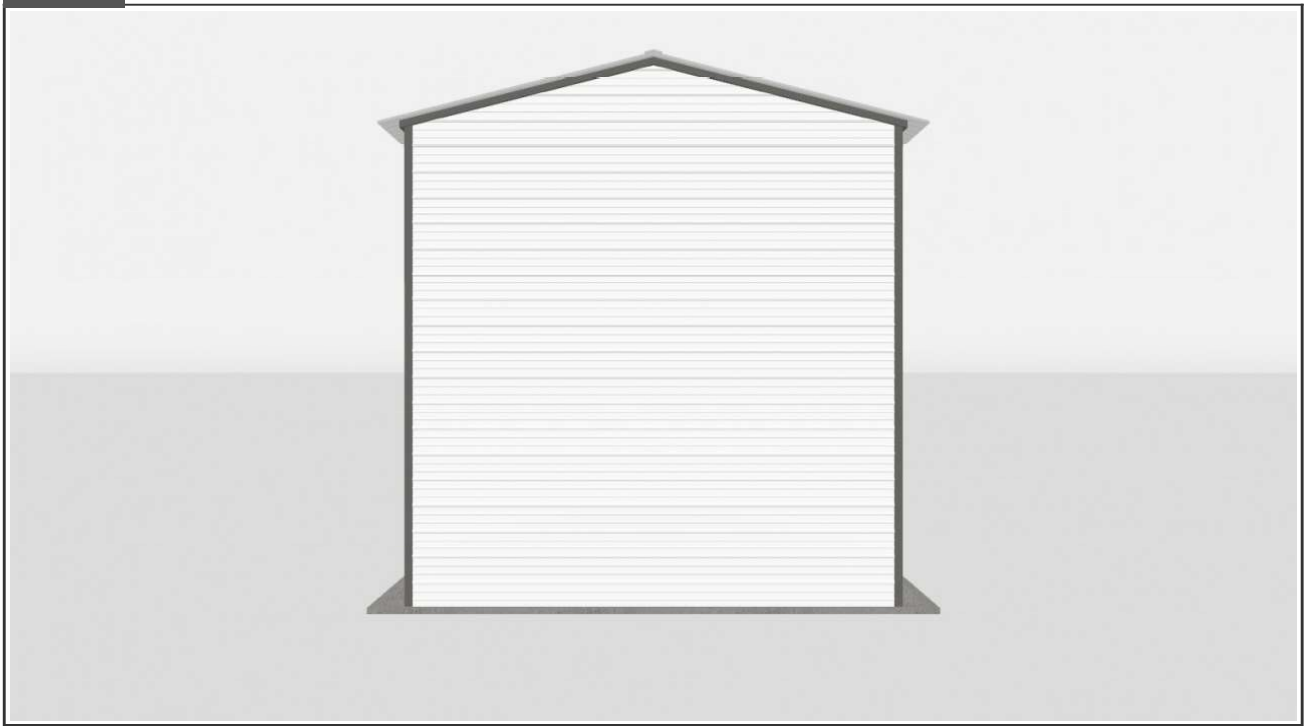
FRONT

BUILDING VIEW



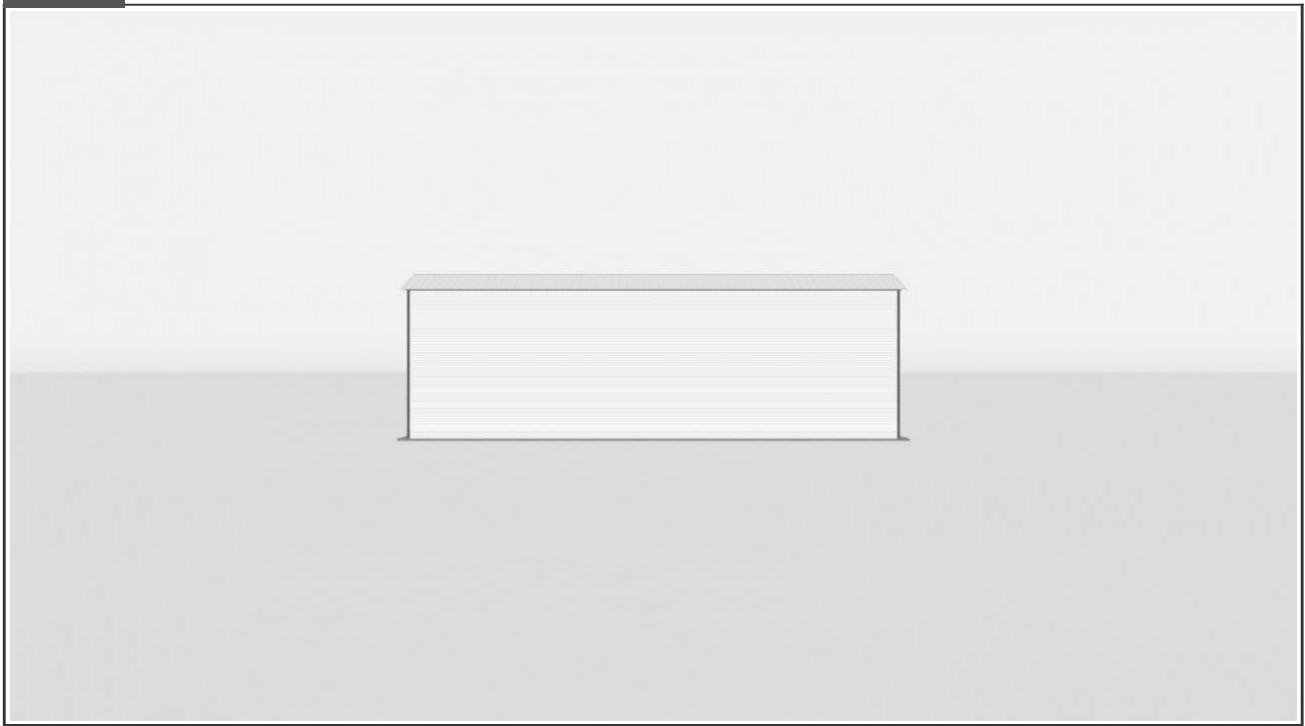
RIGHT

BUILDING VIEW

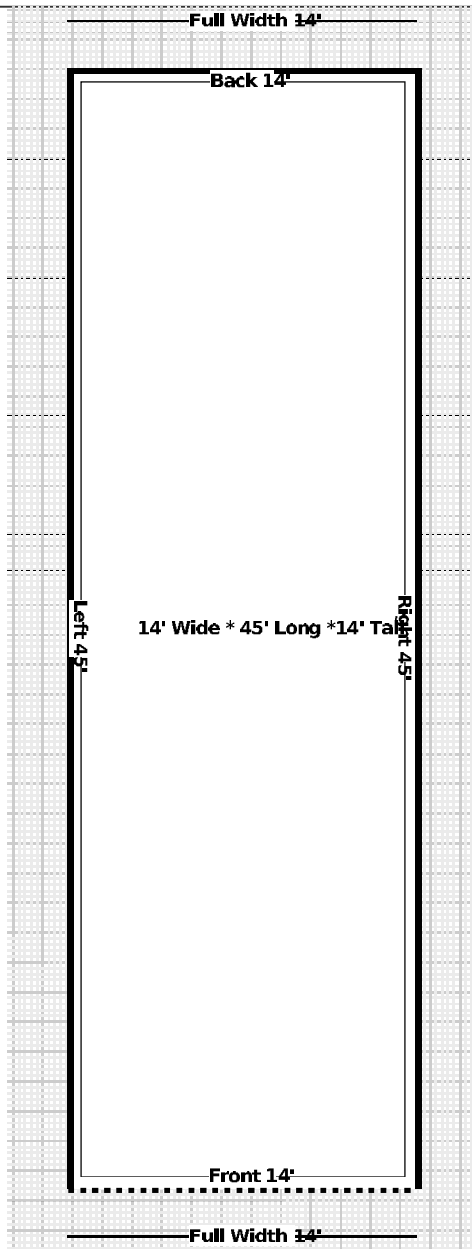


BACK

BUILDING VIEW



LEFT



LEGENDS

- C1 Garage Door
- C2 Garage Door Frameout
- C3 Walk in Door
- C4 Walk in Door Frameout
- C5 Windows
- C6 Windows Frameout
- C7 Open Wall
- C8 Close Wall
- C9 Distance
- C10 Storage Length (Utility)
- C Cupola

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 62 LAKE SYLVAN ESTATES PB 12 PG 13

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

A. FINDINGS OF FACT

Property Owner: JESSE HODAPP
7310 LAKE DR
SANFORD, FL 32771

Project Name: LAKE DR (7310)

Requested Variance:

A (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a north rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 62 LAKE SYLVAN ESTATES PB 12 PG 13

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

A. FINDINGS OF FACT

Property Owner: JESSE HODAPP
7310 LAKE DR
SANFORD, FL 32771

Project Name: LAKE DR (7310)

Variance Approval:

Request for a: (1) a west side yard setback variance from seven and one-half (7.5) feet to three (3) feet; and (2): a north rear yard setback variance from thirty (30) feet to seven (7) feet for metal carport in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the metal carport (14' x 45') 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**

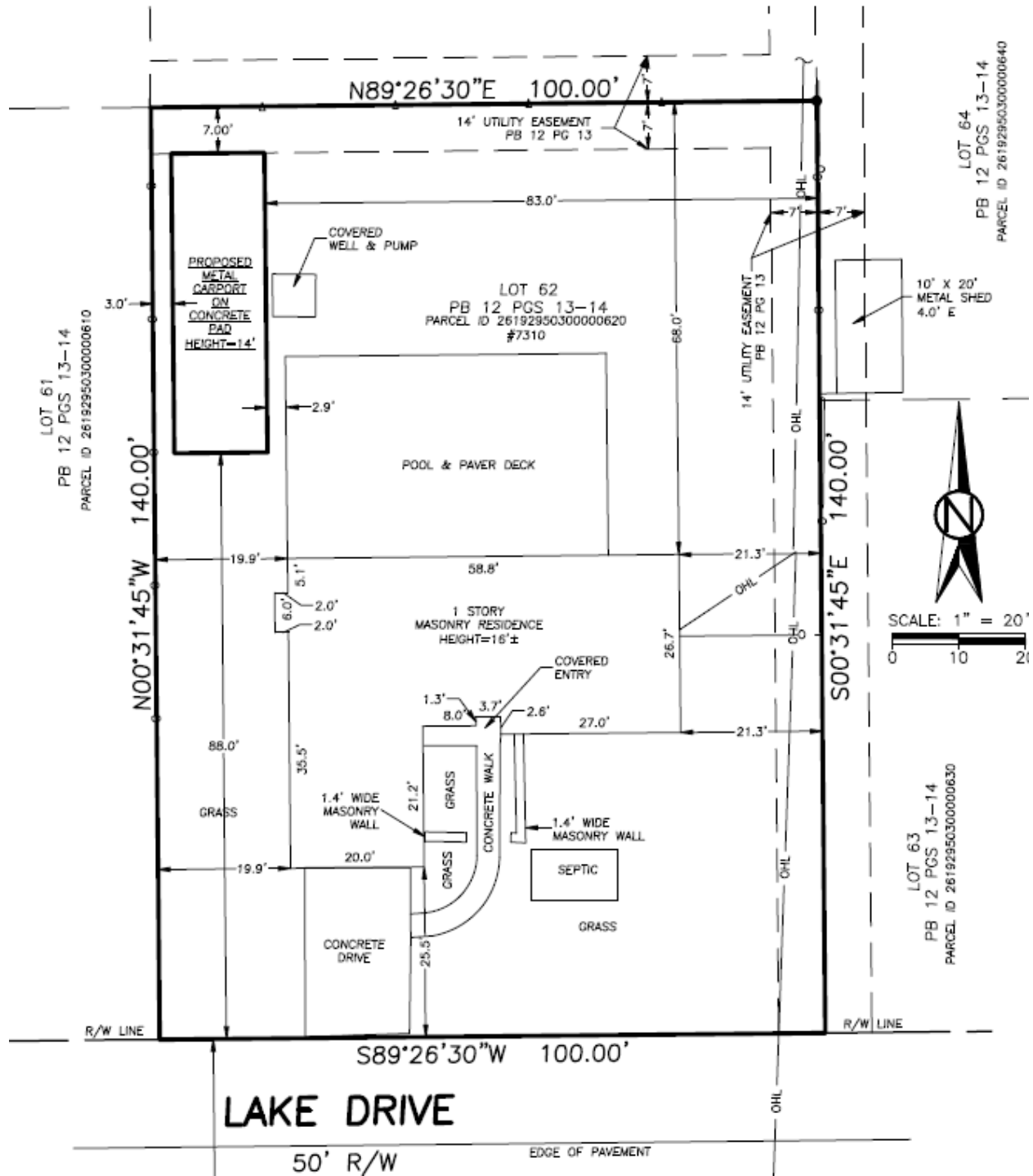
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0466

Title:

2241 Blue Fish Place - Request for: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district; BV2026-044 (Lisa Prieto, Applicant) District 2 - Zembower (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district; or
2. Approve the request for: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Mullet Lake Retreat Unit 2 subdivision
- The existing pole barn is forty (40) feet by sixty (60) feet.
- The applicant has applied for a building permit (#26-00003109) and at that time it

was determined that a setback variance would be required.

- The Property Appraiser granted the subject property an agricultural classification in 2022 and 2023. During that time, the property owner constructed a small pole barn on the south side of the property and a pole barn on the north side. The applicant no longer has an agricultural classification and is now requesting to enclose the pole barn on the north side. However, the structure does not meet the required setbacks.
- Section 30.6.1.2(e) of the Seminole County Land Development Code states:
Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. This provision does not apply to accessory structures within the A-3, A-5, and A-10 zoning districts. A screened pool structure's height may exceed the height of the principal structure, but no taller than permitted by the applicable zoning district.
- 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 is fifty (50) feet and side street setback is fifty (50) feet for this zoning district.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

classification and would work unnecessary and undue hardship on the applicant; and

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

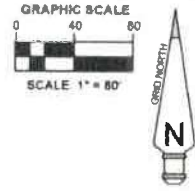
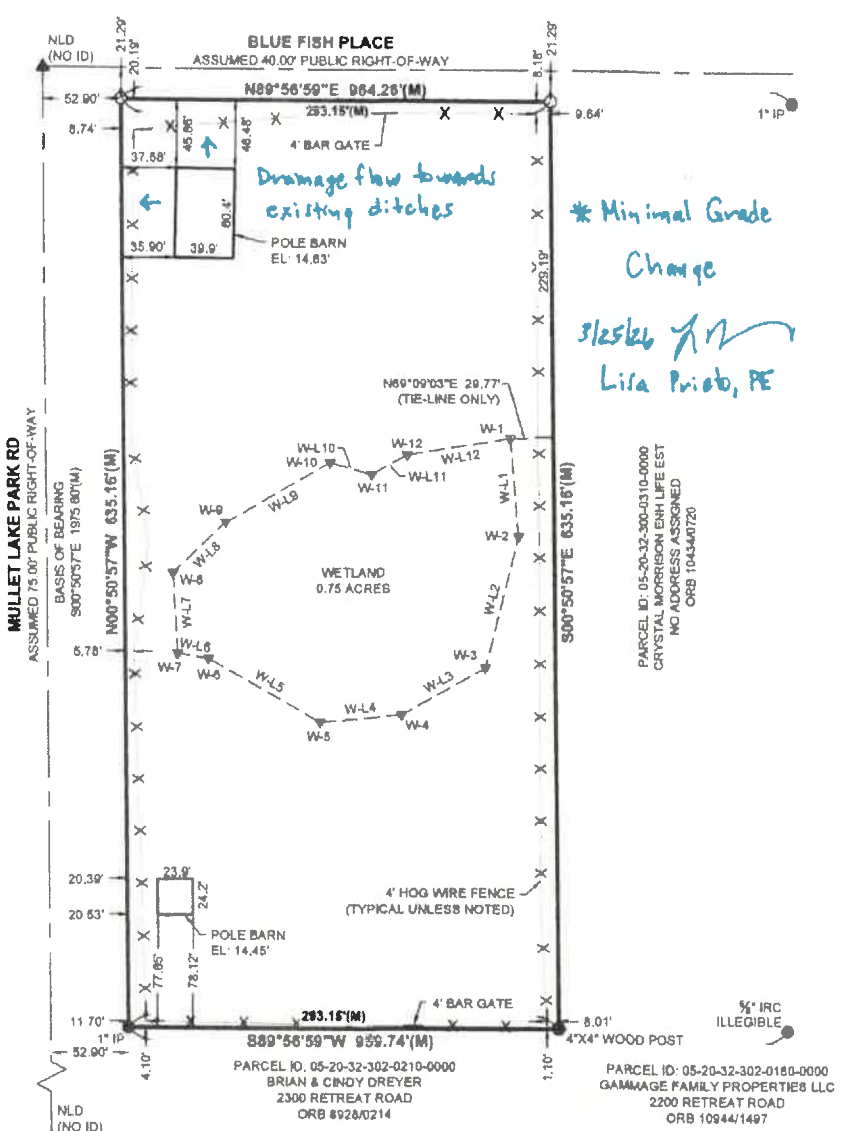
1. Any variance granted will apply only to the pole barn as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



WHITE POINT
SURVEYING AND MAPPING
402 CHAMBER CT
ALTA MOUNTAIN, FL 32701
WHITE POINT SURVEY.COM
OFFICE 407.770.1980
LICENSED BUSINESS LB8700
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LEGAL DESCRIPTION
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA s/w/2 LOT 18, MULLETT LAKE RETREAT, UNIT 3.

PROJECT LOCATION
2241 BLUE FISH PLACE
UNINCORPORATED AREA (GENEVA)
SEMINOLE COUNTY, FLORIDA 32732
PARCEL ID: 05-20-32-300-0330-0000
SECTION 05, TOWNSHIP 20 SOUTH, RANGE 32 EAST



LINE TABLE		
LB	BEARING	DISTANCE
W-L1	N04°58'27"W	66.62'
W-L2	N13°44'11"E	91.83'
W-L3	N60°24'24"E	65.37'
W-L4	N84°49'12"E	55.65'
W-L5	S60°32'47"E	87.57'
W-L6	S80°34'11"E	21.27'
W-L7	S03°38'45"E	54.32'
W-L8	S45°29'38"W	49.80'
W-L9	S59°29'32"W	82.50'
W-L10	N73°51'05"W	29.44'
W-L11	S60°55'44"W	27.87'
W-L12	S80°20'16"W	70.76'

PARCEL AREAS
GROSS LAND: 4.27 ACRES
WETLANDS: 0.75 ACRES
UPLANDS: 3.52 ACRES

SURVEYOR'S LEGEND	
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
CH	CHAIN (88 FEET)
CRN	CROWN OF PIPE
EL	ELEVATION
FT	FEET
IN	INCH
INV	INVERT OF PIPE
MI	MILES
AC	ACRES
SQ. FT.	SQUARE FEET
HWF	HOG WIRE FENCE
PBF	POST AND BOARD FENCE
WBF	WOOD BOARD FENCE
WIF	WROUGHT IRON FENCE
WVF	WHITE VINYL FENCE
MBO	METAL BAR GATE
WBO	WOOD BOARD GATE
WIO	WROUGHT IRON GATE
WVG	WHITE VINYL GATE
CMP	CORRUGATED METAL PIPE
ELCP	ELLIPTICAL COP
HOPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ICP	IRIS-CORPUS IRON PIPE
BM	BENCHMARK
CM	CONCRETE MONUMENT
IRCP	IRON ROD (CAP)
NLS	NAIL IN DIM
OM	OTHER MONUMENT (SEE DESCRIPTION)
SQ	SQUARE
CTRL	CONTROL POINT
○	WPC SET / FOUND
⊗	X-CUT SET / FOUND
○	CM SET / FOUND
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	BASEMENT LINE
---	PSMA FIRM AREA LINE
○	PROJECT BENCHMARK

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL, IN PRINT, ONLY THE NAMED SURVEYOR'S SEAL IS VALID. IN ELECTRONIC FORM, ONLY A DIGITAL SIGNATURE IS VALID.
- THE PURPOSE OF THIS BOUNDARY SURVEY IS TO LOCATE THE PERIMETER FENCE AND WETLAND. NO OTHER IMPROVEMENTS WERE LOCATED.
- THIS SURVEY USES A BASIS OF BEARINGS OF SOUTH 08°50'37" EAST DERIVED FROM CENTERLINE OF MULLETT LAKE PARK RD. NORTH IS BASED ON ORND NORTH DERIVED FROM THE HORIZONTAL DATUM AND UNLESS RECOVERED EXISTING MONUMENTATION FOUND ON THE SUBJECT PROPERTY OR ADJACENT PROPERTIES.
- THIS SURVEY WAS BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE, EAST ZONE (8801) AND WAS ESTABLISHED USING RTK GPS CORRECTIONS FROM PUBLIC CORP TO ESTABLISH THE BENCHMARKS STATED HEREON. SAID BENCHMARKS WERE CHECKED AGAINST LOCAL BENCHMARKS FOR ACCURACY.
- ACCORDING TO THE PSMA FIRM PANEL 1211702006P EFFECTIVE DATE 08/26/2007 FOR THE COMUNITY OF SEMINOLE COUNTY (18028), THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE (A) ZONE X. THE ABSTRACTION OF FLOOD ZONE INFORMATION IS ONLY A REFERENCE TAKEN FROM PUBLIC FIRM GIS DATA AND IS NOT A BASIS TITLE FOR AN OFFICIAL FLOOD ZONE DETERMINATION.
- THE "LEGAL DESCRIPTION" SHOWN HEREON WAS OBTAINED FROM THE LATEST PUBLIC DEED LISTED ON THE PROPERTY APPRAISER'S WEBSITE.
- THIS SURVEY IS AN ABSTRACTION OF THE LAND AND DOES NOT REPRESENT A TITLE SEARCH OR OPINION OF TITLE. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY EASEMENTS, RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY SHOWS POSSIBLE ABOVE-GROUND ENCROACHMENTS ONLY. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES OR ENCROACHMENTS. NO GUARANTEE IS MADE THAT THE SUBJECT PROPERTY IS FREE FROM ENCROACHMENTS, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH WOULD DISCLOSE.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE FROM THE ORIGINAL SURVEY DRAWING. THEREFORE, IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL DIMENSIONS AND DISTANCES BY SCALING OR MEASUREMENT PRIOR TO USE.
- EMBODIES EXPECTED VARIATIONS DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS UNDER CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE AND MAY BE SUBJECT TO ADDITIONAL JURISDICTIONAL REQUIREMENTS.

FIELD DATE: 2026.02.09
PRINT DATE: 2026.02.13
DRAWN: HW CHECK: HW
PROJECT: 26-0013 PHASE: 01

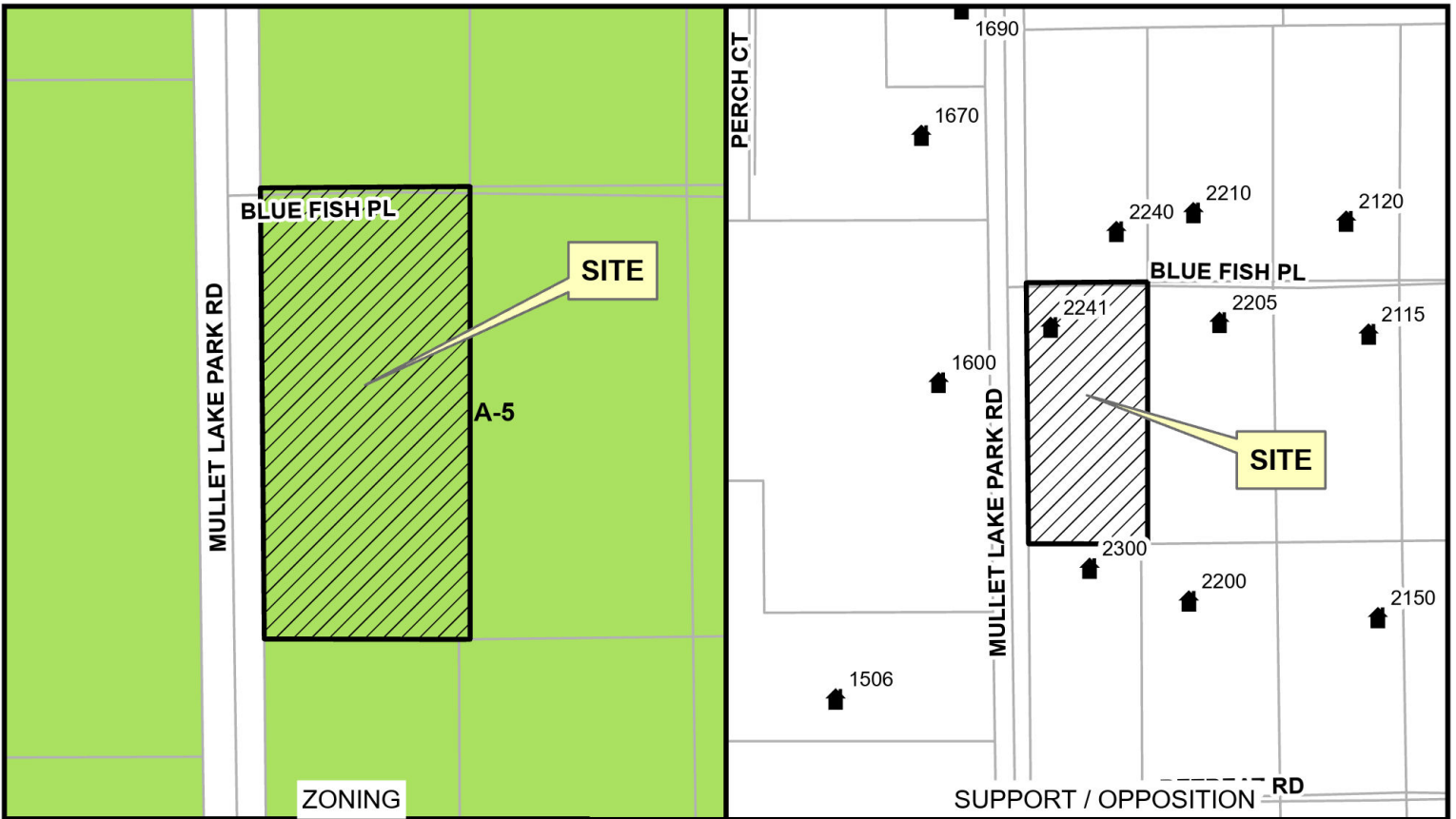
BOUNDARY SURVEY

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATION(S) IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

LISA PRIETO

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL, EITHER DIGITAL OR PHYSICAL, PRESENT

NATHAN WHITE PSM LB7659
WHITE POINT SURVEY LB8700



One Fish Two Fish Red Fish LLC
 2241 Blue Fish Pl
 Geneva Fl 32732

SEMINOLE COUNTY BOA
 JUNE 22, 2026

A-5

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

see attached

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?

||

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. Special conditions and circumstances

The subject property contains an existing agricultural pole barn that was constructed by a previous owner and is located within the current required setback area. The structure appears to have been established under prior agricultural use conditions and exists as a longstanding improvement on the property. The requested variance is associated with an existing structure and does not involve expansion further into the setback. The unique circumstance is the existing placement of the structure on a large agricultural parcel, which limits the ability to reasonably improve or enclose the building without variance relief.

2. Conditions not created by the applicant

The conditions requiring the variance were not created by the applicant. The existing structure and its location on the property predate the current ownership. The applicant did not construct the building in its current location and is only seeking to improve and enclose the existing structure without increasing the encroachment or expanding the footprint.

3. No special privilege conferred

Granting the variance would not confer any special privilege that is denied to other similarly situated properties. The request is limited to allowing reasonable use and improvement of an existing structure on agriculturally zoned property. The variance would not permit additional density, commercial intensity, or expansion beyond the existing building footprint. Other properties with existing nonconforming structures may similarly seek relief under the County's variance procedures.

4. Literal interpretation creates hardship

Literal enforcement of the setback requirements would create an unnecessary hardship by preventing reasonable improvement and enclosure of an existing structure that has long existed on the property. The applicant would effectively be deprived of the reasonable use of the structure that other agricultural properties commonly enjoy. Because the structure already exists and is not being expanded further into the setback, strict application of the current setback standard would unnecessarily restrict the practical use and improvement of the property.

5. Minimum variance necessary

The requested variance is the minimum necessary to allow reasonable use of the existing structure. The applicant is not requesting expansion of the building footprint or any increase in the existing setback encroachment. The request is limited solely to maintaining the existing setback condition while allowing enclosure and related improvements to the structure.

6. Harmony with zoning regulations and neighborhood

Granting the variance would be consistent with the intent and purpose of the zoning regulations because the request preserves the agricultural character of the property and does not adversely affect neighboring properties or public welfare. The existing structure has been present on the property and the proposed improvements will not materially change the intensity or character of use. The request does not create additional incompatibility with surrounding properties and will allow for orderly improvement of the site while maintaining the rural agricultural nature of the area.

Property Record Card



Parcel: **05-20-32-300-0330-0000**
 Property Address: **2241 BLUE FISH PL GENEVA, FL 32732**
 Owners: **ONE FISH TWO FISH RED FISH LLC**
 2026 Market Value \$183,812 Assessed Value \$181,500 Taxable Value \$181,500
 2025 Tax Bill \$2,355.24 Tax Savings with Non-Hx Cap \$157.73
 Miscellaneous Residential property has a lot size of 4.77 Acres

Parcel Location



Site View

Parcel Information

Parcel	05-20-32-300-0330-0000
Property Address	2241 BLUE FISH PL GENEVA, FL 32732
Mailing Address	3873 WHITEWOOD CT OVIEDO, FL 32766
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$18,812	\$18,710
Land Value (Market)	\$165,000	\$165,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$183,812	\$183,710
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,312	\$18,710
P&G Adjustment	\$0	\$0
Assessed Value	\$181,500	\$165,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,512.97
Tax Bill Amount	\$2,355.24
Tax Savings with Exemptions	\$157.73

Owner(s)

Name - Ownership Type
 ONE FISH TWO FISH RED FISH LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 05 TWP 20S RGE 32E
W 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4
(5 AC)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,500	\$0	\$181,500
Schools	\$183,812	\$0	\$183,812
FIRE	\$181,500	\$0	\$181,500
ROAD DISTRICT	\$181,500	\$0	\$181,500
SJWM(Saint Johns Water Management)	\$181,500	\$0	\$181,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/20/2026	\$330,000	10991/0120	Vacant	Yes
QUIT CLAIM DEED	5/16/2024	\$100	10634/0450	Improved	No
WARRANTY DEED	3/30/2020	\$155,000	09570/0253	Vacant	Yes
SPECIAL WARRANTY DEED	3/1/2019	\$100	09315/1750	Improved	No
WARRANTY DEED	4/1/2014	\$50,000	08245/0284	Vacant	Yes
WARRANTY DEED	6/1/2001	\$45,500	04111/1733	Vacant	Yes
WARRANTY DEED	3/1/1985	\$21,400	01630/1651	Vacant	Yes
WARRANTY DEED	8/1/1984	\$16,700	01572/0737	Vacant	Yes
WARRANTY DEED	7/1/1983	\$20,000	01472/0071	Vacant	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$33,000/Acre	\$165,000	\$165,000

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
02574	2241 BLUE FISH PL: ELECTRICAL - RESIDENTIAL-vacant land	\$100		3/2/2026
19281	2241 BLUE FISH PL: MOBILE HOME-40"X28" NEW MOBILE HOME	\$80,000		4/23/2022
05990	2241 BLUE FISH PL: ELECTRICAL - RESIDENTIAL-Grizzle 13805 Power	\$3,119		6/9/2021

Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	2022	2604	\$20,337	\$18,812

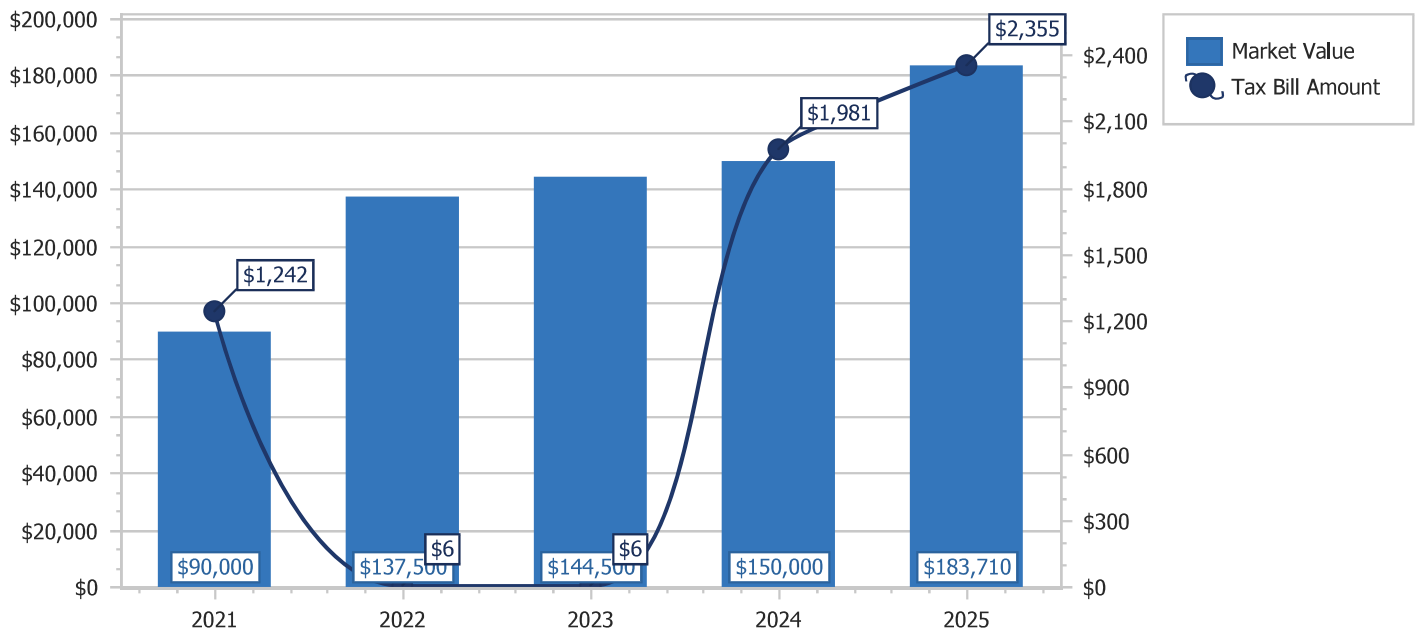
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

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

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

Property Value History



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Digitally signed by Lisa Marie Prieto, PE License No. 62999

BLUE FISH PLACE
2241 Blue Fish Place
Geneva - FL 32732

FLOOR PLAN

JOB NUMBER: 2602-239
ISSUE DATE: 2/24/2026

Permit
Check
REVISIONS

DATE
BY
DESCRIPTION

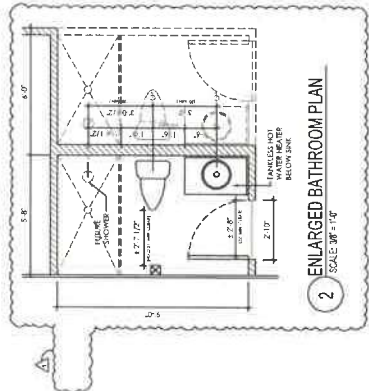
SHEET:
A1.01

MARK	DESCRIPTION	SIZE	HEAD HGT.	COMMENTS
0	INTERIOR DOOR	2'10" (W) x 8'0" (H)	0'0"	
1	EXTERIOR DOOR	3'0" (W) x 8'0" (H)	0'0"	
2	EXTERIOR WALL UP DOOR	4'0" (W) x 7'0" (H)	1'0"	COORDINATE USE WITH EXISTING OPENING

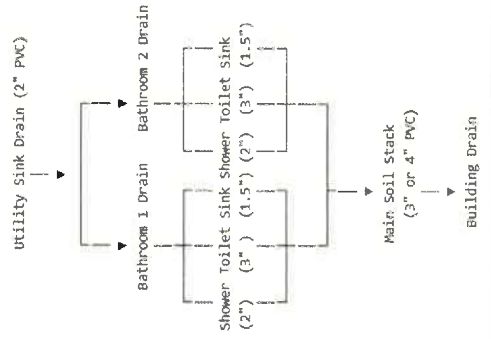
MARK	DESCRIPTION	SIZE	HEAD HGT.	COMMENTS
3	WINDOW	2'0" (W) x 3'0" (H)	8'0"	SHOWER ROOM

CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS

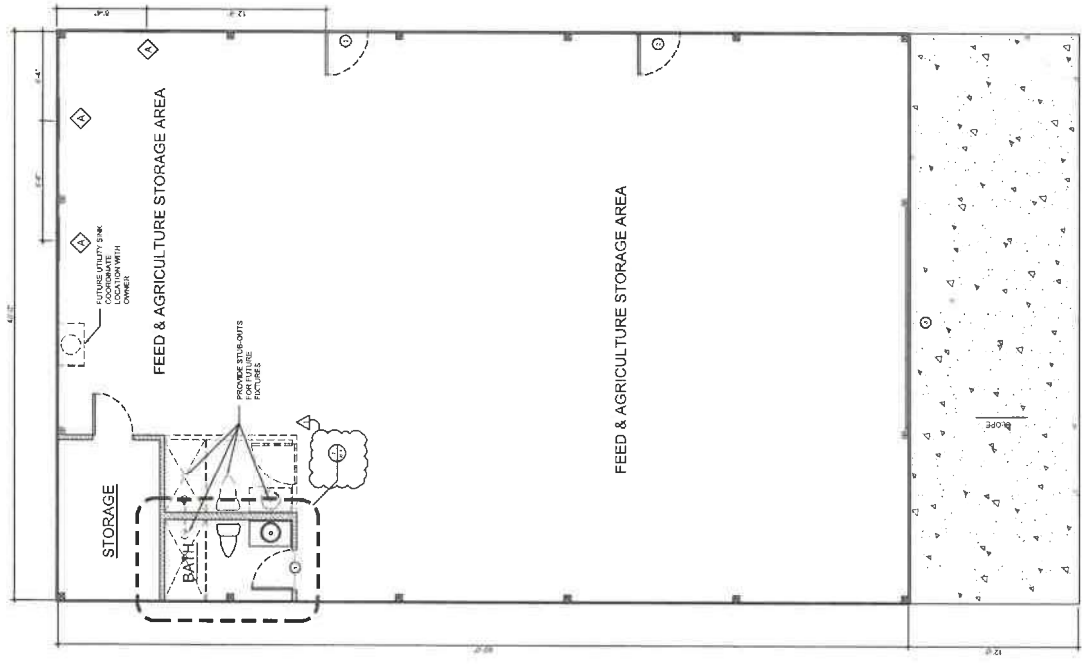
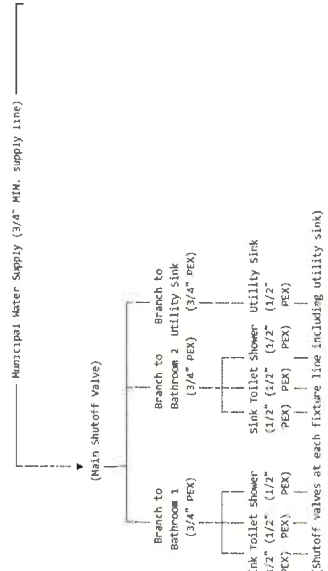
- DOOR & WINDOW GENERAL NOTES**
- SEE GENERAL NOTES FOR ALL DOOR & WINDOW DETAILS.
 - SEE SCHEDULE FOR FINISHES.
 - DOOR WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. APPROVAL OF MANUFACTURER IS REQUIRED.
 - DOOR WINDOWS TO BE FLAGGED PER TYPE APPROVAL.
 - ALL DOOR FINISHES TO BE MATCHED TO EXISTING.
 - ALL DOOR FINISHES TO BE MATCHED TO EXISTING.
 - CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS.
 - SEE GENERAL NOTES FOR ALL DOOR & WINDOW DETAILS.



