



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, July 27, 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 VARIANCE

2. **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](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Photos](#)
[HOA Approval Letter](#)
[Denial Development Order](#)
[Approval Development Order](#)

VARIANCES

3. **6313 Bordeaux Circle** - Request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; BV2026-046 (Jason Sander, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2026-0574](#)

Development Services - Planning and Development

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

4. **1138 Hollow Pine Drive** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a screen enclosure in the R-1A (Single Family Dwelling) district; BV2026-050 (Lawrence J. Hunter, Applicant) District 1 - Dallari District (Angi Gates, Project Manager) [2026-0576](#)

Development Services - Planning and Development

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

5. **6001 Twin Lakes Drive** - Request for: (1) a north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district; BV2026-045 (Francisco Ruperto, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2026-0598](#)

Development Services - Planning and Development

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

6. **3710 Kentucky Street** - Request for: (1) an east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn in the A-1 (Agriculture) district; BV2026-051 (Shawn Canada, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0600](#)

Development Services - Planning and Development

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

7. **1130 Roxboro Road** - Request for a south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district; BV2026-049 (Steven Gooden, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0585](#)

Development Services - Planning and Development

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

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0524

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

DIXON | CAPITAL
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) feet

Internal 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.

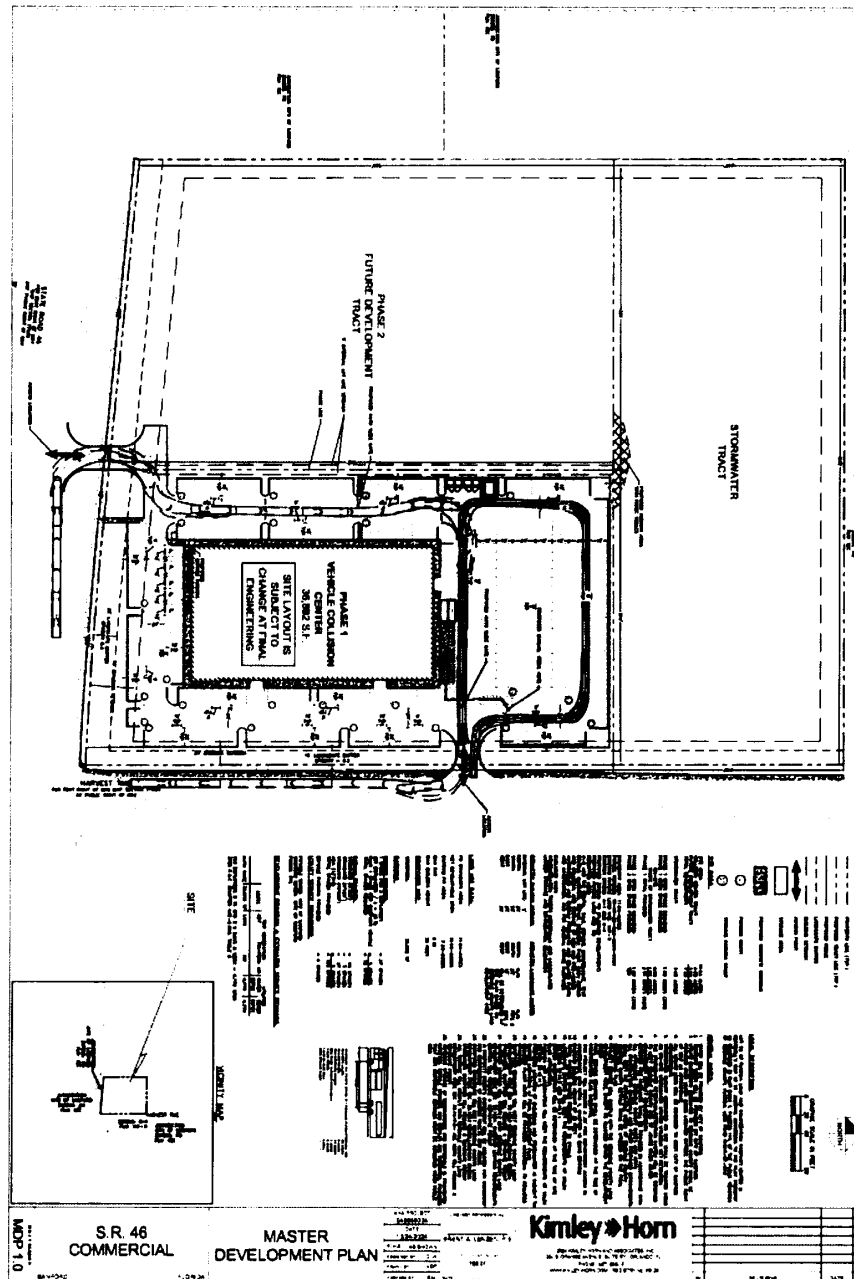


DEVELOPMENT ORDER #

24-20500014

EXHIBIT B

Master Development Plan





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

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:

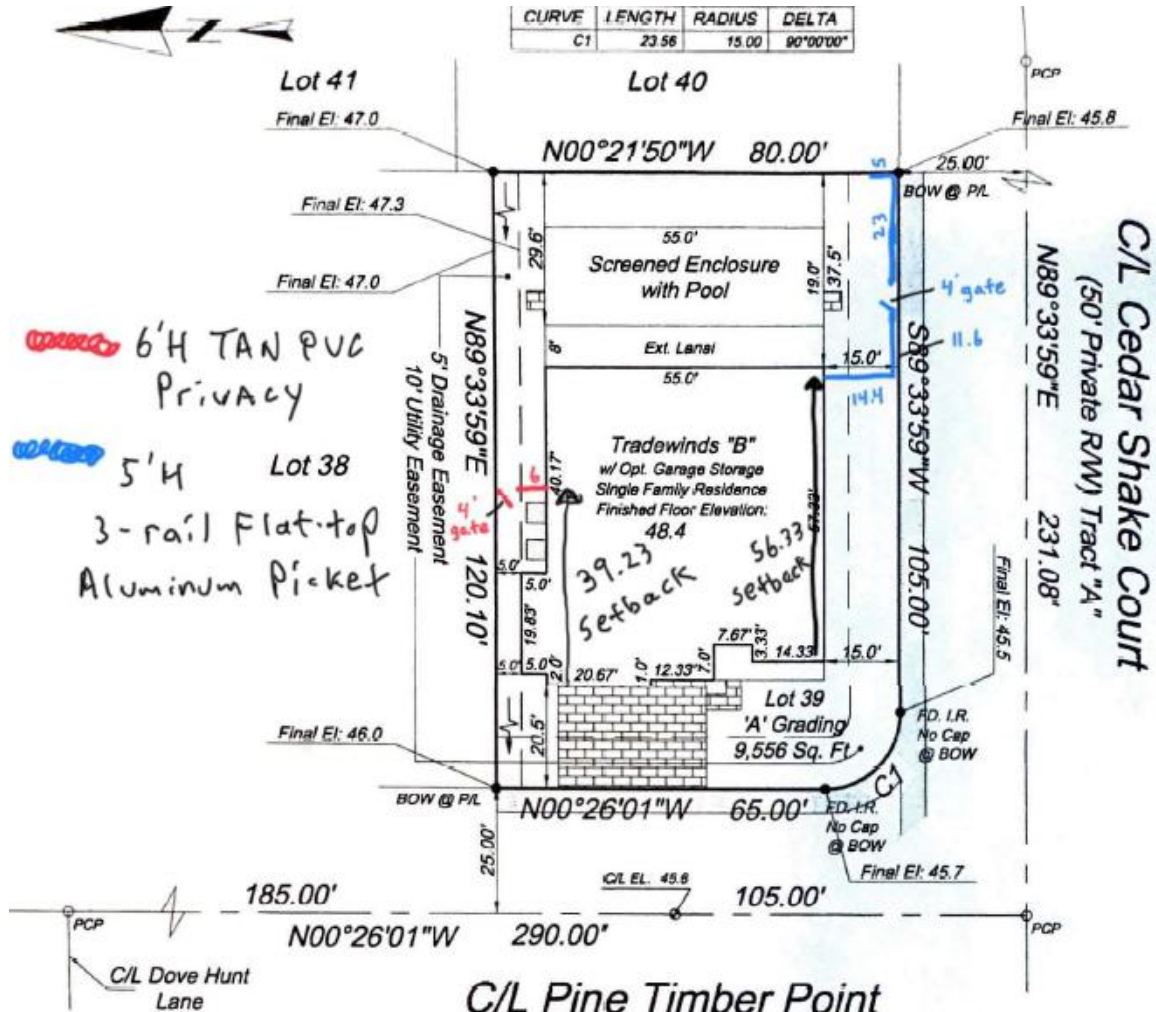
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

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

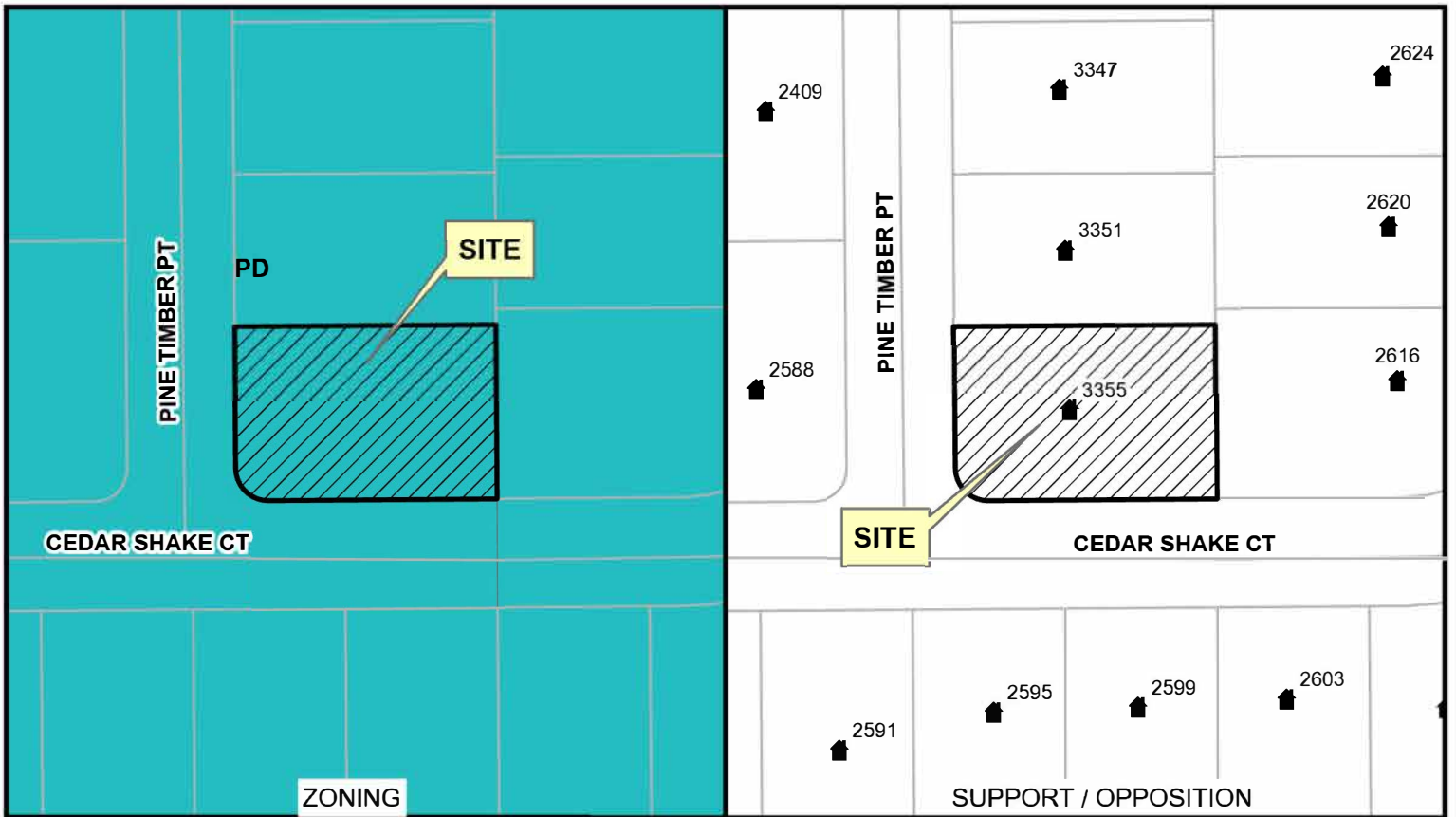


LEGAL DESCRIPTION
 Lot 39, "RED EMBER NORTH",
 according to the plat thereof as recorded in plat book 87 at page(s) 89 - 96
 of the public records of Seminole County, Florida.

C/L Pine Timber Point
 (50' Private R/W) Tract "A"

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 JULY 27, 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 lessor 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).

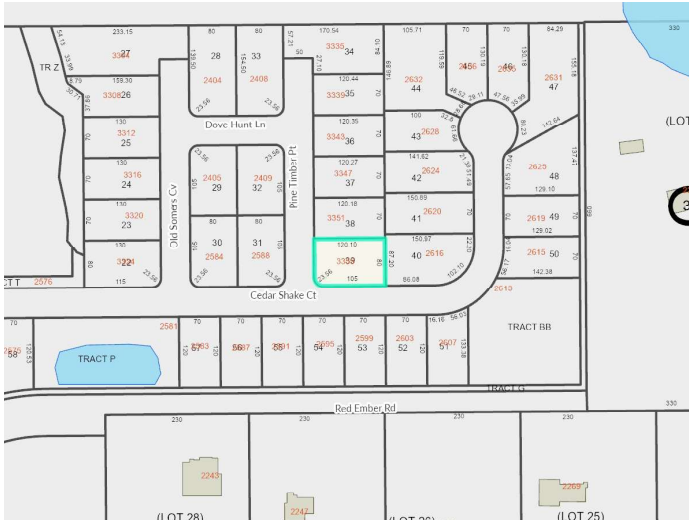
See attached approval.

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

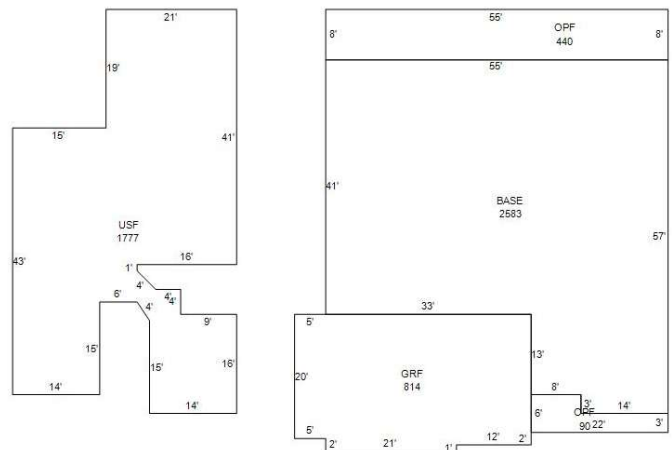
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/15/2023	\$1,027,300	10553/1139	Improved	Yes

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 (ft²)	2583
Total Area (ft²)	5704
Constuction	CB/STUCCO FINISH
Replacement Cost	\$679,289
Assessed	\$672,496



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft²)
GARAGE FINISHED	814
OPEN PORCH FINISHED	440

OPEN PORCH FINISHED

90

UPPER STORY FINISHED

1777

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

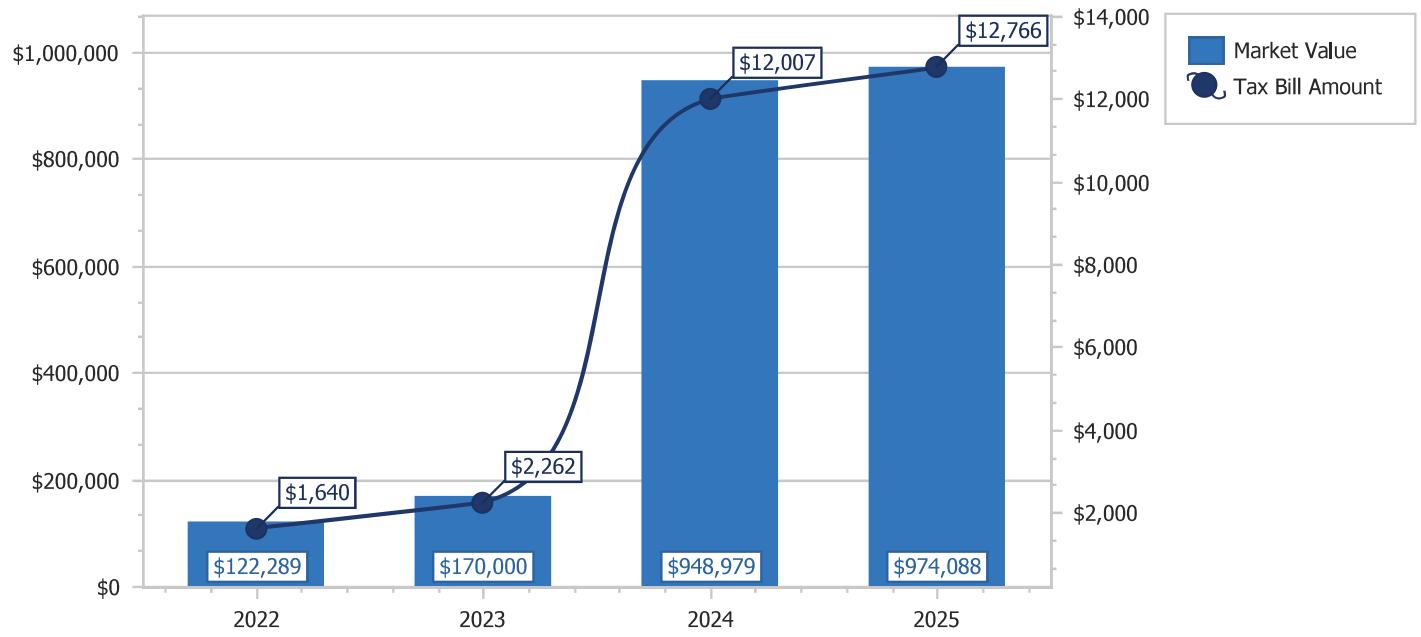
Political Representation

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 (markrpowell@pacbell.net)

To: markrpowell@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 (markrpowell@pacbell.net)

To: markrpowell@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 (markrpowell@pacbell.net)

To: markrpowell@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 (markrpowell@pacbell.net)

To: markrpowell@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 July 27, 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 July 27, 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 August, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 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 July 27, 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

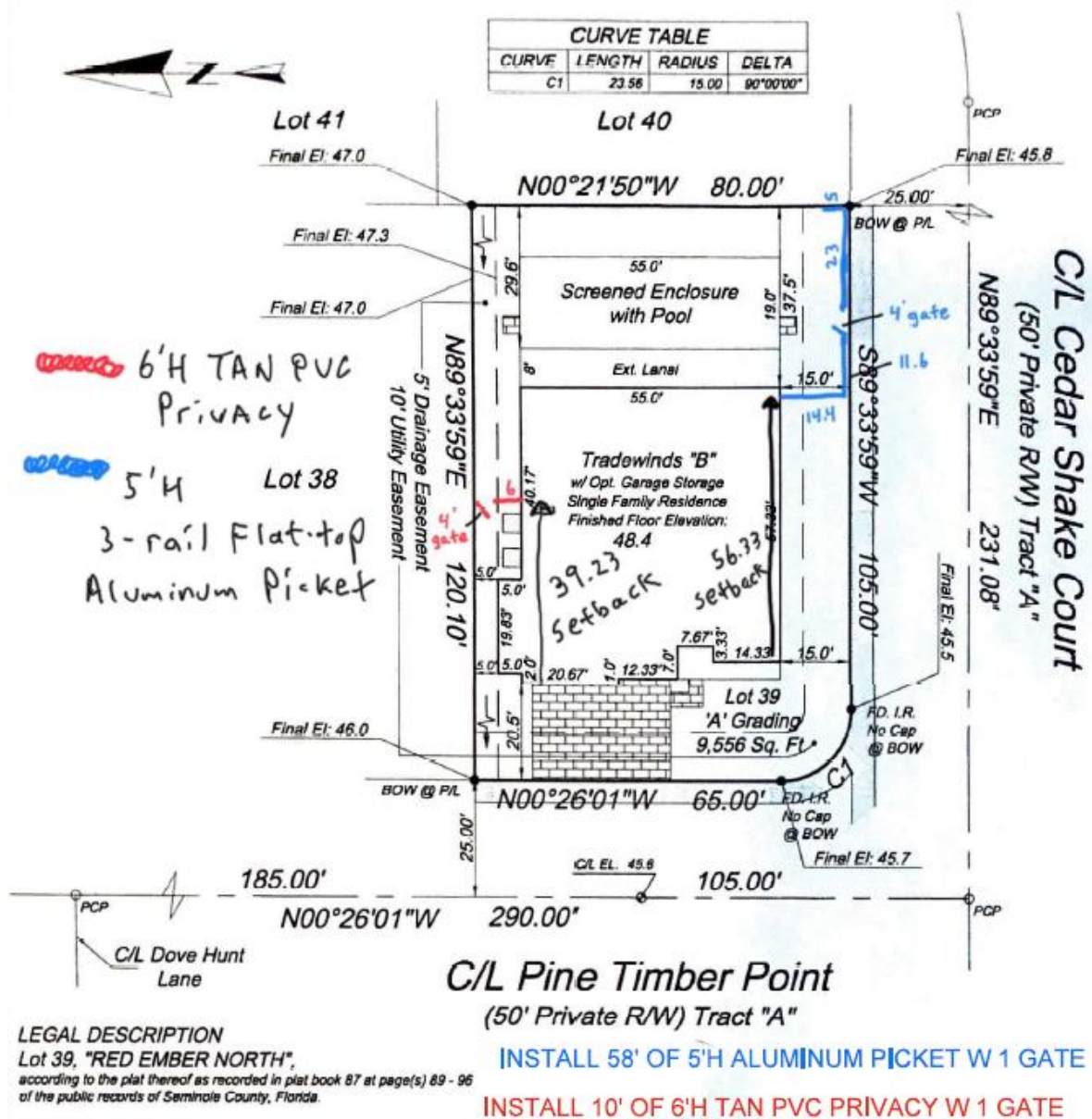
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 August, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0574

Title:

6313 Bordeaux Circle - Request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; BV2026-046 (Jason Sander, Applicant) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool screen enclosure in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool screen enclosure 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 Buckingham Estates Phase 2 subdivision.
- The proposed pool screen enclosure will be 1,560 square feet and will encroach five and one-half (5½) feet into the required rear yard setback.
- The rear of the property abuts a retention/open space easement.
- In 2005, the Board of Adjustment approved a rear yard setback variance from seven and one-half (7½) feet to five (5) feet for a pool; and in 2024, the Board of

adjustment approved a rear yard setback variance from seven and one-half (7½) feet to five (5) feet for a pool screen enclosure.

