



**SEMINOLE COUNTY, FLORIDA**  
**Board of Adjustment**  
**Meeting Agenda - Final**

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Monday, April 28, 2025

6:00 PM

BCC Chambers, Room 1028

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**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**CONTINUED ITEM**

1. **1982 Longwood Lake Mary Road** - Request for (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2024-120 (Anabel Fernandez, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager)

[2025-176](#)

***Development Services - Planning and Development***

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

**VARIANCES**

2. **3440 Dawn Court**- Request for (1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district; BV2024-019 (Todd and Sandra Justin, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-357](#)

***Development Services - Planning and Development***

**Attachments:** [Variance Plans and Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Plans](#)

[Pictures](#)

[Letters of Support](#)

[Denial Development Order](#)

[Approval Development Order](#)

3. **684 Tomlinson Terrace** - Request for a side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) feet for a fence in the PD (Planned Development) district; BV2025-021 (Omer Naseem, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-341](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)

[Zoning Map](#)

[Justification Statement](#)

[Property Record Card](#)

[Denial Development Order](#)

[Approval Development Order](#)

4. **4168 Leafy Glade Place** - Request for a rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district; BV2025-022 (Tony Bevilacqua, Applicant) District 1 - Dallari (Meggan Znorowski, Project Manager) [2025-342](#)

***Development Services - Planning and Development***

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

5. 1200 Alberta Street - Request for an east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1AA (Single Family Dwelling) district; BV2025-028 (Denee Hindricks-Duram, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-343](#)

***Development Services - Planning and Development***

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

6. 940 Lake Markham Road - Request for a north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district; BV2025-030 (Robert Bass & Sree Yerneni, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-353](#)

***Development Services - Planning and Development***

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

7. 1814 Pasture Loop - Request for a rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool in the PD (Planned Development) district; BV2025-031 (Anthony Ruiz & Darline Ruiz, Applicants) District 1 - Dallari (Meggan Znorowski, Project Manager) [2025-355](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Letter of Support](#)  
[Survey and Site Plan](#)  
[Photographs](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

8. **5729 Oak Lake Trail** - Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; BV2025-007 (Deborah White, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2025-333](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[HOA Approval](#)  
[Photos](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
9. **1540 Hobson Street** - Request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district; BV2025-017 (Shad Smith, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-337](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Existing Floor Plan](#)  
[Proposed Floor Plan](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

10. **200 Riverview Drive** - Request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet and; (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district; BV2024-023 (Nishant Bajaria, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-334](#)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Notice of Code Violation](#)  
[Inspection Photos](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

11. **6024 Linneal Beach Drive** - Request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport in the R-1AA (Single Family Dwelling) district; BV2025-024 (Kenneth Lucas, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-336](#)

***Development Services - Planning and Development***

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

12. **(Parcel 9) 1195 Wymore Road** - Request for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-025 (Rami Sadrack, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-359](#)

***Development Services - Planning and Development***

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

13. **835 Old Lake Harney Road** - Request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district; BV2025-026 (Paul Nordine, Applicant) District 2 - Zembower (Angi Gates, Project Manager) [2025-324](#)

***Development Services - Planning and Development***

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

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14. **1592 Lake Markham Road** - Request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport in the A-1 (Agriculture) district; BV2025-012 (Brian K. Schuette, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-203](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
15. **2125 Linden Road**- Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2025-014 (Mollie Vega, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-293](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification statement](#)  
[Property Record Card](#)  
[Code Violation Notice](#)  
[Pictures of Code Violation](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
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16. **116 Lamplighter Road** - Request for a side yard (east) setback variance from ten (10) feet to eight and two tenths (8.2) feet for an addition and to correct the nonconforming side yard setback for the existing home in the R-1AA (Single Family Dwelling) district; BV2025-020 (Robert Griffith, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-354](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification statement](#)  
[Property record card](#)  
[Picture of SFR and Side Yard](#)  
[Proposed floor plan](#)  
[Denial Development Order](#)  
[Approval Development Order](#)
17. **2225 McCarthy Avenue**- Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district; BV2025-027 (Lionel Southward, Applicant) District 5 - Herr (Mary Robinson Project Manager) [2025-358](#)
- Development Services - Planning and Development*
- Attachments:** [Site plan](#)  
[Zoning map](#)  
[Justification statement](#)  
[Property Record Card](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

18. **7400 Betty Street-** Request for a: (1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure; and (2) A square footage variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, in the R-1A (Single Family Dwelling) district; BV2025-029 (Andrew Cunningham, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager) [2025-363](#)

***Development Services - Planning and Development***

**Attachments:** [Survey](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Building Elevation View](#)  
[Picture](#)  
[Letters of Support](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

19. **1398 Swinton Court-** Request for a rear yard setback variance twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district; BV2025-033 (Saurabh Pachauri, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-369](#)

***Development Services - Planning and Development***

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

20. **1850 Lake Mills Road** - Request for a square footage (area) [2025-372](#)  
variance to allow an accessory structure to exceed fifty (50)  
percent of the living area of the principal building in the A-1  
(Agriculture) district; BV2025-038 (Stephen Soltenberg,  
Applicant) District 2 - Zembower (Mary Robinson, Project  
Manager)

***Development Services - Planning and Development***

**Attachments:** [Site Plan](#)  
[Zoning map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[Structure drawings](#)  
[Pictures with similar buildings](#)  
[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

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

## Agenda Memorandum

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**File Number: 2025-176**

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**Title:**

**1982 Longwood Lake Mary Road** - Request for (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; BV2024-120 (Anabel Fernandez, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel (407)665-7389

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Longwood Park subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Longwood Lake Mary Road. The Ruth Boulevard side is where the side street variance is being

sought.

- The existing six (6) feet tall wood privacy fence is 19 feet from the edge of pavement along Ruth Boulevard.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- A Code Enforcement violation (23-299) was issued for this structure, 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 front yard setback for this zoning district is twenty-five (25) feet.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.
- There have not been any prior variances for the subject property.

**Staff Findings:**

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

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

detrimental to the public welfare.

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

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

**Staff Conclusion:**

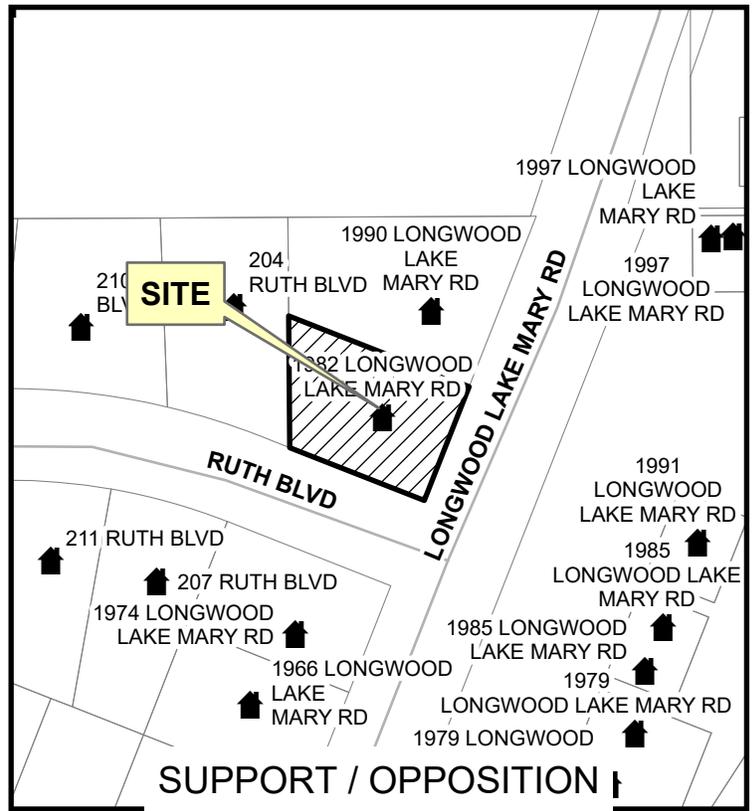
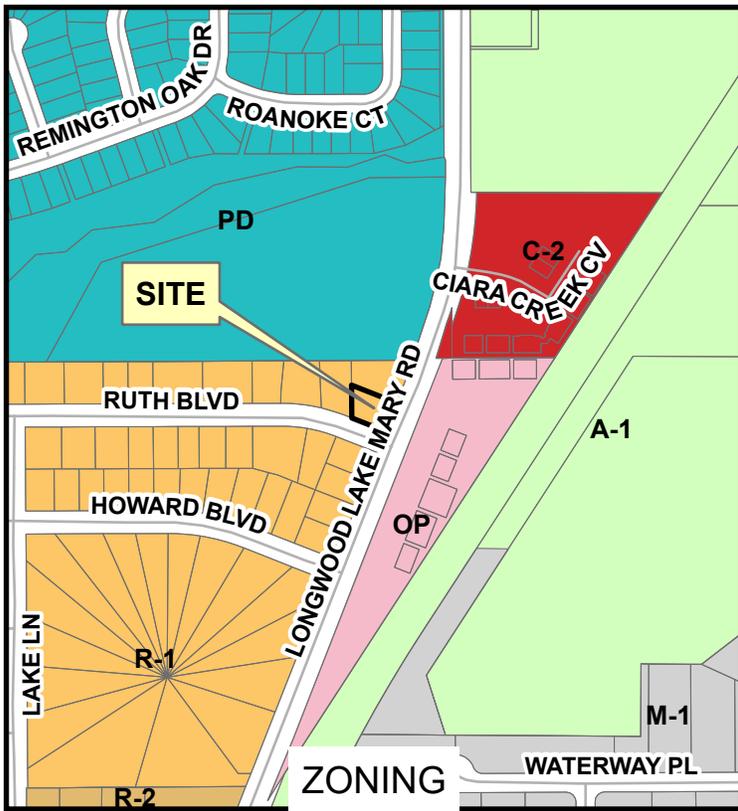
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

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

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





**ANABEL FERNANDEZ**  
**1982 LONGWOOD LAKE MARY RD**  
**LONGWOOD, FL 32750**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MARCH 24, 2025**

**LEGEND**

 A-1	 C-2
 R-1	 M-1
 R-2	 PD
 OP	




## VARIANCE CRITERIA

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

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

The proposed set back of 25' ft is not possible due to a tree that is in the way, a well, and a playground all which existed prior to the new fence being placed.

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

The house already had a fence in that same spot when purchased. The tree and well were already there and the playground was added before the new fence.

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

I have a corner house and my fence does not take over anyone else's property in any way.

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

Removal of said existing structures would be costly. Our neighbors across have the same setback as my fence.

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

Due to the placement of the other structures, this is the minimum setback that can be accommodated.

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

Our privacy fence is well built, visually pleasing and does not interfere with any public structures.

# Property Record Card



**Parcel:** 20-20-30-501-0P00-0140  
**Property Address:** 1982 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750  
**Owners:** FERNANDEZ, ANABEL  
 2024 Market Value \$236,219 Assessed Value \$236,219  
 2023 Tax Bill \$2,550.06 Tax Savings with Exemptions \$530.95  
 The 3 Bed/2 Bath Single Family property is 1,267 SF and a lot size of 0.20 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	20-20-30-501-0P00-0140
Property Address	1982 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750
Mailing Address	1982 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750-4621
Subdivision	LONGWOOD PARK
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$150,679	\$146,136
Depreciated Other Features	\$22,900	\$22,740
Land Value (Market)	\$62,640	\$62,640
Land Value Agriculture	\$0	\$0
Market Value	\$236,219	\$231,516
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$236,219	\$231,516

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,081.01
Tax Bill Amount	\$2,550.06
Tax Savings with Exemptions	\$530.95

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
FERNANDEZ, ANABEL

## Legal Description

LOT 14 & SLY 5 FT OF LOT 15 BLK P  
LONGWOOD PARK PB 11 PG 8

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$236,219	\$50,000	\$186,219
Schools	\$236,219	\$25,000	\$211,219
FIRE	\$236,219	\$50,000	\$186,219
ROAD DISTRICT	\$236,219	\$50,000	\$186,219
SJWM(Saint Johns Water Management)	\$236,219	\$50,000	\$186,219

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/6/2021	\$267,000	09986/0427	Improved	Yes
WARRANTY DEED	3/1/1989	\$58,000	02056/0493	Improved	Yes
WARRANTY DEED	7/1/1978	\$23,000	01176/1053	Improved	Yes
WARRANTY DEED	6/1/1978	\$100	01175/0092	Vacant	No

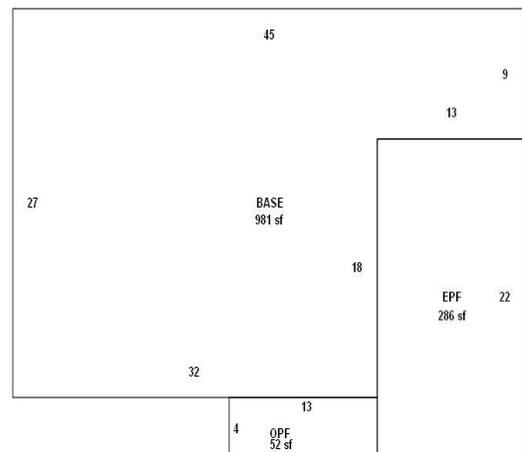
## Land

Units	Rate	Assessed	Market
80 feet X 110 feet	\$900/Front Foot	\$62,640	\$62,640

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1978/1990
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	981
Total Area (ft <sup>2</sup> )	1319
Constuction	CONC BLOCK
Replacement Cost	\$176,749
Assessed	\$150,679

\* Year Built = Actual / Effective



Sketch by Apex Medina™

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	286
OPEN PORCH FINISHED	52

Permits				
Permit #	Description	Value	CO Date	Permit Date
08743	1982 LONGWOOD LAKE MARY RD: REROOF RESIDENTIAL-Single Family Residence [LONGWOOD PARK]	\$10,863		6/12/2023
00218	FIRE LOSS REPORT - REPAIRS DUE TO FIRE DAMAGE	\$23,000		1/12/2010
03126	REROOF W/SHINGLES	\$1,200		2/10/2005
03852	SWIMMING POOL	\$0		4/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1995	1	\$3,500	\$1,400
ACCESSORY BLDG 1	1995	1	\$1,250	\$500
POOL 1	2001	1	\$35,000	\$21,000

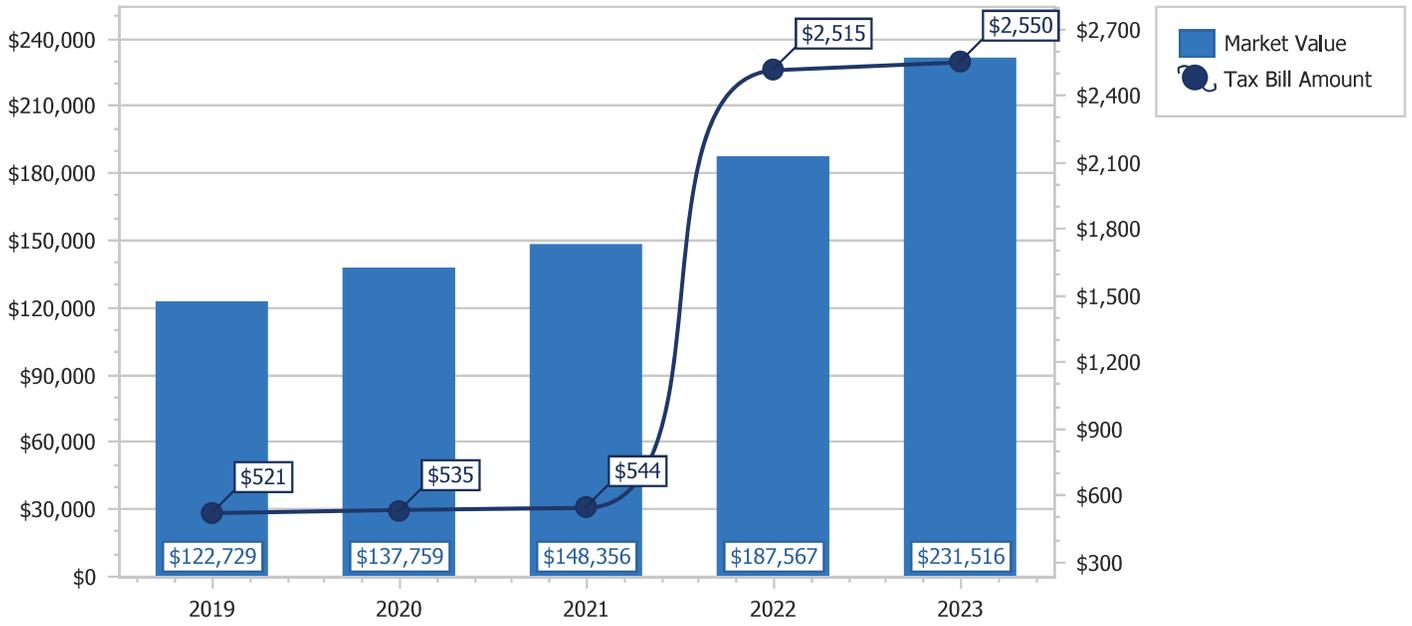
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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 24

School Districts	
Elementary	Longwood
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 15 Zone: 159
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

## Property Value History



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November 8, 2023

ANABEL FERNANDEZ  
1982 LONGWOOD LAKE MARY RD  
LONGWOOD FL 32750-4621

RE: ADDRESS: 1982 LONGWOOD LAKE MARY RD, LONGWOOD FL 32750  
PARCEL ID # 20-20-30-501-0P00-0140  
CASE NO.: 23-299

Dear Property Owner:

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

**INSTALLATION OF A WOOD FENCE WITHOUT THE REQUIRED PERMIT**

As noted on the enclosed Notice of Violation and photographs of the cited violation, the property owner must take corrective action (obtain the required permit or remove the violation) by NOVEMBER 22, 2023. Failure to comply will result in the matter being scheduled for a Code Enforcement Hearing and can result in fines up to and including \$250.00 per day for every day the violation exists.

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

Sincerely,

Vicki Hathaway  
Seminole County  
Building Inspection Division

Enclosure: Original Notice of Violation dated November 8, 2023  
Photographs of the cited violation

# NOTICE OF CODE VIOLATION

**LOCATION OF VIOLATION:** 1982 LONGWOOD LAKE MARY RD, LONGWOOD FL 32750  
IN ACCORDANCE WITH SEMINOLE COUNTY CODES, YOU ARE HEREBY NOTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS IN VIOLATION OF THE SEMINOLE COUNTY CODE CHAPTER FORTY APPENDIX "A", SECTION 105.1, PERMITS REQUIRED.

**DESCRIPTION OF VIOLATION:**

INSTALLATION OF A WOOD FENCE WITHOUT THE REQUIRED PERMIT

**CORRECTIVE ACTIONS:**

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

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

**THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: NOVEMBER 22, 2023**

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

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



**For further information contact:**

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

**Phone: (407) 665-7338**

**DATE: 11/8/23**  
**CASE NO: 23-299**

**INSPECTOR: RANDY HATCH  
VICKI HATHAWAY**







## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On March 24, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 14 & SLY 5 FT OF LOT 15 BLK P LONGWOOD PARK PB 11 PGS 8-10

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

### **A. FINDINGS OF FACT**

**Property Owner:** ANABEL FERNANDEZ  
1982 LONGWOOD LAKE MARY ROAD  
LONGWOOD, FL 32750

**Project Name:** LONGWOOD LAKE MARY ROAD (1982)

#### **Requested Variance:**

A (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the March 24, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

### **C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Kathy Hammel  
Interim 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 Kathy Hammel, 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 April, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On March 24, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 14 & SLY 5 FT OF LOT 15 BLK P LONGWOOD PARK PB 11 PGS 8-10

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

### **A. FINDINGS OF FACT**

**Property Owner:** ANABEL FERNANDEZ  
1982 LONGWOOD LAKE MARY ROAD  
LONGWOOD, FL 32750

**Project Name:** LONGWOOD LAKE MARY ROAD (1982)

#### **Variance Approval:**

Request for a (1) a front yard setback from twenty-five (25) feet to twenty-four and six-tenths (24.6) feet, and (2) a south side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the March 24, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the six (6) feet tall privacy 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: \_\_\_\_\_  
Kathy Hammel  
Interim 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 Kathy Hammel, 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 April, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-357**

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**Title:**

**3440 Dawn Court-** Request for (1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district; BV2024-019 (Todd and Sandra Justin, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for (1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district; or
2. Approve the request for (1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Dawn Estates subdivision.
- The detached two-story accessory structure is proposed as: (1) a first floor consisting of a detached garage with an additional storage room and gun room; and (2) a second floor consisting of an accessory dwelling unit (ADU), which will

be required to meet all Land Development Code requirements at permitting, including an Administrative Adjustment for the size of the ADU.

- Seven (7) letters of support have been received for this proposed structure.
- The request is for variances to Section 30.6.1.2.(e) of the Seminole County Land Development Code, which states that accessory structures shall not exceed the principal building in terms of mass, size and height... Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building...
- The existing principal building (single family residence) has 3,722 square feet of living space. The proposed structure is permitted to have 1,851 square feet per Sec. 30.6.1.2.(e).
- The existing principal building (single family residence) has a building height of sixteen (16) feet per Seminole County Land Development Code.
- There has been one prior variance for the subject property: BV2017-01 approved a front yard setback variance from thirty (30) feet to zero (0) feet for fence columns.

**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 granting 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 interpretations of the provisions of Chapter 30; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)

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

**Staff Conclusion:**

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

**Staff Recommendation:**

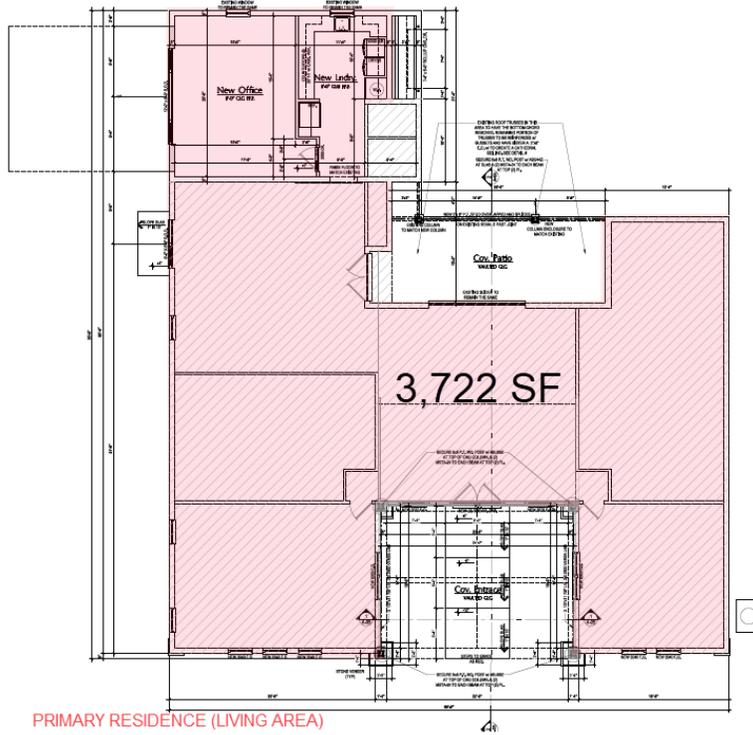
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the detached accessory structure as depicted on the attached plans and site plan; subject to the Accessory Dwelling Unit (ADU) depicted on the floor plans meeting all Land Development Code Requirements at permitting, and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

# DAWN CT (3440) VARIANCES

## 1. MASS/SIZE

### EXISTING PRIMARY RESIDENCE (LIVING AREA)



PRIMARY RESIDENCE (LIVING AREA)

### PROPOSED ACCESSORY STRUCTURE PROPOSED AREA CALCULATIONS

AREA CALCULATIONS	
Name	Area

F.F.E.

3-BAY GARAGE	1028 SF
GARAGE STORAGE	140 SF
STORE ROOM	188 SF
ENTRY	64 SF
STOOP	21 SF

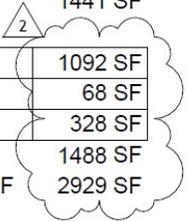
F.F.E. 1441 SF

2nd FLOOR

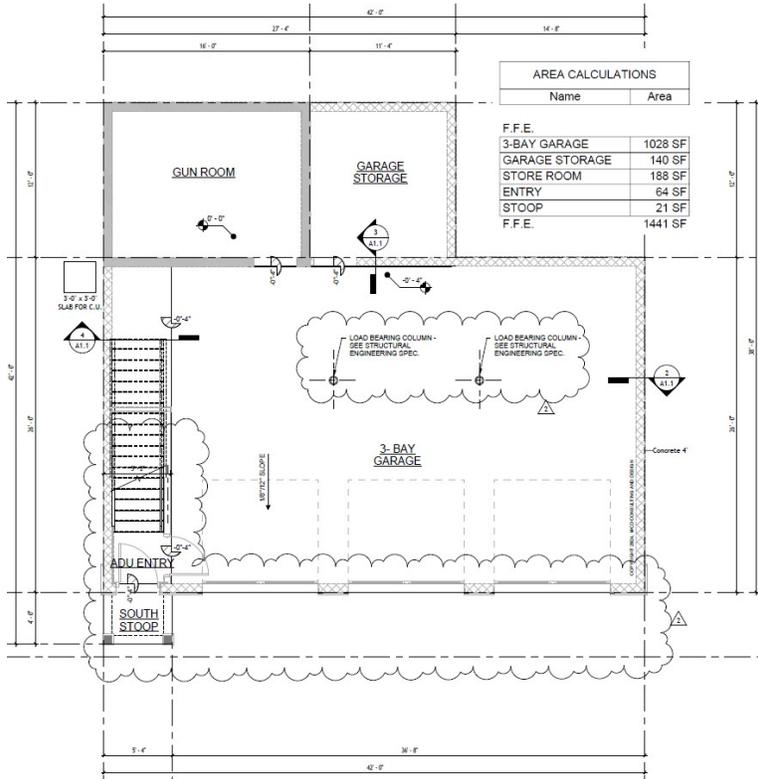
LIVING SPACE	1092 SF
BALCONY	68 SF
REAR BALCONY	328 SF

2nd FLOOR 1488 SF

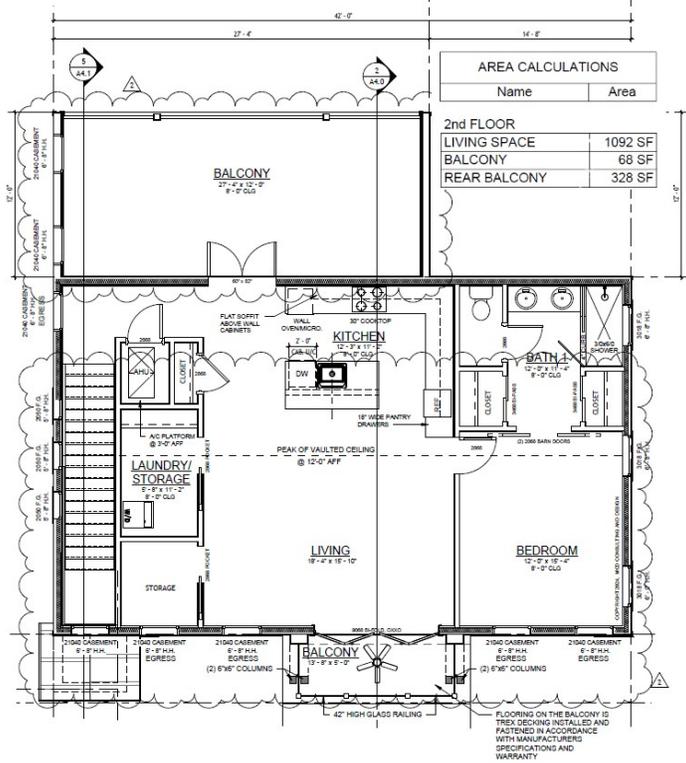
TOTAL UNDER ROOF 2929 SF



## PROPOSED FIRST FLOOR (1,441 SF)

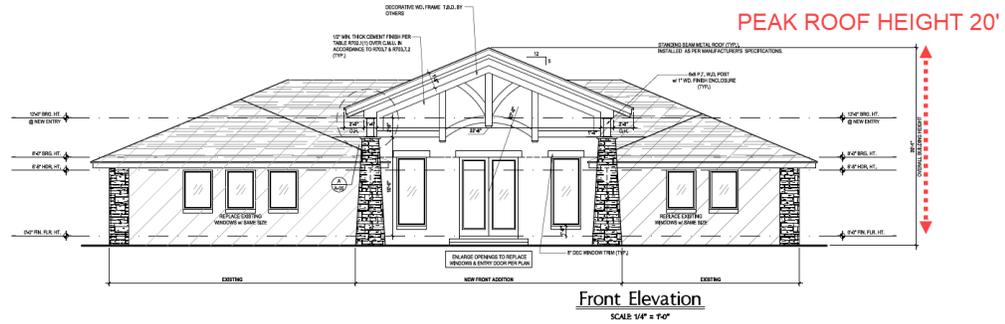


## PROPOSED SECOND FLOOR/ADU (1,488 SF)



## 2. HEIGHT

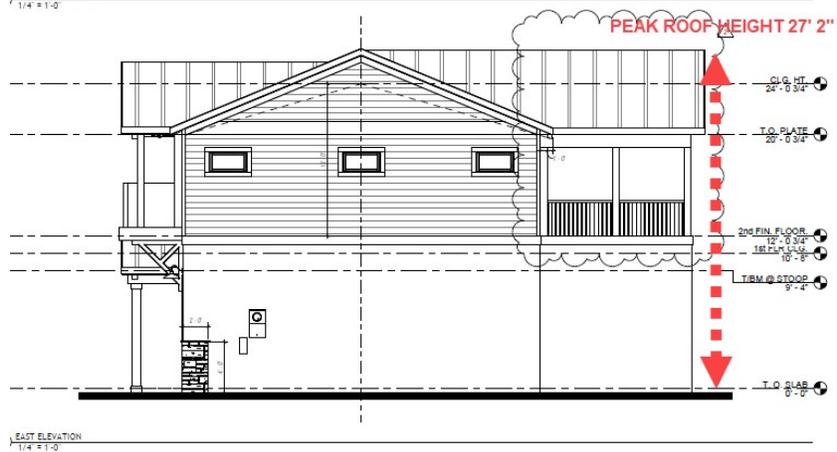
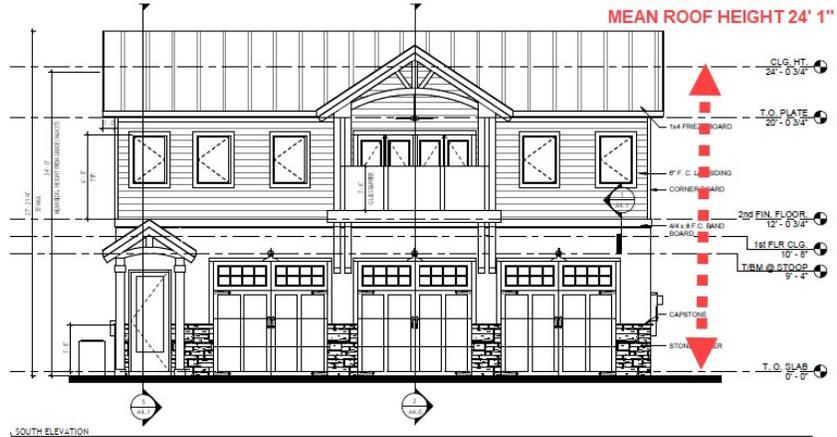
### EXISTING RESIDENCE (HEIGHT)



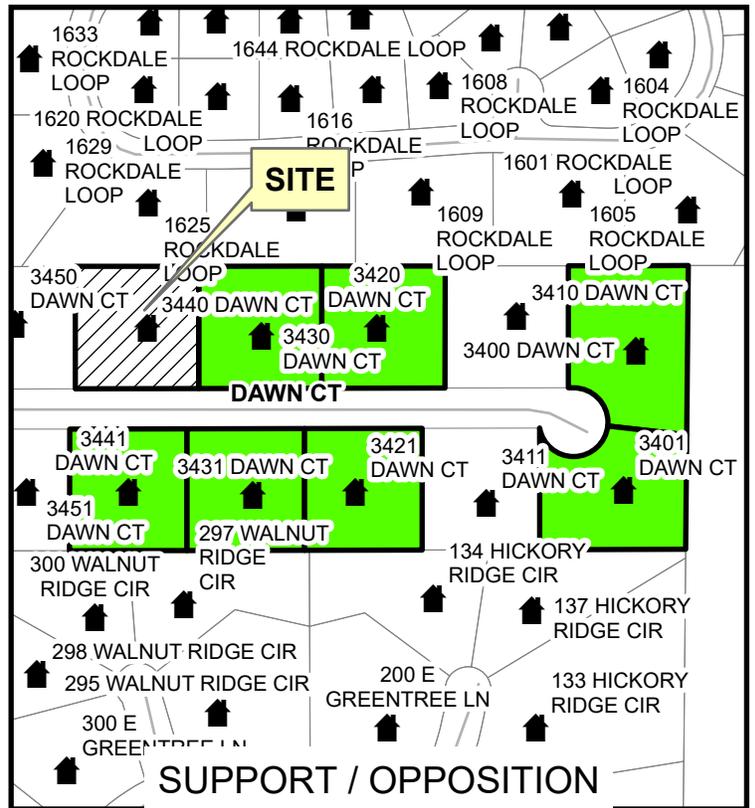
**MEAN ROOF HEIGHT 16'**



### PROPOSED ACCESSORY STRUCTURE (HEIGHT)

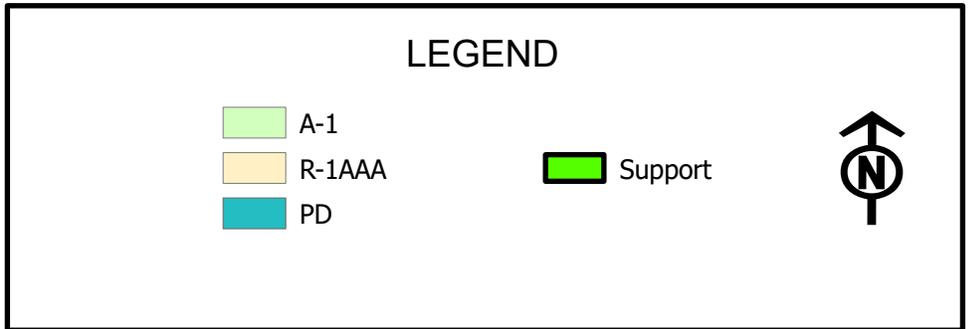






**TODD & SANDRA JUSTIN**  
**3440 DAWN CT**  
**LAKE MARY, FL 32746**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**APRIL 28, 2025**



## VARIANCE CRITERIA

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

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

*there are no special conditions. We would like to build a 3 car garage.*

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

*no special conditions exist*

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

*there are no special privileges involved. its just a garage for cars*

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

*There are more than 200 houses in Seminole County with much larger garages*

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

*the minimum is for 3 cars to park under cover.*

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?

*These are large parcels with no HOA. The garage would not affect anything that involves harmony*

# Property Record Card



**Parcel:** 02-20-29-503-0000-0020  
**Property Address:** 3440 DAWN CT LAKE MARY, FL 32746  
**Owners:** JUSTIN, TODD J; JUSTIN, SANDRA  
 2025 Market Value \$764,171 Assessed Value \$701,506 Taxable Value \$701,506  
 2024 Tax Bill \$8,122.95 Tax Savings with Non-Hx Cap \$579.05  
 The 4 Bed/3.5 Bath Single Family - History Of Sinkhole Activity property is 3,722 SF and a lot size of 1.06 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	02-20-29-503-0000-0020
Property Address	3440 DAWN CT LAKE MARY, FL 32746
Mailing Address	3440 DAWN CT LAKE MARY, FL 32746-4002
Subdivision	DAWN ESTATES
Tax District	01:County Tax District
DOR Use Code	0107:Single Family - History Of Sinkhole Activity
Exemptions	HOMESTEAD - SUBMITTED (Process Completion Estimate: 2/11/2025)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$590,697	\$515,232
Depreciated Other Features	\$33,474	\$33,561
Land Value (Market)	\$140,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$764,171	\$658,793
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$62,665	\$73,020
P&G Adjustment	\$0	\$0
Assessed Value	\$701,506	\$585,773

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,702.00
Tax Bill Amount	\$8,122.95
Tax Savings with Exemptions	\$579.05

## Owner(s)

Name - Ownership Type

JUSTIN, TODD J - Tenancy by Entirety  
 JUSTIN, SANDRA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2  
DAWN ESTATES  
PB 18 PG 19

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$701,506	\$0	\$701,506
Schools	\$764,171	\$0	\$764,171
FIRE	\$701,506	\$0	\$701,506
ROAD DISTRICT	\$701,506	\$0	\$701,506
SJWM(Saint Johns Water Management)	\$701,506	\$0	\$701,506

## Sales

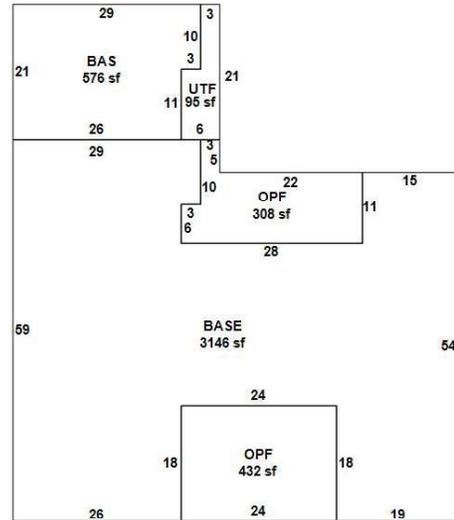
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/4/2025	\$100	10758/0770	Improved	No
WARRANTY DEED	12/2/2022	\$665,000	10362/0916	Improved	Yes
WARRANTY DEED	3/1/2016	\$80,000	08648/0337	Improved	No
QUIT CLAIM DEED	10/1/2004	\$100	05483/0318	Improved	No
QUIT CLAIM DEED	10/1/2004	\$100	05483/0316	Improved	No
QUIT CLAIM DEED	12/1/2002	\$100	04629/1712	Improved	No
QUIT CLAIM DEED	3/1/2002	\$100	04353/1882	Improved	No
WARRANTY DEED	4/1/1998	\$213,500	03398/1707	Improved	No
WARRANTY DEED	4/1/1991	\$185,000	02281/1676	Improved	Yes
WARRANTY DEED	1/1/1987	\$200,000	01811/1694	Improved	Yes
WARRANTY DEED	3/1/1978	\$78,000	01161/0772	Improved	Yes
WARRANTY DEED	1/1/1975	\$7,500	01046/0526	Vacant	No

## Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1976/2010
Bed	4
Bath	3.5
Fixtures	13
Base Area (ft <sup>2</sup> )	3146
Total Area (ft <sup>2</sup> )	4557
Constuction	CB/STUCCO FINISH
Replacement Cost	\$621,786
Assessed	\$590,697

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
BASE	576
OPEN PORCH FINISHED	308
UTILITY FINISHED	95
OPEN PORCH FINISHED	432

Permits				
Permit #	Description	Value	CO Date	Permit Date
02542	3440 DAWN CT: ELECTRICAL - RESIDENTIAL-Front Gate [DAWN ESTATES]	\$2,200		7/19/2024
15624	3440 DAWN CT: GAS - RESIDENTIAL-[DAWN ESTATES]	\$0		11/2/2023
10973	3440 DAWN CT: RES ALTERATIONS TO INCLUDE NEW COV FRONT ENTRY [DAWN ESTATES]	\$120,000	4/22/2024	7/31/2023
04175	3440 DAWN CT: REROOF RESIDENTIAL-[DAWN ESTATES]	\$28,900		3/21/2022
09036	FOUNDATION REPAIR	\$7,500		6/30/2017
08160	SINKHOLE REPAIR	\$200,000		10/14/2010
01644	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$5,000		1/24/2005
02180	REPAIR CRACKED BLOCK WALLS	\$2,500		3/1/2003
10866	FILL CONCRETE DOWN CELLS	\$4,500		11/1/2002
10867	REROOF	\$5,200		11/1/2002
03706	REMOVE & ADD ELEC SWITCHES	\$200		5/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1976	1	\$6,000	\$2,400
POOL 2	1976	1	\$45,000	\$27,000
GAS HEATER - UNIT	1976	1	\$1,653	\$661
PATIO 2	2023	1	\$3,500	\$3,413
SHED - NO VALUE	2023	1	\$0	\$0

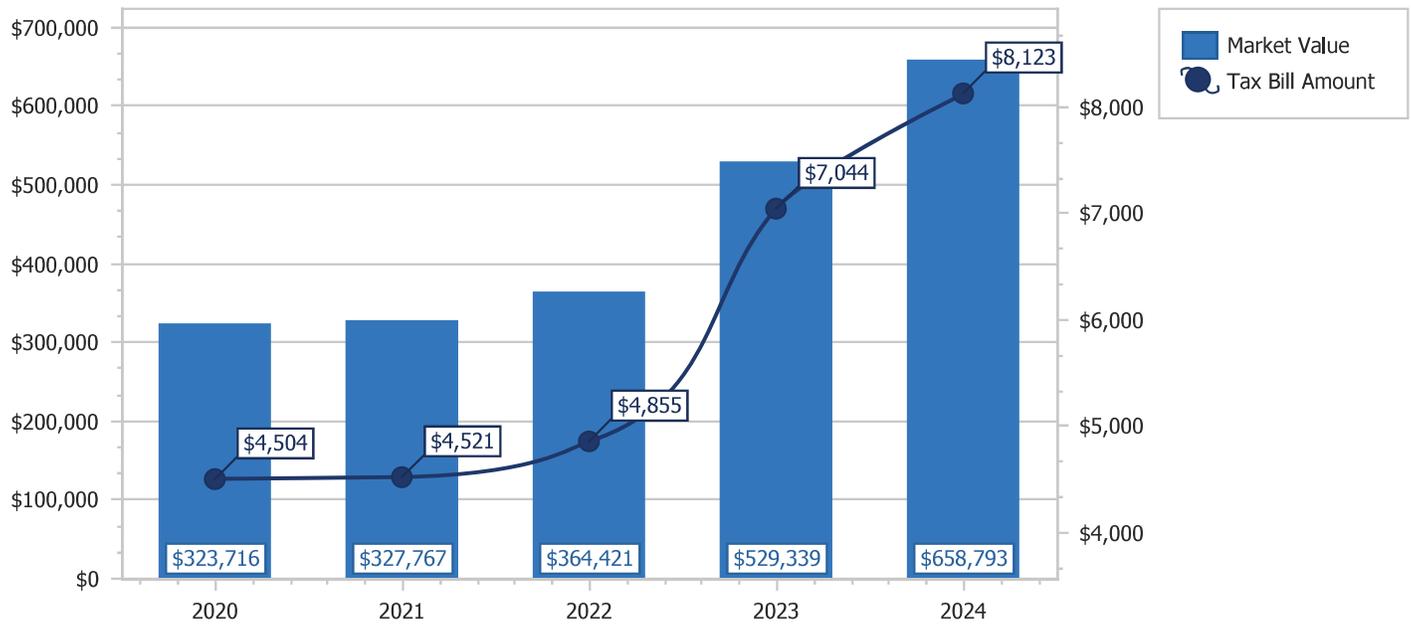
Zoning	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

# Property Value History



Copyright 2025 © Seminole County Property Appraiser







JUSTIN GARAGE & ADU  
 SLAB INTERFACE PLAN

REV. DESCRIPTION DATE  
 1 MANAGERIAL REVISION COMMENTS 10/25  
 2 FOUND COMMENTS 10/25

PROJECT: JUSTIN GARAGE & ADU  
 DATE: 10/24/2024

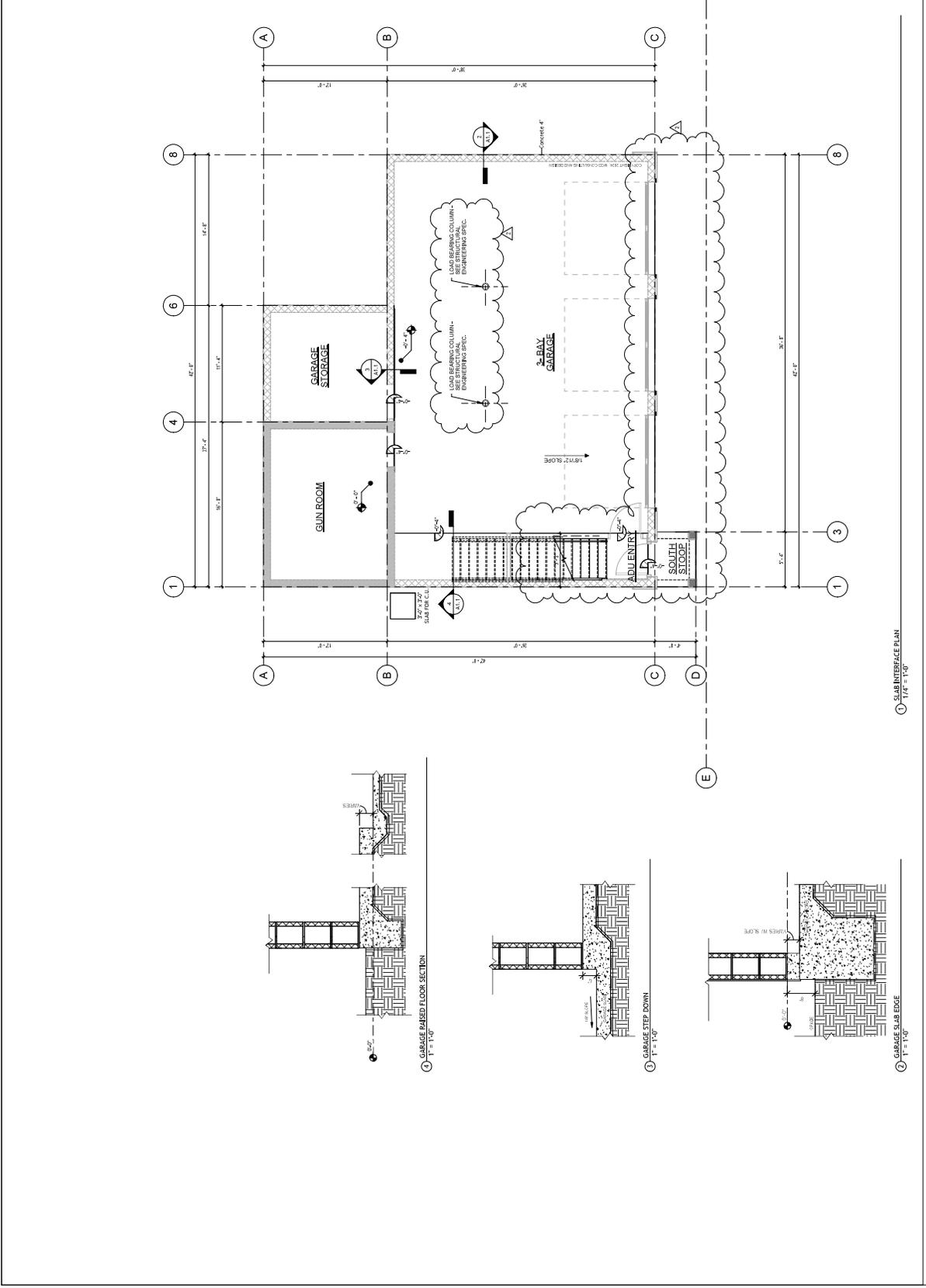
CLIENT: WMR & ASSOCIATES, LLC  
 PROJECT NO.: 195644  
 DATE: 10/24/2024

DESIGNED BY: MCD  
 CHECKED BY: MCD  
 DRAWN BY: MCD  
 DATE: 10/24/2024

CONSULTING + design  
 mont'a  
 MONTA CONSULTING & DESIGN  
 OF WMR & ASSOCIATES, LLC  
 1665 GREENWOOD BLVD, SUITE 129 - LAKE ARROYO, FL 32766  
 PHONE: (407) 481-1977 - MONTACONSULTING.COM

CONTRACT NO.: 19199  
 PROJECT NO.: 195644

THESE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE CONSIDERED AS SUCH. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ARCHITECTURAL DRAWINGS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE STRUCTURAL PORTIONS OF THE PLAN ONLY AND DOES NOT EXTEND TO ANY ARCHITECTURAL ELEMENTS OR DETAILS NOT SHOWN HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE STRUCTURAL PORTIONS OF THE PLAN ONLY AND DOES NOT EXTEND TO ANY ARCHITECTURAL ELEMENTS OR DETAILS NOT SHOWN HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE STRUCTURAL PORTIONS OF THE PLAN ONLY AND DOES NOT EXTEND TO ANY ARCHITECTURAL ELEMENTS OR DETAILS NOT SHOWN HEREON.