WASTE WATER DIAGRAM



SUPPLY WATER RISER DIAGRAM



Digitally signed by
 Lisa Marie Prieto, PE
 1855022-0400
 License No. 823998

BLUE FISH PLACE
 2241 Blue Fish Place
 Geneva - FL 32732

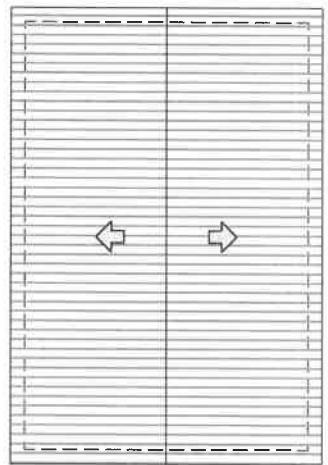
ELECTRICAL PLANS

JOB NUMBER: 2592-339
 ISSUE DATE: 2/24/2026

NO.	DATE	DESCRIPTION
1		ISSUE FOR CONSTRUCTION

SHEET: **A1.02**

NOTE: ROOF AND SUPPORTING STRUCTURE ARE EXISTING AND NOT IN SCOPE OF WORK.



1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

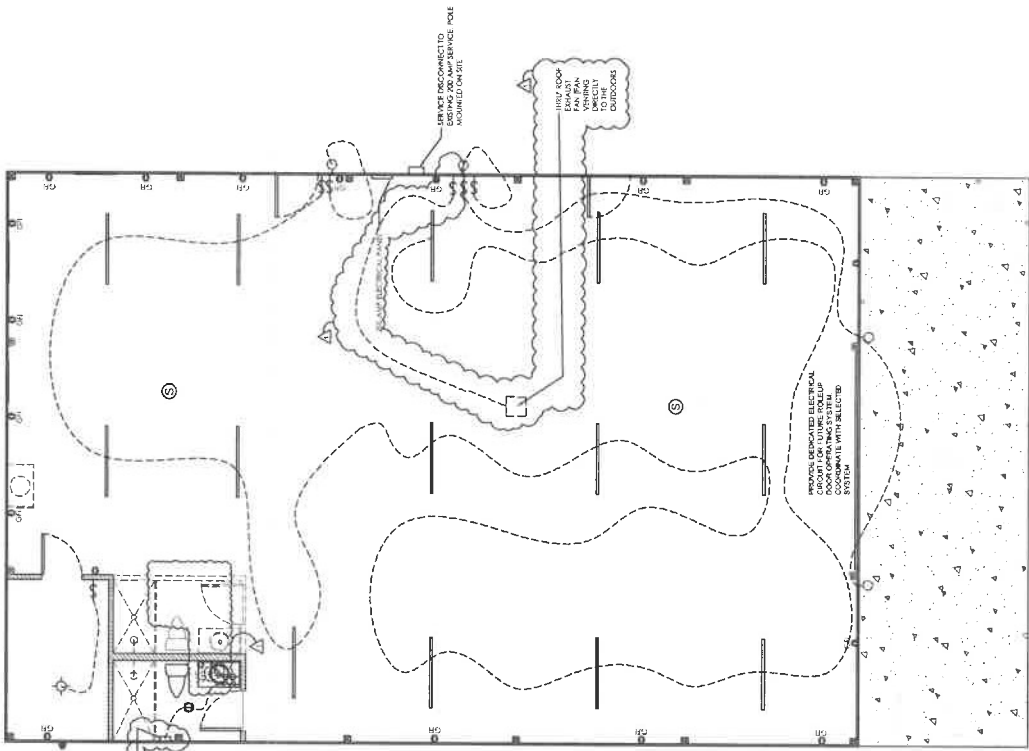
ELECTRICAL LEGEND

- DATA RECEPTACLE
- 110V DUPLEX RECEPTACLE
- 110V GFI DUPLEX RECEPTACLE
- 200V RECEPTACLE
- 110V FLOOR RECEPTACLE
- SWITCH
- SURGE & CROWBAR PROTECTOR (AS SHOWN OR OTHERWISE)
- CEILING MOUNTED LIGHT FIXTURE
- AC ABOVE COUNTER
- GD GARBAGE DISPOSAL
- NEW/REPAIR CONSULTANTS TO BE INSTALLED
- REPAIR TO EXISTING WALL
- EXISTING WALL MOUNTED LIGHT FIXTURE
- ADJUSTABLE SIGN RECESSED LED LIGHT FIXTURE
- PERMANENT LIGHT FIXTURE
- FLOOR DRAIN
- EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- ADJUSTABLE SIGN RECESSED LED LIGHT FIXTURE
- PERMANENT LIGHT FIXTURE
- FLOOR DRAIN

PROVIDE REQUIRED POWER FOR APPLIANCES

- ELECTRICAL NOTES**
- PROVIDE SAME - CANNOT BE TOLERANT TO ALL SCHEDULING.
 - ALL BRANCH - CANNOT BE TOLERANT TO ALL SCHEDULING. ALL BRANCH - CANNOT BE TOLERANT TO ALL SCHEDULING. ALL BRANCH - CANNOT BE TOLERANT TO ALL SCHEDULING.
 - CABLE TIE & TELEPHONE RECEPTACLE LOCATIONS SHALL BE CONFIRMED WITH THE CUSTOMER PRIOR TO INSTALLATION. ALL BRANCH - CANNOT BE TOLERANT TO ALL SCHEDULING.
 - ELECTRICAL WIRE LOCATION SUBJECT TO CHANGE AS PER ELECTRICAL COMPANY'S REQUIREMENTS.
 - PROVIDE INSTANT BREAKERS FOR ALL POWER OUTLETS.
 - PROVIDE GFI BREAKERS FOR ALL GFI OUTLETS.
 - PROVIDE TAMPER PROOF RECEPTABLES AS REQUIRED PER THE 2025 NEC 405.11.
 - AT LEAST TEN OF THE PERMANENTLY INSTALLED LAMPS OR LIGHTING FIXTURES SHALL BE NON-RELOCATABLE PER IEC-404.1.

NOTE: ALL OUTLET ARE ON



1 ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 05 TWP 20S RGE 32E W 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 (5 AC)

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

A. FINDINGS OF FACT

Property Owner: LISA PRIETO
ON FISH TWO FISH RED FISH LLC
CHULUOTA, FL 32766

Project Name: BLUE FISH PL (2241)

Requested Variance:

A: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district. The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of an existing pole barn within the front and 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 July, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 05 TWP 20S RGE 32E W 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 (5 AC)

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

A. FINDINGS OF FACT

Property Owner: LISA PRIETO
ON FISH TWO FISH RED FISH LLC
CHULUOTA, FL 32766

Project Name: BLUE FISH PL (2241)

Variance Approval:

Request for: (1) a north front yard setback variance from fifty (50) feet to forty-five (45) feet; and (2): a west side street setback variance from fifty (50) feet and to thirty-five (35) feet for a pole barn in the A-5 (Rural Zoning Classification) district. The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pole barn (39.9' x 60.4') 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**

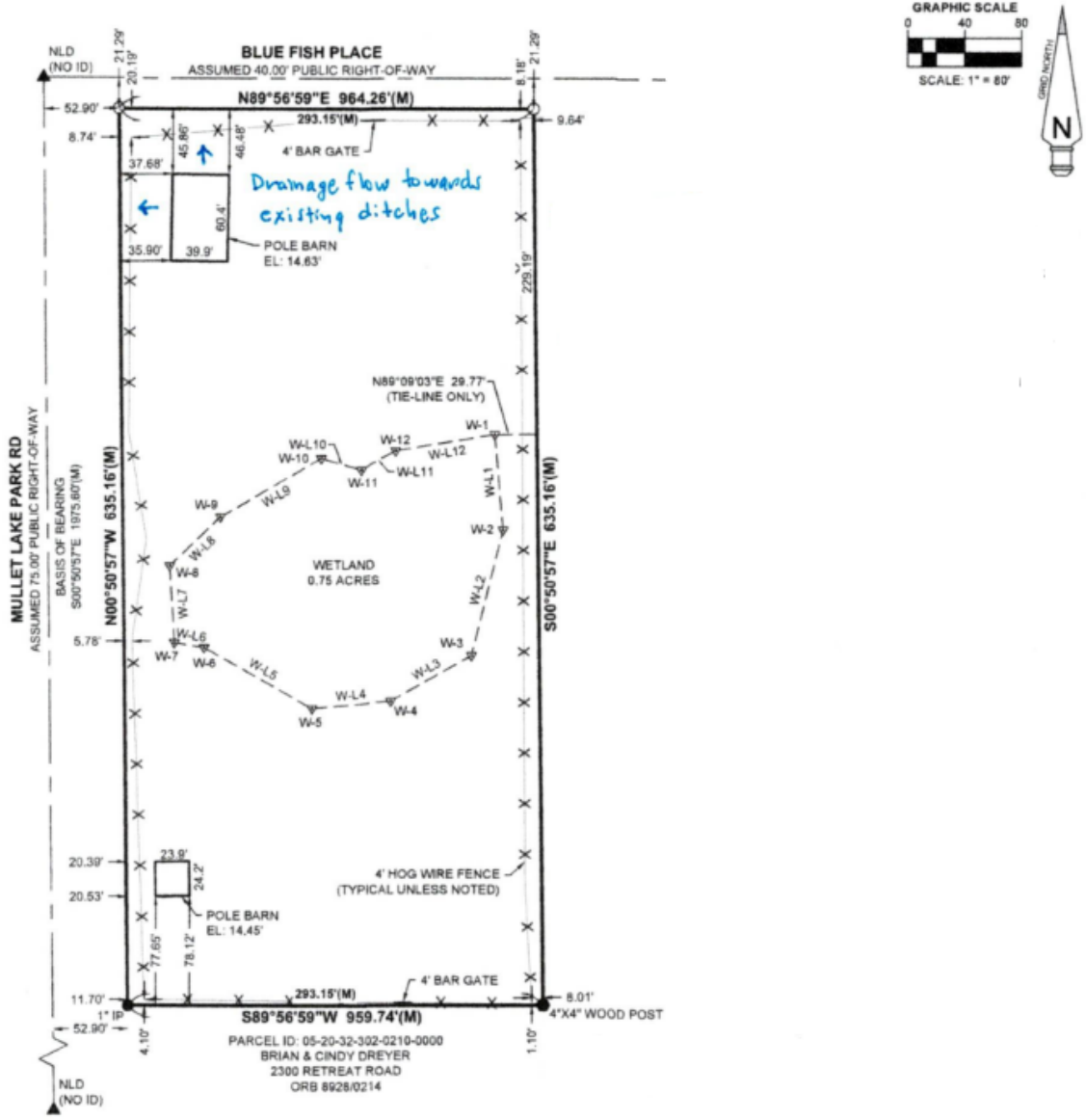
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0465

Title:

2018 W Crowley Circle - Request for an east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district; BV2026-042 (Frank Reda, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for an east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district; or
2. Approve the request for an east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Mandarin Sec 5 subdivision.
- The proposed pool screen enclosure to be replaced will be forty-nine (49) feet by fifty-two (52) feet.
- The applicant has applied for a building permit (#26-00005190) and at that time it was determined that a setback variance would be required.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is twenty (20) 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 find that the following variance criteria have not been satisfied:

The proposed replacement of the pool enclosure location; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)

Staff Conclusion:

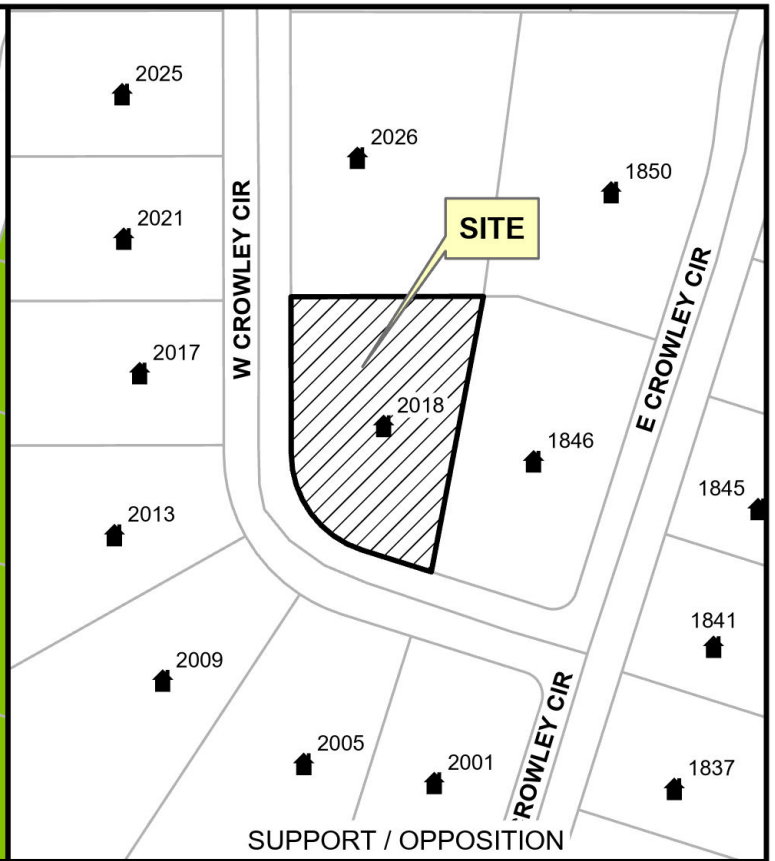
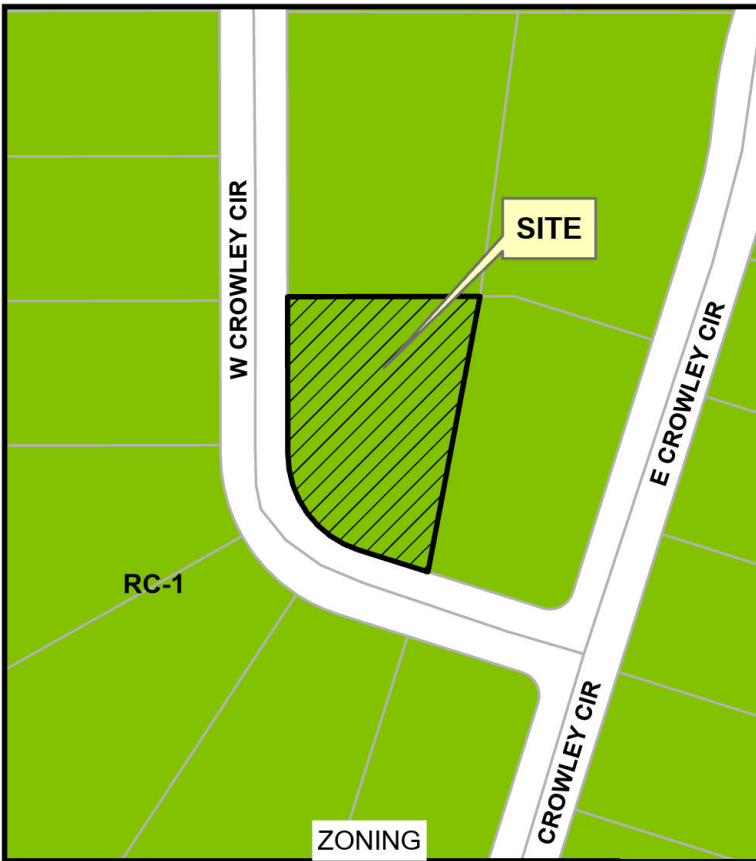
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

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



Frank & Dorothea Reda
 2018 W Crowley Cir
 Longwood FL 32779

SEMINOLE COUNTY BOA
 JUNE 22, 2026

RC-1

- n/a
- Support
- Oppose



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of 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 property is a corner lot with a unique orientation and placement of the residence, resulting in reduced usable area and causing a portion of the existing structure to fall within the required 20-foot east side setback.

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

The existing pool enclosure was already present when the current homeowners purchased the property in 1993. The encroachment is not the result of any action taken by the current owners.

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

Many of the other properties within the development (Mandarin) have similar approved structures. The requested variance would be consistent to the development pattern within the neighborhood.

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 enclosure has been in its current position for 42 years. The homeowners are not looking to increase SQ FT of the structure, but to replace what has been there for many years with a structure that is built to the latest Florida building code.

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

The requested variance represents the minimum necessary relief, as the proposed 10-foot setback is required to accommodate the existing pool and foundation. This allows for safe coverage of the pool without expanding the structure beyond its current footprint.

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

The existing enclosure has been in place for approximately 42 years and is consistent with the character of the neighborhood. Replacing the structure will not be detrimental to surrounding properties and will ensure compliance with current building codes, improving safety and structural integrity.

Property Record Card



Parcel: **24-20-29-502-0000-1850**
 Property Address: **2018 W CROWLEY CIR LONGWOOD, FL 32779**
 Owners: **REDA, FRANK; REDA, DOROTHEA**
 2026 Market Value \$645,605 Assessed Value \$346,325 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$8,892.59
 The 4 Bed/3 Bath Single Family property is 4,259 SF and a lot size of 1.03 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-20-29-502-0000-1850
Property Address	2018 W CROWLEY CIR LONGWOOD, FL 32779
Mailing Address	2018 CROWLEY CIR W LONGWOOD, FL 32779-2763
Subdivision	MANDARIN SEC 5 REPLAT LOTS 173 AND 185
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2006), Other Exemptions \$294,914
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$481,417	\$493,633
Depreciated Other Features	\$44,188	\$36,458
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$645,605	\$650,091
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$299,280	\$323,565
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$346,325	\$326,526

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,892.59
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$8,892.59

Owner(s)

Name - Ownership Type
 REDA, FRANK - Tenancy by Entirety
 REDA, DOROTHEA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 185 MANDARIN SEC 5 REPLAT LOTS 173
185 PB 29 PG 69

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$346,325	\$346,325	\$0
Schools	\$346,325	\$346,325	\$0
FIRE	\$346,325	\$346,325	\$0
ROAD DISTRICT	\$346,325	\$346,325	\$0
SJWM(Saint Johns Water Management)	\$346,325	\$346,325	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/1/1993	\$135,000	02693/0008	Improved	No
CERTIFICATE OF TITLE	12/1/1992	\$123,200	02512/1067	Improved	No
WARRANTY DEED	3/1/1984	\$121,000	01535/0974	Improved	Yes

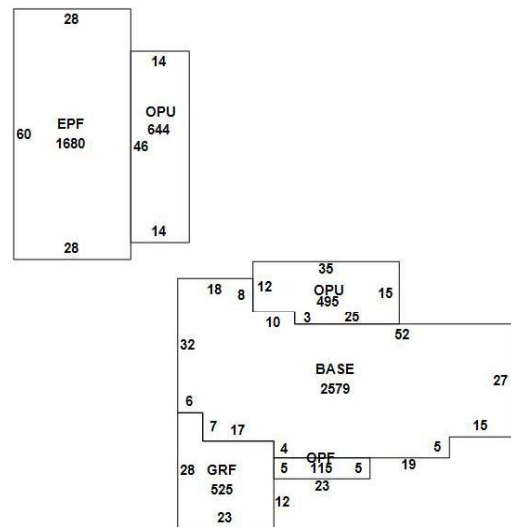
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft ²)	2579
Total Area (ft ²)	6038
Constuction	CB/STUCCO FINISH
Replacement Cost	\$609,388
Assessed	\$481,417

* Year Built = Actual / Effective



Building 1

Appendages

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

ENCLOSED PORCH FINISHED	1680
GARAGE FINISHED	525
OPEN PORCH FINISHED	115
OPEN PORCH UNFINISHED	644
OPEN PORCH UNFINISHED	495

Permits				
Permit #	Description	Value	CO Date	Permit Date
00905	2018 W CROWLEY CIR: ELECTRICAL - RESIDENTIAL-RESIDENTIAL - SINGLE FAMILY [MANDARIN SEC 5 REPLAT LOT]	\$6,215	2/13/2026	2/5/2026
08408	2018 W CROWLEY CIR: RES ALTERATIONS, NO CHANGE IN UNITS-Rear Covered Porch Addition [MANDARIN SEC 5 REPLAT LOT]	\$15,000		6/13/2025
05188	2018 W CROWLEY CIR: FENCE/WALL RESIDENTIAL- [MANDARIN SEC 5 REPLAT LOT]	\$6,000		5/17/2024
05942	2018 W CROWLEY CIR: EZ REROOF RESIDENTIAL- [MANDARIN SEC 5 REPLAT LOT]	\$26,000		4/13/2022
05943	2018 W CROWLEY CIR: EZ REROOF RESIDENTIAL- [MANDARIN SEC 5 REPLAT LOT]	\$5,000		4/13/2022
01501	REROOF	\$23,112		2/12/2016
10641	ELECTRIC - CHANGE OF SERVICE	\$1,900		9/25/2007
05989	REROOF	\$4,675		5/1/2003

Extra Features					
Description	Year Built	Units	Cost	Assessed	
FIREPLACE 2	1984	1	\$6,000	\$3,600	
POOL 1	1984	1	\$35,000	\$21,000	
SCREEN ENCL 3	1984	1	\$16,000	\$9,600	
WALL DECORATIVE - SF	1984	224	\$6,763	\$4,058	
WATER FEATURE	1984	1	\$3,883	\$2,330	
FIREPLACE 2	1984	1	\$6,000	\$3,600	

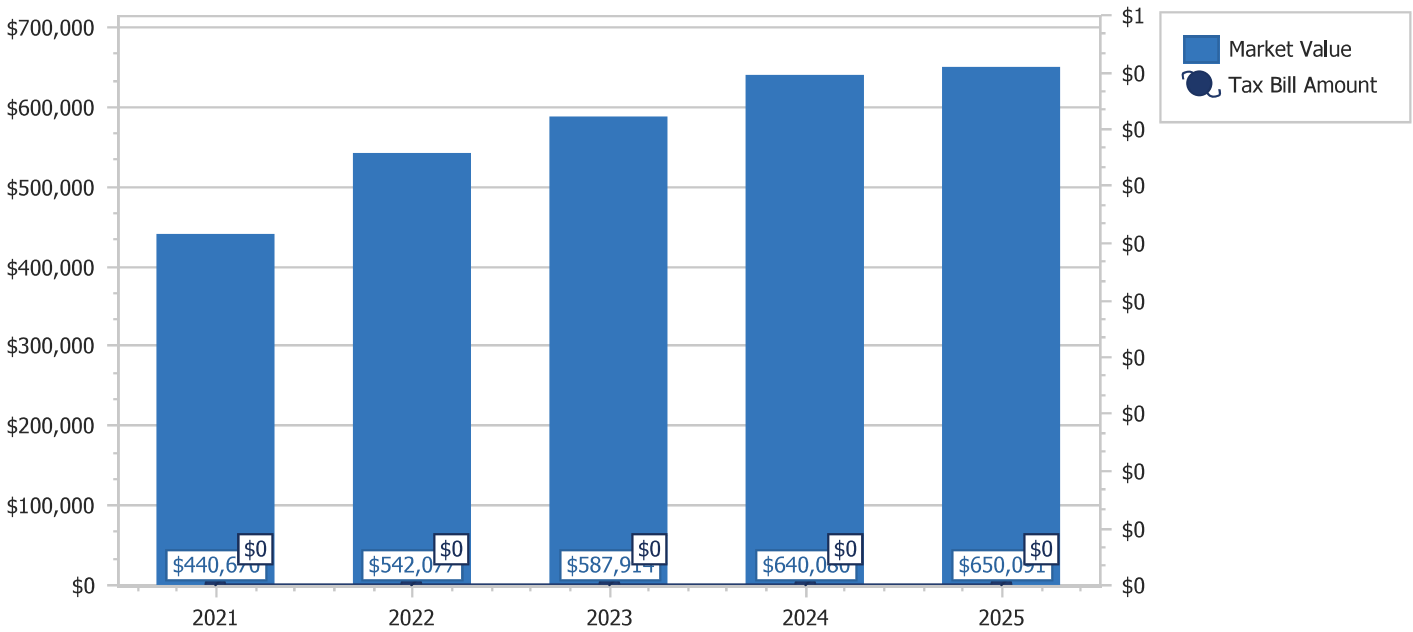
Zoning	
Zoning	RC-1
Description	Country Homes-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

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

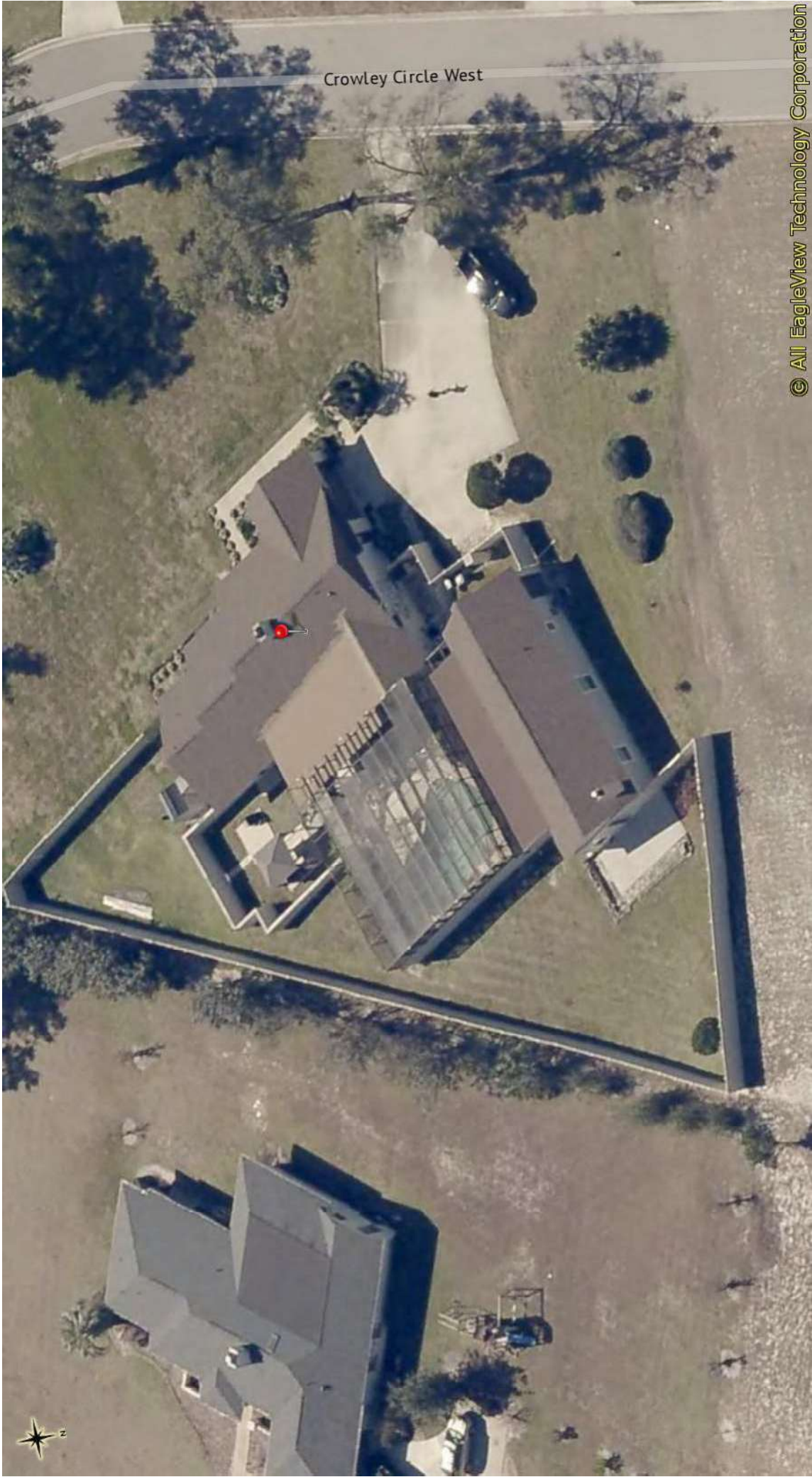
Utilities	
Fire Station #	Station: 36 Zone: 363
Power Company	DUKE
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History

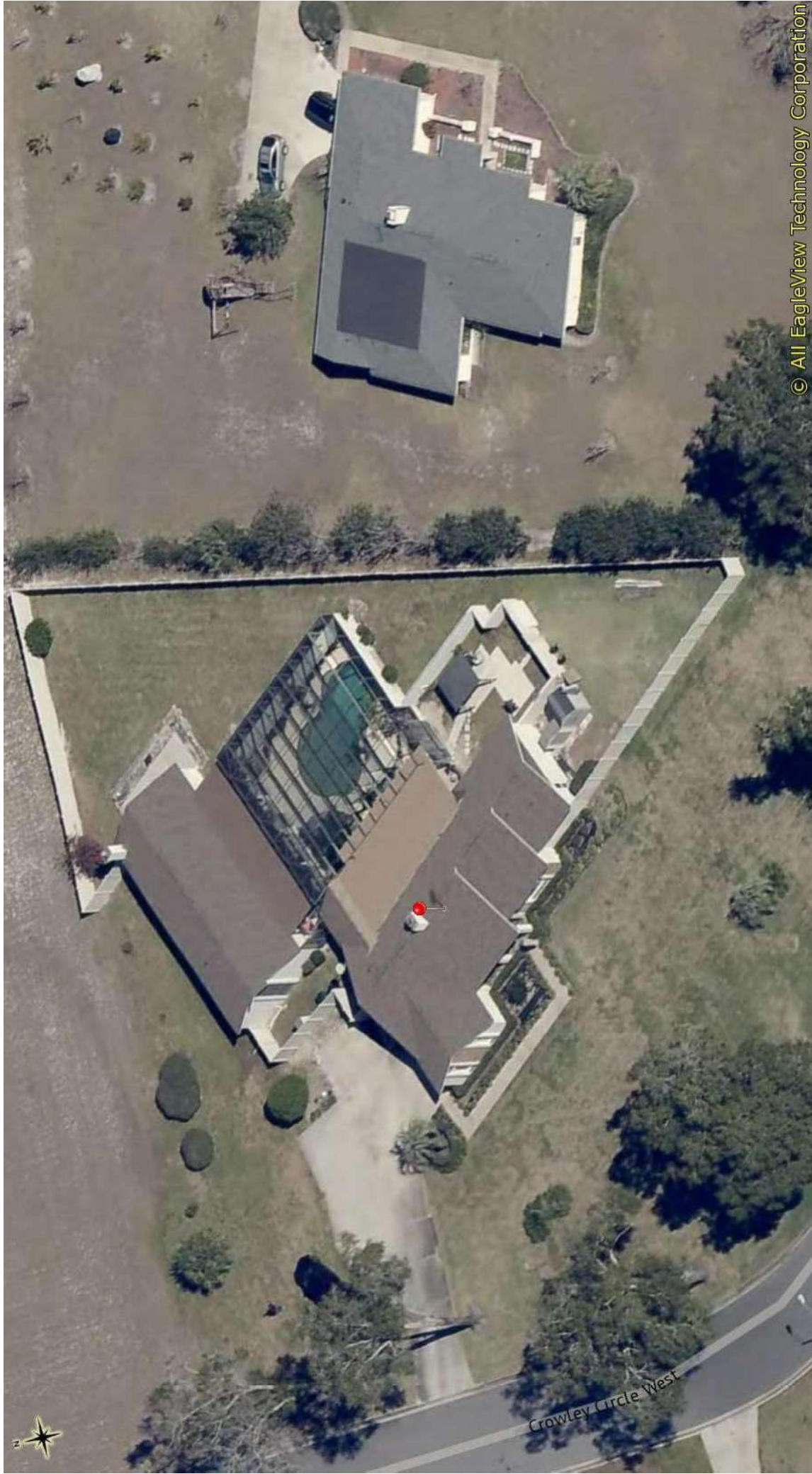


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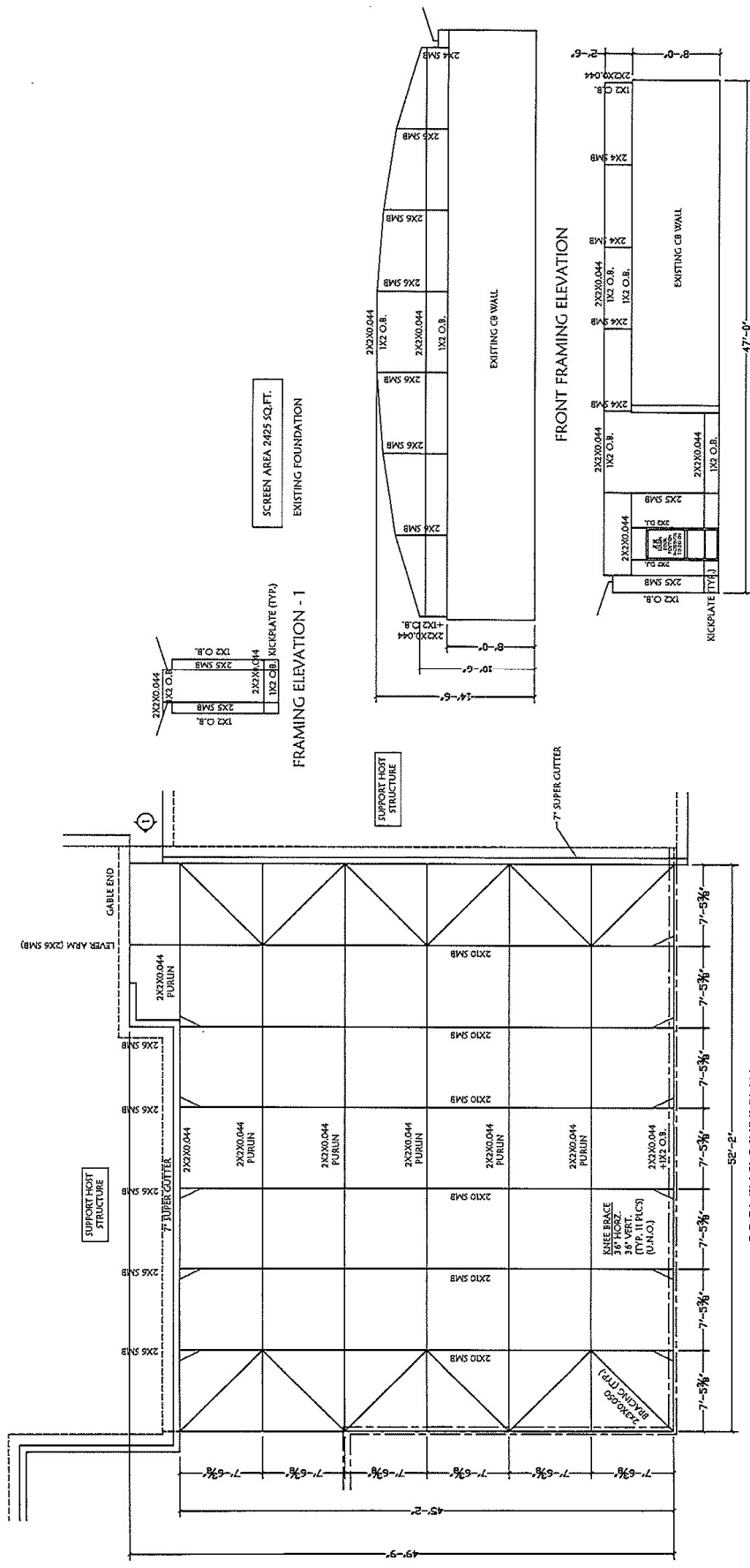
Reda-Backyard 2



Reda-Backyard



© All EagleView Technology Corporation



POOL ENCLOSURE PLAN

FRAMING ELEVATION - 1

FRONT FRAMING ELEVATION

LEFT FRAMING ELEVATION

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

Job # 2691
 Project Address:
 Frank Reda
 2018 W. Crowley Cir.
 Longwood, FL 32779

tax district: Seminole County
 date: 03/12/2026 scale: NTS
 prepared by: Allen Thompson

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

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 185 MANDARIN SEC 5 REPLAT LOTS 173 185 PB 29 PG 69

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

A. FINDINGS OF FACT

Property Owner: FRANK REDA
2018 W CROWLEY CIR
LONGWOOD, FL 32779

Project Name: W CROWLEY CIR (2018)

Requested Variance:

A east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 185 MANDARIN SEC 5 REPLAT LOTS 173 185 PB 29 PG 69

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

A. FINDINGS OF FACT

Property Owner: FRANK REDA
2018 W CROWLEY CIR
LONGWOOD, FL 32779

Project Name: W CROWLEY CIR (2018)

Variance Approval:

Request for an east side yard setback variance from twenty (20) feet to ten (10) feet for a pool screen enclosure in the RC-1 (Country Homes) district. The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pool screen enclosure (49' x 52') 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**

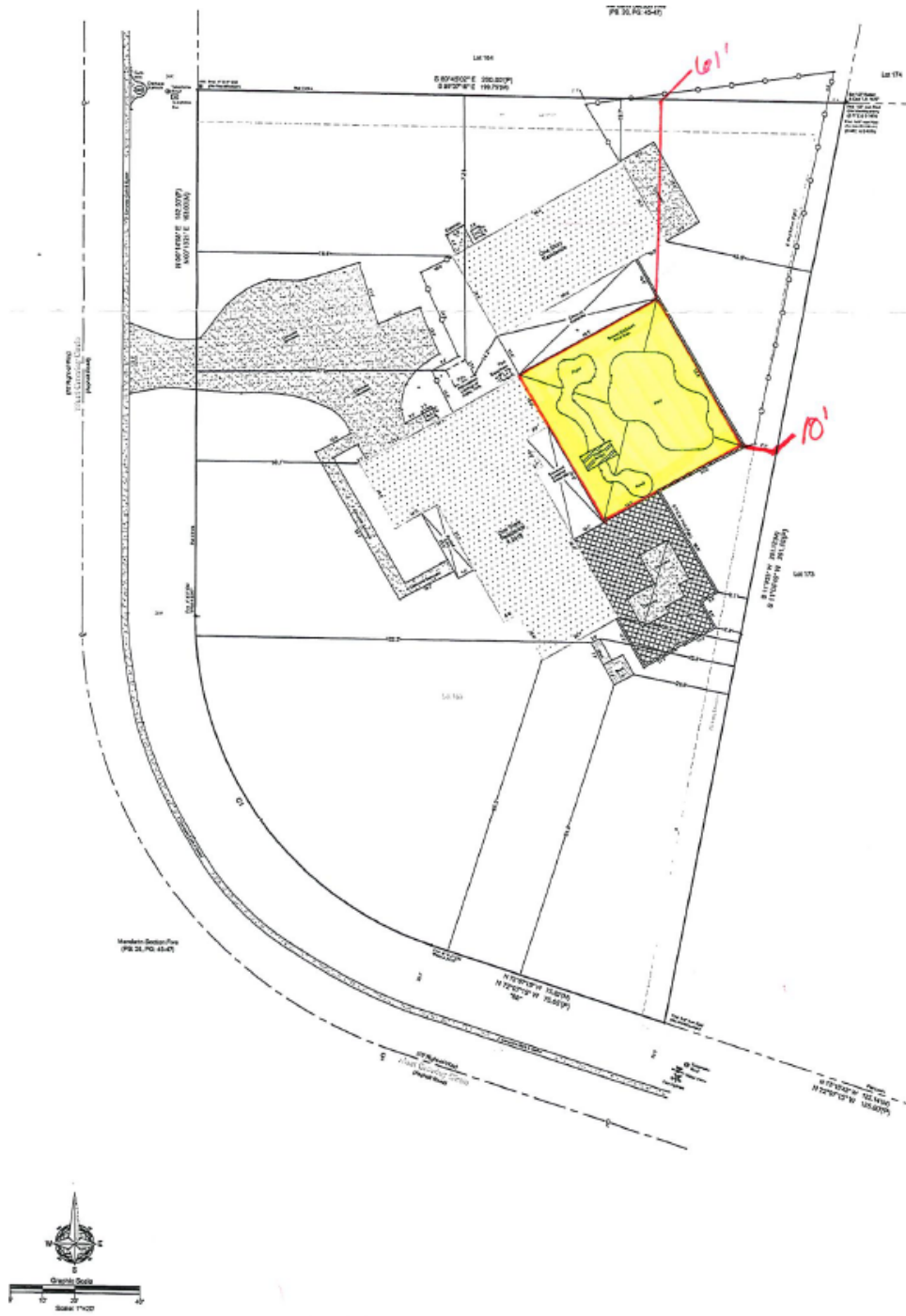
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0450

Title:

3355 Pine Timber Point - Request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district; BV2026-036 (Mark Powell, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district; or
2. Approve the request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Red Ember North subdivision.
- The subject property is a corner lot, and it is considered to have two (2) front yards for setback purposes. The front of the house faces Pine Timber Point, and the Cedar Shake Court side is where the variance is being sought.
- The proposed aluminum fence will be three (3) inches from the sidewalk and five (5) feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The Red Ember Homeowners Association has approved the proposed fence

project.