- The Buckingham Estates Homeowners Association approved the construction of a pool enclosure based off the 2024 variance approval.
- Two (2) letters of support were received from adjacent neighbors.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.

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:

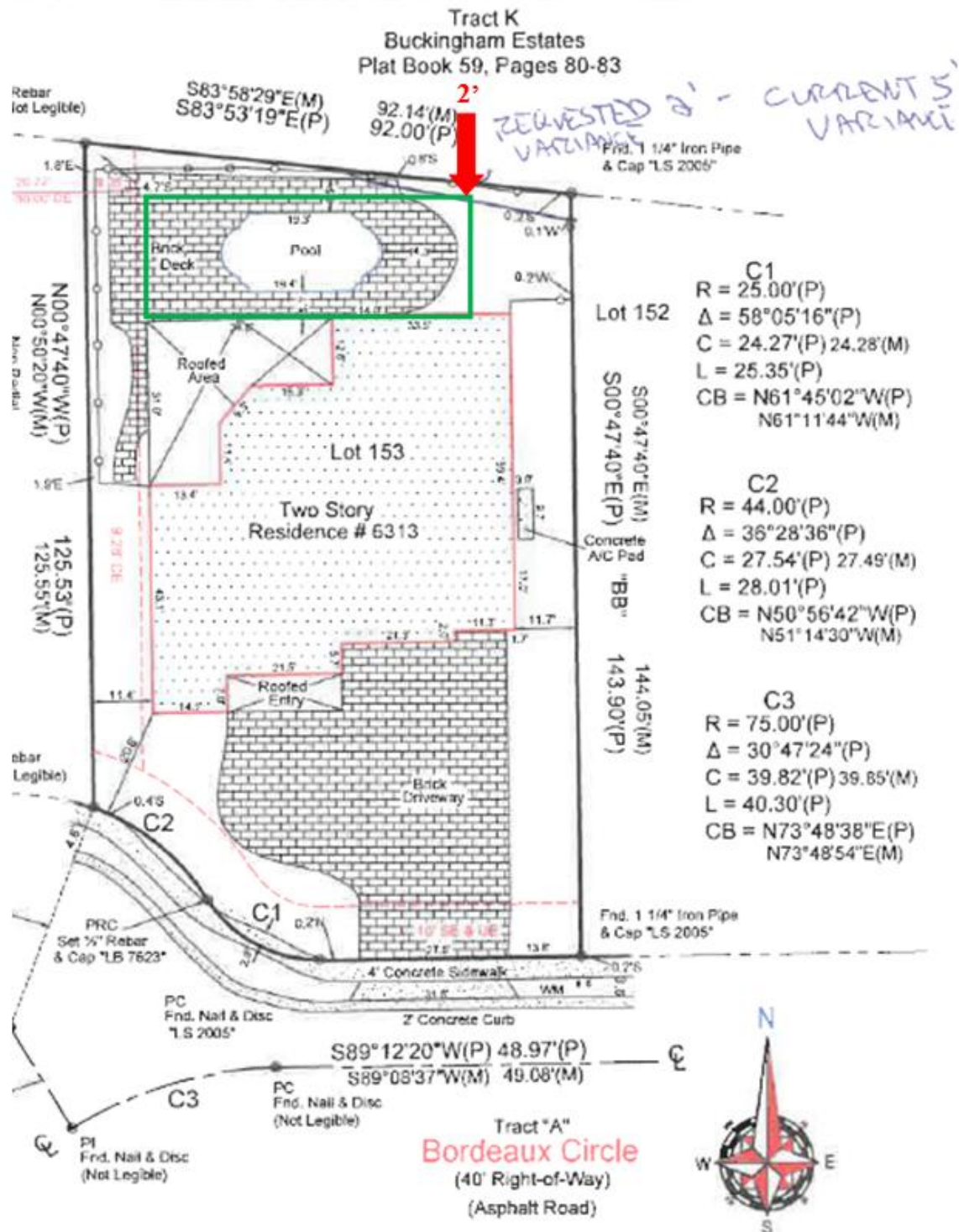
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

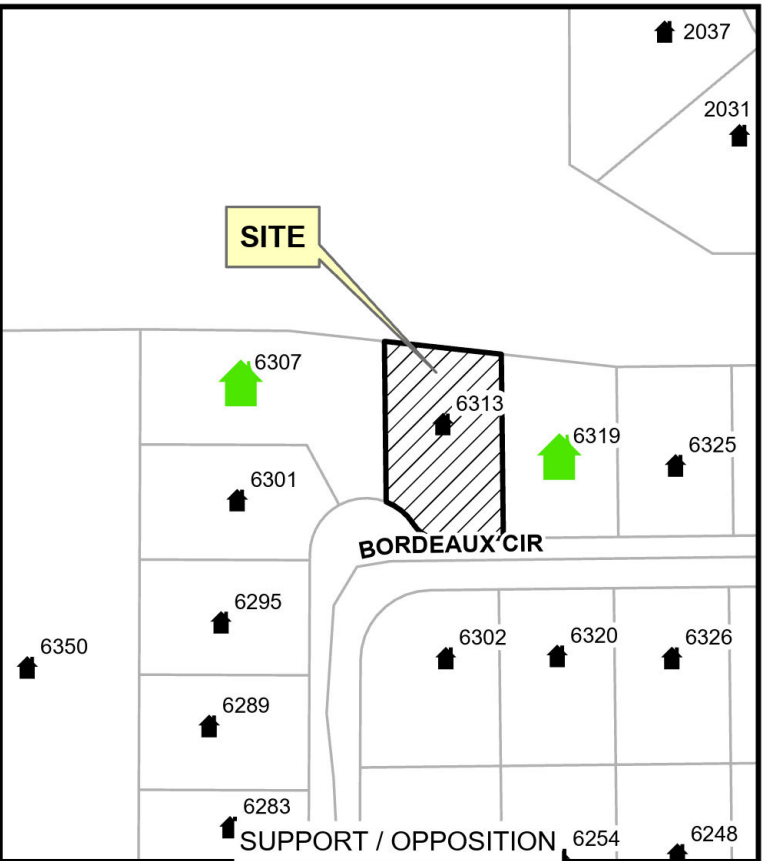
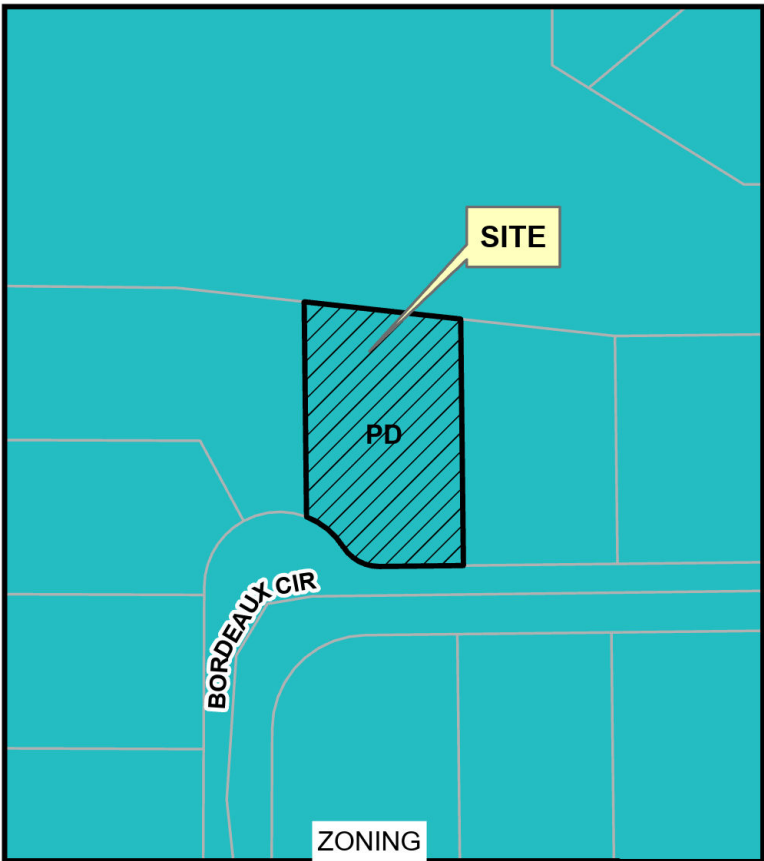
Staff Recommendation:

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 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.

BORDEAUX CIR (6313) VARIANCES





Jason & Cynthia Sander
6313 Bordeaux Cir
Sanford FL 32771

SEMINOLE COUNTY BOA
JULY 27, 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?

THE REAR LOT LINE IS ON AN ANGLE. TO MAINTAIN A SUFFICIENT WALKWAY BETWEEN THE POOL & PROPOSED SCREEN ENCLOSURE AND TO MAINTAIN A RECTANGULAR SCREEN ENCLOSURE, A VARIANCE IS REQUESTED.

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

WE PURCHASED THE PROPERTY IN JUNE OF 2025. THE POOL AND DECK WERE CONSTRUCTED WHEN THE HOUSE WAS BUILT.

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

THIS VARIANCE WOULD ALLOW US TO ENJOY THE POOL INTO THE EVENING (BUGS).

THIS VARIANCE WOULD NOT DIMINISH OUR NEIGHBORS VIEW. PLEASE SEE ATTACHED APPROVALS FROM OUR NEIGHBORS.

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

THERE WOULD BE NO DIMINISHED VIEWS OR ANY TYPE OF HARDSHIP TO OUR NEIGHBORS OR THE COMMUNITY.

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

THE SCREEN ENCLOSURE WOULD BE MUCH MORE ASTHETICALLY PLEASING TO THE RESIDENTS AROUND OUR RETAINAGE AREA. "OFFSETS" WOULD BE NEEDED ON THE REAR OF THE SCREEN ENCLOSURE TO CONFORM TO THE CURRENT SET BACK OF 5'.

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?

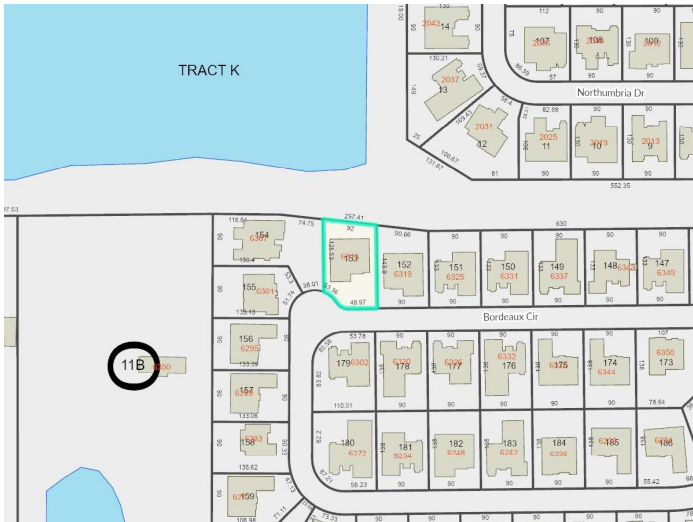
THE MAJORITY OF THE RESIDENTS IN OUR NEIGHBORHOOD ~~WANT~~ HAVE SCREEN ENCLOSURES. THIS WOULD ADD VALUE TO OUR RESIDENTIAL PROPERTY. THE VARIANCE WOULD NOT CAUSE UNDOE HARDSHIP TO ANYONE IN OUR COMMUNITY.

2026 Property Record Card



Parcel: **36-19-29-511-0000-1530**
 Property Address: **6313 BORDEAUX CIR SANFORD, FL 32771**
 Owners: **SANDER, JASON R; SANDER, CYNTHIA M**
 2026 Market Value \$853,099 Assessed Value \$580,044 Taxable Value \$528,633
 2025 Tax Bill \$7,150.95 Tax Savings with Exemptions \$3,655.99
 The 4 Bed/4 Bath Single Family property is 3,598 SF and a lot size of 0.30 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	36-19-29-511-0000-1530
Property Address	6313 BORDEAUX CIR SANFORD, FL 32771
Mailing Address	6313 BORDEAUX CIR SANFORD, FL 32771-6489
Subdivision	BUCKINGHAM ESTATES PHASE 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	\$681,299	\$619,389
Depreciated Other Features	\$31,800	\$30,650
Land Value (Market)	\$140,000	\$140,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$853,099	\$790,039
Portability Adjustment	\$273,055	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$226,419
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$580,044	\$563,620

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,806.94
Tax Bill Amount	\$7,150.95
Tax Savings with Exemptions	\$3,655.99

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SANDER, JASON R - Tenancy by Entirety
 SANDER, CYNTHIA M - Tenancy by Entirety

LOT 153
BUCKINGHAM ESTATES PHASE 2
PB 66 PG 1

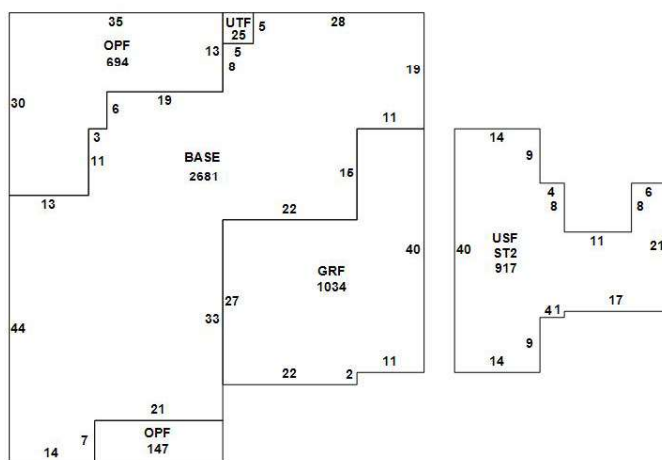
Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$580,044	\$51,411	\$528,633
SCHOOLS	\$580,044	\$25,000	\$555,044
FIRE	\$580,044	\$51,411	\$528,633
ROAD	\$580,044	\$51,411	\$528,633
WATER MANAGEMENT DISTRICT	\$580,044	\$51,411	\$528,633

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/3/2025	\$1,140,600	10839/0154	Improved	Yes
WARRANTY DEED	11/19/2019	\$600,000	09483/1600	Improved	Yes
TRUSTEE DEED	4/1/2014	\$550,000	08255/1474	Improved	Yes
SPECIAL WARRANTY DEED	1/1/2014	\$100	08202/1232	Improved	No
WARRANTY DEED	12/1/2004	\$145,000	05549/1583	Vacant	Yes

Land			
Units	Rate	Assessed	Market
1 Lot	\$140,000/Lot	\$140,000	\$140,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2005/2015
Bed	4
Bath	4.0
Fixtures	16
Base Area (ft²)	2681
Total Area (ft²)	5498
Constuction	CB/STUCCO FINISH
Replacement Cost	\$709,686
Assessed	\$681,299

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	1034
OPEN PORCH FINISHED	694
OPEN PORCH FINISHED	147
UPPER STORY FINISHED	917
UTILITY FINISHED	25

Permits				
Permit #	Description	Value	CO Date	Permit Date
01980	6313 BORDEAUX CIR: POOL ENCLOSURE/BOND-pool screen en with additional footer [BUCKINGHAM ESTATES PHASE] - VOIDED	\$9,200		6/10/2024
13726	6313 BORDEAUX CIR: REROOF RESIDENTIAL- [BUCKINGHAM ESTATES PHASE]	\$10,000	10/4/2019	9/30/2019
09044	SUMMER KITCHEN & WOOD FIREPLACE	\$3,000		8/4/2006
06673	160' X 5' ALUMINUM FENCE	\$2,493		6/7/2006
02139	SWIMMING POOL	\$16,500		2/24/2006
16623		\$400,000	11/18/2005	12/14/2004

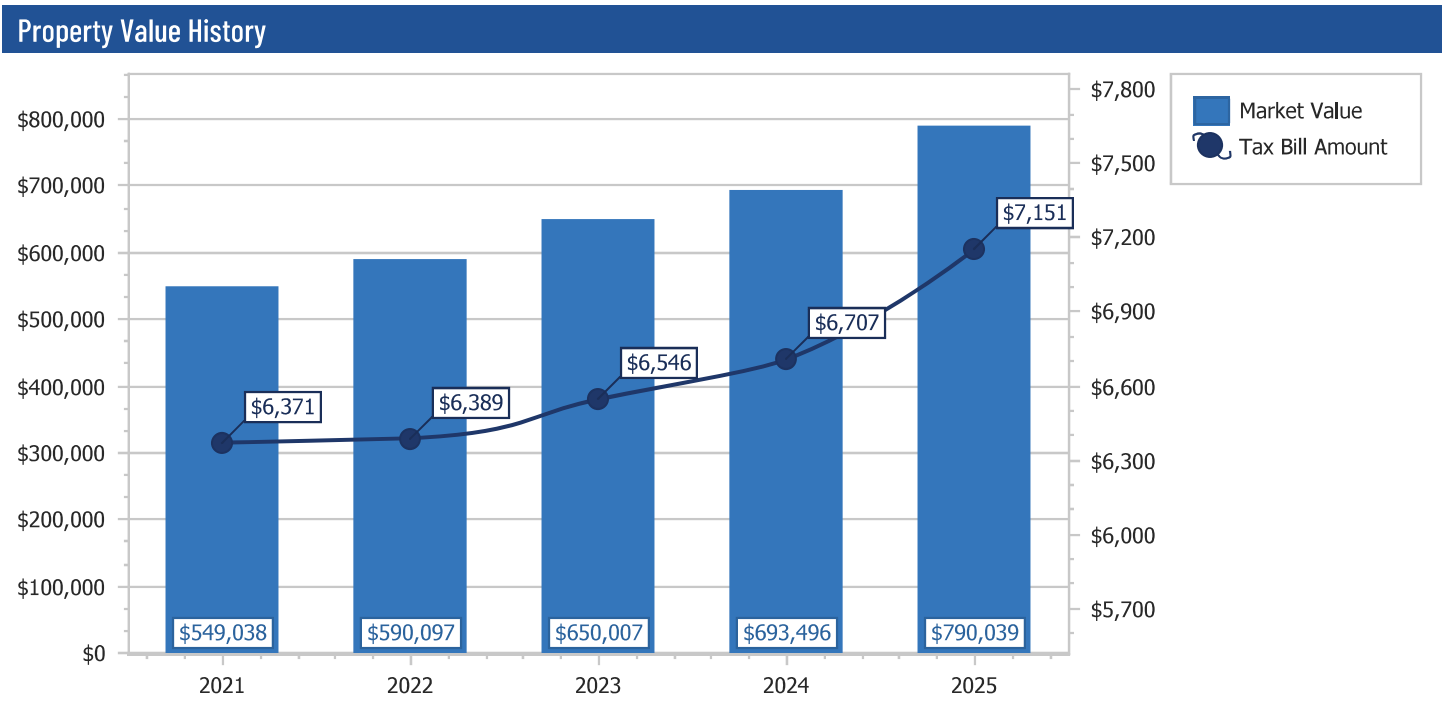
Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 2	2006	1	\$45,000	\$27,000
SUMMER KITCHEN 1	2006	1	\$5,000	\$3,000
FIREPLACE 1	2006	1	\$3,000	\$1,800

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

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: 394
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro



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Seminole County Planning and Development Division
1101 East 1st Street
Sanford, FL 32771

REQUEST FOR REAR LOT LINE VARIANCE

ACCEPTANCE FROM NEIGHBORS

Project: Jason & Cynthia Sander
6313 Bordeaux Circle
Sanford, FL 32771

To Whom It May Concern:

Jason and Cynthia Sander are neighbors of ours in the Buckingham development in Sanford Florida. Jason and Cynthia have expressed their desire to install a screen pool enclosure. Jason and Cynthia have shown us a copy of their survey along with an outline of their proposed screen enclosure.