1 SLAB INTERFACE PLAN  
 1/8" = 1'-0"

2 GARAGE SLAB EDGE  
 1/8" = 1'-0"

3 GARAGE STEP DOWN  
 1/8" = 1'-0"

4 GARAGE RAISED FLOOR SECTION  
 1/8" = 1'-0"

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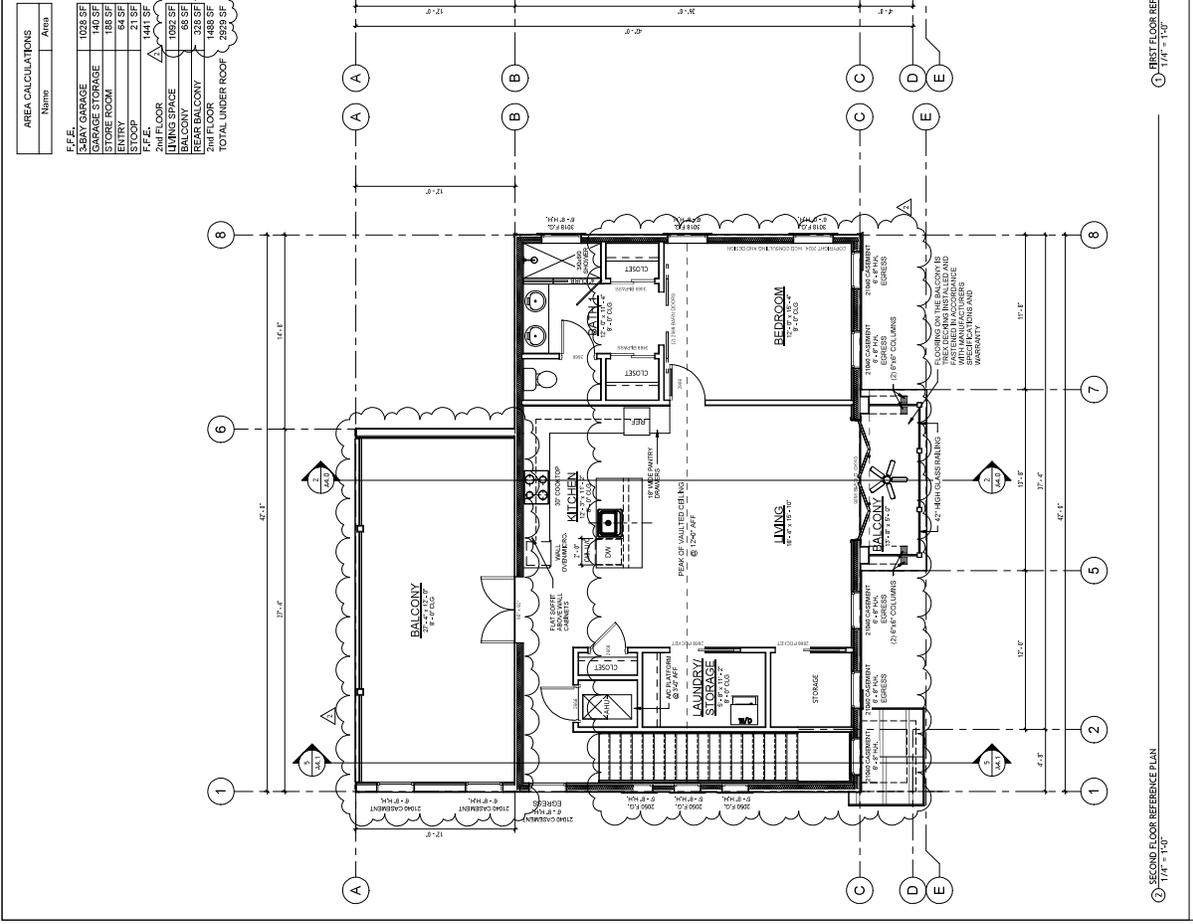
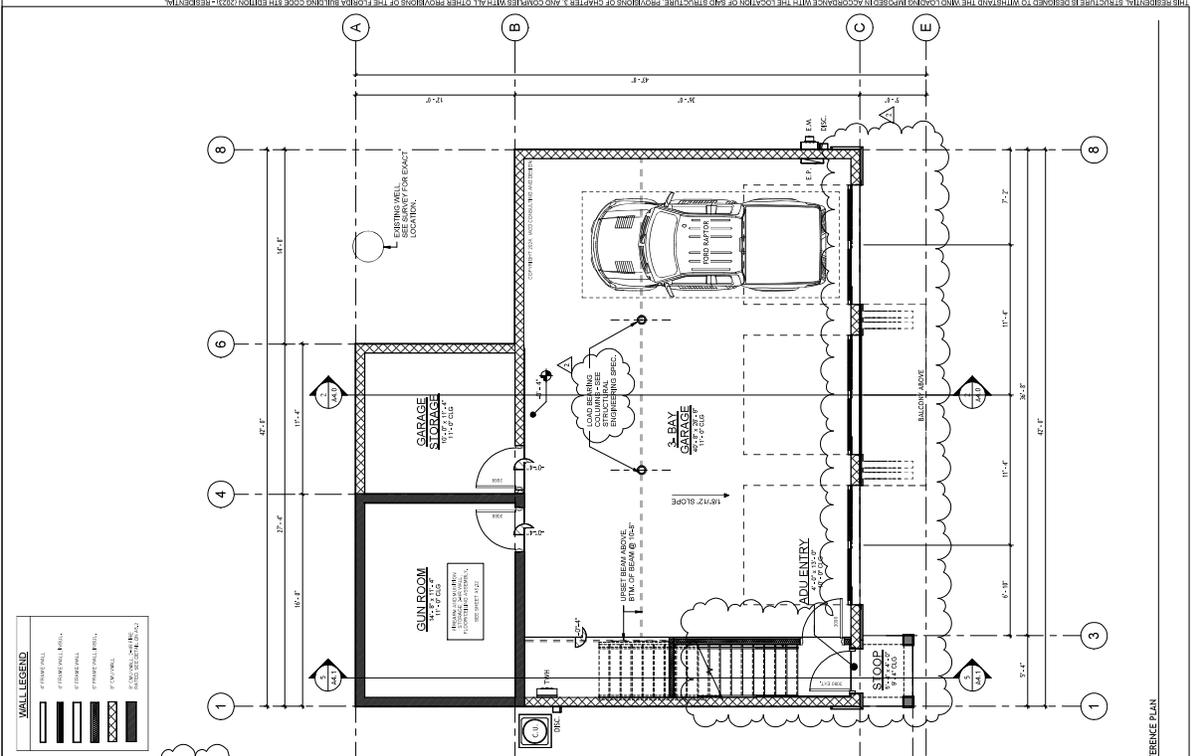
**monta** consulting + design  
 1665 GREENWOOD BLVD, SUITE 129 - LAKE ARROYO, FL 32766  
 PHONE: 407-481-1977 - MONTACONSULTING.COM

**MONTA CONSULTING & DESIGN**  
**OF WMR AND ASSOCIATES, LLC**

PROJECT: JUSTIN GARAGE & ADU  
 SHEET: 1/4" = 1'-0"  
 DATE: 10/24/2024

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/24/2024
2	ISSUED FOR PERMITS	10/24/2024
3	ISSUED FOR PERMITS	10/24/2024

CONTRACT NO. 19199



A1.2

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

② SECOND FLOOR REFERENCE PLAN  
1/4" = 1'-0"

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JUSTIN GARAGE & ADU

REV. DESCRIPTION DATE

1 GENERAL REVISIONS COMMENTS 10/25

2 FOUND COMMENTS 10/25

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DATE: 10/25/2024

PROJECT: JUSTIN GARAGE & ADU

CLIENT: JUSTIN GARAGE & ADU

LOCATION: 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

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

1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

PHONE: (303) 733-1111

FAX: (303) 733-1112

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OF WMR & ASSOCIATES, LLC

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PHONE: (303) 733-1111

FAX: (303) 733-1112

WWW.MONTACONSULTING.COM

REV. DESCRIPTION DATE

1 GENERAL REVISIONS COMMENTS 10/25

2 FOUND COMMENTS 10/25

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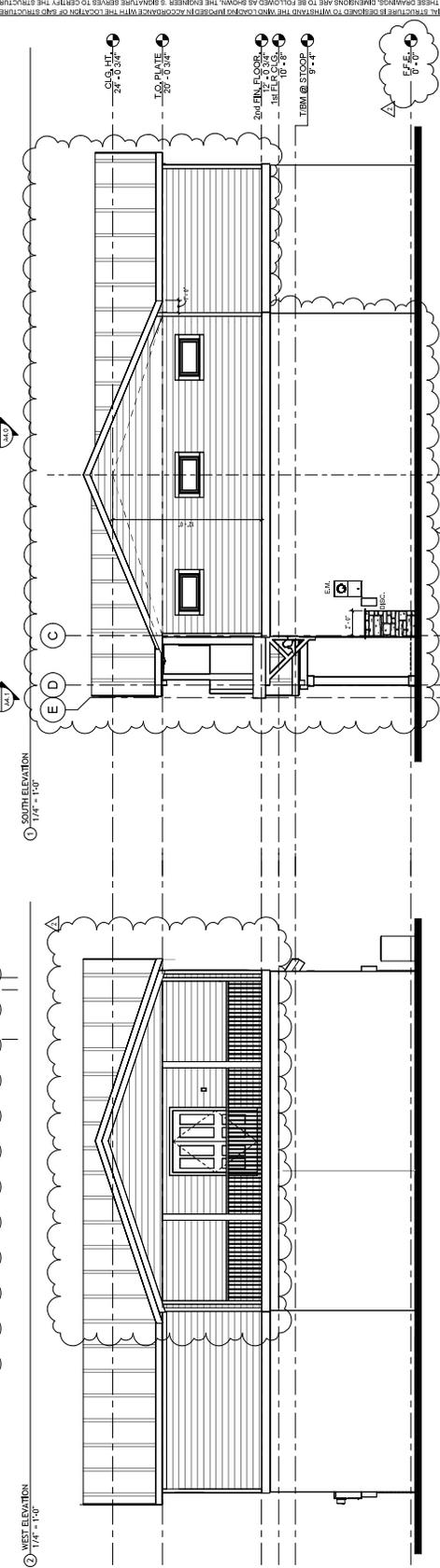
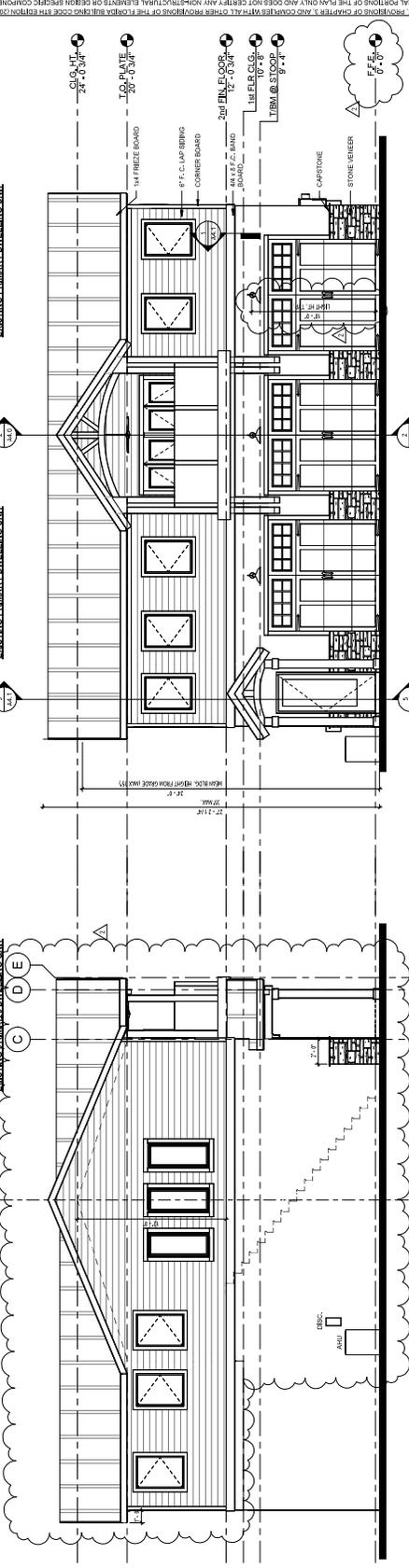
EXISTING PRIMARY DWELLING UNIT



EXISTING PRIMARY DWELLING UNIT



EXISTING PRIMARY DWELLING UNIT



WEST ELEVATION 1/4" = 1'-0"  
 SOUTH ELEVATION 1/4" = 1'-0"  
 EAST ELEVATION 1/4" = 1'-0"

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REVISIONS

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/25/2024
2	ISSUED FOR PERMITS	08/25/2024

PROJECT: JUSTIN GARAGE & ADU  
 CLIENT: JUSTIN GARAGE & ADU  
 DATE: 08/25/2024

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PROJECT: JUSTIN GARAGE & ADU  
 CLIENT: JUSTIN GARAGE & ADU  
 DATE: 08/25/2024



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 OF WMR & ASSOCIATES, LLC  
 1865 GREENWOOD BLVD, SUITE 125 - LAKE MARY, FL 32746  
 PHONE: (407) 481-1977 - MONTA@CONSULTING.COM

PROJECT NO.	195844
DATE	08/25/2024
CLIENT	JUSTIN GARAGE & ADU
ARCHITECT	MONTA CONSULTING & DESIGN
ENGINEER	OF WMR & ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEER	NO. 12548
STATE	FLORIDA

A3.0



**monta** consulting + design  
 1605 GREENWOOD BLVD SUITE 170 - LAKE MARY, FL 32746  
 PHONE: 407-481-1977 - MONTACONSULTING.COM

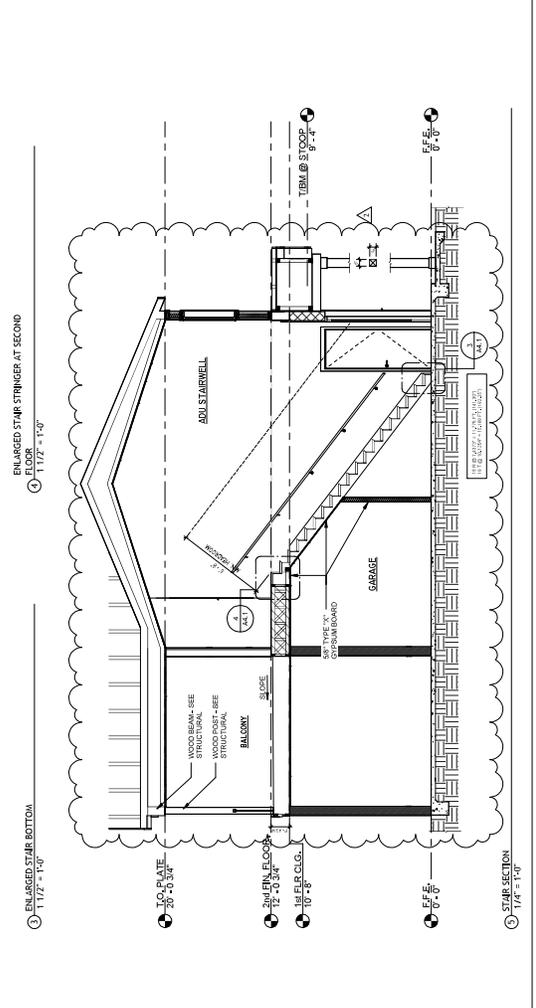
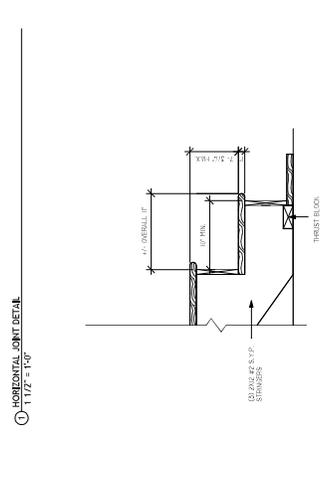
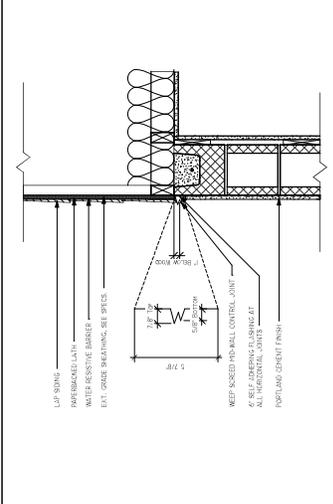
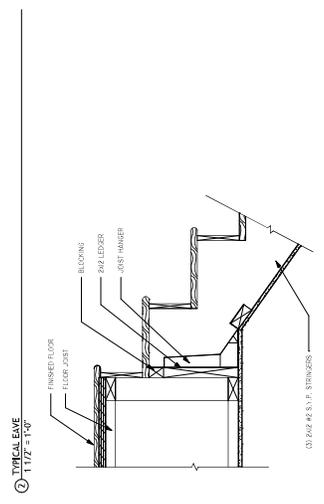
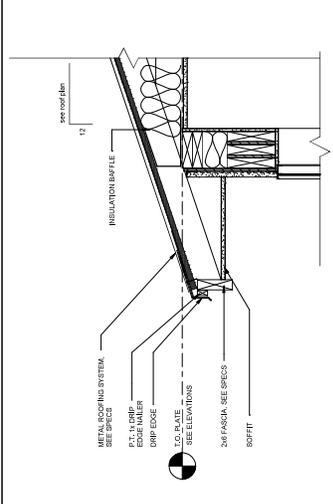
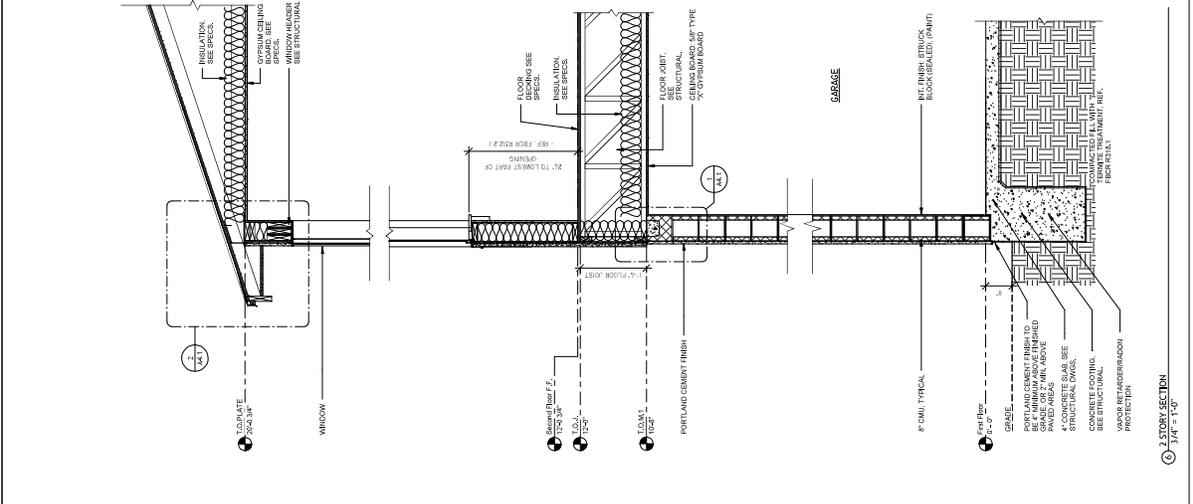
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PROJECT: JUSTIN GARAGE & ADU  
 DRAWING: A4.1  
 DATE: 10/24/2024

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/24/2024
2	ISSUED FOR PERMITS	10/24/2024

CONTRACTOR: GARDNER & THEOBALD, P.C.  
 1000 N. GARDNER BLVD., SUITE 100  
 LAKE MARY, FL 32746

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**A4.1**

**1 STORY SECTION**  
 1/4" = 1'-0"

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A5.2

PROJECT NO.	19564
DATE	10/24/2021
REV.	
DESCRIPTION	
DATE	
1	ISSUE FOR PERMIT
2	ISSUE FOR CONSTRUCTION
3	ISSUE FOR RECORD
4	ISSUE FOR ARCHIVE
5	ISSUE FOR ARCHIVE
6	ISSUE FOR ARCHIVE
7	ISSUE FOR ARCHIVE
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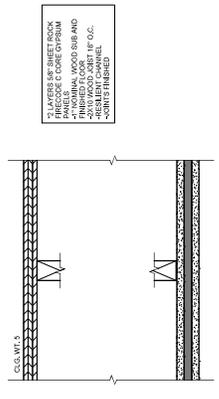


**MONTA CONSULTING + DESIGN**  
 OF WIR & ASSOCIATES, LLC  
 1665 GREENWOOD BLVD, SUITE 1725 - LAKE MARY, FL 32746  
 PHONE: (407) 491-1977 - MONTA@CONSULTING.COM

REV.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	10/24/21
2	ISSUE FOR CONSTRUCTION	10/24/21
3	ISSUE FOR RECORD	10/24/21
4	ISSUE FOR ARCHIVE	10/24/21
5	ISSUE FOR ARCHIVE	10/24/21
6	ISSUE FOR ARCHIVE	10/24/21
7	ISSUE FOR ARCHIVE	10/24/21
8	ISSUE FOR ARCHIVE	10/24/21
9	ISSUE FOR ARCHIVE	10/24/21
10	ISSUE FOR ARCHIVE	10/24/21

CONTRACT NO. 19199  
 PROJECT NO. 19564

THE REGISTERED PROFESSIONAL ENGINEER IS NOT PROVIDING ANY DESIGN SERVICES TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ENGINEER. THE ENGINEER IS NOT PROVIDING ANY DESIGN SERVICES TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ENGINEER.



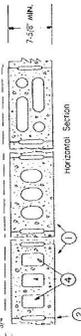
**2-HOUR RATED CMU WALL DETAIL**

**Design No. U905**

Reinforcing Wall Rating - 2 HR

This design was developed using a load design method other than the Limit States Design method (LSD) or Working Stress Design (WSD) method. The design is based on the use of a Load Factor of 1.5 and a Resistance Factor of 0.75. The design is based on the use of a Load Factor of 1.5 and a Resistance Factor of 0.75. The design is based on the use of a Load Factor of 1.5 and a Resistance Factor of 0.75.

\* Indicates such products shall have the UL or ULX Certification Mark for jurisdictions employing the UL listing system.



- 1. Concrete Blocks - Various designs. Classification D-2 (2 1/4").
- 2. Mortar - Blocks laid in bed of mortar, min. 3/8 in. thick, of max. less than 2-1/4" and not more than 1/2" above the top surface of the block. Mortar shall be applied to the face of the block and the face of the block shall be finished with a smooth surface. Mortar shall be applied to the face of the block and the face of the block shall be finished with a smooth surface.
- 3. Mesh - 1/2" x 1/2" x 1/8" galvanized steel wire mesh, 6 in. x 6 in. mesh, embedded in mortar. Mesh shall be applied to the face of the block and the face of the block shall be finished with a smooth surface.
- 4. Loose Mortar Fill - If all voids inside are filled with loose mortar, the mortar shall be applied to the face of the block and the face of the block shall be finished with a smooth surface.
- 5. Reinforcing Steel - 1/2" x 1/2" x 1/8" galvanized steel wire mesh, 6 in. x 6 in. mesh, embedded in mortar. Mesh shall be applied to the face of the block and the face of the block shall be finished with a smooth surface.
- 6. Cast-in-place concrete - 4 in. thick, 28-day compressive strength of 4,000 psi. Concrete shall be applied to the face of the block and the face of the block shall be finished with a smooth surface.
- 7. Cast-in-place concrete - 4 in. thick, 28-day compressive strength of 4,000 psi. Concrete shall be applied to the face of the block and the face of the block shall be finished with a smooth surface.
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**CONSULTING + DESIGN**  
**monta**  
 1835 GREENWOOD BLVD, SUITE 102 - LAKE MARY, FL 32746  
 PHONE: 407-481-1977 - MONTCONSULTING.COM

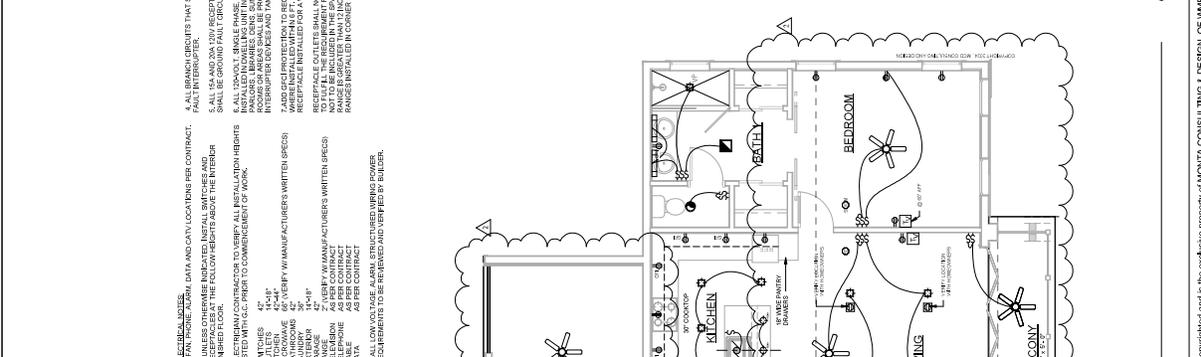
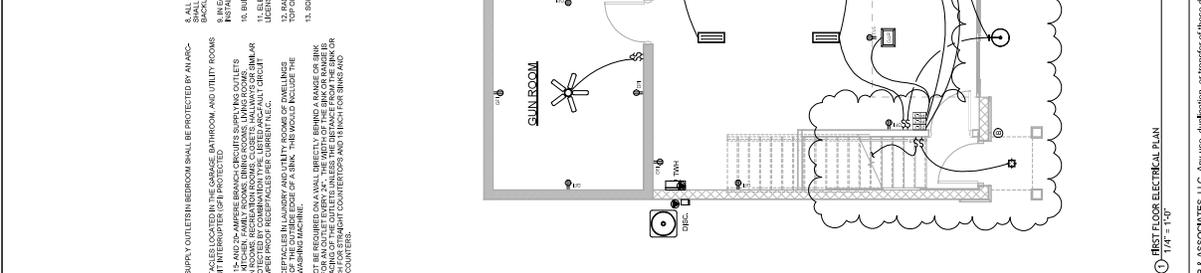
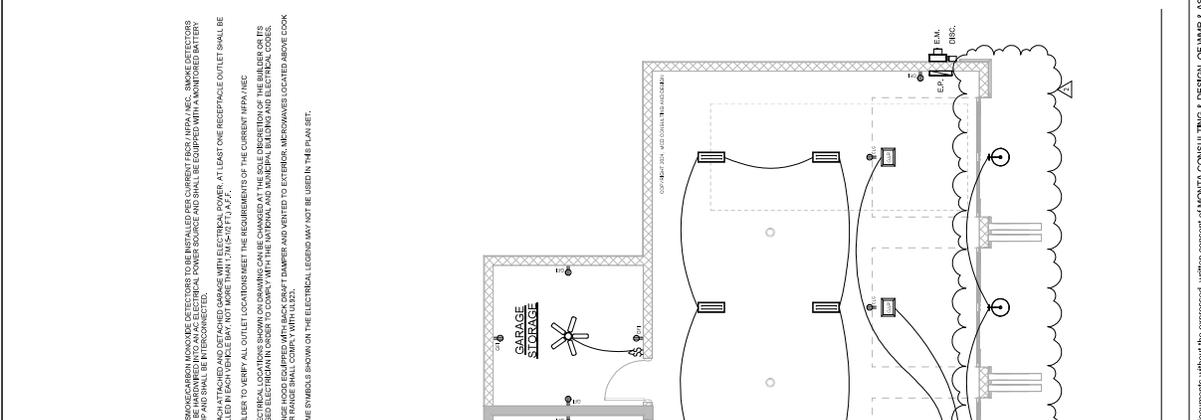
**MONTA CONSULTING & DESIGN**  
 OF WMR & ASSOCIATES, LLC  
 1835 GREENWOOD BLVD, SUITE 102 - LAKE MARY, FL 32746  
 PHONE: 407-481-1977 - MONTCONSULTING.COM

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/24
2	ISSUED FOR PERMIT	08/20/24
3	ISSUED FOR PERMIT	08/20/24

PROJECT: JUSTIN GARAGE & ADU  
 ELECTRICAL PLAN

DATE: 08/20/24  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 PROJECT NO: 195644  
 SCALE: AS SHOWN  
 SHEET NO: 02-04-002A

THE ENGINEER'S STRUCTURAL ANALYSIS IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED ON SHEET 02-01. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED ON SHEET 02-01. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED ON SHEET 02-01. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



- ELECTRICAL NOTES:**
1. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN BEDROOM SHALL BE PROTECTED BY AN AFCI. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN GARAGE, BATHROOM, AND UTILITY ROOMS SHALL BE PROTECTED BY A GFCI. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN KITCHEN, LIVING, AND DINING ROOMS SHALL BE PROTECTED BY A GFCI. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN BATHROOM, KITCHEN, LIVING, AND DINING ROOMS SHALL BE PROTECTED BY A GFCI. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN BATHROOM, KITCHEN, LIVING, AND DINING ROOMS SHALL BE PROTECTED BY A GFCI.
  2. ALL LOW VOLTAGE ALARM, STRUCTURED WIRING POWER REQUIREMENTS TO BE REVIEWED AND VERIFIED BY BIDDOR.
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  4. ALL SWITCHES SHALL BE INSTALLED PER CURRENT NEC. ALL SWITCHES SHALL BE INSTALLED PER CURRENT NEC. ALL SWITCHES SHALL BE INSTALLED PER CURRENT NEC.
  5. ALL 15 AMP 200V RECEPTACLES LOCATED IN THE GARAGE, BATHROOM, AND UTILITY ROOMS SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED.
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  11. ELECTRICAL LOCATIONS SHOWN ON DRAWING CAN BE CHANGED AT THE SOLE DISCRETION OF THE ENGINEER OR HIS LICENSED ELECTRICIAN UNDER NO CIRCUMSTANCES WITH THE EXCEPTED OF THE ELECTRICAL CODE, LOCAL ORDINANCES, AND ANY APPLICABLE CODES, RULES, REGULATIONS, AND STANDARDS.
  12. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ANY APPLICABLE LOCAL ORDINANCES, RULES, REGULATIONS, AND STANDARDS.
  13. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ANY APPLICABLE LOCAL ORDINANCES, RULES, REGULATIONS, AND STANDARDS.
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**JUSTIN GARAGE & ADU**  
ELECTRICAL DETAILS

REV. | DESCRIPTION | DATE

1	MINORAL REPAIR REVISION COMMENTS	09/25
2	ISSUED COMMENTS	07/25



**MONTA CONSULTING + DESIGN**  
OF WMR & ASSOCIATES, LLC

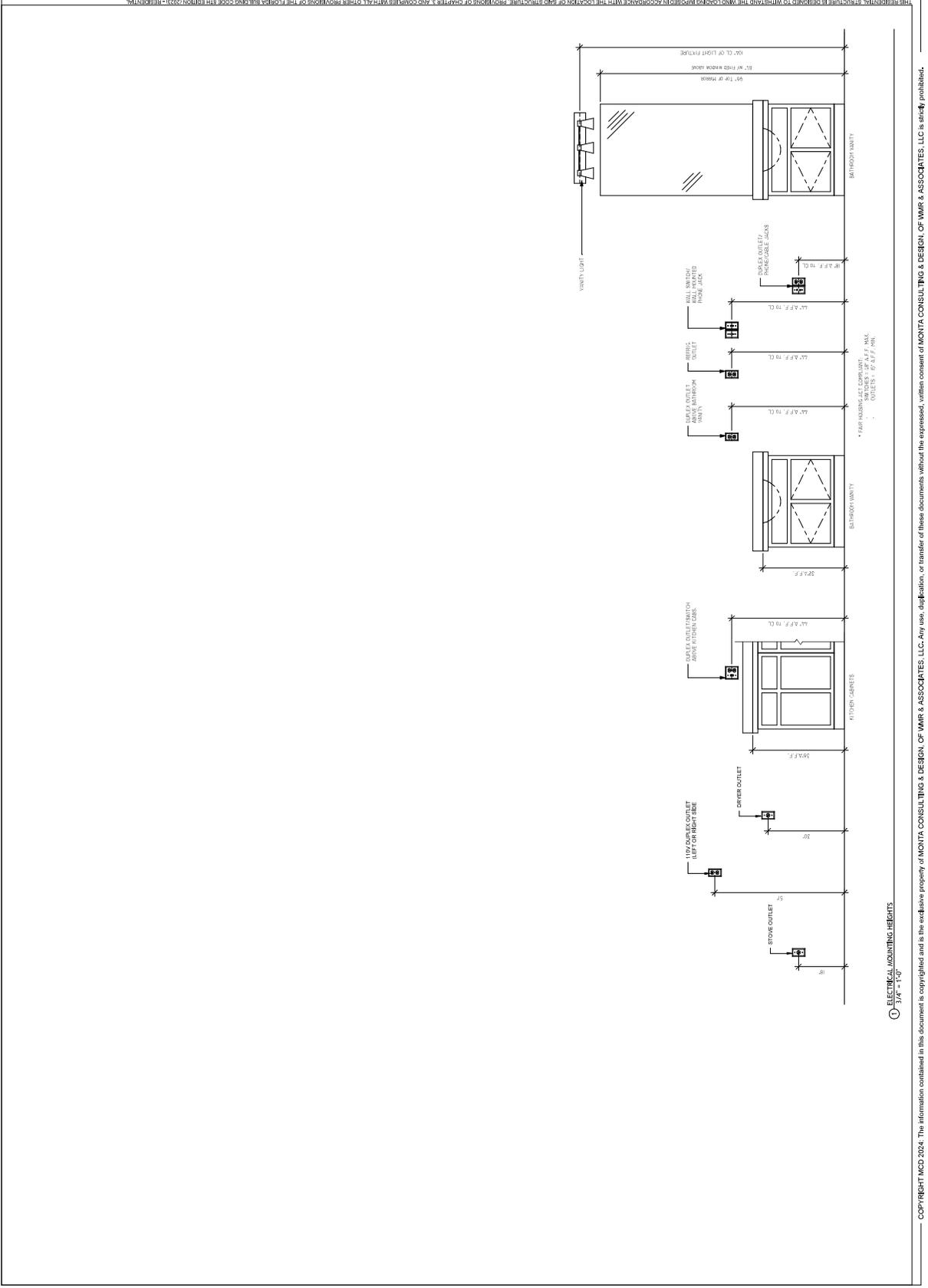
PHONE: 407-481-1977 • WWW.MONTACONSULTING.COM

1065 GREENWOOD BLVD, SUITE 129 • LAKE MARY, FL 32746

PROJECT NO. | 19564

DATE | 10/24/2024

DATE | 10/24/2024



**ELECTRICAL MOUNTING HEIGHTS**  
1/4" = 1'-0"

E1.1

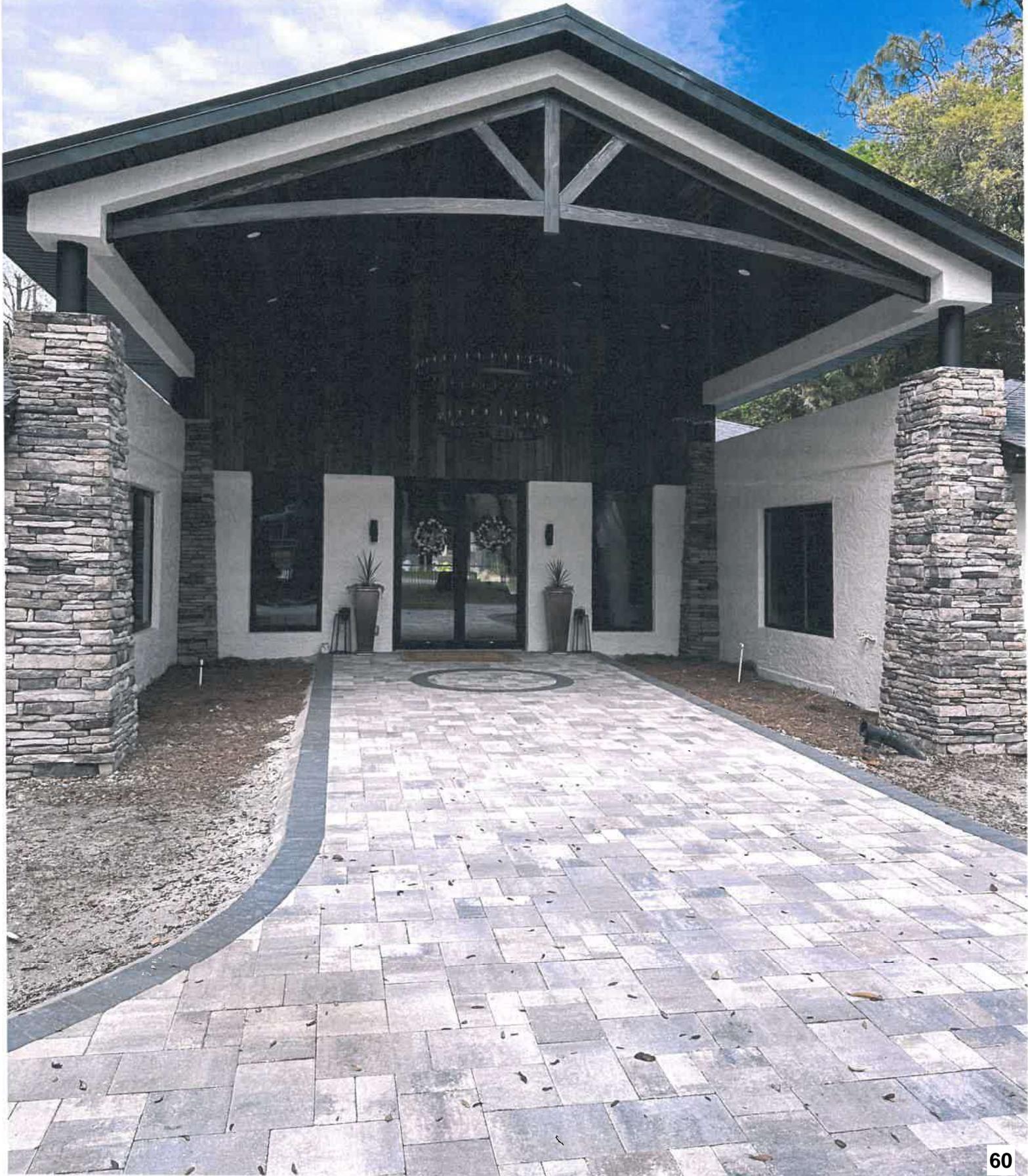
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING ELECTRICAL PANELS AND EQUIPMENT.

FOR MORE INFORMATION, CONTACT THE ARCHITECT AT THE PROJECT LOCATION. FOR MORE INFORMATION, CONTACT THE ARCHITECT AT THE PROJECT LOCATION. FOR MORE INFORMATION, CONTACT THE ARCHITECT AT THE PROJECT LOCATION. FOR MORE INFORMATION, CONTACT THE ARCHITECT AT THE PROJECT LOCATION. FOR MORE INFORMATION, CONTACT THE ARCHITECT AT THE PROJECT LOCATION.

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5/2024

After



12-2023

Before



## Letter of Support for Todd & Sandra Justin's Garage and Apartment Project

Dear Seminole County Planning & Development Division,

We, the undersigned neighbors of [Your Address], are writing in support of the proposed construction of a 3-car detached garage with an apartment above, located at [Your Address].

We understand that the city has a current limit of 1,100 square feet for accessory apartments, and that the architect's plan for the project is 1,520 square feet. While the proposed design exceeds the square footage limit, we believe this structure will be a beneficial addition to the neighborhood for the following reasons:

1. **Aesthetic Consistency:** The design of the garage and apartment will be in keeping with the existing aesthetic of 3440 Dawn Ct Lake Mary 32746, complementing the style and character of the surrounding homes. The appearance of the building will be carefully planned to blend seamlessly with the current home and neighborhood.
2. **Enhanced Property Value:** We recognize that the proposed development will likely enhance property values in the area. The well-designed garage and apartment will maintain the high standards of the neighborhood and will be an asset to the community.
3. **Minimal Impact:** The location of the garage and apartment will not obstruct views or negatively impact the privacy of neighboring properties. The scale and positioning of the building have been thoughtfully planned to minimize any disruption.
4. **Support for Growth:** We appreciate that Todd & Sandra Justin is committed to improving and maintaining the property in a way that is in harmony with the neighborhood. This project will provide much-needed additional space for the Justin Family, and we believe it will not only benefit their family but the overall community.

For these reasons, we fully support the proposed project and respectfully request that the City grant approval for the 1,520 square feet of living space as designed. We believe this development is a positive step for the neighborhood and will contribute to its continued growth and appeal.

Thank you for your consideration.

Sincerely,

Name Dustin Parker

Address 3420 DAWN CT LAKE MARY

Signature 

**Letter of Support for Todd & Sandra Justin's Garage and Apartment Project**

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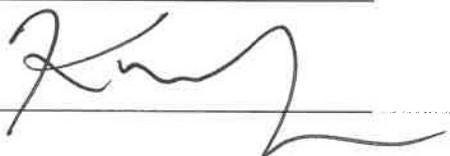
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Thank you for your consideration.

Sincerely,

Name Karina Lisenbee

Address 3400 Dawn Ct. Lake Mary, FL 32746

Signature 

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Thank you for your consideration.

Sincerely,

*Di Anne Weed*  
Name *Di Anne Weed*

Address *3421 Dawn Ct*

Signature *Di Anne Weed*

## Letter of Support for Todd & Sandra Justin's Garage and Apartment Project

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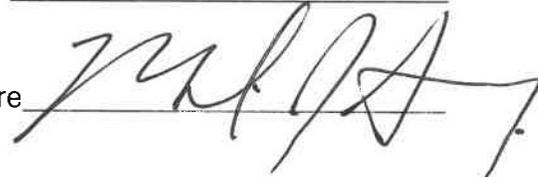
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Thank you for your consideration.