- 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:

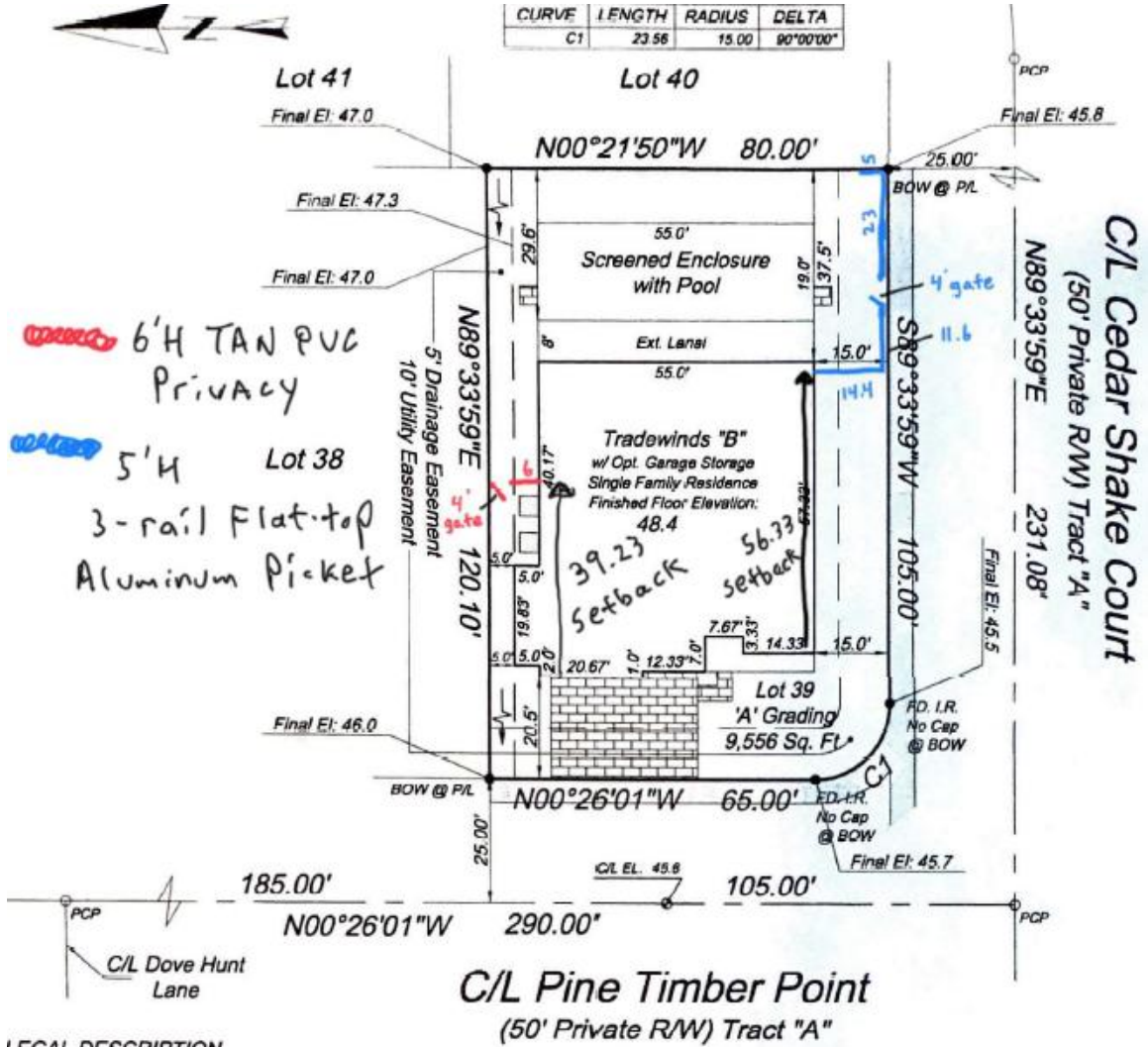
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

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 five (5) foot tall aluminum fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

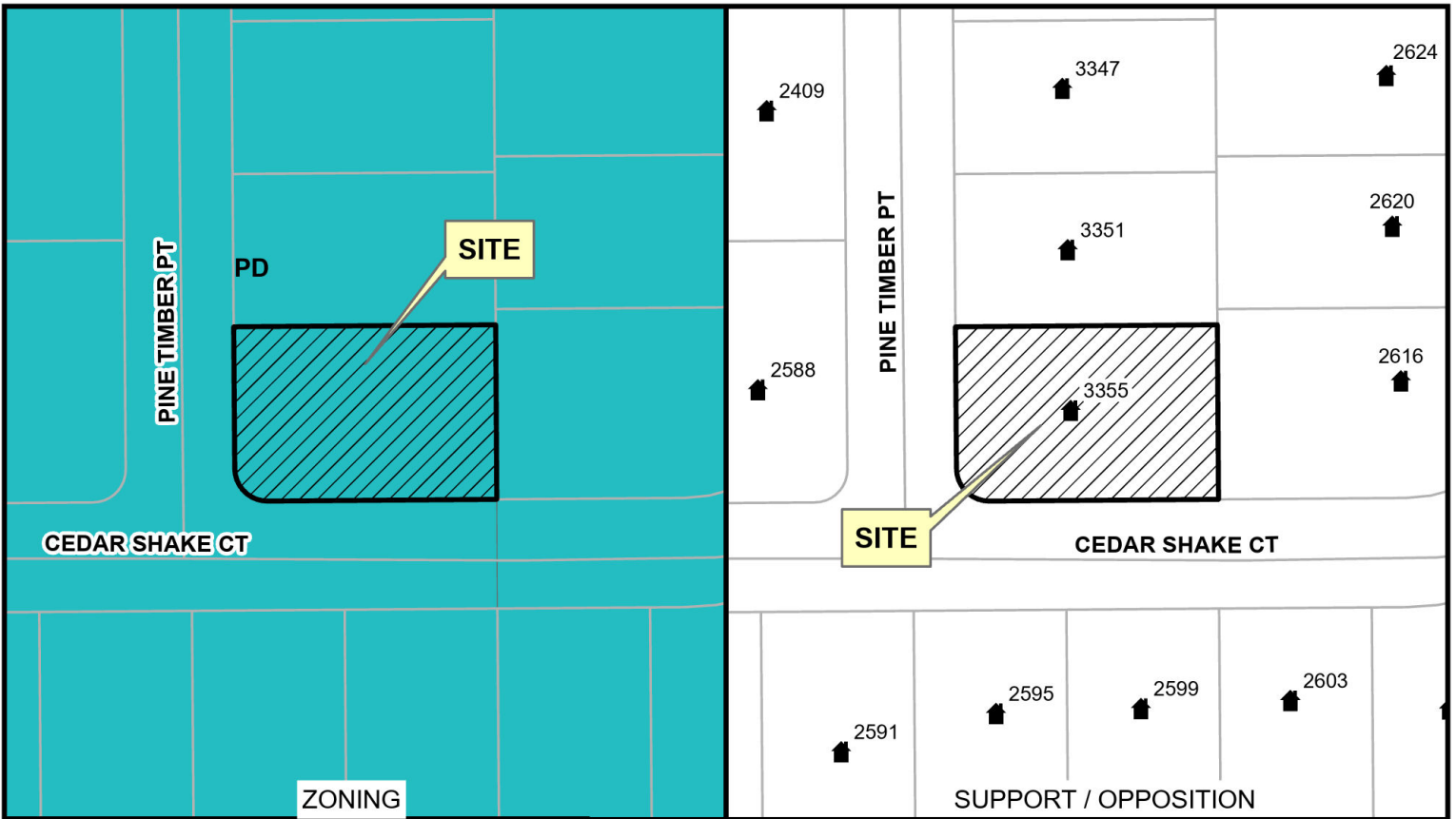
3355 PINE TIMBER POINT VARIANCE



LEGAL DESCRIPTION
 Lot 39, "RED EMBER NORTH",
 according to the plat thereof as recorded in plat book 87 at page(s) 89 - 96
 of the public records of Seminole County, Florida.

INSTALL 58' OF 5'H ALUMINUM PICKET W 1 GATE

INSTALL 10' OF 6'H TAN PVC PRIVACY W 1 GATE



Josie & Mark Powell
 3355 Pine Timber Pt
 Oviedo FL 32765

SEMINOLE COUNTY BOA
 JUNE 22, 2026

PD

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

Although the requested 5' high aluminum 3-rod fence is to be located on a corner lot, the portion of the fence running from the house towards the sidewalk/street is 193' from where a driver looking to his left would be positioned at the stop sign on Pine Timber Point. The driver positioned in back of this stop sign has an unimpeded view to his left all the way to where Cedar Shake Ct begins to turn left towards a cul-de-sac where it ends. If the proposed fence were to be a privacy fence and run from the front corner of the house to the sidewalk, then a driver at the stop sign would have his view partially obstructed. However, because this proposed fence runs from the back corner of the house towards the sidewalk and because this fence is not a privacy fence, no such problem exists.

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

See Item 4.

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 appears that many homeowners in Red Ember North, also located on corner lots, have installed non-privacy fences nearly adjacent to their sidewalk. One of these corner lot homeowners even installed a privacy fence running from his home to the sidewalk paralleling Cedar Shake Ct. Moreover, this homeowner was permitted to install his privacy fence even though the segment running from his home towards Cedar Shake Ct. is much closer to the stop sign in front of his home than my proposed non-privacy fence.

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

In an effort to beautify my property and enhance the scenery along Cedar Shake Ct. I have planted 5 trees on the south side of my home. The HOA required these trees be planted halfway between the sidewalk and the home. Without a variance, this is the line my proposed fence would traverse. If no variance is granted, I will probably not build a fence on this side of my house and my wife and I will feel less secure.

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

Any lesser variance will not look aesthetically pleasing and result in problems in coming years as my trees grow to maturity. I assume that is why the HOA asked that they be set back so far from the sidewalk.

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

It is easy to see why the County is concerned with fences on corner lots potentially obstructing the view of drivers approaching the corner intersection. However, no such problem exists with my proposed fence and many neighbors have installed fences with a similar variance. They look nice and are aesthetically pleasing to the eye because they do run close to a sidewalk and not through the middle of grass which has the potential to create a grass space that is not well kept on the outside of the fenced in area.

The community HOA has already approved this fence with the condition that it not be located more than 6" from the property line (which in my case is along the sidewalk).

See attached approval.

Property Record Card



Parcel: **36-21-31-506-0000-0390**
 Property Address: **3355 PINE TIMBER PT OVIEDO, FL 32765**
 Owners: **POWELL, MARK R; POWELL, JOSIE**
 2026 Market Value \$923,446 Assessed Value \$923,446 Taxable Value \$872,035
 2025 Tax Bill \$12,765.74 Tax Savings with Exemptions \$558.81
 The 5 Bed/4.5 Bath Single Family property is 4,360 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-31-506-0000-0390
Property Address	3355 PINE TIMBER PT OVIEDO, FL 32765
Mailing Address	3355 PINE TIMBER PT OVIEDO, FL 32765-9805
Subdivision	RED EMBER NORTH
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$672,496	\$721,746
Depreciated Other Features	\$57,950	\$59,342
Land Value (Market)	\$193,000	\$193,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$923,446	\$974,088
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	\$923,446	\$974,088

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,324.55
Tax Bill Amount	\$12,765.74
Tax Savings with Exemptions	\$558.81

Owner(s)

Name - Ownership Type

POWELL, MARK R - Tenancy by Entirety
 POWELL, JOSIE - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 39 RED EMBER NORTH PB 87 PGS 89-96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$923,446	\$51,411	\$872,035
Schools	\$923,446	\$25,000	\$898,446
FIRE	\$923,446	\$51,411	\$872,035
ROAD DISTRICT	\$923,446	\$51,411	\$872,035
SJWM(Saint Johns Water Management)	\$923,446	\$51,411	\$872,035

Sales

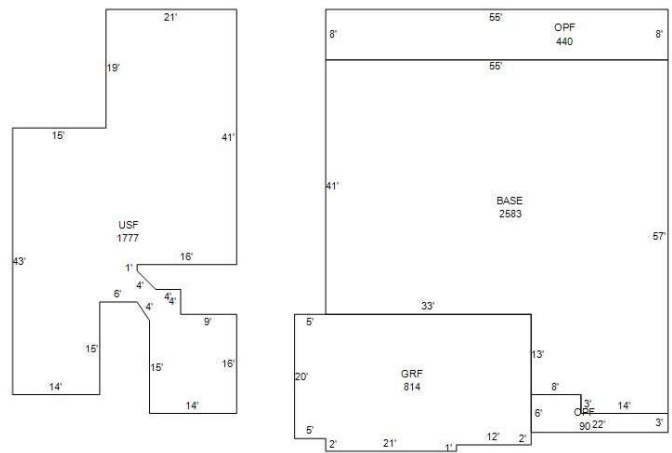
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/15/2023	\$1,027,300	10553/1139	Improved	Yes

Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2023
Bed	5
Bath	4.5
Fixtures	17
Base Area (ft ²)	2583
Total Area (ft ²)	5704
Constuction	CB/STUCCO FINISH
Replacement Cost	\$679,289
Assessed	\$672,496



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
GARAGE FINISHED	814
OPEN PORCH FINISHED	440

Permits

Permit #	Description	Value	CO Date	Permit Date
10454	3355 PINE TIMBER PT: POOL ENCLOSURE/BOND-BRONZE MANSARD SCREEN ENCLOSURE [RED EMBER NORTH]	\$10,000	11/3/2023	9/8/2023
07717	3355 PINE TIMBER PT: SINGLE FAMILY DETACHED-SFR [RED EMBER NORTH]	\$819,436	11/30/2023	5/24/2023
05391	3355 PINE TIMBER PT: SWIMMING POOL RESIDENTIAL-concrete swimming pool [RED EMBER NORTH]	\$65,000	12/8/2023	5/19/2023

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	2023	1	\$45,000	\$42,750
SCREEN ENCL 3	2023	1	\$16,000	\$15,200

Zoning

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

School Districts

Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

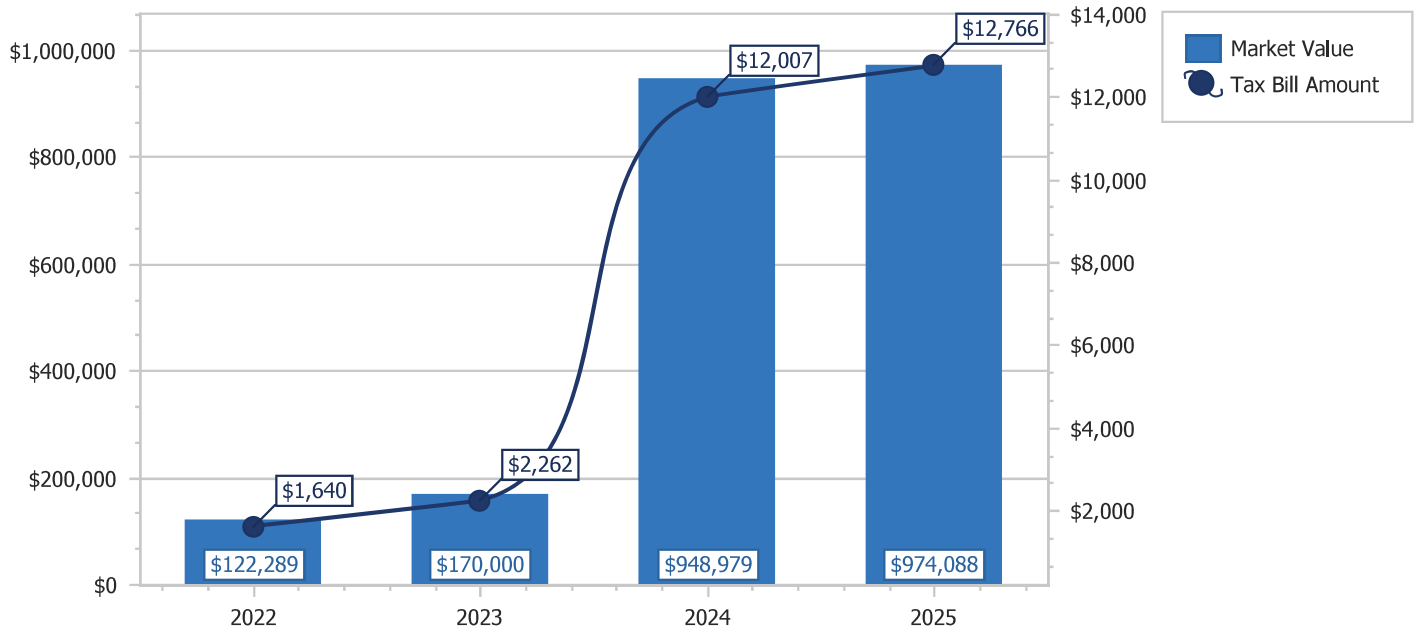
Political Representation

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

Utilities

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

(No subject)

From: Mark Powell (markpowell@pacbell.net)

To: markpowell@pacbell.net

Date: Thursday, April 23, 2026 at 10:33 AM EDT



Sent from AT&T Yahoo Mail for iPhone

(No subject)

From: Mark Powell (markpowell@pacbell.net)

To: markpowell@pacbell.net

Date: Thursday, April 23, 2026 at 10:35 AM EDT



Sent from AT&T Yahoo Mail for iPhone

(No subject)

From: Mark Powell (markpowell@pacbell.net)

To: markpowell@pacbell.net

Date: Thursday, April 23, 2026 at 10:29 AM EDT





Sent from AT&T Yahoo Mail for iPhone

(No subject)

From: Mark Powell (markpowell@pacbell.net)

To: markpowell@pacbell.net

Date: Thursday, April 23, 2026 at 10:36 AM EDT







Sent from AT&T Yahoo Mail for iPhone



Sent from AT&T Yahoo Mail for iPhone

(No subject)

From: Mark Powell (markpowell@pacbell.net)

To: markpowell@pacbell.net

Date: Thursday, April 23, 2026 at 10:36 AM EDT



April 06, 2026

Mail To
Mark Robert & Josie Powell
3355 Pine Timber Point
Oviedo, FL 32765

Architectural Approval Notice: 3355 Pine Timber Point

Dear Mark Robert Powell:

 The architectural change request for the following: Fence has been approved by the Architectural Committee based on the following conditions.

Approved in accordance with community guidelines on fence installation found on pages 5-7.

Please note the guidance that the fence should not be installed **further than 6 inches inside the property line (item #10 page 6)**. **Additionally, fences should abut NOT join neighboring fences or the community wall/fence.**

This approval is based on the aesthetics of your proposed change and should not be taken as any certification to the construction worthiness or structural integrity of the change you requested. You must follow all local building codes and setback requirements when making this change. A building permit or utility locates may also be required. Please check with all County ordinances prior to commencement.

This approval does not grant you access use to any Association, CDD or County property for purposes of making this modification. If access is required for your modification, you must obtain approval from the landowner in advance.

The Association board reserves the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if the original plan is modified.

Sincerely,

Rizzetta & Company, Inc.
As Agent for the Red Ember Homeowners Association, Inc.

Local Office:
8529 South Park Circle Suite 330
Orlando, FL 32819
407-472-2471

Mailing Address:
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Email: hoageneral@rizzetta.com

STANDARD CONDITIONS OF APPROVAL

- Any alteration to the exterior may void structural or other warranties currently in place on your home. Any installations that penetrate the roof may void roof warranties.
- Homeowner is responsible for meeting the requirements of the governing documents.
- Property owner(s) and contractor(s) are responsible for obtaining and complying with all building permits, codes and setbacks.
- Proposed structure shall not encroach on any platted setbacks or adversely affect any designed and approved drainage flow on this or any other lot.
- All materials used during the alteration process must be neatly stored on site. Upon completion, all excess materials must be removed within 14 days. Alteration must be completed within 30 days from date the work begins, or submittal of a new alteration application will be required.
- Homeowner is responsible for restoring, regrading, repairing and replacing any damaged grass or plants on this or any adjoining Lots caused by this construction.
- If the approval you received is a partial approval, please provide additional information requested for the unapproved portion of your application for reconsideration.
- The Board reserves the right to make a final inspection of the alteration to make sure it is completed as submitted.

Pool Specific:

- Homeowner has agreed to install a landscape buffer around the pool equipment so that it is not visible from the street, per the Community Standards.
- Alteration must be completed within 120 days from date the pool construction/remodeling work begins, or submittal of a new alteration application will be required.

Fence Specific:

- The finished side of the fence (the side having no structural supports) shall face the adjacent property or street right-of-way.
- Height of the homeowner's fence cannot exceed the height of any community fence and fence must be within the required setbacks.

Local Office:
8529 South Park Circle Suite 330
Orlando, FL 32819
407-472-2471

Mailing Address:
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Email: hoageneral@rizzetta.com



**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 39 RED EMBER NORTH PB 87 PGS 89-96

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

A. FINDINGS OF FACT

Property Owner: MARK POWELL
3355 PINE TIMBER PT
OVIEDO, FL 32765

Project Name: PINE TIMBER PT (3355)

Requested Variance:

Request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a five (5) foot tall aluminum fence within the 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 July, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 39 RED EMBER NORTH PB 87 PGS 89-96

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

A. FINDINGS OF FACT

Property Owner: MARK POWELL
3355 PINE TIMBER PT
OVIEDO, FL 32765

Project Name: PINE TIMBER PT (3355)

Variance Approval:

Request for a fence height variance from four (4) feet to five (5) feet for a fence in the PD (Planned Development) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

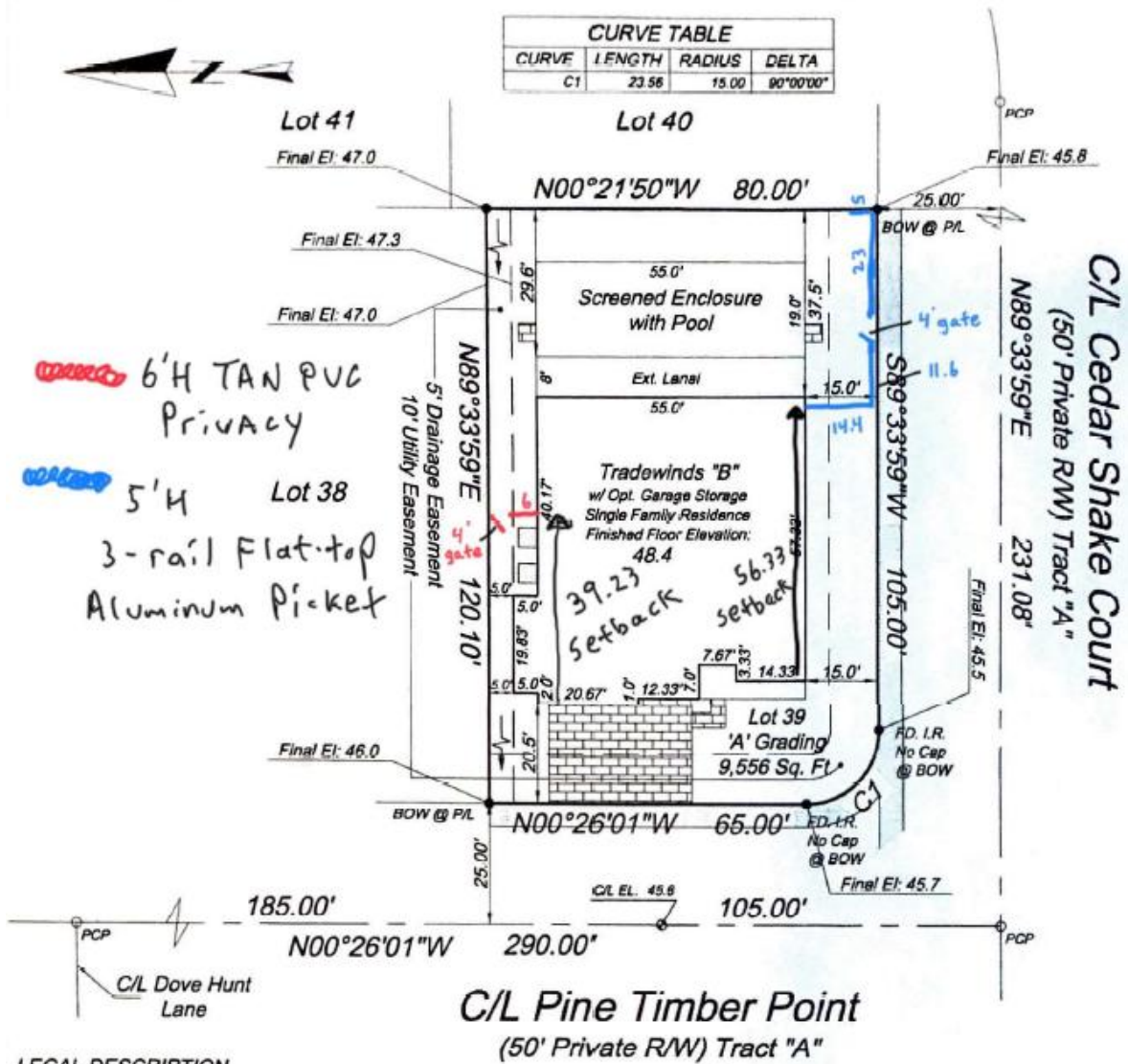
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN



LEGAL DESCRIPTION
 Lot 39, "RED EMBER NORTH",
 according to the plat thereof as recorded in plat book 87 at page(s) 89 - 96
 of the public records of Seminole County, Florida.

INSTALL 58' OF 5'H ALUMINUM PICKET W 1 GATE
INSTALL 10' OF 6'H TAN PVC PRIVACY W 1 GATE



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0449

Title:

625 Lake Mobile Drive - Request for: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation for a fence in the R-1 (Single Family Dwelling) district; BV2026-013 (Azaad Ali, 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: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation in the R-1 (Single Family Dwelling) district; or
2. Approve the request for: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lake Mobile Shores Replat subdivision.
- The proposed six (6) foot privacy fence will exceed the maximum height within the front yard setback two (2) feet, and with encroach thirty (30) feet into the required rear yard setback from the Normal High Water Elevation.
- The privacy fence will be thirteen (13) feet from the edge of pavement and there

are no sidewalks in place at this time.

- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19 of the Seminole County Land Development Code, states:

(b) Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks; and

(f) Setback distance requirements will be as follows:

(4) Any fence, wall, hedge, planting (except plants defined as shoreline vegetation in FAC 62-340-450), or other obstruction adjacent to a natural water body is limited to a maximum height of four (4) feet. Any fence or wall greater than four (4) feet must be located a minimum distance of thirty (30) feet from the normal high water elevation of a natural water body. Building permit applications for fences or walls adjacent to a natural water body must include a certified survey no less than five (5) years old indicating the Normal High Water Elevation.

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

Staff Findings:

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

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

reasonable use of the land, building, or structure; and

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

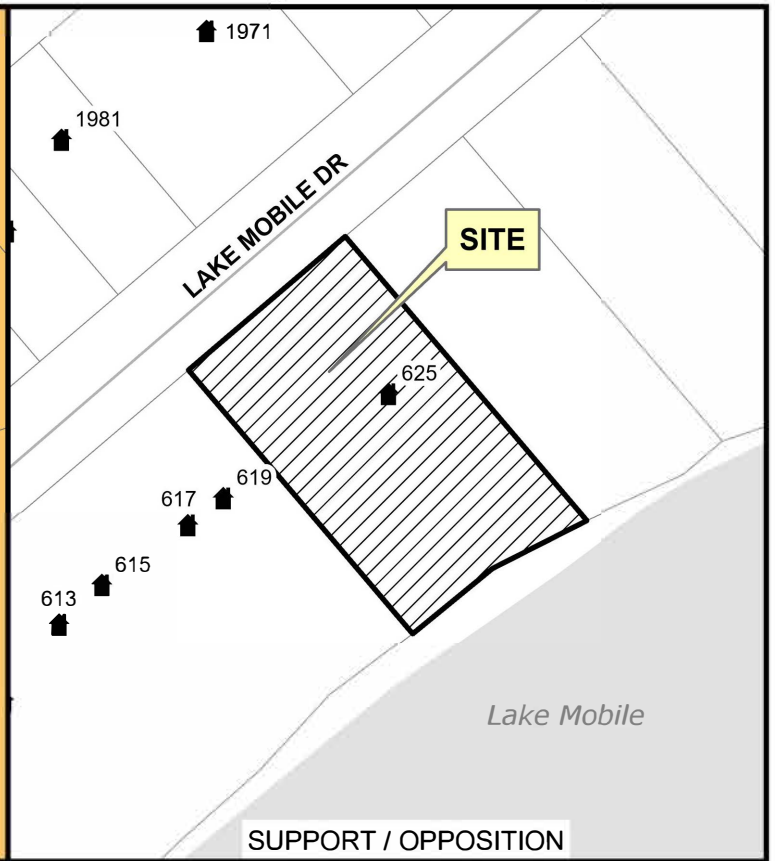
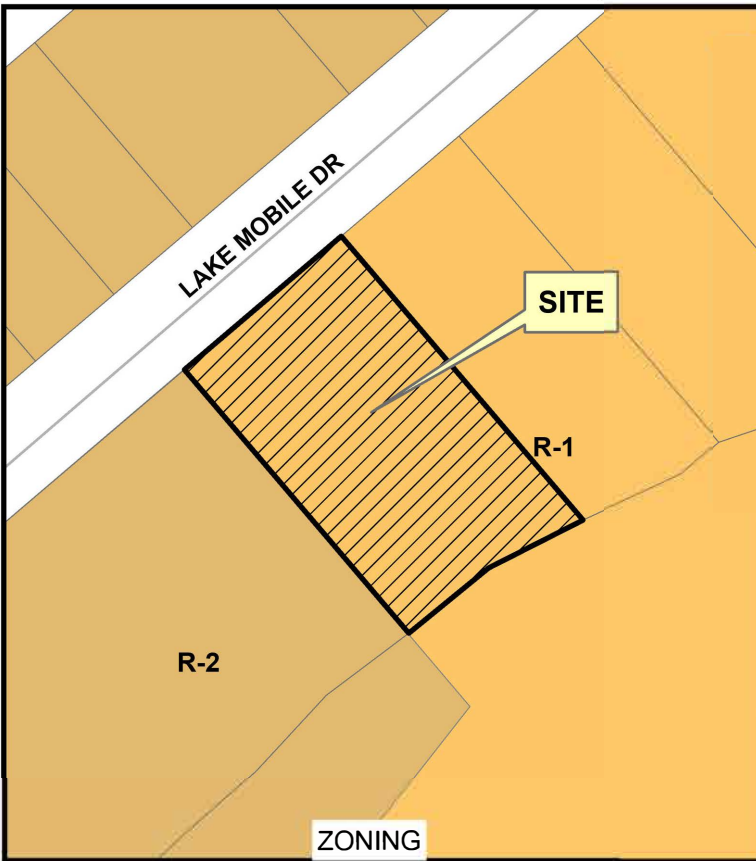
1. Any variance granted will apply only to the fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

625 LAKE MOBILE DRIVE VARIANCES









6' privacy fence





Ali Azaad
 625 Lake Mobile Dr
 Altamonte Springs FL 32701

SEMINOLE COUNTY BOA
 JUNE 22, 2026

 R-1	 n/a	
 R-2	 Support	
	 Oppose	



VARIANCE CRITERIA

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

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

Neighborhood is not safe.

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

The neighborhood is currently having a lot of theft and break ins.

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?

I want to keep myself and family safe. The neighbors can do the same and apply, also.

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

This would put myself and family at risk for theft, gun violence and exposed to drug activity.

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

Protection

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

It would not be injurious to anyone.
It will protect myself and family.