We understand Jason and Cynthia are requesting a variance from Seminole County Planning and Development to incorporate their proposed screen enclosure. We understand there is currently an approved/valid 5' setback from the rear (north) lot line. The previous homeowners of 6313 Bordeaux Circle (Chad and Marlene Hochuli) originally received this variance on May 21, 2024.

Our proposed pool enclosure will require a modification to the current 5' setback. There is a small area on the northeast corner of the proposed pool enclosure that will require an area reducing from the 5' setback to 2' over a length of 25'. This is requested to keep the dome shaped pool enclosure in a rectangular shape (no angles in the rear of the enclosure to maintain the 5' setback).

David A. Sander, am a direct neighbor who resides at 6307 Bordeaux Circle, do not contest the requested variance for the 2' setback along the northeast corner of their lot line.

[Signature] June 1, 2024
Signature Date

Seminole County Planning and Development Division

1101 East 1st Street

Sanford, FL 32771

REQUEST FOR REAR LOT LINE VARIANCE

ACCEPTANCE FROM NEIGHBORS

Project: Jason & Cynthis Sander

6313 Bordeaux Circle

Sanford, FL 32771

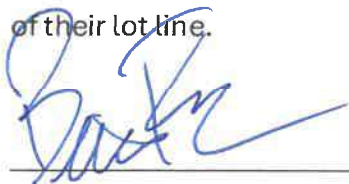
To Whom It May Concern:

Jason and Cynthia Sander are neighbors of ours in the Buckingham development in Sanford Florida. Jason and Cynthia have expressed their desire to install a screen pool enclosure. Jason and Cynthia have shown us a copy of their survey along with an outline of their proposed screen enclosure.

We understand Jason and Cynthia are requesting a variance from Seminole County Planning and Development to incorporate their proposed screen enclosure. We understand there is currently an approved/valid 5' setback from the rear (north) lot line. The previous homeowners of 6313 Bordeaux Circle (Chad and Marlene Hochuli) originally received this variance on May 21, 2024.

Our proposed pool enclosure will require a modification to the current 5' setback. There is a small area on the northeast corner of the proposed pool enclosure that will require an area reducing from the 5' setback to 2' over a length of 25'. This is requested to keep the dome shaped pool enclosure in a rectangular shape (no angles in the rear of the enclosure to maintain the 5' setback).

I Brian Brown, am a direct neighbor who resides at 6319 Bordeaux Circle, do not contest the requested variance for the 2' setback along the northeast corner of their lot line.



06/02/2026

Signature

Date

Buckingham Estates Homeowners Association, Inc.
C/O Artemis Lifestyles
1631 E. Vine Street, Suite 300
Kissimmee, FL 34744

May 21, 2026

Jason R and Cynthia M Sander
6313 Bordeaux Circle
Sanford FL 32771

APPROVAL BASED UPON
ORIGINAL 5' VARIANCE
SET BACK

NOTICE OF APPROVAL

RE: 6313 Bordeaux Circle

Dear Jason R and Cynthia M Sander

Congratulations! The request for an architectural change, as described below, has been approved.

Screen Enclosure

The HOA reserves the right to make a final inspection upon completion of the approved changes to ensure compliance. Please be advised that any modifications of the original request will require an additional form to be submitted.

Please remember to adhere to all local building codes and setback requirements. If a building permit is necessary, it is the responsibility of the applicant to obtain.

The HOA approval is based solely on the aesthetics of the proposed change. This approval should not be construed as a certification of the structural integrity of any construction. Be aware that it is the responsibility of the applicant to contact the appropriate utility companies prior to digging.

Sincerely,

Audrey Fontaine—Nulph LCAM
Community Association Manager
On behalf of Buckingham Estates Homeowners Association, Inc.

Corporate Office
1631 E. Vine Street, Suite 300
Kissimmee, FL 34744

Championsgate
8390 Champions Gate Blvd., Suite 304
Championsgate, FL 33896

O: 407-705-2190 | F: 407-604-6304

JASON & CYNTHIA SANDER
6313 BORDEAUX CIRCLE
SANFORD, FL

N PLAN
↑

6/1/2026

- CURRENT VARIANCE APPROVED
FOR 5' SETBACK FROM LOTLINE

PROPOSED AREA OF
REQUESTED VARIANCE
IN PINK TO 2'
FROM LOTLINE

APPROVED
5' SETBACK
IN YELLOW

203°58'29"E(M)
S83°53'19"E(P)

PROPOSED SCREEN
ENCLOSURE IN
GREEN OUTLINE

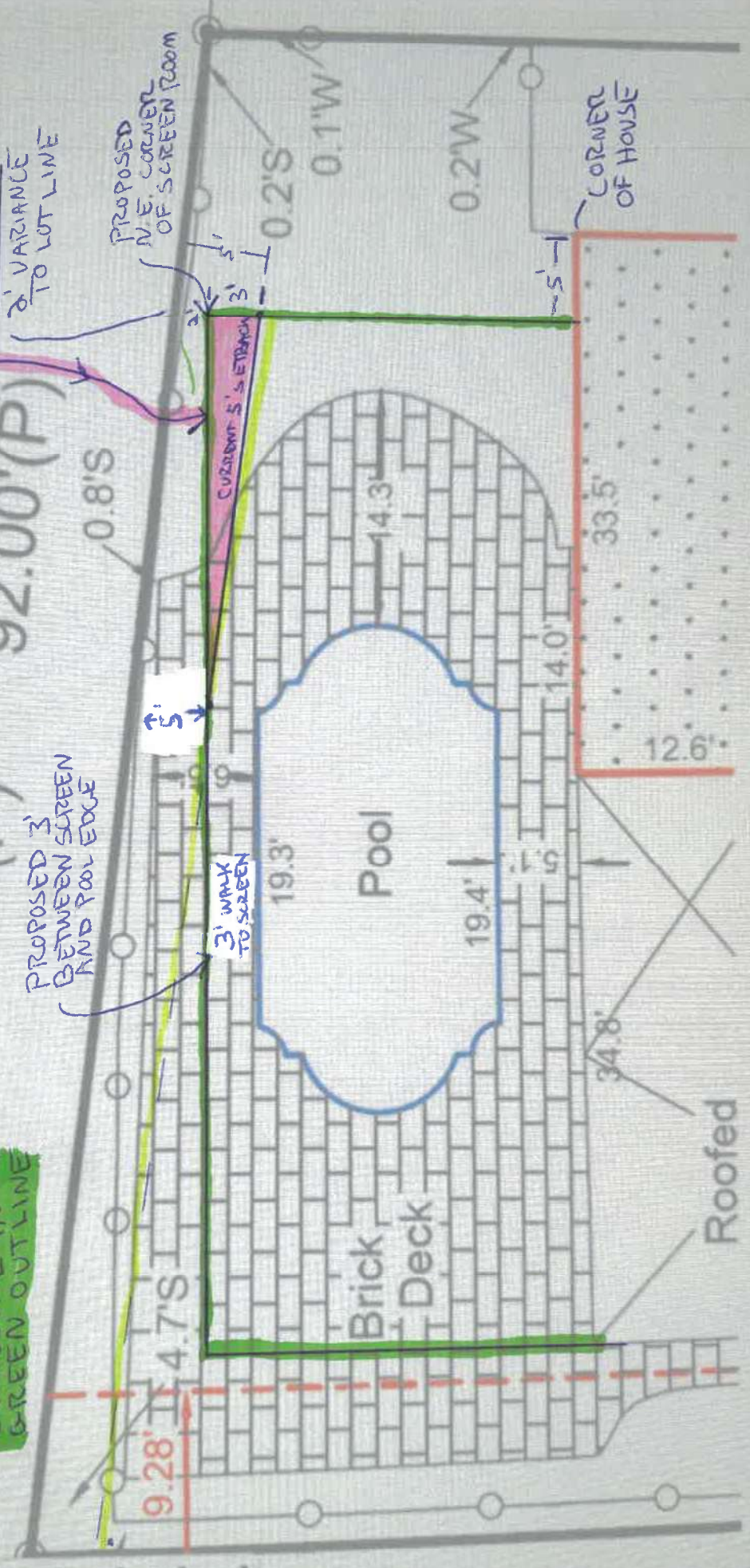
REQUESTED
2' VARIANCE
TO LOT LINE

PROPOSED 3'
BETWEEN SCREEN
AND POOL EDGE

PROPOSED
N.E. CORNER
OF SCREEN ROOM

3' WALK
TO SCREEN

CURRENT 5' SETBACK

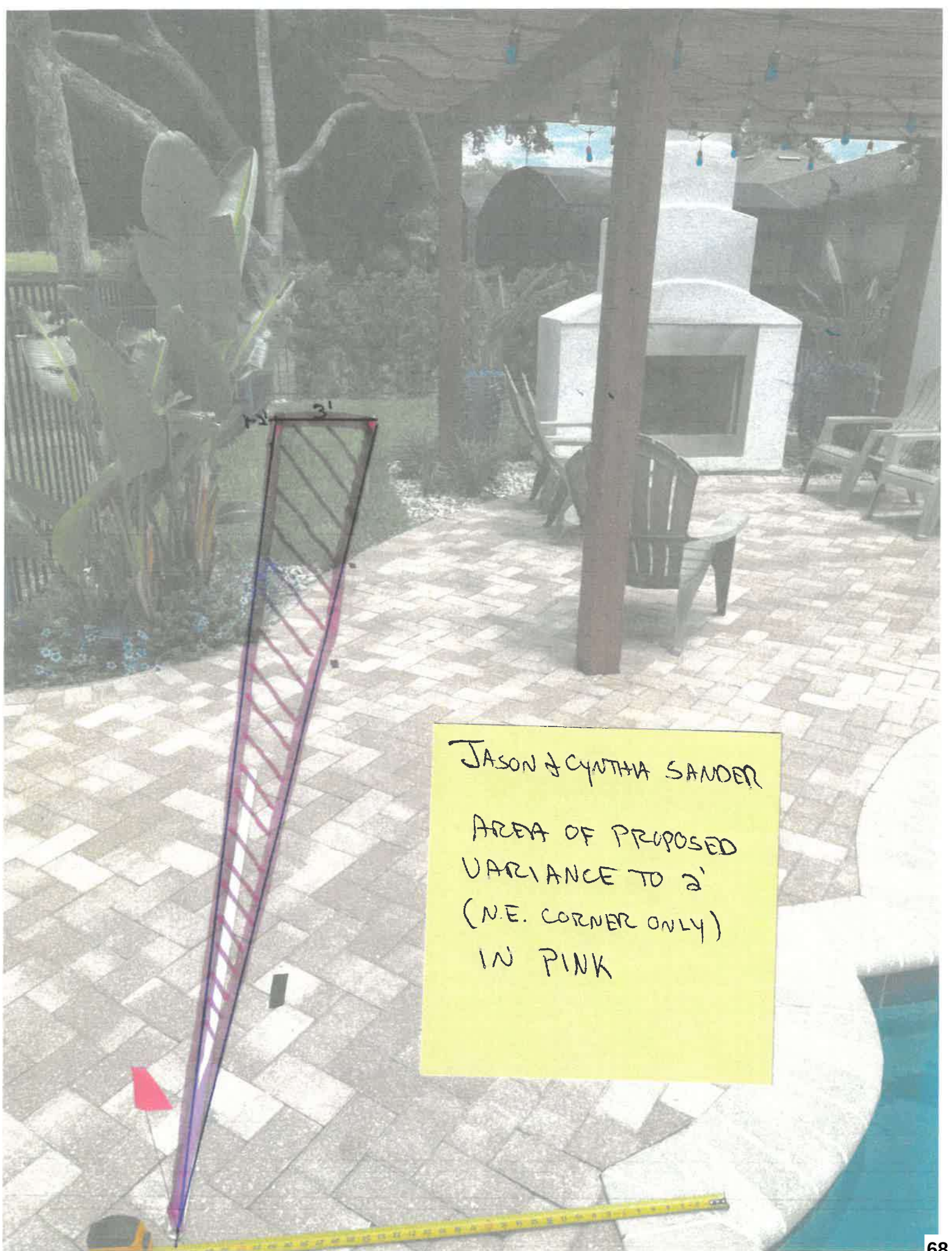


N
↑

6/1/26



JASON & CYNTHIA SANDER
6313 BORDEAUX CIRCLE
SANFORD FL 32771



JASON & CYNTHIA SANDER

AREA OF PROPOSED
VARIANCE TO 2'
(N.E. CORNER ONLY)
IN PINK

HOUSE

SCREEN ENCLOSURE

DESIGN

WITH CURRENT

5' SETBACK.

WOULD LINE TO

ELIMINATE OFFSET

ON REAR LOT LINE

Covered
Patio

Door

Demo Pool

Enclosure

Wall 12' Peak 16' Roof 22' x 65'

SHOW LOCATION ON ROOF LAYOUT FOR SKYLIGHTS, FAN BEAMS AND DOORS.

finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of due date.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BUCKINGHAM ESTATES PHASE 2

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

A. FINDINGS OF FACT

Property Owner: JASON SANDER
6313 BORDEAUX CIR
SANFORD, FL 32771

Project Name: BORDEAUX CIR (6313)

Requested Variance:

Request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool enclosure in the PD (Planned Development) district.

The findings reflected in the record of the July 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BUCKINGHAM ESTATES PHASE 2

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

A. FINDINGS OF FACT

Property Owner: JASON SANDER
6313 BORDEAUX CIR
SANFORD, FL 32771

Project Name: BORDEAUX CIR (6313)

Variance Approval:

Request for a rear yard setback variance from seven and one-half (7½) feet to two (2) feet for a pool enclosure in the PD (Planned Development) district.

The findings reflected in the record of the July 27, 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 enclosure (24' x 65') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

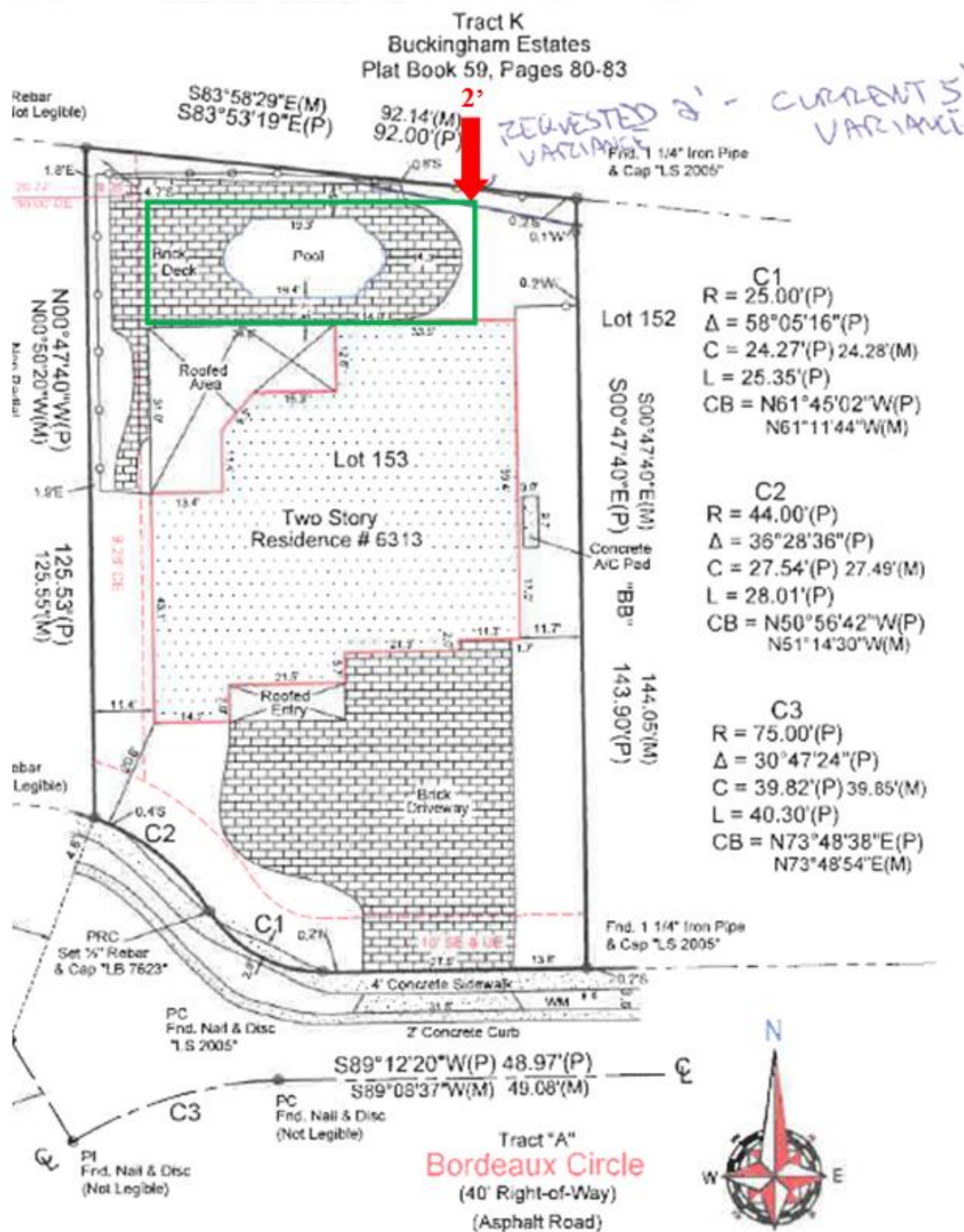
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0576

Title:

1138 Hollow Pine Drive - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a screen enclosure in the R-1A (Single Family Dwelling) district; BV2026-050 (Lawrence J. Hunter, Applicant) District 1 - Dallari District (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 a screen enclosure in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a screen enclosure 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 Tuska Ridge Unit 8 subdivision.
- The proposed 380 square foot (19' x 20') screen enclosure will be constructed on the existing concrete slab and will encroach twelve (12) feet into the required rear yard setback.
- The applicant applied for a building permit (BP26-7690) and at that time it was determined that the necessity of a rear yard setback variance would be required.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land

Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

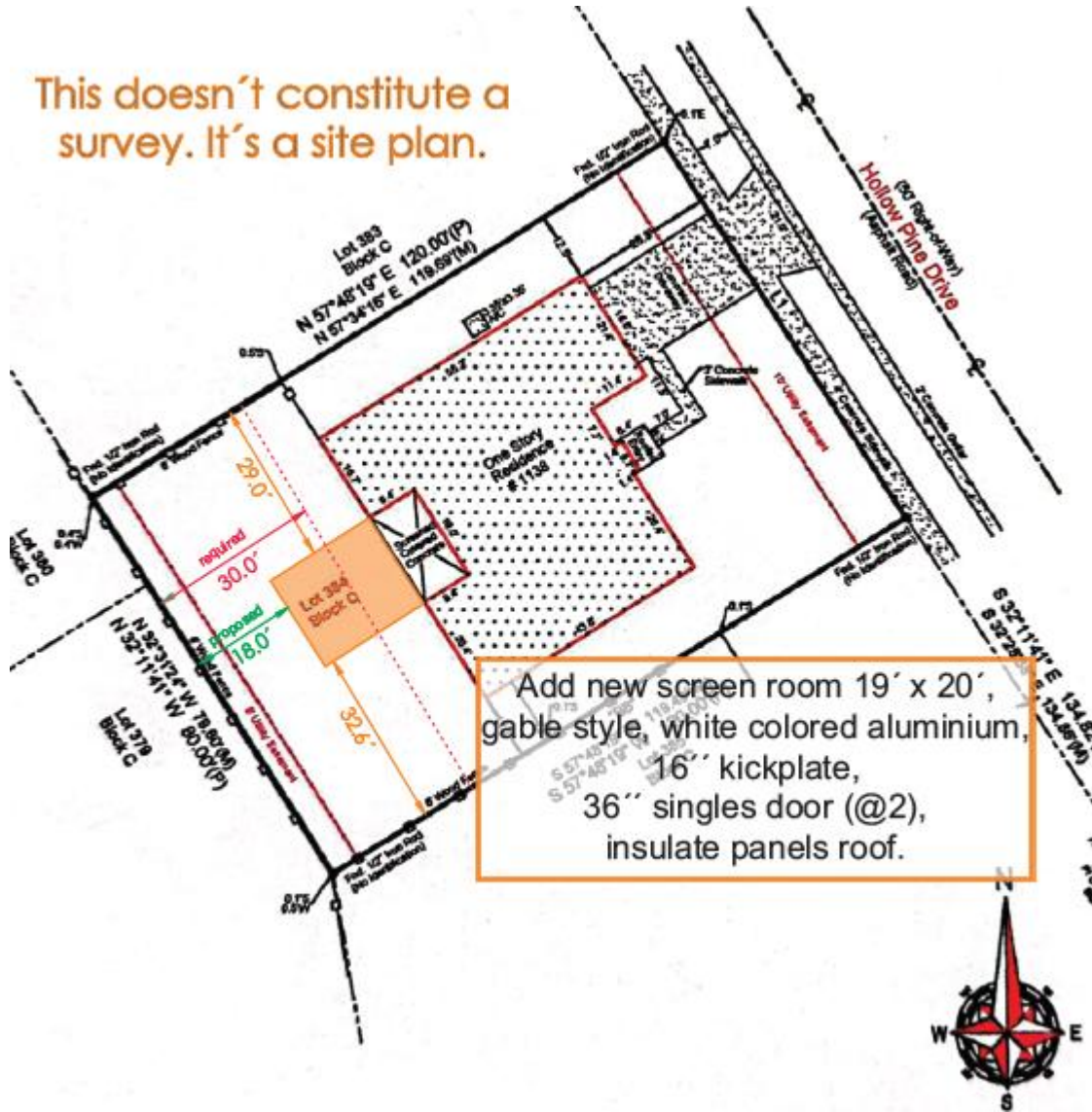
Based on the stated findings, staff recommends denial of the request, but if the Board

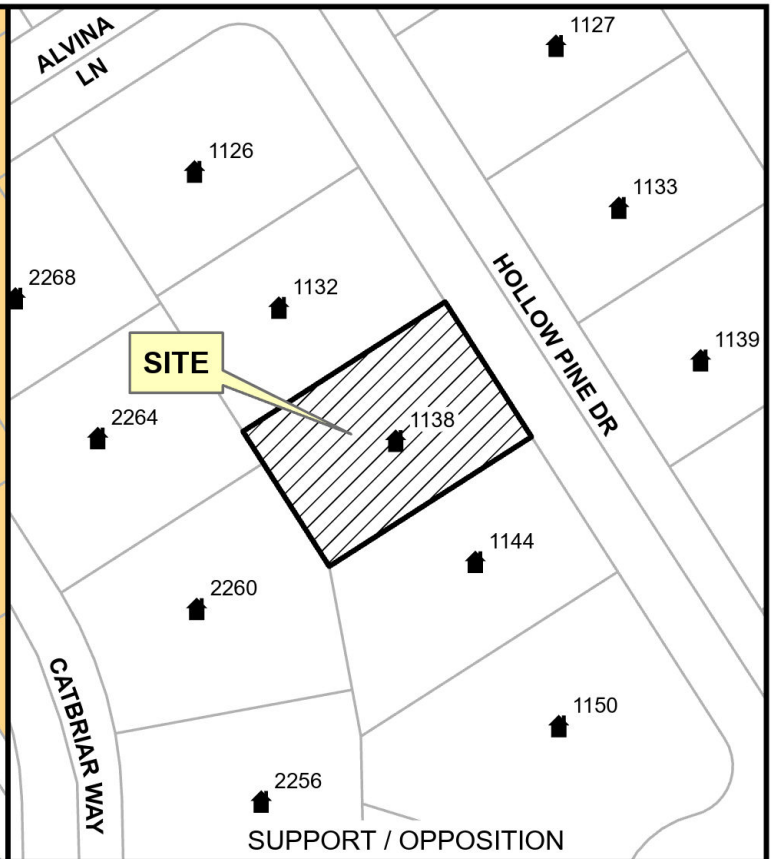
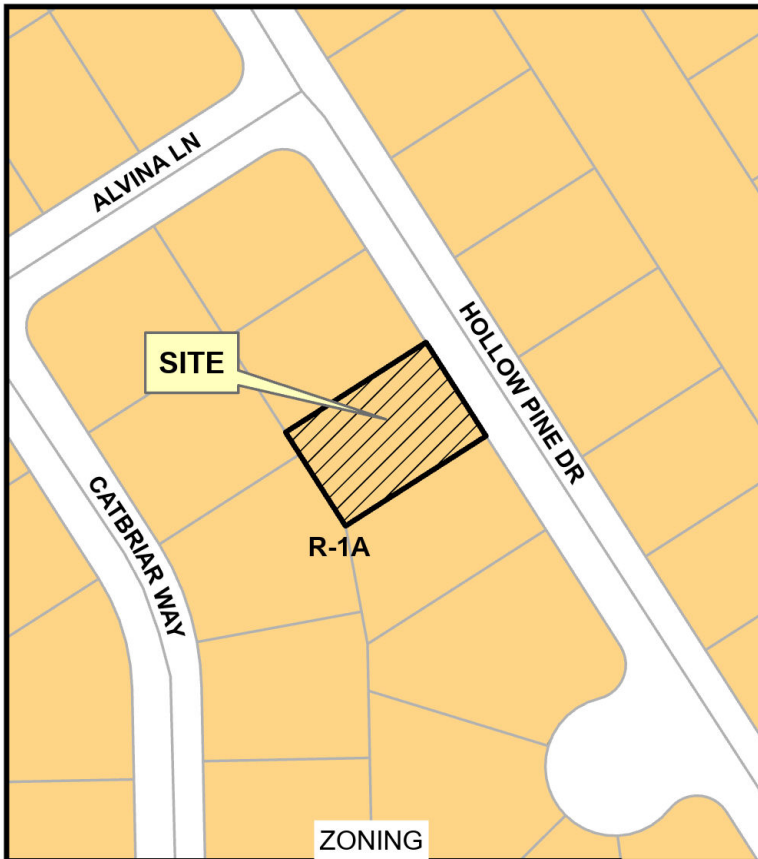
of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

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

HOLLOW PINE DR (1138) VARIANCES

This doesn't constitute a
survey. It's a site plan.





Lawrence & Francine Hunter
1138 Hollow Pine Dr
Oviedo FL 32765

SEMINOLE COUNTY BOA
JULY 27, 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?

While the lot itself is regular in shape, the required 30-foot rear setback significantly limits the usable area available for customary residential improvements. After application of the required setback, only a small portion of the rear yard remains available for development, making it impractical to construct a functional screen enclosure. Several neighboring properties within the same community have existing accessory structures and outdoor living improvements located within similarly configured rear yards.

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

The existing lot configuration and the location of the residence were established prior to this application and are not the result of actions taken by the current owner. The need for the variance is created by existing site conditions and not by any action 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?

Granting the variance would not confer any special privilege. The request is intended solely to permit construction of a customary residential screen enclosure, which is a common accessory structure throughout residential neighborhoods in Seminole County.

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

Strict enforcement of the required 30-foot rear setback would leave insufficient buildable area behind the residence to accommodate a functional screen enclosure. This would prevent the owner from making a customary residential improvement commonly enjoyed by other homeowners and would create an unnecessary hardship due to the limited usable backyard area.

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

The proposed 18-foot rear setback represents the minimum reduction necessary to accommodate the screen enclosure while maintaining the maximum practical separation from the rear property line. The enclosure has been designed to minimize the encroachment and preserve as much setback area as reasonably 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 proposed screen enclosure is compatible with the residential character of the neighborhood and will not adversely affect adjacent properties, public safety, traffic circulation, drainage patterns, or the general welfare. The improvement will remain an accessory residential structure consistent with the intent of the Seminole County Land Development Code.

2026 Property Record Card



Parcel: **18-21-31-512-0C00-3840**
 Property Address: **1138 HOLLOW PINE DR OVIEDO, FL 32765**
 Owners: **HUNTER, LAWRENCE J; HUNTER, FRANCINE A**
 2026 Market Value \$442,940 Assessed Value \$436,329 Taxable Value \$384,918
 2025 Tax Bill \$5,252.82 Tax Savings with Exemptions \$558.81
 The 4 Bed/2 Bath Single Family property is 2,062 SF and a lot size of 0.22 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	18-21-31-512-0C00-3840
Property Address	1138 HOLLOW PINE DR OVIEDO, FL 32765
Mailing Address	1138 HOLLOW PINE DR OVIEDO, FL 32765-6155
Subdivision	TUSKA RIDGE UNIT 8
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	\$300,940	\$292,858
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$142,000	\$132,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$442,940	\$424,858
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$6,611	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$436,329	\$424,858

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,811.63
Tax Bill Amount	\$5,252.82
Tax Savings with Exemptions	\$558.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

HUNTER, LAWRENCE J - Tenancy by Entirety
 HUNTER, FRANCINE A - Tenancy by Entirety

Legal Description

LOT 384 BLK C
TUSKA RIDGE UNIT 8
PB 52 PGS 50 & 51

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$436,329	\$51,411	\$384,918
SCHOOLS	\$436,329	\$25,000	\$411,329
FIRE	\$436,329	\$51,411	\$384,918
ROAD	\$436,329	\$51,411	\$384,918
WATER MANAGEMENT DISTRICT	\$436,329	\$51,411	\$384,918

Sales

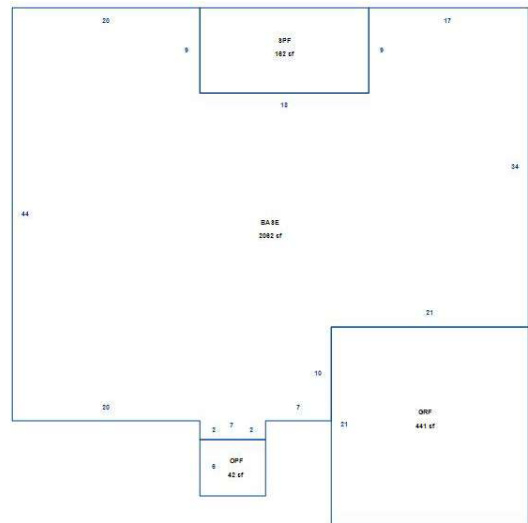
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2024	\$515,000	10660/0287	Improved	Yes
WARRANTY DEED	12/1/2017	\$100	09048/0416	Improved	No
WARRANTY DEED	3/1/2013	\$100	07988/1548	Improved	No
WARRANTY DEED	3/1/2013	\$100	07988/1546	Improved	No
WARRANTY DEED	3/1/2013	\$220,000	07988/1544	Improved	No
PROBATE RECORDS	1/1/2013	\$100	07930/0583	Improved	No
SPECIAL WARRANTY DEED	6/1/2000	\$166,400	03883/0750	Improved	Yes
WARRANTY DEED	7/1/1998	\$340,000	03483/1487	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$142,000/Lot	\$142,000	\$142,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2000
Bed	4
Bath	2.0
Fixtures	8
Base Area (ft²)	2062
Total Area (ft²)	2707
Constuction	CB/STUCCO FINISH
Replacement Cost	\$334,378
Assessed	\$300,940

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	162

Permits				
Permit #	Description	Value	CO Date	Permit Date
13840	1138 HOLLOW PINE DR: MISC BUILDING - RESIDENTIAL-Concrete patio slab [TUSKA RIDGE UNIT 8]	\$2,000		10/15/2024
16617	REROOF	\$12,750		10/4/2018
13238	MECHANICAL & CONDENSOR	\$2,205		11/30/2006
02954	FENCE/WALL	\$908		3/1/2003
03972	PLUMBING	\$0		5/1/2000
09340	PAD PER PERMIT 1138 HOLLOW PINE DR	\$161,468	6/15/2000	11/1/1999

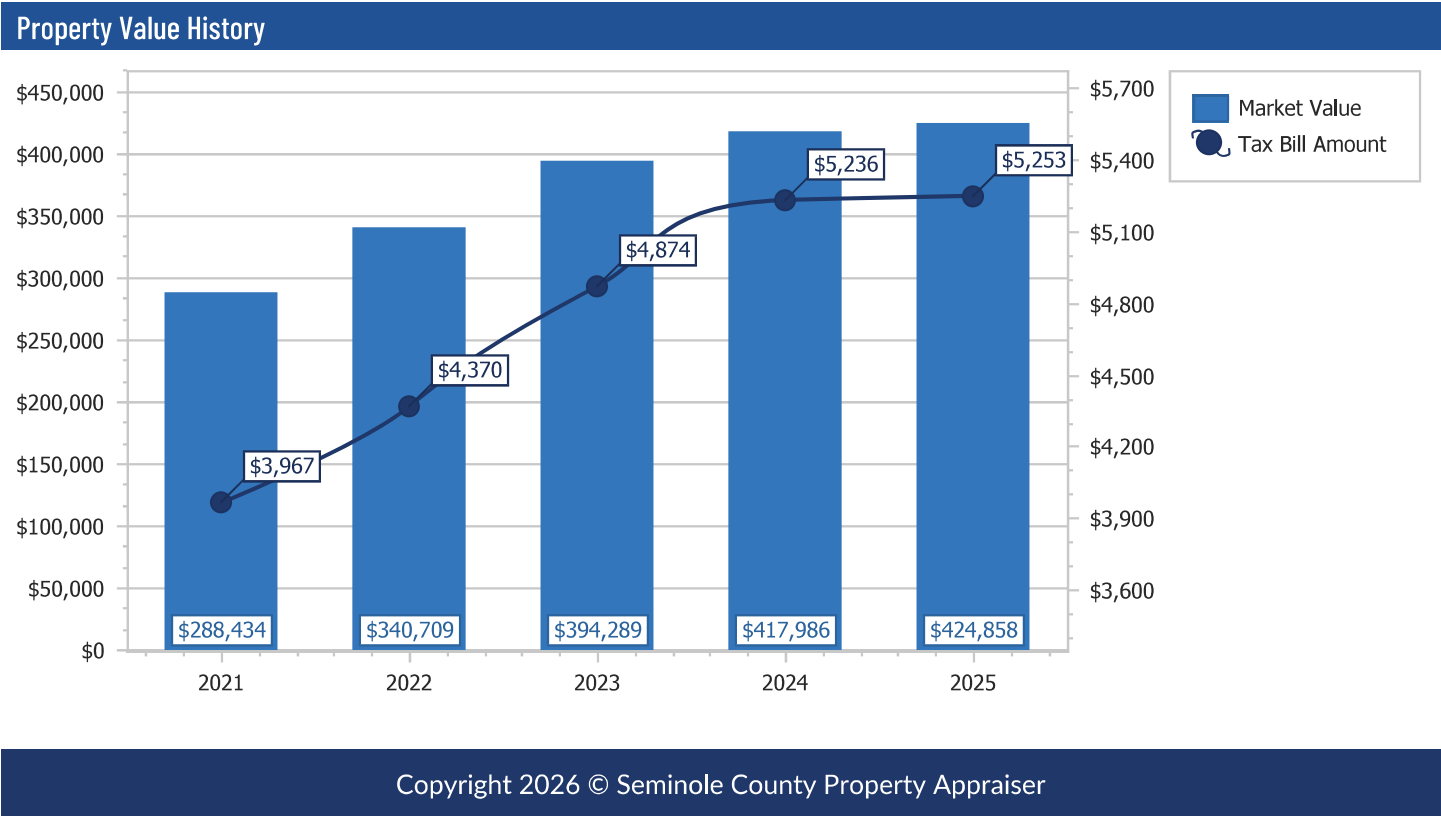
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

Utilities	
Fire Station #	Station: 27 Zone: 277
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



Photographs – Variance Application

Property Address: 1138 Hollow Pine Dr. Fl. 32765

Parcel ID: 18-21-31-512-0C00-3840



Photo 1- Exhibit A – Proposed Screen Enclosure Area

Photograph showing the existing rear yard area where a 19' x 20' screen enclosure is proposed. The enclosure footprint will correspond entirely to the existing concrete slab. The requested variance would reduce the rear setback from 30 feet to 18 feet, allowing a reasonable residential improvement while maintaining compatibility with surrounding properties and preserving substantial open yard space.



Photo 2 – Exhibit B – Neighborhood Compatibility and Existing Site Conditions

Photograph showing the proposed location of the 19' x 20' screen enclosure, which will be constructed entirely over the existing concrete slab. The image also illustrates the presence of similar screen enclosures within the surrounding neighborhood, demonstrating consistency with the established residential development pattern. The subject property contains a substantial rear yard area, and the proposed enclosure will not result in a significant increase in lot coverage or overdevelopment of the site. Adequate open space, light, air circulation, and compatibility with adjacent properties will be maintained.



Photo 3 - Exhibit C – Existing Rear Yard Depth

The photograph demonstrates the substantial depth and width of the rear yard area beyond the existing concrete patio. Even with the proposed 19' x 20' screen enclosure, a significant portion of the backyard will remain open and unobstructed. The proposed improvement represents a modest use of the available yard area and will not create overcrowding, alter neighborhood character, or result in excessive lot coverage.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 384 BLK C TUSKA RIDGE UNIT 8 PB 52 PGS 50 & 51

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

A. FINDINGS OF FACT

Property Owner: LAWRENCE J HUNTER
1138 HOLLOW PINE DR
OVIEDO, FL 32765

Project Name: HOLLOW PINE DR (1138)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a screen enclosure in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 384 BLK C TUSKA RIDGE UNIT 8 PB 52 PGS 50 & 51

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

A. FINDINGS OF FACT

Property Owner: LAWRENCE J HUNTER
1138 HOLLOW PINE DR
OVIEDO, FL 32765

Project Name: HOLLOW PINE DR (1138)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for a screen enclosure in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 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 enclosure (19' 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.