Sincerely,

Name  Michael Arney

Address 3441 Dawn Ct.

Signature 

## Letter of Support for Todd & Sandra Justin's Garage and Apartment Project

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Thank you for your consideration.

Sincerely,

Name SUBAN A. CHRIST

Address 3430 DAWN CT,

Signature S. A. Christ

**Letter of Support for Todd & Sandra Justin's Garage and Apartment Project**

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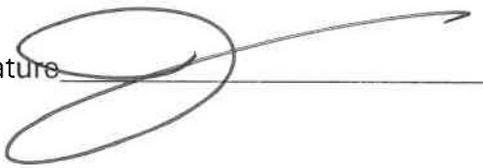
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Thank you for your consideration.

Sincerely,

Name Jennifer Stephenson

Address 3401 Dawn Ct Lake Mary FL 32746

Signature 

**Letter of Support for Todd & Sandra Justin's Garage and Apartment Project**

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Thank you for your consideration.

Sincerely,

Name Debbie Yero

Address 3431 Dawn Ct Lake Mary, FL 32746

Signature Debbie Yero

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 2 DAWN ESTATES PB 18 PG 19

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

### **A. FINDINGS OF FACT**

**Property Owner:** TODD & SANDRA JUSTIN  
3440 DAWN COURT  
LAKE MARY, FL 32746

**Project Name:** DAWN CT (3440)

#### **Requested Variances:**

(1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to (1) increase the size of a detached accessory structure from the permitted size of 1,851 square feet to 2,929 square feet and (2) increase the height of a detached accessory structure from sixteen (16) feet to twenty-four feet one inch (24' 1"). 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

LOT 2 DAWN ESTATES PB 18 PG 19

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

### **A. FINDINGS OF FACT**

**Property Owner:** TODD & SANDRA JUSTIN  
3440 DAWN COURT  
LAKE MARY, FL 32746

**Project Name:** DAWN CT (3440)

#### **Variance Approval:**

Request for a 1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the detached accessory structure 2,929 square feet in size and twenty-four feet one inch (24' 1") in height as depicted on the approved elevations, floor plans, and 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 May, 2025.

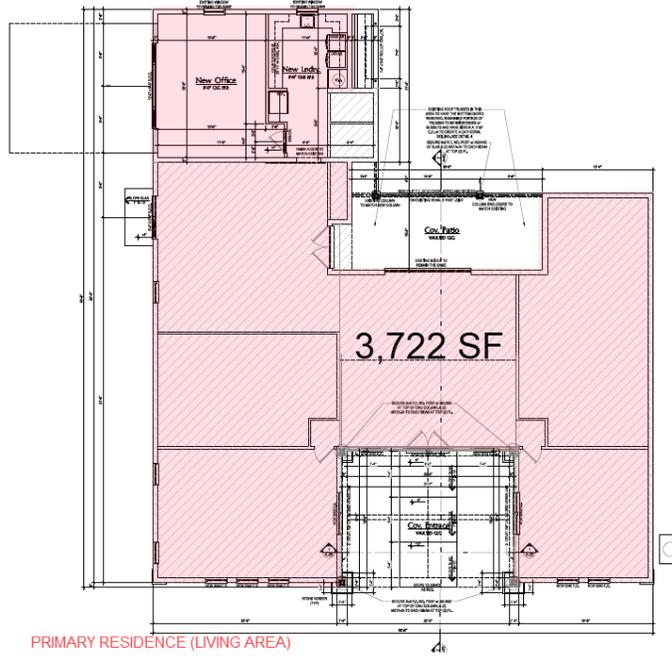
\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

EXHIBIT A  
SITE PLAN

VARIANCE 1- MASS/SIZE

EXISTING PRIMARY RESIDENCE (LIVING AREA)



PRIMARY RESIDENCE (LIVING AREA)

PROPOSED ACCESSORY STRUCTURE  
PROPOSED AREA CALCULATIONS

AREA CALCULATIONS	
Name	Area

F.F.E.

3-BAY GARAGE	1028 SF
GARAGE STORAGE	140 SF
STORE ROOM	188 SF
ENTRY	64 SF
STOOP	21 SF

F.F.E. 1441 SF

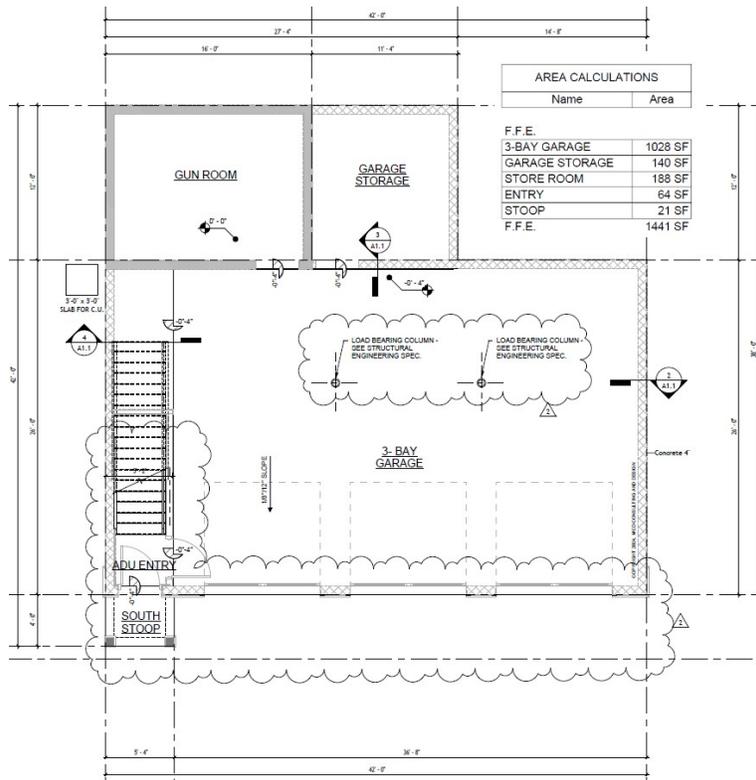
2nd FLOOR

LIVING SPACE	1092 SF
BALCONY	68 SF
REAR BALCONY	328 SF

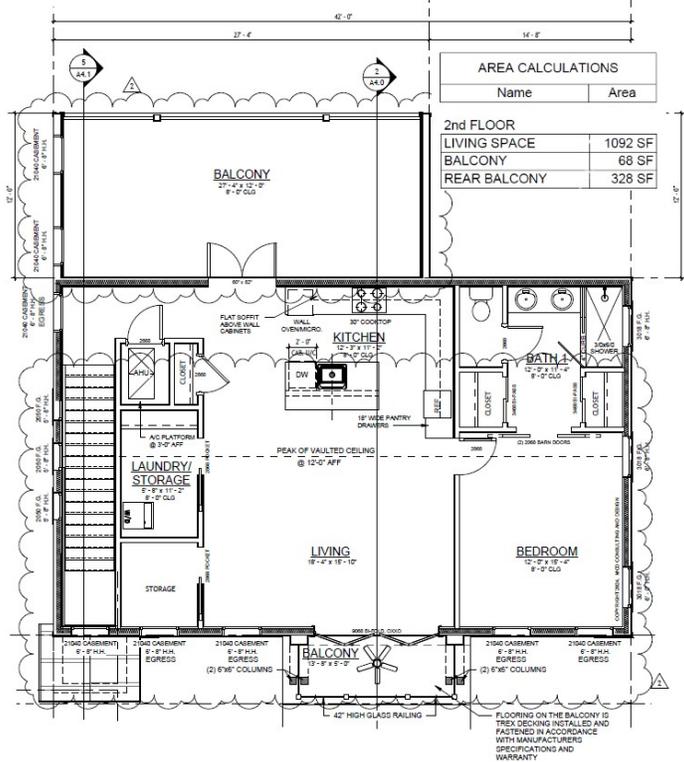
2nd FLOOR 1488 SF

TOTAL UNDER ROOF 2929 SF

PROPOSED FIRST FLOOR (1,441 SF)

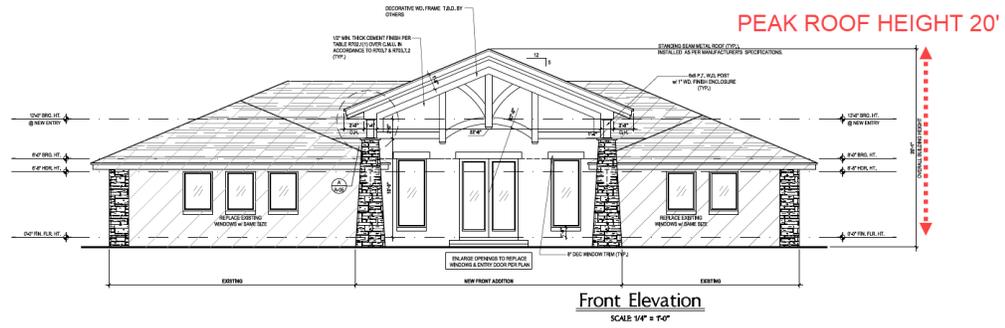


PROPOSED SECOND FLOOR/ADU (1,488 SF)



### VARIANCE 2- HEIGHT

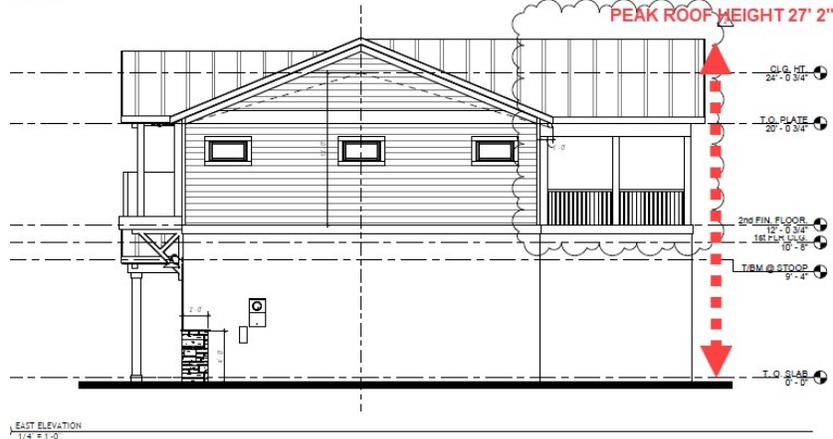
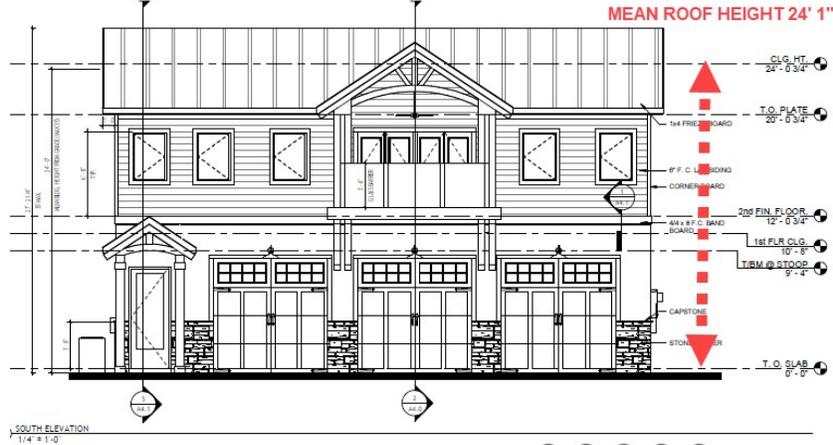
#### EXISTING RESIDENCE (HEIGHT)



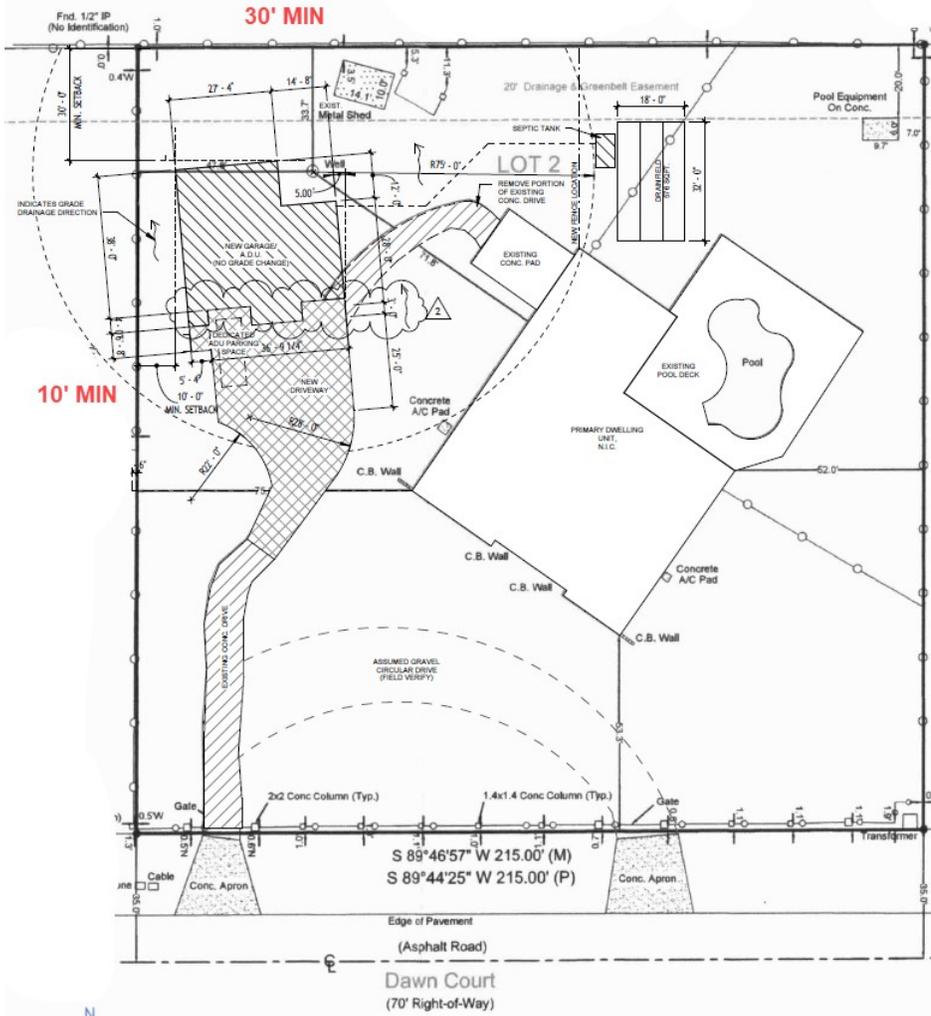
MEAN ROOF HEIGHT 16'



#### PROPOSED ACCESSORY STRUCTURE (HEIGHT)



SITE PLAN



GROSS FLOOR AREA-ADU	GFA - GROSS FLOOR AREA (S.F.)	
PDU-PRIMARY DWELLING UNIT, MAX. ADU SIZE PERMITTED OR MAXIMUM	3,722	35%
	1,303	
	1,000	
ADU-ACCESSORY DWELLING UNIT PROPOSED	1,092*	
* INCLUSIVE OF ONLY 2ND FLOOR A/C LIVING SPACE; EXCL. 1ST FLOOR, GARAGE & STORAGE		

IMPERVIOUS LOT AREA CALCULATIONS	S.F.	
LOT AREA	43,680	(1.002 ACRES)
IMPERVIOUS, EXISTING		
PDU - PRIMARY DWELLING UNIT, DRIVEWAY (S)	3,722	
METAL SHED	1,704	
POOL DECK (POOL SURFACE AREA EXCLUDED)	140	
CONC. PAD	1,803	
TOTAL EXISTING	7,548	
IMPERVIOUS, NEW CONSTRUCTION		
GARAGE 1ST FLOOR	1,578	
NEW DRIVEWAY/PARKING APRON	2,138	
TOTAL NEW CONSTRUCTION	3,716	
IMPERVIOUS, TOTAL PROPERTY ACHIEVED	11,264	25%
MAXIMUM IMPERVIOUS PERMITTED	13,104	30%



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-341**

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**Title:**

**684 Tomlinson Terrace** - Request for a side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) feet for a fence in the PD (Planned Development) district; BV2025-021 (Omer Naseem, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) feet for a fence in the PD (Planned Development) district or
2. Approve the request for a side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) 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 Lakewood at the Crossings Unit 4 subdivision and is within the Greenwood Lakes Planned Development (PD).
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Tomlinson Street. The Starstone Drive side is where the variance is being sought.
- The existing privacy fence, which is not subject to code enforcement action

encroaches into a utility easement and at building permitting will be required to meet the criteria for placement with an estoppel letter.

- The existing privacy fence is four and one half (4.5) feet from the sidewalk and thirteen and one half (13.5) feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19(b) of the Seminole County Land Development Code, which states that fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of way.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.
- 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, special conditions and circumstances resulted from the actions of the applicant. Section 30.3.3.2(b)(2)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

**Staff Conclusion:**

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

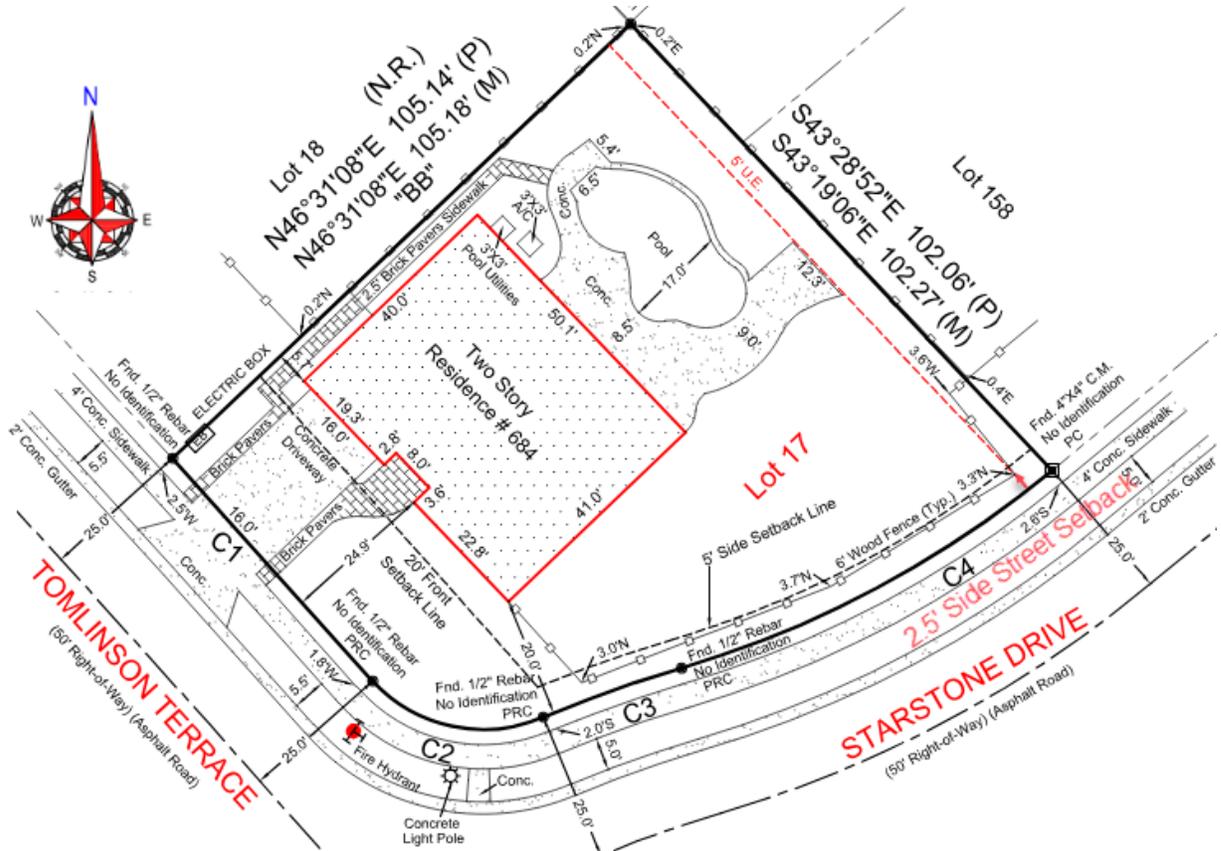
and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

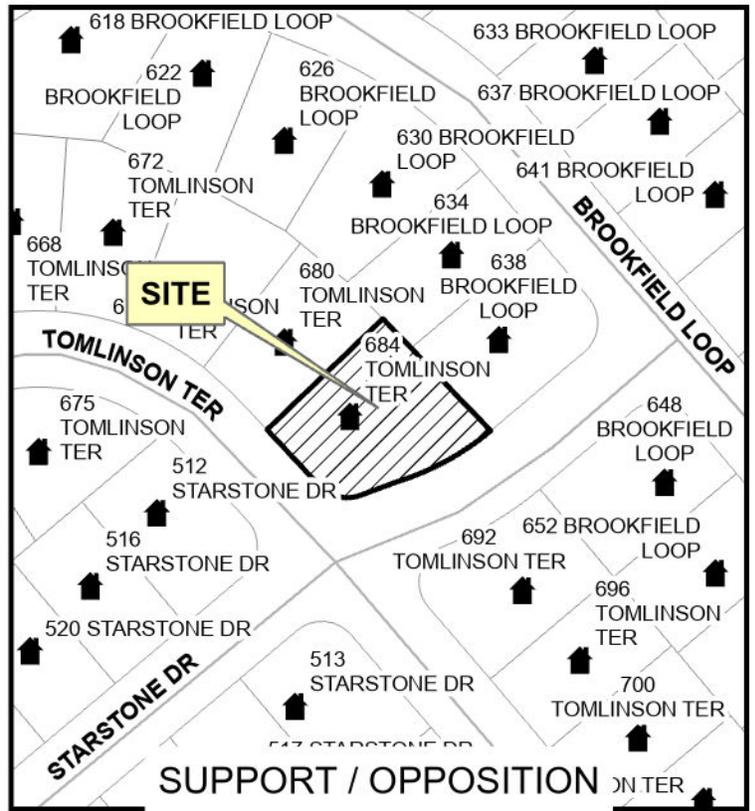
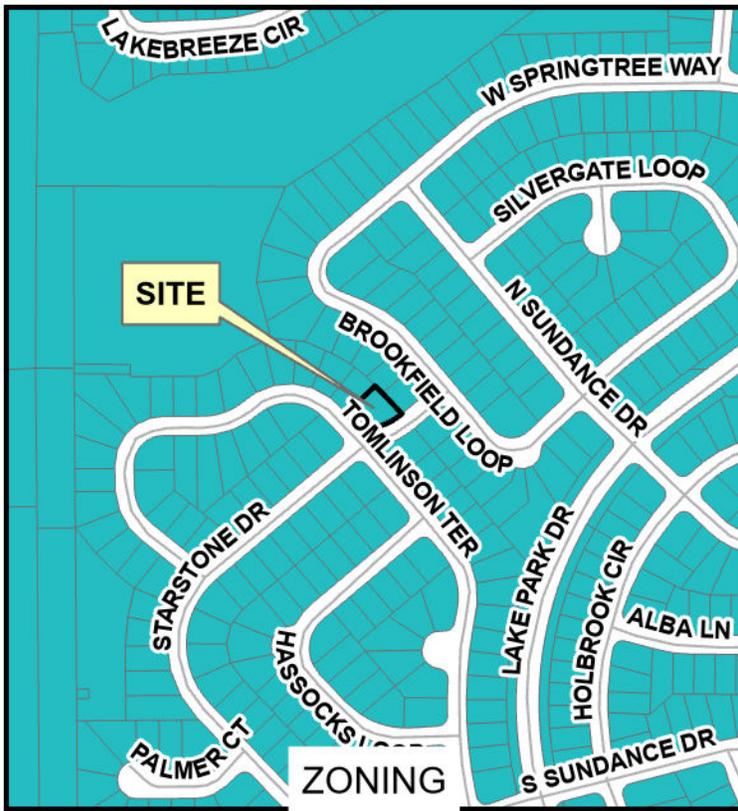
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the existing fence six (6) feet tall privacy 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.

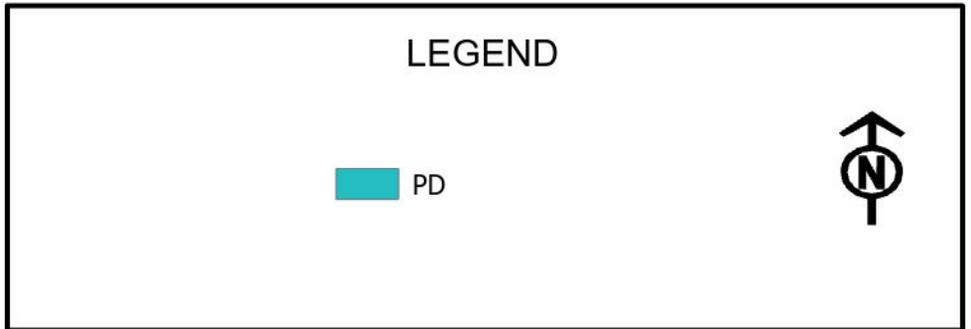
TOMLINSON TER (684)  
VARIANCES



LOT 17, LAKEWOOD AT THE CROSSINGS UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 60, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



**OMER NASEEM**  
**684 TOMLINSON TER**  
**LAKE MARY, FL 32746**  
  
**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**APRIL 28, 2025**



## VARIANCE CRITERIA

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

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

Fence Installer encroached 6" too close to sidewalk. Next to Street. No Neighbor involved.

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

We provided plans but installer cut it too close

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

Only 2-3 Post of the fence are 6" too close to sidewalk. This is a very small variance. Next to Street, no neighbor involved.

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

Poles are deep in cement and difficult to move.

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

Only 6" variance for 2-3 fence Posts

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

Only 6" variance for 2-3 fence Posts Next to street. no neighbor involved.

# Property Record Card



Parcel: **20-20-30-505-0000-0170**  
 Property Address: **684 TOMLINSON TER LAKE MARY, FL 32746**  
 Owners: **NASEEM, OMER**  
 2025 Market Value \$400,388 Assessed Value \$400,388 Taxable Value \$400,388  
 2024 Tax Bill \$5,051.09 Tax Savings with Non-Hx Cap \$217.50  
 The 4 Bed/2.5 Bath Single Family property is 2,164 SF and a lot size of 0.21 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	20-20-30-505-0000-0170
Property Address	684 TOMLINSON TER LAKE MARY, FL 32746
Mailing Address	684 TOMLINSON TER LAKE MARY, FL 32746-6304
Subdivision	LAKEWOOD AT THE CROSSINGS UNIT 4
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$291,988	\$290,464
Depreciated Other Features	\$23,400	\$23,400
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$400,388	\$398,864
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$27,428
P&G Adjustment	\$0	\$0
Assessed Value	\$400,388	\$371,436

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,268.59
Tax Bill Amount	\$5,051.09
Tax Savings with Exemptions	\$217.50

## Owner(s)

Name - Ownership Type  
 NASEEM, OMER

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 17 LAKEWOOD AT THE CROSSINGS UNIT 4  
PB 35 PGS 58 TO 60

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$400,388	\$0	\$400,388
Schools	\$400,388	\$0	\$400,388
FIRE	\$400,388	\$0	\$400,388
ROAD DISTRICT	\$400,388	\$0	\$400,388
SJWM(Saint Johns Water Management)	\$400,388	\$0	\$400,388

## Sales

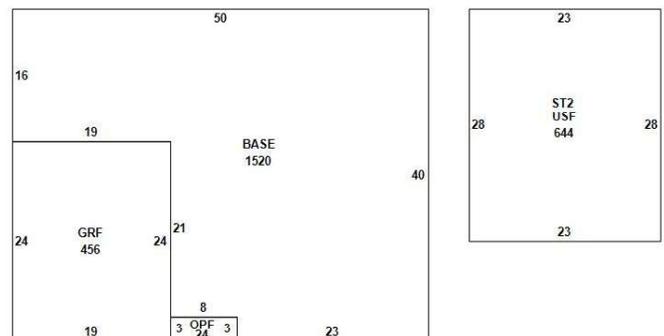
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2006	\$345,000	06215/1549	Improved	Yes
WARRANTY DEED	5/1/2002	\$182,000	04416/1492	Improved	Yes
SPECIAL WARRANTY DEED	6/1/1987	\$106,700	01870/0472	Improved	Yes

## Land

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

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1987
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1520
Total Area (ft <sup>2</sup> )	2644
Constuction	CB/STUCCO FINISH
Replacement Cost	\$355,001
Assessed	\$291,988



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

GARAGE FINISHED	456
OPEN PORCH FINISHED	24
UPPER STORY FINISHED	644

### Permits

Permit #	Description	Value	CO Date	Permit Date
10120	684 TOMLINSON TER: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL- [CROSSINGS UNIT 4 LAKEWOOD]	\$18,104		6/1/2021
03100	684 TOMLINSON TER: REROOF RESIDENTIAL-Lakewood At The Crossing LOT 17 [CROSSINGS UNIT 4 LAKEWOOD]	\$20,000		3/12/2021
04445	MECHANICAL	\$10,000		4/16/2019
07380	REROOF	\$2,490		7/1/2002
04687	16 X 30 POOL	\$19,868		7/1/1994

### Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1987	1	\$6,000	\$2,400
POOL 1	1994	1	\$35,000	\$21,000

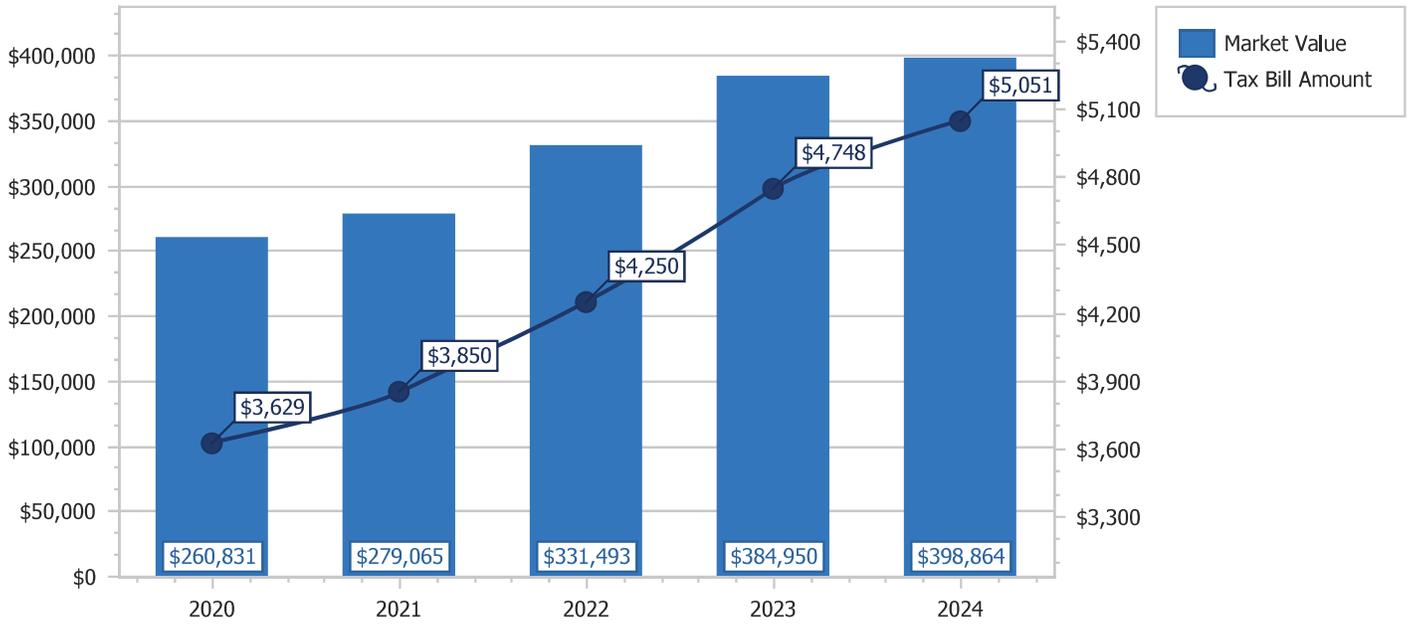
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Lake Mary
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 21

Utilities	
Fire Station #	Station: 37 Zone: 376
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

## Property Value History



Copyright 2025 © Seminole County Property Appraiser

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 17 LAKEWOOD AT THE CROSSINGS UNIT 4 PB 35 PGS 58 TO 60

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

### **A. FINDINGS OF FACT**

**Property Owner:** OMER NASEEM  
684 TOMLINSON TERRACE  
LAKE MARY, FL 32746

**Project Name:** TOMLINSON TER (684)

#### **Requested Variance:**

A side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) feet for a fence in the PD (Planned Development) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to bring into compliance the construction of an existing six (6) feet tall privacy 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 17 LAKEWOOD AT THE CROSSINGS UNIT 4 PB 35 PGS 58 TO 60

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

**A. FINDINGS OF FACT**

**Property Owner:** OMER NASEEM  
684 TOMLINSON TERRACE  
LAKE MARY, FL 32746

**Project Name:** TOMLINSON TER (684)

**Variance Approval:**

Request for a side street (southeast) setback variance from twenty (20) feet to two and one half (2 ½) feet for a fence in the PD (Planned Development) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the six (6) feet tall privacy 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**

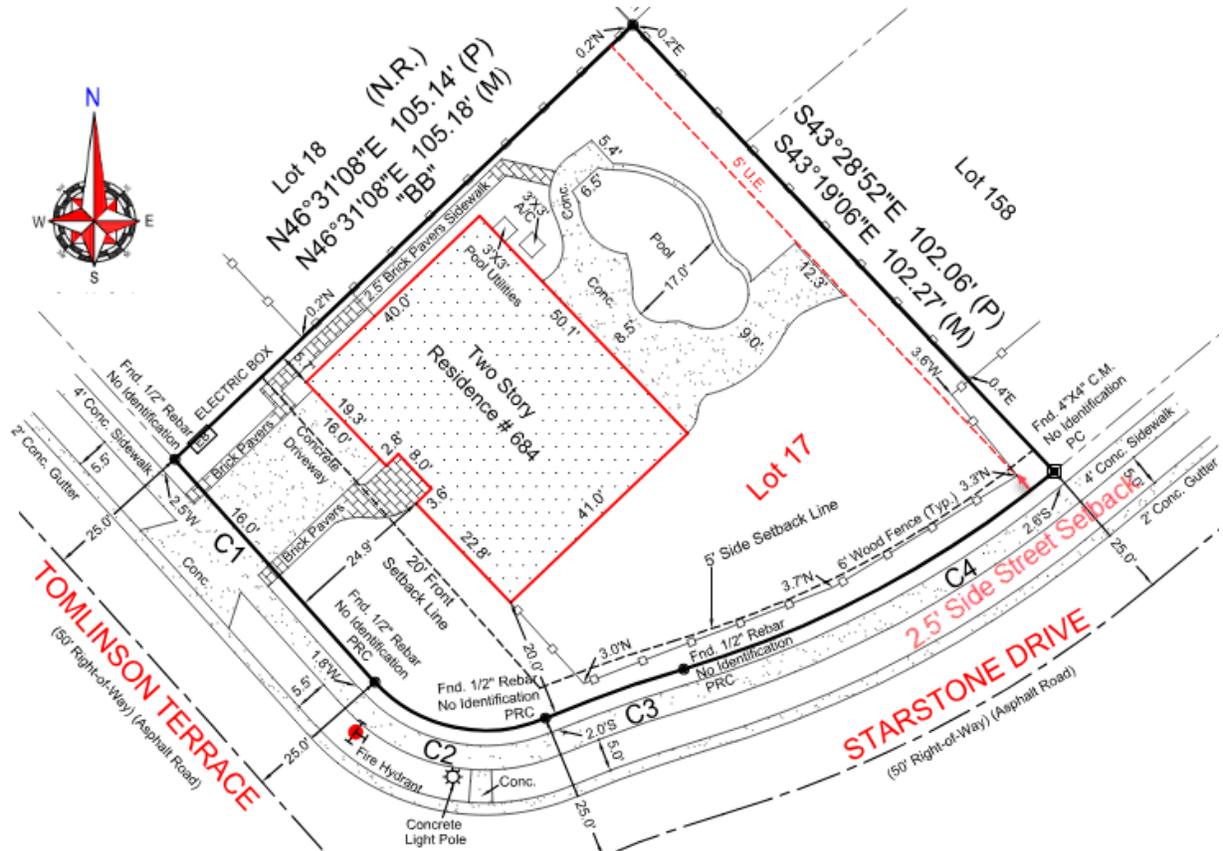
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

EXHIBIT A  
SITE PLAN



LOT 17, LAKEWOOD AT THE CROSSINGS UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 58 THROUGH 60, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-342**

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**Title:**

**4168 Leafy Glade Place** - Request for a rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district; BV2025-022 (Tony Bevilacqua, Applicant) District 1 - Dallari (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Deer Run Unit 12B subdivision and is within the Deer Run Planned Development (PD).
- The proposed screen room addition is 224 square feet (8' x 24').
- 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.

- The request is for a variance to Section 30.8.5.12(b) of the Seminole County Land Development Code, which states that after completion of a planned development, the use, modification or alteration of any buildings, structures, or land areas within the development shall be in accordance with the approved master development plan and the PD development order, which establishes the minimum rear yard setback to be twenty-five (25) 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 granting 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.

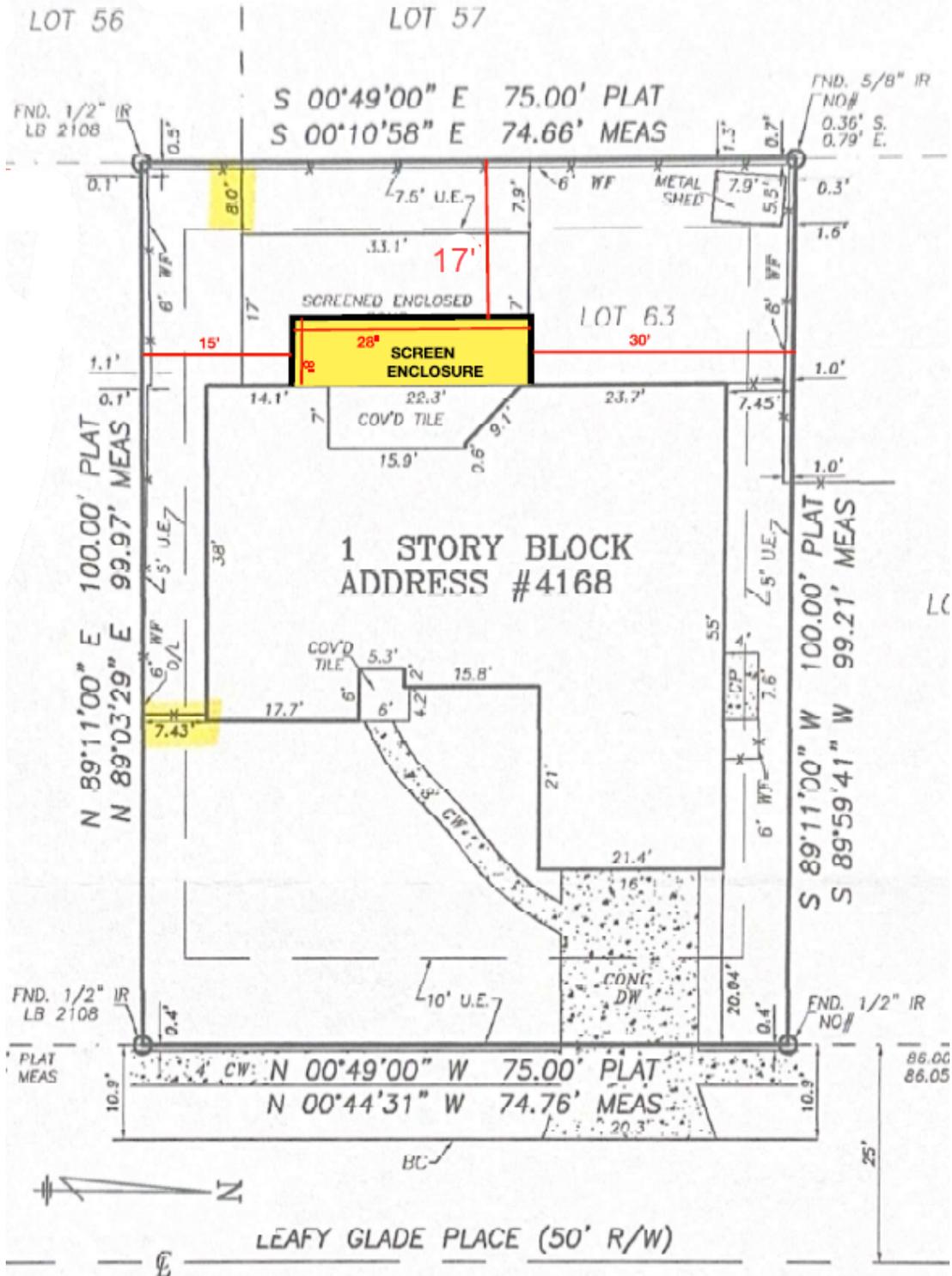
**Staff Recommendation:**

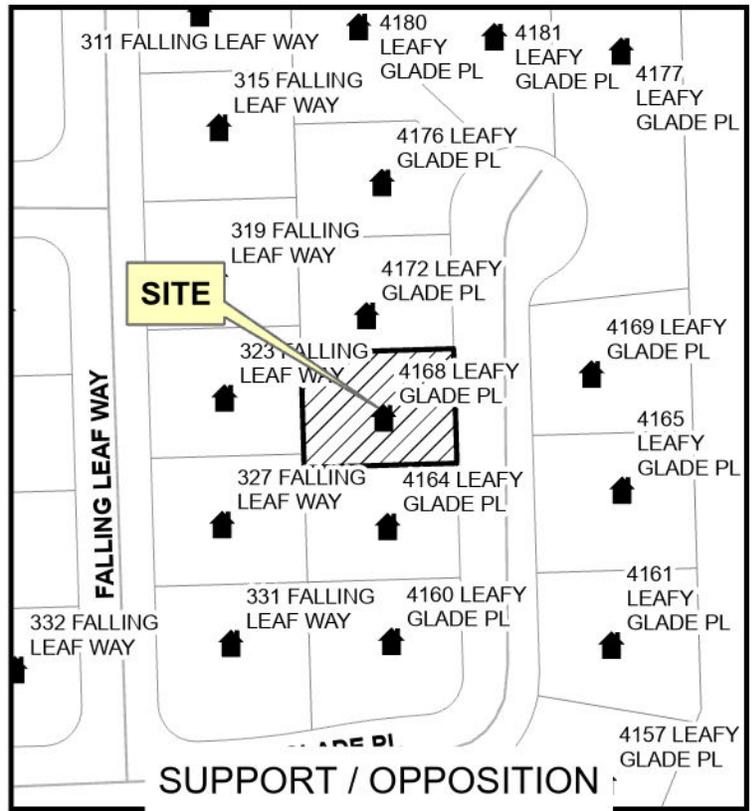
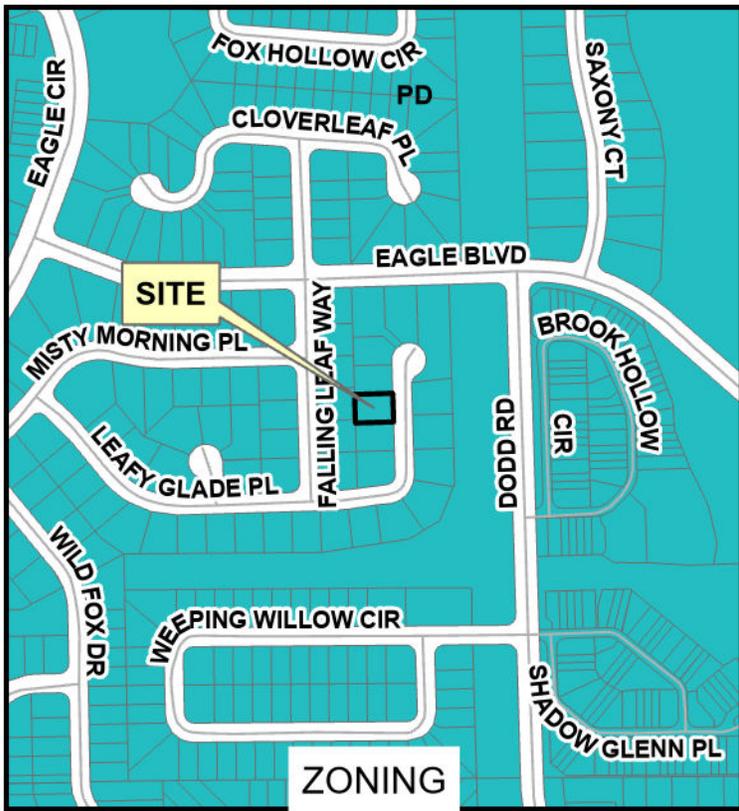
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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

LEAFY GLADE PL (4168)  
VARIANCES

LOT 63, DEER RUN UNIT 12B, AS RECORDED IN PLAT BOOK 37, PAGE 82, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.