Property Record Card



Parcel: **07-21-30-510-0B00-0110**
 Property Address: **625 LAKE MOBILE DR ALTAMONTE SPRINGS, FL 32701**
 Owners: **ALI, AZAAD**
 2026 Market Value \$593,463 Assessed Value \$504,191 Taxable Value \$452,780
 2025 Tax Bill \$6,156.70 Tax Savings with Exemptions \$1,870.52
 The 6 Bed/4.5 Bath Single Family Waterfront property is 4,937 SF and a lot size of 0.39 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-30-510-0B00-0110
Property Address	625 LAKE MOBILE DR ALTAMONTE SPRINGS, FL 32701
Mailing Address	625 LAKE MOBILE DR ALTAMONTE SPG, FL 32701
Subdivision	LAKE MOBILE SHORES REPLAT
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$516,463	\$509,828
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$77,000	\$77,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$593,463	\$586,828
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$89,272	\$95,892
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$504,191	\$490,936

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,027.22
Tax Bill Amount	\$6,156.70
Tax Savings with Exemptions	\$1,870.52

Owner(s)

Name - Ownership Type
 ALI, AZAAD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 11 & 12 BLK B
REPLAT OF LAKE MOBILE
SHORES
PB 8 PG 55

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$504,191	\$51,411	\$452,780
Schools	\$504,191	\$25,000	\$479,191
FIRE	\$504,191	\$51,411	\$452,780
ROAD DISTRICT	\$504,191	\$51,411	\$452,780
SJWM(Saint Johns Water Management)	\$504,191	\$51,411	\$452,780

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/29/2020	\$45,000	09535/1899	Vacant	Yes
WARRANTY DEED	11/1/1980	\$14,000	01305/0977	Vacant	No

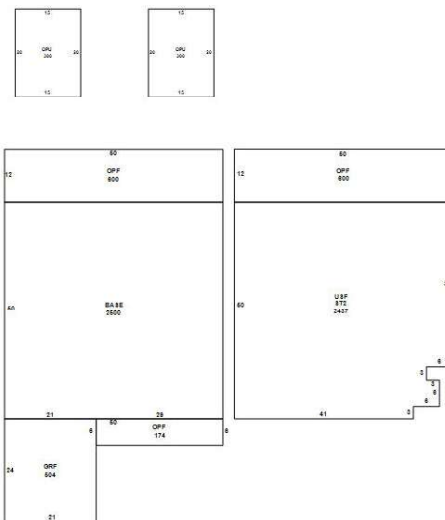
Land

Units	Rate	Assessed	Market
100 feet X 170 feet	\$700/Front Foot	\$77,000	\$77,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2022
Bed	6
Bath	4.5
Fixtures	17
Base Area (ft ²)	2500
Total Area (ft ²)	7415
Constuction	CB/STUCCO FINISH
Replacement Cost	\$524,328
Assessed	\$516,463

* Year Built = Actual / Effective



Building 1

Appendages

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

GARAGE FINISHED	504
OPEN PORCH FINISHED	600
OPEN PORCH FINISHED	600
OPEN PORCH FINISHED	174
OPEN PORCH UNFINISHED	300
OPEN PORCH UNFINISHED	300
UPPER STORY FINISHED	2437

Permits

Permit #	Description	Value	CO Date	Permit Date
16974	625 LAKE MOBILE DR: ACCESSORY STRUCTURE RESIDENTIAL- [LAKE MOBILE SHORES REPLAT].	\$5,760		11/14/2022
14533	625 LAKE MOBILE DR: SINGLE FAMILY DETACHED- [LAKE MOBILE SHORES REPLAT]	\$696,859	9/6/2022	10/19/2020

Extra Features

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

Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

Political Representation

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

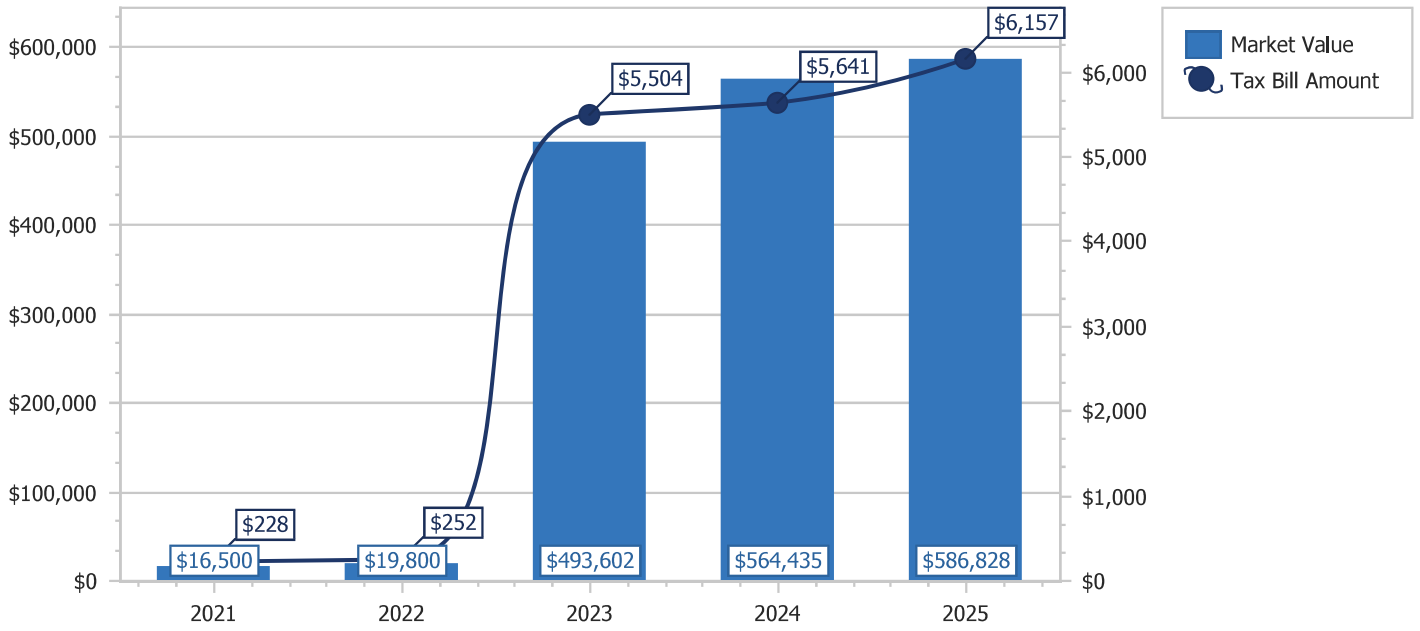
School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities

Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 11 & 12 BLK B REPLAT OF LAKE MOBILE SHORES PB 8 PG 55

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

A. FINDINGS OF FACT

Property Owner: AZAAD ALI
625 LAKE MOBILE DR
ALTAMONTE SPRINGS, FL 32701

Project Name: LAKE MOBILE DR (625)

Requested Variance:

Request for: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a six (6) foot privacy within the front and 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 July, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 11 & 12 BLK B REPLAT OF LAKE MOBILE SHORES PB 8 PG 55

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

A. FINDINGS OF FACT

Property Owner: AZAAD ALI
625 LAKE MOBILE DR
ALTAMONTE SPRINGS, FL 32701

Project Name: LAKE MOBILE DR (625)

Variance Approval:

Request for: (1) a fence height variance from four (4) feet to six (6) feet within the front yard setback; and (2) a rear yard setback variance from thirty (30) feet to zero (0) feet to the Normal High Water Elevation for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

EXHIBIT A SITE PLAN



6' privacy fence



formation-
tophat
90
3" in Ground
09"
formation-



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0460

Title:

(Parcel 37A) Snow Hill Road - Request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district; BV2026-040 (Brian Foshee, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district; or
2. Approve the request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is a legal parcel of record that was created prior to the Seminole County Subdivision Regulations being adopted on July 28, 1970, and prior to the A-5 (Rural) zoning district being adopted on September 11, 1991.
- The parcel is 10,500 square feet and is 207,300 square feet under the minimum five (5) acre lot size requirement, and forty-five (45) feet under the minimum 150

foot width at building line requirement.

- The proposed single family dwelling will be 2,400 square feet and will encroach ten (10) 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, the minimum parcel area required for this zoning district is 5 acres, and the minimum parcel width at building line is 150 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, lot size and width; 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:

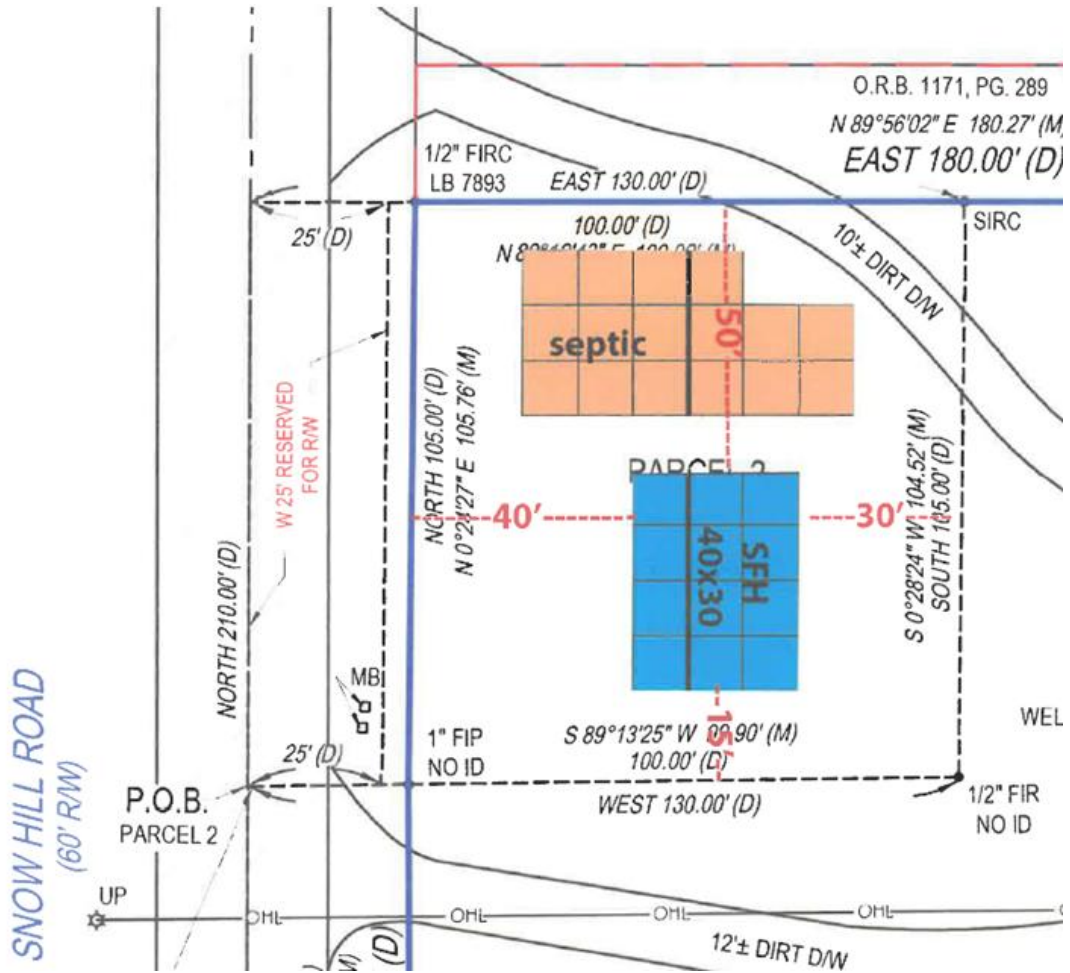
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

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:

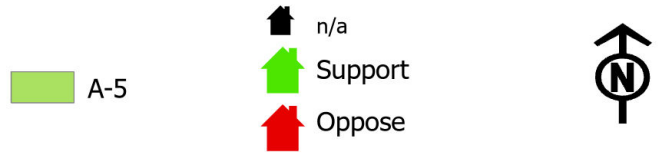
1. Any variance granted will apply only to the lot size and width at building line as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

(PARCEL 37A) SNOW HILL ROAD VARIANCES





Brian Foshee
 Parcel: 34-20-32-300-037A-0000
 SEMINOLE COUNTY BOA
 JUNE 22, 2026



VARIANCE CRITERIA

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

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

attached page

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?
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?

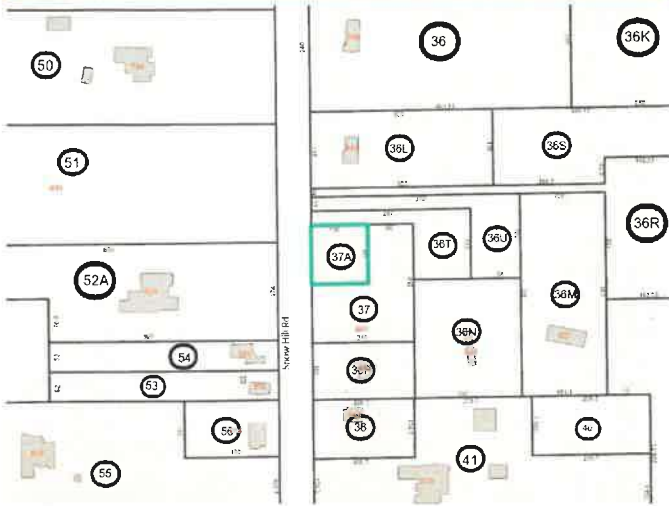
1. The subject property is a legally created parcel of record that predates current subdivision regulations and dimensional standards, as confirmed by Seminole County's Lot Research Report. The parcel contains approximately 13,650 square feet and has an approximate width at the building line of 105 feet, while the A-5 zoning district requires a minimum lot size of 5 acres and a minimum width of 150 feet. The parcel is identified by the County as a legal parcel of record eligible for residential permits to be issued, subject to applicable approvals. The parcel's limited size, width, and septic constraints are inherent characteristics of the land itself and are not typical of conforming parcels in the zoning district.
2. The special conditions were not created by the applicant. The parcel was legally created prior to July 28, 1970, and predates current subdivision and zoning regulations. The applicant did not create the parcel's size, configuration, or width. The dimensional limitations and septic-related constraints are historic conditions of the parcel and existed prior to the applicant's ownership.
3. Granting the requested variances would not confer a special privilege. The applicant is not requesting a use that is prohibited, nor seeking to increase density beyond one single-family residence on a legal parcel of record. The request is limited to allowing a reasonable residential use consistent with surrounding properties. The variances would simply allow this historic parcel to be used in a manner similar to other residential parcels, rather than granting any unique or preferential use.
4. Literal enforcement of the current A-5 dimensional standards, combined with the minimum lot size requirements for septic systems, would deprive the applicant of any reasonable use of this legally recognized parcel of record. The Lot Research Report indicates that the parcel is eligible for residential permits to be issued, subject to applicable approvals; however, the parcel's historic size and width prevent compliance with current zoning and septic requirements without dimensional relief. Without the requested variances, the parcel would effectively be rendered unusable for its intended residential purpose despite its legal status. This creates an unnecessary and undue hardship that is directly tied to the parcel's pre-existing characteristics and not to any action of the applicant.
5. The requested variances represent the minimum necessary to make possible the reasonable use of the property. The applicant seeks only the relief required to allow one single-family residence on the parcel and will design the home to comply with applicable setbacks, environmental constraints, and Health Department requirements. No additional relief is requested beyond what is necessary to address the parcel's existing dimensional limitations and to allow a modest residential structure.
6. Granting the requested variances will be in harmony with the general intent and purpose of the Land Development Code and will not be injurious to the surrounding neighborhood or public welfare. The proposed use is one single-family residence, which is consistent with the rural residential character of the area. The applicant will comply with all applicable environmental, septic, well, and building requirements and will site the structure in a manner that minimizes impacts to adjacent properties. The request does not increase density beyond one residence on this parcel and will not adversely impact traffic, drainage, or neighborhood character.

Property Record Card



Parcel: **34-20-32-300-037A-0000**
 Property Address:
 Owners: **FOSHEE, BRIAN**
 2026 Market Value \$38,750 Assessed Value \$14,028 Taxable Value \$14,028
 2025 Tax Bill \$200.26 Tax Savings with Non-Hx Cap \$41.45
 Vacant Residential property has a lot size of 0.24 Acres

Parcel Location



Site View

Parcel Information

Parcel	34-20-32-300-037A-0000
Property Address	
Mailing Address	93 E HIGH ST OVIEDO, FL 32765-9473
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$38,750	\$17,670
Land Value Agriculture	\$0	\$0
Just/Market Value	\$38,750	\$17,670
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$24,722	\$4,917
P&G Adjustment	\$0	\$0
Assessed Value	\$14,028	\$12,753

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$241.71
Tax Bill Amount	\$200.26
Tax Savings with Exemptions	\$41.45

Owner(s)

Name - Ownership Type
 FOSHEE, BRIAN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 34 TWP 20S RGE 32E N 105 FT OF S 518.71
FT OF W 130 FT OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$14,028	\$0	\$14,028
Schools	\$38,750	\$0	\$38,750
FIRE	\$14,028	\$0	\$14,028
ROAD DISTRICT	\$14,028	\$0	\$14,028
SJWM(Saint Johns Water Management)	\$14,028	\$0	\$14,028

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/29/2026	\$150,000	10980/0241	Improved	No
QUIT CLAIM DEED	6/5/2020	\$18,000	09618/1263	Improved	No
PROBATE RECORDS	5/1/2006	\$100	06542/0295	Improved	No

Land

Units	Rate	Assessed	Market
0.31 Acres	\$125,000/Acre	\$38,750	\$38,750

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

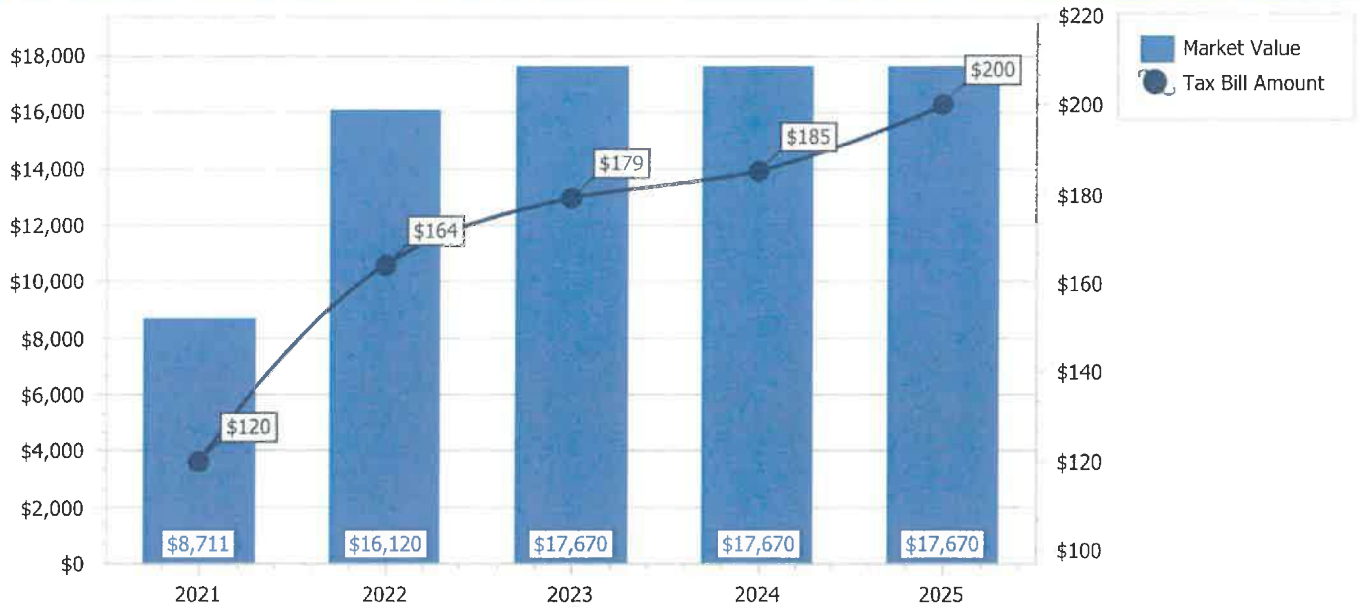
Political Representation

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

Utilities

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

Property Value History



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SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 34 TWP 20S RGE 32E N 105 FT OF S 518.71 FT OF W 130 FT OF SW 1/4

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

A. FINDINGS OF FACT

Property Owner: BRIAN FOSHEE
93 E HIGH ST
OVIEDO, FL 32765

Project Name: SNOW HILL RD (PARCEL 37A)

Requested Variance:

Request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance a non-conforming parcel's lot size and width at building line, and 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 July, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 34 TWP 20S RGE 32E N 105 FT OF S 518.71 FT OF W 130 FT OF SW 1/4

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

A. FINDINGS OF FACT

Property Owner: BRIAN FOSHEE
93 E HIGH ST
OVIEDO, FL 32765

Project Name: SNOW HILL RD (PARCEL 37A)

Variance Approval:

Request for: (1) a lot size variance from five (5) acres to 10,500 square feet; and (2) a width at building line variance from 150 feet to 105 feet; and (3) a front yard setback variance from fifty (50) feet to forty (40) feet for a single family dwelling in the A-5 (Rural) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the lot size (10,500 square feet) and width at building line (105 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**

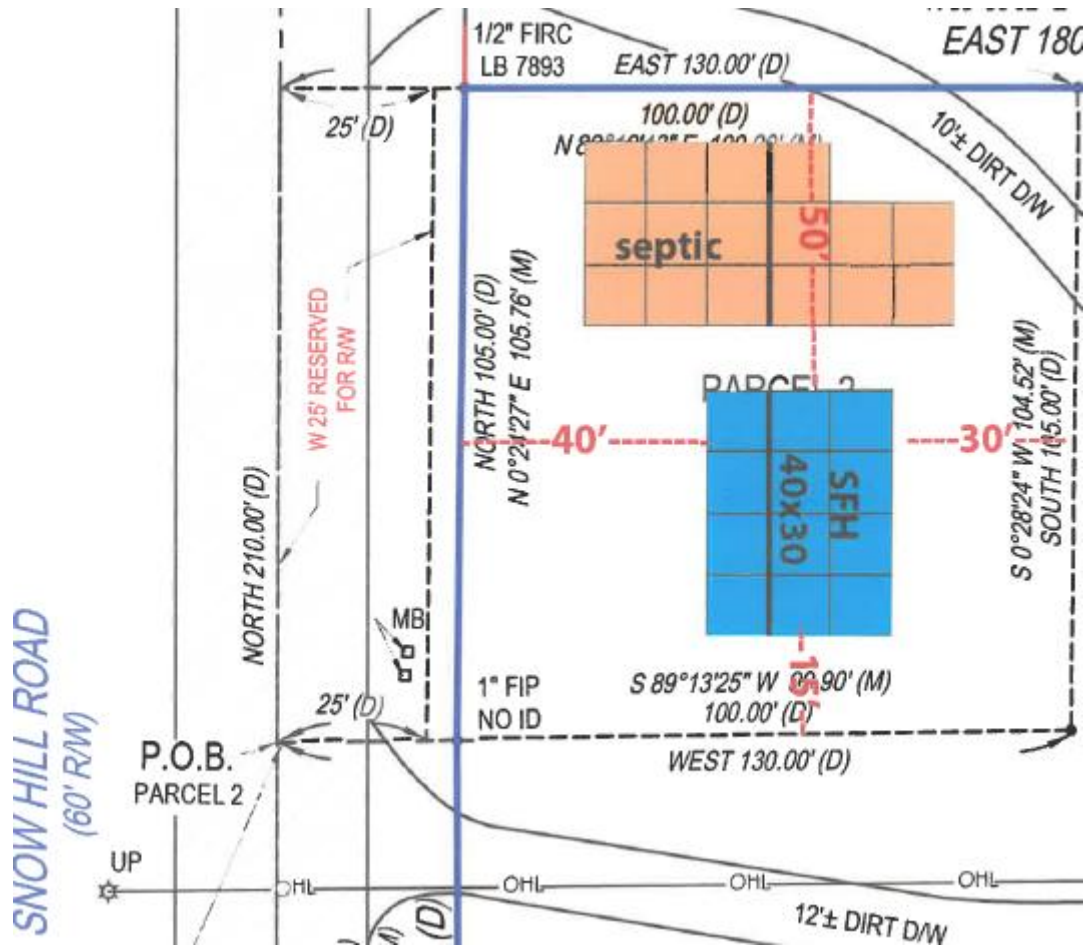
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0461

Title:

(Parcel 37) Snow Hill Road- Request for: (1) a lot size variance from five (5) acres to 0.62 acres; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district; BV2026-039 (Brian Foshee, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for: (1) a lot size variance from five (5) acres to 27,300 square feet; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district; or
2. Approve the request for: (1) a lot size variance from five (5) acres to 27,300 square feet; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is a legal parcel of record that was created prior to the Seminole County Subdivision Regulations being adopted on July 28, 1970, and prior to the A-5 (Rural) zoning district being adopted on September 11, 1991.
- The parcel is 27,300 square feet and is 190,500 square feet under the minimum five (5) acre lot size requirement, and fifty (50) feet under the minimum 150 foot width at building line requirement.
- The proposed single family dwelling will be approximately 1,200 square feet and

will meet the minimum A-5 zoning district setbacks.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the minimum parcel area required for this zoning district is 5 acres, and the minimum parcel width at building line is 150 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 lot sizes and lot widths; 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 lot size and width as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



Brian Foshee
 Parcel: 34-20-32-300-0370-0000

SEMINOLE COUNTY BOA
 JUNE 22, 2026

A-5

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

Answers on next page

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?~~
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. The subject property is a legally created, unplatted parcel of record that predates the current subdivision regulations and current A-5 dimensional standards, as confirmed by Seminole County's Lot Research Report. The parcel is approximately 0.62 acre with an approximate width at the building line of 100 feet, while the current A-5 zoning district requires a minimum lot size of 5 acres and a minimum width at the building line of 150 feet. These historic physical characteristics are peculiar to this parcel itself and are not conditions generally applicable to conforming A-5 parcels created under current standards. The property also has frontage on a public right-of-way (Snow Hill Road), is identified by Seminole County as a legal parcel of record, and is eligible for residential permits to be issued subject to applicable approvals. These special conditions are inherent to the land and are not shared by typical conforming parcels in the same zoning district.
2. The special conditions and dimensional deficiencies were not created by the applicant. Seminole County's Lot Research Report states that the parcel is a legal parcel of record prior to July 28, 1970, and that it predates the subdivision regulations. The applicant did not create the parcel's lot size, width at the building line, or legal status. The current nonconforming dimensions existed long before the applicant acquired the property. The requested variances are therefore based on historic conditions of the parcel and not on any action taken by the applicant.
3. Granting the requested variances would not confer a special privilege on the applicant. The request is not to establish a prohibited use or to intensify the property beyond a reasonable residential use. The applicant seeks only to construct one single-family residence on one legal parcel of record. A single-family residence is a customary and reasonable residential use and is consistent with the residential and rural character of the surrounding area. Granting the requested dimensional relief would simply allow this historic legal parcel to enjoy the same basic residential use commonly enjoyed by other residential properties and legal parcels, rather than granting any use or privilege not otherwise allowed within the zoning framework.
4. Literal enforcement of the current A-5 minimum lot size and minimum width-at-building-line standards would deprive the applicant of the reasonable residential use of a legally recognized parcel of record that Seminole County has already determined is eligible for residential permits to be issued, subject to applicable approvals. Without the requested dimensional relief, the parcel would effectively be denied any practical single-family residential use despite its legal parcel status and direct frontage on a public road. This would deprive the applicant of a basic residential use commonly enjoyed by other legal residential parcels and would create an unnecessary and undue hardship that is directly tied to the parcel's historic dimensions rather than to any public benefit. The hardship arises from the property's pre-existing size and width, not from any action of the applicant.
5. The requested variances are the minimum variances necessary to make possible the reasonable use of the property. The applicant is requesting only the dimensional relief required for minimum lot size and width at the building line in order to construct one single-family residence on this legal parcel of record. No greater relief is requested than is necessary. The applicant intends to site the residence in a manner that complies with all applicable house setbacks identified in the Lot Research Report, including a 50-foot front setback, 10-foot side setbacks, and a 30-foot rear setback, to the extent feasible under final approved plans. The applicant will also comply with all applicable well, septic, environmental, drainage, and building code requirements, and will design the residence to fit the parcel with the least impact

possible. Because the request is limited to the minimum dimensional relief needed to permit one customary residential use on one legal parcel, the requested variances represent the minimum necessary relief.

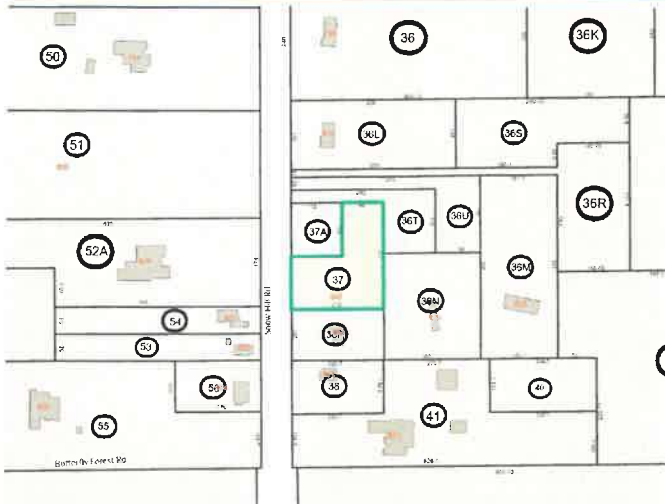
6. Granting the requested variances will be in harmony with the general intent and purpose of Chapter 30 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The proposed use is one single-family residence on one legal parcel of record, which is compatible with the existing residential and rural character of the Geneva / Snow Hill Road area. The applicant is not seeking a commercial use, increased density beyond one residence on this parcel, or any use inconsistent with the surrounding area. The residence will be designed and located to respect neighboring properties, maintain applicable setbacks to the extent feasible, comply with all septic and well requirements, and comply with environmental and drainage regulations. The parcel is not located within a FEMA regulated special flood hazard area, and the Lot Research Report indicates no wetlands on the property itself. Granting the requested dimensional relief will therefore allow a reasonable residential use while preserving neighborhood compatibility, public safety, and the general intent of the Land Development Code.

Property Record Card



Parcel: 34-20-32-300-0370-0000
 Property Address: SNOW HILL RD GENEVA, FL 32732
 Owners: FOSHEE, BRIAN
 2026 Market Value \$87,500 Assessed Value \$29,472 Taxable Value \$29,472
 2025 Tax Bill \$435.30 Tax Savings with Non-Hx Cap \$110.49
 Vacant Residential property has a lot size of 0.62 Acres

Parcel Location



Site View

Parcel Information

Parcel	34-20-32-300-0370-0000
Property Address	SNOW HILL RD GENEVA, FL 32732
Mailing Address	93 E HIGH ST OVIEDO, FL 32765-9473
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$87,500	\$39,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$87,500	\$39,900
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$58,028	\$13,107
P&G Adjustment	\$0	\$0
Assessed Value	\$29,472	\$26,793

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$545.79
Tax Bill Amount	\$435.30
Tax Savings with Exemptions	\$110.49

Owner(s)

Name - Ownership Type

FOSHEE, BRIAN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 34 TWP 20S RGE 32E N 210 FT OF S 518.71
 FT OF W 210 FT OF SW 1/4 (LESS N 105 FT OF
 W 130 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$29,472	\$0	\$29,472
Schools	\$87,500	\$0	\$87,500
FIRE	\$29,472	\$0	\$29,472
ROAD DISTRICT	\$29,472	\$0	\$29,472
SJWM(Saint Johns Water Management)	\$29,472	\$0	\$29,472

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/29/2026	\$150,000	10980/0241	Improved	No
QUIT CLAIM DEED	6/5/2020	\$18,000	09618/1263	Improved	No
PROBATE RECORDS	6/1/2006	\$100	06276/1700	Improved	No

Land

Units	Rate	Assessed	Market
0.70 Acres	\$125,000/Acre	\$87,500	\$87,500

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
19645	847 SNOW HILL RD: DEMO RESIDENTIAL-	\$0		11/30/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed

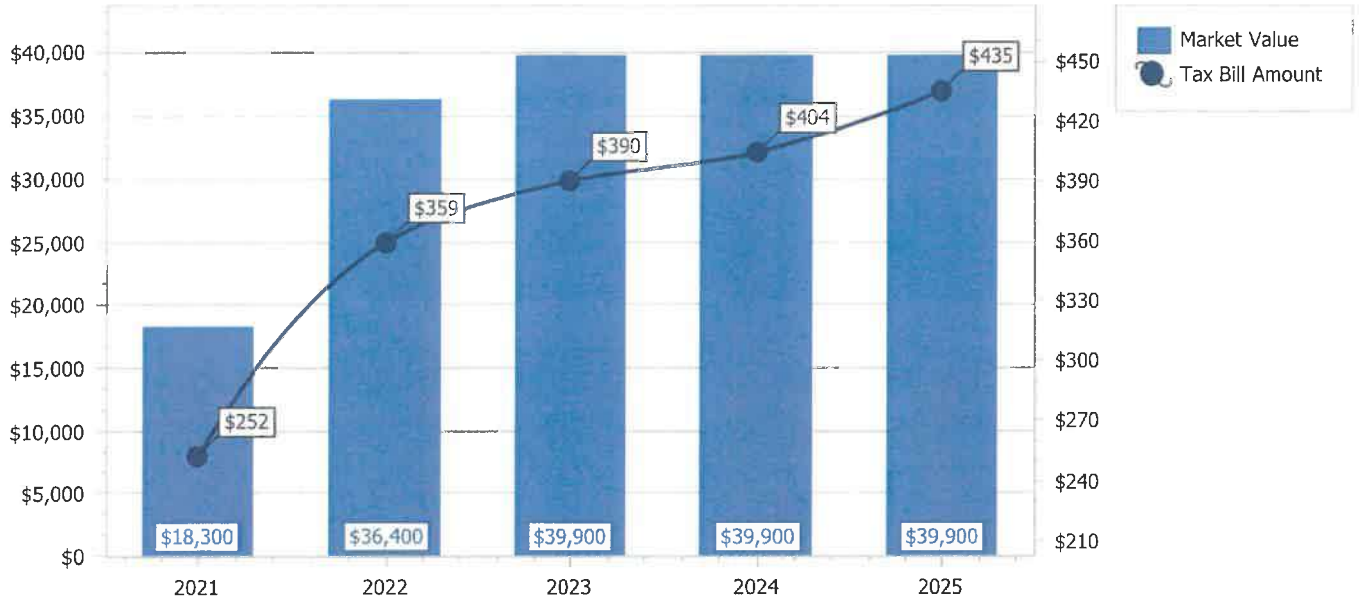
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 34 TWP 20S RGE 32E N 210 FT OF S 518.71 FT OF W 210 FT OF SW 1/4
(LESS N 105 FT OF W 130 FT)

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

A. FINDINGS OF FACT

Property Owner: BRIAN FOSHEE
93 E HIGH ST
OVIEDO, FL 32765

Project Name: SNOW HILL RD (PARCEL 37)

Requested Variance:

Request for: (1) a lot size variance from five (5) acres to 27,300 square feet; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to reduce the minimum lot size and width at building line on a parcel in the A-5 zoning district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 34 TWP 20S RGE 32E N 210 FT OF S 518.71 FT OF W 210 FT OF SW 1/4
(LESS N 105 FT OF W 130 FT)

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

A. FINDINGS OF FACT

Property Owner: BRIAN FOSHEE
93 E HIGH ST
OVIEDO, FL 32765

Project Name: SNOW HILL RD (PARCEL 37)

Variance Approval:

Request for: (1) a lot size variance from five (5) acres to 27,300 square feet; and (2) a width at building line variance from 150 feet to 100 feet for a single family dwelling in the A-5 (Rural) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the lot size (27,300 square feet) and width at building line (100 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**

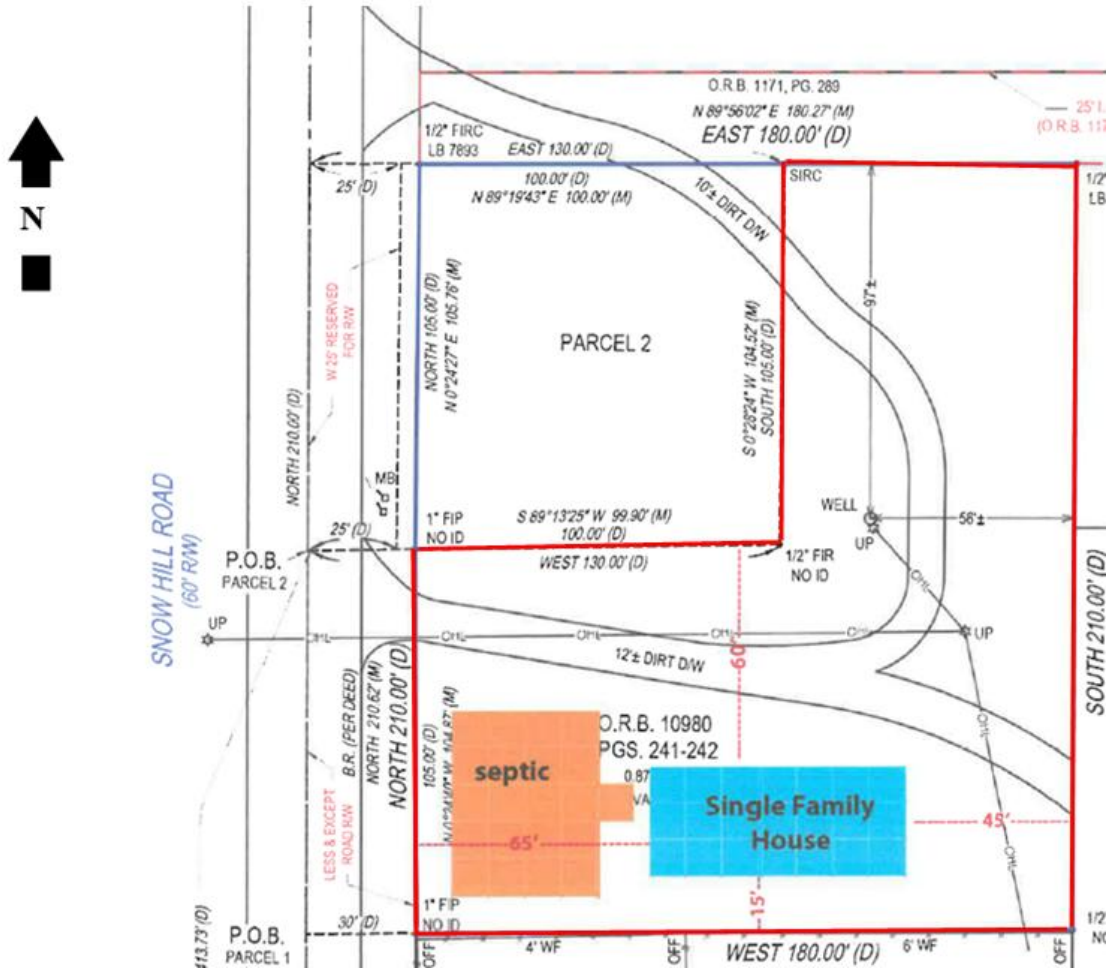
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0452

Title:

1744 W. Cheryl Street - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district; BV2026-043 (Ronald Landires, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Carolyn Estates subdivision.
- The proposed addition will be 805 square feet and will encroach twelve (12) feet into the required rear yard setback.
- The rear of the property abuts a twenty-five (25) foot multi-use easement that belongs to the adjacent Autumn Glen subdivision.
- Three (3) signatures of support were received from adjacent neighbors.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the 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)

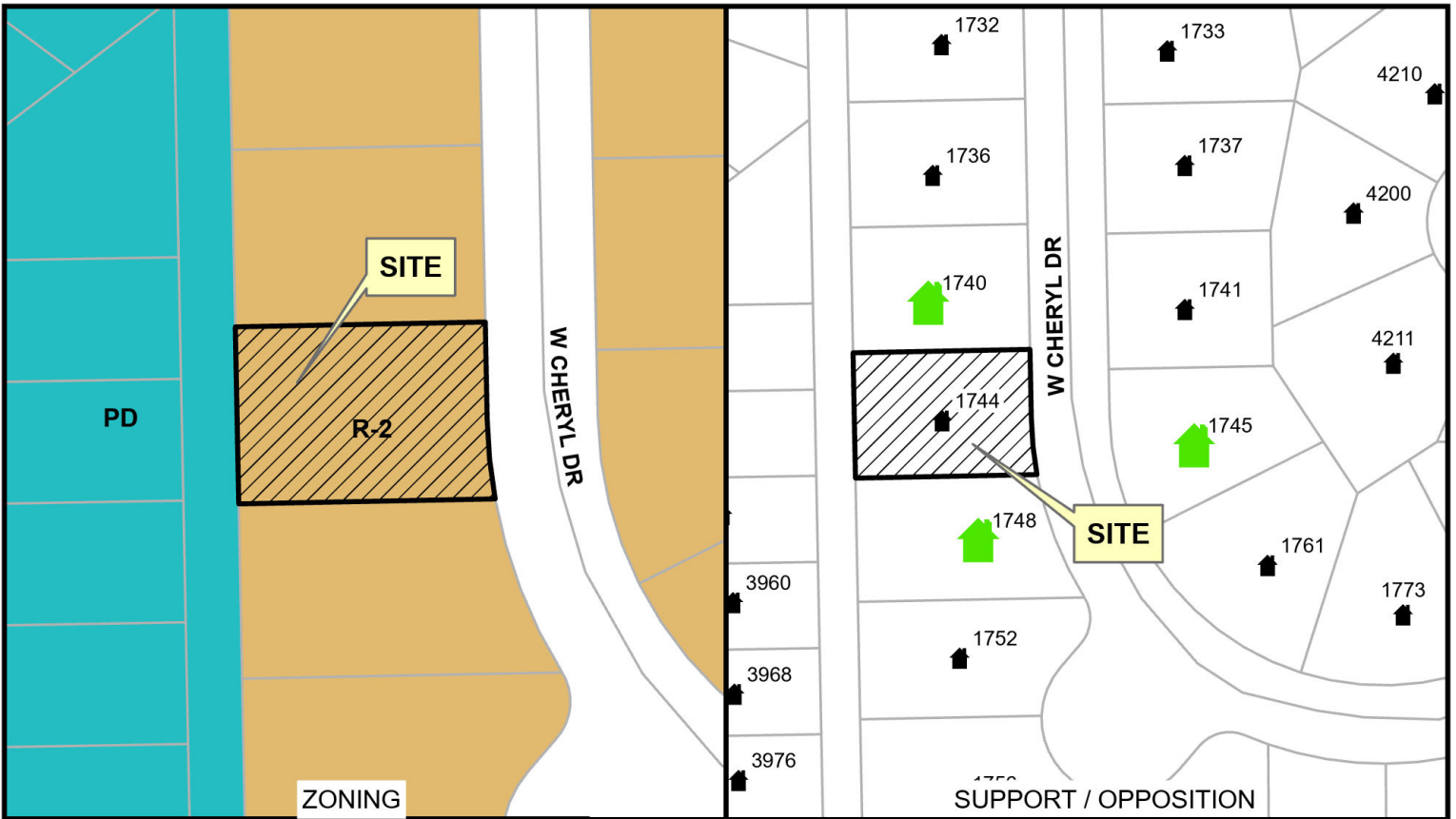
Staff Conclusion:

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 805 square foot 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.