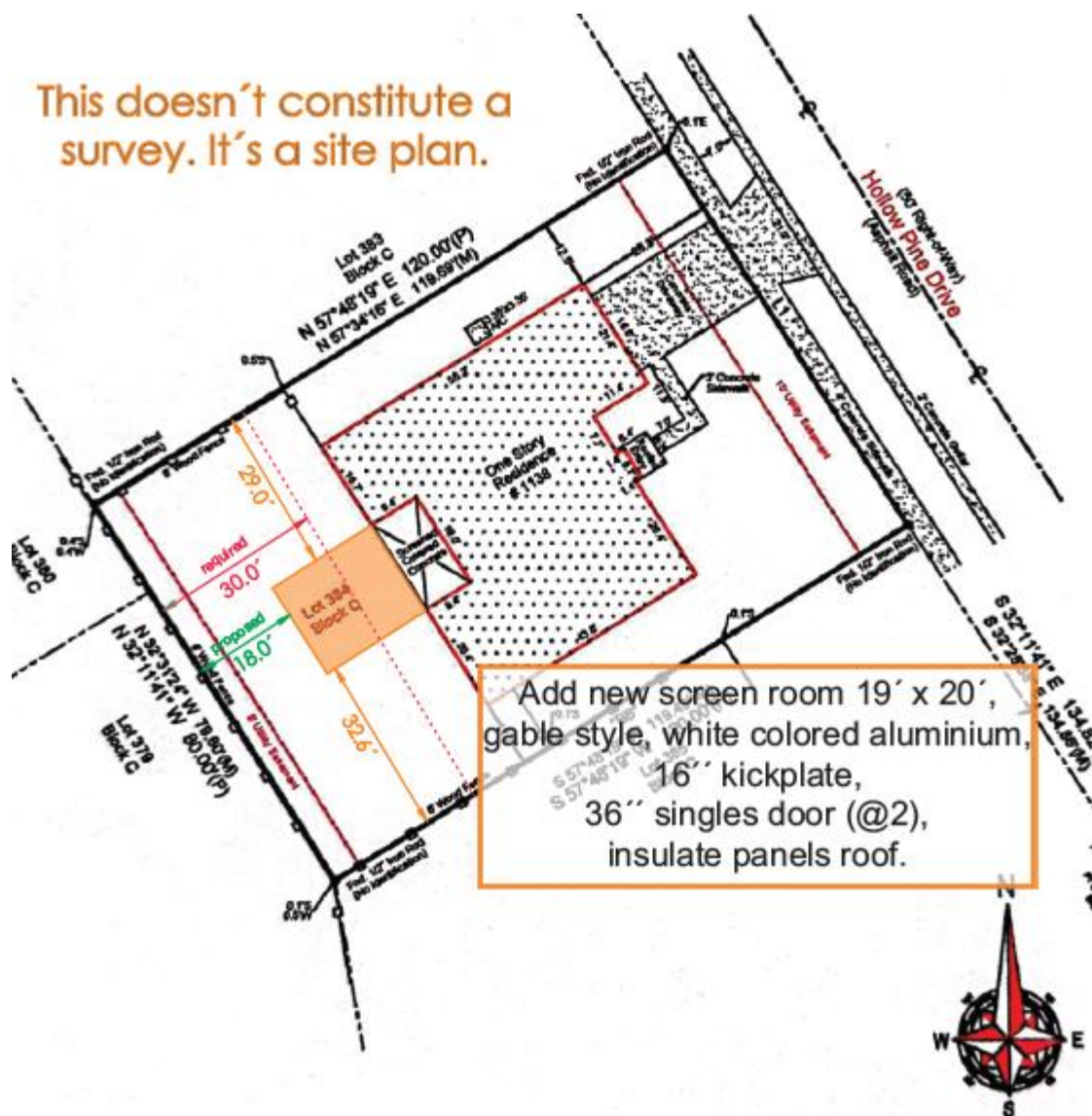
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of August, 2026.

Notary Public

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

EXHIBIT A SITE PLAN

This doesn't constitute a survey. It's a site plan.





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0598

Title:

6001 Twin Lakes Drive - Request for: (1) a north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district; BV2026-045 (Francisco Ruperto, 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: (1) a north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district; or
2. Approve the request for: (1) a north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance

from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures 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 Twin Lakes Manor subdivision.
- The requests are to bring six (6) accessory structures into compliance:
 - A 100 square foot shed that is utilized to cover the property's irrigation well, which encroaches 4.2 feet into the north side yard setback.
 - A 336 square foot detached garage, which encroaches 5.8 feet into the south side yard setback.
 - A 800 square foot carport, which encroaches 6.7 feet into the south side yard setback.
 - A 192 square foot shed, which encroaches entirely into the south side yard setback. It currently is 0.4 feet off of the property line, but will be required to bring it onto the property line at building permitting.
 - A 160 square foot shed, which encroaches 6.9 feet into the south side yard setback.
 - A 240 square foot carport, which encroaches 5.2 feet into the south side yard setback.
- The property borders Orange County's jurisdiction on the south side.
- A Code Enforcement violation (25-197) was issued for several of these structures, resulting in the necessity of this variance.
- 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 seven and one-half (7.5) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

Staff finds that the following variance criteria 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:

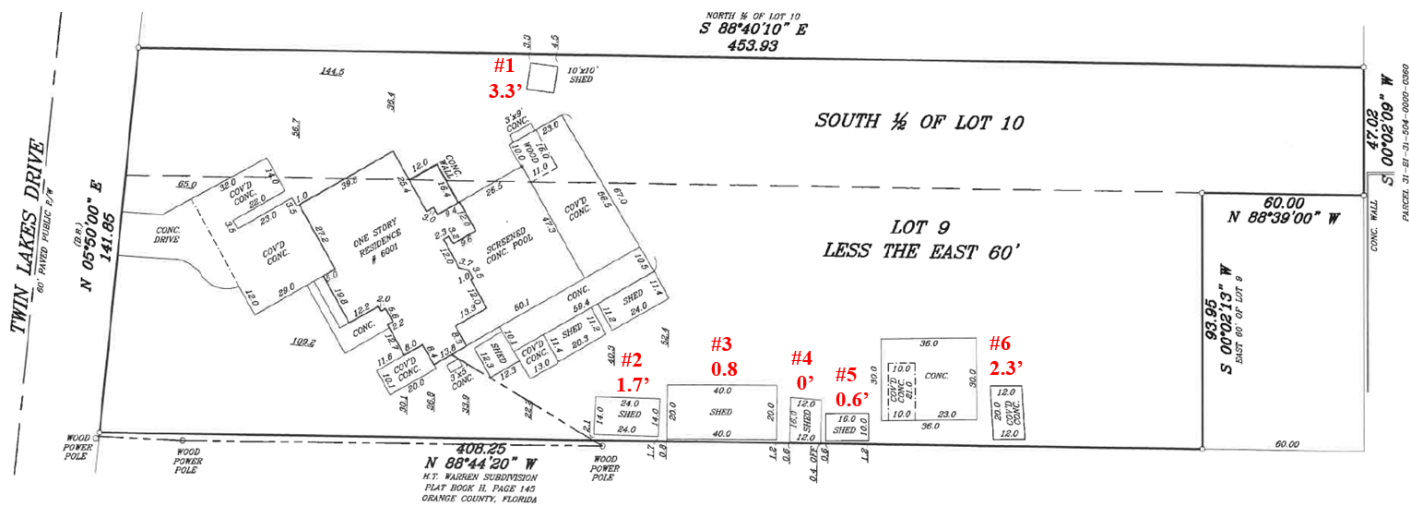
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

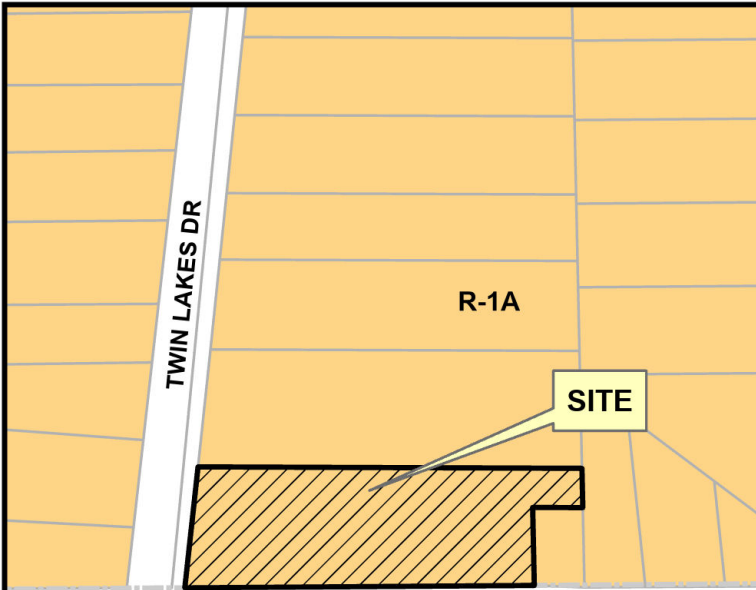
1. Any variance granted will apply only to the accessory structures (6) as

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.

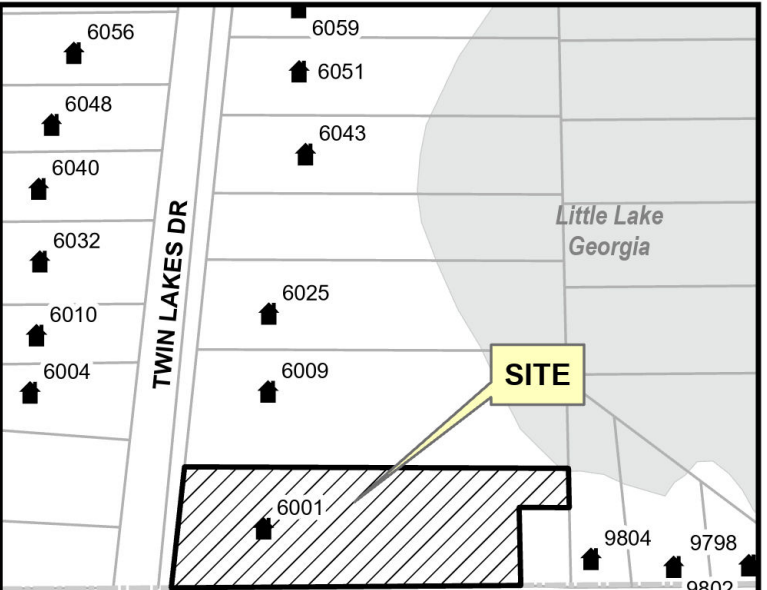
TWIN LAKES DR (6001) VARIANCES





ORANGE COUNTY

ZONING



ORANGE COUNTY

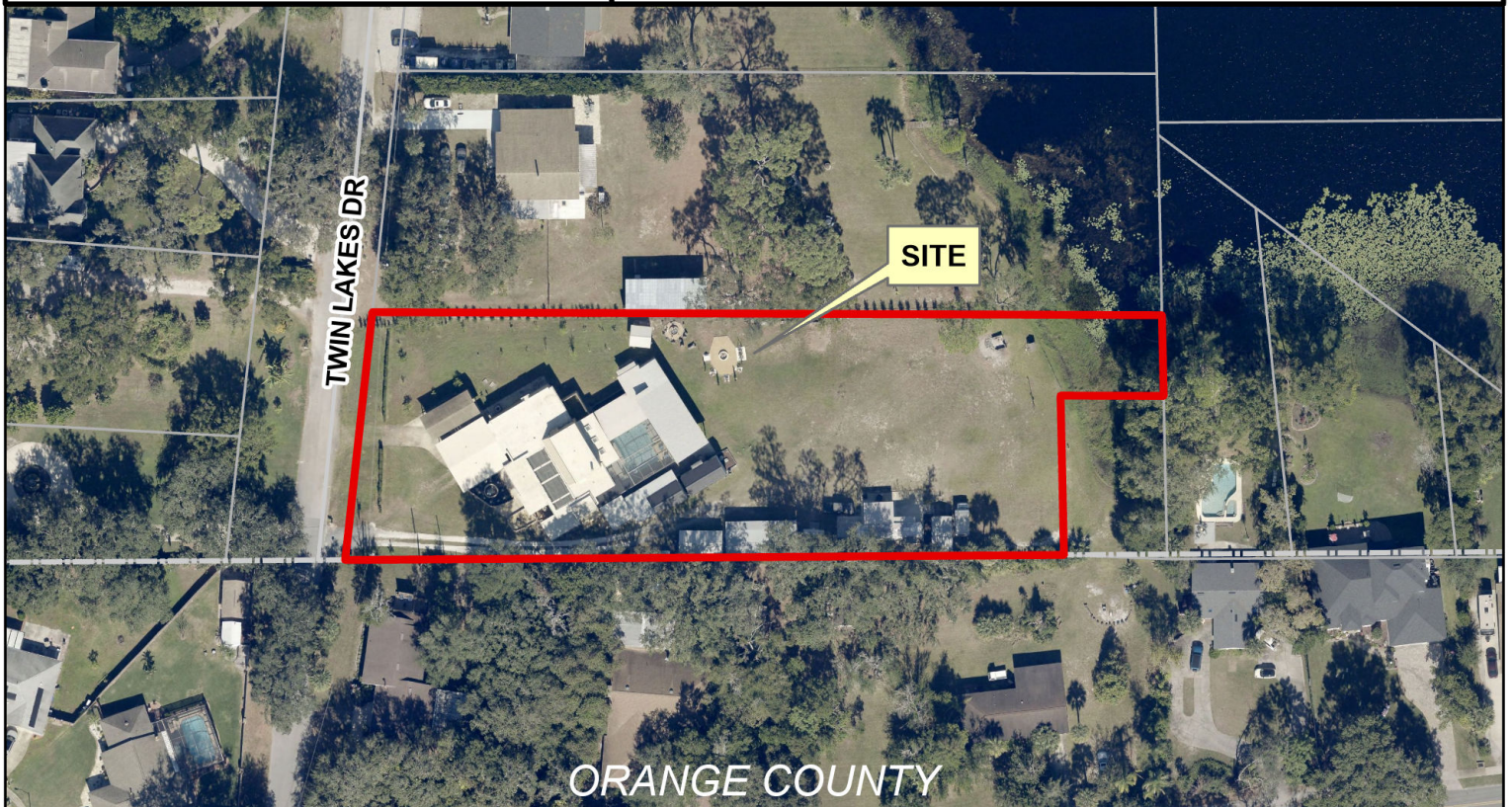
SUPPORT / OPPOSITION

Francisco Ruperto
6001 Twin Lakes Dr
Oviedo FL 32765

SEMINOLE COUNTY BOA
JULY 27, 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?

Heavily wooded setbacks

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

~~Carports~~ sheds in line with garage parking

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?

Non-usable land due to heavily wooded area

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?

Other properties have too many trees and branches that can't be used

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

Land is useless to anyone else

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?

Structures are next to unusable property.
Need protection from the elements for the well equipment.

2026 Property Record Card



Parcel: 31-21-31-503-0000-0090
Property Address: 6001 TWIN LAKES DR OVIEDO, FL 32765
Owners: RUPERTO, FRANCISCO JR; RUPERTO, FRANCISCO III
 2026 Market Value \$1,083,839 Assessed Value \$334,561 Taxable Value \$278,150
 2025 Tax Bill \$3,828.93 Tax Savings with Exemptions \$7,871.68
 The 3 Bed/2.5 Bath Single Family Waterfront property is 2,232 SF and a lot size of 1.40 Acres

Parcel Location



Current Site Picture



31213150300000090 06/27/2022

Parcel Information

Parcel	31-21-31-503-0000-0090
Property Address	6001 TWIN LAKES DR OVIEDO, FL 32765
Mailing Address	6001 TWIN LAKES DR OVIEDO, FL 32765-8515
Subdivision	TWIN LAKES MANOR
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (1994), Other Exemptions \$5,000
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$287,510	\$264,317
Depreciated Other Features	\$50,298	\$46,652
Land Value (Market)	\$746,031	\$544,401
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,083,839	\$855,370
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$749,278	\$529,605
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$334,561	\$325,765

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,700.61
Tax Bill Amount	\$3,828.93
Tax Savings with Exemptions	\$7,871.68

Owner(s)

Name - Ownership Type

RUPERTO, FRANCISCO JR - Joint Tenants with right of Survivorship
 RUPERTO, FRANCISCO III - Joint Tenants with right of Survivorship

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 9 (LESS E 60 FT) + S 1/2 OF LOT 10 TWIN LAKES MANOR PB 9 PG 15

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$334,561	\$56,411	\$278,150
SCHOOLS	\$334,561	\$30,000	\$304,561
FIRE	\$334,561	\$56,411	\$278,150
ROAD	\$334,561	\$56,411	\$278,150
WATER MANAGEMENT DISTRICT	\$334,561	\$56,411	\$278,150

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/10/2021	\$100	09890/0957	Improved	No
WARRANTY DEED	12/1/1993	\$157,000	02703/2019	Improved	Yes
WARRANTY DEED	4/1/1990	\$144,000	02175/0081	Improved	Yes
WARRANTY DEED	1/1/1986	\$148,000	01702/1484	Improved	Yes
WARRANTY DEED	4/1/1980	\$114,000	01276/0710	Improved	Yes
WARRANTY DEED	1/1/1973	\$10,000	00990/1887	Vacant	No

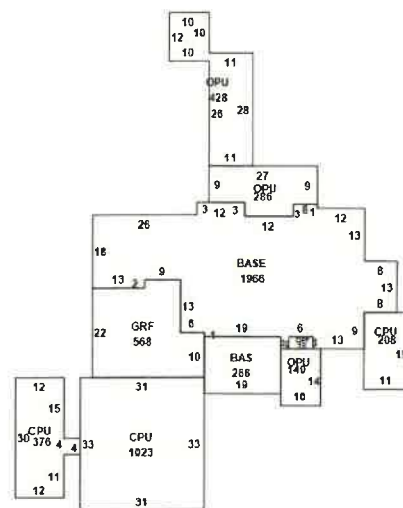
Land

Units	Rate	Assessed	Market
47 feet X 380 feet	\$3,700/Front Foot	\$248,677	\$248,677
94 feet X 400 feet	\$3,700/Front Foot	\$497,354	\$497,354

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1974
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft ²)	1966
Total Area (ft ²)	5279
Constuction	SIDING GRADE 3
Replacement Cost	\$316,285
Assessed	\$217,446

* Year Built = Actual / Effective



Building 1

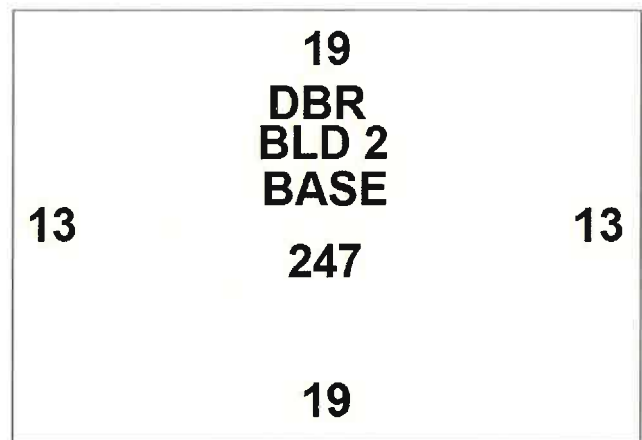
Appendages

Description	Area (ft ²)
BASE	266
CARPORT UNFINISHED	208
CARPORT UNFINISHED	1023
CARPORT UNFINISHED	376
GARAGE FINISHED	568
OPEN PORCH FINISHED	18
OPEN PORCH UNFINISHED	428
OPEN PORCH UNFINISHED	140
OPEN PORCH UNFINISHED	286

Building Information

#	2
Use	MOBILE HOME
Year Built*	2021
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	247
Total Area (ft ²)	247
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$16,816
Assessed	\$16,143

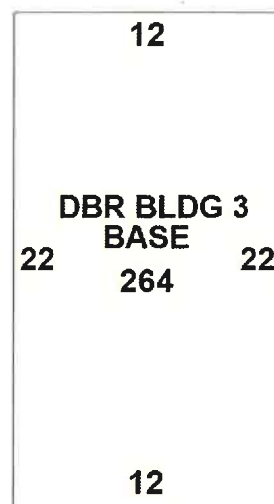
* Year Built = Actual / Effective



Building 2

Building Information	
#	3
Use	MOBILE HOME
Year Built*	2021
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	264
Total Area (ft²)	264
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$19,985
Assessed	\$19,186

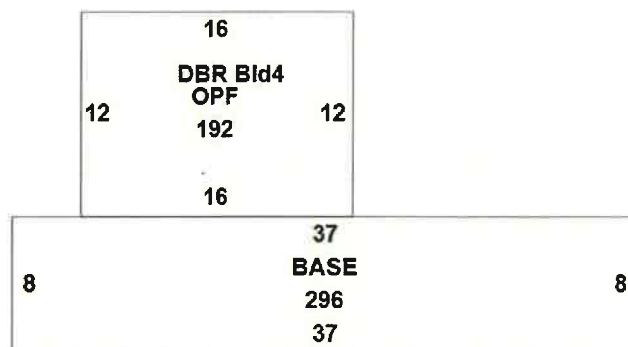
* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MOBILE HOME
Year Built*	2021
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	296
Total Area (ft²)	488
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$27,570
Assessed	\$26,467

* Year Built = Actual / Effective



Building 4

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	192

Building Information	
#	5
Use	BARN/SHEDS
Year Built*	2021
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	336
Total Area (ft ²)	336
Constuction	CORRUGATED METAL
Replacement Cost	\$8,437
Assessed	\$8,268