ANTHONY BEVILACQUA  
 4168 LEAFY GLADE PL  
 CASSELBERRY, FL 32707

SEMINOLE COUNTY  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025

**LEGEND**

 PD




## VARIANCE CRITERIA

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

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

We are requesting a modest 8' screen room with an insulated roof to protect our family from the sun's harsh ultraviolet rays, heat and insects. The 25' rear setback would prevent this reasonable request. Most homes have 15' rear setbacks.

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

The rear setback of 25' seems unnecessarily generous, as the utility easement is only 7.5'. We currently have a screen enclosure extending 17' from the house, which would be replaced with the proposed screen room with a modest 8' extension.

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

No special privilege would be conferred due to the proposed aluminum structure would be built upon pavers within the parameters set by the zoning district.

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

If the application was denied, the applicant would be denied the same rights commonly enjoyed by other properties since the proposed structure it to be built with no new fill or lot grading which could impose additional runoff onto nor impede runoff from adjacent properties.

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

We are requesting that the 25' rear setback be changed to 17' so that an 8' screen room can be installed for reasonable family use. 17' is the minimum variance that would make the reasonable use of the land possible, as the entire back yard is 25' and the 25' setback would prevent use.

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 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 as the proposed structure is to be built on proposed pavers and would not affect any other pre-existing grades or structures, and has a much smaller footprint than the existing screen enclosure.

# Property Record Card



Parcel: **14-21-30-509-0000-0630**  
 Property Address: **4168 LEAFY GLADE PL CASSELBERRY, FL 32707**  
 Owners: **BEVILACQUA, ANTHONY M**  
 2025 Market Value \$403,296 Assessed Value \$390,764 Taxable Value \$340,042  
 2024 Tax Bill \$4,487.66 Tax Savings with Exemptions \$742.27  
 The 3 Bed/2 Bath Single Family property is 1,988 SF and a lot size of 0.17 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	14-21-30-509-0000-0630
Property Address	4168 LEAFY GLADE PL CASSELBERRY, FL 32707
Mailing Address	4168 LEAFY GLADE PL CASSELBERRY, FL 32707-5289
Subdivision	DEER RUN UNIT 12B
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$313,296	\$305,937
Depreciated Other Features	\$5,000	\$5,000
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$403,296	\$395,937
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$12,532	\$16,186
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$390,764	\$379,751

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,229.93
Tax Bill Amount	\$4,487.66
Tax Savings with Exemptions	\$742.27

## Owner(s)

Name - Ownership Type  
 BEVILACQUA, ANTHONY M

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 63  
DEER RUN UNIT 12B  
PB 37 PG 82

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,764	\$50,722	\$340,042
Schools	\$390,764	\$25,000	\$365,764
FIRE	\$390,764	\$50,722	\$340,042
ROAD DISTRICT	\$390,764	\$50,722	\$340,042
SJWM(Saint Johns Water Management)	\$390,764	\$50,722	\$340,042

## Sales

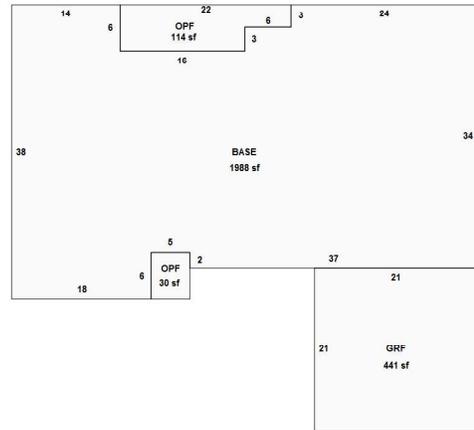
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/16/2022	\$465,000	10299/0852	Improved	Yes
QUIT CLAIM DEED	7/1/2013	\$100	08095/1276	Improved	No
WARRANTY DEED	7/1/2013	\$178,000	08082/1593	Improved	No
WARRANTY DEED	2/1/2006	\$306,000	06145/0189	Improved	Yes
WARRANTY DEED	11/1/2002	\$158,500	04607/0557	Improved	Yes
WARRANTY DEED	4/1/1998	\$122,000	03409/1064	Improved	Yes
WARRANTY DEED	5/1/1990	\$120,000	02188/1076	Improved	Yes
WARRANTY DEED	10/1/1988	\$115,600	02010/0579	Improved	Yes
SPECIAL WARRANTY DEED	7/1/1988	\$198,200	01983/1438	Vacant	No

## Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1988/2000
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1988
Total Area (ft <sup>2</sup> )	2573
Constuction	CB/STUCCO FINISH
Replacement Cost	\$346,183
Assessed	\$313,296

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	114
OPEN PORCH FINISHED	30

## Permits

Permit #	Description	Value	CO Date	Permit Date
00281	4168 LEAFY GLADE PL: WINDOW / DOOR REPLACEMENT-Storm Shutters [DEER RUN UNIT 12B]	\$10,816		1/15/2020
15291	REROOF	\$14,000		8/30/2018
04354	REROOF SHINGLE TO SHINGLE	\$4,300		5/1/2002
01258	SCREEN ROOF ENCLOSURE	\$2,280		2/1/1999

## Extra Features

Description	Year Built	Units	Cost	Assessed
SCREEN ENCL 2	1999	1	\$9,000	\$3,600
PATIO 2	1999	1	\$3,500	\$1,400

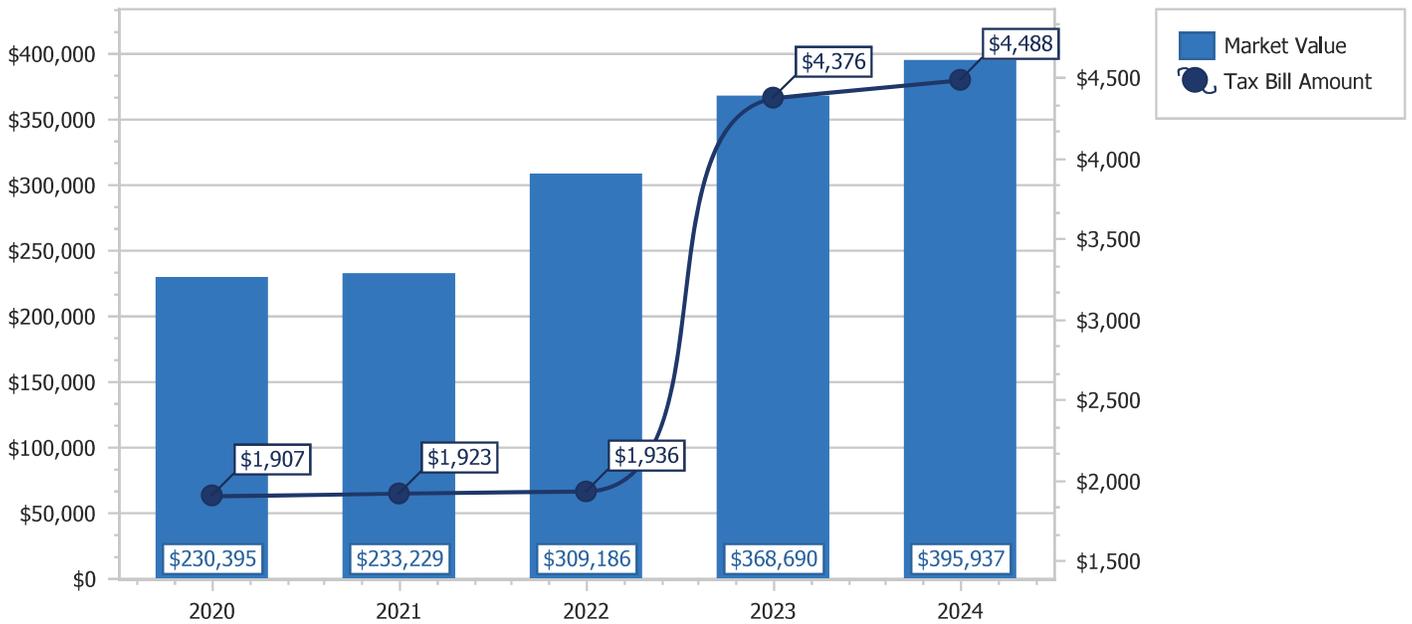
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Sterling Park
Middle	South Seminole
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 59

Utilities	
Fire Station #	Station: 27 Zone: 276
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



Copyright 2025 © Seminole County Property Appraiser

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

LOT 63 DEER RUN UNIT 12B PB 37 PG 82

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

**A. FINDINGS OF FACT**

**Property Owner:** TONY BEVILACQUA  
4168 LEAFY GLADE PL  
WINTER SPRINGS, FL 32708

**Project Name:** LEAFY GLADE PL (4168)

**Requested Variance:**

A rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct 224 square feet screen room addition (8' x 24') within the rear yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

**C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 63 DEER RUN UNIT 12B PB 37 PG 82

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

**A. FINDINGS OF FACT**

**Property Owner:** TONY BEVILACQUA  
4168 LEAFY GLADE PL  
WINTER SPRINGS, FL 32708

**Project Name:** LEAFY GLADE PL (4168)

**Variance Approval:**

Request for a rear yard setback variance from twenty-five (25) feet to seventeen (17) feet for a screen room addition in the PD (Planned Development) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 224 square feet screen room addition (8' x 24') 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**

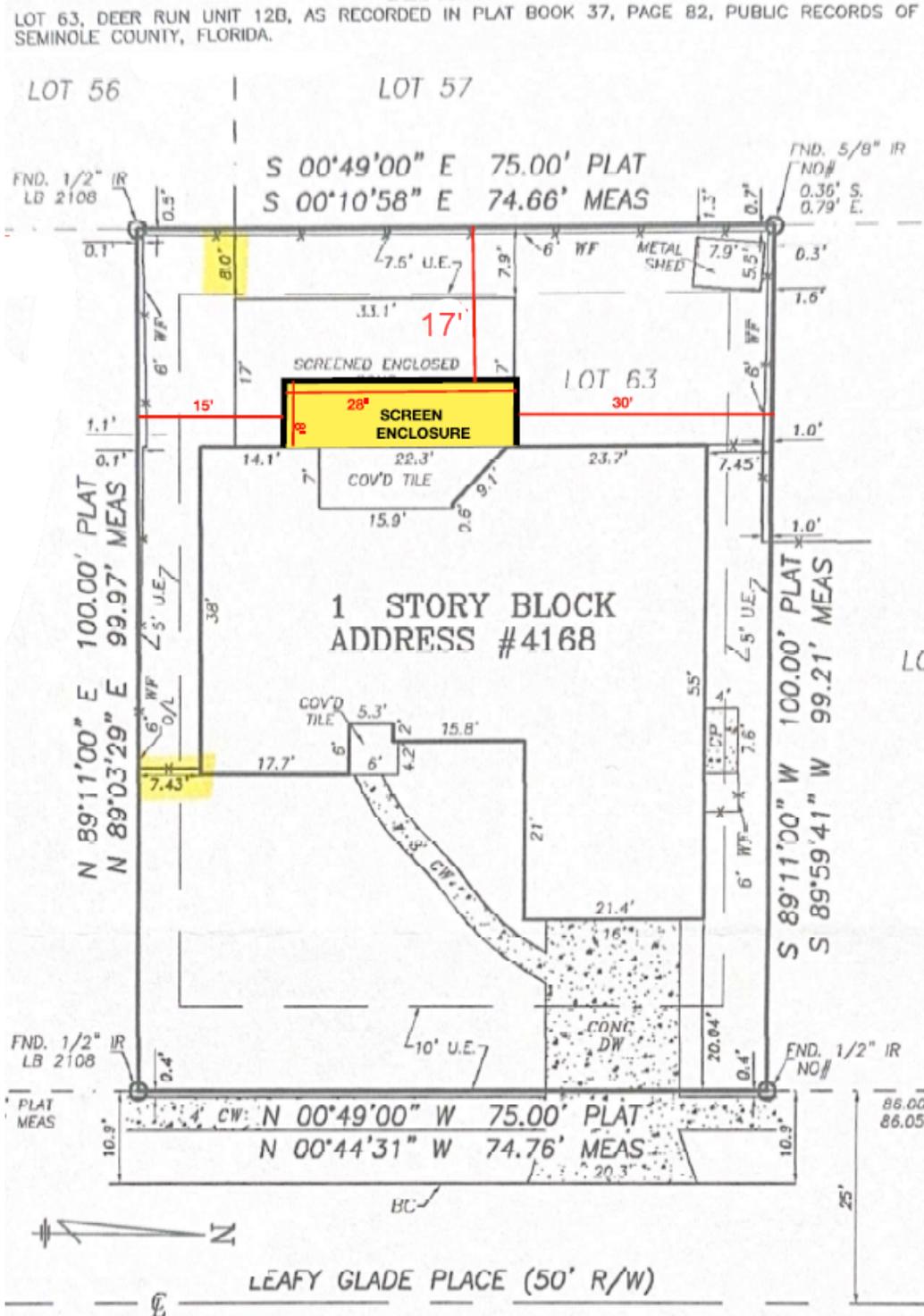
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

EXHIBIT A  
SITE PLAN





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-343**

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**Title:**

1200 Alberta Street - Request for an east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1AA (Single Family Dwelling) district; BV2025-028 (Denee Hindricks-Duram, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for an east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for an east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence 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 Springs Tract No. 15 Second Replat subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Alberta Street. The Marla Avenue side is where the variance is being sought.
- The proposed fence is six (6) feet in height.

- The proposed privacy fence is 17 feet from the edge of pavement, and there are no sidewalks.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- Two (2) letters of support has been received from the 1201 Adams Street (located immediately to the north of the applicant) and 1160 Alberta Street (located across the street and immediately to the east of the applicant).
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is twenty-five (25) feet.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.
- 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 granting of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

**Staff Conclusion:**

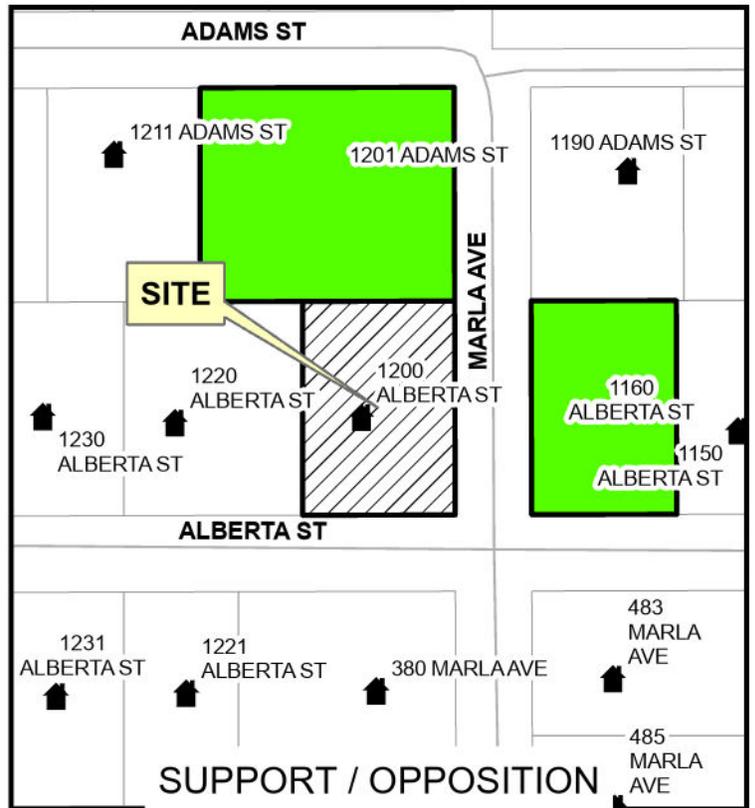
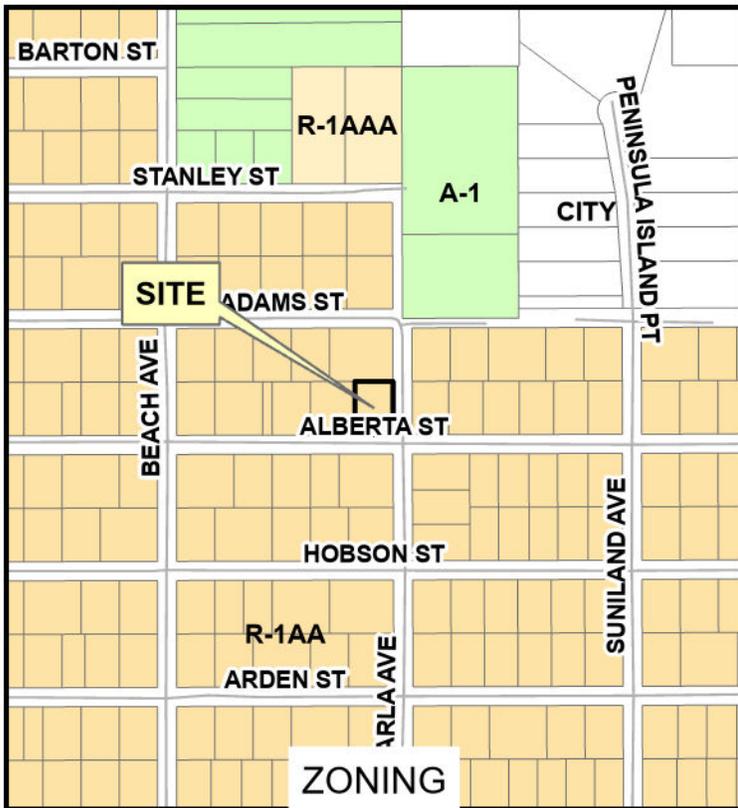
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

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

1. Any variance granted will apply only to the six (6) feet tall privacy 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.





**DENEE J HINRICHS-DURHAM**  
**LIVING TRUST**  
**1200 ALBERTA ST**  
**LONGWOOD, FL 32750**  
  
**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**APRIL 28, 2025**

**LEGEND**

	A-1		Support
	R-1AAA		
	R-1AA		





## 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?  
A 4' HIGH FENCE IS PERMITTED ALONG A SIDE YARD OF CORNER LOTS. WITHIN A 3-BLOCK RADIUS OF OUR HOME, 30 OF THESE CORNER LOTS HAVE 6' FENCES. ONLY 4 ARE IN COMPLIANCE.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
OUR 6' FENCE WAS PART OF OUR PROPERTY WHEN WE PURCHASED THE HOME IN 2005. WE NEED TO REPLACE THE FENCE AND WOULD LIKE TO BUILD OR INSTALL THE SAME HEIGHT FENCE.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?  
AS STATED IN CRITERIA #1, 30 HOMES WITH CORNER LOTS IN OUR NEIGHBORHOOD ALREADY HAVE 6' FENCES IN THEIR SIDE YARDS
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?  
OUR 6' FENCE AFFORDS US PRIVACY WHEN USING OUR POOL. PEDESTRIANS AND VEHICLE DRIVERS COULD EASILY SEE INTO OUR POOL FROM STREET LEVEL IF WE HAD TO PUT UP ONLY A 4' FENCE.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?  
WE ARE ONLY ASKING FOR A NEW FENCE THAT FEATURES OR CONTAINS THE SAME ~~HEIGHT~~ HEIGHT AND FOOTPRINT OF THE ORIGINAL FENCE THAT EXISTED WHEN WE BOUGHT THE PROPERTY.
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?  
THERE WOULD BE NO CHANGE FROM THE EXISTING FENCE AND THERE HAS BEEN NO VIOLATIONS OR COMPLAINTS.

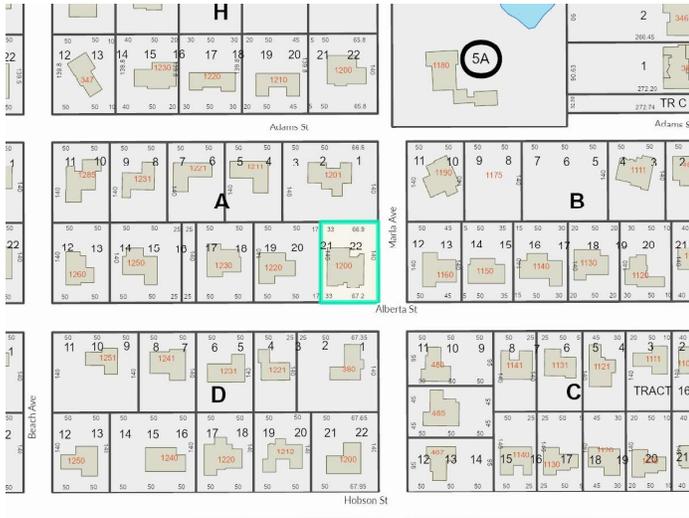
Existing  
Hardship

# Property Record Card



**Parcel:** 01-21-29-5CK-150A-0210  
**Property Address:** 1200 ALBERTA ST LONGWOOD, FL 32750  
**Owners:** DENEJ J HINRICHS-DURHAM LIVING TRUST  
 2025 Market Value \$654,813 Assessed Value \$328,672 Taxable Value \$277,950  
 2024 Tax Bill \$3,690.60 Tax Savings with Exemptions \$4,795.88  
 The 4 Bed/4 Bath Single Family property is 3,337 SF and a lot size of 0.32 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	01-21-29-5CK-150A-0210
Property Address	1200 ALBERTA ST LONGWOOD, FL 32750
Mailing Address	1200 ALBERTA ST LONGWOOD, FL 32750-6303
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2006)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$525,752	\$513,416
Depreciated Other Features	\$34,061	\$34,061
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$654,813	\$642,477
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$326,141	\$323,068
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$328,672	\$319,409

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,486.48
Tax Bill Amount	\$3,690.60
Tax Savings with Exemptions	\$4,795.88

## Owner(s)

Name - Ownership Type  
DENEJ J HINRICHS-DURHAM LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

ELY 33 FT OF LOT 21 & ALL LOT 22  
BLK A TRACT 15  
SANLANDO SPRINGS  
PB 9 PG 7

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$328,672	\$50,722	\$277,950
Schools	\$328,672	\$25,000	\$303,672
FIRE	\$328,672	\$50,722	\$277,950
ROAD DISTRICT	\$328,672	\$50,722	\$277,950
SJWM(Saint Johns Water Management)	\$328,672	\$50,722	\$277,950

## Sales

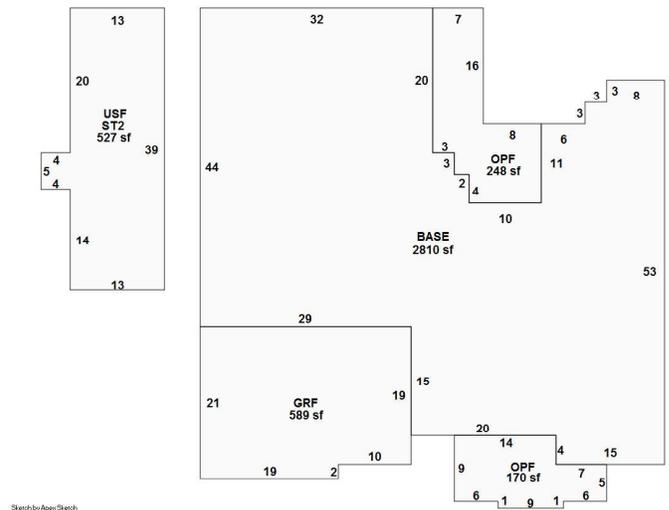
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2012	\$100	07910/0186	Improved	No
PROBATE RECORDS	11/1/2006	\$100	06494/0057	Improved	No
WARRANTY DEED	10/1/2005	\$499,500	06017/1937	Improved	Yes
CORRECTIVE DEED	7/1/2001	\$100	04136/0149	Vacant	No
WARRANTY DEED	7/1/2001	\$100	04133/1032	Vacant	No
QUIT CLAIM DEED	3/1/1999	\$100	03649/1373	Vacant	No
WARRANTY DEED	3/1/1999	\$10,000	03649/1372	Vacant	No
WARRANTY DEED	3/1/1999	\$10,000	03649/1371	Vacant	No
WARRANTY DEED	3/1/1999	\$10,000	03649/1370	Vacant	No
WARRANTY DEED	12/1/1988	\$100	02037/0521	Vacant	No
QUIT CLAIM DEED	10/1/1982	\$2,500	01419/0679	Vacant	No
QUIT CLAIM DEED	1/1/1975	\$100	01053/0403	Vacant	No
WARRANTY DEED	1/1/1974	\$2,500	01007/1645	Vacant	Yes

## Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2002
Bed	4
Bath	4.0
Fixtures	14
Base Area (ft <sup>2</sup> )	2810
Total Area (ft <sup>2</sup> )	4344
Constuction	CB/STUCCO FINISH
Replacement Cost	\$574,592
Assessed	\$525,752

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	589
OPEN PORCH FINISHED	170
OPEN PORCH FINISHED	248
UPPER STORY FINISHED	527

Permits				
Permit #	Description	Value	CO Date	Permit Date
03210	1200 ALBERTA ST: REROOF RESIDENTIAL-SFR [SANLANDO SPRINGS]	\$25,700		3/6/2023
10917	1200 ALBERTA ST: PLUMBING - RESIDENTIAL-50 GAL ELECTRIC WATER HEATER CHANGE OUT [SANLANDO SPRINGS]	\$1,270		6/29/2022
04385	1200 ALBERTA ST: MECHANICAL - RESIDENTIAL-Residential [SANLANDO SPRINGS]	\$9,173		3/27/2020
04160	SCREEN POOL ENCLOSURE	\$4,005		4/1/2003
02111	SWIMMING POOL & SPA	\$40,272		2/1/2003
01348	FENCE/WALL	\$2,118		2/1/2002
07152	PAD PER PERMIT; 1200 ALBERTA ST	\$288,524	2/12/2002	7/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 2	2003	1	\$45,000	\$27,000
SCREEN ENCL 3	2003	1	\$16,000	\$6,400

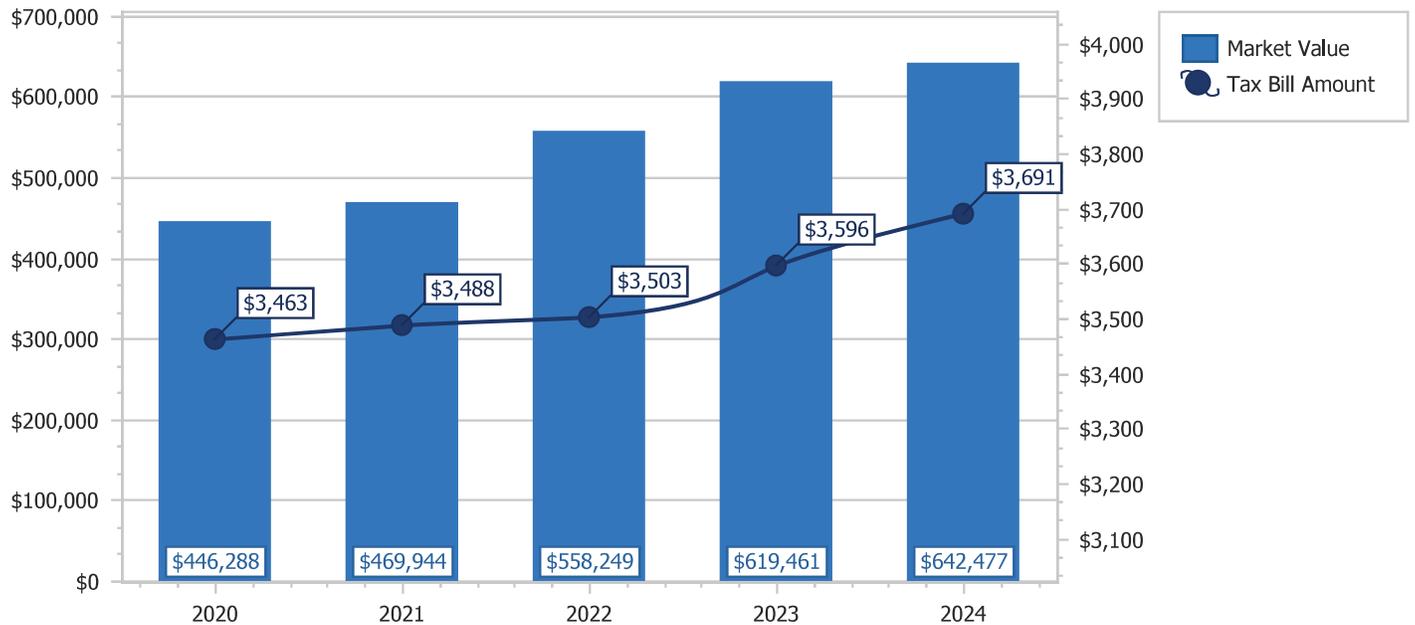
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

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

Utilities	
Fire Station #	Station: 11 Zone: 116
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management

### Property Value History



January 8, 2025

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

To Whom It May Concern:

We have no objection to this side street variance request regarding a new fence being installed at 1200 Alberta Street in Longwood.

Sincerely,

Janis Brown      Janis BROWN  
Name

1201 Adams St Longwood FL 32705  
Address

January 8, 2025

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

To Whom It May Concern:

We have no objection to this side street variance request regarding a new fence  
being installed at 1200 Alberta Street in Longwood.

Sincerely,

MATTHEW HENRY      Michael D. Pozzio  
Name

1160 ALBERTA ST.  
Address      Longwood, FL. 32750

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

ELY 33 FT OF LOT 21 & ALL LOT 22 BLK A TRACT 15 SANLANDO  
SPRINGS PB 9 PG 7

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

### **A. FINDINGS OF FACT**

**Property Owner:** DENEEN HINDRICKS-DURHAM  
1200 ALBERTA STREET  
LONGWOOD, FL 32750

**Project Name:** ALBERTA ST (1200)

#### **Requested Variance:**

An east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to place a six (6) feet tall privacy fence at a zero (0) foot 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

ELY 33 FT OF LOT 21 & ALL LOT 22 BLK A TRACT 15 SANLANDO  
SPRINGS PB 9 PG 7

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

**A. FINDINGS OF FACT**

**Property Owner:** DENEEN HINDRICKS-DURHAM  
1200 ALBERTA STREET  
LONGWOOD, FL 32750

**Project Name:** ALBERTA ST (1200)

**Variance Approval:**

Request for a Request for an east side street setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the six (6) feet tall privacy 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-353**

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**Title:**

940 Lake Markham Road - Request for a north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district; BV2025-030 (Robert Bass & Sree Yerneni, Applicants) District 5 - Herr (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district; or
2. Approve the request for a north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is an unplatted lot, not located within a subdivision.
- The proposed shed is 120 square feet (10' X 12').
- A letter of support has been received from 800 Lake Markham Road, the directly affected neighbor to the north.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is twenty (20) feet.

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

**Staff Findings:**

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

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

Staff 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 granting 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.

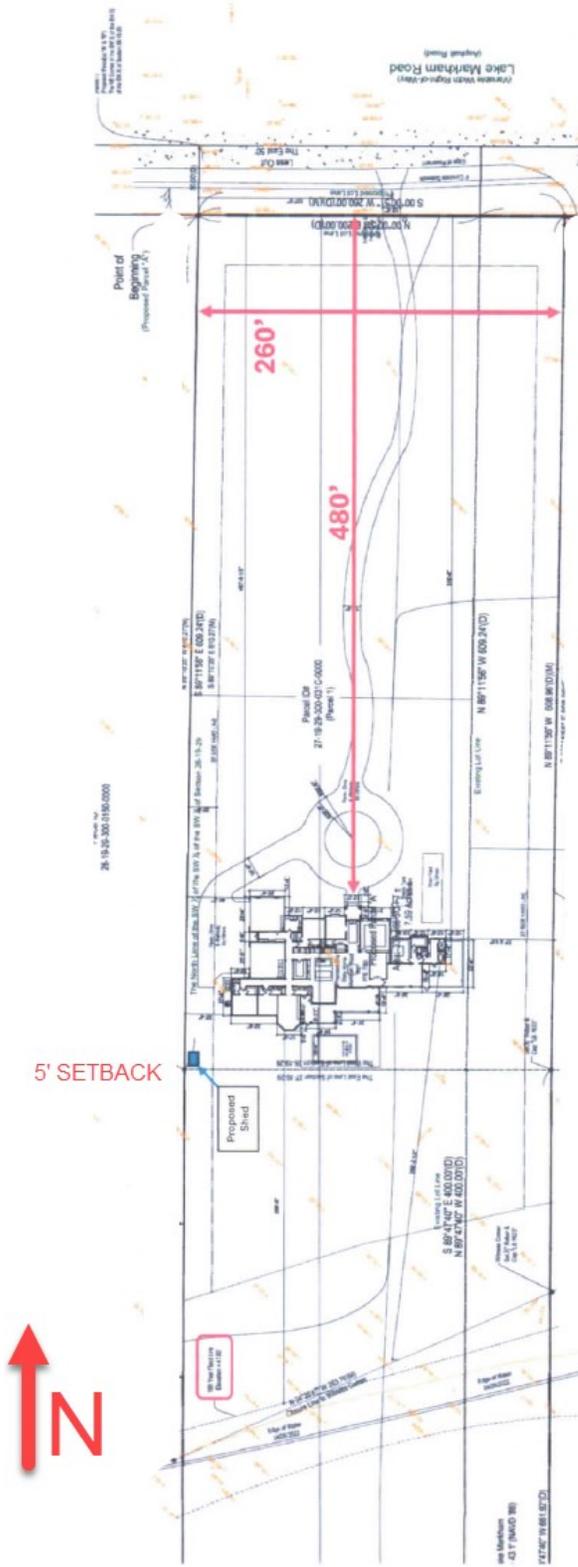
**Staff Recommendation:**

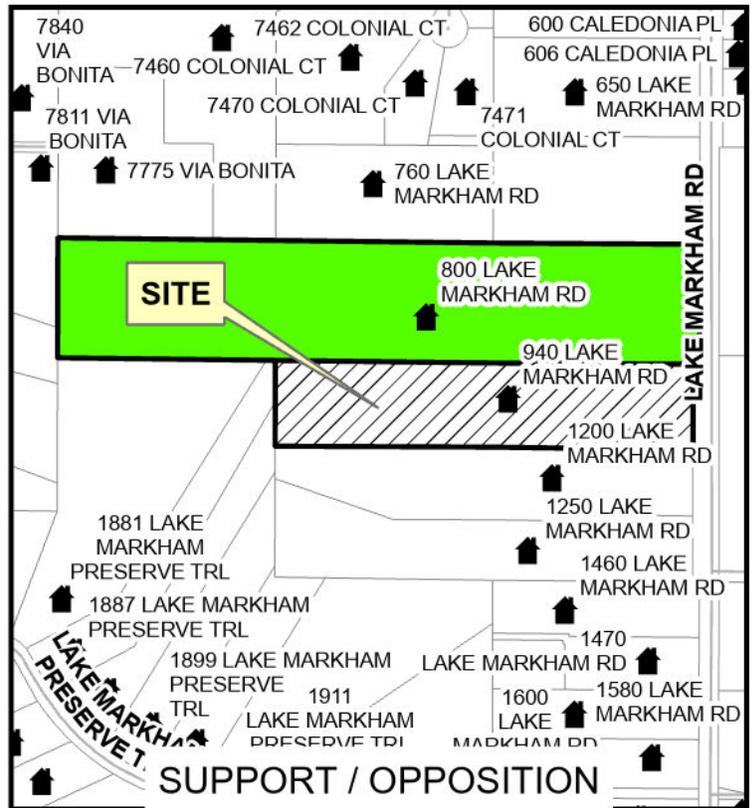
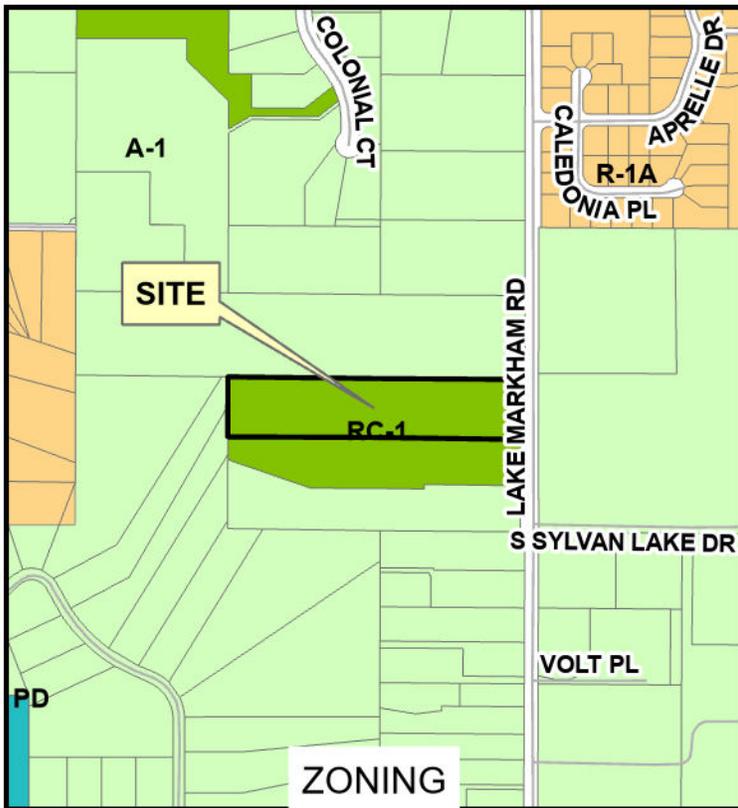
Based on the stated findings, staff recommends denial of the request, but if the Board

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 120 square feet shed (10' x 12') 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.

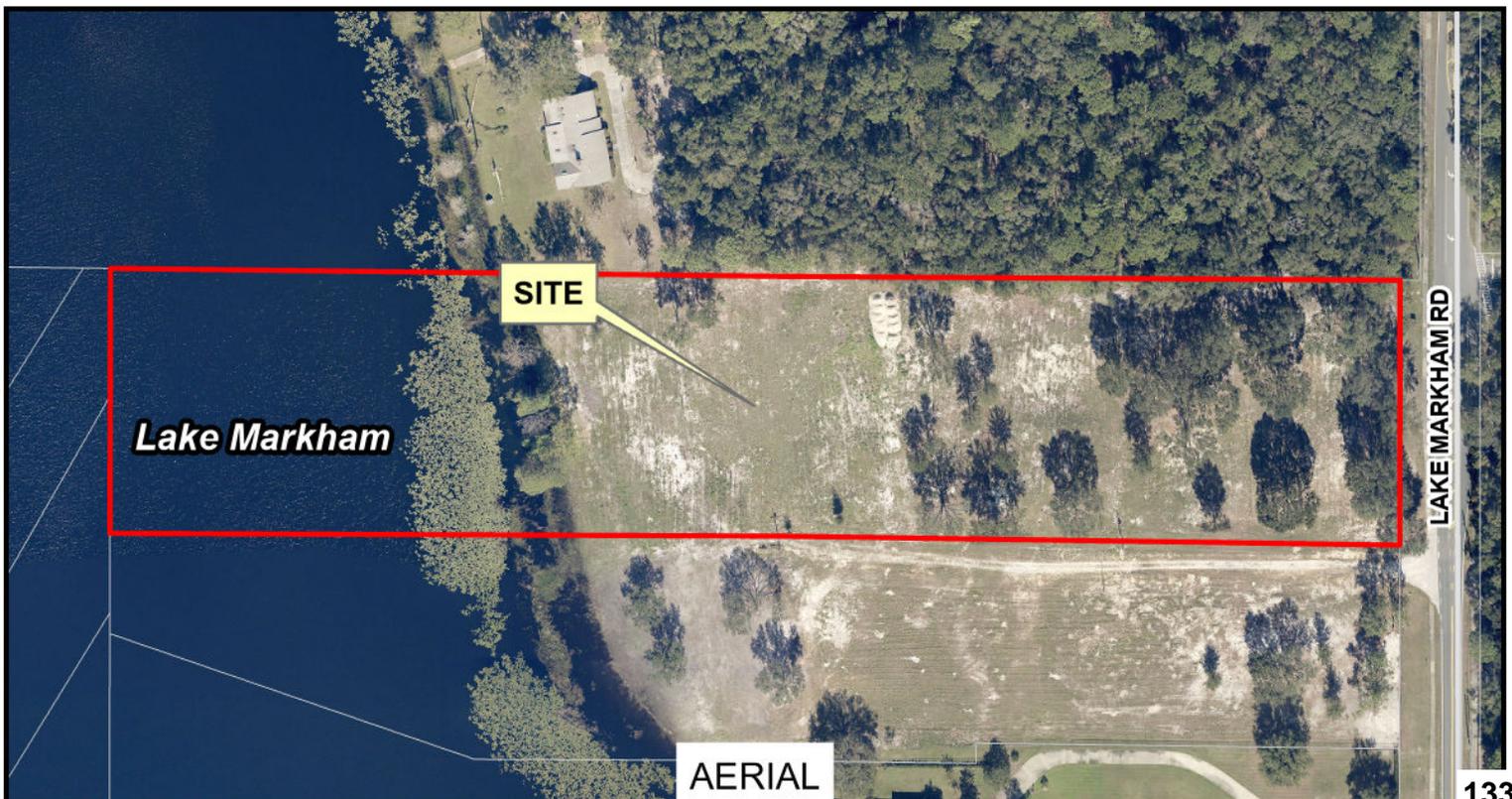
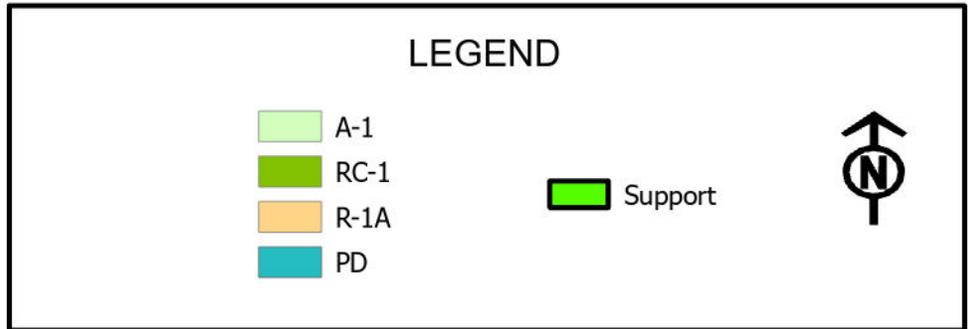
# LAKE MARKHAM RD (940) VARIANCE





**ROBERT BASS & SREE YERNENI**  
 940 LAKE MARKHAM RD  
 SANFORD, FL 32771

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025



## VARIANCE CRITERIA

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

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

[\\*See attached document](#)

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

[\\*See attached document](#)

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

[\\*See attached document](#)

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?

[\\*See attached document](#)

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

[\\*See attached document](#)

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?

[\\*See attached document](#)

## VARIANCE CRITERIA

### 940 Lake Markham Road – Shed Variance Application

1. Setting the shed at the required setback of 20 feet places it directly on the path between our driveway and future boat dock which would create significant accessibility issues. The area of our property where we would like to place the shed abuts a wooded area of our neighbor's property and so it would not impede his line of sight in any way (see attached email from neighbor regarding his approval of this location).
2. We are not claiming any special circumstances. We are only asking for this variance in order to make our property much more usable and accessible and because it does not interfere with our neighbor in any way.
3. Given the location of many of our neighbor's sheds right up against their property line, this does not seem to be an uncommon or unusual request.
4. Moving the shed 20 feet off the property line places it in the middle of the path between our fence opening to our driveway and the site of a future boat dock (already sited with electricity). We would not be able to build the shed if it had to be situated 20 feet from the fence.
5. Placing it 5 feet from the fence clears the way for the path to the dock as well as keeping it from being right up against our neighbor's property
6. Given the minimal size of this shed and it's location in the backyard and our neighbor's approval, I can't imagine how this would be injurious to the neighborhood (or even noticeable by anyone).