Ronald Landires
 1744 W Cheryl Dr
 Winter Park Fl 32792

SEMINOLE COUNTY BOA
 JUNE 22, 2026

R-2
 PD

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

The property located at 1744 W Cheryl Drive has unique physical constraints, including existing structure placement, limited buildable area due to setback requirements, and utility easements that restrict expansion options. As shown in the property survey, the current home footprint limits the ability to expand in a manner that fully complies with standard setbacks. Additionally, the proposed addition is intended to accommodate elderly parents with mobility limitations, requiring a functional layout with accessible living space, including wider interior clearances, a full bathroom, and proximity between living areas. These accessibility needs further restrict feasible placement of the addition, making strict compliance impractical compared to other properties in the same zoning district.

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

The need for the variance is not the result of any actions taken by the applicant but rather due to the existing structure placement and the current zoning requirements. The circumstances arise from the necessity to provide appropriate living accommodations for elderly family members, which is a reasonable and compassionate use of the property. The hardship is based on practical limitations of the property and family needs, not from any intentional violation or prior development decisions 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 will not confer any special privilege to the applicant that is denied to other properties in the same zoning district. Instead, it will allow the applicant to utilize the property in a manner consistent with other residential properties by providing adequate living space for family members. Many properties accommodate extended family living arrangements, and this request simply allows similar reasonable use under unique constraints.

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

A literal interpretation of the zoning regulations would prevent the applicant from reasonably using the property to care for elderly family members. Due to mobility limitations, the proposed addition must provide accessible, single-level living space with appropriate layout accommodations that cannot be achieved within the current setback restrictions. Without the variance, the applicant would be unable to safely and effectively house elderly parents within the home, creating an unnecessary hardship. The property's physical limitations, combined with the family's medical and mobility needs, make compliance with existing regulations impractical while still meeting basic living requirements.

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

The requested variance represents the minimum necessary to accommodate the proposed 805-square-foot addition, which has been specifically designed to meet basic living and accessibility needs for elderly occupants. The layout has been intentionally planned to maximize functionality within the smallest feasible footprint while working around the property's existing constraints. No greater variance is being requested than what is required to

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

The proposed addition will be consistent with the character of the surrounding neighborhood and will not negatively impact adjacent properties. The structure will remain residential in nature, maintain aesthetic compatibility, and will not create increased traffic, noise, or safety concerns. Granting this variance supports family housing needs while preserving neighborhood integrity and public welfare.

Property Record Card



Parcel: **25-21-30-504-0000-0120**
 Property Address: **1744 W CHERYL DR WINTER PARK, FL 32792**
 Owners: **LANDIRES, RONALD**
 2026 Market Value \$360,297 Assessed Value \$360,297 Taxable Value \$308,886
 2025 Tax Bill \$4,358.43 Tax Savings with Exemptions \$558.81
 The 4 Bed/2 Bath Single Family property is 1,694 SF and a lot size of 0.21 Acres

Parcel Location



Site View



25213050400000120 04/23/2022

Parcel Information

Parcel	25-21-30-504-0000-0120
Property Address	1744 W CHERYL DR WINTER PARK, FL 32792
Mailing Address	1744 W CHERYL DR WINTER PARK, FL 32792-6307
Subdivision	CAROLYN ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$258,397	\$259,874
Depreciated Other Features	\$6,900	\$4,600
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$360,297	\$359,474
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	\$360,297	\$359,474

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,917.24
Tax Bill Amount	\$4,358.43
Tax Savings with Exemptions	\$558.81

Owner(s)

Name - Ownership Type
 LANDIRES, RONALD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 12
CAROLYN ESTATES
PB 21 PG 86

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$360,297	\$51,411	\$308,886
Schools	\$360,297	\$25,000	\$335,297
FIRE	\$360,297	\$51,411	\$308,886
ROAD DISTRICT	\$360,297	\$51,411	\$308,886
SJWM(Saint Johns Water Management)	\$360,297	\$51,411	\$308,886

Sales

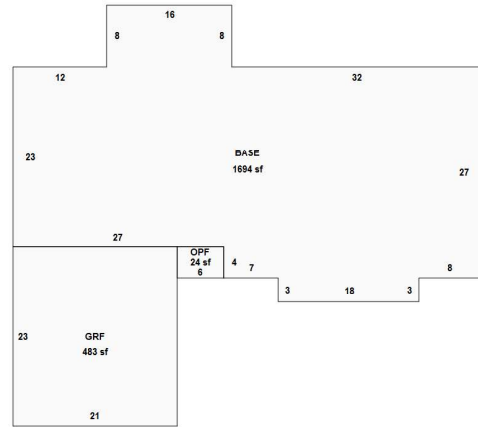
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/3/2024	\$420,000	10644/0247	Improved	Yes
WARRANTY DEED	4/1/2017	\$264,500	08907/1713	Improved	Yes
WARRANTY DEED	5/1/1985	\$77,000	01650/0188	Improved	Yes
WARRANTY DEED	11/1/1984	\$80,700	01595/0069	Improved	Yes
WARRANTY DEED	5/1/1981	\$74,900	01336/0779	Improved	Yes
WARRANTY DEED	2/1/1980	\$51,600	01267/1925	Vacant	No

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1980/1995
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1694
Total Area (ft ²)	2201
Constuction	CB/STUCCO FINISH
Replacement Cost	\$295,311
Assessed	\$258,397

* Year Built = Actual / Effective



Sketch by Apex/Sketch

Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	483
OPEN PORCH FINISHED	24

Permits				
Permit #	Description	Value	CO Date	Permit Date
08934	1744 W CHERYL DR: REROOF RESIDENTIAL- [CAROLYN ESTATES]	\$9,900		6/3/2021
09200	MECHANICAL & CONDENSOR	\$2,055		8/16/2007
02737	REPLACE REAR PATIO DOOR W/FRENCH DOORS	\$983		3/1/2003

Extra Features					
Description	Year Built	Units	Cost	Assessed	
FIREPLACE 2	1980	1	\$6,000	\$3,600	
SCREEN PATIO 2	2004	1	\$5,500	\$3,300	

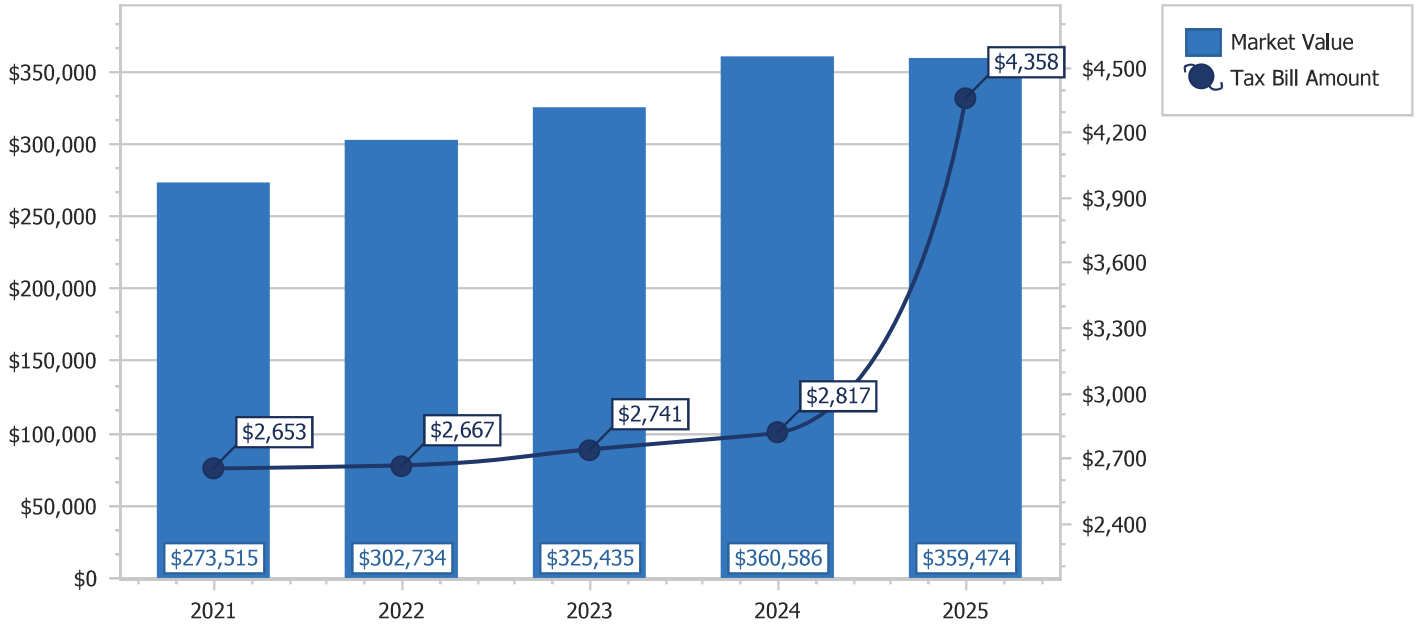
Zoning	
Zoning	R-2
Description	One and Two-Family-9000
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Dear Neighbor,

I hope this message finds you well. My name is Ronald, and I live at 1744 W Cheryl Drive. I'm reaching out to personally share plans for a small addition to my home and to kindly ask for your support as I go through the county's approval process.

The purpose of this addition is to create a safe and comfortable living space for my elderly parents, who will be moving in with me. As they age, they require a more accessible environment that allows them to live safely and with dignity while remaining close to family. The addition is being thoughtfully designed to meet those needs, including a bedroom, bathroom, and living area that are all on one level and easy to navigate.

Due to the layout of my property and existing setback requirements, I am required to apply for a variance with Seminole County to move forward. As part of that process, the County allows neighbors to provide feedback or letters of support.

I want to assure you that this project is strictly for family use and not for rental or commercial purposes. My goal is to maintain the character of the neighborhood while making a necessary accommodation for my parents. The addition is designed to blend with the existing home and will not create any additional noise, traffic, or disruption to the area.

If you feel comfortable supporting this request, I would greatly appreciate a signature. Your consideration means a great deal to me and my family.




Thank you for your time, understanding, and support.

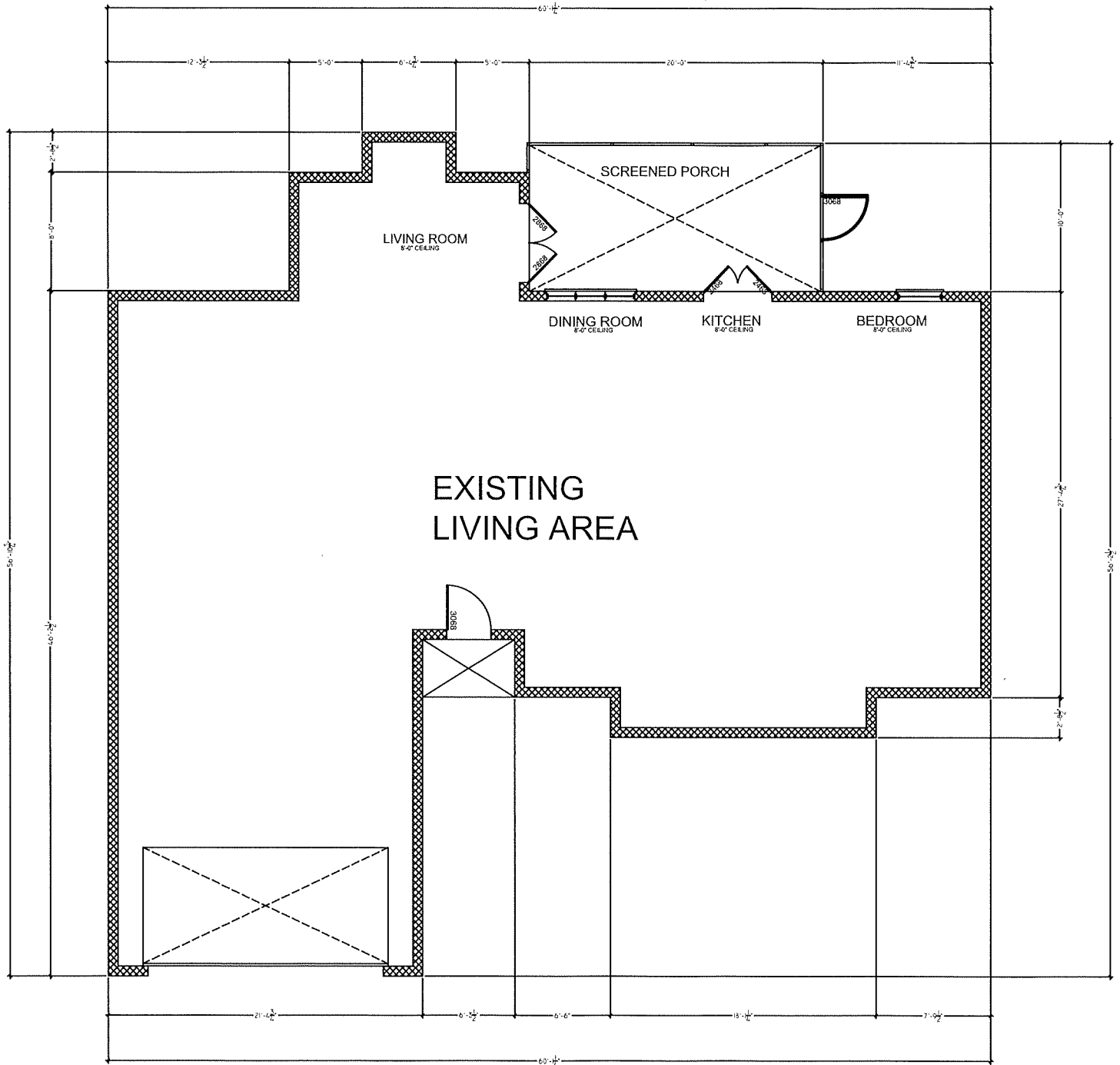
Sincerely,
Ronald Landires



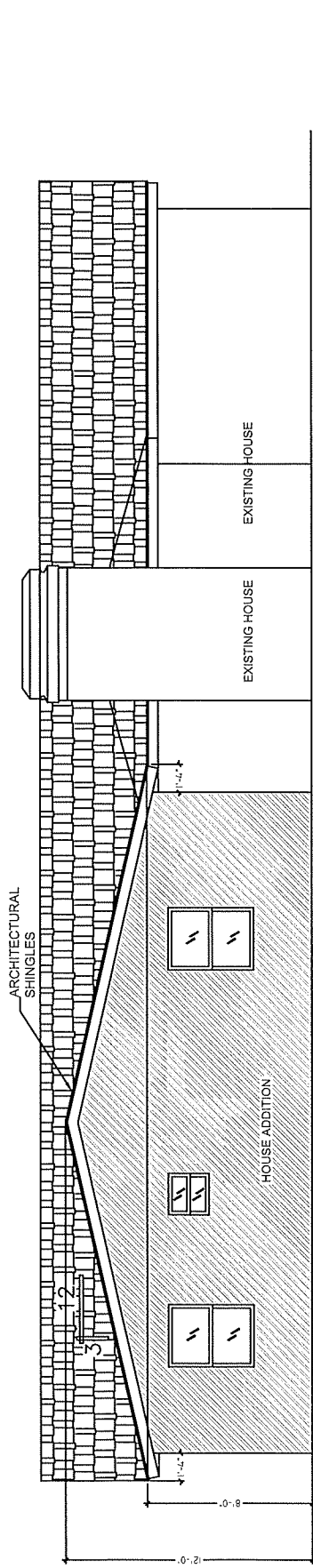
Homeowner

Address

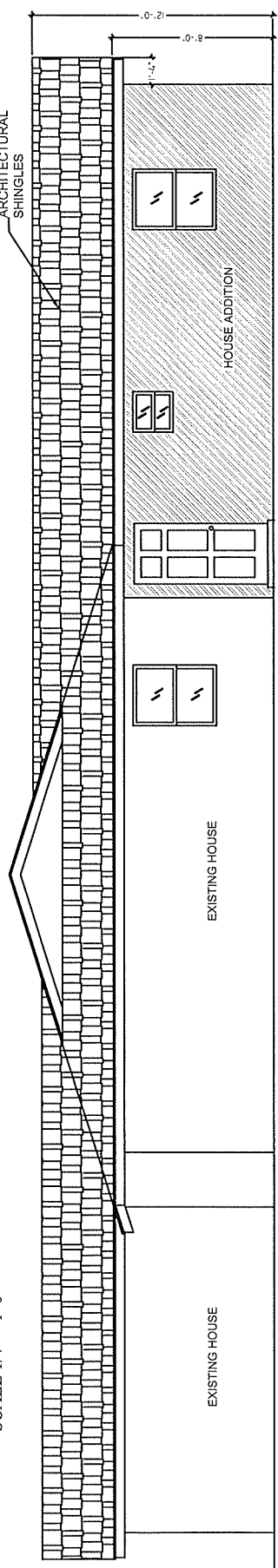
<p>Name: <u>Daniel Otero</u></p> <p>Signature: <u></u></p>	<p>Address: <u>1740 W. Cheryl Rd</u> <u>Winter Park FL 32792</u> <u>407.325-2650</u></p>
<p>Name: <u>Pete Weber</u></p> <p>Signature: <u></u></p>	<p>Address: <u>1745 W Cheryl Dr</u> <u>Winter Park, FL 32792</u> <u>407.595-8305</u></p>
<p>Name: <u>Livia Weber</u></p> <p>Signature: <u></u></p>	<p>Address: <u>1748 W Cheryl Dr</u> <u>Winter Park, FL</u> <u>32792</u></p>
<p>Name: _____</p> <p>Signature: _____</p>	<p>Address: _____</p>
<p>Name: _____</p> <p>Signature: _____</p>	<p>Address: _____</p>



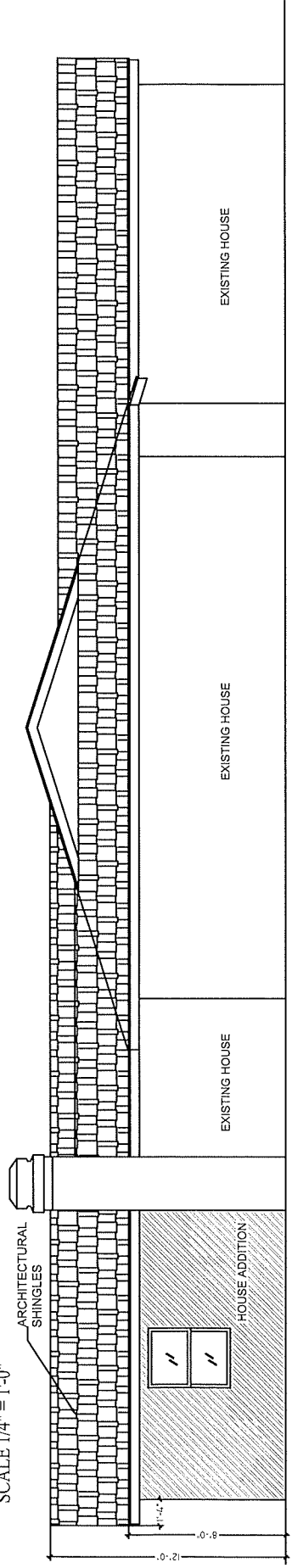
EXISTING FLOOR PLAN
 SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"

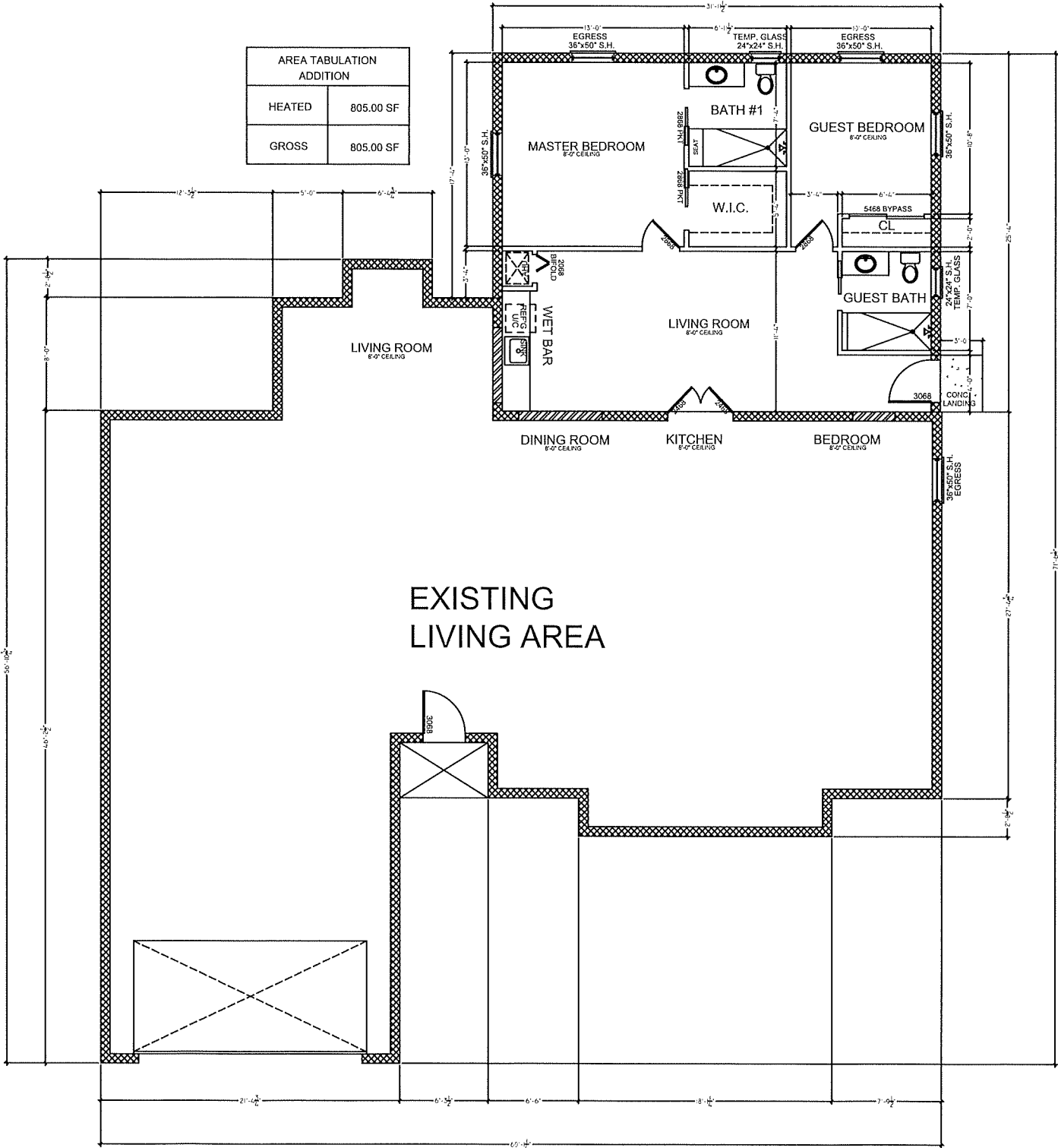


PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0"



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

AREA TABULATION ADDITION	
HEATED	805.00 SF
GROSS	805.00 SF



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

May 25, 2026 CEHA Board Meeting Minutes

Meeting called to order by the president at 7:00 pm

Roll Call of officers present : Keith Kotch-pres, Greg Johnson-sec., Bernie Barstow-VP, Denyse Demner-treas.,
Rachelle Lucas-at large mbr.

A quorum was determined with 5 board members present.

Other members in attendance: Sheila Johnson, Cathy & Jack Bauman, Barbara LaGrossa, Ron Landires, Elsie Brady, Scott Demner, and Lynda Garvey.

A motion was made by Bernie Barstow to read the minutes of the last HOA meeting of April 25, 2025; the motion was seconded, and unanimous vote to approve; the minutes were read. No discussion of the minutes followed.

Treasurer's Financial Report: Beginning Balance: \$14,370.14; total income: \$6570.00; less total expense: \$5458.75; the Net activity was +\$1111.25; thus an ending balance was \$15481.79. There was a brief discussion of current past dues of members as of May 25, 2026: two member payments were collected the following day, thus eleven (11) members remain past due, totaling \$1100. There was a motion to approve the treasurer's report, it was seconded, with a unanimous vote to approve.

The CEHA board secretary will be mailing out Second Past Due Notices to those eleven members.

President's Report: no report was given

Old Business:

1. The board's estoppel fee policy was restated to be the maximum allowable by Florida State law, with CEHA currently charging \$150 for normal service, and \$200 for service requiring special attention, and the CEHA treasurer will provide guidance.
2. The exterior brick wall of the development came up for a report by Keith Kotch. Keith reported that he contacted several home owners in 2025 that had backyards adjoining the wall, and progress was made in removing vines, vegetation, and woody growth from the lattice brickwork. At present it appears that there is minimal vegetation growing in the lattice work.
3. It was reported that the palms in the front island and the four palm tree owned by the CEHA just outside of the entrance to the development were trimmed at a cost of \$795.

New Business:

- There was a discussion of the upcoming fall meeting of CEHA when the election of officers will be held.
President Keith pointed out to the meeting attendees that there was a high likelihood that there would be at least two, possibly three openings; namely President, Vice President, and Secretary.
- Keith described a partially dead tree in the cul-de-sac across from his house, and the need to get a professional opinion as to the best way to proceed. Keith and Greg volunteered to contact the tree service company that just worked on the development's front island, and secure an estimate of possible costs, then report back to the board before proceeding.

- Denyse Demner gave the board an update on CEHA establishing a low cost website. At present, there are two ways to proceed: one would be to set up an HOA website that uses (4) email addresses assigned to board officers by their titles, and (!) general HOA email assigned to CEHA. All CEHA members would be able to communicate with any board member, and each board member would still have a degree of privacy because their own private email addresses would not be involved. The second website would have more features, and possibly a higher initial price, so right now Denyse said she needs to work out some issues with technical help from Rachele Lucas. The plan is provide an update to the board on a recommendation of one of the proposals.
- The CEHA board was requested by Mr. Ronald Landires, a CEHA member and homeowner residing at 1744 W Cheryl Dr. Winter Park, FL. 32792; to approve his plan for erecting a new building addition that will be attached to the rear wall of his present residence. (Legal Description: Lot 12, Book 21, Page 86, Parcel 25-21-30-504-0000-0120)
The CEHA board agreed to consider this request per the current revitalized and restated Notice of Restrictions on Real Estate dated & recorded December 10, 2016, that also identified CEHA as the entity responsible for review, approval and enforcement.
Mr. Landires provided to the board detailed building drawings, floor plans, and architectural plans; and answered all questions that were brought up.
Pursuant to Paragraph 6. of the current Notice of Restrictions on Real Estate, the CEHA board found that Mr. Landires was in conformity with and in harmony of external design with the existing structures in the property.
A motion was made, seconded, and approved in favor of Mr. Landires's request for approval.
- President Keith Kotch recognized Cathy Bauman (CEHA member), and gave her an opportunity to express her frustration that certain CEHA board functions & activities were not happening per the current Carolyn Estates Homeowners Association By-Laws. After all members and board officers were allowed to express their thoughts, President Keith Kotch pledged to return the CEHA and the board to following all of the Association's by-laws.
One idea that received a lot of discussion was the need to rewrite many of the CEHA's by-laws, and Cathy Bauman and Lynda Garvey said they both wanted to very involved when a committee was formed.
- After all new business was addressed, there was a motion to close, it was seconded, with a unanimous vote to close.

A time and date for the next CEHA meeting was not set, but Keith said he would be contacting all board members for setting a future date in September. Denyse suggested that perhaps holding a "virtual" board meeting might be a possibility, but there was no further discussion on that idea.

There was a motion to adjourn, it was seconded, and passed unanimously.