* Year Built = Actual / Effective



Building 5

Permits				
Permit #	Description	Value	CO Date	Permit Date
01527	6001 TWIN LAKES DR: SHED/BARN RESIDENTIAL-Manufactured wood shed. Shed 2 [TWIN LAKES MANOR]	\$4,320		3/24/2026
00347	6001 TWIN LAKES DR: SHED/BARN RESIDENTIAL-3 existing sheds, code violation [TWIN LAKES MANOR]	\$10,620		3/24/2026
08290	6001 TWIN LAKES DR: SOLAR-POOL/WTR HTR SPLY-Roof mount solar water heater [TWIN LAKES MANOR]	\$11,000		6/5/2024
11278	6001 TWIN LAKES DR: PLUMBING - RESIDENTIAL- [TWIN LAKES MANOR]	\$4,800		7/18/2023
04558	6001 TWIN LAKES DR: RES ADDITION TO EXISTING STRUCTURE-ADDITION [TWIN LAKES MANOR]	\$40,000	11/30/2021	5/18/2021
07435	GENERATOR	\$9,459		5/24/2018
08693	GAS	\$800		5/24/2018
07721	REROOF	\$20,000		9/28/2010
04380	CARPORT	\$5,400		4/25/2008

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1974	1	\$3,000	\$1,800
POOL 1	1979	1	\$35,000	\$21,000
SCREEN ENCL 2	1979	1	\$9,000	\$5,400
WALL DECORATIVE - SF	1979	34	\$1,026	\$616
ELECTRIC HEATER - UNIT	1980	1	\$1,653	\$992
COVERED PATIO 2	2021	1	\$4,000	\$3,600

Friday, May 15, 2026

5/7

STANDBY GENERATOR 1	2018	1	\$10,000	\$8,250
COVERED PATIO 3	2021	1	\$6,600	\$5,940
SHED	2021	3	\$3,000	\$2,700

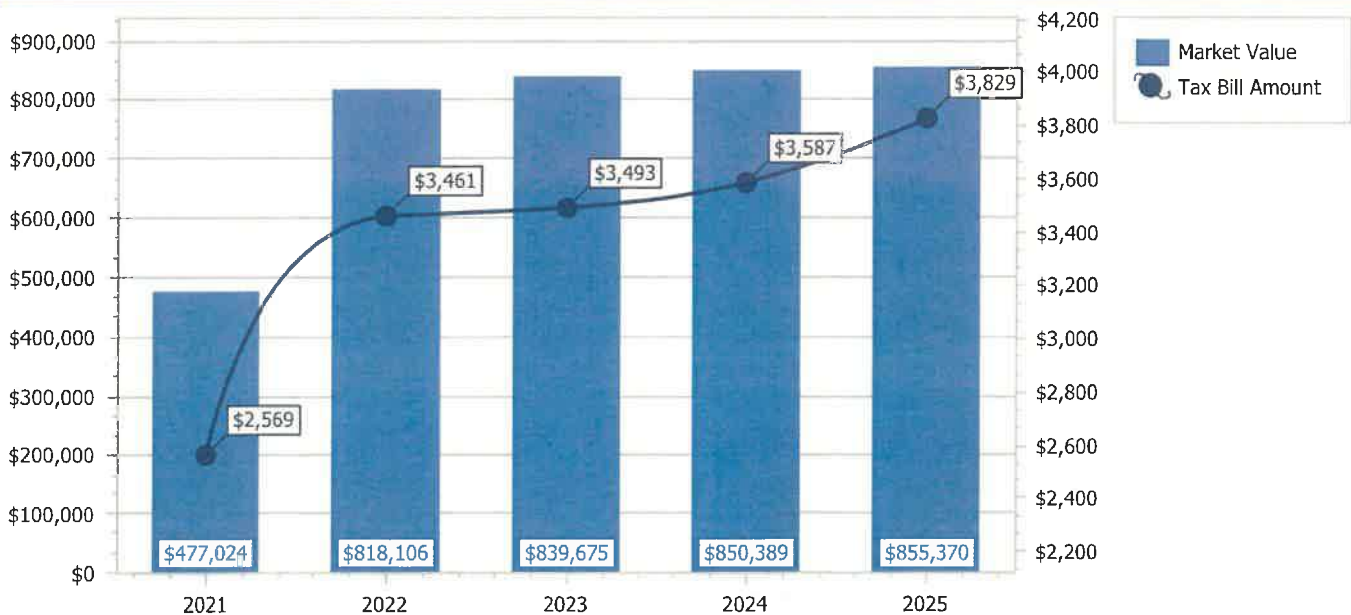
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Rainbow
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: 29 Zone: 293
Power Company	DUKE
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









2









**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9 (LESS E 60 FT) + S 1/2 OF LOT 10
TWIN LAKES MANOR
PB 9 PG 15

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

A. FINDINGS OF FACT

Property Owner: FRANCISCO RUPERTO
6001 TWIN LAKES DR
OVIEDO, FL 32765

Project Name: TWIN LAKES DR (6001)

Requested Variances:

(1) A north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 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 six (6) accessory structures within the side yard setbacks. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The

Property Owner still retains reasonable use of the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

STATE OF FLORIDA COUNTY OF SEMINOLE

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9 (LESS E 60 FT) + S 1/2 OF LOT 10
TWIN LAKES MANOR
PB 9 PG 15

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

A. FINDINGS OF FACT

Property Owner: FRANCISCO RUPERTO
6001 TWIN LAKES DR
OVIEDO, FL 32765

Project Name: TWIN LAKES DR (6001)

Variance Approval:

Request for: (1) a north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

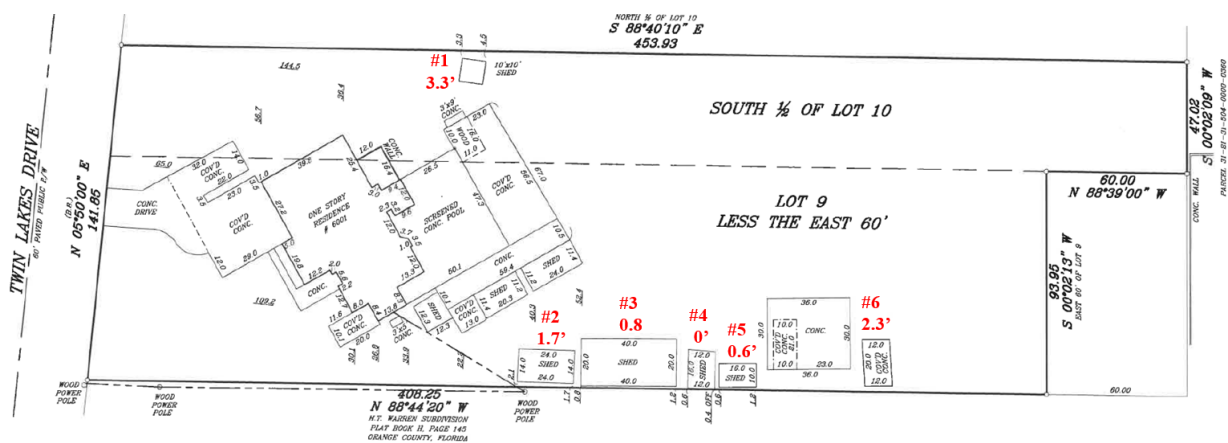
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0600

Title:

3710 Kentucky Street - Request for: (1) an east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn in the A-1 (Agriculture) district; BV2026-051 (Shawn Canada, 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) an east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn in the A-1 (Agriculture) district; or
2. Approve the request for: (1) an east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn 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 Sanford Celery Delta subdivision.
- The request is to construct a 2,160 square foot barn encroaching forty (40) feet into the east side yard setback and twenty-nine (29) feet into the west side yard setback.
- The request is for a variance to Section 30.7.3.2 of the Seminole County Land Development Code, which states that the side yard setback for an agricultural

structure in this zoning district is fifty (50) feet.

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

Staff Findings:

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

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

Staff finds that the following variance criteria 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:

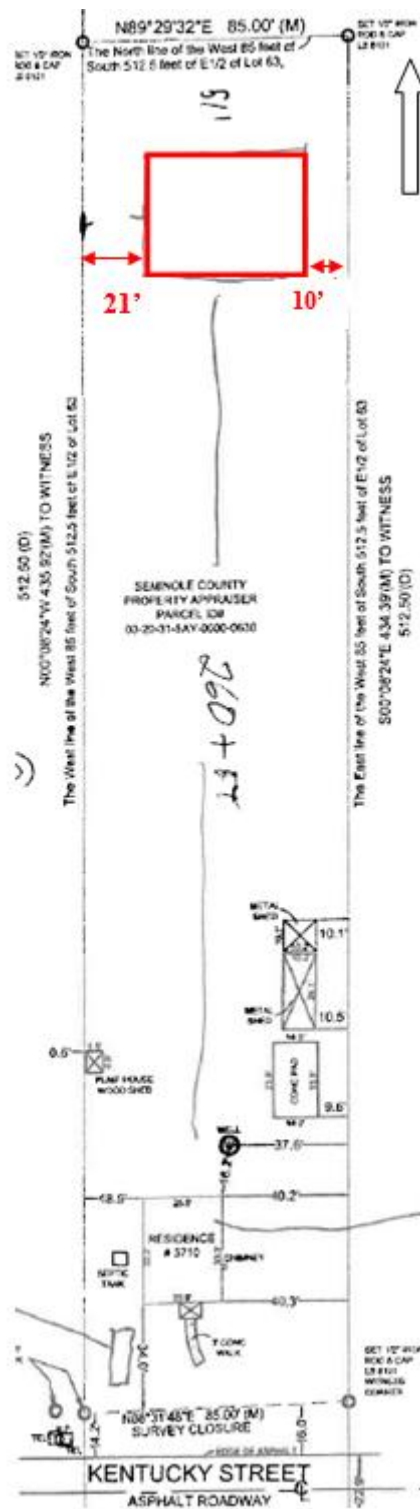
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

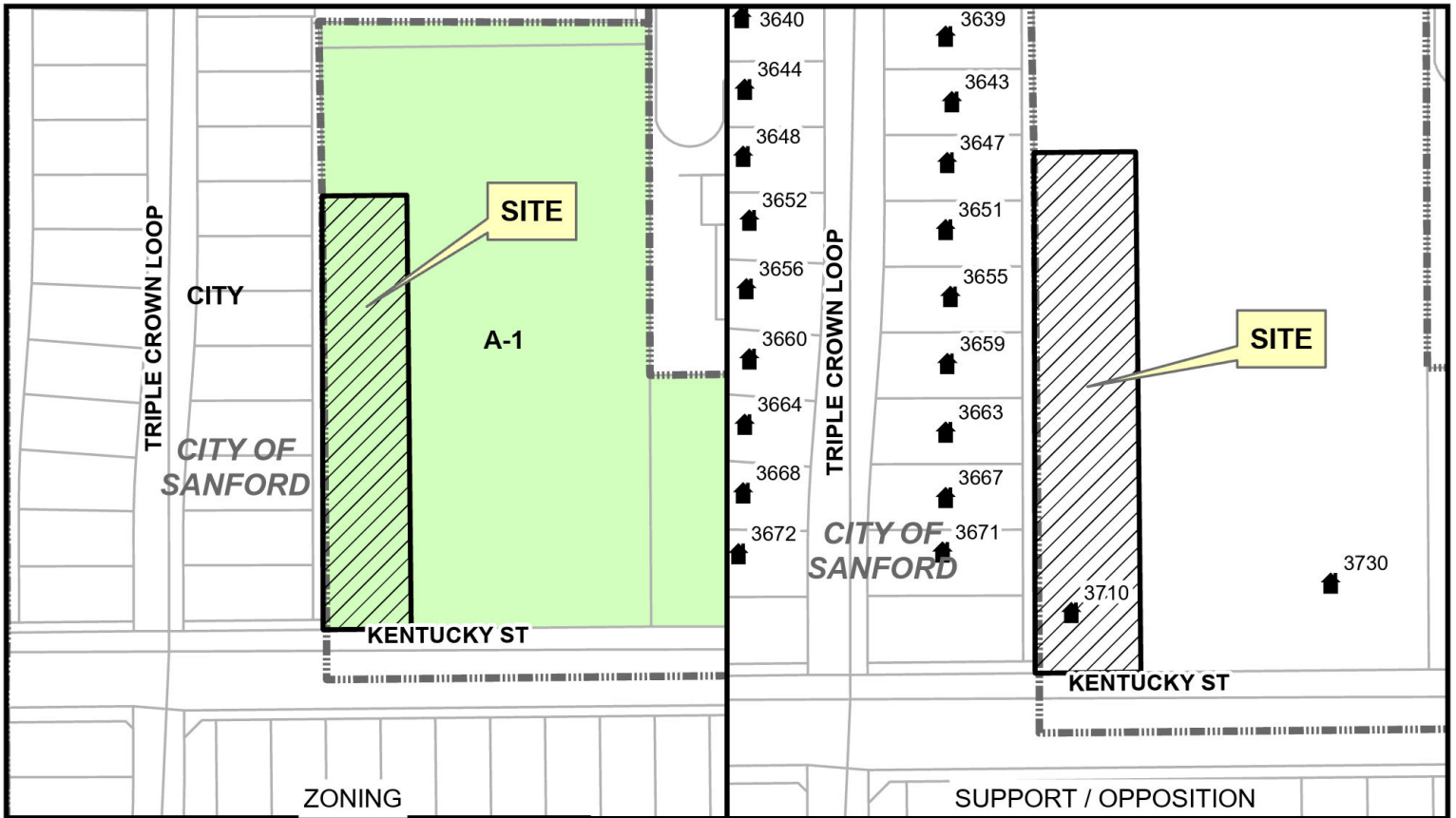
Staff Recommendation:

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 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.

KENTUCKY ST (3710) VARIANCES





Shawn & Brett Canada
3710 Kentucky St
Sanford FL 32773

SEMINOLE COUNTY BOA
JULY 27, 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 variance addresses unique site conditions and enables development that is consistent in scale, design, and use with surrounding properties. The requested relief does not increase the density or intensity of use allowed in the zoning district, nor does it compromise safety, access, or the orderly development envisioned by the Land Development Code. The variance is carefully limited to what is necessary, ensuring it does not alter the essential character of the area or create any nuisance.

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

The existing layout of the property, including the location of the residence and other site features existed prior to the proposed livestock and farm structure placement and were not created by the applicant for the purpose of obtaining a variance.

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

Approval of the variance would allow reasonable use of the property similar to that enjoyed by other residential properties. The variance would not provide a special privilege but would allow the applicant to utilize the property in a practical and customary manner.

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

The literal interpretation and strict enforcement of the zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district because the unique physical constraints of this property—such as its irregular shape, reduced size, or topography—significantly restrict the ability to develop the lot while meeting all required setbacks, height, and coverage limits.

Most properties in the district can build structures that fully comply with zoning requirements without difficulty. However, applying these regulations literally on this site would prevent the applicant from making reasonable use of the property, such as constructing a home or building of a size comparable to neighboring properties.

This creates an unnecessary and undue hardship because it denies the applicant the same opportunity to use their land effectively and enjoy the benefits allowed to others in the zoning district. The hardship is not self-imposed but arises from the property's unique conditions. Granting the variance would remedy this hardship by allowing development that is consistent with the intent of the zoning code while acknowledging the property's special circumstances.

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 reasonable use of the land because it only adjusts the specific zoning requirement that directly conflicts with the unique physical limitations of the property. The variance seeks to modify setback requirements (or other specific regulation) by the smallest amount needed to enable the construction of a building that is consistent in scale and character with other structures in the neighborhood.

No greater variance is requested, as the applicant has designed the project carefully to comply with all other applicable regulations to the fullest extent possible. This ensures that the variance provides just enough flexibility to accommodate the site's unique conditions while minimizing any potential impact on surrounding properties or the overall intent of the Land Development Code.

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 requested variance is needed to allow the placement of an agricultural structure in a location that best accommodates the property's size, shape and existing features. This placement supports the intended agricultural use while minimizing impacts on surrounding properties. It would support the agricultural use of livestock , plants and bee keeping.

2026 Property Record Card



Parcel: 03-20-31-5AY-0000-0630
Property Address: 3710 KENTUCKY ST SANFORD, FL 32773
Owners: CANADA, SHAWN E; CANADA, BRETT E
 2026 Market Value \$113,900 Assessed Value \$94,760 Taxable Value \$43,349
 2025 Tax Bill \$703.34 Tax Savings with Exemptions \$854.70
 The 1 Bed/1 Bath Single Family property is 825 SF and a lot size of 0.87 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	03-20-31-5AY-0000-0630
Property Address	3710 KENTUCKY ST SANFORD, FL 32773
Mailing Address	3710 KENTUCKY ST SANFORD, FL 32773-6514
Subdivision	SANFORD CELERY DELTA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
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	\$29,750	\$29,750
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,150	\$84,150
Land Value Agriculture	\$0	\$0
Just/Market Value	\$113,900	\$113,900
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$19,140	\$21,631
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$94,760	\$92,269

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,558.04
Tax Bill Amount	\$703.34
Tax Savings with Exemptions	\$854.70

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CANADA, SHAWN E - Joint Tenants with right of Survivorship
 CANADA, BRETT E - Joint Tenants with right of Survivorship

Legal Description

W 85 FT OF S 512.5 FT OF E
1/2 OF LOT 63 (LESS RD)
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$94,760	\$51,411	\$43,349
SCHOOLS	\$94,760	\$25,000	\$69,760
FIRE	\$94,760	\$51,411	\$43,349
ROAD	\$94,760	\$51,411	\$43,349
WATER MANAGEMENT DISTRICT	\$94,760	\$51,411	\$43,349

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/10/2023	\$100	10425/1773	Improved	No
WARRANTY DEED	9/1/2018	\$100	09207/0296	Improved	No
WARRANTY DEED	10/1/2008	\$100	07078/0781	Improved	No
WARRANTY DEED	11/1/1999	\$100	03758/0325	Improved	No
WARRANTY DEED	5/1/1989	\$100	02073/1197	Improved	No
SPECIAL WARRANTY DEED	7/1/1988	\$100	01977/1360	Improved	No

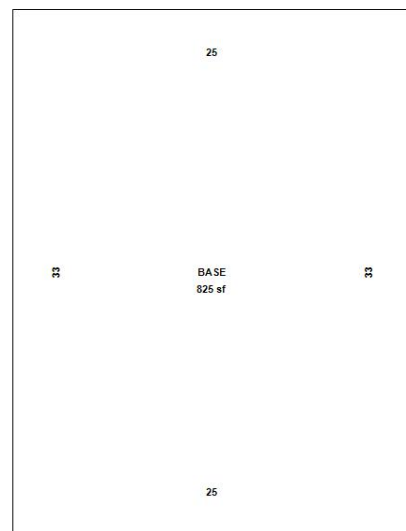
Land

Units	Rate	Assessed	Market
0.85 Acres	\$99,000/Acre	\$84,150	\$84,150

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1943
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	825
Total Area (ft ²)	825
Constuction	CONC BLOCK
Replacement Cost	\$74,374
Assessed	\$29,750

* Year Built = Actual / Effective



Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
03581	UPGRADE SERVICE	\$1,500		5/6/2009

Extra Features				
Description	Year Built	Units	Cost	Assessed

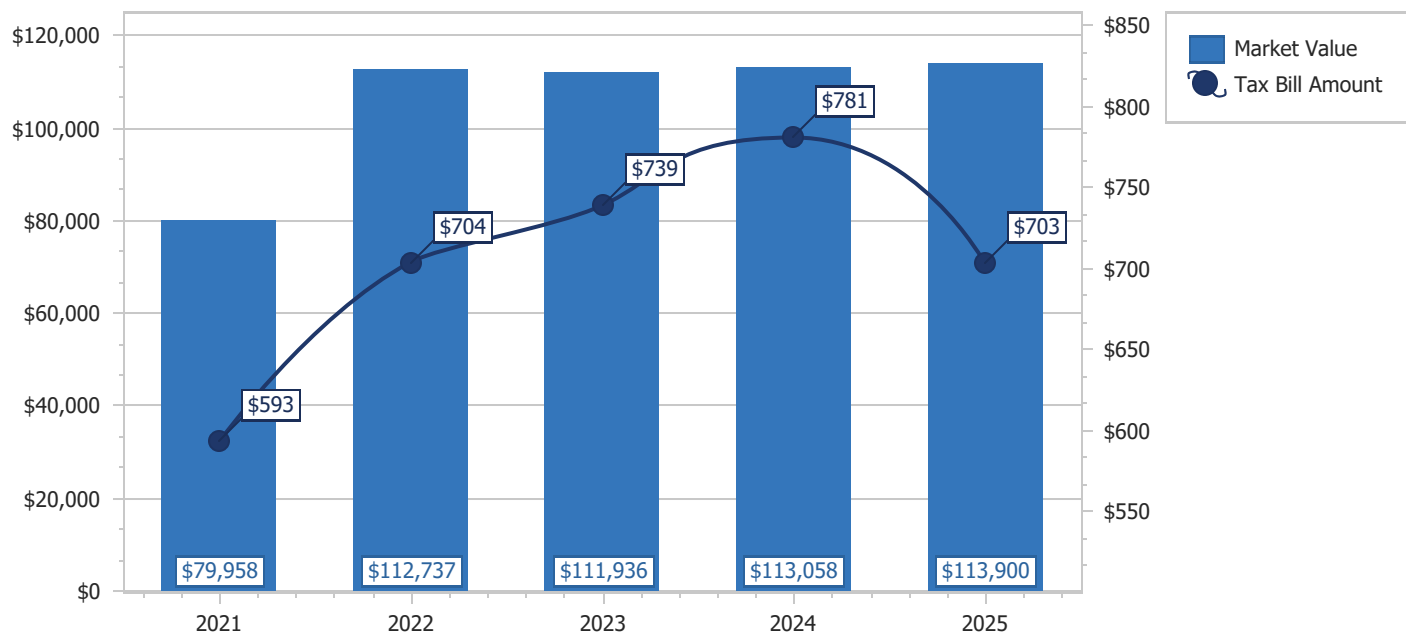
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	41
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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One Car Carports (<https://www.carportcentral.com/product-category/one-car-carports>) / 30' x 40' x 14' Metal Barn

Call to lock yours!