# Property Record Card



**Parcel:** 27-19-29-300-031C-0000  
**Property Address:** 940 LAKE MARKHAM RD SANFORD, FL 32771  
**Owners:** BASS, ROBERT T; YERNENI, SREE S  
 2025 Market Value \$3,086,737 Assessed Value \$3,086,737 Taxable Value \$3,036,015  
 2024 Tax Bill \$16,917.35 Tax Savings with Non-Hx Cap \$3,160.33  
 The 4 Bed/5.5 Bath Single Family Waterfront property is 6,558 SF and a lot size of 7.60 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	27-19-29-300-031C-0000
Property Address	940 LAKE MARKHAM RD SANFORD, FL 32771
Mailing Address	940 LAKE MARKHAM RD SANFORD, FL 32771-8904
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	0
Depreciated Building Value	\$1,472,084	\$0
Depreciated Other Features	\$94,653	\$0
Land Value (Market)	\$1,520,000	\$1,520,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,086,737	\$1,520,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$398,528
P&G Adjustment	\$0	\$0
Assessed Value	\$3,086,737	\$1,121,472

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$20,077.68
Tax Bill Amount	\$16,917.35
Tax Savings with Exemptions	\$3,160.33

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

BASS, ROBERT T - Tenancy by Entirety  
YERNENI, SREE S - Tenancy by Entirety

## Legal Description

SEC 27 TWP 19S RGE 29E  
 BEG NE COR OF SW 1/4 OF SW 1/4 OF SW 1/4  
 IN 26-19-29 RUN W 1321.54 FT S 259.93 FT S  
 89 DEG 47 MIN 40 SEC E  
 661.92 FT S 89 DEG 11 MIN 56 SEC E 608.96 FT  
 N 00 DEG 00 MIN 51 SEC E 260 FT TO BEG  
 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,086,737	\$50,722	\$3,036,015
Schools	\$3,086,737	\$25,000	\$3,061,737
FIRE	\$3,086,737	\$50,722	\$3,036,015
ROAD DISTRICT	\$3,086,737	\$50,722	\$3,036,015
SJWM(Saint Johns Water Management)	\$3,086,737	\$50,722	\$3,036,015

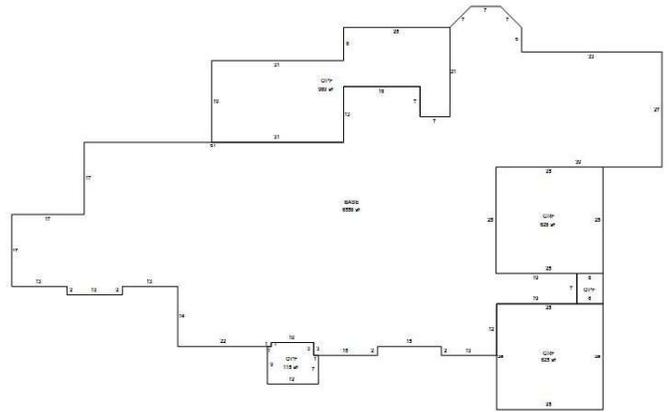
## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/13/2023	\$100	10389/0771	Vacant	No
WARRANTY DEED	9/15/2021	\$2,150,000	10055/0265	Vacant	Yes
WARRANTY DEED	12/1/2003	\$1,200,000	05158/1803	Improved	No

## Land

Units	Rate	Assessed	Market
7.60 Acres	\$200,000/Acre	\$1,520,000	\$1,520,000

Building Information	
#	1
Use	SINGLE FAMILY 2
Year Built*	2024
Bed	4
Bath	5.5
Fixtures	22
Base Area (ft <sup>2</sup> )	6558
Total Area (ft <sup>2</sup> )	8958
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$1,472,084
Assessed	\$1,472,084



Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	115
GARAGE FINISHED	625
GARAGE FINISHED	628
OPEN PORCH FINISHED	989
OPEN PORCH FINISHED	43

Permits				
Permit #	Description	Value	CO Date	Permit Date
15351	940 LAKE MARKHAM RD: FENCE/WALL RESIDENTIAL-770" of 5" black 3 rail aluminum fence	\$24,500		11/13/2023
12748	940 LAKE MARKHAM RD: SWIMMING POOL RESIDENTIAL-new pool for existing SFR	\$90,000		8/14/2023
19882	940 LAKE MARKHAM RD: SINGLE FAMILY DETACHED-New Single Family Residence	\$2,349,205	6/14/2024	3/29/2023

Extra Features					
Description	Year Built	Units	Cost	Assessed	
SUMMER KITCHEN 2	2024	1	\$10,000	\$10,000	
FIREPLACE 1	2024	1	\$3,000	\$3,000	
WALL DECORATIVE - SF	2024	74	\$2,234	\$2,234	
POOL 3	2024	1	\$70,000	\$70,000	
WATER FEATURE	2024	2	\$7,766	\$7,766	
GAS HEATER - UNIT	2024	1	\$1,653	\$1,653	

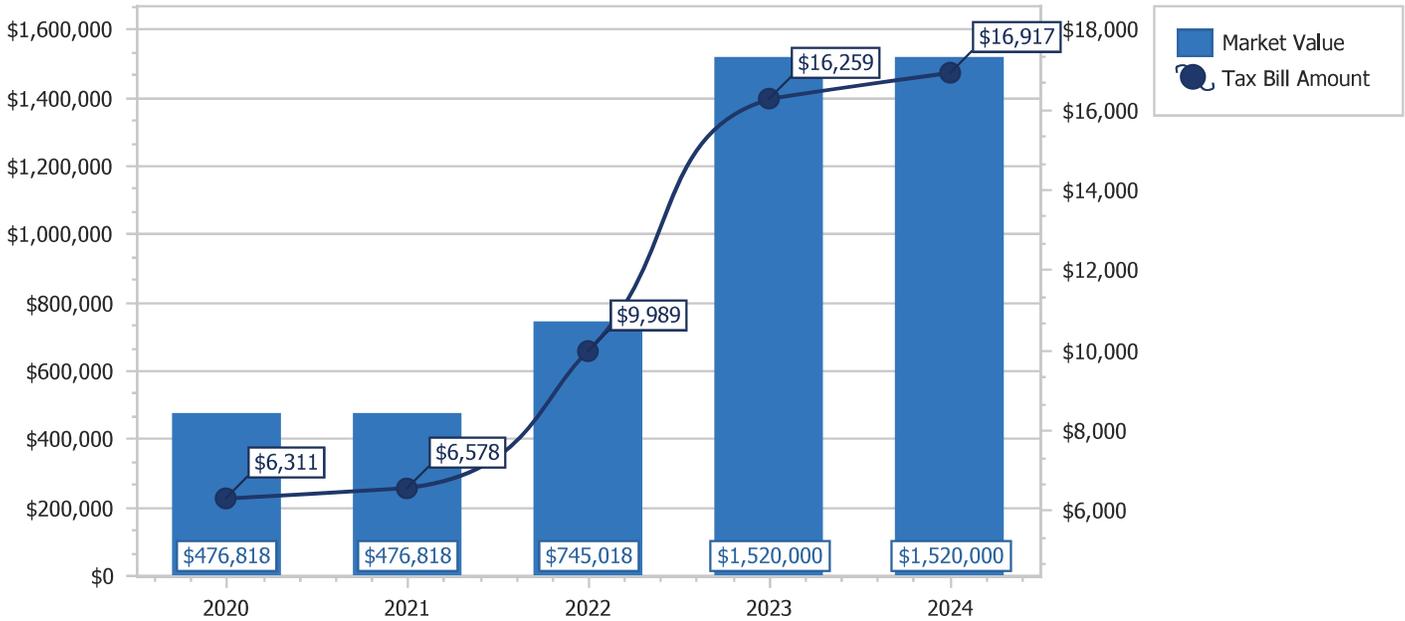
Zoning	
Zoning	RC-1
Description	Country Homes-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



Copyright 2025 © Seminole County Property Appraiser

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## Shed Placement

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**From** Gilbert Miller <treblig1@gmail.com>

**Date** Mon 3/10/2025 11:23 AM

**To** Bob Bass <bobbass@outlook.com>

Bob,

After reviewing the proposed site, I am comfortable with the shed being placed 5ft from the fenceline. It should be perfectly fine there. Thanks for checking!

All the Best,

Gilbert Miller  
[treblig1@gmail.com](mailto:treblig1@gmail.com)





## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

SEC 27 TWP 19S RGE 29E BEG NE COR OF SW 1/4 OF SW 1/4 OF SW 1/4 IN 26-19-29 RUN W 1321.54 FT S 259.93 FT S 89 DEG 47 MIN 40 SEC E 661.92 FT S 89 DEG 11 MIN 56 SEC E 608.96 FT N 00 DEG 00 MIN 51 SEC E 260 FT TO BEG (LESS RD)

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

### A. FINDINGS OF FACT

**Property Owner:** ROBERT BASS  
940 LAKE MARKHAM RD  
SANFORD, FL 32771

**Project Name:** LAKE MARKHAM RD (940)

#### **Requested Variance:**

A north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

Approval was sought to obtain a reduced side yard setback for a 120 square feet shed (10' x 12'). 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

SEC 27 TWP 19S RGE 29E BEG NE COR OF SW 1/4 OF SW 1/4 OF  
SW 1/4 IN 26-19-29 RUN W 1321.54 FT S 259.93 FT S 89 DEG 47 MIN  
40 SEC E 661.92 FT S 89 DEG 11 MIN 56 SEC E 608.96 FT N 00 DEG  
00 MIN 51 SEC E 260 FT TO BEG (LESS RD)

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

### **A. FINDINGS OF FACT**

**Property Owner:** ROBERT BASS  
940 LAKE MARKHAM RD  
SANFORD, FL 32771

**Project Name:** LAKE MARKHAM RD (940)

#### **Variance Approval:**

Request for a north side yard setback variance from twenty (20) feet to five (5) feet for a shed in the RC-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 120 square feet shed (10' X 12') 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**

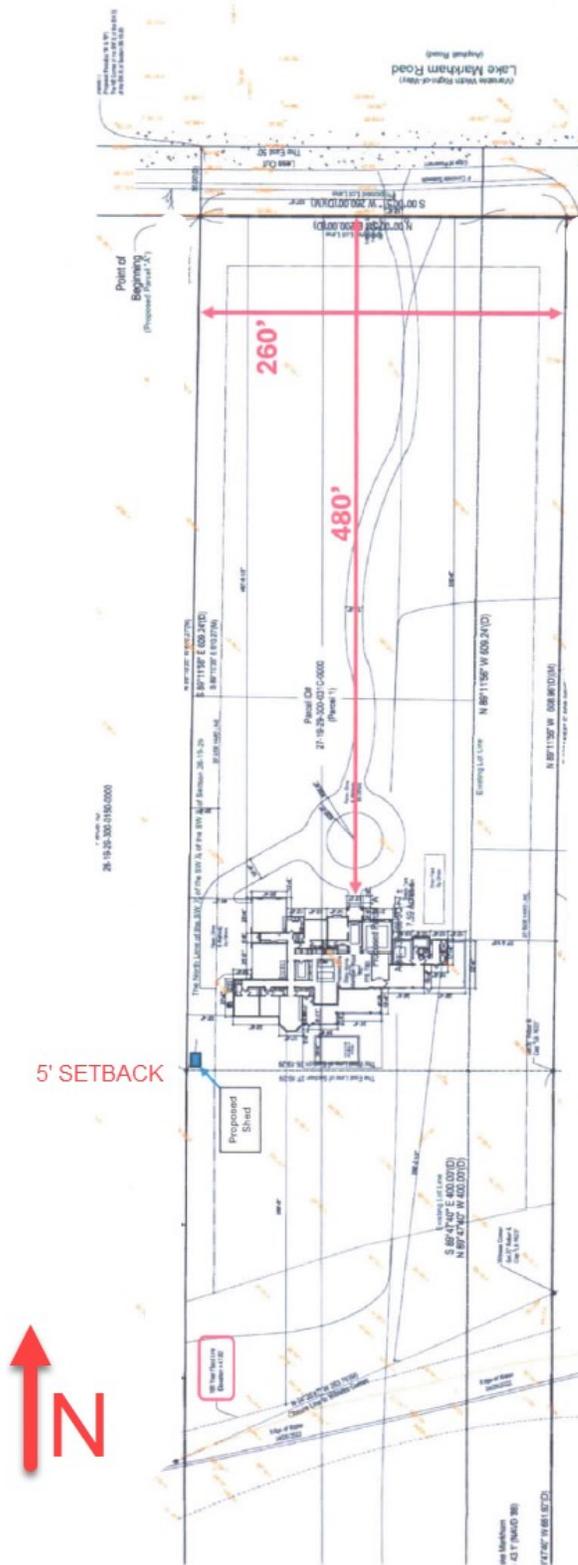
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

---

**File Number: 2025-355**

---

**Title:**

1814 Pasture Loop - Request for a rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool in the PD (Planned Development) district; BV2025-031 (Anthony Ruiz & Darline Ruiz, Applicants) District 1 - Dallari (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool 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 Bristol Park subdivision and is within the East Red Bug Planned Development (PD).
- The proposed residential pool is 330 square feet (11' x 30').
- A letter of support has been received from 1810 Pasture Loop (property immediately to the south).
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.

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

**Staff Findings:**

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

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

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

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

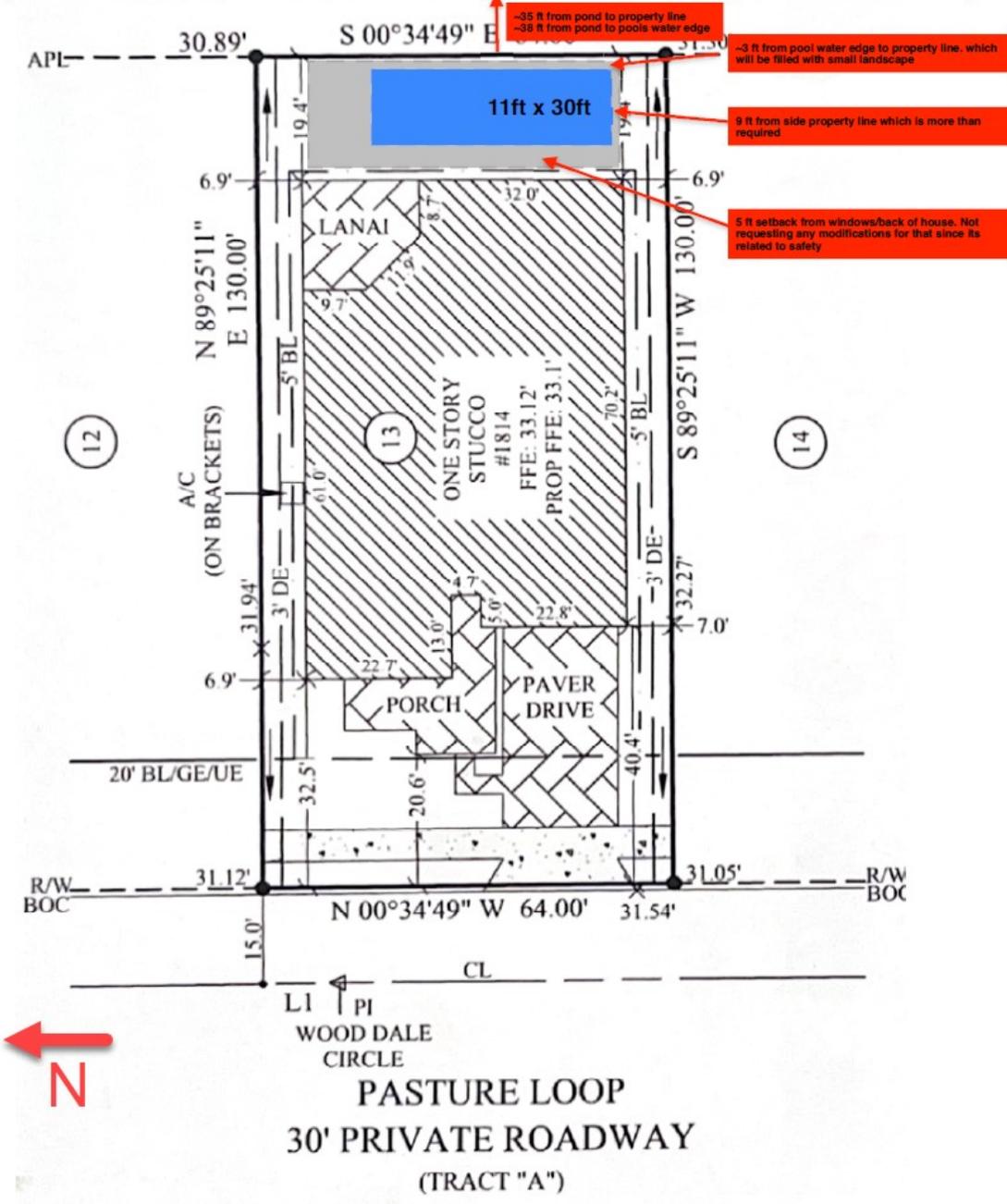
**Staff Recommendation:**

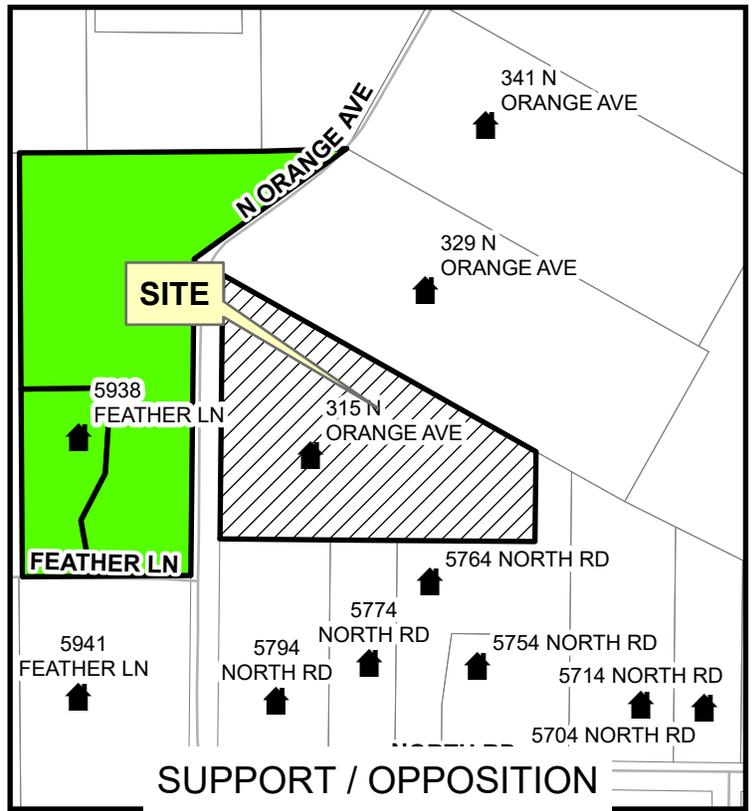
Based on the stated findings, staff recommends denial of the request, but if the Board

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 330 square feet pool (11' x 30') 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.

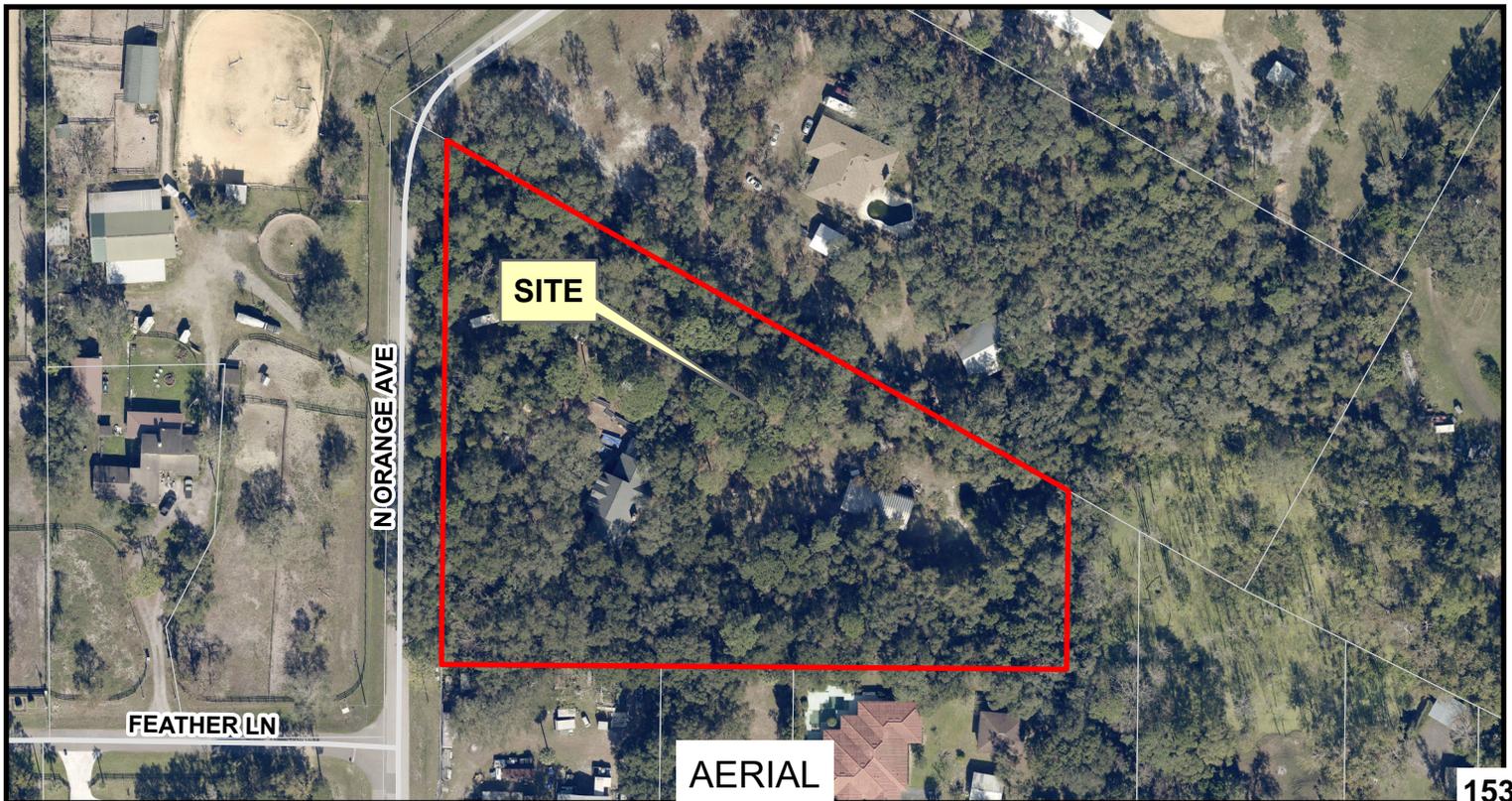
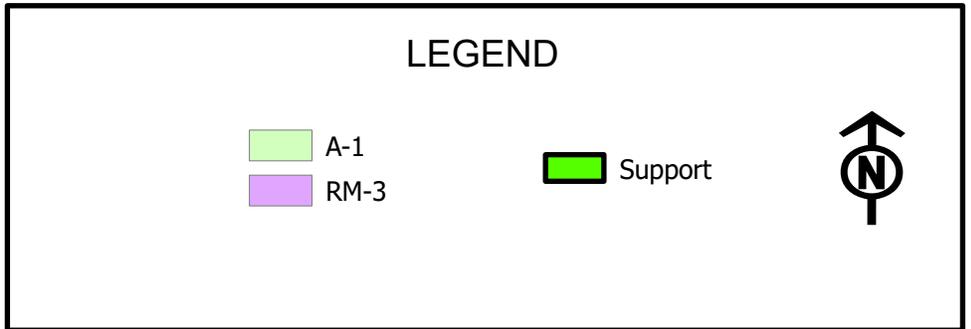
PASTURE LOOP (1814)  
VARIANCE





**JOHN & LINDA VATAHA**  
**315 N ORANGE AVE**  
**SANFORD, FL 32771**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MARCH 24, 2025**



# VARIANCE CRITERIA

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

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

My property's unique conditions make the required setback particularly restrictive. With a backyard depth of only 19.4 feet, adhering to the 7.5-foot setback would leave little usable space, making a pool impractical. Unlike most properties in the zoning district, my lot backs up to a retention pond located 35 feet beyond my property line, followed by a conservation area, rather than another residence. This creates a natural buffer that eliminates concerns about privacy, obstruction, or encroachment. Since there are no neighboring homes behind my property, the reduced setback will have no impact on other homeowners or the surrounding environment.

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

The unique conditions of my property result from its original lot design and surrounding environment, not any actions on my part. The 19.4-foot backyard depth was determined by the subdivision layout, restricting space for a pool while meeting the 7.5-foot setback. Additionally, the retention pond 35 feet beyond my property line, followed by a conservation area, creates a distinct rear boundary unlike most properties in the zoning district. These conditions were established through community planning and development, not by any modifications I have made.

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

Granting this variance would not provide a special privilege but rather align with similar approvals already granted in the zoning district. Additionally, other homeowners in the area have requested and received similar variance setback adjustments under comparable circumstances, demonstrating that this request is consistent with established precedents rather than an exception.

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 strict interpretation of the zoning regulations would make it difficult to build a functional pool, a common feature in the district. With a 19.4-foot backyard, the 7.5-foot setback significantly limits available space compared to other properties. Since my lot backs up to a retention pond rather than another residence, the standard setback does not serve the same purpose as it would on a typical lot. Similar variances have been granted in the area, and approving this request would allow for reasonable use of my property while maintaining consistency within the zoning district.

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 3.0 foot setback variance is the minimum reduction needed to allow for a functional pool while maintaining compliance with other regulations. After consulting with professional pool builders, they advised that, from a practical standpoint, this setback is necessary to construct a pool of reasonable size while accommodating essential construction and maintenance clearances.

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

Granting this variance aligns with the intent of zoning regulations by allowing reasonable use of my property while ensuring that setbacks still provide adequate space between structures. Since my lot backs up to a retention pond rather than another residence, reducing the setback to 3.0 feet will not impact neighbors' privacy, sightlines, or property values.

Additionally, similar variances have been granted in the area, demonstrating that this request is consistent with the neighborhood's character. The pool will be built in compliance with all safety, drainage, and structural requirements, ensuring it does not create any hazards or negatively affect public welfare. By maintaining these protections, the variance upholds the purpose of zoning regulations while accommodating the unique constraints of my lot.

# Property Record Card



**Parcel:** 21-21-31-512-0000-0130  
**Property Address:** 1814 PASTURE LOOP OVIEDO, FL 32765  
**Owners:** RUIZ, DARLINE; RUIZ, ANTHONY J  
 2025 Market Value \$603,599 Assessed Value \$486,250 Taxable Value \$435,528  
 2024 Tax Bill \$5,713.39 Tax Savings with Exemptions \$2,435.56  
 The 4 Bed/3.5 Bath Single Family property is 2,758 SF and a lot size of 0.19 Acres

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	21-21-31-512-0000-0130
<b>Property Address</b>	1814 PASTURE LOOP OVIEDO, FL 32765
<b>Mailing Address</b>	1814 PASTURE LOOP OVIEDO, FL 32765-5154
<b>Subdivision</b>	PARKDALE PLACE
<b>Tax District</b>	01:County Tax District
<b>DOR Use Code</b>	01:Single Family
<b>Exemptions</b>	00-HOMESTEAD (2021)
<b>AG Classification</b>	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$463,599	\$476,924
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$140,000	\$140,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$603,599	\$616,924
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$117,349	\$144,378
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$486,250	\$472,546

## 2024 Certified Tax Summary

<b>Tax Amount w/o Exemptions</b>	\$8,148.95
<b>Tax Bill Amount</b>	\$5,713.39
<b>Tax Savings with Exemptions</b>	\$2,435.56

## Owner(s)

### Name - Ownership Type

RUIZ, DARLINE - Tenancy by Entirety  
 RUIZ, ANTHONY J - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 13 PARKDALE PLACE PLAT BOOK 83  
PAGES 19-23

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$486,250	\$50,722	\$435,528
Schools	\$486,250	\$25,000	\$461,250
FIRE	\$486,250	\$50,722	\$435,528
ROAD DISTRICT	\$486,250	\$50,722	\$435,528
SJWM(Saint Johns Water Management)	\$486,250	\$50,722	\$435,528

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	5/29/2020	\$504,700	09616/0086	Improved	Yes
SPECIAL WARRANTY DEED	9/26/2019	\$1,908,200	09446/0282	Vacant	Yes
SPECIAL WARRANTY DEED	10/1/2018	\$9,438,000	09239/1812	Vacant	Yes

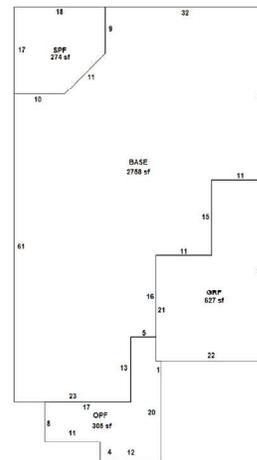
## Land

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

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2020
Bed	4
Bath	3.5
Fixtures	15
Base Area (ft <sup>2</sup> )	2758
Total Area (ft <sup>2</sup> )	3964
Constuction	CB/STUCCO FINISH
Replacement Cost	\$473,060
Assessed	\$463,599

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	627
OPEN PORCH FINISHED	305
SCREEN PORCH FINISHED	274

## Permits

Permit #	Description	Value	CO Date	Permit Date
00042	1814 PASTURE LOOP: SINGLE FAMILY DETACHED-PARKDALE PLACE LOT 13 [PARKDALE PLACE]	\$519,045	5/26/2020	1/14/2020

## Extra Features

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

### Zoning

<b>Zoning</b>	PD
<b>Description</b>	Planned Development
<b>Future Land Use</b>	LDR
<b>Description</b>	Low Density Residential

### School Districts

<b>Elementary</b>	Evans
<b>Middle</b>	Jackson Heights
<b>High</b>	Oviedo

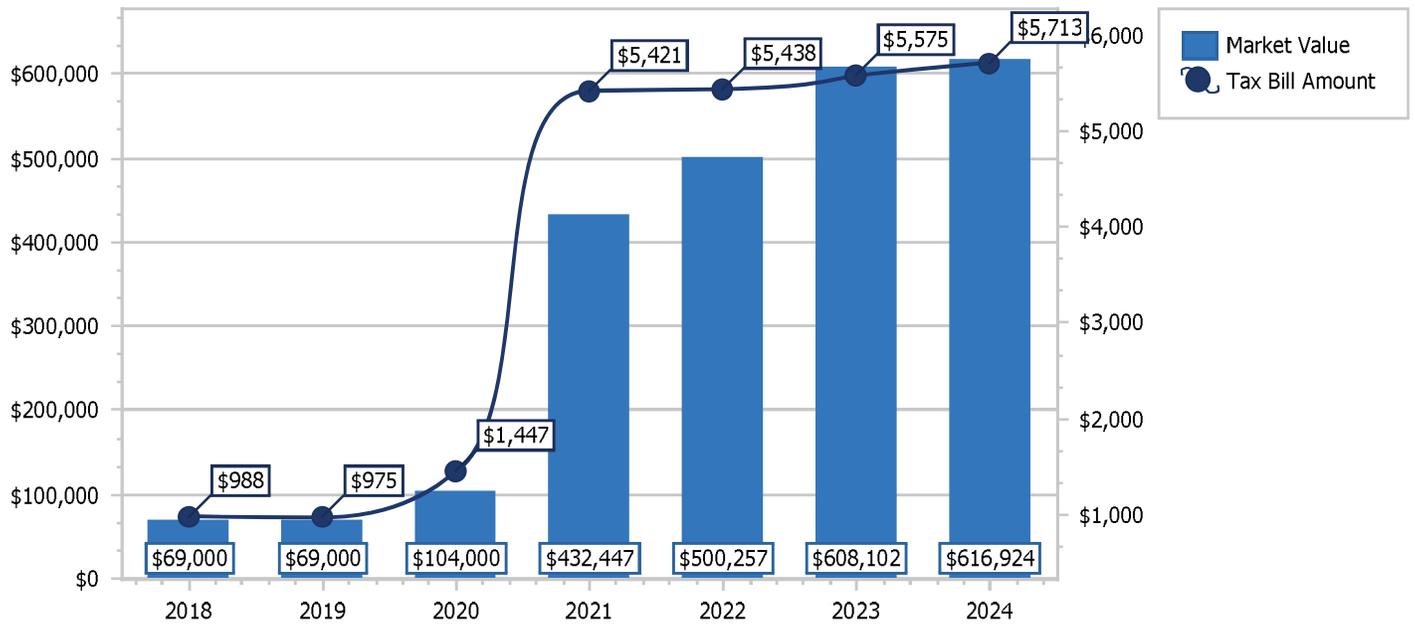
### Political Representation

<b>Commissioner</b>	District 1 - Bob Dallari
<b>US Congress</b>	District 7 - Cory Mills
<b>State House</b>	District 37 - Susan Plasencia
<b>State Senate</b>	District 10 - Jason Brodeur
<b>Voting Precinct</b>	Precinct 74

### Utilities

<b>Fire Station #</b>	Station: 46 Zone: 465
<b>Power Company</b>	DUKE
<b>Phone (Analog)</b>	AT&T
<b>Water</b>	Seminole County Utilities
<b>Sewage</b>	Seminole County Utilities
<b>Garbage Pickup</b>	MON/THU
<b>Recycle</b>	THU
<b>Yard Waste</b>	WED
<b>Hauler #</b>	Waste Pro

# Property Value History

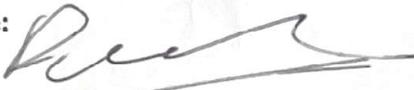


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As a neighboring property owner, I support the approval of the requested variance to reduce the rear setback for pool construction. This variance will not adversely impact me or the surrounding properties, as the pool will be built within the homeowner's yard and will not encroach upon shared spaces. Additionally, the property backs up to a retention pond and conservation area, ensuring that the reduced setback does not affect privacy, sightlines, or property use. Approving this request would allow the homeowner to make reasonable use of their yard while maintaining the character of the neighborhood. I have no objections to this variance being granted.

Name: Paul Simpkins

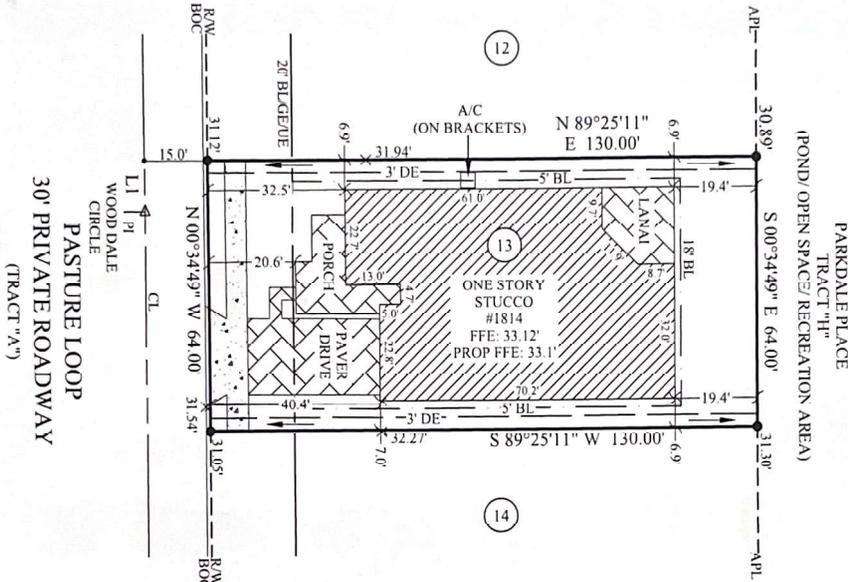
Address: 1810 Pasture Loop

Signature: 

Date: 3/13/25



ADDRESS: 1814 PASTURE LOOP  
 BEING LOT 13, ACCORDING TO THE PLAT OF PARKDALE PLACE  
 RECORDED IN PLAT BOOK 83, PAGES 19-23 OF THE  
 PUBLIC RECORD OF SEMINOLE COUNTY, FLORIDA.  
 AREA 8,320 S.F. - 0.191 ACRES



- BUILDING SETBACKS PER THE SEMINOLE COUNTY PLANNING & ZONING DEPARTMENT.
- FRONT: 20'
  - REAR: 25' (EXTERIOR), 19' (INTERIOR)
  - SIDE: 5'
  - CORNER: 15'

- SURVEY PREPARED FOR:
- DR HORTON, INC. - A DELAWARE CORP
  - ANTHONY JOSEPH RUIZ & DARLINE RUIZ
  - DHI MORTGAGE COMPANY, LTD.
  - DHI TITLE OF FLORIDA, INC.
  - ALLIANT NATIONAL TITLE INSURANCE CO



Line	Bearing	Distance
L1	S 00°34'49" E	11.73'

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, T21S, R31E, BEING S89°42'48" W PER THE PLAT OF PARKDALE PLACE RECORDED IN PLAT BOOK 83, PAGES 19-23.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE SEMINOLE COUNTY VERTICAL CONTROL POINTS: #315290 (ELEVATION: 36.011') AND #3821901 (ELEVATION: 43.433') (NGVD 29) ACCORDING TO A MAP AND TOPOGRAPHIC SURVEY OF THE SITE BY PEC SURVEYING AND MAPPING, LLC, DATED 11/04/2013.
- THIS PROPERTY LIES WITHIN FLOOD ZONE A (100 YEAR FLOOD ELEVATION 31.3') ACCORDING FEMA FIRM COMMUNITY PANEL # 120295 0190 F DATED 09/28/2007 AND REVISED TO ZONE X VIA LOMR CASE# 19-04-3092P DATED 12/27/2019.
- CARTER & CLARK LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
- ADJOINERS SHOWN ARE PER PLAT OF RECORD.
- THE EXISTENCE OF UTILITIES WITHIN UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION (IF APPLICABLE).
- DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
- THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- EQUIPMENT USED: LEICA TOTAL STATION-12.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

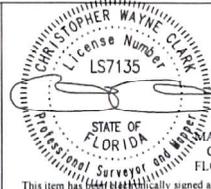
**LEGEND**

- PI Point of Intersection
- A/C Air Conditioning
- CONC Concrete
- TOF Top of Form
- P Porch
- CP Covered Patio
- CB Catch Basin
- GE Gas Easement
- DE Drainage Easement
- UE Utility Easement
- PROP Proposed
- FFE Finished Floor Elevation
- APL Approximate Property Line
- BOC Back of Curb
- R/W Right of Way
- CL Center Line
- BL Building Line
- SF Square Feet
- Set 1/2" Rebar (LB#8075)
- Found Rebar (LS#4044)
- ▲ Set Mag Nail (LB#8075)
- ▲ Found Mag Nail (LS#4044)
- Rebar to be set
- Drainage Flow
- ↯ Not To Scale

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED HEREON WAS CONDUCTED BY PERSONS UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA AS OUTLINED IN 51-17 FAC

**FINAL BOUNDARY SURVEY FOR:**  
**ANTHONY JOSEPH RUIZ & DARLINE RUIZ**  
 SUBDIVISION: PARKDALE PLACE  
 LOT: 13  
 LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
 SEMINOLE COUNTY, FLORIDA  
 FIELD WORK DATE: 04/28/2020  
 PLAT DATE: 05/15/2020  
 20200502403 DRHFL FC:SW

**PRODUCTION BUILDER SERVICES, INC.**  
**DBA: CARTER & CLARK**  
 LB 8075  
 320 Sheats Road  
 Monticello, FL 32344  
 Ph: 770.495.9793  
 Toll Free: 866.637.1048  
 www.carterandclark.com

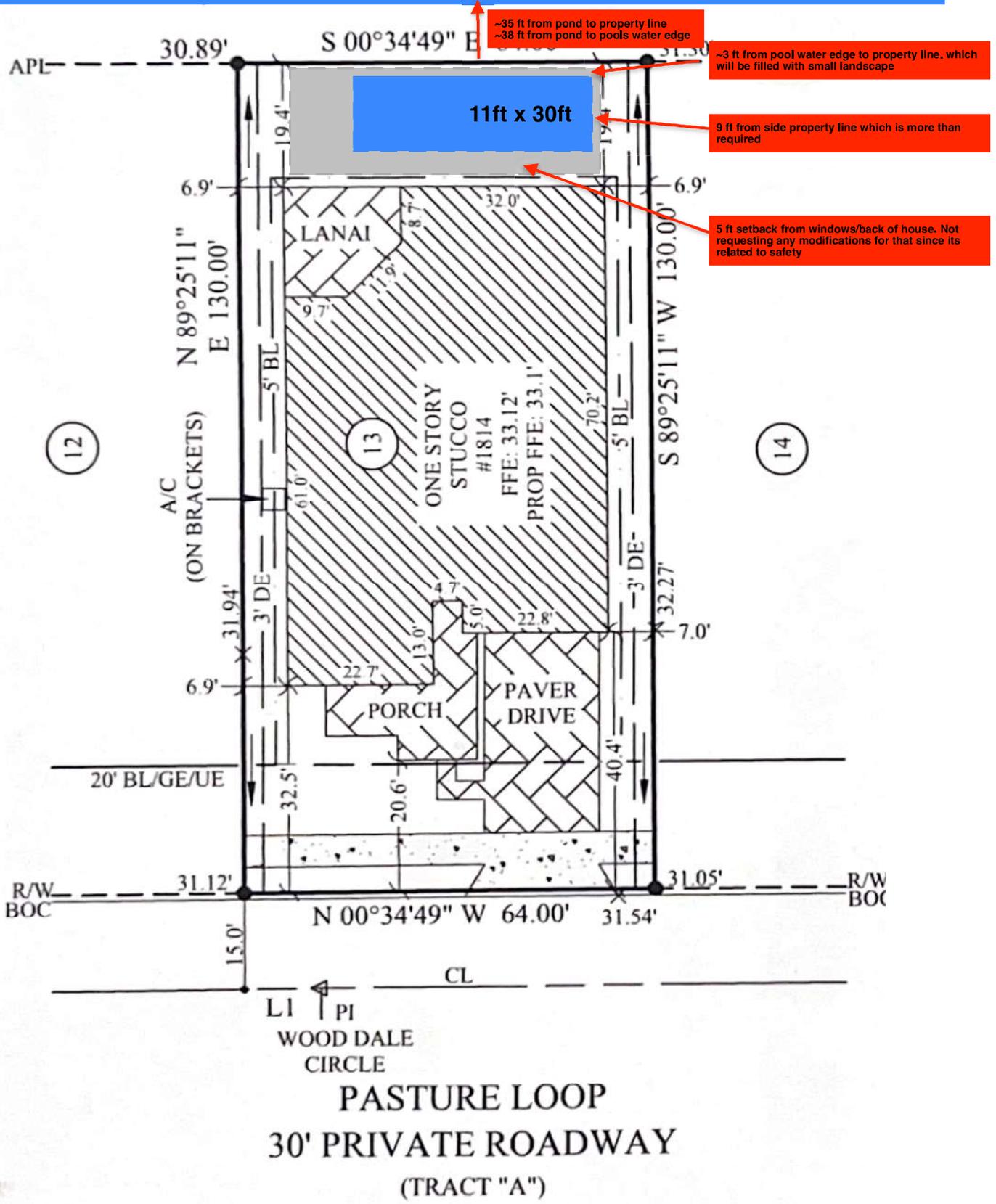


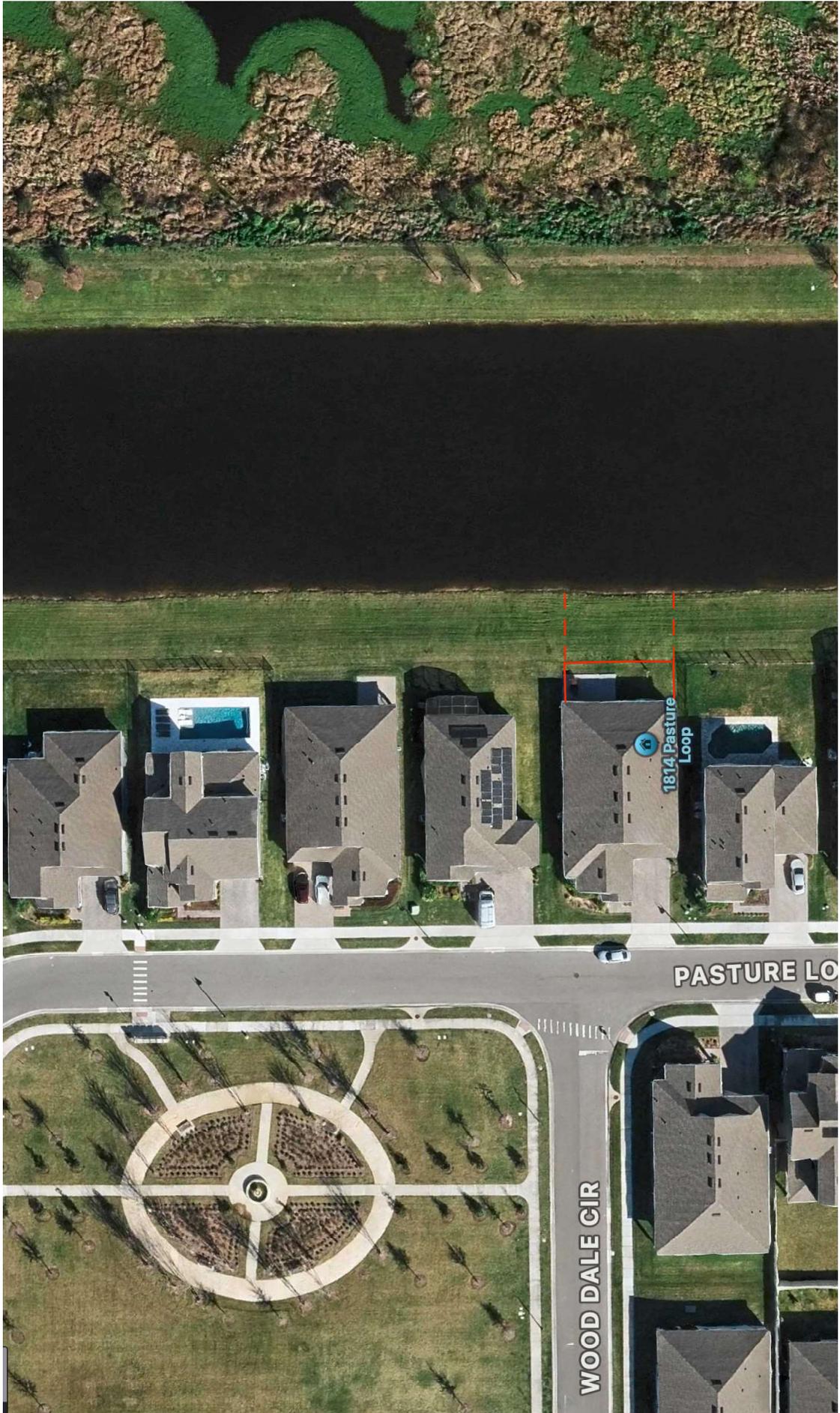
Digitally signed by Christopher W Clark  
 DN: cn=Christopher W Clark, o=Chris and Clark Land Surveyors, email=chris@carterandclark.com, c=US  
**Christopher W Clark**  
 PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE  
 CHRISTOPHER WAYNE CLARK,  
 FLORIDA CERTIFICATE NO. LS 7135

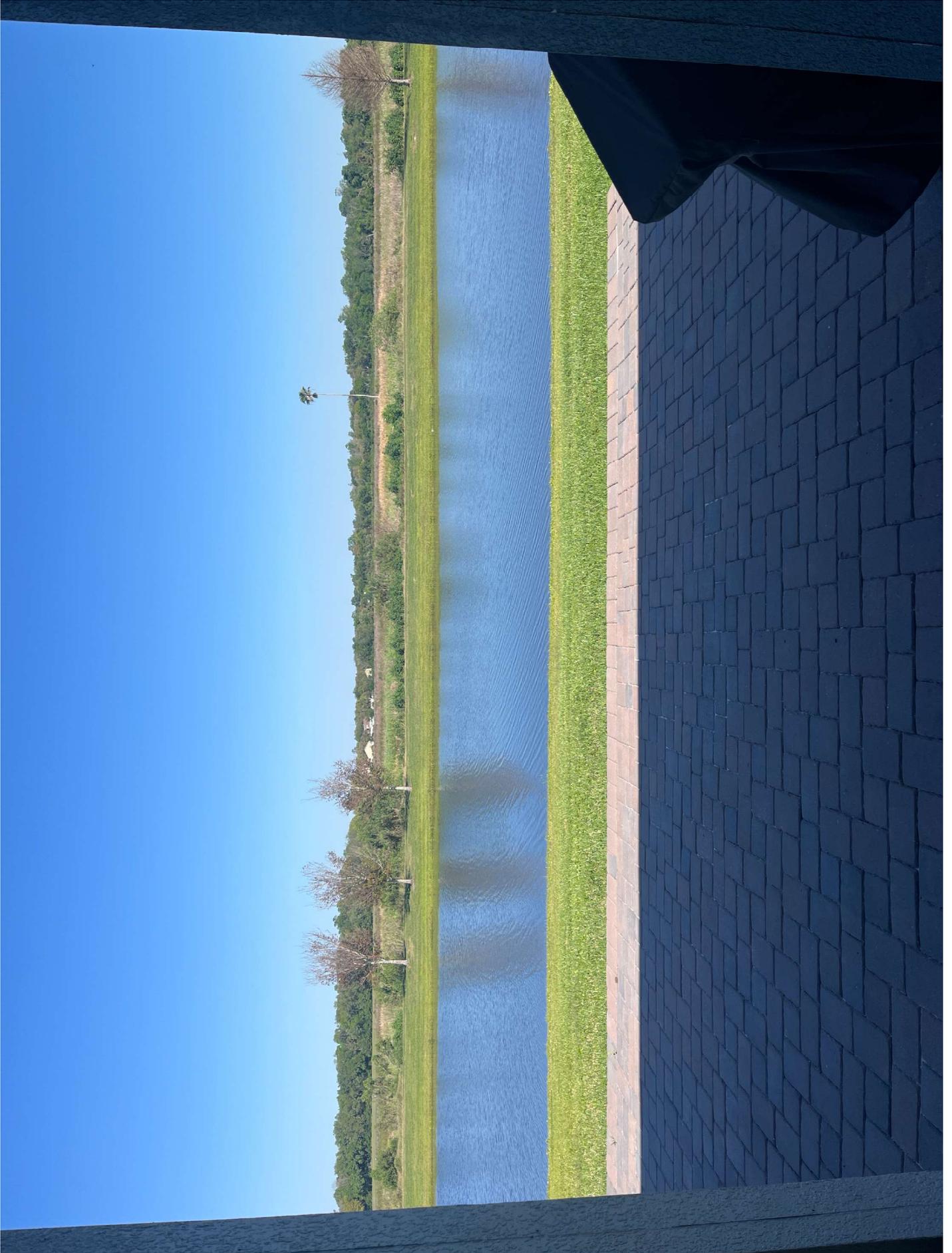
This item has been electronically signed and sealed by Christopher Clark, PSM on 05/15/2020 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

# Conservation

# Retention Pond











**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

LOT 13 PARKDALE PLACE PLAT BOOK 83 PAGES 19-23

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

**A. FINDINGS OF FACT**

**Property Owner:** ANTHONY RUIZ  
1814 PASTURE LOOP  
OVIEDO, FL 32765

**Project Name:** PASTURE LOOP (1814)

**Requested Variance:**

A rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool in the PD (Planned Development) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to obtain an approved variance to construct a 330 square foot pool (11' x 30'). 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 13 PARKDALE PLACE PLAT BOOK 83 PAGES 19-23

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

**A. FINDINGS OF FACT**

**Property Owner:** ANTHONY RUIZ  
1814 PASTURE LOOP  
OVIEDO, FL 32765

**Project Name:** PASTURE LOOP (1814)

**Variance Approval:**

Request for a rear yard setback variance from seven and one half (7.5) feet to three (3) feet for a pool in the PD (Planned Development) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 330 square feet pool (11' x 30') 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 May, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Meggan Znorowski, Project Coordinator  
1101 East First Street  
Sanford, Florida 32771





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-333**

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**Title:**

**5729 Oak Lake Trail** - Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; BV2025-007 (Deborah White, 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 six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a fence height variance from six and one-half (6½) feet to eight (8) feet 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 Estates at Aloma Woods Phase 2 subdivision.
- The existing ninety (90) linear feet of eight (8) foot tall privacy fence is one and one-half (1½) feet over the maximum allowable height.
- The Estates at Aloma Woods Homeowners Association approved the privacy fence.
- A building permit (24-16748) has been submitted and should the Board of Adjustment approve the variance, the permit can be approved.
- The request is for a variance to Section 30.14.19(b) of the Seminole County Land Development Code, which states that

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

- 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 and heights; 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.