Meeting was declared adjourned at 9:36

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 CAROLYN ESTATES PB 21 PG 86

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

A. FINDINGS OF FACT

Property Owner: RONALD LANDIRES
1744 W CHERYL DR
WINTER PARK, FL 32792

Project Name: W CHERYL ST (1744)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an 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 July, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 CAROLYN ESTATES PB 21 PG 86

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

A. FINDINGS OF FACT

Property Owner: RONALD LANDIRES
1744 W CHERYL DR
WINTER PARK, FL 32792

Project Name: W CHERYL ST (1744)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-2 (One and Two-Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the addition (805 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**

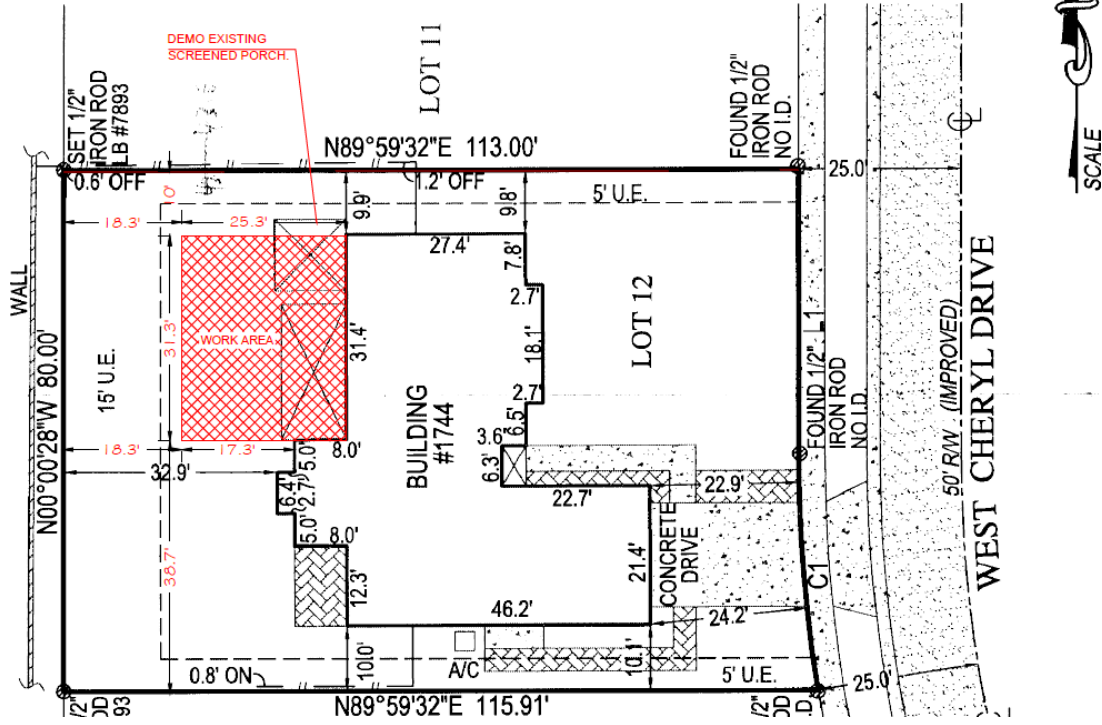
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0451

Title:

624 Eden Park Road - Request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district; BV2026-041 (Art Ally, 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-one (21) feet for an accessory structure in the A-1 (Agriculture) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the McNeils Orange Villa subdivision.
- The proposed 308 square foot (14' x 22') accessory structure will be used for storage and will encroach nine (9) feet into the required rear yard setback.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the 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:

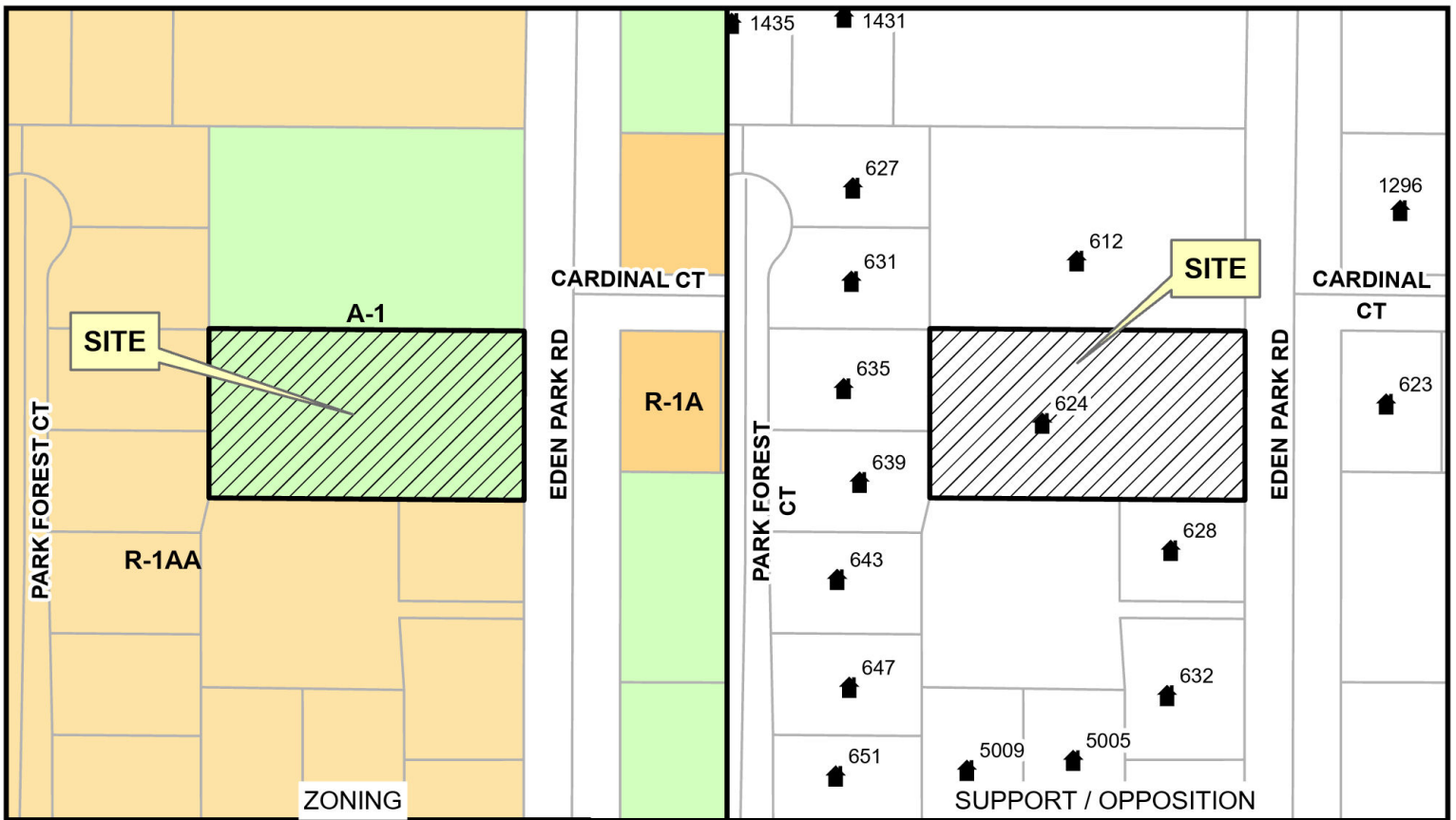
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

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:

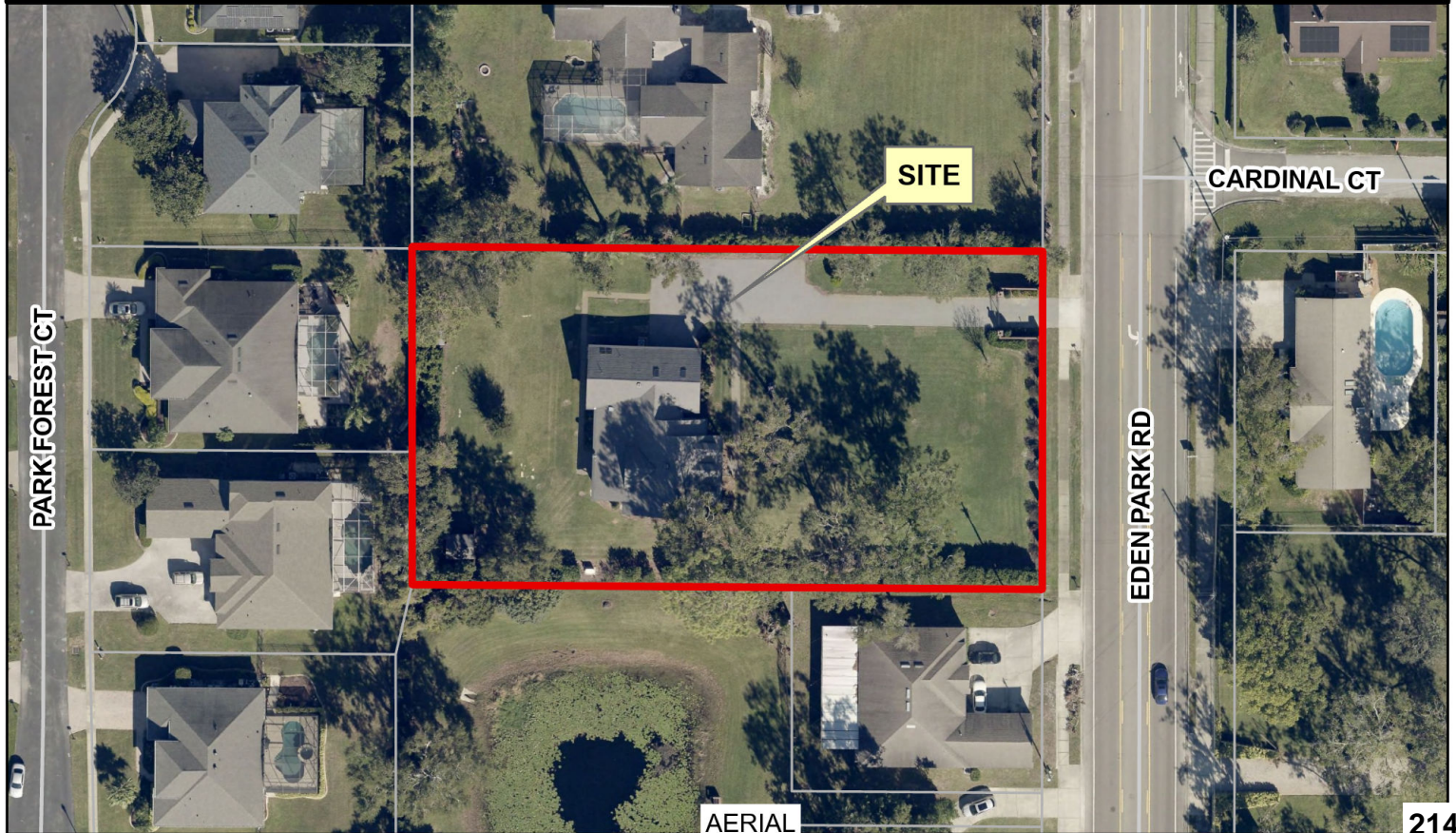
1. Any variance granted will apply only to the 14' x 22' accessory structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



Ally Arthur
 624 Eden Park Rd
 Altamonte Springs FL 32714

 SEMINOLE COUNTY BOA
 JUNE 22, 2026

- | | | | |
|---|-------|---|---------|
|  | A-1 |  | n/a |
|  | R-1AA |  | Support |
|  | R-1A |  | Oppose |



VARIANCE CRITERIA

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

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

WE ARE SIMPLY REPLACING AN EXISTING STORAGE SHED WHOSE FOUNDATION WAS DETERIORATING. THE NEW SHED IS IN EXACTLY THE SAME SPOT AS THE OLD ONE

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

WE ARE DOING NOTHING DIFFERENT THAN PLACING THE NEW SHED ON THE EXACT SPOT AS THE OLD ONE

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?

SAME AS # 2 - NOTHING WAS CHANGED

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

WE ARE DOING NOTHING NEW - JUST PUTTING A NEW SHED EXACTLY WHERE THE OLD ONE WAS - WE HAD NO IDEA THE SET BACK ZONING CHANGED IN ~~18~~ 2024.

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

SINCE NOTHING ABOUT THE LOCATION CHANGED (WITH A 20' SET BACK), WE POURED A CONCRETE FOUNDATION AND SET THE NEW, PRE BUILT SHED ON IT

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 LOCATION OF THE OLD SHED DID NOT CREATE A PROBLEM FOR US OR OUR NEIGHBORS. IN FACT, THE NEW SHED IS MORE ATTRACTIVE THAN THE OLD ONE. AND IS LOCATED ON THE SAME SPOT AS THE OLD. MY NEIGHBORS ARE PLEASED.

Property Record Card



Parcel: 17-21-29-5BG-0000-071A
Property Address: 624 EDEN PARK RD ALTAMONTE SPRINGS, FL 32714
Owners: ALLY, ARTHUR D ENH LIFE EST
 2026 Market Value \$468,653 Assessed Value \$299,336 Taxable Value \$242,925
 2025 Tax Bill \$3,359.76 Tax Savings with Exemptions \$3,030.86
 The 4 Bed/3 Bath Single Family property is 2,461 SF and a lot size of 0.96 Acres

Parcel Location



Site View



1721295BG0000071A 01/23/2024

Parcel Information

Parcel	17-21-29-5BG-0000-071A
Property Address	624 EDEN PARK RD ALTAMONTE SPRINGS, FL 32714
Mailing Address	624 EDEN PARK RD ALTAMONTE SPG, FL 32714-1234
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2007), Other Exemptions \$5,000
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$293,615	\$295,293
Depreciated Other Features	\$15,038	\$11,892
Land Value (Market)	\$160,000	\$160,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$468,653	\$467,185
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$169,317	\$175,719
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$299,336	\$291,466

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,390.62
Tax Bill Amount	\$3,359.76
Tax Savings with Exemptions	\$3,030.86

Owner(s)

Name - Ownership Type
 ALLY, ARTHUR D ENH LIFE EST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 309.53 FT N OF SE COR LOT
 71 RUN W 306.26 FT N 150 FT E TO
 A PT N OF BEG S TO BEG (LESS RD)
 MC NEILS ORANGE VILLA
 PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$299,336	\$56,411	\$242,925
Schools	\$299,336	\$30,000	\$269,336
FIRE	\$299,336	\$56,411	\$242,925
ROAD DISTRICT	\$299,336	\$56,411	\$242,925
SJWM(Saint Johns Water Management)	\$299,336	\$56,411	\$242,925

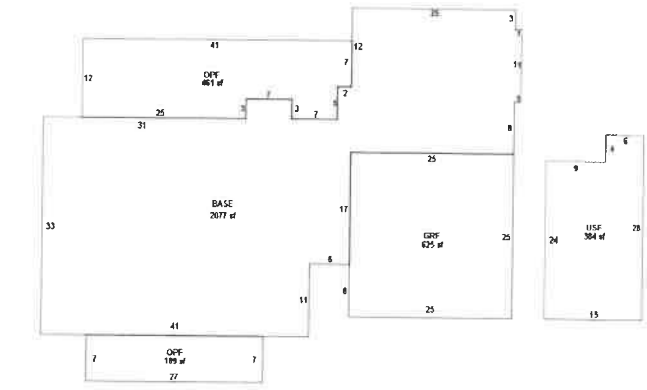
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/8/2021	\$100	09991/1026	Improved	No
QUIT CLAIM DEED	8/1/2014	\$100	08328/1492	Improved	No
WARRANTY DEED	7/1/2010	\$100	07409/1972	Improved	No
WARRANTY DEED	6/1/2006	\$480,000	06329/0422	Improved	Yes
WARRANTY DEED	7/1/1992	\$95,000	02455/1889	Improved	Yes
TRUSTEE DEED	7/1/1986	\$75,000	01752/1745	Improved	Yes
WARRANTY DEED	12/1/1980	\$100	01309/1269	Vacant	No
WARRANTY DEED	5/1/1979	\$26,000	01224/1401	Vacant	Yes

Land

Units	Rate	Assessed	Market
1 Acres	\$100,000/Acre	\$160,000	\$160,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1995
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft ²)	2077
Total Area (ft ²)	3736
Constuction	BRICK
Replacement Cost	\$335,560
Assessed	\$293,615



Sketch by Kevin Shoop

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
GARAGE FINISHED	625
OPEN PORCH FINISHED	461
OPEN PORCH FINISHED	189
UPPER STORY FINISHED	384

Permits

Permit #	Description	Value	CO Date	Permit Date
10708	624 EDEN PARK RD: WINDOW / DOOR REPLACEMENT-SINGLE FAMILY [MC NEILS ORANGE VILLA]	\$55,000		7/17/2025
10179	GENERATOR	\$6,200		7/26/2017
00331	REROOF	\$24,860		1/12/2016
02090	10' x 12' STORAGE SHED	\$2,999		3/21/2012
02224	REPLACE BRICK FENCE & COLUMNS	\$13,500		3/29/2011
01198	REROOF	\$13,375		2/18/2010
13298	14 X 14 SHED	\$5,000		12/1/2006
05813	8 FT BRICK COLUMNS FOR FENCE	\$800		9/1/1995
03997	DEMOLITION	\$0		6/1/1995
03998	SFR	\$132,550	12/21/1995	6/1/1995
06467	REROOF	\$1,500		9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
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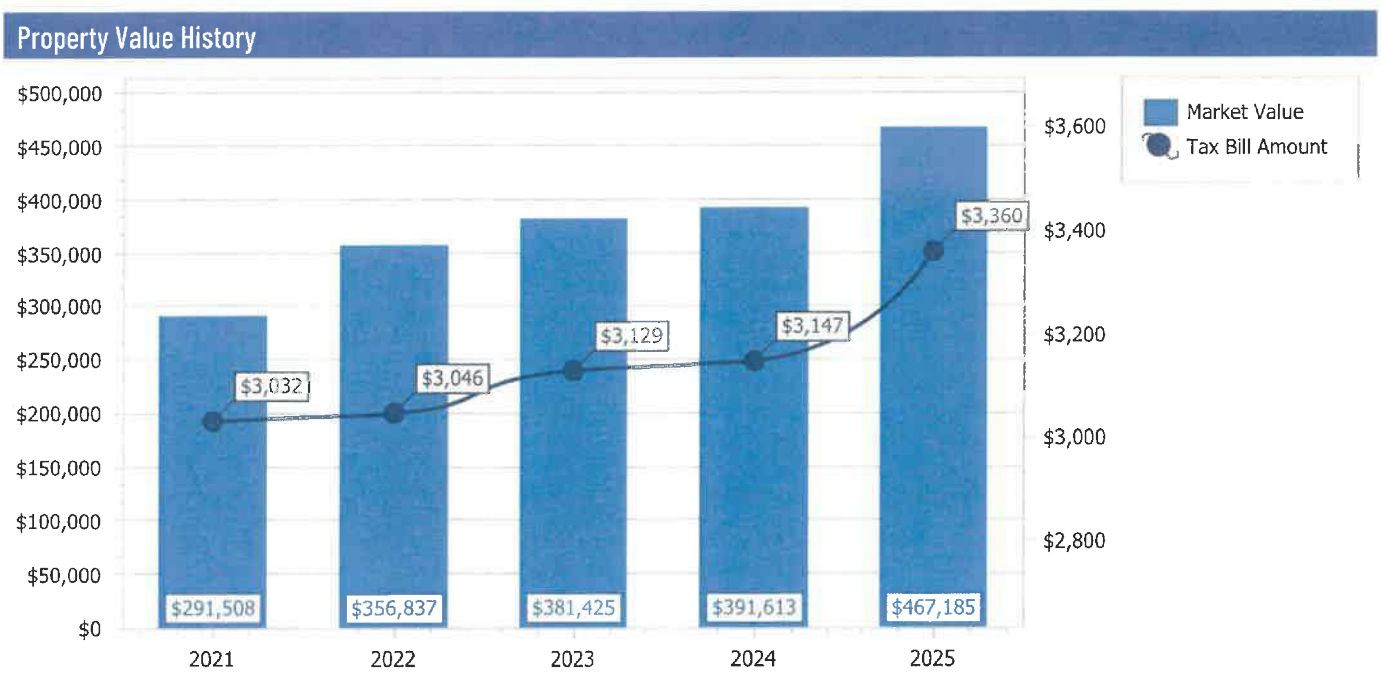
FIREPLACE 2	1995	1	\$6,000	\$3,600
IRON GATE - Lin Ft	1995	112	\$3,230	\$1,938
ACCESSORY BLDG 1	2007	1	\$2,500	\$1,500
STANDBY GENERATOR 1	2017	1	\$10,000	\$8,000

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

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



May 7, 2026

Art Ally
624 Eden Park Rd.
Altamonte Springs, FL 32714

Mr. Ally:

I am writing this to confirm that, as your next-door neighbor, I am in full support of you replacing your old, deteriorating shed with a new one that will be placed on the exact same spot as your old one (i.e. approximately 10 feet from our common property line).

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmy White", written over a horizontal line.

Jimmy White
628 Eden Park Rd.
Altamonte Springs, FL 32714

May 10, 2026

Mr. Art Ally

624 Eden Park Rd

Altamonte Springs, FL 32714

Art,

This is to confirm that I have no issues with your replacement of your existing storage shed with a new one that will be placed on the exact same spot as the old, deteriorating shed which is set back about 20' from our common property line. My residence is the one directly behind yours.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sandie Waldheim".

Sandie Waldheim

635 Park Forest Ct.

Apopka, FL 32703

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BEG 309.53 FT N OF SE COR LOT 71 RUN W 306.26 FT N 150 FT E TO A PT N OF
BEG S TO BEG (LESS RD) MC NEILS ORANGE VILLA PB 2 PG 99

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

A. FINDINGS OF FACT

Property Owner: ART ALLY
624 EDEN PARK RD
ALTAMONTE SPRINGS, FL 32714

Project Name: EDEN PARK RD (624)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an accessory structure 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 July, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BEG 309.53 FT N OF SE COR LOT 71 RUN W 306.26 FT N 150 FT E TO A PT N OF
BEG S TO BEG (LESS RD) MC NEILS ORANGE VILLA PB 2 PG 99

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

A. FINDINGS OF FACT

Property Owner: ART ALLY
624 EDEN PARK RD
ALTAMONTE SPRINGS, FL 32714

Project Name: EDEN PARK RD (624)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the accessory structure (14' x 22') 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**

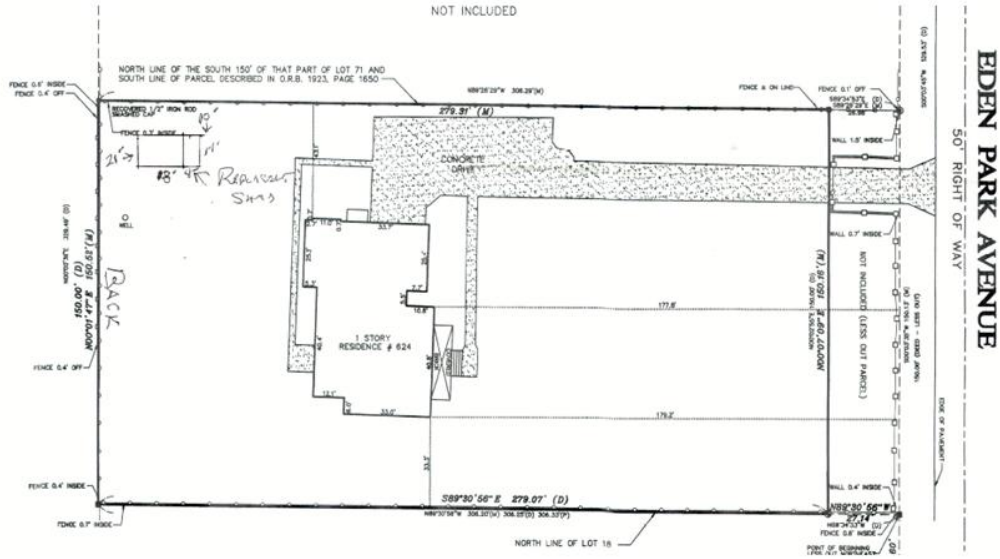
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0497

Title:

851 Barr Street - Request for: (1) a size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house in the A-1 (Agriculture) district; BV2026-034 (Craig & Jessica Creegan, Applicants) District 2 - Zembower (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin /407-665-7331

Motion/Recommendation:

1. Deny the request for: (1) a size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house in the A-1 (Agriculture) district; or
2. Approve the request for: (1) a size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house 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 Iowa City subdivision.
- The principal building is 2,276 square feet and thirteen (13) feet, eight (8) inches in height.

- The request is to construct a 4,000 square foot, twenty-eight (28) foot, nine (9) inch tall, detached guest house and garage that exceeds the accessory structure size requirement by 1,724 square feet and the height requirement by fifteen (15) feet, one (1) inch.
- The proposed accessory structure will be two (2) stories tall with the first floor serving as a 2,000 square foot garage and the second floor serving as a 2,000 square foot, two (2) bedroom, two (2) bathroom guest house.
- A letter of support has been received from an adjacent property owner.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that 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.
- 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:

- This parcel is currently anchored by a single-story 2,276 square foot single family home, which is typical of other A-1 zoned properties; therefore, special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The 4,000 square foot proposed accessory structure in comparison to the 2,276 square foot principal structure would exceed the proportion of accessory structures currently permitted in the A-1 zoning district; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- An accessory structure up to 1,138 square feet would be permitted under the Land Development Code and would provide a reasonably sized guest house and garage space; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The proposed guest house, which is intended for intermittent or temporary occupancy, and detached garage exceeds the average square footage of a typical guest house and garage; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent accessory structure regulations; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

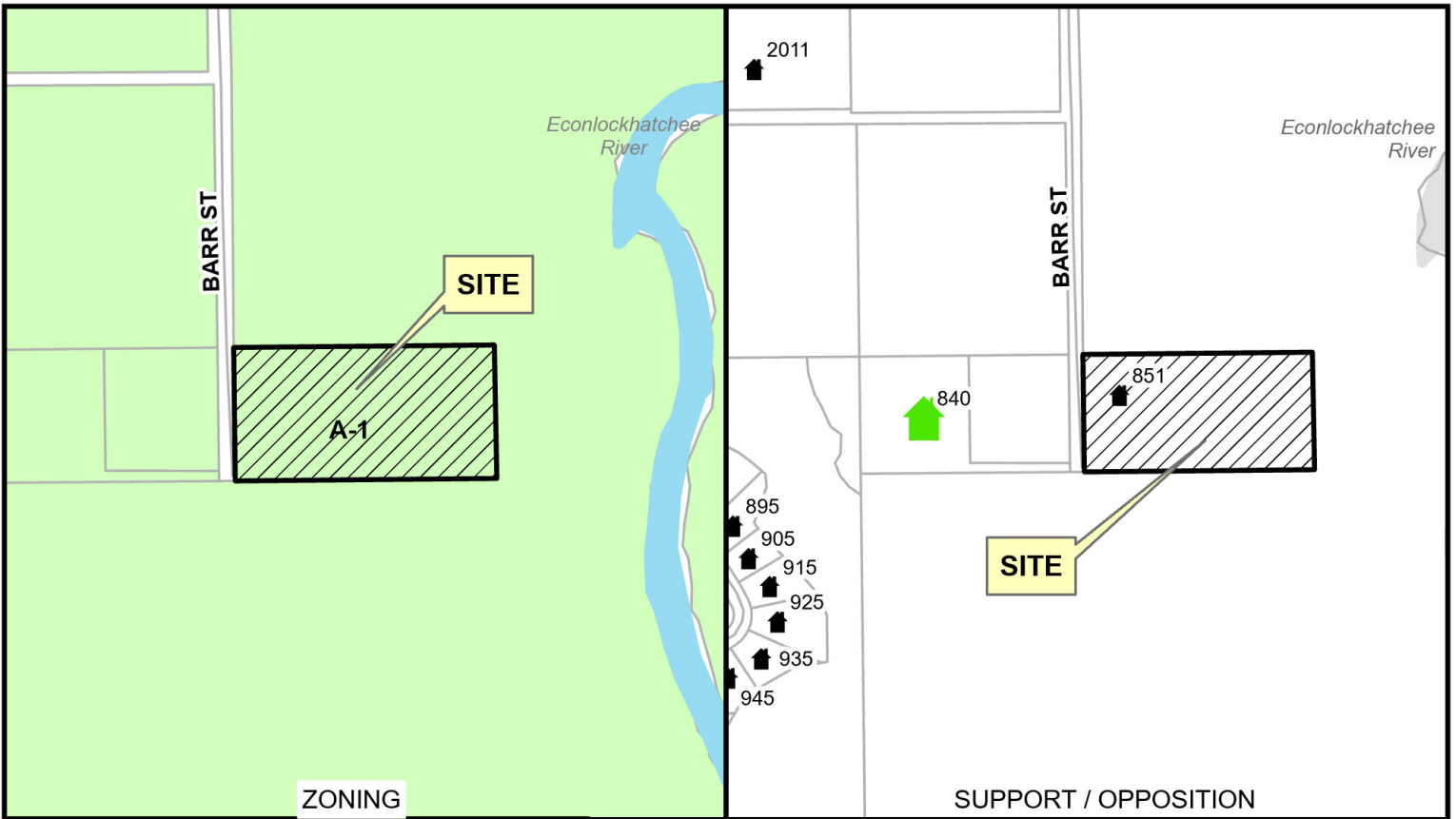
Staff Conclusion:

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

Staff Recommendation:

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

1. Any variance granted will apply only to the guest house/garage (4,000 square feet) as depicted on the attached site plan;
2. The accessory structure cannot be converted into an accessory dwelling unit with cooking facilities; and
3. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



Craig & Jessica Creegan
 851 Barr St
 Oviedo FL 32765

SEMINOLE COUNTY BOA
 JUNE 22, 2026

A-1

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

The Property is located in a flood-prone area, requiring specific design considerations to mitigate potential future flood damage. The proposed structure is intentionally designed as a two-story building, with the first floor dedicated to garage/storage space that can safely accommodate floodwaters, and the second floor elevated to protect conditioned space from flood events. Combining the two purposes into one building allows for avoidance of future flood damage. Additionally, the Property consists of approximately 4.89 acres, which is significantly larger than many residential parcels and supports development patterns not feasible on smaller lots. The proposed footprint of the structure would account for less than 1% of the lot size for the Property. Further, the Property is uniquely bordered by forest on multiple sides, with only a single neighboring property that is physically separated and will not have visibility of the structure. Moreover, the Property is located off a private road and cannot be visible to the public.

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

The presence of the flood zone is a naturally occurring environmental condition and was not created or altered by the Applicant. Additionally, the surrounding forest boundaries and limited neighboring properties are pre-existing conditions outside of the Applicant's control. Moreover, the size and configuration of the parcel was established prior to the Applicant's ownership. The Applicant's design, specifically the use of a two-story structure - is a reasonable and necessary response to these pre-existing environmental and site conditions, not a self-created hardship.

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

Granting the requested variance will not confer a special privilege upon the Applicant. Properties within the A-1 zoning district commonly include large accessory structures, including barns, workshops, and garages, particularly on large acreage parcels. The proposed structure is consistent with the scale and character of development typically found on similarly sized rural or estate properties. The variance does not seek to introduce a use that is otherwise prohibited, but rather to allow a reasonable accessory structure that aligns with permitted uses in the district. The request simply allows the Applicant to enjoy the same practical use of their Property that is commonly available to other large-lot property owners in the zoning district.

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

The floodplain conditions of the Property necessitates vertical construction, requiring the use of a second story to protect habitable space from flood damage. Limiting the structure's size would effectively prevent the Applicant from constructing a functionally viable building that accommodates flood mitigation and reasonable accessory use. Other properties within the A-1 zoning district are able to construct large accessory buildings, particularly on acreage parcels, without similar constraints. Additionally, the main structure currently sits a base flood elevation. If the Applicant were to elect to add the living space proposed to the main structure, the Applicant would be forced to raise the entire main structure several feet above base elevation to comply with the Florida Building Code and local rules. The cost would rival demolishing the entire structure given the patio and pool space connected to the main structure. Without the variance, the Applicant would be forced to either construct a structure that is incompatible with flood mitigation best practices or forego reasonable use of the Property consistent with its size and zoning. These options constitute an unnecessary and undue hardship.

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

The requested variance represents the minimum necessary to allow reasonable use of the property. The vertical design is not excessive, but rather practical and efficient response to the site's flood conditions. If each separate floor of the proposed structure is viewed independently (approximately 2000 square feet), the variance being requested is only seeking slightly more than 800 square feet of the allowable amount under the literal interpretation of the zoning regulations (approximately 1200 square feet). These two spaces are being stacked in the two-story structure to address the flood concerns and mitigate future loss. The garage space is necessary to accommodate larger construction/lawn equipment as well as additional garage space for vehicle storage based on limitations to the main structure. The air conditioned space accommodates the need for office space and recreational space that cannot be added to the primary structure due to flood elevation issues discussed above. Reducing the size further would compromise the functional use of the garage space and the viability of the elevated habitable space. Applicant is only seeking the minimum relief required to construct a safe and functional 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?

The proposed structure is consistent with the rural, low-density character of the A-1 zoning district. The Property is approximately 4.89 acres and the proposed structure footprint represents less than 1% of the total land area, minimizing any visual or environmental impact. Additionally, the property is bordered by forest on multiple sides and the only neighboring property will not have limited visibility of structure due to the layout and distance. Further, the design promotes responsible floodplain management, reducing potential damage and safety risks during future flood events. Moreover, the proposed structure does not introduce increased traffic, additional residential density or noise or nuisance impact. The variance will have no adverse impact on surrounding properties or the public, but instead supports safe, appropriate land use consistent with the intent of the Code.

Property Record Card



Parcel: **06-21-32-502-0500-0000**
 Property Address: **851 BARR ST OVIEDO, FL 32765**
 Owners: **CREEGAN, CRAIG; CREEGAN, JESSICA**
 2026 Market Value \$700,879 Assessed Value \$556,065 Taxable Value \$504,654
 2025 Tax Bill \$6,834.31 Tax Savings with Exemptions \$3,279.48
 The 4 Bed/2 Bath Single Family property is 2,276 SF and a lot size of 4.89 Acres

Parcel Location



Site View



Parcel Information

Parcel	06-21-32-502-0500-0000
Property Address	851 BARR ST OVIEDO, FL 32765
Mailing Address	851 BARR ST OVIEDO, FL 32765-9393
Subdivision	IOWA CITY AMENDED PLAT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$379,262	\$379,186
Depreciated Other Features	\$86,942	\$80,805
Land Value (Market)	\$234,675	\$279,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$700,879	\$739,366
Portability Adjustment	\$0	\$198,894
Save Our Homes Adjustment/Maximum Portability	\$144,814	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$556,065	\$540,472

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,113.79
Tax Bill Amount	\$6,834.31
Tax Savings with Exemptions	\$3,279.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CREEGAN, CRAIG - Tenancy by Entirety
 CREEGAN, JESSICA - Tenancy by Entirety

Legal Description

BLK S
AMENDED PLAT OF IOWA CITY
PB 2 PG 108

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$556,065	\$51,411	\$504,654
Schools	\$556,065	\$25,000	\$531,065
FIRE	\$556,065	\$51,411	\$504,654
ROAD DISTRICT	\$556,065	\$51,411	\$504,654
SJWM(Saint Johns Water Management)	\$556,065	\$51,411	\$504,654

Sales

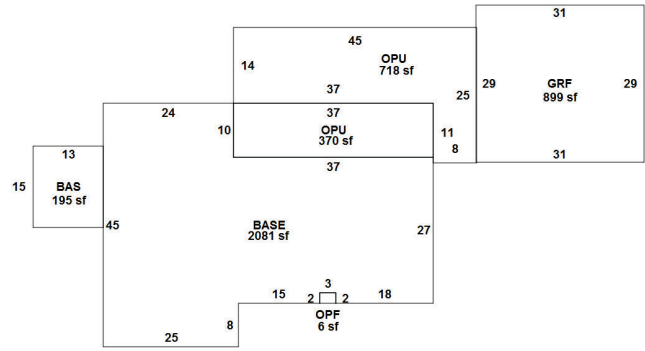
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/5/2024	\$927,000	10673/1262	Improved	Yes
WARRANTY DEED	12/9/2020	\$100	09795/1128	Improved	No
TRUSTEE DEED	11/3/2020	\$100	09755/1865	Improved	No
WARRANTY DEED	2/1/2010	\$100	07344/0862	Improved	No
WARRANTY DEED	11/1/1994	\$178,000	02848/1206	Improved	Yes
WARRANTY DEED	4/1/1978	\$12,500	01165/0692	Vacant	No

Land

Units	Rate	Assessed	Market
4.47 Acres	\$70,000/Acre	\$234,675	\$234,675

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1986/2005
Bed	4
Bath	2.0
Fixtures	8
Base Area (ft ²)	2081
Total Area (ft ²)	4269
Constuction	CB+BRICK COMBO
Replacement Cost	\$331,764
Assessed	\$306,882

* Year Built = Actual / Effective



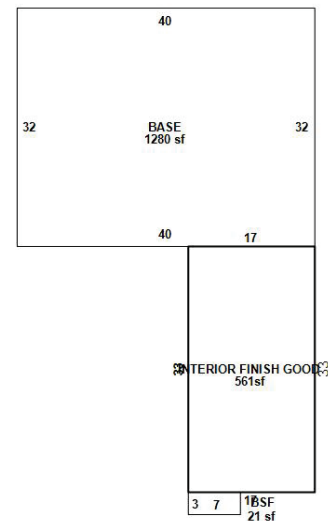
Sketch by Aeser Sketch

Building 1

Appendages	
Description	Area (ft ²)
BASE	195
GARAGE FINISHED	899
OPEN PORCH FINISHED	6
OPEN PORCH UNFINISHED	370
OPEN PORCH UNFINISHED	718

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	1993
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	1280
Total Area (ft ²)	1862
Constuction	CB+BRICK COMBO
Replacement Cost	\$84,163
Assessed	\$72,380

* Year Built = Actual / Effective



Building 2

Appendages	
Description	Area (ft ²)
BASE SEMI FINISHED	21
INTERIOR FINISH GOOD	561

Permits				
Permit #	Description	Value	CO Date	Permit Date
00839	851 BARR ST: DEMO RESIDENTIAL-Demo Barn/Shed [IOWA CITY AMENDED PLAT]	\$10,000		2/12/2026
04631	851 BARR ST: SHED/BARN RESIDENTIAL-wood shed to built on property [IOWA CITY AMENDED PLAT]	\$9,540		4/28/2025
16415	851 BARR ST: REROOF RESIDENTIAL-residential [IOWA CITY AMENDED PLAT]	\$18,900		10/25/2023
20569	851 BARR ST: MECHANICAL - RESIDENTIAL-SINGLE FAMILY [IOWA CITY AMENDED PLAT]	\$6,324		12/9/2022
07431	POOL ENCLOSURE	\$8,900		7/10/2008
07396	POOL SOLAR	\$2,295		7/10/2008
06740	INGROUND POOL	\$36,000		6/25/2008
12875	REPLACE WINDOWS SAME SIZE	\$19,670		11/16/2006
05443	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$11,404		3/15/2005
07396	PORCH ROOF EXTENSION	\$8,000		8/9/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN ENCL 1	2008	1	\$4,000	\$2,400
FIREPLACE 2	1986	1	\$6,000	\$3,600
PATIO 2	2000	1	\$3,500	\$2,100
POOL 3	2008	1	\$70,000	\$61,250
GAS HEATER - UNIT	2008	1	\$1,653	\$992
SOLAR HEATER	2008	1	\$0	\$0
SCREEN ENCL 3	2008	1	\$16,000	\$9,600
STANDBY GENERATOR 1	2008	1	\$10,000	\$6,000
SHED	2025	1	\$1,000	\$1,000

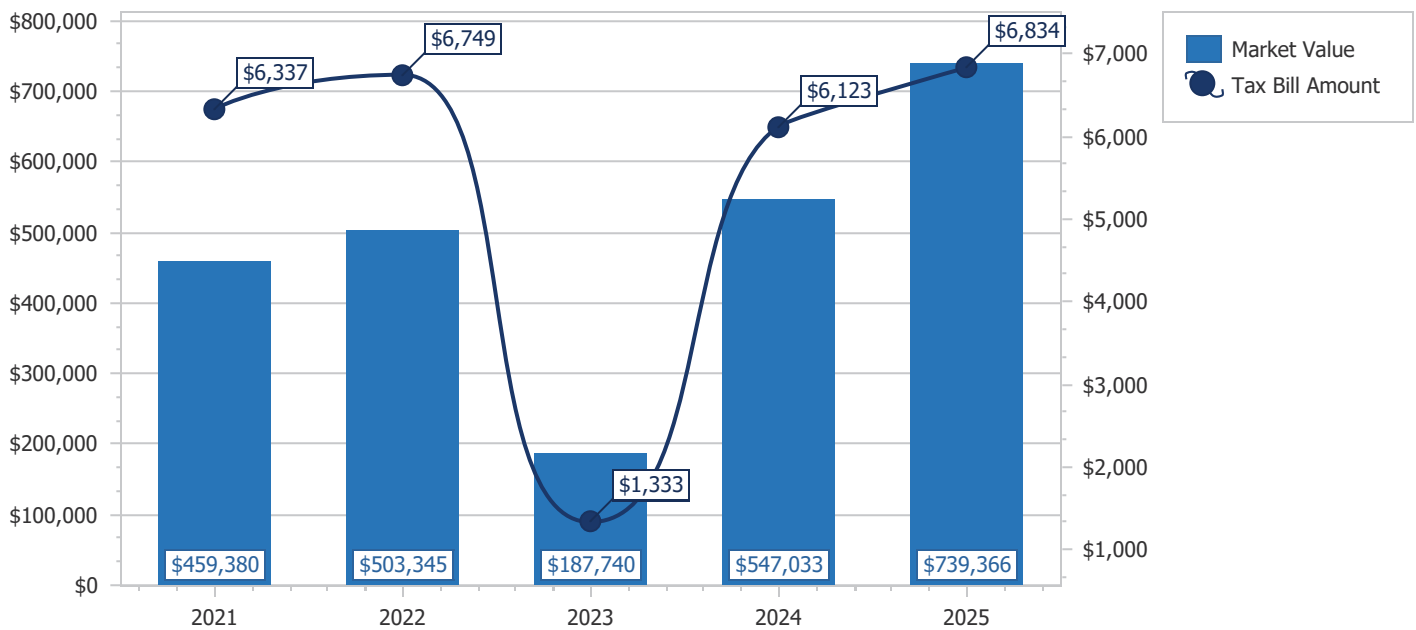
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