UNLOCK BEST PRICE

CALL US



Stories (14 photos, 1 story)





Amber R. in Buffalo, New York just ordered a building like **30'x40' Side Entry Metal Garage** about 37 minutes ago

<https://www.carportcentral.com/30x40x12-side-entry-metal-garage>

EXCELLENT ★★★★★ 1,456 reviews [Google](https://www.trustindex.io/reviews/www.carportcentral.com-3/lang/en)

[\(https://www.trustindex.io/reviews/www.carportcentral.com-3/lang/en\)](https://www.trustindex.io/reviews/www.carportcentral.com-3/lang/en)

 No Payments, No Interest for 12 Months

 **Rick Wiseman** 5 days ago

[Claim My Discount](#)

[? Help](#)

knowledgeable and helpful staff, like Junior, Josh, and Caroline, provide expert solutions. Customers appreciate their professionalism,



Charles was very straight forward on everything. This helped my decision

30' x 40' x 14' Metal Barn

PRICE STARTS AT:

Price refreshes in 26:24

Call to lock yours!

Interested in financing? [Learn more \(/expert-insights\)](#) or [check your rates](#)

SKU: 304014MB Delivery Included Built to Local Code

This 30' x 40' x 14' metal building with two lean-tos is built for utility and visual impact. Offering over 2,800 sq. ft. of combined coverage, it provides enclosed security, extended shade, and exceptional layout flexibility, Ideal for shops, garages, barns, or mixed-use setups with semi-outdoor storage or work bays.



Price may vary based on local wind/snow loads or other factors. Connect with a building specialist today for the most current pricing in your area.

About this Metal Building

Technical Specs

This 30' x 40' x 14' metal building with two lean-tos is built for utility and visual impact. Offering over 2,800 sq. ft. of combined coverage, it provides enclosed security, extended shade, and exceptional layout flexibility, Ideal for shops, garages, barns, or mixed-use setups with semi-outdoor storage or work bays.

- 30' x 40' x 14' Fully Enclosed w/ Vertical Paneling
- 12' x 40' x 9' Left Lean-To
- 12' x 40' x 9' Right Lean-To Fully Enclosed w/ Vertical Paneling
- 12' x 12' Garage Door
- Three (3) 8' x 7' Dutch Garage Door Frameouts
- Three (3) 36" x 80" Walk In Doors
- Three (3) 24" x 36" Windows
- Engineered For Local Wind and Snow Loads
- Black Roof, Clay Sides and Ends, Black Trim, and Black Wainscoting

Premium Upgrade Includes:

- DripStop On Center Structure and Right Lean-To

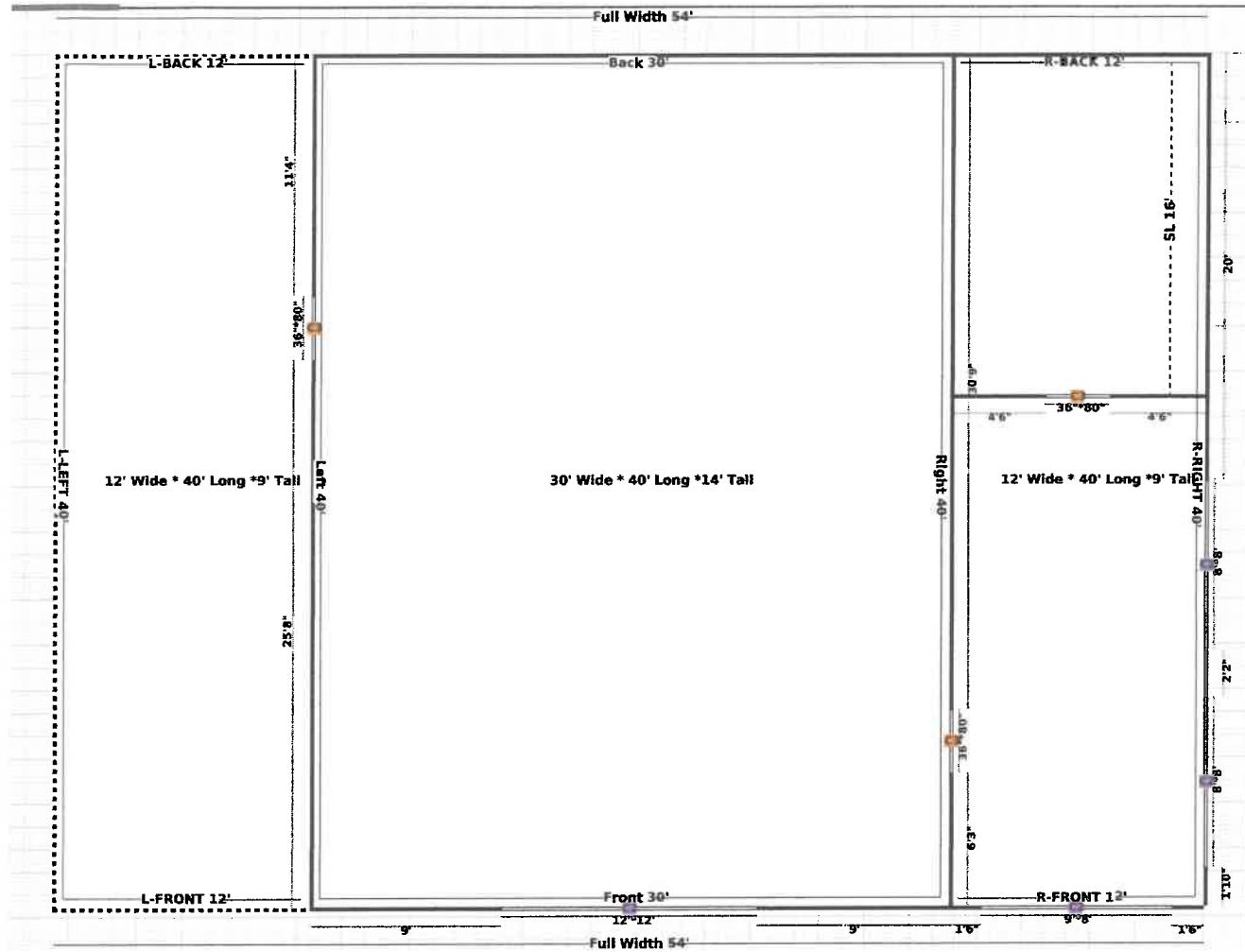
This structure delivers practical layout options and sleek curb appeal in one package. The dual lean-tos provide additional shelter and enclosed utility space, making this structure ideal for property owners needing both indoor and semi-outdoor coverage.

Want to make it yours? Call Carport Central at **(888) 912-7617 (tel:(888) 912-7617)** and speak with a building specialist to get started customizing this structure today!

0% financing, No Interest for 12 Months No Payments, No Interest for 12 Months

[Claim My Discount](#)

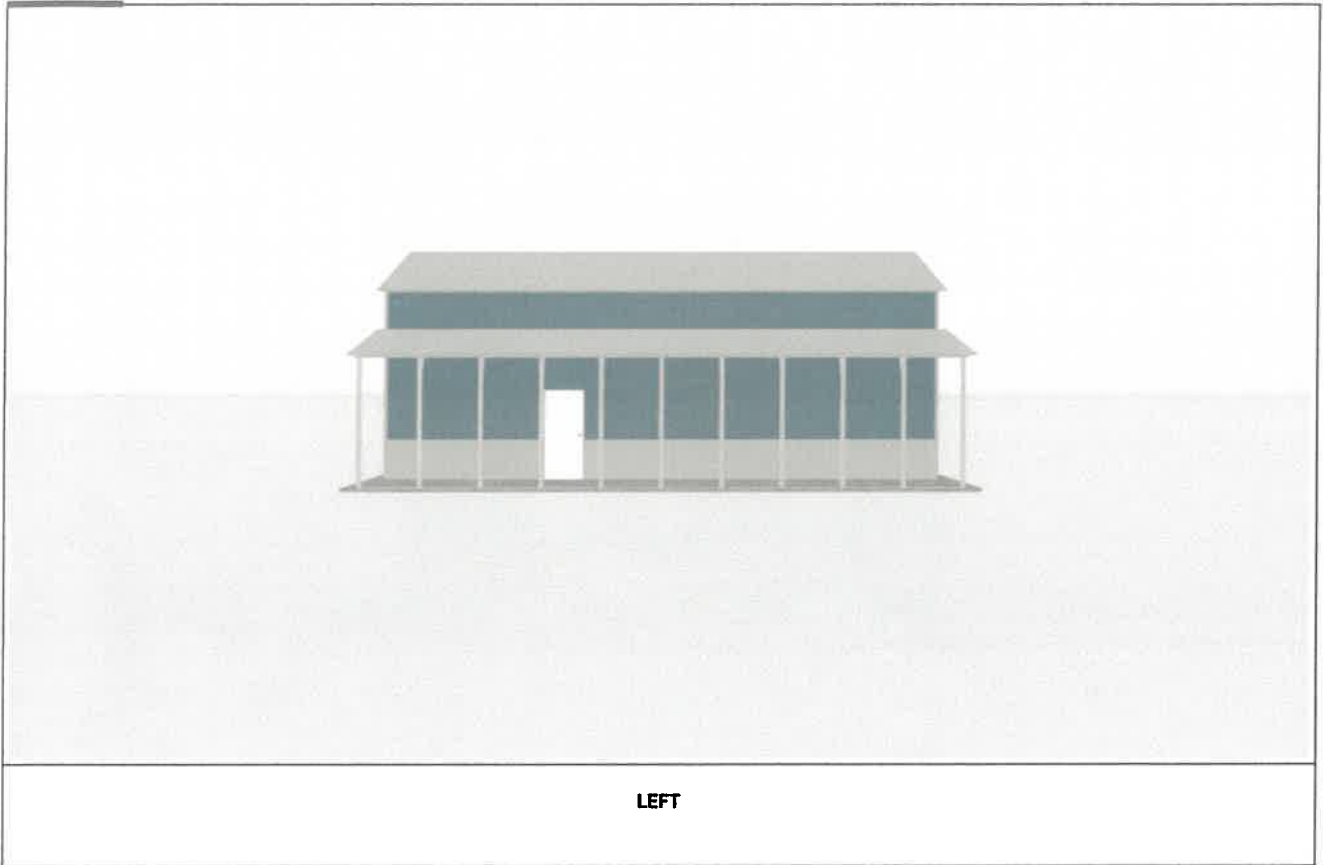




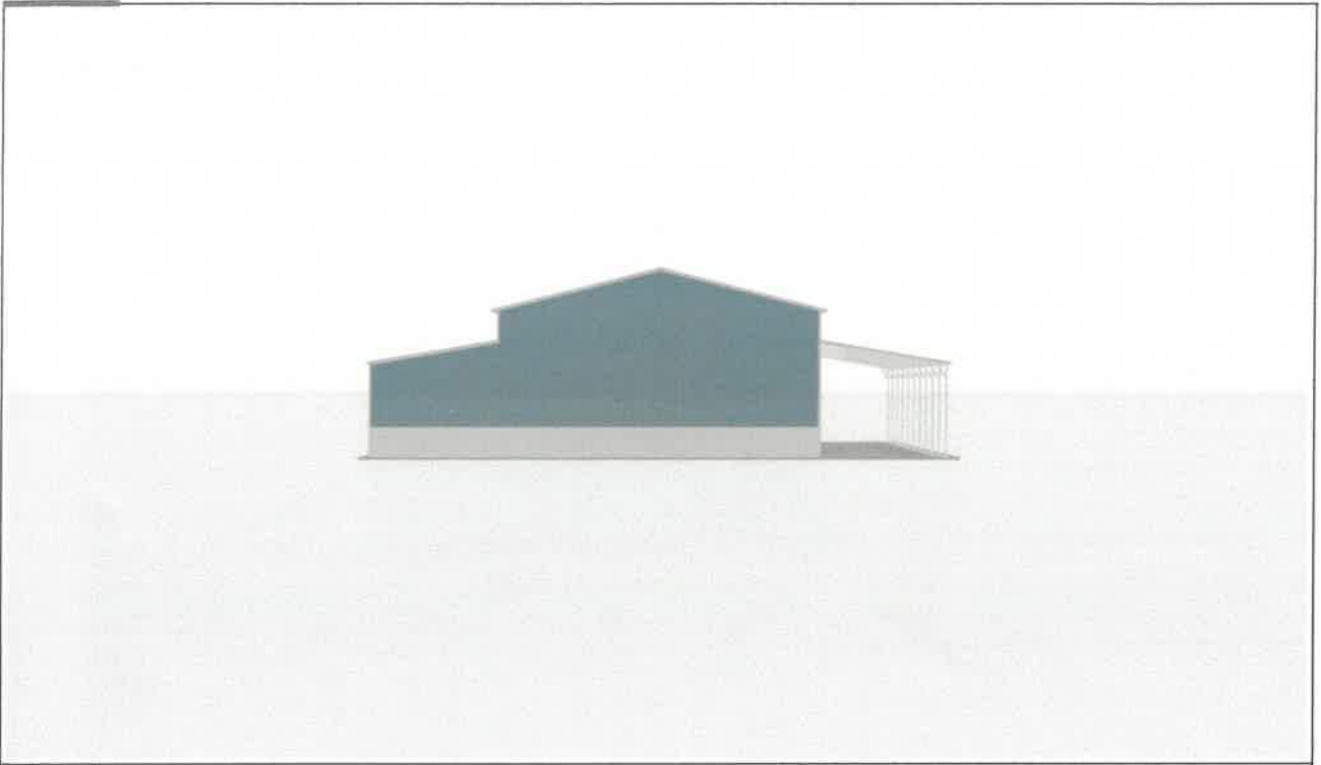
LEGENDS

- Garage Door
 Garage Door Frameout
 Walk in Door
 Walk in Door Frameout
 Windows
 Windows Frameout
 Open Wall
-  Close Wall
  Distance
  Storage Length (Utility)
  Cupola

BUILDING VIEW

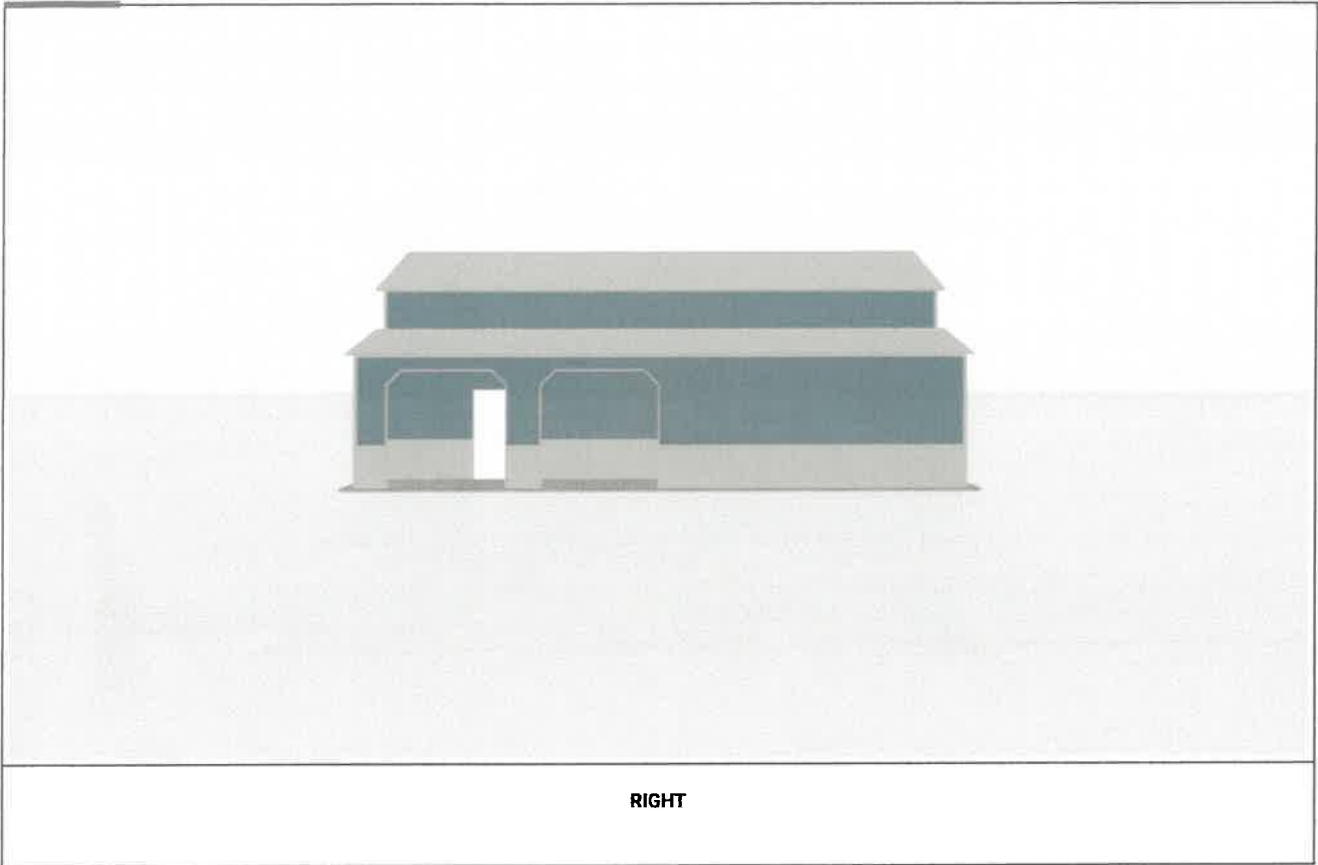


BUILDING VIEW

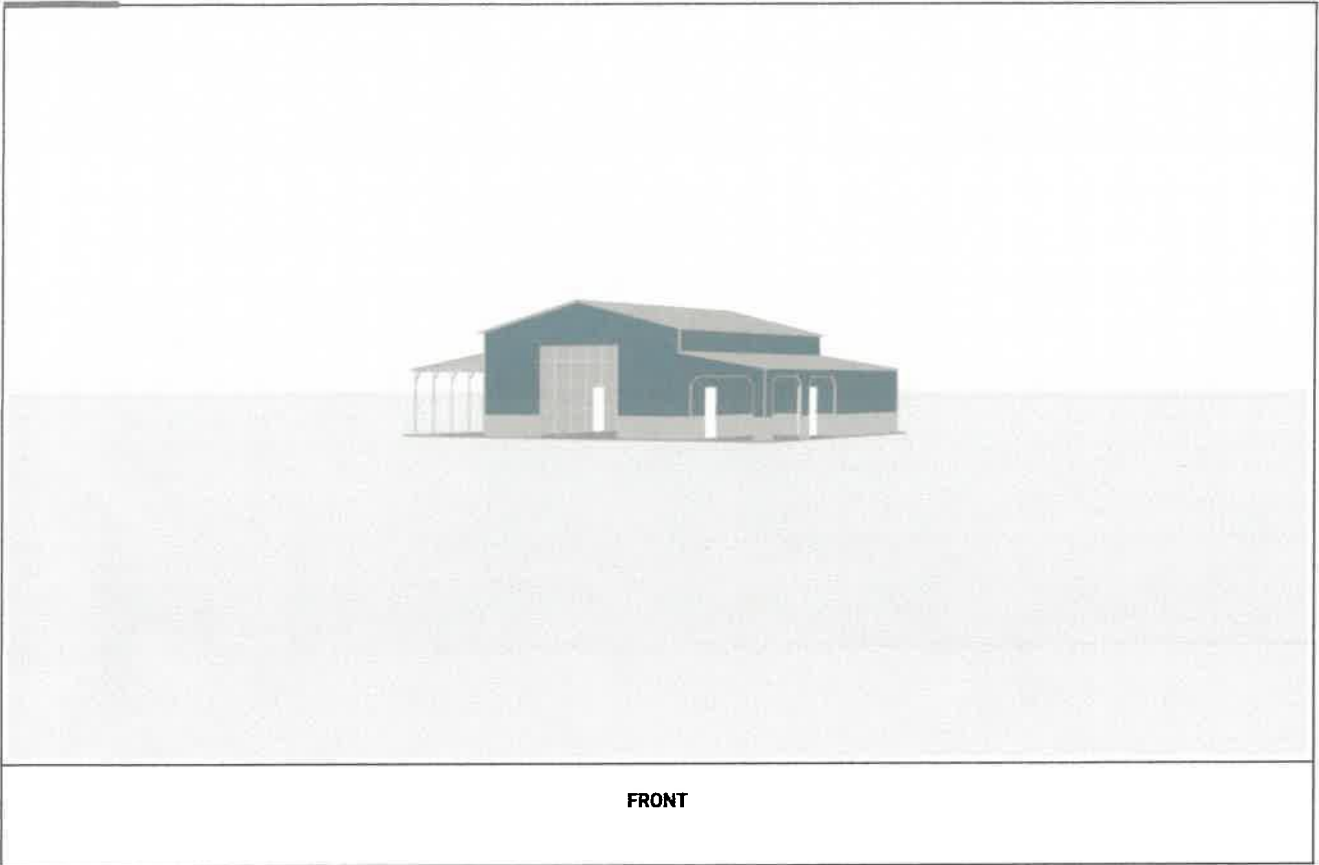


BACK

BUILDING VIEW



BUILDING VIEW



**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 85 FT OF S 512.5 FT OF E 1/2 OF LOT 63 (LESS RD)
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

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

A. FINDINGS OF FACT

Property Owner: SHAWN CANADA
3710 KENTUCKY ST
SANFORD, FL 32773

Project Name: KENTUCKY ST (3710)

Requested Variances:

(1) An east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn in the A-1 (Agriculture) district.

The findings reflected in the record of the July 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

W 85 FT OF S 512.5 FT OF E 1/2 OF LOT 63 (LESS RD)
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

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

A. FINDINGS OF FACT

Property Owner: SHAWN CANADA
3710 KENTUCKY ST
SANFORD, FL 32773

Project Name: KENTUCKY ST (3710)

Variance Approval:

Request for: (1) an east side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a west side yard setback variance from fifty (50) feet to twenty-one (21) feet for a barn in the A-1 (Agriculture) district.

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

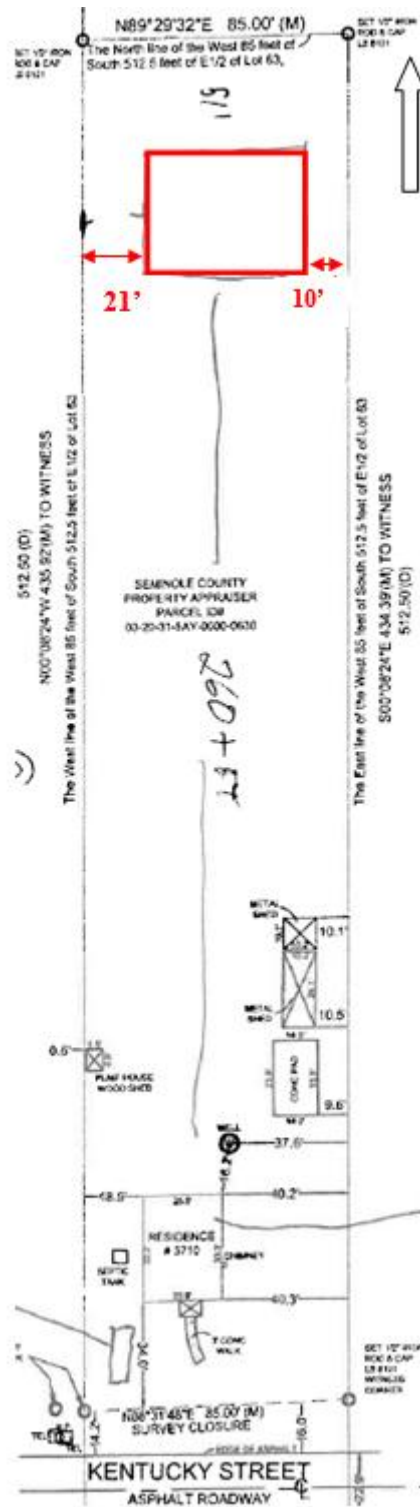
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0585

Title:

1130 Roxboro Road - Request for a south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district; BV2026-049 (Steven Gooden, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Sanlando Spring Tract 6 subdivision.
- The applicant has applied for a building permit (#26-00006802) and at that time it was determined that a setback variance would be required.
- The proposed structure to be constructed will be 26 feet by 46 feet (1196 sqft).
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the

setback requirements applicable to the main residential structure located on the parcel.

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

Staff Findings:

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

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

Staff 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 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.

BOUNDARY SURVEY

This boundary survey map shows three lots in Block A: Lot 1, Lot 2, and Lot 22. Lot 1 is on the right, Lot 2 is in the center, and Lot 22 is at the bottom. The map includes Roxboro Road to the north and Allison Avenue to the east. Key features include a concrete drive crossing the northern and eastern boundaries, a shed and carport falling outside the easterly property boundary, and various fences and iron rods. Dimensions for lot areas, boundaries, and easements are provided. A scale bar indicates 1 inch equals 25 feet.

ROXBORO ROAD
50' R/W (IMPROVED)

VACATED STREET
ALLISON AVENUE (P)
50' R/W (UNIMPROVED)

LOT 1 BLOCK A

LOT 2 BLOCK A

LOT 22 BLOCK A

LOT 23 BLOCK A

LOT 3 BLOCK A

BUILDING #1130

CONCRETE DRIVE

CARPORT

SHED

FOUND 1/2" IRON PIPE

FOUND 1/2" IRON ROD NO I.D.

SET 1/2" IRON ROD LB #7893

FENCE CORNER 0.3'e

FENCE CORNER 0.1'n 0.1'e

FENCE CORNER 0.0'n

POINT FALLS IN DRIVEWAY

APPROXIMATE WATERS EDGE

SCALE
1"=25'

SURVEY NOTES

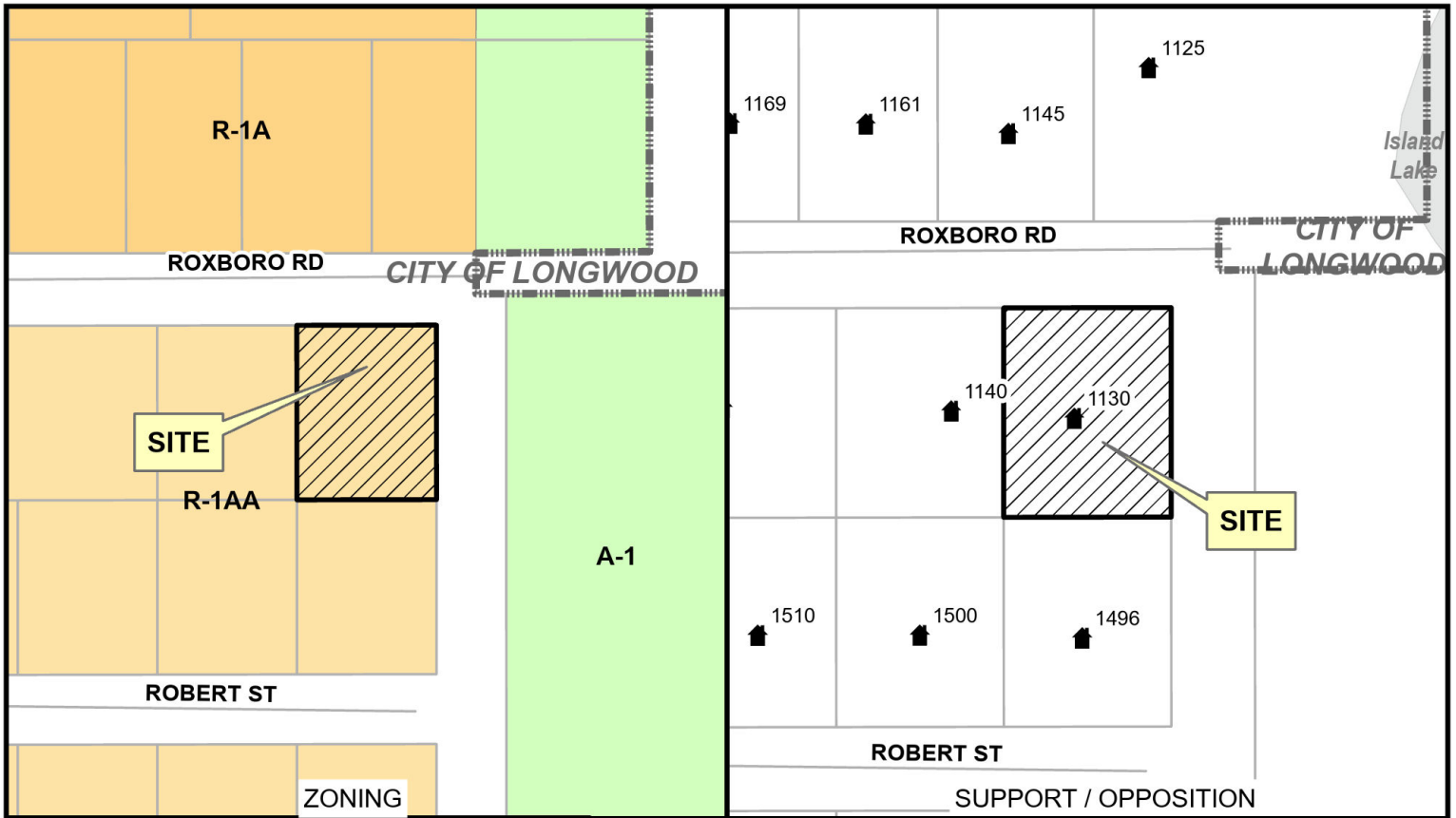
CONCRETE DRIVE CROSSING THE NORTHERLY AND EASTERLY PROPERTY BOUNDARIES.

SHED, CARPORT FALLS OUTSIDE THE EASTERLY PROPERTY BOUNDARY.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

WEBSITE: <http://targetsurveying.net>

151



Steven Gooden
1130 Roxboro Rd
Longwood FL 32750

SEMINOLE COUNTY BOA
JULY 27, 2026

A-1
R-1AA
R-1A

n/a
Support
Oppose



VARIANCE CRITERIA

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

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

The subject property is a uniquely configured corner lot with an atypical orientation that results in two front setbacks and two side setbacks, eliminating the rear yard area commonly found on surrounding residential properties. This configuration creates development limitations that are not generally applicable to other residential lots within the same zoning district.

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

The lot configuration and setback requirements were established prior to the current homeowner's purchase of the property in 2025. Additionally, the existing pool deck was originally constructed in 1999 and predates the applicant's ownership.

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 would not confer a special privilege upon the applicant. Similar pool enclosures have been approved and constructed on properties throughout the Sanlando Springs community. The variance would simply allow the applicant to enjoy a residential amenity that is common 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?

A literal application of the zoning regulations would create an unnecessary hardship by preventing the reasonable enclosure of the existing pool area due to the property's unique setback configuration. Unlike most residential lots in the neighborhood, the subject property does not have a traditional rear yard setback area where such structures are commonly located. As a result, the property owner is deprived of development opportunities and property rights commonly enjoyed by neighboring properties with standard lot configurations.

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 amount of relief necessary to allow for the reasonable use of the property. The proposed enclosure has been designed to remain as close as practicable to the existing pool deck footprint. The existing pool deck extends farther into the setback area than the proposed enclosure, demonstrating that the request is limited to only the area necessary to provide adequate clearance and safe access around the pool.

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

Granting the variance would be consistent with the intent and purpose of the zoning regulations and would not be detrimental to the public welfare. The proposed pool enclosure is compatible with surrounding development, and similar to numerous existing approved enclosures within the Sanlando Springs neighborhood. The structure will not adversely affect neighboring properties.

2026 Property Record Card



Parcel: **01-21-29-5CK-060A-0010**
 Property Address: **1130 ROXBORO RD LONGWOOD, FL 32750**
 Owners: **GOODEN, STEVEN P**
 2026 Market Value \$500,822 Assessed Value \$500,822 Taxable Value \$449,411
 2025 Tax Bill \$2,508.24 Tax Savings with Exemptions \$4,303.68
 The 4 Bed/2 Bath Single Family property is 2,030 SF and a lot size of 0.29 Acres

Parcel Location



Current Site Picture



0121295CK060A0010 02/17/2025

Parcel Information

Parcel	01-21-29-5CK-060A-0010
Property Address	1130 ROXBORO RD LONGWOOD, FL 32750
Mailing Address	1130 ROXBORO RD LONGWOOD, FL 32750-6237
Subdivision	SANLANDO SPRINGS TRACT 6
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	\$362,430	\$371,723
Depreciated Other Features	\$33,392	\$31,261
Land Value (Market)	\$105,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$500,822	\$497,984
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$268,768
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$500,822	\$229,216

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,811.92
Tax Bill Amount	\$2,508.24
Tax Savings with Exemptions	\$4,303.68

Owner(s)

Name - Ownership Type
 GOODEN, STEVEN P

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 & 2 BLK A TRACT 6 SANLANDO SPRINGS PB 5 PG 53

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$500,822	\$51,411	\$449,411
SCHOOLS	\$500,822	\$25,000	\$475,822
FIRE	\$500,822	\$51,411	\$449,411
ROAD	\$500,822	\$51,411	\$449,411
WATER MANAGEMENT DISTRICT	\$500,822	\$51,411	\$449,411

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/5/2025	\$651,000	10839/0216	Improved	Yes
WARRANTY DEED	6/1/2006	\$442,000	06322/0709	Improved	Yes
CORRECTIVE DEED	4/1/1999	\$100	03627/1235	Vacant	No
WARRANTY DEED	11/1/1998	\$21,000	03540/0179	Vacant	Yes
QUIT CLAIM DEED	1/1/1975	\$100	01067/0123	Vacant	No

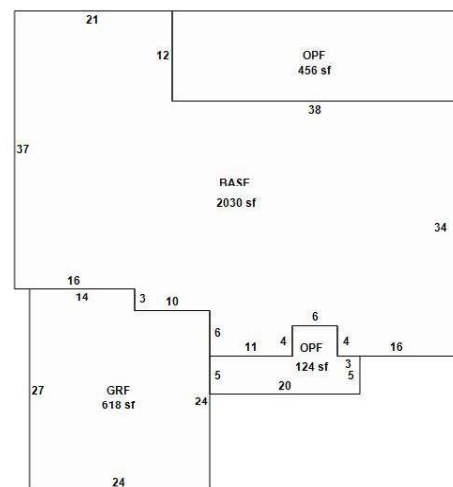
Land

Units	Rate	Assessed	Market
1 Lot	\$105,000/Lot	\$105,000	\$105,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1999/2020
Bed	4
Bath	2.0
Fixtures	9
Base Area (ft ²)	2030
Total Area (ft ²)	3228
Constuction	CB/STUCCO FINISH
Replacement Cost	\$371,723
Assessed	\$362,430

* Year Built = Actual / Effective



Building 1

Appendages

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

GARAGE FINISHED	618
OPEN PORCH FINISHED	456
OPEN PORCH FINISHED	124

Permits				
Permit #	Description	Value	CO Date	Permit Date
18072	1130 ROXBORO RD: ELECTRICAL - RESIDENTIAL-Residential [SANLANDO SPRINGS]	\$7,580		1/20/2026
01552	1130 ROXBORO RD: REROOF RESIDENTIAL-SFR Reroof [SANLANDO SPRINGS]	\$21,750		2/6/2025
00753	SWIMMING POOL; PAD PER PERMIT 1130 ROXBORO RD	\$10,000		1/1/1999
09762	PAD PER PERMIT 1130 ROXBORO RD	\$169,765	3/11/1999	12/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 2	1999	1	\$45,000	\$27,000
ELECTRIC HEATER - UNIT	1999	1	\$1,653	\$992
CARPORT 2	2002	1	\$4,500	\$2,700
CARPORT 2	2005	1	\$4,500	\$2,700

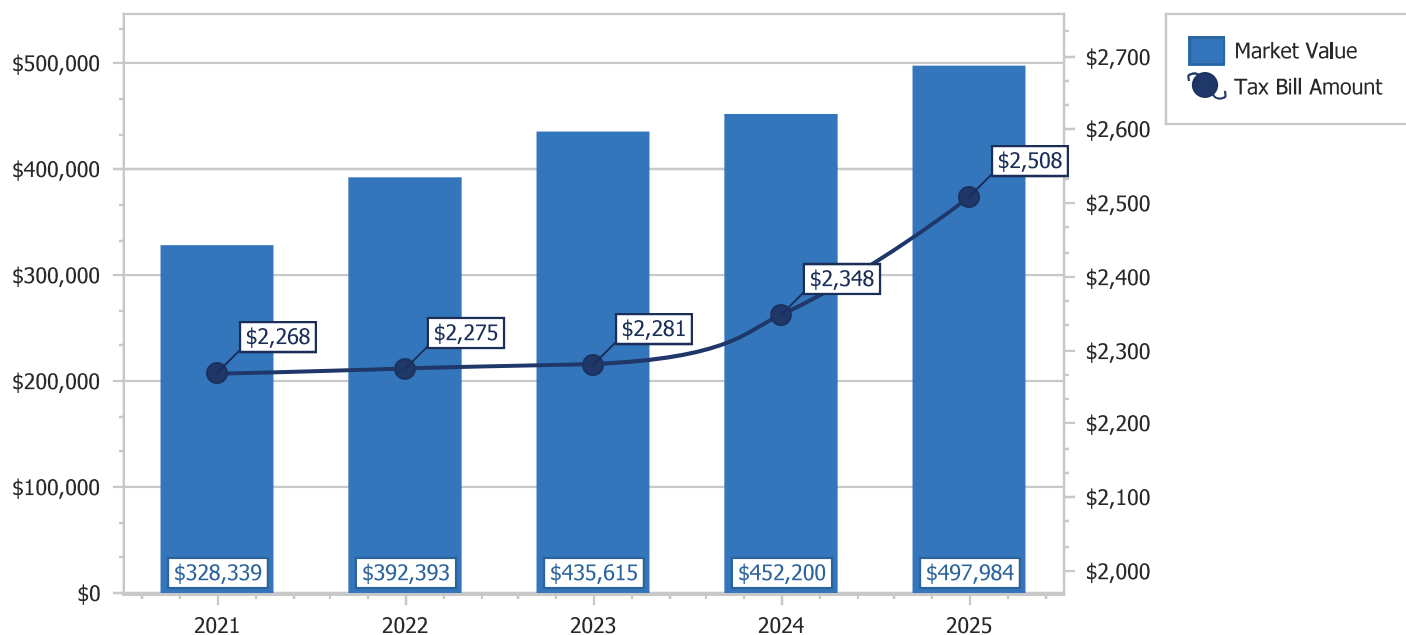
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 27

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 15 Zone: 153
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser





SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 1 & 2 BLK A TRACT 6 SANLANDO SPRINGS PB 5 PG 53

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

A. FINDINGS OF FACT

Property Owner: STEVEN GOODEN
1130 ROXBORO RD
LONGWOOD, FL 32750

Project Name: ROXBORO RD (1130)

Requested Variance:

A south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 1 & 2 BLK A TRACT 6 SANLANDO SPRINGS PB 5 PG 53

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

A. FINDINGS OF FACT

Property Owner: STEVEN GOODEN
1130 ROXBORO RD
LONGWOOD, FL 32750

Project Name: ROXBORO RD (1130)

Variance Approval:

Request for a south side yard setback variance from ten (10) feet to five (5) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 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 (26' x 46') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

Notary Public

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

EXHIBIT A
SITE PLAN