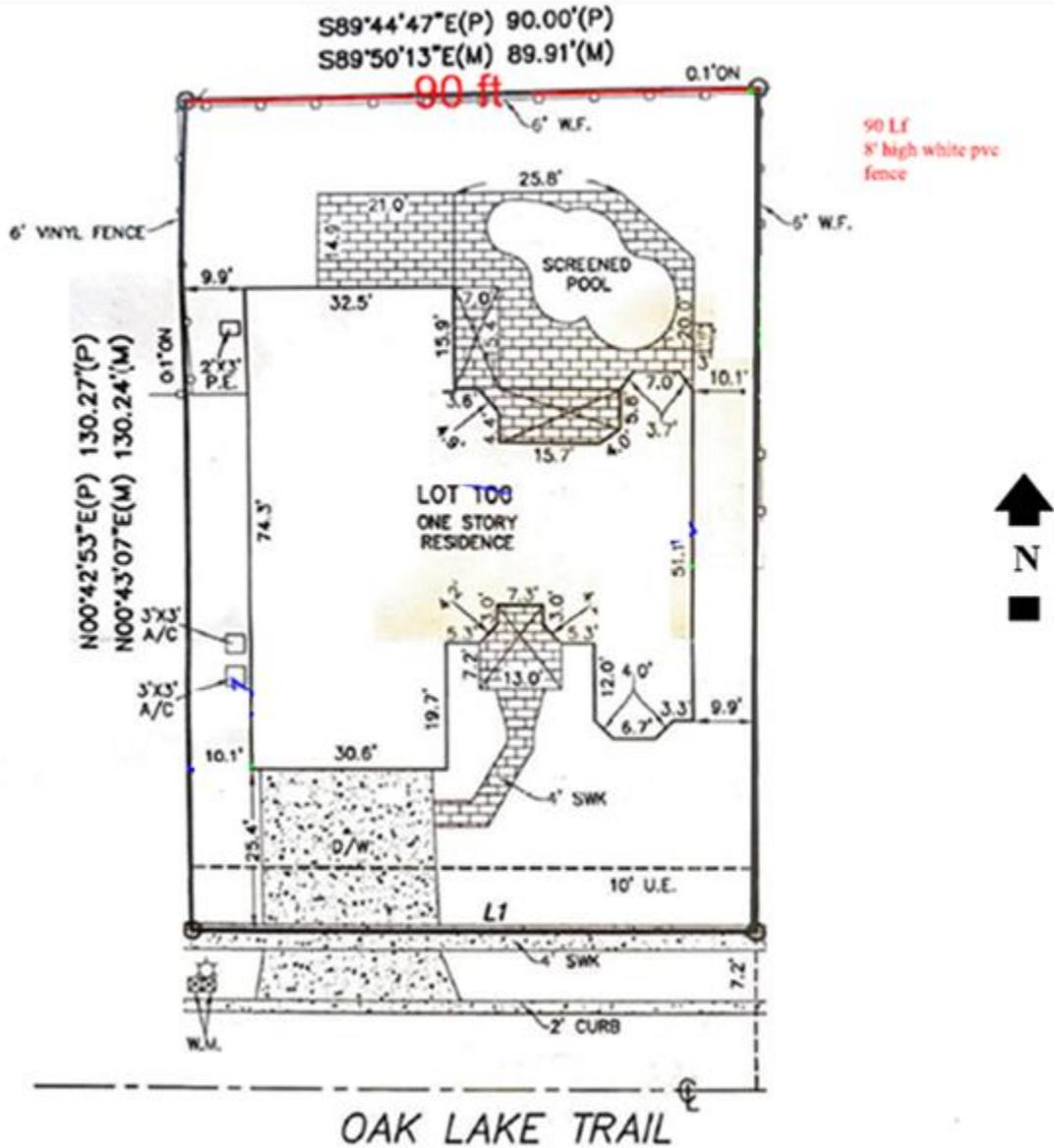
**Staff Recommendation:**

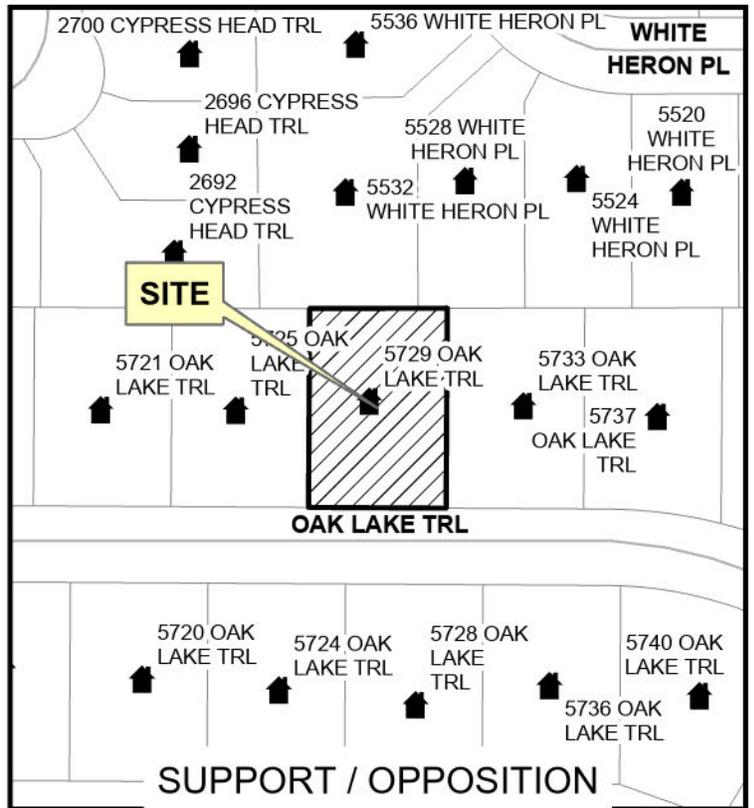
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the ninety (90) linear feet of eight (8) foot tall privacy 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.

# 5729 OAK LAKE TRL VARIANCE

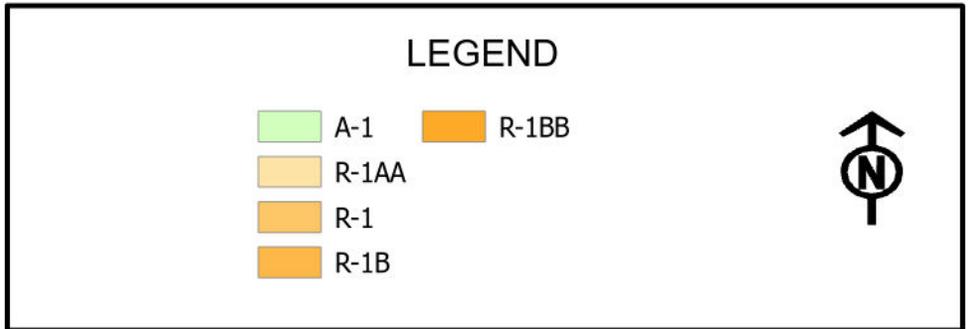
The 8-foot height variance will only apply to the fencing located on the 90-foot rear yard property line.





**DEBORAH WHITE**  
 5729 OAK LAKE TRL  
 OVIEDO, FL 32765

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025



## VARIANCE CRITERIA

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

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

Our original fence was 12' before we had to remove it. Our HOA Architecture Review Application shows we have been cleared for the 8' fence, as we were grandfathered in due to the original height of the damaged fence that was removed.

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

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?

Approving the variance would not allow for any special privileges, in any way. The original fence height was 12'. The HOA grandfathered this and their approval is located in their completed Architectural Review Application. We are applying for an 8' fence to replace the old one which stood at 12'.

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?

Our neighbors enjoy fence heights of 8'. We would like the same experience of privacy.

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

The requested variance is the minimum variance that will make the replacement fence a reasonable use of the structure, as our original fence was 12'. We are requesting 8' instead of 6.5'.

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?

Approving the replacement fence at 8' will, in no way, be injurious to the neighborhood or detrimental to the public welfare as our HOA has approved (and grandfathered this property) our request. Additionally, our neighbors also have 8' fences.

# Property Record Card



Parcel: **32-21-31-5UX-0000-1000**  
 Property Address: **5729 OAK LAKE TRL OVIEDO, FL 32765**  
 Owners: **WHITE, DEBORAH J**  
 2025 Market Value \$632,806 Assessed Value \$632,806  
 2024 Tax Bill \$7,697.80 Tax Savings with Exemptions \$528.47  
 The 4 Bed/3.5 Bath Single Family property is 3,165 SF and a lot size of 0.27 Acres

## Parcel Location



## Site View



3221315UX00001000 02/20/2022

## Parcel Information

Parcel	32-21-31-5UX-0000-1000
Property Address	5729 OAK LAKE TRL OVIEDO, FL 32765
Mailing Address	5729 OAK LAKE TRL OVIEDO, FL 32765-7366
Subdivision	ESTATES AT ALOMA WOODS PHASE 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$448,856	\$438,396
Depreciated Other Features	\$33,950	\$34,382
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$632,806	\$622,778
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	\$632,806	\$622,778

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,226.27
Tax Bill Amount	\$7,697.80
Tax Savings with Exemptions	\$528.47

## Owner(s)

Name - Ownership Type  
 WHITE, DEBORAH J

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 100  
ESTATES AT ALOMA WOODS PH 2  
PB 52 PGS 11 & 12

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$632,806	\$50,000	\$582,806
Schools	\$632,806	\$25,000	\$607,806
FIRE	\$632,806	\$50,000	\$582,806
ROAD DISTRICT	\$632,806	\$50,000	\$582,806
SJWM(Saint Johns Water Management)	\$632,806	\$50,000	\$582,806

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/25/2019	\$470,000	09304/1086	Improved	Yes
WARRANTY DEED	5/1/2012	\$355,000	07783/1881	Improved	Yes
WARRANTY DEED	7/1/2003	\$380,000	04944/0467	Improved	Yes
SPECIAL WARRANTY DEED	6/1/1998	\$277,600	03464/1606	Improved	Yes
WARRANTY DEED	7/1/1997	\$1,118,500	03265/1797	Vacant	No

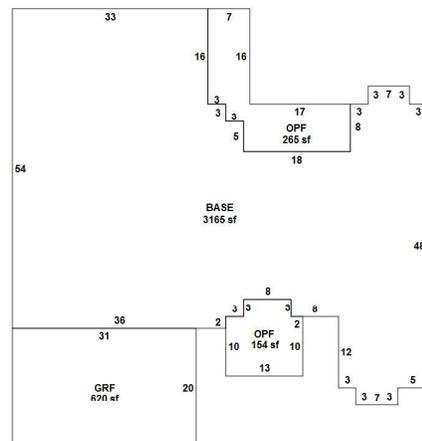
## Land

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

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1998
Bed	4
Bath	3.5
Fixtures	14
Base Area (ft <sup>2</sup> )	3165
Total Area (ft <sup>2</sup> )	4204
Constuction	CB/STUCCO FINISH
Replacement Cost	\$501,515
Assessed	\$448,856

\* Year Built = Actual / Effective



Sketch by Agre/Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	620
OPEN PORCH FINISHED	154
OPEN PORCH FINISHED	265

Permits				
Permit #	Description	Value	CO Date	Permit Date
08351	5729 OAK LAKE TRL: PLUMBING - RESIDENTIAL-SINGLE FAMILY [ESTATES AT ALOMA WOODS PH]	\$2,100	7/29/2024	7/10/2024
09913	5729 OAK LAKE TRL: MECHANICAL - RESIDENTIAL-SINGLE FAMILY [ESTATES AT ALOMA WOODS PH]	\$15,000		7/5/2024
17300	5729 OAK LAKE TRL: ELECTRIC - GENERATOR-SINGLE FAMILY [ESTATES AT ALOMA WOODS PH]	\$12,325		10/1/2021
06741	REROOF	\$29,141		5/1/2018
07717	SOLAR	\$6,250		10/12/2012
04153	POOL SCREEN ENCLOSURE	\$3,515		6/1/1998
02902	POOL	\$12,500		4/1/1998
00103		\$250,191	6/10/1998	1/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1998	1	\$35,000	\$21,000
SCREEN ENCL 2	1998	1	\$9,000	\$3,600
WATER FEATURE	2001	1	\$1,294	\$550
SOLAR HEATER	2012	1	\$0	\$0
STANDBY GENERATOR 1	2021	1	\$10,000	\$8,800

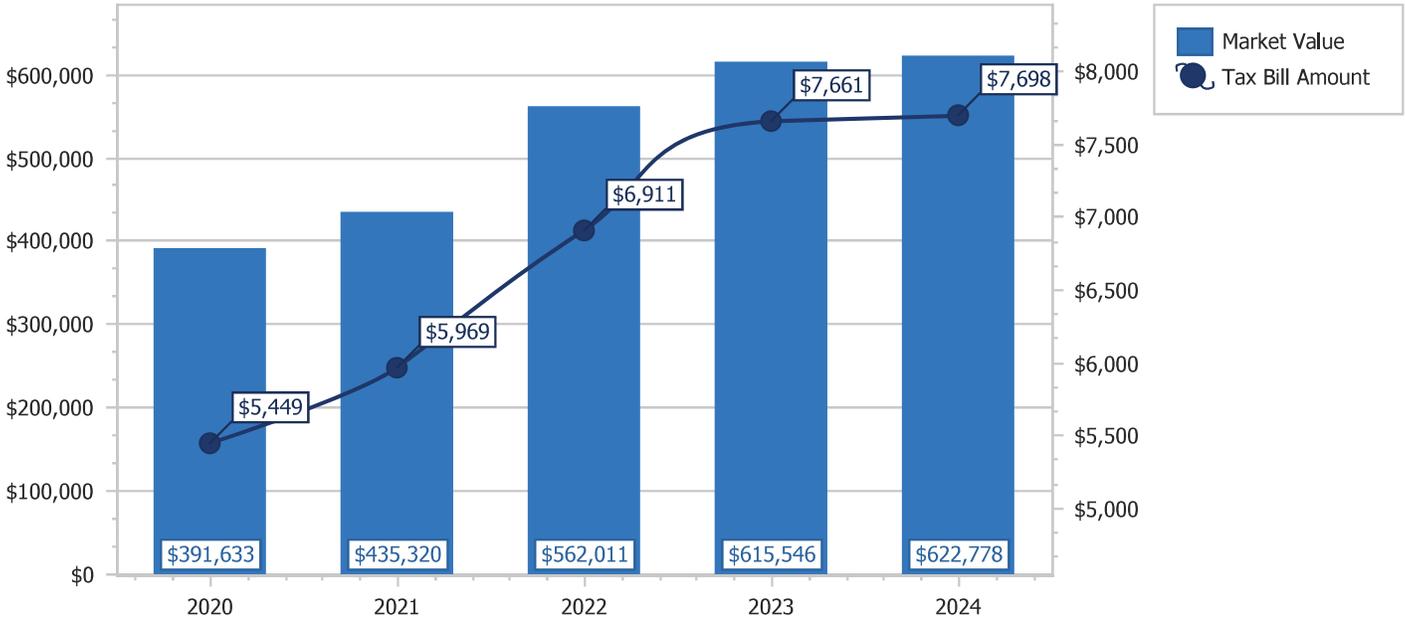
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 75

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



Copyright 2025 © Seminole County Property Appraiser

# ARCHITECTURAL REVIEW APPLICATION

**Please submit ORIGINAL of this form with paint swatches only to:** Connie Grossmann 2861 Aloma Lake Rn  
**Email all submissions and questions to:**  
[cgatorfla@gmail.com](mailto:cgatorfla@gmail.com) and [yperez@sentrymgt.com](mailto:yperez@sentrymgt.com)

Architectural Review Board.  
 Estates at Aloma Woods HOA, Inc.  
 2180 W. SR 434, Suite 50000, Longwood, FL 32779  
 407-788-6700 ext. 51423

<b>Date Application Submitted:</b> <u>11/7/2024</u> Owner's Name: <u>Deborah White</u> Property Address: <u>5729 OAK LAKE TRL</u>	Lot Number: <u>100</u> Phone: <u>954-296-4777</u> Email: <u>debbiewhite@me.com</u> Oviedo, Florida 32765
---	--

Approval is hereby requested for the following modification(s) and or alterations as described below (and on attached pages if applicable) of alterations to the exterior of the home/lot. (Check appropriate items.)

New Application	Resubmission of Previous Application
Exterior Color Selections (Paint or Roof) (attach color samples; indicate body, trim, roof colors)	Solar (include plans for placement)
Pool / Spa	Yard Art
<b>Fence (Include plan layout)</b>	Hurricane Shutters
Landscape Plan (Lighting, Curbing, Trees, etc.)	Doors
Construction Projects (additions/alterations of any kind including screen enclosures/pavers. Include color samples and materials.)	Generator
	Other (Describe on back or use additional pages as needed. Include details, plans and layout as applicable.)

Please complete the following as applicable:

Contractor: Superior Fence and Rail Phone: 407-971-7804  
 Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

**By signing this form, I grant the Association an exclusive, limited easement over my property for access and inspection purposes after advance notice in conjunction with the limited duties of the association as set forth in the EAW Declarations and Florida Law.**

The following items need to be submitted along with this form:

- 1.) Plot plan/survey showing location of modification(s)
  - 2.) Drawings and color samples
- **You are responsible for obtaining any necessary permits from the appropriate Building and Zoning Department(s).**
  - **Access to area of construction is only allowed through your property and you are responsible for any damages to surrounding area. If access is needed on neighboring properties, you must obtain your neighbor's permission before commencing any work.**

Once the ARC has acted on this application (approved or disapproved), a copy of this form will be returned to the property owner. Once approved, WORK MUST BE COMPLETED WITHIN 90 DAYS or a new application must be submitted.

- **Please contact the Sentry Association Manager (Yenny Perez - [yperez@sentrymgt.com](mailto:yperez@sentrymgt.com)) upon completion of work for final inspection**

Signed by: Deborah White  
 Owner's Signature: \_\_\_\_\_  
E6AB06BDA5FE440...

Architectural Review Committee (ARC)

### NOTICE

These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the design plans with the community generally, in the opinion of the undersigned. These plans are reviewed on that limited basis. No review has been made with respect to the functionality, safety, compliance with governmental regulations, or otherwise, and no reliance on this approval should be made by any party with respect to any such matters. The undersigned expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including but not limited to, liability for negligence or breach of express or implied warranty."

Approve Signature: <u>[Signature]</u>	Date: <u>11/07/2024</u>	ARC Comments
Approve Signature: <u>[Signature]</u>	Date: <u>11/07/2024</u>	
Approve Signature: <u>[Signature]</u>	Date: <u>11/07/2024</u>	
Disapproved Signature: _____	Date: _____	
<b>Date Returned to Owner:</b> _____		

**Certificate Of Completion**

Envelope Id: E9C7573E7044424DB904D6A9B0D34071	Status: Completed
Subject: Complete with DocuSign: Deborah White ARB Form.pdf	
Source Envelope:	
Document Pages: 1	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Reygie Fuller
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	5470 Highway Ave
	Jacksonville, FL 32254
	Reygie.Fuller@superiorfenceandrail.com
	IP Address: 104.58.64.157

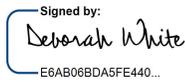
**Record Tracking**

Status: Original	Holder: Reygie Fuller	Location: DocuSign
11/5/2024 6:43:14 AM	Reygie.Fuller@superiorfenceandrail.com	

**Signer Events**

Deborah White  
 debbiwhite@me.com  
 Security Level: Email, Account Authentication (None)

**Signature**

Signed by:  
  
 E6AB06BDA5FE440...

Signature Adoption: Pre-selected Style  
 Using IP Address: 104.28.92.183  
 Signed using mobile

**Timestamp**

Sent: 11/5/2024 6:46:23 AM  
 Resent: 11/7/2024 3:56:05 AM  
 Viewed: 11/7/2024 4:15:00 AM  
 Signed: 11/7/2024 4:17:42 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/7/2024 4:15:00 AM  
 ID: 134ac28d-7f91-458f-93b1-3e3c2544472c

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

**Timestamp**

**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

Envelope Sent	Hashed/Encrypted	11/5/2024 6:46:23 AM
Certified Delivered	Security Checked	11/7/2024 4:15:00 AM
Signing Complete	Security Checked	11/7/2024 4:17:42 AM
Completed	Security Checked	11/7/2024 4:17:42 AM

**Payment Events**

**Status**

**Timestamps**

**Electronic Record and Signature Disclosure**

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Superior Fence and Rail of NOFL (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact Superior Fence and Rail of NOFL:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [books@superiorfenceandrail.com](mailto:books@superiorfenceandrail.com)

**To advise Superior Fence and Rail of NOFL of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [books@superiorfenceandrail.com](mailto:books@superiorfenceandrail.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

**To request paper copies from Superior Fence and Rail of NOFL**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [books@superiorfenceandrail.com](mailto:books@superiorfenceandrail.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with Superior Fence and Rail of NOFL**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [books@superiorfenceandrail.com](mailto:books@superiorfenceandrail.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

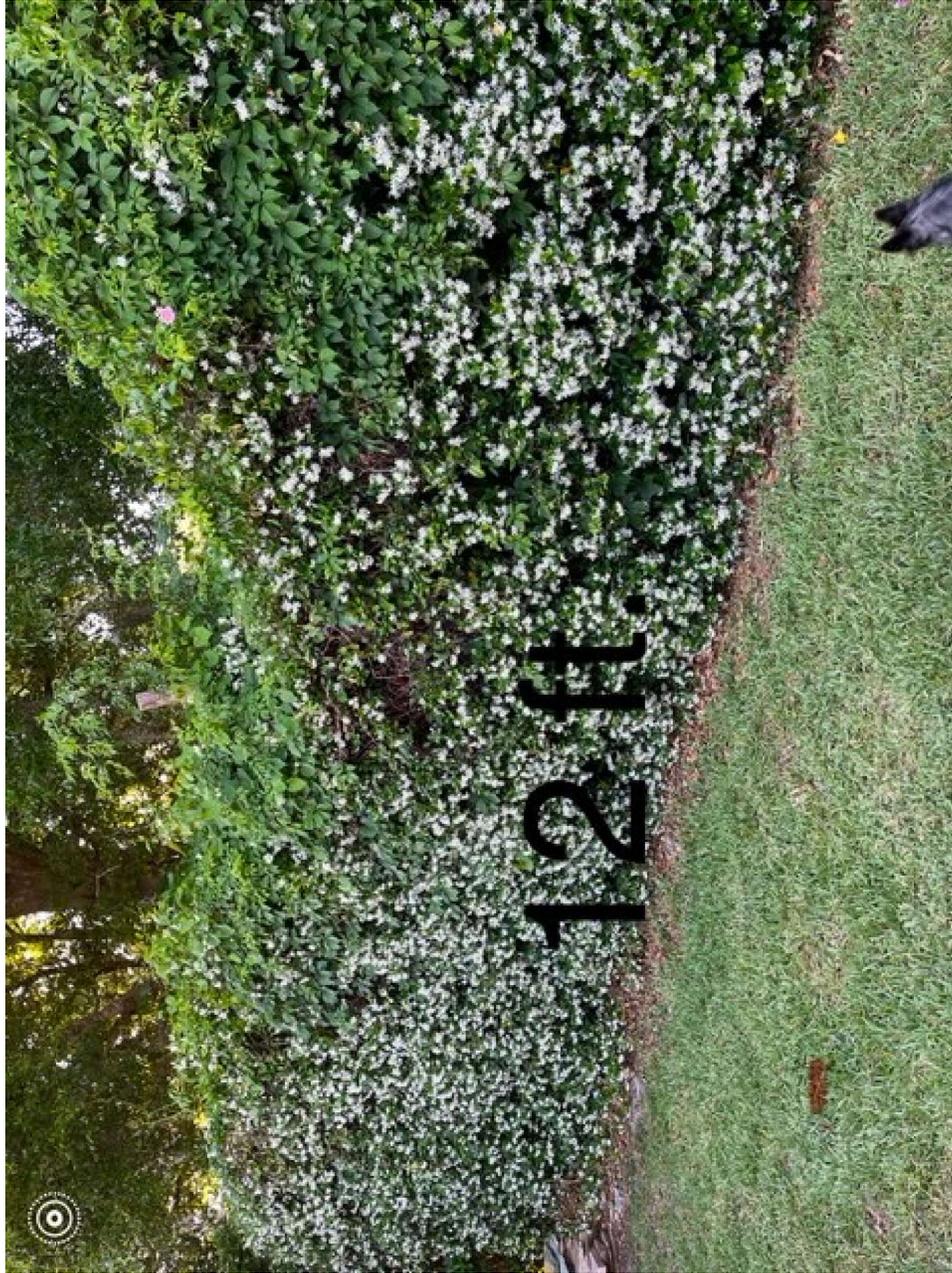
### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Superior Fence and Rail of NOFL as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Superior Fence and Rail of NOFL during the course of your relationship with Superior Fence and Rail of NOFL.





**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

LOT 100 ESTATES AT ALOMA WOODS PH 2 PB 52 PGS 11 & 12

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

**A. FINDINGS OF FACT**

**Property Owner:** DEBORAH WHITE  
5729 OAK LAKE TRL  
OVIEDO, FL 32765

**Project Name:** OAK LAKE TRL (5729)

**Requested Variance:**

Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct ninety (90) linear feet of eight (8) foot tall privacy fence on the rear (north) property line. 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 May, 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 100 ESTATES AT ALOMA WOODS PH 2 PB 52 PGS 11 & 12

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

**A. FINDINGS OF FACT**

**Property Owner:** DEBORAH WHITE  
5729 OAK LAKE TRL  
OVIEDO, FL 32765

**Project Name:** OAK LAKE TRL (5729)

**Variance Approval:**

Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the ninety (90) linear feet of eight (8) foot tall 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.

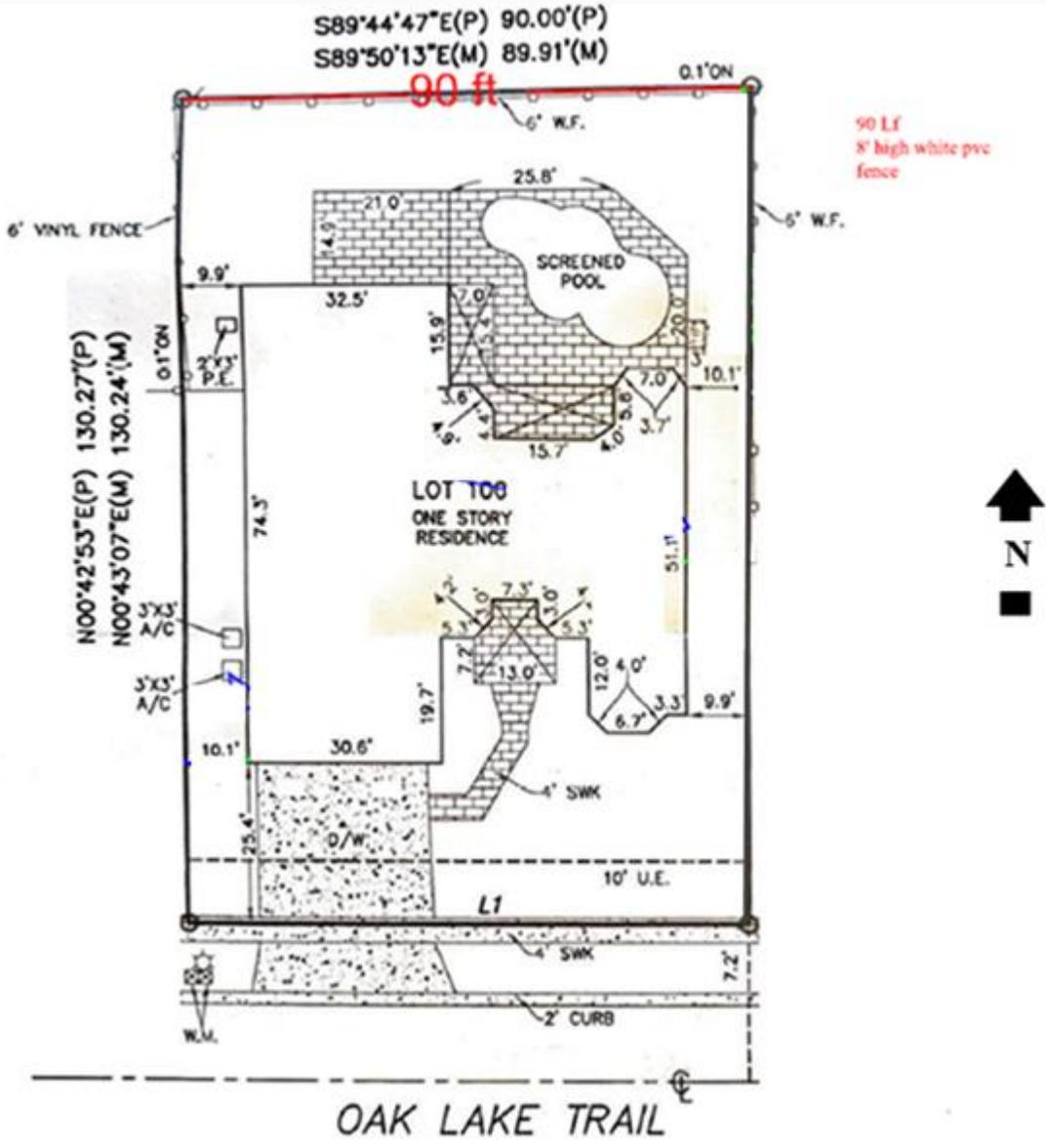
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

EXHIBIT A  
SITE PLAN

The 8-foot height variance will only apply to the fencing located on the 90-foot rear yard property line.





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

**File Number: 2025-337**

**Title:**

**1540 Hobson Street** - Request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district; BV2025-017 (Shad Smith, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is in the Sanlando Springs subdivision.
- The property is a corner lot and is considered to have to front yards and two side yards for setback purposes.
- The existing 981.72 square foot detached garage encroached four (4) feet into the required west side yard setback. The existing 365.5 square foot detached carport encroaches four (4) feet into the required west side yard setback and nine (9) feet into the required north side yard setback.
- In 1985, the owner of the property at the time hired a contractor to pull the required building permits and construct the detached garage. For unknown reasons, the required inspections were never completed and the permit expired. No permits were located for the detached carport; however, if the carport is older than 1985, staff would not be able to locate permit records. It is unknown if the carport structure ever received a building permit.
- The current property owner would like to bring the existing structures into compliance with the Seminole County Land Development Code in order to convert a portion of the detached garage into an accessory dwelling unit (ADU) for an elderly family member.
- Under the current Seminole County Land Development Code, ADUs are a permitted use within the R-1AA zoning district. Converting a portion of the garage into an ADU in the future will require a building permit, site plan approval, and approval of all required building inspections.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- In 1984 a front yard setback variance was approved from twenty-five (25) feet to seventeen (17) feet for a porch.

**Staff Findings:**

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

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special

privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and

4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

**Staff Conclusion:**

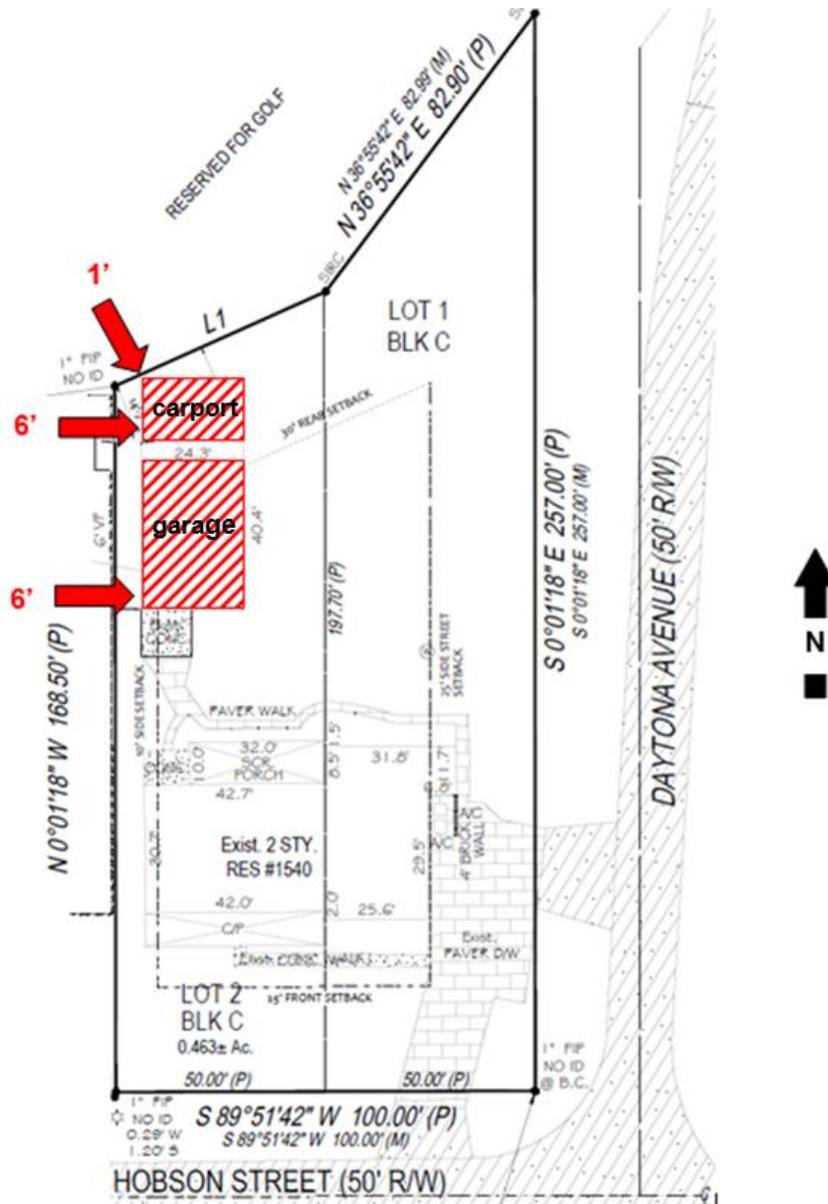
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

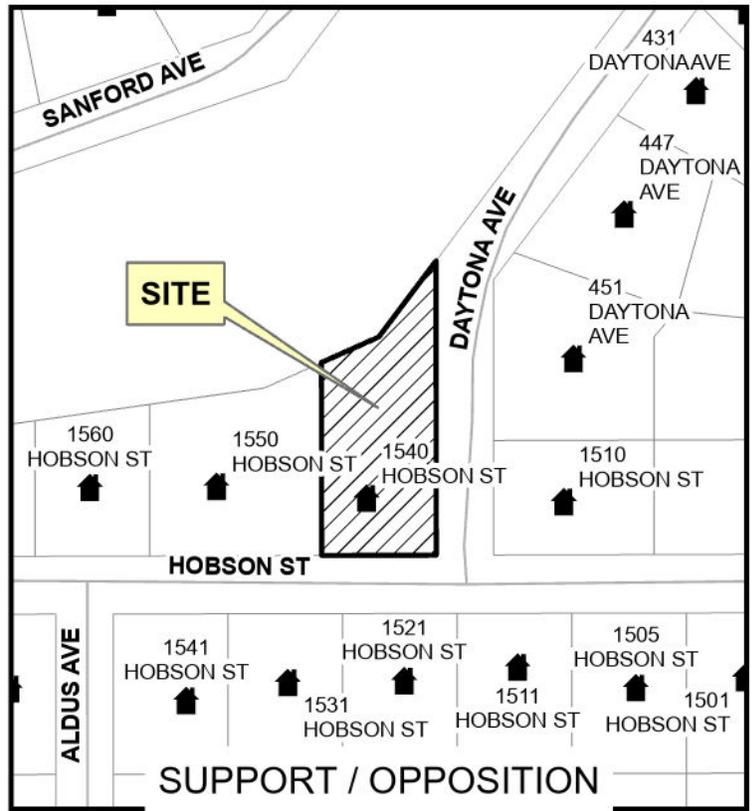
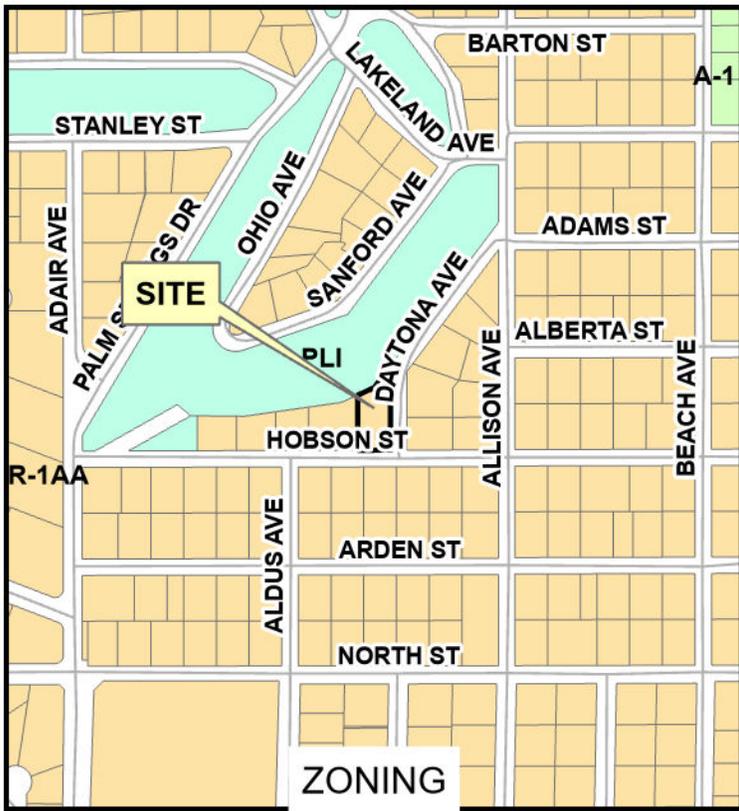
**Staff Recommendation:**

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

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

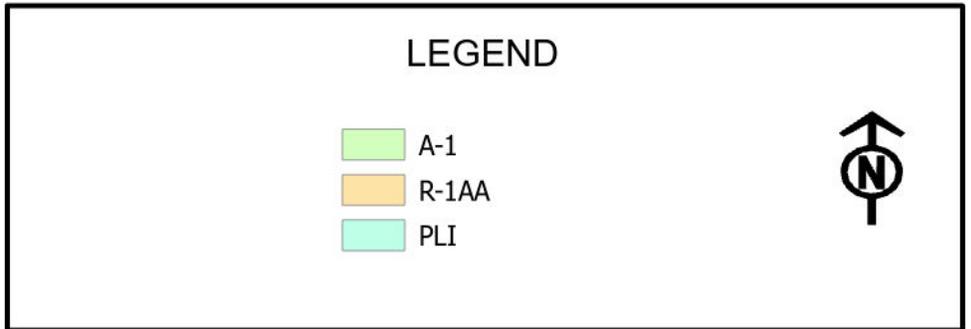
# 1540 HOBSON STREET VARIANCES





**SHAD & JOANNA SMITH**  
**1540 HOBSON ST**  
**LONGWOOD, FL 32750**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**APRIL 28, 2025**



## VARIANCE CRITERIA

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

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? The existing garage structure, we want to convert half of it into livable space ADU. The existing garage has a 6'-4" side set back, and a 14'-7" rear set back. (10', 30') The existing carport has a 1'-5" rear set back and a 6'-4" side set back.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The existing garage was built in 1984, and carport was built as well. The existing garage will be needed for the father who needs care and needs to live with family as an ADU.
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 variances requests will not harm the surrounding neighborhood.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant? The existing garage was built in 1984, the father needs care and we would need this space to be livable space to care for him. The literal interpretation would cause hardship on the applicant to care for his father.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? We are requesting these set back variances to utilize the existing structure in order to care for a loved one, the existing garage has been there since 1984 and would not impact surrounding areas.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare? Granting the variance will let the owner care for his father while not impacting the surrounding neighborhood.