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

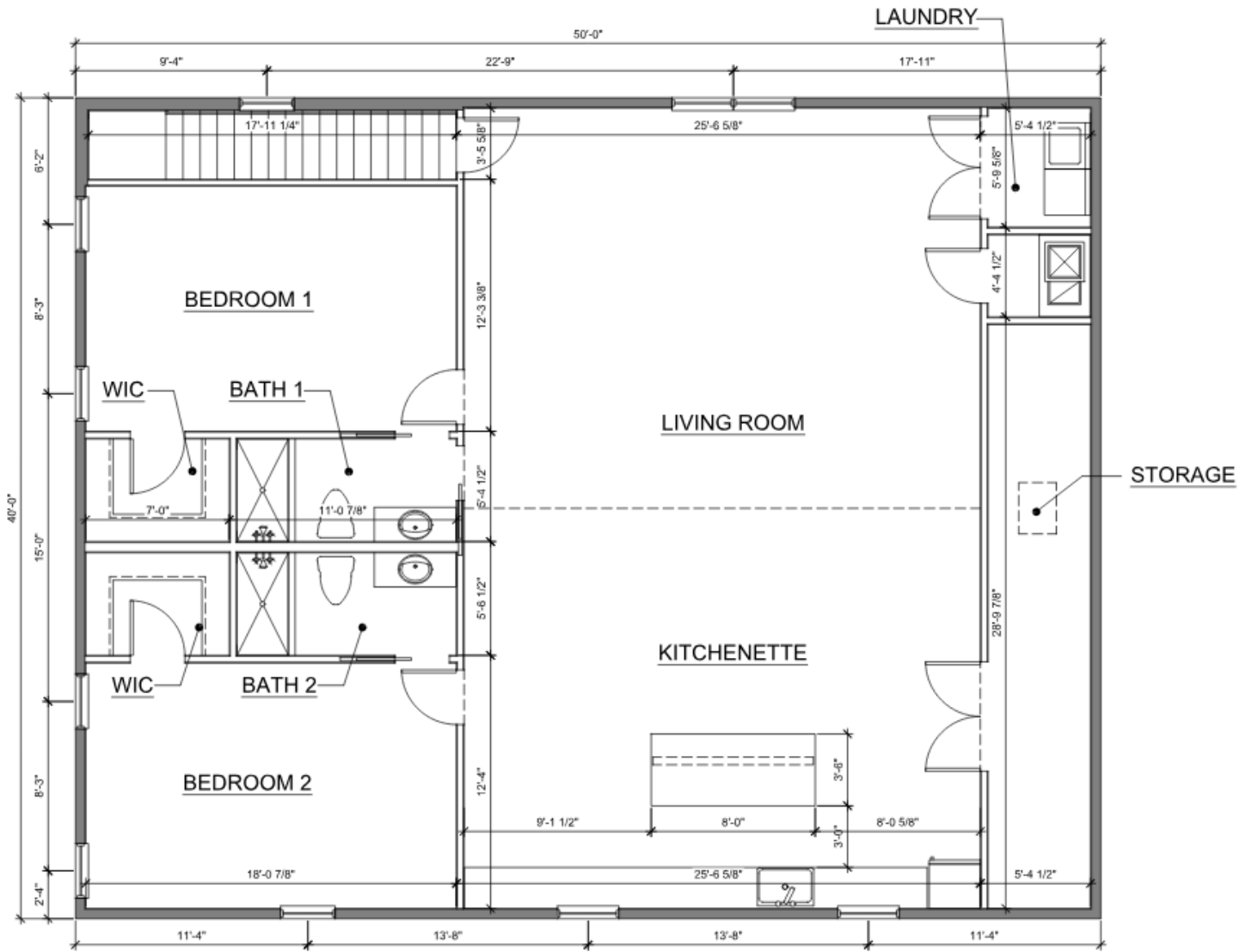
Utilities	
Fire Station #	Station: 44 Zone: 485
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History

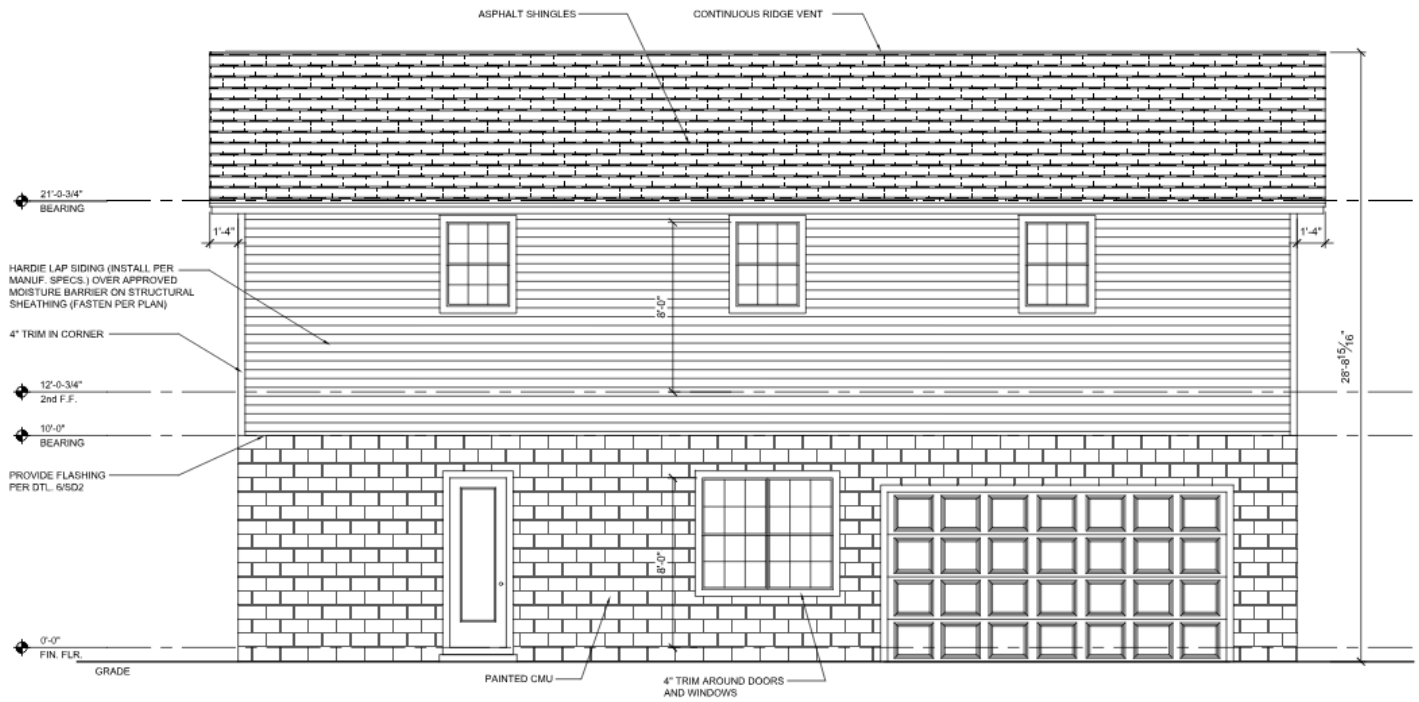


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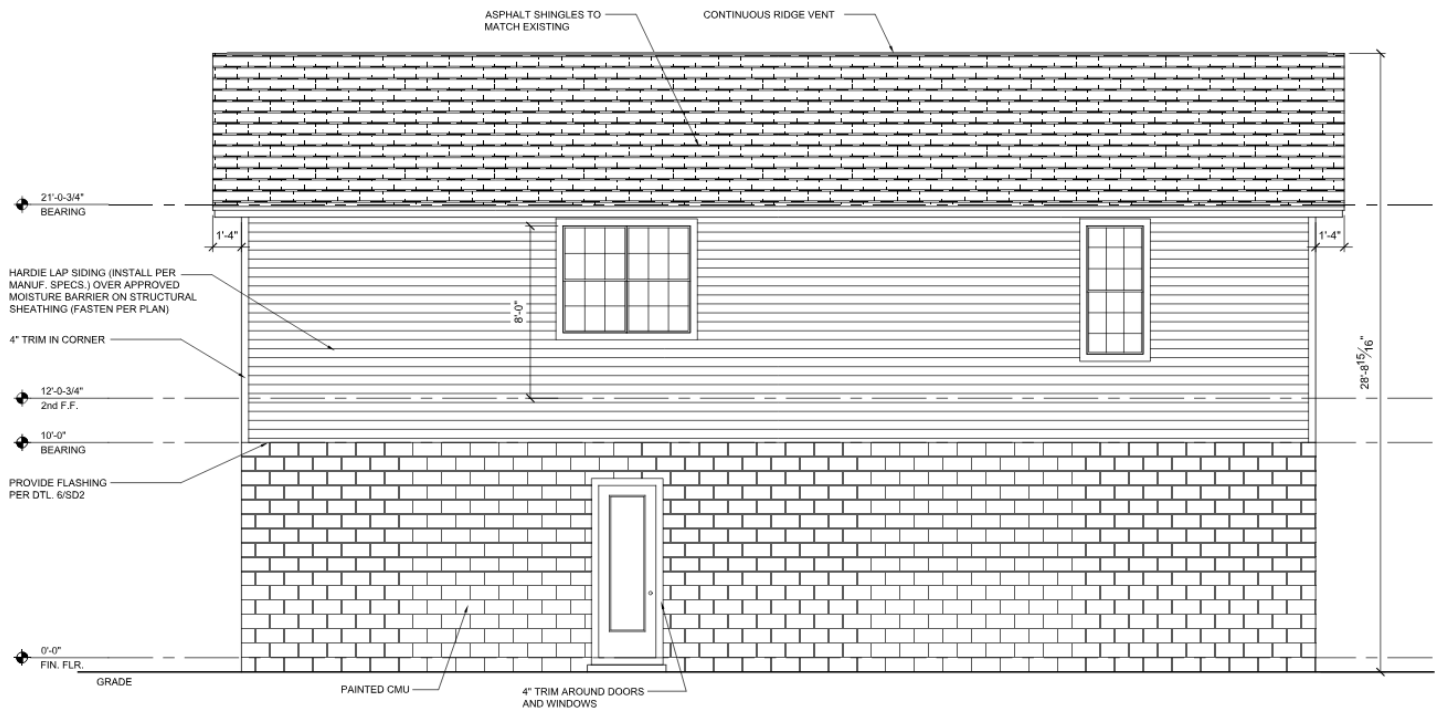
SECOND FLOOR PLAN



ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

To whom this may concern,

I have reviewed the proposed plans for the accessory building that the Creegans are planning to construct on their property and I have no objections.

A handwritten signature in black ink, appearing to read "Gary Frost". The signature is stylized with a large initial "G" and a long horizontal stroke at the end.

Gary Frost

840 Barr St.
Oviedo, FL 32765

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BLK S
AMENDED PLAT OF IOWA CITY
PB 2 PG 108

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

A. FINDINGS OF FACT

Property Owner: CRAIG & JESSICA CREEGAN
851 BARR ST
OVIEDO, FL 32765

Project Name: BARR ST (851)

Requested Variances:

(1) A size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house in the A-1 (Agriculture) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an accessory structure exceeding the size and height of the primary dwelling unit. 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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BLK S
AMENDED PLAT OF IOWA CITY
PB 2 PG 108

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

A. FINDINGS OF FACT

Property Owner: CRAIG & JESSICA CREEGAN
851 BARR ST
OVIEDO, FL 32765

Project Name: BARR ST (851)

Variance Approval:

Request for: (1) a size variance from fifty (50) percent to 175.8 percent of the living area of the principal building; and (2) a height variance from thirteen (13) feet, eight (8) inches to twenty-eight (28) feet, nine (9) inches for a guest house in the A-1 (Agriculture) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the guest house/garage (4,000 square feet) as depicted on the site plan, attached hereto as Exhibit A; and
 - b. The accessory structure cannot be converted into an accessory dwelling unit with cooking facilities.
- (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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0496

Title:

226 Flamingo Drive - Request for: (1) a size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2026-033 (Justen Borrero, Applicant) District 2 - Zembower (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for: (1) a size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district; or
2. Approve the request for: (1) a size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Sunland Estates subdivision.
- The principal building is 1,844 square feet and twelve (12) feet in height.
- The request is to construct a 2,000 square foot, sixteen (16) foot tall, detached

garage that exceeds the accessory structure size requirement by 1,078 square feet and the height requirement by four (4) feet.

- Three (3) letters of support have been received from adjacent property owners and residents.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that 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.
- 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 proposed detached garage would exceed the size of all other accessory structures in the subdivision; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- A large detached garage up to 922 square feet and twelve (12) feet in height, which exceeds the standard size garage commonly found in the R-1 zoning district, would be permitted without the necessity of a variance; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The Land Development Code permits an accessory structure of large size, but this request exceeds reasonable expectations within a residential community; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent accessory structure regulations; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

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

Staff Recommendation:

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

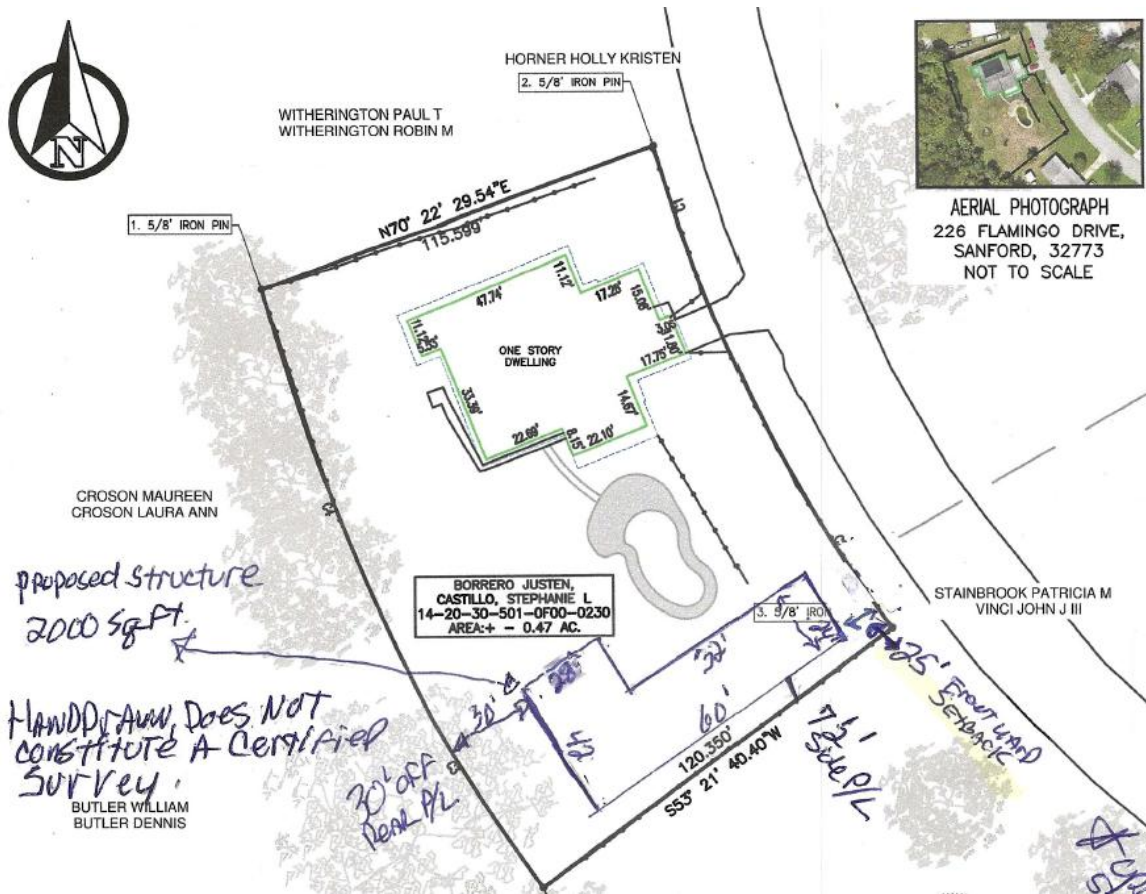
1. Any variance granted will apply only to the detached garage (2,000 square feet) as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of

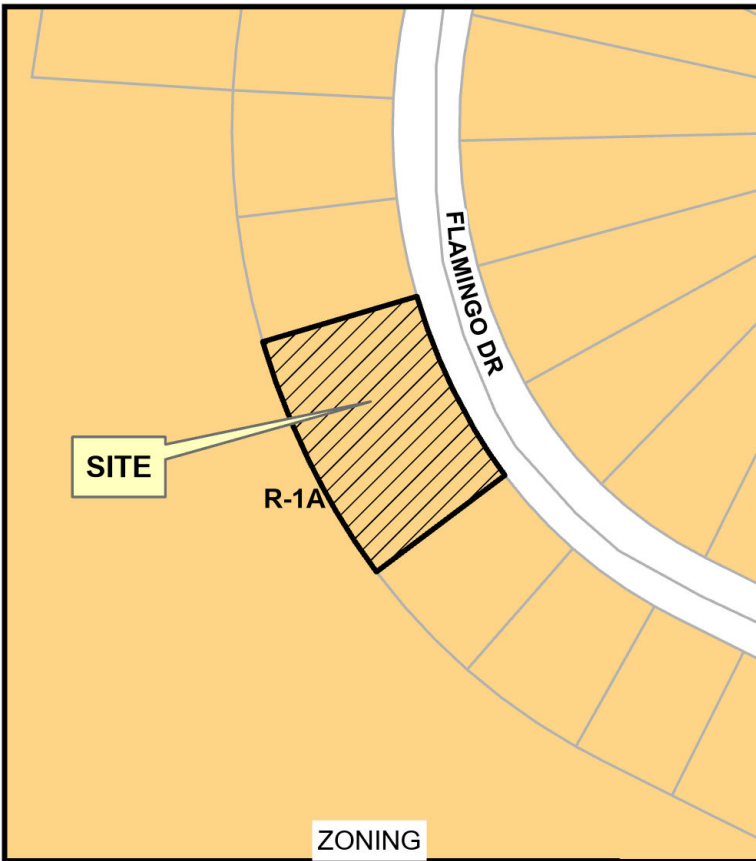
Adjustment, based on information presented at the public hearing.

FLAMINGO DR (226) VARIANCES

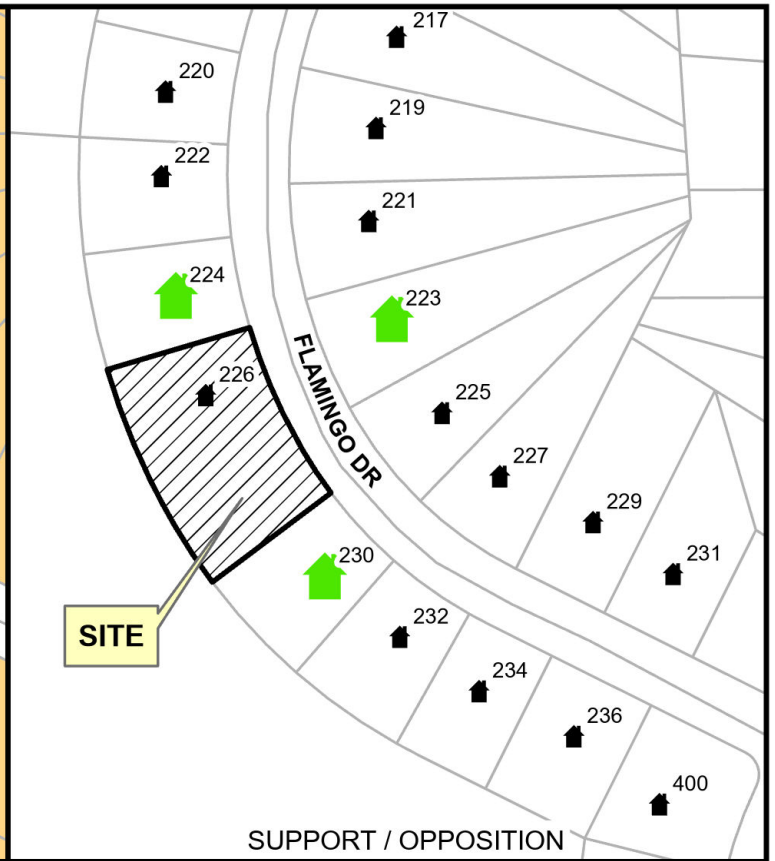


AERIAL PHOTOGRAPH
226 FLAMINGO DRIVE,
SANFORD, 32773
NOT TO SCALE





ZONING




SUPPORT / OPPOSITION

Justen & Stephanie Borrero
 226 Flamingo Dr
 Sanford FL 32773

SEMINOLE COUNTY BOA
 JUNE 22, 2026

R-1A

-  n/a
-  Support
-  Oppose



AERIAL

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? **2,000 sq ft vs. 1,940 sq ft allowed The subject property has unique physical characteristics including its lot configuration and functional layout needs, which limit the ability to place a compliant structure while maintaining required setbacks and site circulation. These conditions are not typical of other R-1A lots and create a practical limitation on building design that necessitates a slightly larger footprint.**

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?*The existing structure, layout, and limitations of the property were established prior to the current ownership. The need for modifications arises from these pre-existing conditions, including the size and configuration of the home and available buildable space. The proposed improvements, including the addition of a garage, are intended to bring the property into better alignment with typical residential standards and uses within the area. These improvements do not create the hardship but instead respond to the existing constraints of the property.*

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

Granting this variance would not confer any special privilege to the applicant, as the request is consistent with the character and typical use of properties within the same zoning district. The addition of a garage is a common and customary feature for residential properties in the area.

Due to the existing layout and constraints of the property, strict application of the zoning requirements limits the ability to incorporate features that are otherwise standard for similar homes. The variance simply allows the property to achieve a level of functionality and use that is comparable to surrounding properties.

This request does not provide an advantage over neighboring properties but instead ensures that the subject property can be used in a manner consistent with others in the same zoning district.

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

A literal interpretation of the zoning regulations would deprive the applicant of the ability to make reasonable and customary improvements to the property. Due to the existing structure, layout, and space limitations, strict compliance would prevent the addition of a garage, which is a typical and expected feature for residential properties in the area.

Without the variance, the property cannot be improved in a manner that is consistent with surrounding homes, limiting its functionality and overall usability. The requested variance is necessary to allow for reasonable use of the property while maintaining compatibility with the neighborhood.

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

The requested variance represents the minimum relief necessary to allow for the reasonable use of the property. The proposed garage has been designed and positioned to work within the existing constraints of the lot and current structure while minimizing any deviation from zoning requirements.

Due to the limited buildable area and layout of the property, there are no feasible alternatives that would allow for the addition of a garage in full compliance with the code. The size and placement of the proposed structure have been carefully considered to reduce the impact and remain as close to the required setbacks as possible.

The variance requested is not excessive but rather the smallest adjustment needed to allow a functional and customary improvement, ensuring the property can be used in a manner consistent with other residential properties in the area.

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

Granting this variance would be in harmony with the general intent and purpose of the zoning regulations, as the proposed improvements maintain the residential character of the property and surrounding neighborhood. The addition of a garage is a customary and expected feature for homes in this area and is consistent with similar properties within the same zoning district.

The proposed garage will be designed and constructed to complement the existing home and will not negatively impact adjacent properties in terms of appearance, access, light, or drainage. The scale and placement of the structure have been carefully considered to minimize any potential impact on neighboring properties.

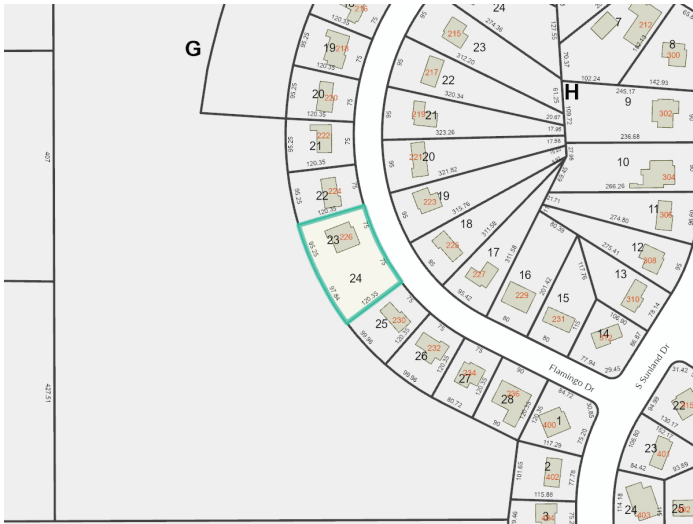
Furthermore, the variance will not be detrimental to the public welfare, as it does not increase density, traffic, or intensity of use. Instead, it allows for a reasonable improvement that enhances the functionality and value of the property while remaining consistent with the intent of the zoning regulations.

Property Record Card



Parcel: **14-20-30-501-0F00-0230**
 Property Address: **226 FLAMINGO DR SANFORD, FL 32773**
 Owners: **BORRERO, JUSTEN; CASTILLO, STEPHANIE L**
 2026 Market Value \$400,696 Assessed Value \$179,615 Taxable Value \$128,204
 2025 Tax Bill \$1,833.55 Tax Savings with Exemptions \$3,706.43
 The 3 Bed/2.5 Bath Single Family property is 1,844 SF and a lot size of 0.47 Acres

Parcel Location



Site View



Parcel Information

Parcel	14-20-30-501-0F00-0230
Property Address	226 FLAMINGO DR SANFORD, FL 32773
Mailing Address	226 FLAMINGO DR SANFORD, FL 32773-6232
Subdivision	SUNLAND ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2017)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$228,596	\$234,849
Depreciated Other Features	\$27,600	\$25,650
Land Value (Market)	\$144,500	\$144,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$400,696	\$404,999
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$221,081	\$230,106
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$179,615	\$174,893

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,539.98
Tax Bill Amount	\$1,833.55
Tax Savings with Exemptions	\$3,706.43

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BORRERO, JUSTEN - Joint Tenants with right of Survivorship
 CASTILLO, STEPHANIE L - Joint Tenants with right of Survivorship

Legal Description

LOTS 23 & 24 BLK F
SUNLAND ESTATES
PB 11 PG 21

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$179,615	\$51,411	\$128,204
Schools	\$179,615	\$25,000	\$154,615
FIRE	\$179,615	\$51,411	\$128,204
ROAD DISTRICT	\$179,615	\$51,411	\$128,204
SJWM(Saint Johns Water Management)	\$179,615	\$51,411	\$128,204

Sales

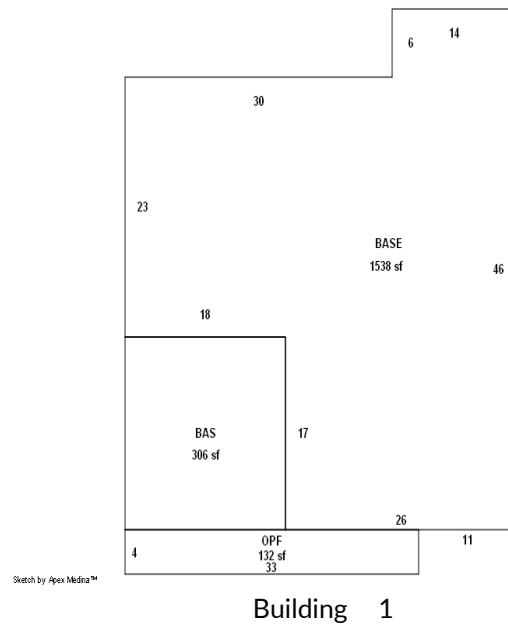
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$168,500	08743/1499	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2009	\$139,500	07299/0787	Improved	Yes
SPECIAL WARRANTY DEED	11/1/2008	\$95,000	07098/1999	Improved	No
SPECIAL WARRANTY DEED	11/1/2008	\$90,000	07093/1553	Improved	No
CERTIFICATE OF TITLE	1/1/2008	\$100	06900/0656	Improved	No
WARRANTY DEED	3/1/2006	\$213,800	06189/1847	Improved	Yes
WARRANTY DEED	3/1/1989	\$100	02056/1933	Improved	No
WARRANTY DEED	8/1/1978	\$100	01181/0312	Improved	No

Land

Units	Rate	Assessed	Market
2 Lots	\$85,000/Lot	\$144,500	\$144,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1958/1988
Bed	3
Bath	2.5
Fixtures	9
Base Area (ft ²)	1538
Total Area (ft ²)	1976
Constuction	CONC BLOCK
Replacement Cost	\$277,928
Assessed	\$228,596

* Year Built = Actual / Effective



Appendages	
Description	Area (ft ²)
BASE	306
OPEN PORCH FINISHED	132

Permits				
Permit #	Description	Value	CO Date	Permit Date
11606	226 FLAMINGO DR: ELECTRIC SOLAR WIRING-Solar panels [SUNLAND ESTATES]	\$48,000		7/27/2023
08232	MECHANICAL	\$4,625		10/1/2013
07557	REROOF	\$3,250		9/5/2013
07795	REROOF	\$6,550		9/29/2010
12009	REROOF 7 SQ	\$3,780		10/24/2003
05895	PATIO COVER W/SLAB	\$3,495		6/1/2002

Extra Features					
Description	Year Built	Units	Cost	Assessed	
POOL 1	1981	1	\$35,000	\$21,000	
ROOM ENCLOSURE 1	2002	1	\$5,000	\$3,000	
CARPORT 1	2005	1	\$3,000	\$1,800	
CARPORT 1	2005	1	\$3,000	\$1,800	
HOME-SOLAR POWER	2023	1	\$0	\$0	

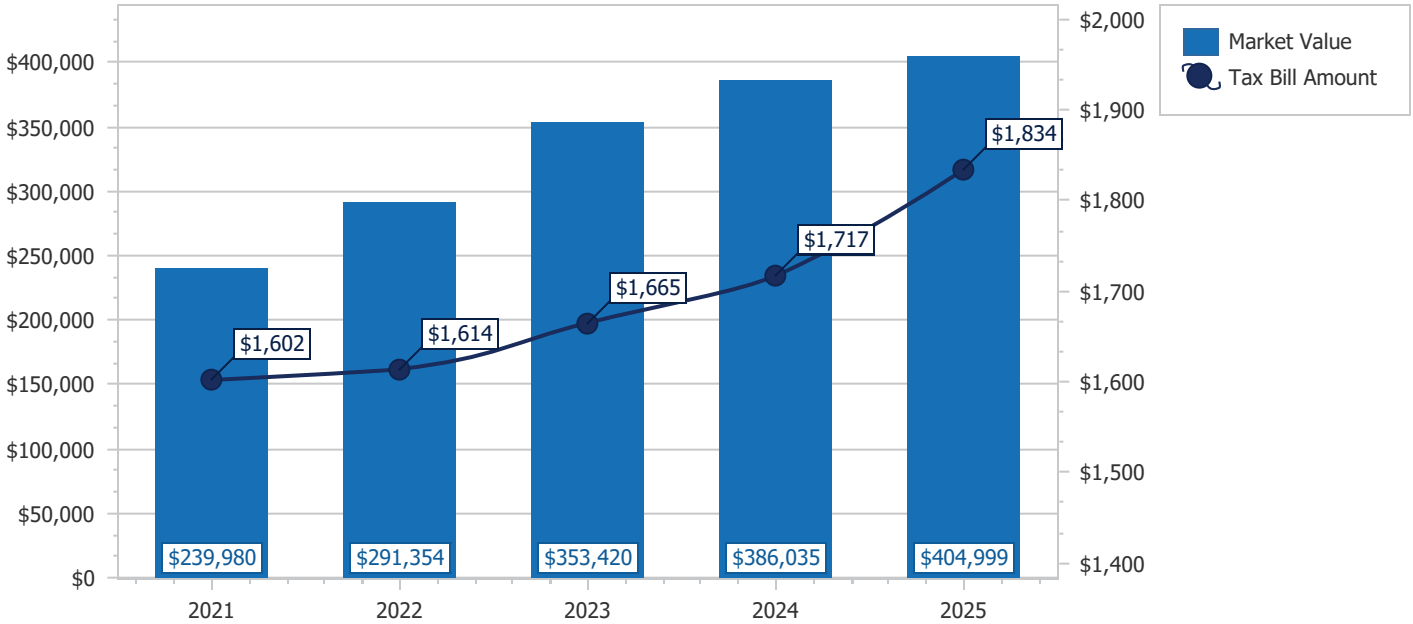
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 3
Middle	Greenwood Lakes
High	Lake Mary

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

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

Property Value History



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Neighbor Support Letter

Date:

To Whom It May Concern,

I am a neighboring property owner/resident near **226 Flamingo Drive, Sanford, Florida.**

I am aware that the owner is requesting a variance to allow the construction of a **2,000 square foot detached garage/accessory building** as part of a future residential project.

Based on my understanding of the request, **I do not object** to the proposed variance. I do not believe the request would negatively affect the neighborhood or surrounding properties.

Sincerely,

Name:

Address:

Signature:

Date:

Sera

230 FLAMINGO DR

Sera

4-11-26

Neighbor Support Letter

Date:


To Whom It May Concern,

I am a neighboring property owner/resident near **226 Flamingo Drive, Sanford, Florida.**

I am aware that the owner is requesting a variance to allow the construction of a **2,000 square foot detached garage/accessory building** as part of a future residential project.

Based on my understanding of the request, **I do not object** to the proposed variance. I do not believe the request would negatively affect the neighborhood or surrounding properties.

Sincerely,

Name: Mark Miglionico
Address: 223 Flamingo Drive
Signature: 
Date: 4/12/2026



Neighbor Support Letter

Date:

To Whom It May Concern,

I am a neighboring property owner/resident near **226 Flamingo Drive, Sanford, Florida.**

I am aware that the owner is requesting a variance to allow the construction of a **2,000 square foot detached garage/accessory building** as part of a future residential project.

Based on my understanding of the request, **I do not object** to the proposed variance. I do not believe the request would negatively affect the neighborhood or surrounding properties.

Sincerely,

Name: JACK WAYNE
Address: 227 FLAMINGO DR SANFORD FL 32773
Signature: Jack Wayne
Date: 4-14-2026

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 23 & 24 BLK F
SUNLAND ESTATES
PB 11 PG 21

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

A. FINDINGS OF FACT

Property Owner: JUSTEN BORERRO
226 FLAMINGO DR
SANFORD, FL 32773

Project Name: FLAMINGO DR (226)

Requested Variances:

(1) A size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 23 & 24 BLK F
SUNLAND ESTATES
PB 11 PG 21

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

A. FINDINGS OF FACT

Property Owner: JUSTEN BORERRO
226 FLAMINGO DR
SANFORD, FL 32773

Project Name: FLAMINGO DR (226)

Variance Approval:

Request for: (1) a size variance from fifty (50) percent to 108.5 percent of the living area of the principal building; and (2) a height variance from twelve (12) feet to sixteen (16) feet for a detached garage in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached garage (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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0492

Title:

1938 Filly Trail - Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a cabana in the PD (Planned Development) district; BV2026-037 (David Evans, Applicant) District 1 - Dallari (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from twenty (20) feet to five (5) feet for a cabana in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty (20) feet to five (5) feet for a cabana 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 Brookmore Estates subdivision and Planned Development (PD).
- The request is to construct a sixteen (16) foot by twenty (20) foot cabana encroaching fifteen (15) feet into the rear yard setback.
- The property abuts a twenty-five (25) foot open space tract owned by the Brookmore Estates Homeowners Association.
- The Brookmore Estates Homeowners Association has approved the request.

- A letter of support has been received from the adjacent property owner.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.
- The request is for a variance to Section 30.8.5.11 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 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)

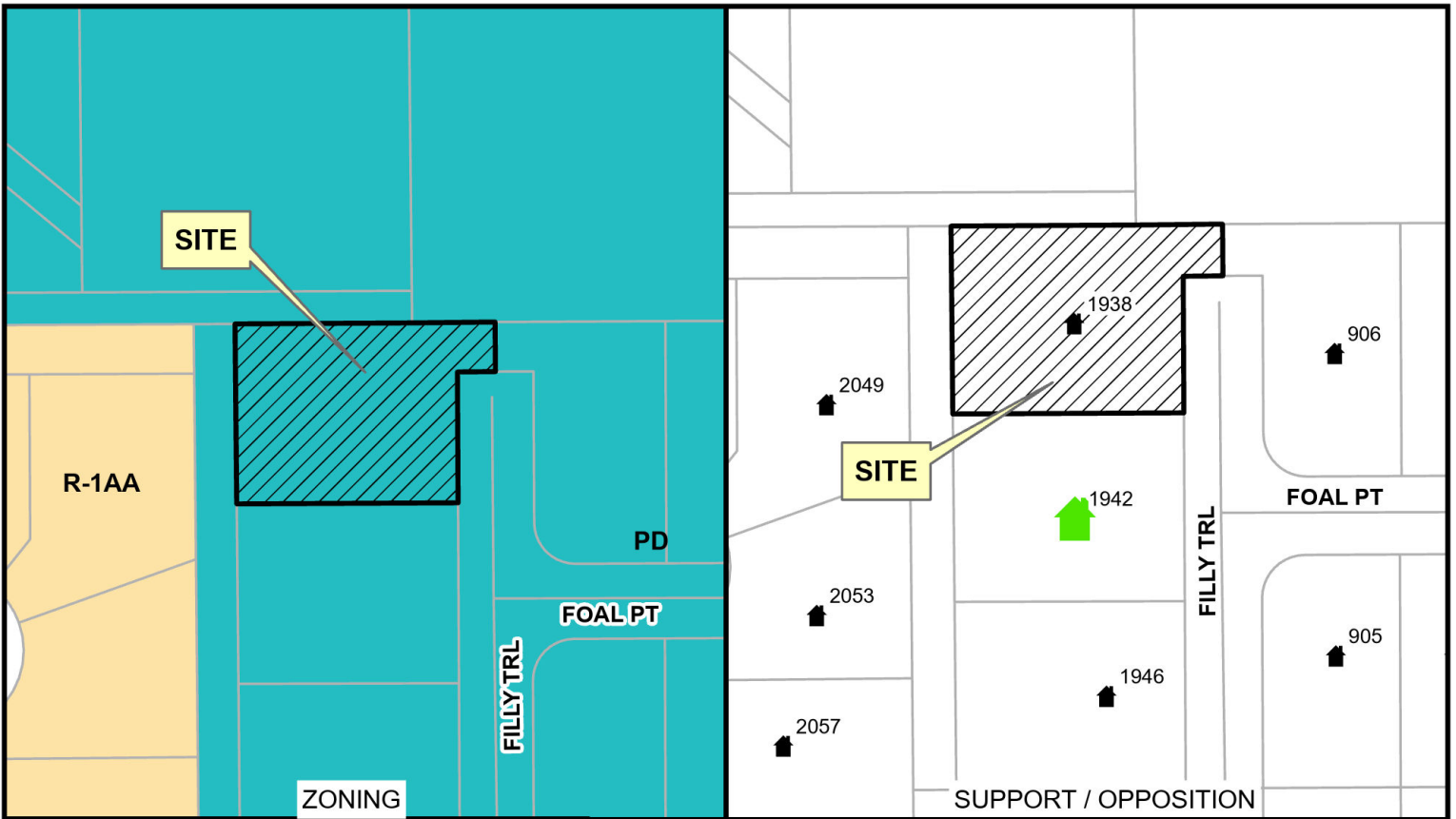
Staff Conclusion:

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:

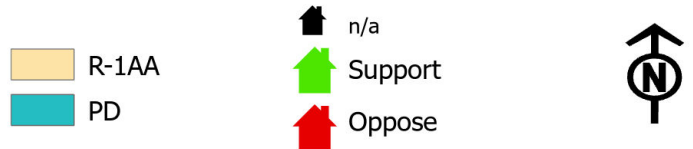
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the cabana (16' x 20') as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



David Evans
 1938 Filly Trl
 Oviedo FI 32765

SEMINOLE COUNTY BOA
 JUNE 22, 2026



VARIANCE CRITERIA

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

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

We would like to build a pool cabana but do not have the space to build it within being in the current setbacks

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

The placement of a pool built by a previous owner restricts where new structures can be built within the setback placed. We would like to build a pool cabana next to the pool that won't be in the drainage area towards the pond. Electrical panel is also right next to the area we are requesting

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?