# Property Record Card



Parcel: **01-21-29-5CK-140C-0010**  
 Property Address: **1540 HOBSON ST LONGWOOD, FL 32750**  
 Owners: **SMITH, JOANNA; SMITH, SHAD**  
 2025 Market Value \$479,104 Assessed Value \$273,722 Taxable Value \$223,000  
 2024 Tax Bill \$2,985.22 Tax Savings with Exemptions \$3,264.49  
 The 5 Bed/3.5 Bath Single Family Former Golf-Front property is 2,426 SF and a lot size of 0.46 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	01-21-29-5CK-140C-0010
Property Address	1540 HOBSON ST LONGWOOD, FL 32750
Mailing Address	1540 HOBSON ST LONGWOOD, FL 32750-6856
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	0161:Single Family Former Golf-Front
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$374,504	\$368,540
Depreciated Other Features	\$9,600	\$9,600
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$479,104	\$473,140
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$205,382	\$207,132
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$273,722	\$266,008

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,249.71
Tax Bill Amount	\$2,985.22
Tax Savings with Exemptions	\$3,264.49

## Owner(s)

Name - Ownership Type
SMITH, JOANNA - Tenancy by Entirety
SMITH, SHAD - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 1 & 2 BLK C TRACT 14 SANLANDO  
SPRINGS PB 5 PG 58

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$273,722	\$50,722	\$223,000
Schools	\$273,722	\$25,000	\$248,722
FIRE	\$273,722	\$50,722	\$223,000
ROAD DISTRICT	\$273,722	\$50,722	\$223,000
SJWM(Saint Johns Water Management)	\$273,722	\$50,722	\$223,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2023	\$515,000	10401/1831	Improved	Yes
WARRANTY DEED	6/1/2008	\$100	07017/1537	Improved	No
WARRANTY DEED	2/1/1984	\$130,000	01525/0526	Improved	Yes

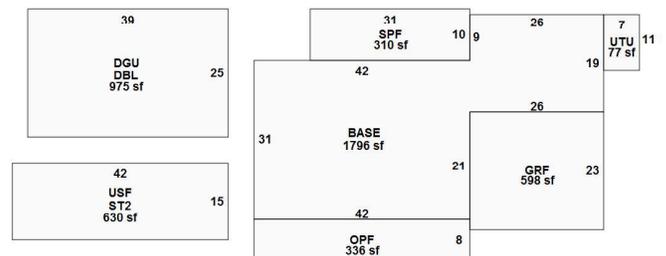
## Land

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

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1968/1978
Bed	5
Bath	3.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1796
Total Area (ft <sup>2</sup> )	4722
Constuction	BRICK
Replacement Cost	\$506,086
Assessed	\$374,504

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
DETACHED GARAGE UNFINISHED	975

GARAGE FINISHED	598
OPEN PORCH FINISHED	336
SCREEN PORCH FINISHED	310
UPPER STORY FINISHED	630
UTILITY UNFINISHED	77

Permits				
Permit #	Description	Value	CO Date	Permit Date
12806	1540 HOBSON ST: ELECTRICAL - RESIDENTIAL-Home [SANLANDO SPRINGS]	\$2,500		8/17/2023
04030	1540 HOBSON ST: EZ REROOF RESIDENTIAL- [SANLANDO SPRINGS]	\$25,900		3/9/2021
18306	1540 HOBSON ST: REROOF RESIDENTIAL [SANLANDO SPRINGS]	\$8,500		1/10/2018
00475	GENERATOR	\$4,295		1/13/2017
01010	FOUNDATION REPAIR	\$27,000		2/15/2012
07594	REROOF	\$12,700		7/11/2007
03890	REROOF	\$1,510		4/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1968	1	\$3,000	\$1,200
CARPORT 1	1991	1	\$3,000	\$1,200
STANDBY GENERATOR 1	2017	1	\$10,000	\$7,200

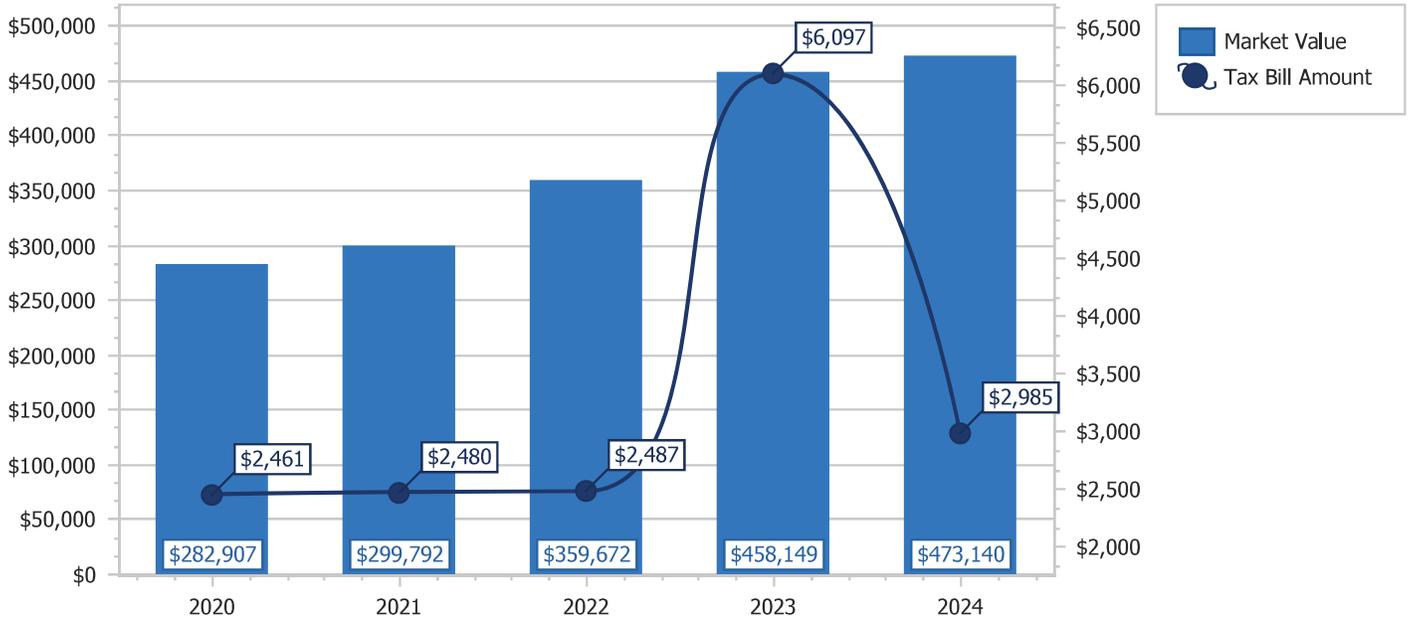
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

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

Utilities	
Fire Station #	Station: 11 Zone: 116
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management

### Property Value History



Copyright 2025 © Seminole County Property Appraiser

# DEMOLITION NOTES

- GC TO CONTACT DESIGN PROFESSIONAL IF EXISTING CONDITIONS VARY FROM PLANS.
- GC TO VERIFY WALLS AS NON-LOAD BEARING BEFORE REMOVAL OR PROVIDE SHORING AS Req'd.

# LEGEND

-  EXISTING 2X4 FRAME WALL TO REMAIN
-  EXISTING TO BE REMOVED



This item has been digitally signed and sealed by Trung T. Le, PE on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TRUNG T. LE, P.E.  
Florida License #77614

DESIGNER:



PROJECT:

ADU  
1540 HOBSTON ST.  
LONGWOOD, FL 32750

SHEET TITLE:

DEMOLITION PLAN

DATE: 12/18/24

DATE	BY	DESCRIPTION
12/18/24	JL	ADU IN LIEU OF GUEST COTTAGE

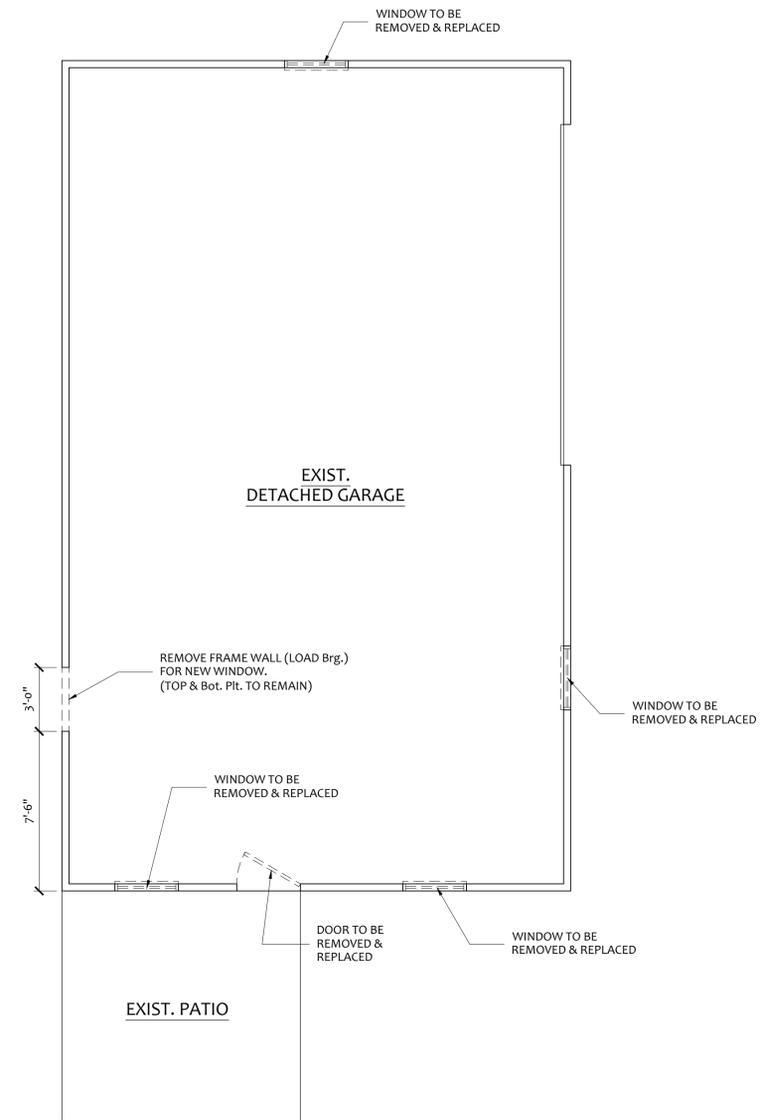
DRAWN BY: JL CHECKED BY: TL

JOB #: JILL & YAD - HOBSON ST

DATE: 12/18/24

SHEET

01



GC TO SHORE ALL ROOF FRAMING AS Req'd. BEFORE REMOVAL OF LOAD BEARING WALL.

STREET SIDE  
(DAYTONA AVE.)

STREET SIDE  
(HOBSTON ST.)

# DEMOLITION PLAN

1/4"=1'-0"





SOUTH ELEVATION PHOTO



EAST ELEVATION PHOTO

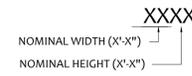
FLOOR PLAN NOTES

- WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO, WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN. WINDOWS & DOORS TO COMPLY WITH 2023 FBC (8th EDITION) ENERGY EFFICIENCY CODE.
- DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
- GC TO VERIFY ALL DIMENSIONS WITH FIXTURES TO BE INSTALLED TO ENSURE COMPLIANCE.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE (INCLUDING ATTIC ACCESS). PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE CEILING ONLY WHEN HABITABLE SPACE IS ABOVE. APPLY PERPENDICULAR TO CEILING FRAMING.
- DOOR FROM RESIDENCE TO GARAGE MUST BE SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THK., OR 20-MINUTE FIRE-RATED DOOR.
- H.V.A.C. SYSTEM TO BE SIZED AND DESIGNED BY H.V.A.C. CONTRACTOR.
- REFER TO FLOOR PLAN FOR CEILING HEIGHTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH ANY WORK.
- NOTES INDICATING TYPICAL CONDITIONS SHALL APPLY TO ALL LIKE AREAS UNLESS NOTED OTHERWISE.
- IF WATER BASED CEILING TEXTURE IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C. FRAMING OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING (1/2" SAG-RESISTANT GYPSUM BOARD MAY BE USED I.L.O. OF 5/8" GYPSUM).
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No. 26 GA (0.48 mm) SHEET STEEL, 1" (25.4 mm) Min. RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIALS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- ANCHOR THE CONDENSER UNIT TO SLAB USING 1/4"x1 1/4" CONCRETE SCREW TO ATTACH 4" 'L' BRACKETS INTO THE PAD AND THEN USE 3/4" LONG SELF DRILLING SCREWS, (2) ON EACH CORNER TO ATTACH THE 'L' BRACKETS TO THE EQUIPMENT.
- PROVIDE Min. R-13 INSULATION IN FRAME WALLS SEPARATING GARAGE AND CONDITIONED AREAS OF THE RESIDENCE UNLESS NOTED OTHERWISE ON ENERGY CALCULATIONS.
- EMERGENCY ESCAPE AND RESCUE WINDOW OPENINGS (EERO) G.C. TO VERIFY WITH WINDOW MANUFACTURER THAT ALL WINDOWS MARKED AS EGRESS HAVE A NET CLEAR OPENING AREA OF 5 SF IF LOCATED AT GRADE LEVEL, OR 5.7 SF AT OTHER LEVELS (I.E. 2ND LEVEL). A 24" Min. CLEAR OPENING HEIGHT AND A 20" Min. CLEAR WIDTH ARE REQUIRED. BOTTOM OF CLEAR OPENING SHALL BE NOT MORE THAN 44" ABOVE F.F.

LEGEND

- INDICATES EXISTING WALL TO REMAIN
- HATCH INDICATES NEW 2x4 NON-LOAD BEARING FRAME WALL STUDS @ 24" O.C. REFER TO 2/D1
- COMPONENT DESIGN PRESSURE (p<sub>w</sub>)

DOOR/WINDOW SIZE LEGEND



NOTE:  
GC TO FIELD VERIFY WINDOW/DOOR SIZES PRIOR TO WINDOW/DOOR PURCHASE.

DETACHED STRUCTURE SQUARE FOOTAGE

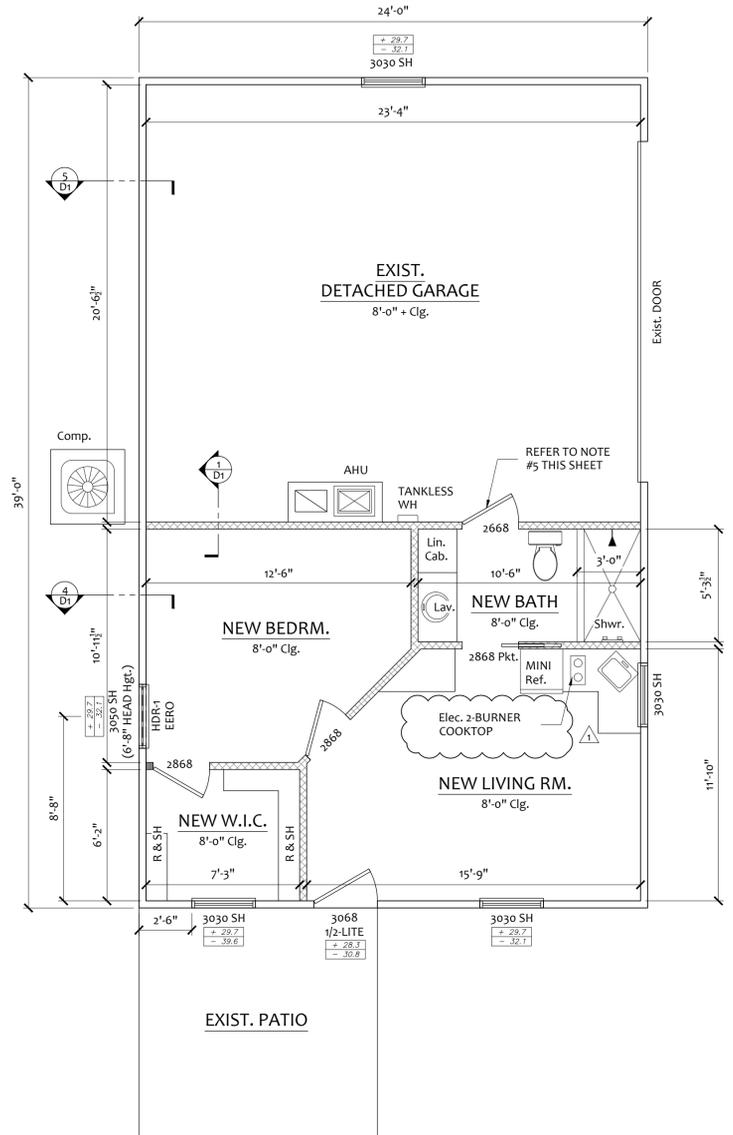
CONDITIONED AREA (A/C) ADU (GARAGE CONVERSION)	435 Sq. Ft.
UNCONDITIONED AREA GARAGE	501 Sq. Ft.
TOTAL UNDER ROOF (GROSS)	936 Sq. Ft.
EXISTING PRINCIPLE BUILDING (GROSS)	3,149 Sq. Ft.

NOTE:  
THE ABOVE EXISTING SQUARE FOOTAGE VALUES WERE OBTAINED FROM SEMINOLE COUNTY PROPERTY APPRAISER'S WEBSITE. TLE ENGINEERING, PLLC IS NOT RESPONSIBLE FOR THE TOTAL SQUARE FOOTAGE ERRORS.

WOOD HEADER SCHEDULE

MARK	MEMBER	FASTENERS KING STUD TO HDR	Qty. OF 2X JACK STUDS
HDR-1	(2) 2x10 w/ 1/2" SPACER	(6) 16d	1

NOTE:  
1. REFER TO TYPICAL EXTERIOR OPENING DETAIL 3/D1 FOR ADDITIONAL FRAMING SPECIFICATIONS.  
2. FASTEN PLYS TOGETHER W/ (2) ROWS 10d x 3 COMMON NAILS @ 12" O.C. (USE 16d COMMON NAILS FOR LVL)  
3. HEADER SIZES SHOWN ARE MINIMUM Req'd. PER LOCATION. LARGER HEADERS MAY BE USED W/O APPROVAL FROM DESIGN PROFESSIONAL.



STREET SIDE (DAYTONA AVE.)

STREET SIDE (HOBSTON ST.)

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



This item has been digitally signed and sealed by Trung T. Le, PE on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TRUNG T. LE, P.E.  
Florida License #77614  
DESIGNER:



PROJECT:

ADU  
1540 HOBSTON ST.  
LONGWOOD, FL 32750

SHEET TITLE:

FLOOR PLAN

DATE	DESCRIPTION
07/2023	ADU IN LIEU OF GUEST COTTAGE

DRAWN BY: JLL CHECKED BY: TL

DATE: JILL & YAD - HOBSON ST

12/18/24

SHEET

02

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

LOTS 1 & 2 BLK C TRACT 14 SANLANDO SPRINGS PB 5 PG 58

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

### A. FINDINGS OF FACT

**Property Owner:** SHAD SMITH  
1540 HOBSON ST  
LONGWOOD, FL 32750

**Project Name:** HOBSON ST (1540)

#### **Requested Variance:**

Request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

Approval was sought to bring a detached garage and detached carport into compliance. 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 May, 2025.

\_\_\_\_\_  
Notary Public

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

LOTS 1 & 2 BLK C TRACT 14 SANLANDO SPRINGS PB 5 PG 58

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

### **A. FINDINGS OF FACT**

**Property Owner:** SHAD SMITH  
1540 HOBSON ST  
LONGWOOD, FL 32750

**Project Name:** HOBSON ST (1540)

#### **Variance Approval:**

Request for: (1) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached garage; and (2) a side yard (west) setback variance from ten (10) feet to six (6) feet for an existing detached carport; and (3) a side yard (north) setback variance from ten (10) feet to one (1) foot for an existing detached carport in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the detached garage (981.72 square feet) and the detached carport (364.5 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-334**

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**Title:**

**200 Riverview Drive** - Request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet and; (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district; BV2024-023 (Nishant Bajaria, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district; or
2. Approve the request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Sweetwater Club Unit 1 subdivision and is within the R-1AAA (Single Family Dwelling) district.
- The subject property is a corner lot and considered to have two (2) front yards for setback purposes. The way the residence was constructed on the lot, it faces

both Riverview Drive and Sweetwater Club Circle with a circular driveway.

- There are two types of fencing located on the property. There is a six (6) foot privacy rock fence and a five (5) foot open metal fence with six (6) foot arched metal gates. The gates are attached to concrete columns, each column having a light fixture at the top totaling a height of six (6) feet and one (1) inch in height.
- The existing fencing and columns located on the north property line are thirty-one (31) feet from the edge of pavement and the fencing and columns located on the east property line are thirty-five (35) feet from the edge of pavement. There are no sidewalks in place within the Sweetwater Club Unit 1 subdivision.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- A building code violation (BV25-29) was issued for the fencing and columns being constructed prior to the building permit (BP24-3248) being issued.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side street and front yard setback for this zoning district is twenty-five (25) feet; and Section 30.14.19(b) of the Seminole County Land Development Code, which states: Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way.
- 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)

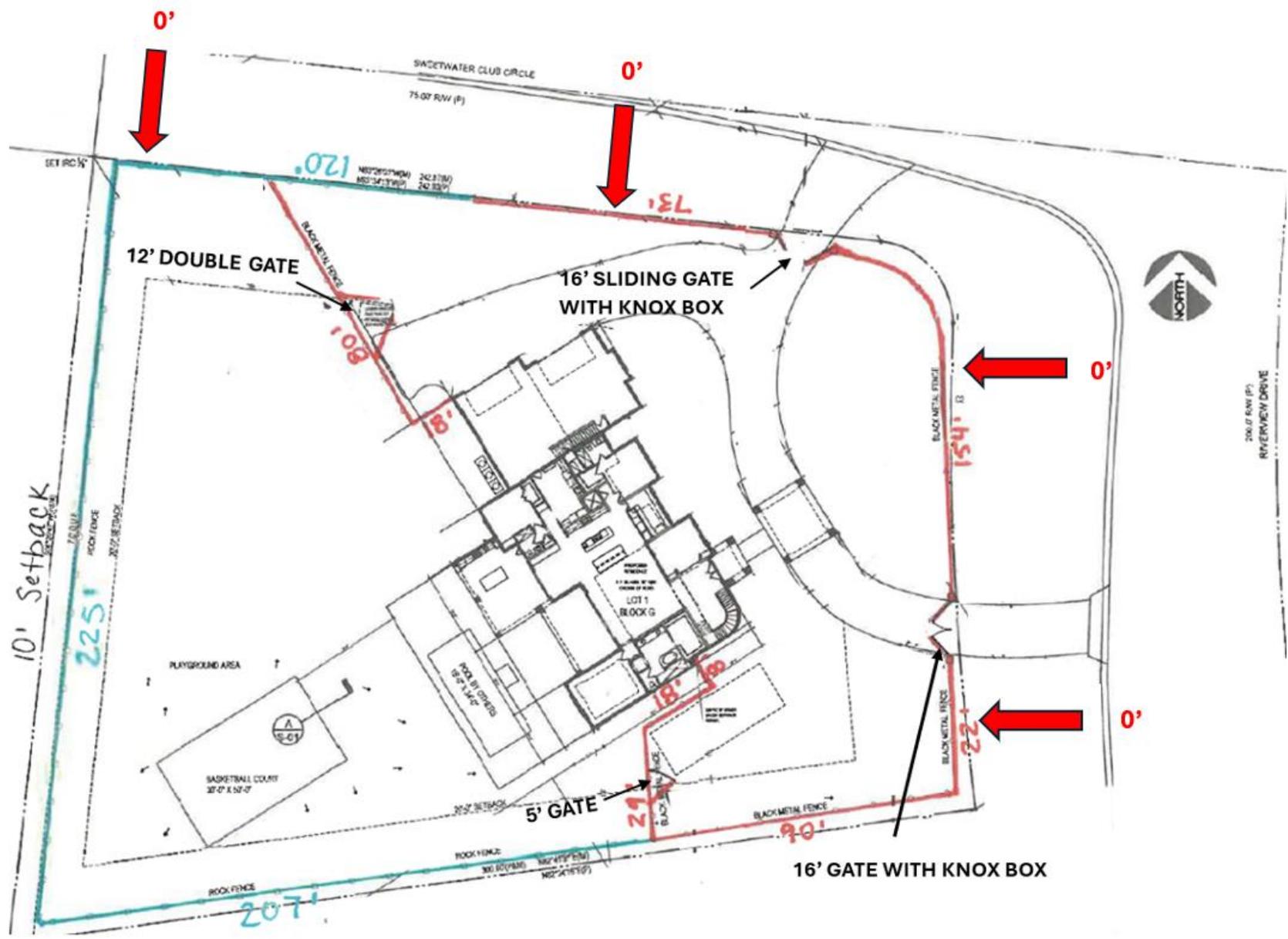
**Staff Conclusion:**

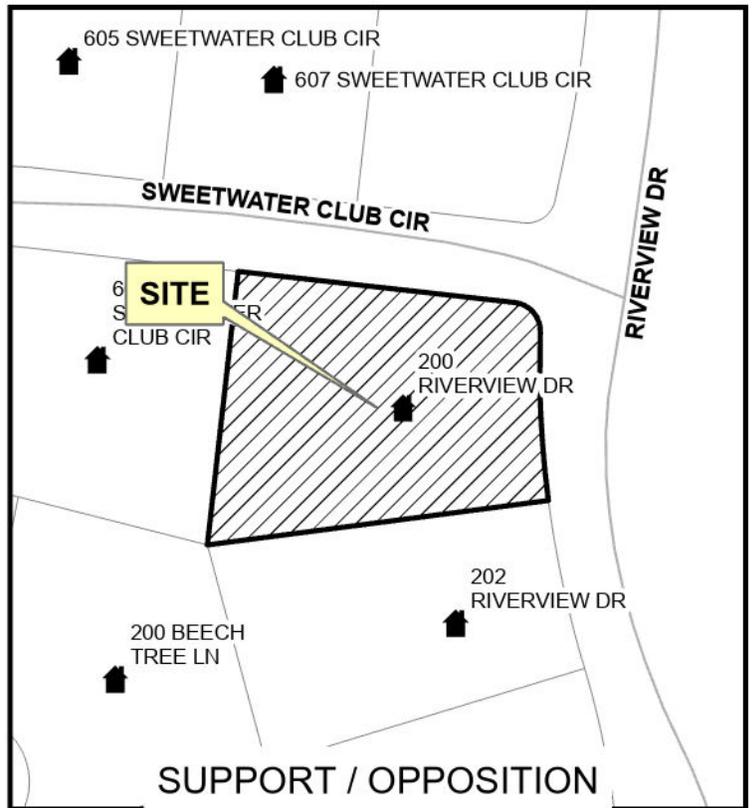
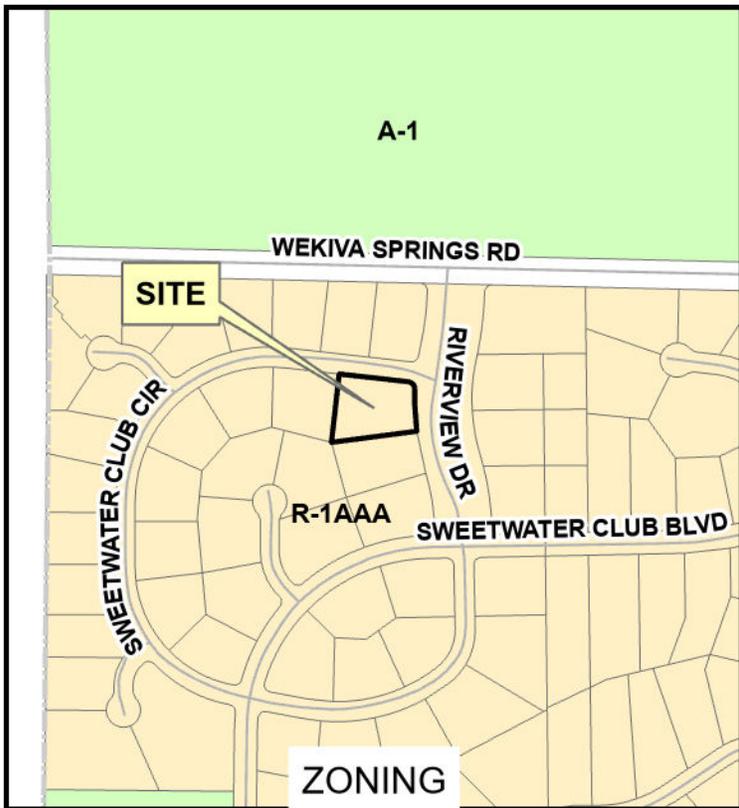
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**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:

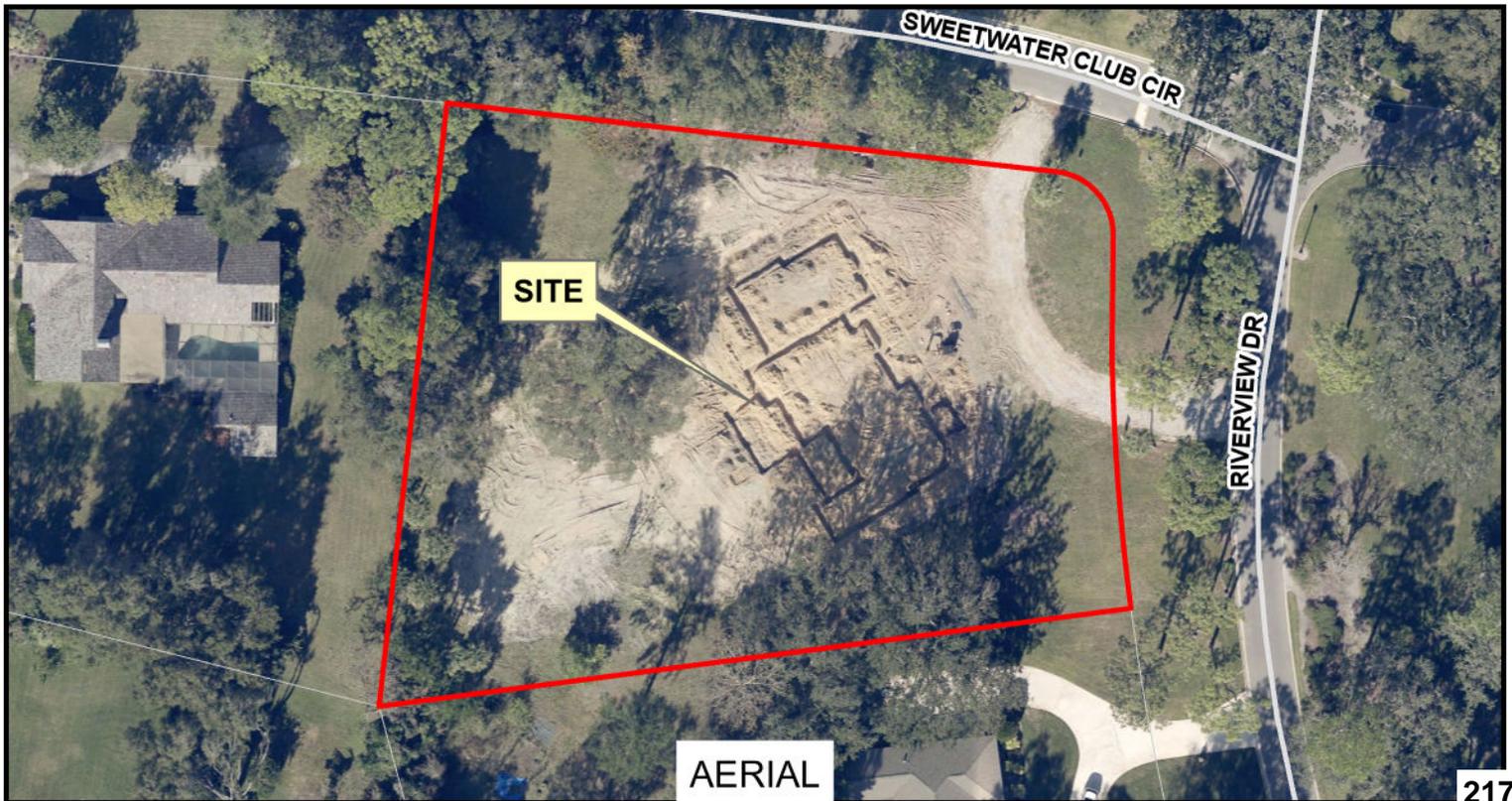
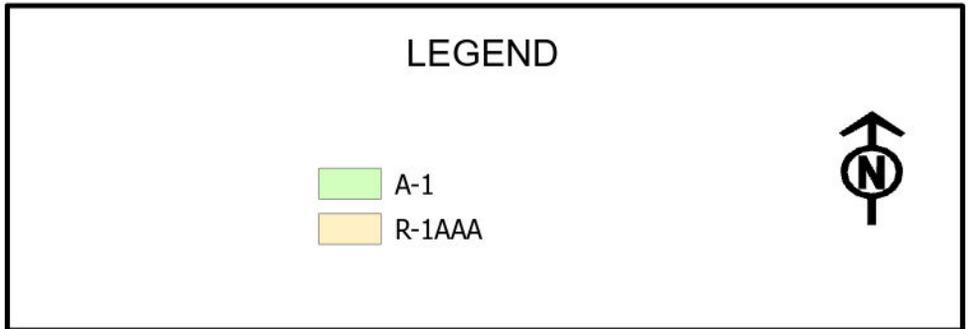
1. Any variance granted will apply only to the fencing, gates and columns as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





**EIREEN & NISHANT BAJARIA**  
 200 RIVERVIEW DR  
 LONGWOOD, FL 32779

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025



## VARIANCE CRITERIA

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

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

The setback on corner lot will bring the fence to front door. All other properties has less set back with their fence.

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

Set back of the fence for the front & side street the conditions are pre-existing lot, which were created by the Fence Company. We seeking reasonable solution to utilize fence on property.

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

The community has existing fence which are already less than the required set back. The previous house was already had a fence.

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

The HOA rules are met, and fence was approved by them, as other properties has same look & this will prevent safety to enjoy our home.

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 will help secure my house as it is in the front, with kids playing & safety. without it the front & side will be wide open. It will maintain the property's functionality and will not impact neighbors properties or the character of the community.

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

Asking for the grant based on the whole community & neighborhood current fence.

# Property Record Card



**Parcel:** 31-20-29-505-0G00-0010  
**Property Address:** 200 RIVERVIEW DR LONGWOOD, FL 32779  
**Owners:** BAJARIA, NISHANT R; NISHANT BAJARIA, EIREEN J  
 2025 Market Value \$1,704,623 Assessed Value \$1,704,623 Taxable Value \$1,653,901  
 2024 Tax Bill \$2,865.01 Tax Savings with Non-Hx Cap \$305.15  
 The 7 Bed/6 Bath Single Family property is 6,092 SF and a lot size of 1.31 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	31-20-29-505-0G00-0010
Property Address	200 RIVERVIEW DR LONGWOOD, FL 32779
Mailing Address	200 RIVERVIEW DR LONGWOOD, FL 32779-2136
Subdivision	SWEETWATER CLUB UNIT 1
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	0
Depreciated Building Value	\$1,324,187	\$0
Depreciated Other Features	\$95,436	\$0
Land Value (Market)	\$285,000	\$240,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,704,623	\$240,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$38,480
P&G Adjustment	\$0	\$0
Assessed Value	\$1,704,623	\$201,520

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,170.16
Tax Bill Amount	\$2,865.01
Tax Savings with Exemptions	\$305.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

BAJARIA, NISHANT R - Tenancy by Entirety  
 NISHANT BAJARIA, EIREEN J - Tenancy by Entirety

## Legal Description

LOT 1 BLK G SWEETWATER CLUB UNIT 1 PB 18  
PGS 26 27 + 28

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,704,623	\$50,722	\$1,653,901
Schools	\$1,704,623	\$25,000	\$1,679,623
FIRE	\$1,704,623	\$50,722	\$1,653,901
ROAD DISTRICT	\$1,704,623	\$50,722	\$1,653,901
SJWM(Saint Johns Water Management)	\$1,704,623	\$50,722	\$1,653,901

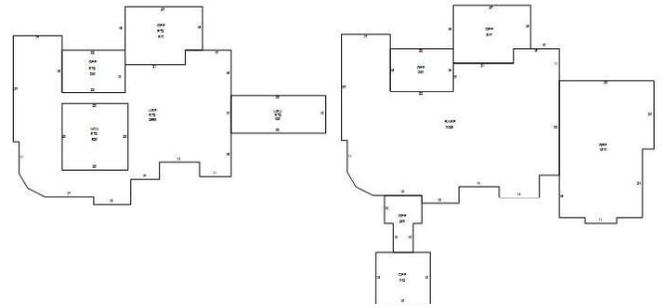
## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/2/2021	\$370,000	09955/0084	Improved	Yes
SPECIAL WARRANTY DEED	1/17/2019	\$429,000	09286/1956	Improved	Yes
WARRANTY DEED	9/1/2018	\$391,000	09226/0738	Improved	No
PROBATE RECORDS	11/1/2005	\$100	06008/1516	Improved	No
QUIT CLAIM DEED	10/1/2005	\$100	06007/0362	Improved	No
WARRANTY DEED	2/1/2000	\$360,000	03806/0830	Improved	Yes
FINAL JUDGEMENT	12/1/1998	\$100	03565/0727	Improved	No
SPECIAL WARRANTY DEED	11/1/1997	\$330,000	03328/0458	Improved	No
CERTIFICATE OF TITLE	9/1/1997	\$100	03301/0043	Improved	No
WARRANTY DEED	12/1/1989	\$412,000	02141/0311	Improved	Yes
WARRANTY DEED	12/1/1986	\$370,000	01800/0449	Improved	Yes
WARRANTY DEED	8/1/1985	\$100	01667/1168	Improved	No
WARRANTY DEED	1/1/1974	\$26,500	01041/1013	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$285,000/Lot	\$285,000	\$285,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	7
Bath	6.0
Fixtures	26
Base Area (ft <sup>2</sup> )	3424
Total Area (ft <sup>2</sup> )	10253
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$1,324,187
Assessed	\$1,324,187



Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	330
OPEN PORCH FINISHED	510
UPPER STORY UNFINISHED	429
UPPER STORY FINISHED	2668
OPEN PORCH FINISHED	510
GARAGE FINISHED	1510
OPEN PORCH FINISHED	330
OPEN PORCH FINISHED	200
CARPORT FINISHED	342

Permits				
Permit #	Description	Value	CO Date	Permit Date
06291	200 RIVERVIEW DR: POOL ENCLOSURE/BOND-Pool enclosure [SWEETWATER CLUB UNIT 1]	\$18,000	6/4/2024	5/9/2024
02893	200 RIVERVIEW DR: ACCESSORY STRUCTURE RESIDENTIAL-slab with thickened edge & rebar [SWEETWATER CLUB UNIT 1]	\$7,500	6/25/2024	4/5/2024
07940	200 RIVERVIEW DR: SWIMMING POOL RESIDENTIAL-POOL AND SPA [SWEETWATER CLUB UNIT 1] *** VISITED 7.11.24. POOL DONE, CO DATE 7.17.24. ***	\$80,000	7/17/2024	5/26/2023
14778	200 RIVERVIEW DR [SWEETWATER CLUB] - NEW SFR	\$1,200,000	6/28/2024	10/24/2022

14158	200 RIVERVIEW DR: DEMO RESIDENTIAL- [SWEETWATER CLUB UNIT 1]	\$0	7/22/2021
13570	200 RIVERVIEW DR: PLUMBING - RESIDENTIAL- [SWEETWATER CLUB UNIT 1]	\$1,000	7/14/2021
13572	200 RIVERVIEW DR: DEMO RESIDENTIAL- [SWEETWATER CLUB UNIT 1]	\$5,000	7/14/2021
00482	200 RIVERVIEW DR: SINGLE FAMILY DETACHED-2 story single family residence [SWEETWATER CLUB UNIT 1] - VOIDED	\$876,000	6/9/2020
11127	200 RIVERVIEW DR: RES ALTERATIONS, NO CHANGE IN UNITS- [SWEETWATER CLUB UNIT 1]	\$1,200	7/31/2019
07549	REPLACE (3) HVAC SYSTEMS	\$13,800	11/1/1997
07706	REROOF 8 SQ	\$2,490	11/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN ENCL 3	2024	1	\$16,000	\$16,000
BASKETBALL COURT/CONCRETE - SF	2024	1500	\$9,248	\$9,248
POOL 2	2024	1	\$45,000	\$45,000
PATIO 2	2024	1	\$3,500	\$3,500
ELEVATOR RESIDENTIAL	2024	1	\$10,390	\$10,390
IRON GATE - Lin Ft	2024	45	\$1,298	\$1,298
SUMMER KITCHEN 2	2024	1	\$10,000	\$10,000

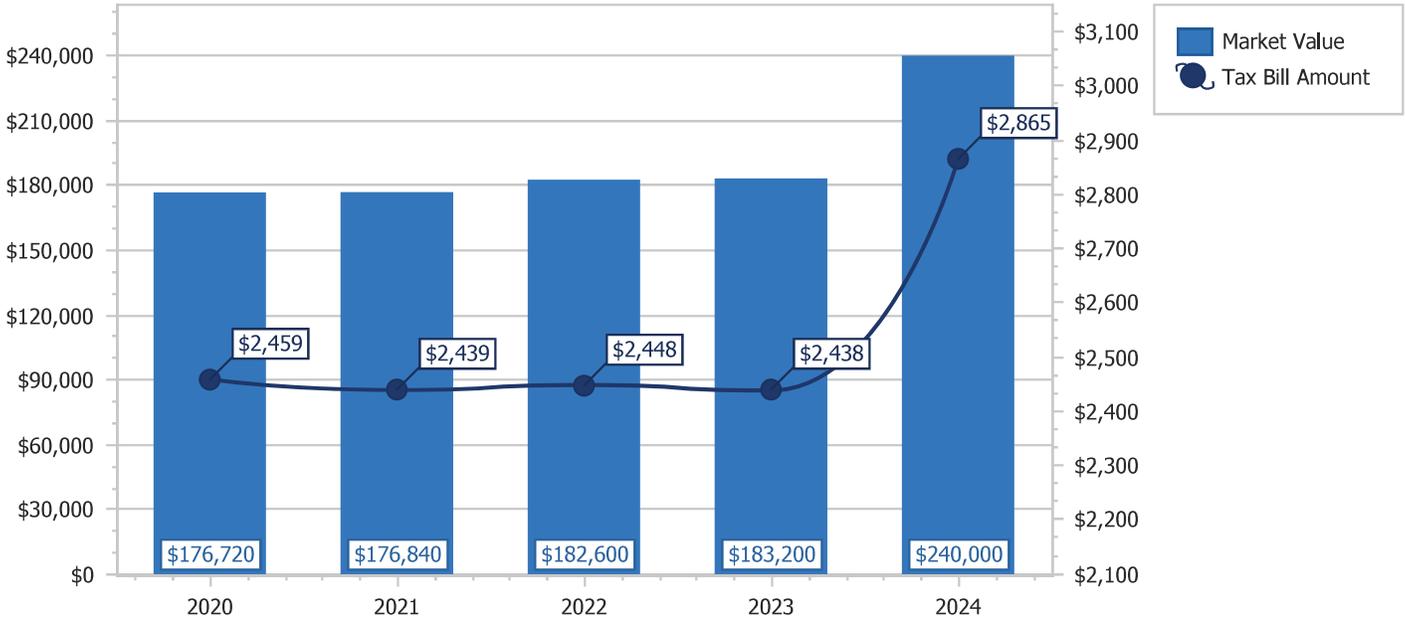
Zoning	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 33

Utilities	
Fire Station #	Station: 16 Zone: 163
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management

### Property Value History



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REVISED

# NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 200 RIVERVIEW DR, LONGWOOD FL 32779

IN ACCORDANCE WITH SEMINOLE COUNTY CODES, YOU ARE HEREBY NOTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS IN VIOLATION OF:

- SEMINOLE COUNTY CODE CHAPTER 40 APPENDIX "A," SEC 105.1, PERMIT(S) REQUIRED
- LAND DEVELOPMENT CODE CHAPTER 30 SEC 30.14.19, FENCE PERMIT REQUIRED

**DESCRIPTION OF VIOLATION:**

INSTALLATION OF ALUMINUM AND VINYL FENCING, ACCESS CONTROL, GATES AND COLUMNS WITHOUT THE REQUIRED PERMIT

**\*\*FOR NON-ISSUED PERMIT #24-3248\*\***

**CORRECTIVE ACTIONS:**

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

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

**THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: FEBRUARY 24, 2025**

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

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



**For further information contact:**

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

**Phone: (407) 665-7338**

DATE: ~~2/5/25~~ 2/10/25

CASE NO: 25-29

INSPECTOR: JASON WILKERSON  
JASON RUCKER

2/5/25



2/5/25



2/5/25



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 1 BLK G SWEETWATER CLUB UNIT 1 PB 18 PGS 26-28

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

### **A. FINDINGS OF FACT**

**Property Owner:** NISHANT BAJARIA  
200 RIVERVIEW DRIVE  
LONGWOOD, FL 32779

**Project Name:** RIVERVIEW DR (200)

#### **Requested Variance:**

Request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

### **C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

LOT 1 BLK G SWEETWATER CLUB UNIT 1 PB 18 PGS 26-28

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

### **A. FINDINGS OF FACT**

**Property Owner:** NISHANT BAJARIA  
200 RIVERVIEW DRIVE  
LONGWOOD, FL 32779

**Project Name:** RIVERVIEW DR (200)

#### **Variance Approval:**

Request for: (1) a north side street setback variance from twenty-five (25) feet to zero (0) feet; and (2) an east front yard setback variance from twenty-five (25) feet to zero (0) feet for fencing, columns and gates that exceed (four) feet in height in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-336**

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**Title:**

**6024 Linneal Beach Drive** - Request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport in the R-1AA (Single Family Dwelling) district; BV2025-024 (Kenneth Lucas, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport 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 Jansen subdivision.
- The carport to garage conversion is 441 square feet and encroaches two and one-half (2½) feet into the required side yard setback.
- The applicant applied for a building permit (BP25-2495), and at that time it was determined that a side yard setback variance was needed.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning

district is ten (10) feet.