Due to a sloped property that drains towards the pond on the right side, it would not be recommended to put the cabana anywhere other than the area requested

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?

Due to a sloped property that drains towards the pond on the right side, it would not be recommended to put the cabana anywhere other than the area requested

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 5-foot encroachment is the minimum necessary to allow for a functional structure while maintaining a safe distance from the property line

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?

We have met with neighbors and the head of the HOA and they have all approved what we would like to do

Property Record Card



Parcel: **21-21-31-513-0000-0030**
 Property Address: **1938 FILLY TRL OVIEDO, FL 32765**
 Owners: **EVANS, DAVID J**
 2026 Market Value \$1,142,009 Assessed Value \$984,697 Taxable Value \$933,286
 2025 Tax Bill \$13,069.00 Tax Savings with Exemptions \$1,501.93
 The 6 Bed/5.5 Bath Single Family property is 5,372 SF and a lot size of 0.35 Acres

Parcel Location



Site View



Parcel Information

Parcel	21-21-31-513-0000-0030
Property Address	1938 FILLY TRL OVIEDO, FL 32765
Mailing Address	1938 FILLY TRL OVIEDO, FL 32765-8130
Subdivision	BROOKMORE ESTATES PHASE 3
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$929,313	\$851,212
Depreciated Other Features	\$62,696	\$63,992
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,142,009	\$1,065,204
Portability Adjustment	\$157,312	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$68,946
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$984,697	\$996,258

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,570.93
Tax Bill Amount	\$13,069.00
Tax Savings with Exemptions	\$1,501.93

Owner(s)

Name - Ownership Type
 EVANS, DAVID J

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 BROOKMORE ESTATES PHASE 3 PLAT
BOOK 85 PAGES 37-39

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$984,697	\$51,411	\$933,286
Schools	\$984,697	\$25,000	\$959,697
FIRE	\$984,697	\$51,411	\$933,286
ROAD DISTRICT	\$984,697	\$51,411	\$933,286
SJWM(Saint Johns Water Management)	\$984,697	\$51,411	\$933,286

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/17/2025	\$1,375,000	10937/1913	Improved	Yes
TRUSTEE DEED	8/31/2021	\$1,110,000	10035/1836	Improved	Yes
WARRANTY DEED	7/23/2020	\$906,100	09662/0049	Improved	Yes

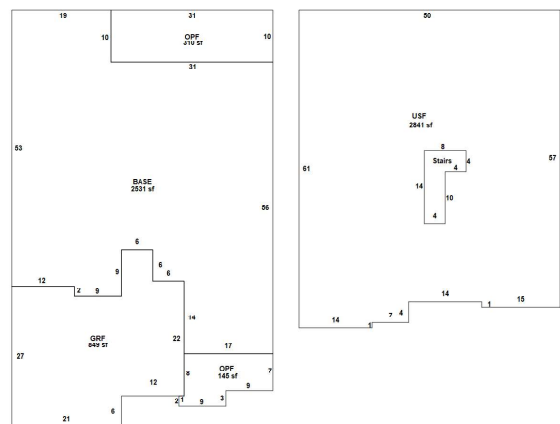
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2020
Bed	6
Bath	5.5
Fixtures	22
Base Area (ft ²)	2531
Total Area (ft ²)	6676
Constuction	CB/STUCCO FINISH
Replacement Cost	\$953,142
Assessed	\$929,313

* Year Built = Actual / Effective



Search by Open Search

Building 1

Appendages

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

GARAGE FINISHED	849
OPEN PORCH FINISHED	310
OPEN PORCH FINISHED	145
UPPER STORY FINISHED	2841

Permits

Permit #	Description	Value	CO Date	Permit Date
09925	1938 FILLY TRL: FENCE/WALL RESIDENTIAL-Fence installation	\$5,800		7/29/2020
08132	1938 FILLY TRL: FENCE/WALL RESIDENTIAL-segmented retaining wall	\$12,000		6/25/2020
02126	1978 FILLY TRL: SWIMMING POOL RESIDENTIAL-	\$62,000		3/30/2020
02126	SWIMMING POOL	\$62,000		2/14/2020
00499	SFR	\$704,843	7/13/2020	2/11/2020

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 3	2020	1	\$70,000	\$61,250
ELECTRIC HEATER - UNIT	2020	1	\$1,653	\$1,446

Zoning

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

School Districts

Elementary	Evans
Middle	Jackson Heights
High	Oviedo

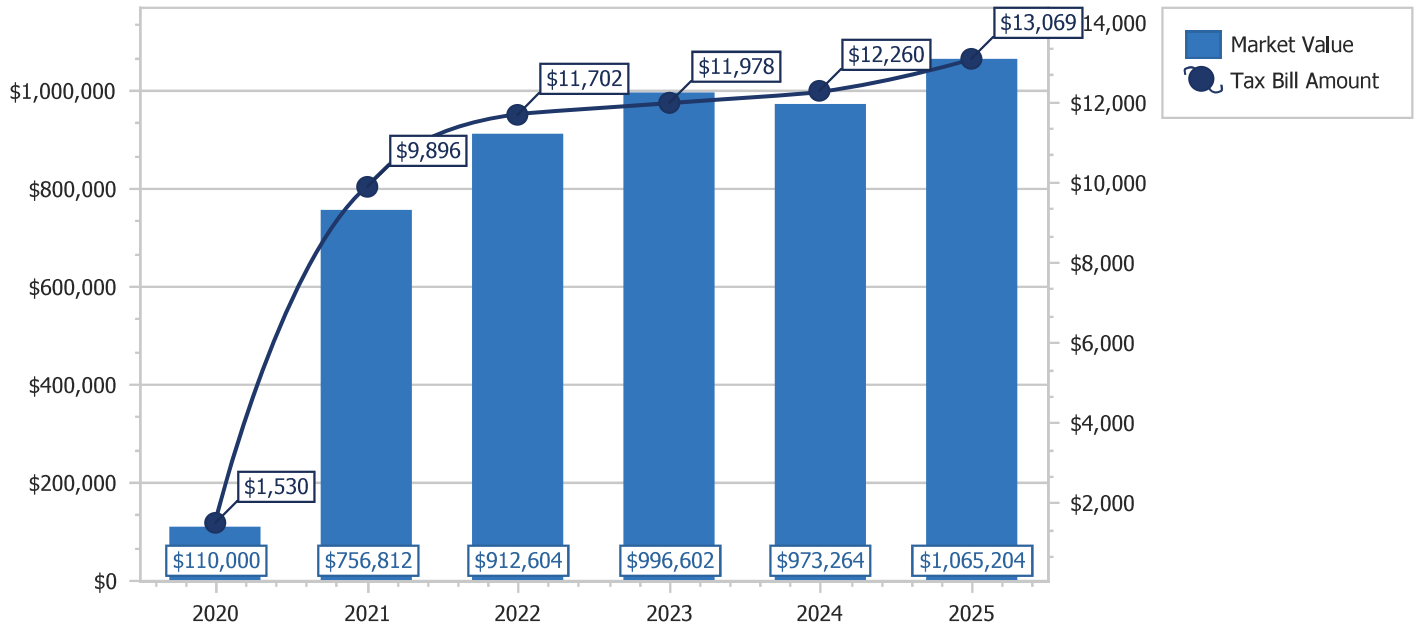
Political Representation

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 74

Utilities

Fire Station #	Station: 46 Zone: 464
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



Copyright 2026 © Seminole County Property Appraiser

BROOKMORE ESTATES HOMEOWNERS ASSOCIATION, INC.
C/O Vista C.A.M.
323 Circle Dr.
Maitland, FL 32751

April 20, 2026

David Evans
1938 Filly Trail
Oviedo, FL 32765

RE: ARB 271 / 1938 Filly Trail

ARCHITECTURAL REVIEW APPROVAL

Dear David Evans,

Congratulations! Your Architectural Application has been reviewed.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

The Application has been approved for the following:

- David Evans - 1938 Filly Trl, Oviedo
Good Afternoon,

I recently purchased a home in Brookmore Estates (1938 Filly Trl, Oviedo, FL 32765), and am looking to add a cabana structure into my backyard pool area. Mock up attached for reference.

Can you please advise on procedures for HOA Review/Approval?

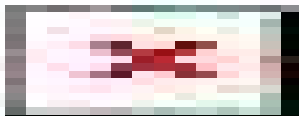
Thank you!

David Evans
Account Manager
Florida Region
Commercial HVAC Americas

2301 Lucien Way
Maitland, FL 32751

Cell: 407.274.0358

Trane Technologies
David.Evans@trane.com



You must begin all work no later than six (6) months after the date of this approval letter. The work must be completed in ninety (90) days after the date of commencement. We reserve the right to make a final inspection of the change to make sure it matches the request you submitted. Please follow the plan as submitted or submit an additional request form if for any reason you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change, when applicable. A Building Permit may be needed and you are responsible for obtaining this permit if applicable. This can be applied for at the County offices. This approval should not be taken as any certification as to the construction worthiness or of structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Again, we would like to thank you for following the Architectural Review process set forth by your Community's Governing Documents, and wish you all the best with your upcoming improvement project. The enclosed document(s) are for your records, please store in a safe place. If you should have any further concerns please do not hesitate to contact this office.

Respectfully Submitted
The Board of Directors and ARB

April 13, 2026

To Whom It May Concern:

Following discussion with David Evans (1938 Filly Trl, Oviedo, FL 32765), and review of picture examples, I approve of proposed cabana structural add to their backyard pool deck area.

Thank you,



Juan Mejia

954.609.2270

1942 Filly Trl, Oviedo, FL 32765

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 3
BROOKMORE ESTATES PHASE 3
PLAT BOOK 85 PAGES 37-39

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

A. FINDINGS OF FACT

Property Owner: DAVID EVANS
1938 FILLY TRL
OVIEDO, FL 32765

Project Name: FILLY TRL (1938)

Requested Variance:

A rear yard setback variance from twenty (20) feet to five (5) feet for a cabana in the PD (Planned Development) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an accessory structure 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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 3
BROOKMORE ESTATES PHASE 3
PLAT BOOK 85 PAGES 37-39

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

A. FINDINGS OF FACT

Property Owner: DAVID EVANS
1938 FILLY TRL
OVIEDO, FL 32765

Project Name: FILLY TRL (1938)

Variance Approval:

Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a cabana in the PD (Planned Development) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the cabana (16' x 20') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0489

Title:

1021 New Jersey Avenue - Request for a rear yard setback variance from thirty (30) feet to sixteen (16) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2026-038 (Donald Loomis, Applicant) District 3 - Constantine (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to sixteen (16) feet for a detached garage in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to sixteen (16) feet for a detached garage 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 Little Washington Estates subdivision.
- The request is to construct a 1,260 square foot detached garage with recreation space encroaching fourteen (14) feet into the rear yard setback.
- Three (3) letters of support have been received from nearby property owners.
- 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.

- 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:

- This lot is a larger lot than the typical lot within the R-1A zoning district and does not have any special conditions or circumstances; therefore, special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The proposed structure could be placed more towards the front of the property allowing it to meet the rear yard setback without the necessity of this variance; therefore, the literal interpretation of the provisions of Chapter 30 would not

deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)

- The proposed structure could be placed more towards the front of the property allowing it to meet the rear yard setback; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

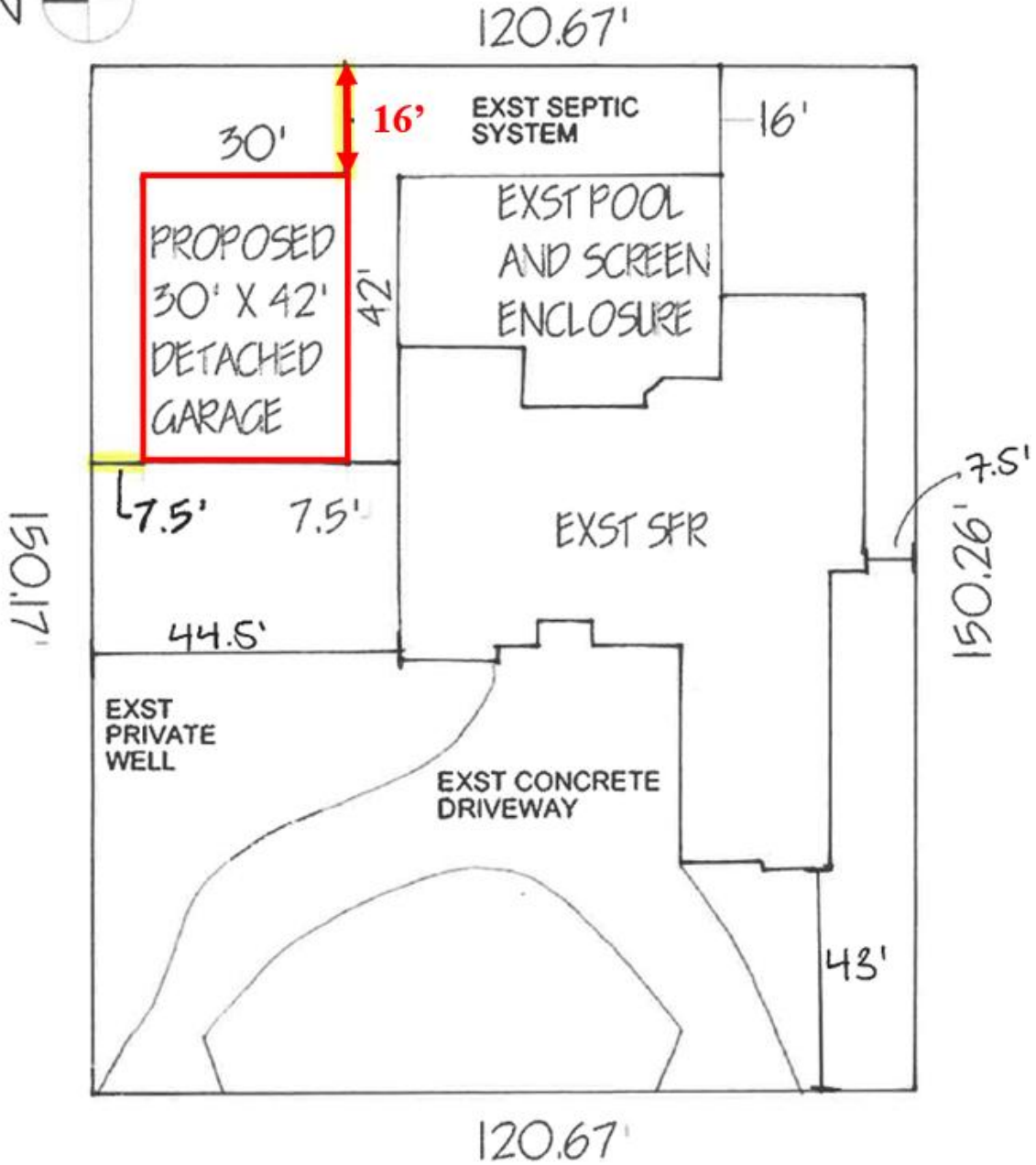
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

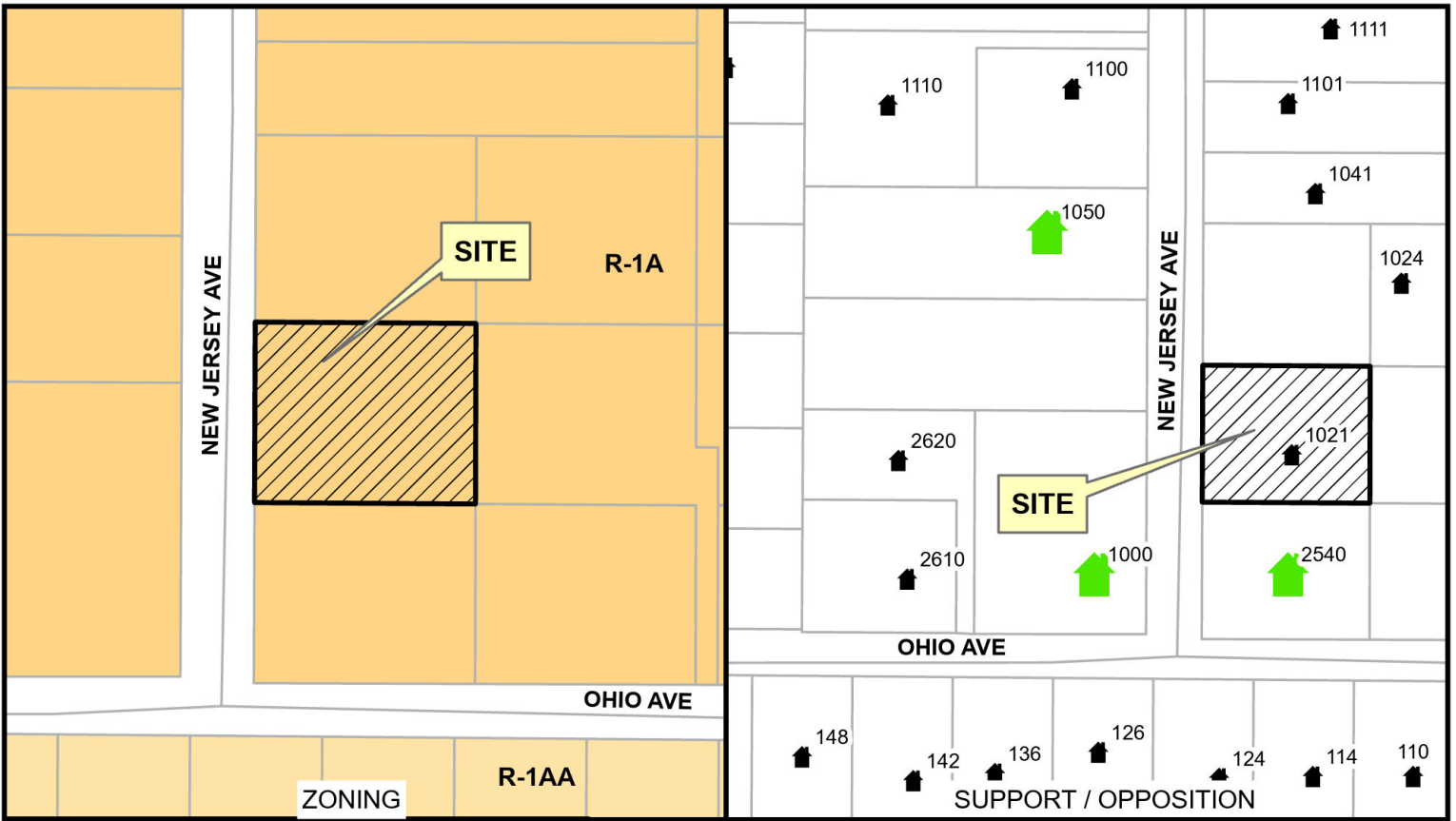
Staff Recommendation:

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

1. Any variance granted will apply only to the detached garage (30' x 42') 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.

NEW JERSEY AVE (1021)
VARIANCES





Donald Loomis Jr
 1021 New Jersey Ave
 Altamonte Springs FL 32714

SEMINOLE COUNTY BOA
 JUNE 22, 2026



VARIANCE CRITERIA

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

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

Requesting a variance to reduce the required rear yard setback from 30 feet to 16 feet for the construction of a detached accessory structure (garage with attached conditioned space). The rear endwall of the proposed, detached garage with recreation room structure will match the existing +/- 16' rear setback of the existing screened pool enclosure structure. Since there will only be approximately 7' or so separation from the existing residence due to the required side yard setback, approving this request will allow the recreation room area to be better aligned with and accessed from the current pool area and not protrude as much toward the property front blocking natural light into the current residence.

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

It is in current residence.

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 will not confer any special privilege as the request is based on the unique physical conditions of the property, including the existing placement of the residence and pool enclosure, which limit the usable rear yard. The requested setback reduction is consistent with relief that may be granted to other properties experiencing similar constraints and does not provide any advantage beyond allowing reasonable use of the property. The variance simply permits the proposed structure to align with the existing development pattern on the lot and does not allow any density or intensity that is not otherwise permitted within the zoning district.

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

A literal interpretation of the 30-foot rear setback would significantly limit the usable rear yard area due to the existing placement of the residence and pool enclosure, which is located approximately 16 feet from the rear property line. This creates a constrained building envelope that is not typical of many similarly zoned properties with more flexible layouts. As a result, the applicant would be deprived of the ability to construct a functional detached accessory structure that is otherwise commonly enjoyed by other properties within the same zoning district. The strict application of the setback would force the structure into a location that is impractical and incompatible with the existing layout of the property. The requested variance alleviates this hardship by allowing reasonable use of the property while maintaining consistency with the established development pattern and without increasing the intensity or impact of the 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 16-foot rear setback represents the minimum variance necessary to allow reasonable use of the property. The proposed structure has been carefully designed and positioned to align with the existing pool enclosure, which is located approximately 16 feet from the rear property line. I have intentionally limited the request to avoid any additional encroachment beyond the established development line and have not requested a greater reduction than necessary. A lesser variance would prevent functional placement of the structure and disrupt the usability and layout of the property. The design reflects a good-faith effort to minimize the variance while still allowing a reasonable and customary residential improvement consistent with other properties in the same zoning district.

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

Granting the variance will be in harmony with the intent of the zoning regulations by allowing reasonable garage use while maintaining compatibility with the surrounding neighborhood. The proposed structure is consistent in scale and use, aligns with the existing development pattern on the property, and does not increase density or intensity. It will not adversely impact neighboring properties or public welfare.

Property Record Card



Parcel: 08-21-29-501-0000-006A
Property Address: 1021 NEW JERSEY AVE ALTAMONTE SPRINGS, FL 32714
Owners: DONALD R LOOMIS JR REV TRUST
 2026 Market Value \$494,841 Assessed Value \$289,117 Taxable Value \$237,706
 2025 Tax Bill \$3,292.05 Tax Savings with Exemptions \$3,494.62
 The 3 Bed/3.5 Bath Single Family property is 2,864 SF and a lot size of 0.42 Acres

Parcel Location



Site View



0821295010000006A 01/25/2024

Parcel Information

Parcel	08-21-29-501-0000-006A
Property Address	1021 NEW JERSEY AVE ALTAMONTE SPRINGS, FL 32714
Mailing Address	1021 NEW JERSEY AVE ALTAMONTE SPG, FL 32714-2606
Subdivision	LITTLE WASHINGTON ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2017)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$389,041	\$390,060
Depreciated Other Features	\$30,800	\$31,078
Land Value (Market)	\$75,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$494,841	\$496,138
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$205,724	\$214,622
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$289,117	\$281,516

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,786.67
Tax Bill Amount	\$3,292.05
Tax Savings with Exemptions	\$3,494.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DONALD R LOOMIS JR REV TRUST

Legal Description

NW 1/4 OF LOT 6
LITTLE WASHINGTON ESTATES
PB 8 PG 62

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$289,117	\$51,411	\$237,706
Schools	\$289,117	\$25,000	\$264,117
FIRE	\$289,117	\$51,411	\$237,706
ROAD DISTRICT	\$289,117	\$51,411	\$237,706
SJWM(Saint Johns Water Management)	\$289,117	\$51,411	\$237,706

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2016	\$100	08637/0502	Improved	No
WARRANTY DEED	4/1/2013	\$20,000	08027/1505	Vacant	No

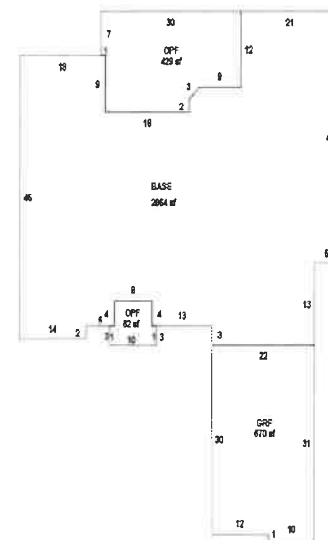
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2013
Bed	3
Bath	3.5
Fixtures	14
Base Area (ft ²)	2864
Total Area (ft ²)	4025
Constuction	CB/STUCCO FINISH
Replacement Cost	\$407,373
Assessed	\$389,041

* Year Built = Actual / Effective



Building 1

Appendages

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

GARAGE FINISHED	670
OPEN PORCH FINISHED	429
OPEN PORCH FINISHED	62

Permits				
Permit #	Description	Value	CO Date	Permit Date
16013	1021 NEW JERSEY AVE: EZ MECHANICAL - RESIDENTIAL- [LITTLE WASHINGTON ESTATES]	\$6,973		10/23/2025
05565	VINYL FENCE	\$6,250		7/2/2013
05278	SCREEN ENCLOSURE	\$6,576		6/24/2013
02988	POOL	\$22,000		4/19/2013
01461	ELECTRICAL.	\$900		4/16/2013
08783	01/24/2013 04:48:37 PM Created by: Kim Permit Key 12012112708783 was added!	\$352,269	7/30/2013	11/27/2012

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	2013	1	\$35,000	\$24,500
SCREEN ENCL 2	2013	1	\$9,000	\$6,300

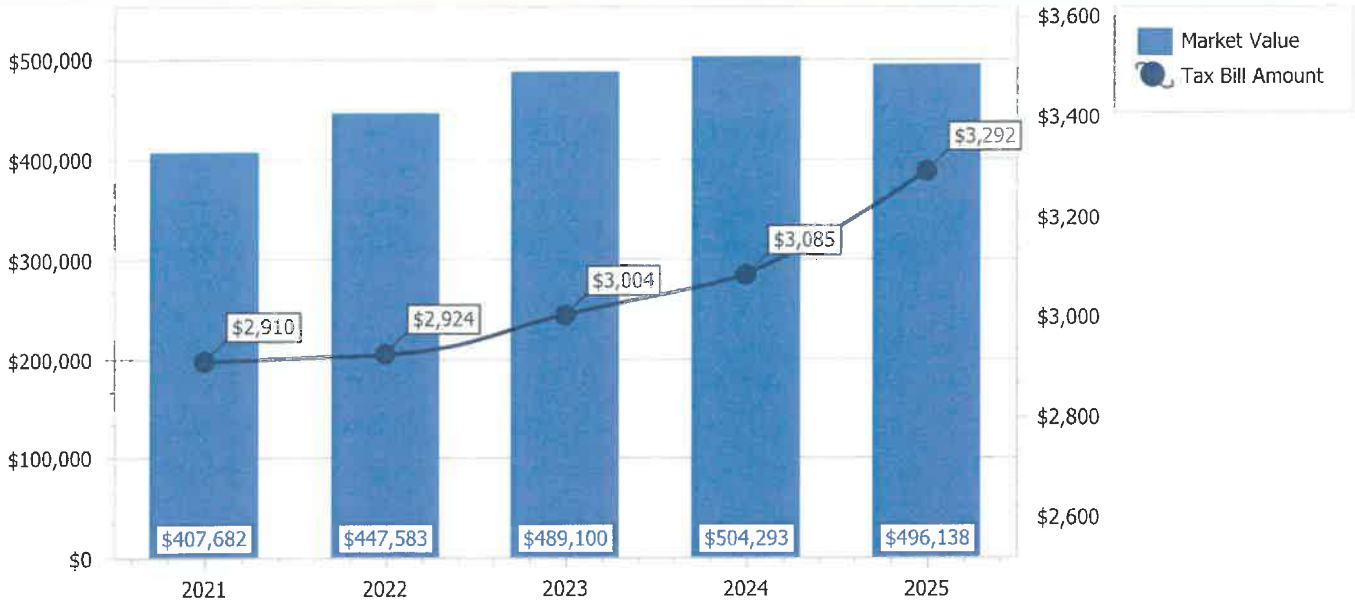
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

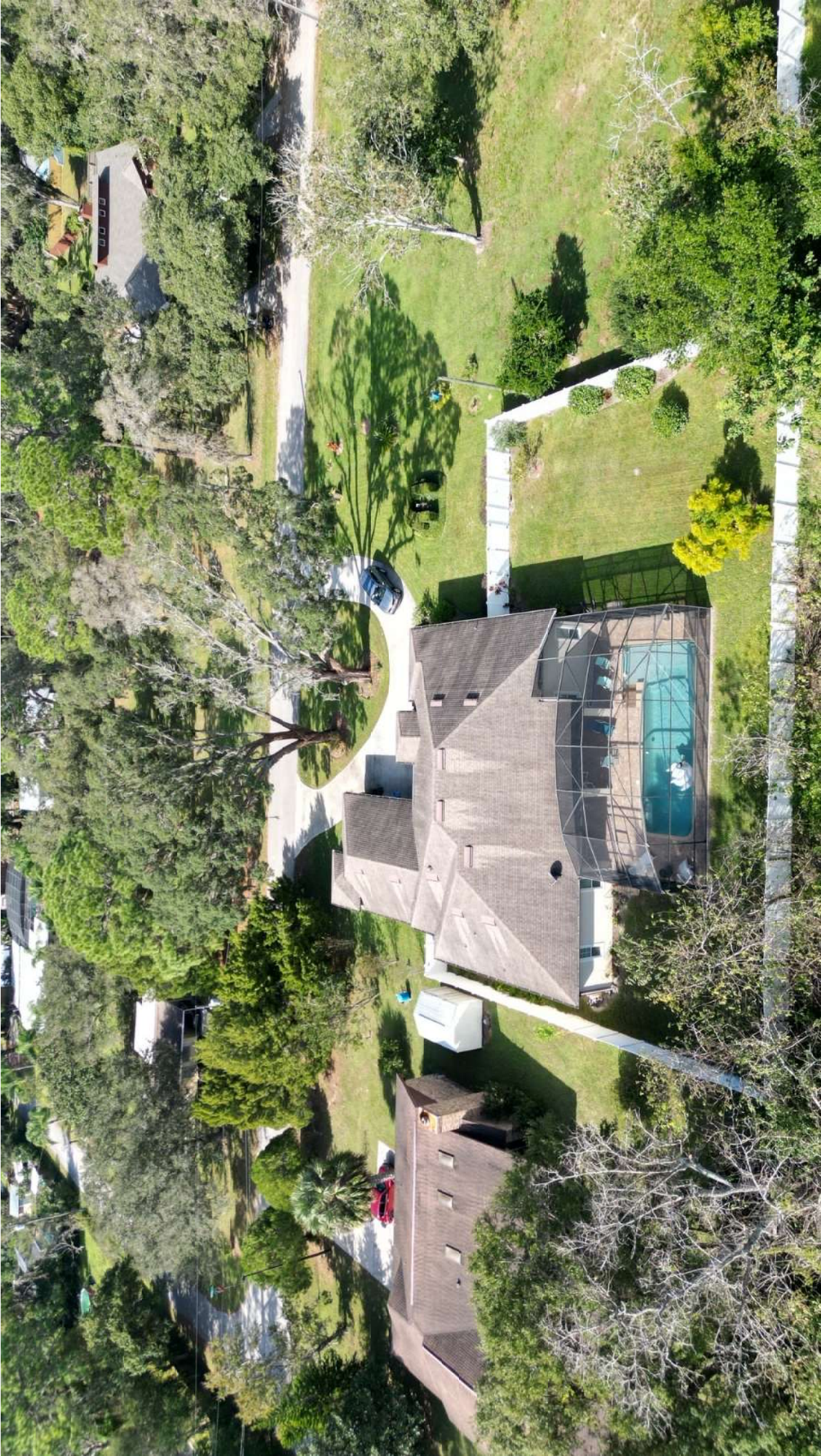
Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 134
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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Robbie Loomis
1021 New Jersey Avenue
Altamonte Springs, FL 32714

Proposed Detached Garage
Variance Application
Letter of Support

I am a neighbor of Donald Loomis. I understand he has requested that a variance be granted so that the rear endwall of his proposed detached garage with recreation room structure matches the existing +/- 16' rear setback of his existing screened pool enclosure structure. Since there will only be approximately 7' or so separation from the existing residence due to the required side yard setback, approving this request will allow the recreation room area to be better aligned with and accessed from the current pool area and not protrude as much toward the property front, blocking natural light into the current residence.

My execution below is intended to signify my approval and support for his project. The manner Donald takes care of his property is an asset to our neighborhood and I'm confident the manner he intends to design and complete this building project to simulate the appearance of his existing residence will further enhance his property appearance, his and our neighborhood's property values.

Lisa Drury

My Printed Name

1000 New Jersey Ave., Altamonte Springs, FL 32714

My Property Address

Lisa Drury

Lisa Drury (Apr 30, 2026 18:42:04 EDT)

My Signature and Date Signed

30/04/26






Robbie Loomis Variance Support Letter_Lisa_Drury

Final Audit Report

2026-04-30

Created:	2026-04-30
By:	Colleen LOOMIS (colleen.loomis@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAe1647JBnWub206MAw2I6XZ2noZTdgFH7

"Robbie Loomis Variance Support Letter_Lisa_Drury" History

-  Document created by Colleen LOOMIS (colleen.loomis@gmail.com)
2026-04-30 - 9:08:15 PM GMT - IP address: 50.88.229.11
-  Document emailed to Lisa Drury (biker2325@gmail.com) for signature
2026-04-30 - 9:08:18 PM GMT
-  Email viewed by Lisa Drury (biker2325@gmail.com)
2026-04-30 - 10:39:22 PM GMT - IP address: 172.226.168.25
-  Document e-signed by Lisa Drury (biker2325@gmail.com)
Signature Date: 2026-04-30 - 10:42:04 PM GMT - Time Source: server- IP address: 76.226.179.161
-  Agreement completed.
2026-04-30 - 10:42:04 PM GMT

Robbie Loomis
1021 New Jersey Avenue
Altamonte Springs, FL 32714

Proposed Detached Garage
Variance Application
Letter of Support

I am a neighbor of Donald Loomis. I understand he has requested that a variance be granted so that the rear endwall of his proposed detached garage with recreation room structure matches the existing +/- 16' rear setback of his existing screened pool enclosure structure. Since there will only be approximately 7' or so separation from the existing residence due to the required side yard setback, approving this request will allow the recreation room area to be better aligned with and accessed from the current pool area and not protrude as much toward the property front, blocking natural light into the current residence.

My execution below is intended to signify my approval and support for his project. The manner Donald takes care of his property is an asset to our neighborhood and I'm confident the manner he intends to design and complete this building project to simulate the appearance of his existing residence will further enhance his property appearance, his and our neighborhood's property values.

E. Marilyn Simpson

My Printed Name

2540 Ohio Ave., Altamonte Springs, FL. 32714

My Property Address

E. Marilyn Simpson 4/29/2016

My Signature and Date Signed

Robbie Loomis
1021 New Jersey Avenue
Altamonte Springs, FL 32714

Proposed Detached Garage
Variance Application
Letter of Support

I am a neighbor of Donald Loomis. I understand he has requested that a variance be granted so that the rear endwall of his proposed detached garage with recreation room structure matches the existing +/- 16' rear setback of his existing screened pool enclosure structure. Since there will only be approximately 7' or so separation from the existing residence due to the required side yard setback, approving this request will allow the recreation room area to be better aligned with and accessed from the current pool area and not protrude as much toward the property front, blocking natural light into the current residence.

My execution below is intended to signify my approval and support for his project. The manner Donald takes care of his property is an asset to our neighborhood and I'm confident the manner he intends to design and complete this building project to simulate the appearance of his existing residence will further enhance his property appearance, his and our neighborhood's property values.

Kenneth Ardillo

My Printed Name

1050 New Jersey Av

My Property Address

Kenneth Ardillo 5/3/26

My Signature and Date Signed

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

NW 1/4 OF LOT 6
LITTLE WASHINGTON ESTATES
PB 8 PG 62

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

A. FINDINGS OF FACT

Property Owner: DONALD LOOMIS
1021 NEW JERSEY AVE
ALTAMONTE SPRINGS, FL 32714

Project Name: NEW JERSEY AVE (1021)

Requested Variance:

A rear yard setback variance from thirty (30) feet to sixteen (16) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an accessory structure 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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

NW 1/4 OF LOT 6
LITTLE WASHINGTON ESTATES
PB 8 PG 62

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

A. FINDINGS OF FACT

Property Owner: DONALD LOOMIS
1021 NEW JERSEY AVE
ALTAMONTE SPRINGS, FL 32714

Project Name: NEW JERSEY AVE (1021)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to sixteen (16) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the detached garage (30' x 42') 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 July, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN