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

**Staff Findings:**

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

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

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

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

**Staff Conclusion:**

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

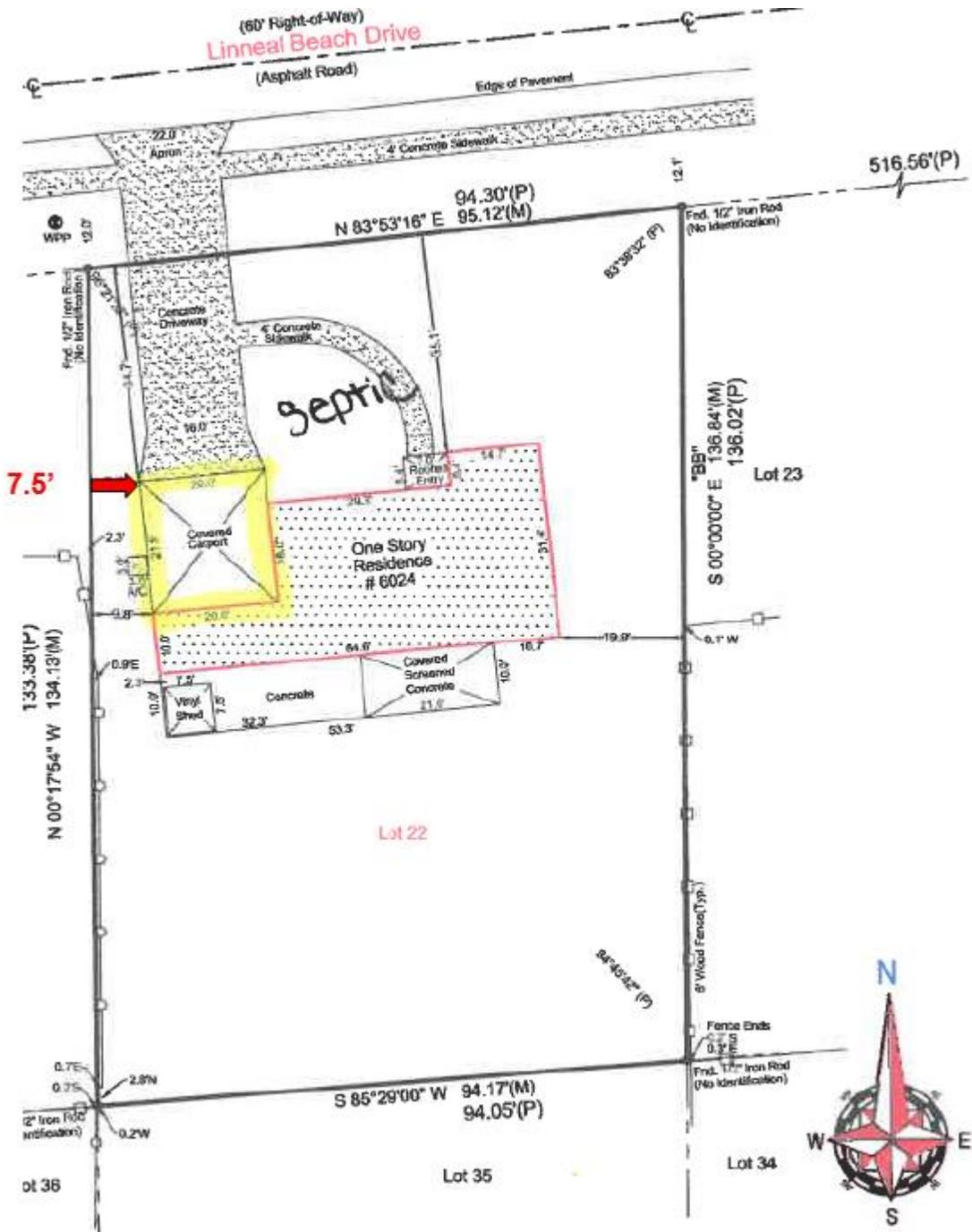
**Staff Recommendation:**

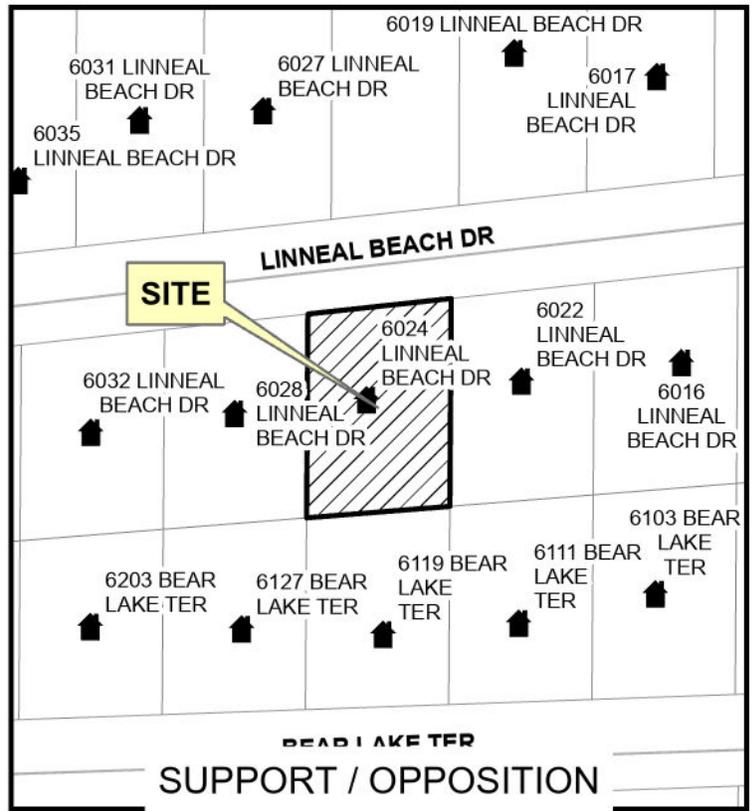
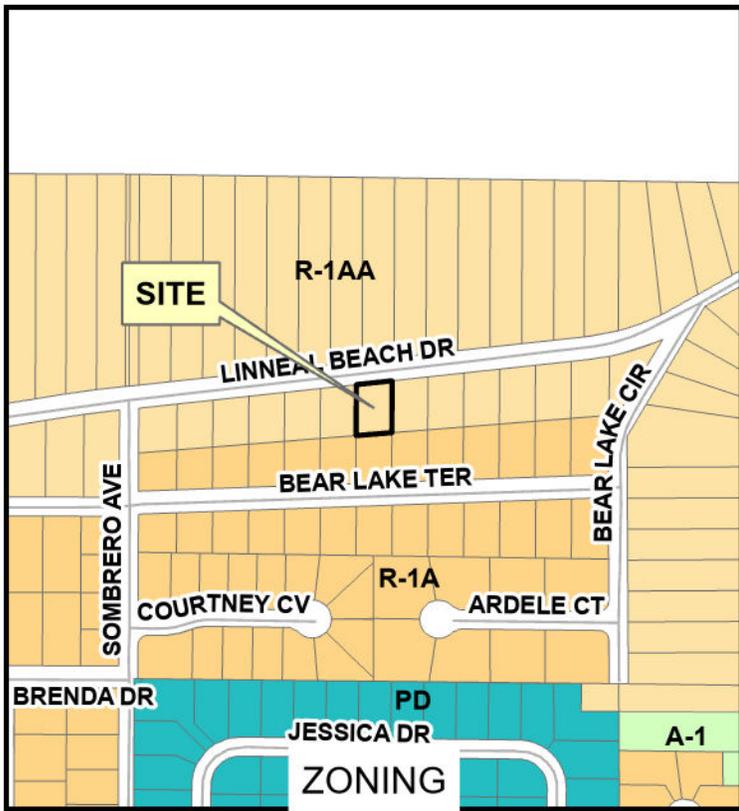
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under

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

1. Any variance granted will apply only to the carport to garage conversion 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.

# 6024 LINNEAL BEACH DRIVE VARIANCE





**KENNETH & CHELSIE LUCAS**  
 6024 LINNEAL BEACH DR  
 APOPKA, FL 32703

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025

**LEGEND**

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





## 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 house was built in the 1950s and is at an angle to the property line. It is possible the building and setback criteria was different when the home was built.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? We purchased the home in 2023 with existing home location and property lines.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district? The carport is an existing structure original to the home. Closing in the existing carport would not encroach further towards the property line.
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? Multiple homes on our street have garages with similar property lines. We have a toddler and are expecting another child. We live on a busy road and when coming home with our children it would be safer to pull into a garage and shut the door. This would allow my family to get out of the care safely.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? We are not asking to build closer to the property line. We are requesting to enclose the current structure (carport) into a garage.
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? If this variance is granted, we are not building closer to the property line. It would also allow us to keep items commonly held in a garage out of the public view. Therefore, giving our community a better view when looking at our property.

# Property Record Card



**Parcel:** 19-21-29-506-0000-0220  
**Property Address:** 6024 LINNEAL BEACH DR APOPKA, FL 32703  
**Owners:** LUCAS, KENNETH C; LUCAS, CHELSIE L  
 2025 Market Value \$222,072 Assessed Value \$222,072 Taxable Value \$171,350  
 2024 Tax Bill \$2,387.02 Tax Savings with Exemptions \$528.47  
 The 3 Bed/2 Bath Single Family property is 1,219 SF and a lot size of 0.29 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	19-21-29-506-0000-0220
Property Address	6024 LINNEAL BEACH DR APOPKA, FL 32703
Mailing Address	6024 LINNEAL BEACH DR APOPKA, FL 32703-1937
Subdivision	JANSEN SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$150,672	\$149,320
Depreciated Other Features	\$1,400	\$1,400
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$222,072	\$220,720
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	\$222,072	\$220,720

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,915.49
Tax Bill Amount	\$2,387.02
Tax Savings with Exemptions	\$528.47

## Owner(s)

### Name - Ownership Type

LUCAS, KENNETH C - Tenancy by Entirety  
 LUCAS, CHELSIE L - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 22  
JANSEN SUBD  
PB 11 PG 57

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$222,072	\$50,722	\$171,350
Schools	\$222,072	\$25,000	\$197,072
FIRE	\$222,072	\$50,722	\$171,350
ROAD DISTRICT	\$222,072	\$50,722	\$171,350
SJWM(Saint Johns Water Management)	\$222,072	\$50,722	\$171,350

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/20/2023	\$271,000	10380/1132	Improved	Yes
ADMINISTRATIVE DEED	9/1/2014	\$100	08354/0320	Improved	No
PROBATE RECORDS	9/1/1999	\$100	03774/0499	Improved	No

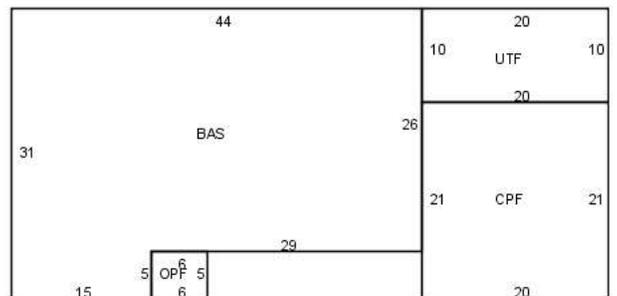
## Land

Units	Rate	Assessed	Market
1 Lot	\$70,000/Lot	\$70,000	\$70,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1958/1968
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1219
Total Area (ft <sup>2</sup> )	1869
Constuction	CONC BLOCK
Replacement Cost	\$241,075
Assessed	\$150,672

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	420
OPEN PORCH FINISHED	30
UTILITY FINISHED	200

Permits				
Permit #	Description	Value	CO Date	Permit Date
20280	6024 LINNEAL BEACH DR: ELECTRICAL - RESIDENTIAL-single family home [JANSEN SUBD]	\$25,831		12/7/2022
20031	6024 LINNEAL BEACH DR: EZ REROOF RESIDENTIAL- [JANSEN SUBD]	\$11,997		11/30/2022
06509	REROOF	\$5,415		6/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1958	1	\$3,500	\$1,400
SHED - NO VALUE	1980	1	\$0	\$0

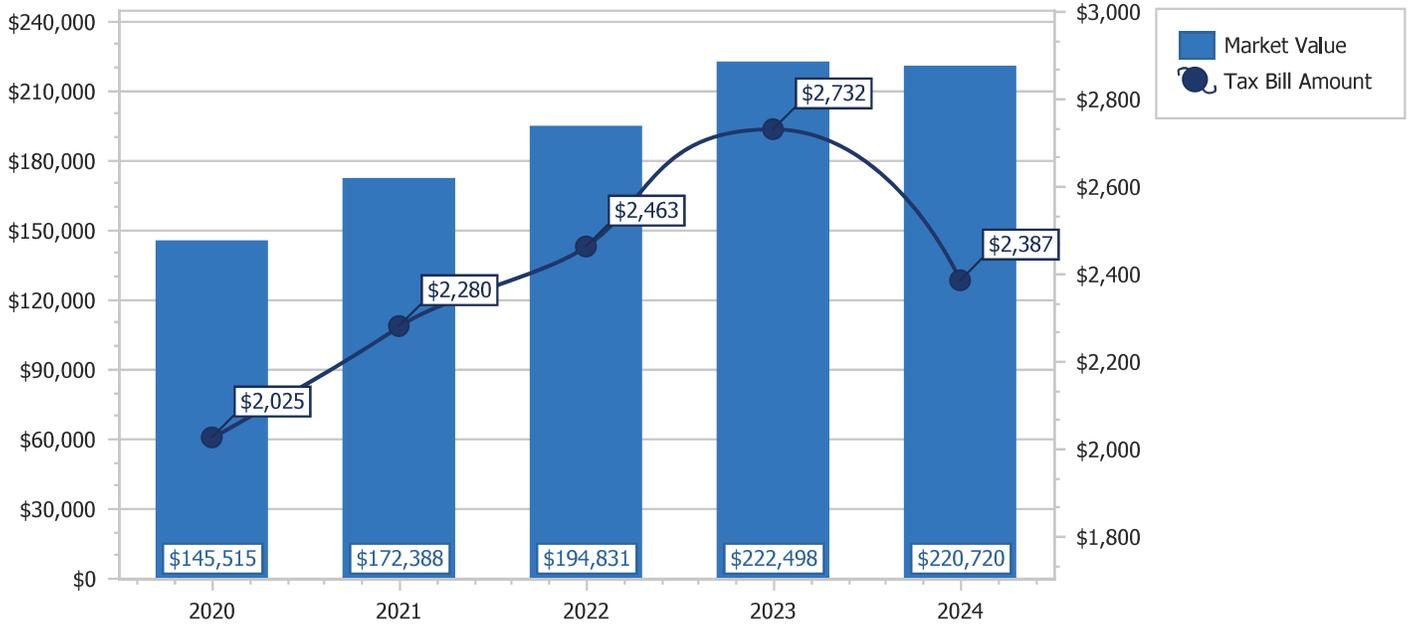
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

## Property Value History



Copyright 2025 © Seminole County Property Appraiser

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

LOT 22 JANSEN SUBD PB 11 PG 57

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

**A. FINDINGS OF FACT**

**Property Owner:** KENNETH LUCAS  
6024 LINNEAL BEACH DR  
APOPKA, FL 32703

**Project Name:** LINNEAL BEACH DR (6024)

**Requested Variance:**

Request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

**C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

LOT 22 JANSEN SUBD PB 11 PG 57

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

### **A. FINDINGS OF FACT**

**Property Owner:** KENNETH LUCAS  
6024 LINNEAL BEACH DR  
APOPKA, FL 32703

**Project Name:** LINNEAL BEACH DR (6024)

#### **Variance Approval:**

Request for a west side yard setback variance from ten (10) feet to seven and one-half (7½) feet to enclose and existing carport in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the carport to garage conversion (441 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

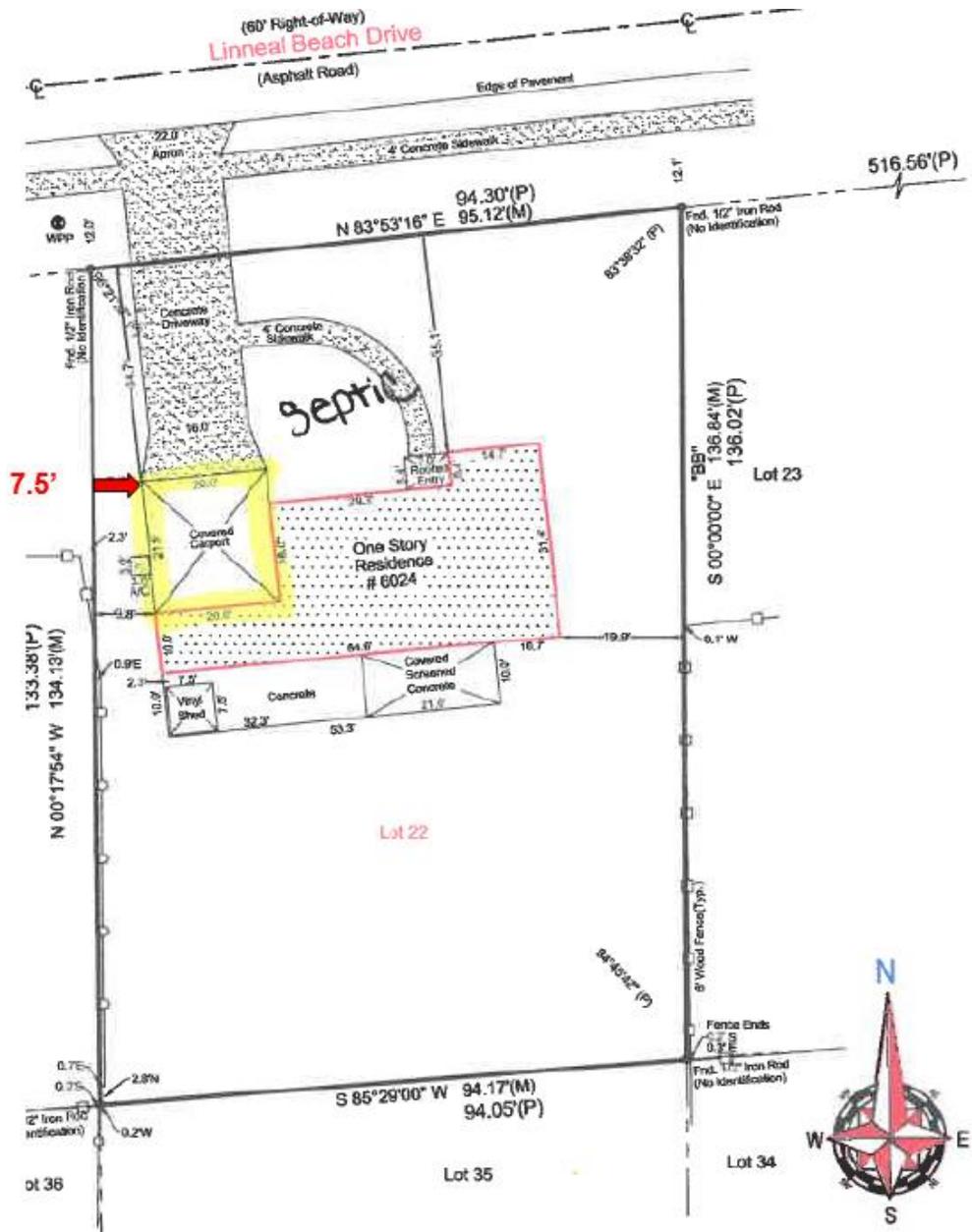
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-359**

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**Title:**

**(Parcel 9) 1195 Wymore Road** - Request for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district; BV2025-025 (Rami Sadrack, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Approve the request for a for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district; or
2. Deny the request for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The proposed variance request is located on parcel 23-21-29-300-0090-0000 in unincorporated Seminole County and is owned by St. Anthony Coptic Orthodox Church, Inc.
- The church, parking and other associated buildings are located on adjacent

parcel 23-21-29-0000-00-024 in the City of Maitland.

- The City of Maitland denied the church's request to annex parcel 9 into the City of Maitland.
- Due to the County boundary going through the church's property, thus creating two separate parcels and due the complexity of the situation, Seminole County staff recommended that the church submit a small site plan application. Once the small site plan was submitted (Project number: 24-06000075) and reviewed, it was determined that setback variances would be required.
- The proposed shed will be 390 square feet (44' x 9') and will encroach twenty-three and one-half (23½) feet into the required north rear yard setback and two and one-half (2½) feet into the required (east) side yard setback.
- The shed will be for the storage of domestic items related to the church use.
- 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, and the side yard setbacks are ten (10) feet.
- There have not been any prior variances for the subject property.

**Staff Findings:**

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 as listed below:

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

detrimental to the public welfare.

Staff finds that the following variance criteria have been satisfied:

- Both parcels are essentially one property being separated by the City and County boundary line; therefore, 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. Section 30.3.3.2(b)(1)
- The church was denied annexation into the City of Maitland; therefore, special conditions and circumstances did not result from the actions of the applicant. Section 30.3.3.2(b)(2)
- The reasonable use of the property as a church with a storage shed as an accessory use is a right asserted to all properties within the zoning district; therefore, the granting of the variance requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The unique circumstance of the City and County boundary line dividing a small portion of the property is affecting the church's ability to construct a storage shed; therefore, 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 cause unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- This is the only location on the church property that the storage shed can be constructed without taking up existing parking; therefore, the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)
- The general intent of Chapter 30 is to protect the public interest and preserve the natural characteristics of area. The construction of a storage shed on this parcel is in character with the surrounding area; therefore, the grant of the variance would be in harmony with the general intent and purpose of Chapter 30, would not 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 variances are in the public interest and failure to grant the variance would result in an unnecessary and undue hardship.

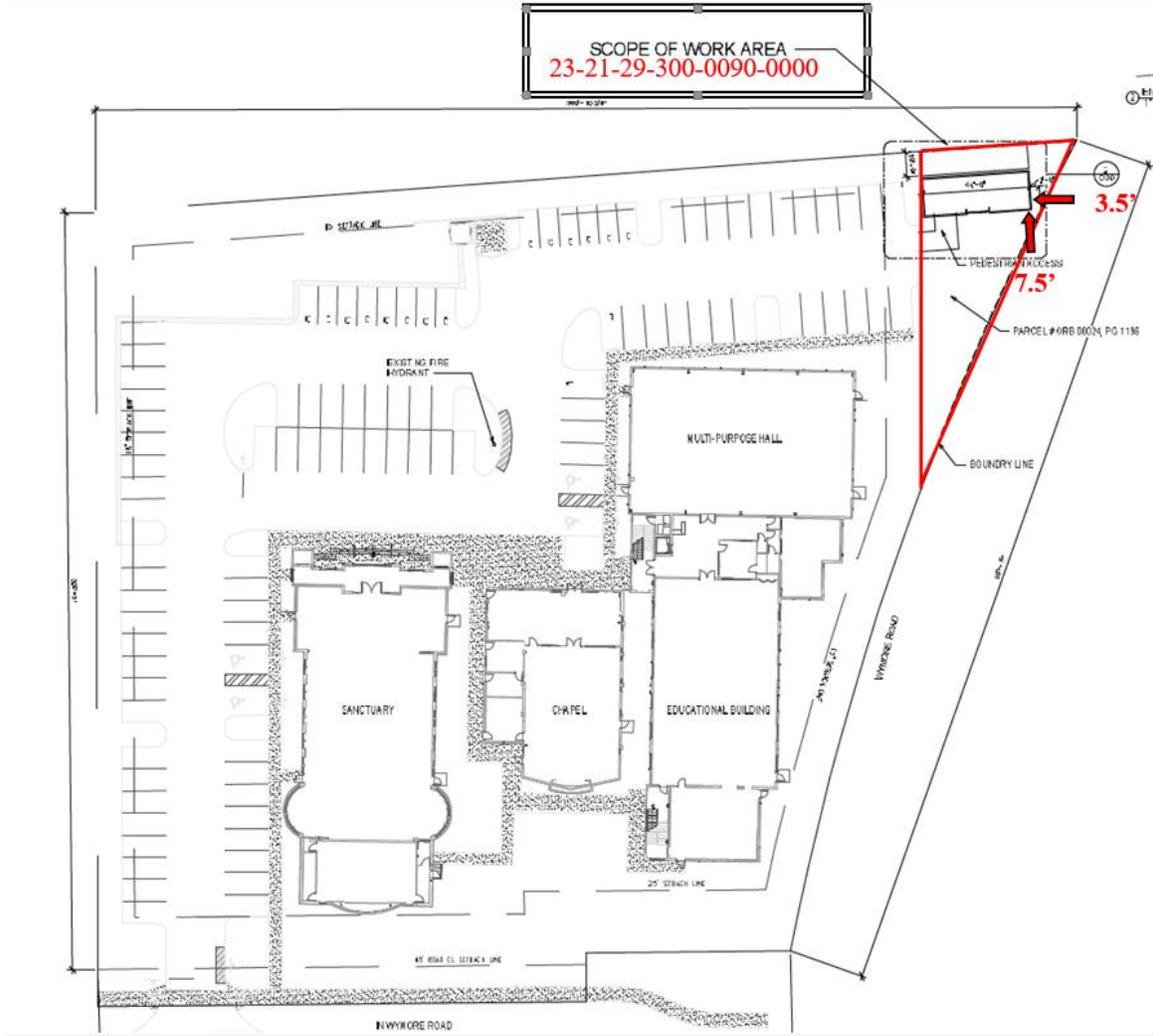
**Staff Recommendation:**

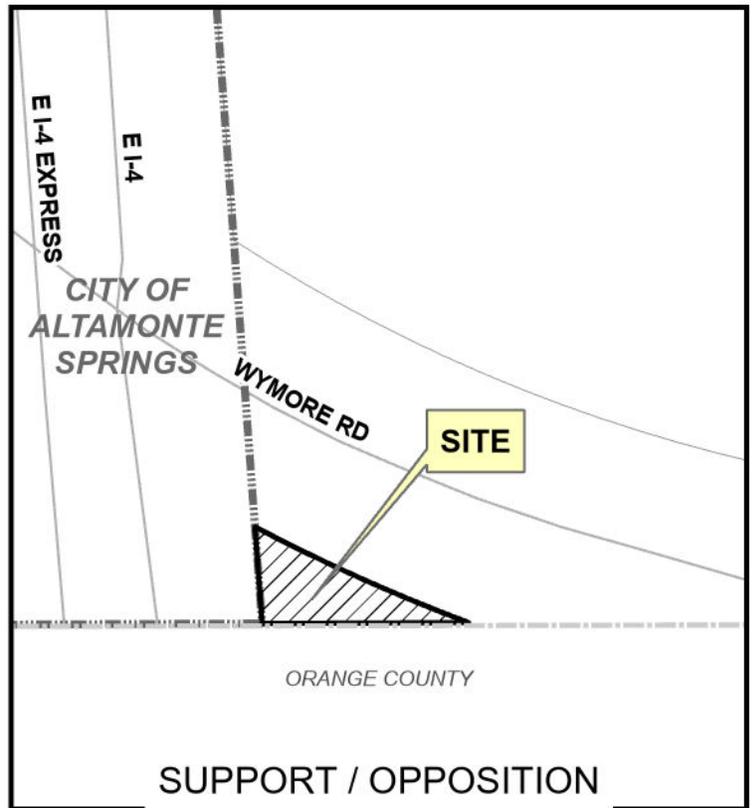
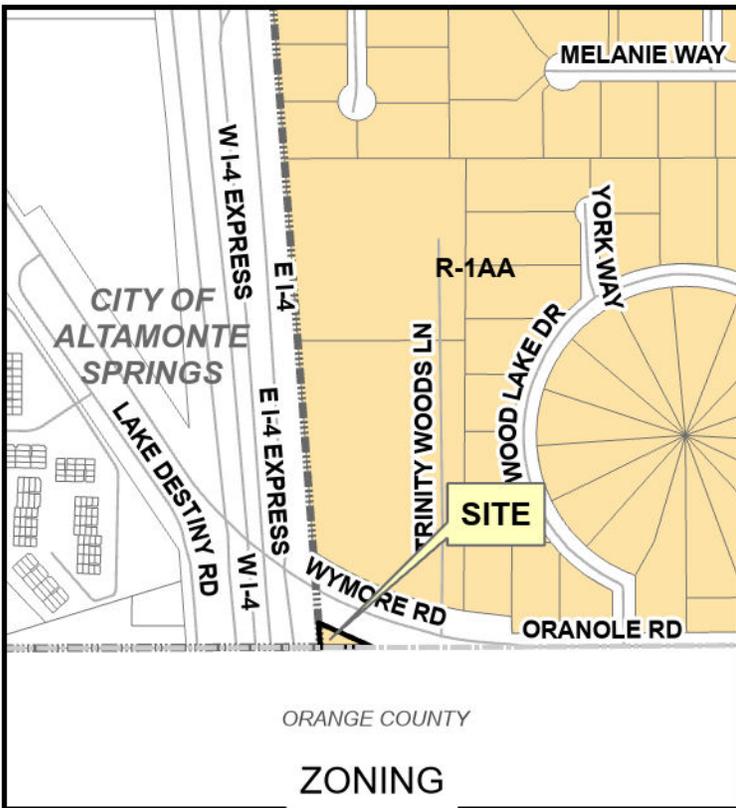
Based on the stated findings, staff recommends approval of the request. If the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the shed as depicted on the attached site plan; and
2. The shed will be for the storage of domestic items related to the church use; and
3. Will be required to complete the approval of the small site plan approval (Project #: 24-06000075)
4. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

# WYMORE RD (PARCEL 9) VARIANCE

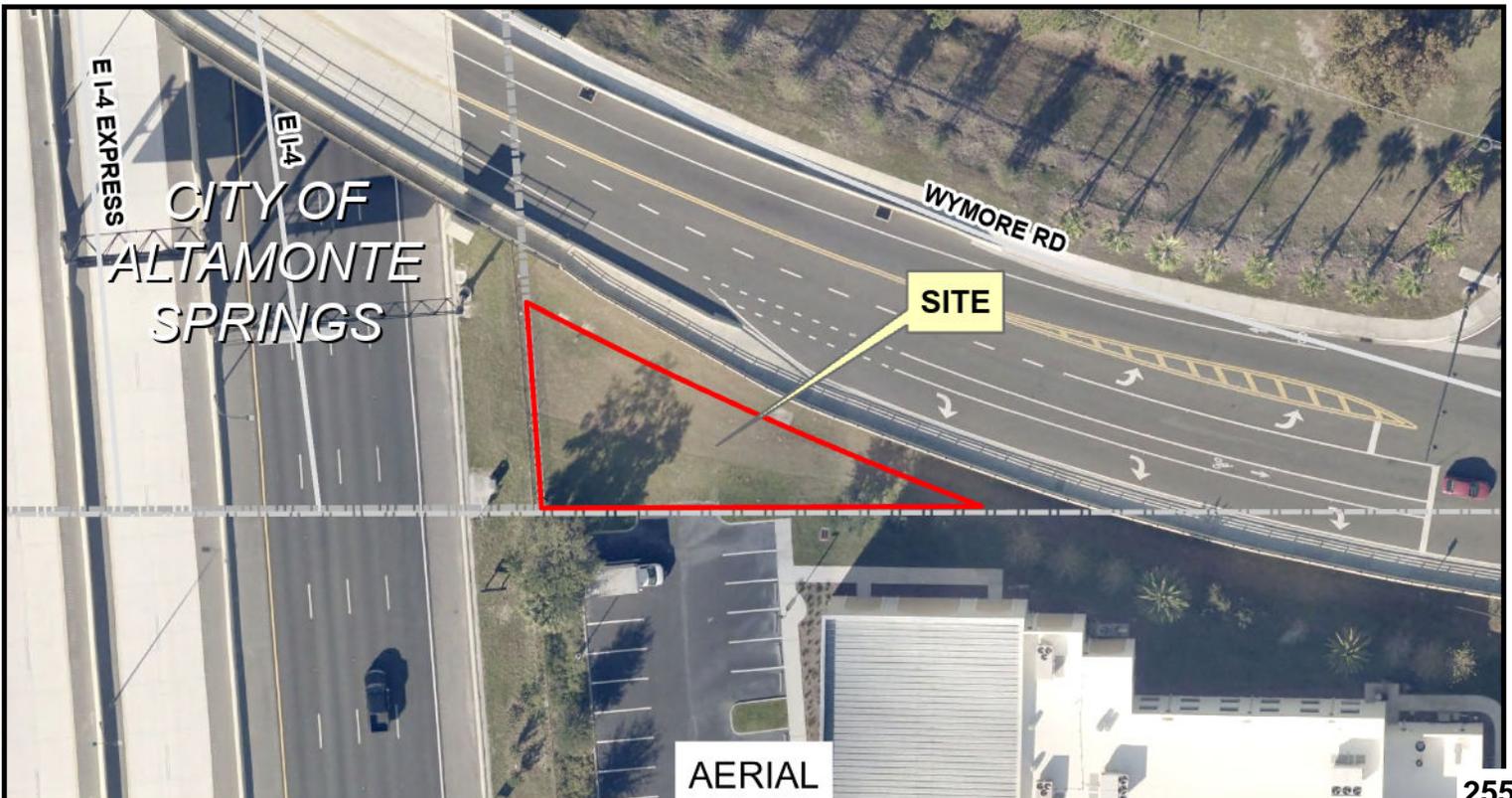
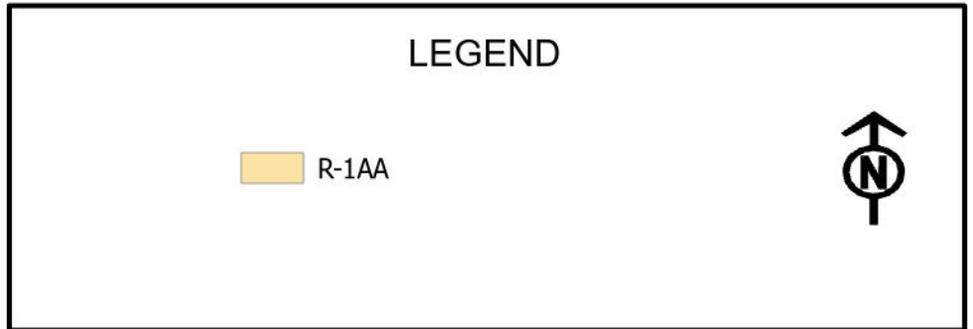
(IN ASSOCIATION WITH ST. ANTHONY'S CHURCH LOCATED IN THE CITY OF MAITLAND  
THE CHURCH'S ADDRESS IS 1195 N. WYMORE RD.)





ST ANTHONY COPTIC  
 ORTHODOX CHURCH INC  
 PID: 23-21-29-300-0090-0000

SEMINOLE COUNTY  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025



# VARIANCE CRITERIA

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

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

Our parcel with Seminole county is land locked land that was previously a bigger lot and had a house on it, which latter was purchased by DOT to expands bridge. After the construction was completed the remaining empty land was donated or deed over to St. Anthony Coptic Church. This Lot is a triangle in shape and it borders the I-4 to the west and the Bridge to the North and St. Anthony Parcel that is under City of Maitland in the East and South. We are in need of installing a utility shed to store much needed items. We are requesting to have variance for the rear setback to be 3'-9" instead of the 30' to allow for us to have max storage shed installed. The rear side of the building will be the bridge easement clearnace followed by bridge and it would not impact any neighbors.

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

This land was once bigger and had access from street, but due to building of bridge it reduced the land significantly and changed the access to be land locked and only accessible from the church parking lot.

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

We own the land and building that is in City of Maitland and the only access to our remaining land that is under Seminole County is through our parking lot. The parcel is land locked and we border I-4 and bridge wall only. Please see response to question 1 for more clarity

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

Our lot is triangle in shape and is under 5000 square feet and it is land locked. There is no usage to the land as it stands and it only be beneficial to install auxiliary shed to support the church which is built on the parcel that is zoned under City of Maitland. The set back denoted for this land is for land zoned as R-1AA which is for building a house, which we don't have this condition.

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

Our lot is triangle in shape and is under 5000 square feet and it is land locked. There is no usage to the land as it stands, but can be beneficial to install utility shed to support the church which is built on the parcel that is zoned under City of Maitland. The set back denoted for this land is for land zoned as R-1AA which is for building a house, which we don't have this condition due to reduction in land size and accessibility mentioned for reason above.

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

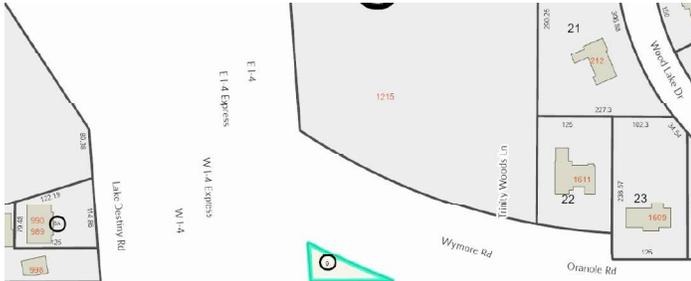
This request will allow for correct usage of this lot that is land locked and is owned by the church and it does not impact any of the neighbors since the setback variance request is to only reduce the rear setback that faces the bridge wall it to go from 30' down to 3'-9". Our request is not detrimental to the public welfare

# Property Record Card



Parcel: 23-21-29-300-0090-0000  
 Property Address:  
 Owners: ST ANTHONY COPTIC ORTHODOX CHURCH INC  
 2025 Market Value \$231 Assessed Value \$231 Taxable Value \$231  
 2024 Tax Bill \$3.05  
 Vac General-Commercial property has a lot size of 0.09 Acres

## Parcel Location



## Site View

## Parcel Information

<b>Parcel</b>	23-21-29-300-0090-0000
<b>Property Address</b>	
<b>Mailing Address</b>	1185 N WYMORE RD MAITLAND, FL 32751-4240
<b>Subdivision</b>	
<b>Tax District</b>	01:County Tax District
<b>DOR Use Code</b>	10:Vac General-Commercial
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$231	\$231
Land Value Agriculture	\$0	\$0
Just/Market Value	\$231	\$231
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	\$231	\$231

## 2024 Certified Tax Summary

<b>Tax Amount w/o Exemptions</b>	\$3.05
<b>Tax Bill Amount</b>	\$3.05
<b>Tax Savings with Exemptions</b>	\$0.00

## Owner(s)

### Name - Ownership Type

ST ANTHONY COPTIC ORTHODOX CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

**Legal Description**

SEC 23 TWP 21S RGE 29E  
 E 495 FT OF SE 1/4 OF SW  
 1/4 S OF RD (LESS RDS)

**Taxes**

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$231	\$0	\$231
Schools	\$231	\$0	\$231
FIRE	\$231	\$0	\$231
ROAD DISTRICT	\$231	\$0	\$231
SJWM(Saint Johns Water Management)	\$231	\$0	\$231

**Sales**

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/1/2013	\$100	08024/1196	Vacant	No

**Land**

Units	Rate	Assessed	Market
1 Lot	\$231.13/Lot	\$231	\$231

**Building Information**

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

Building

\* Year Built = Actual / Effective

**Permits**

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

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

### School Districts

<b>Elementary</b>	Lake Orienta
<b>Middle</b>	Milwee
<b>High</b>	Lyman

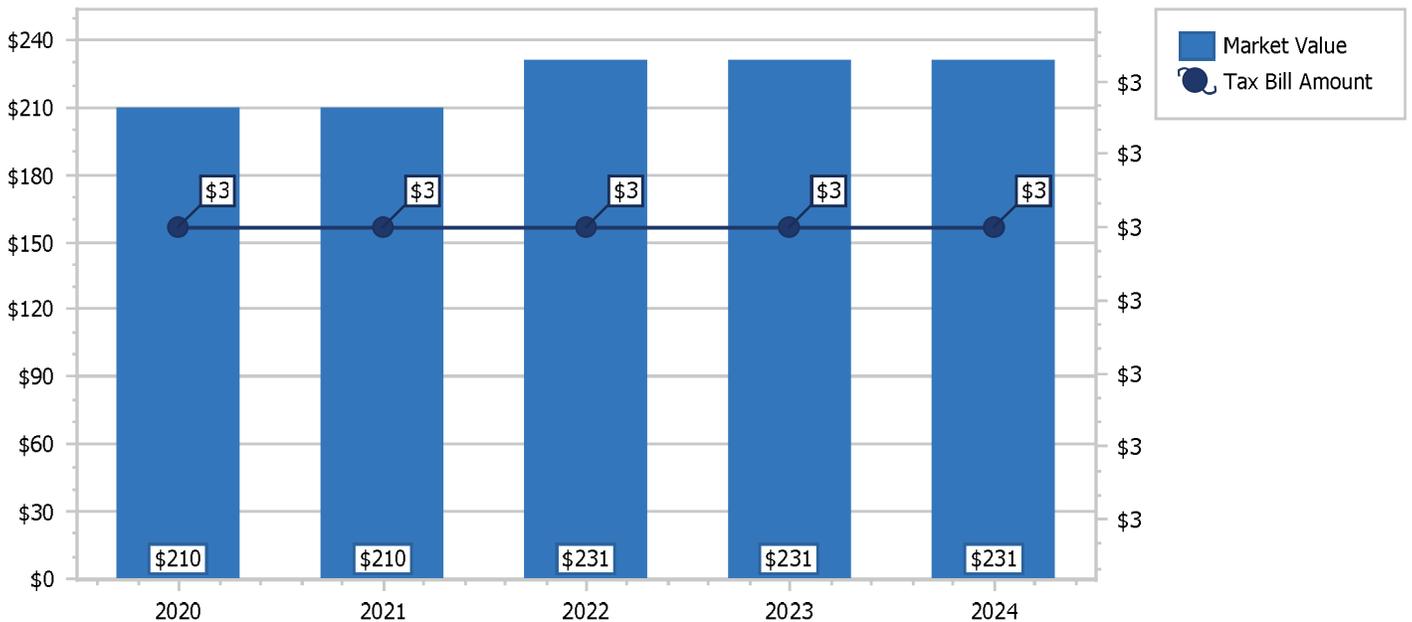
### Political Representation

<b>Commissioner</b>	District 3 - Lee Constantine
<b>US Congress</b>	District 7 - Cory Mills
<b>State House</b>	District 38 - David Smith
<b>State Senate</b>	District 10 - Jason Brodeur
<b>Voting Precinct</b>	Precinct 54

### Utilities

<b>Fire Station #</b>	Station: 14 Zone: 142
<b>Power Company</b>	DUKE
<b>Phone (Analog)</b>	CENTURY LINK
<b>Water</b>	Seminole County Utilities
<b>Sewage</b>	
<b>Garbage Pickup</b>	
<b>Recycle</b>	
<b>Yard Waste</b>	
<b>Hauler #</b>	

## Property Value History





## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

SEC 23 TWP 21S RGE 29E E 495 FT OF SE 1/4 OF SW 1/4 S OF RD (LESS RDS)

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

### **A. FINDINGS OF FACT**

**Property Owner:** ST ANTHONY COPTIC ORTHODOX CHURCH, INC.  
1185 N WYMORE RD  
FERN PARK, FL 32730

**Project Name:** 1185 WYMORE RD (PARCEL 9)

#### **Variance Approval:**

Request for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the shed (44' x 9') as depicted on the site plan, attached hereto as Exhibit A.
  - b. The shed will be for the storage of domestic items related to the church use.
  - c. Will be required to complete the approval of the small site plan approval (Project #: 24-06000075)
- (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 May, 2025.

\_\_\_\_\_  
Notary Public

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



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

SEC 23 TWP 21S RGE 29E E 495 FT OF SE 1/4 OF SW 1/4 S OF RD (LESS RDS)

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

### **A. FINDINGS OF FACT**

**Property Owner:** ST ANTHONY COPTIC ORTHODOX CHURCH, INC.  
1185 N WYMORE RD  
FERN PARK, FL 32730

**Project Name:** 1185 WYMORE RD (PARCEL 9)

#### **Requested Variance:**

Request for: (1) a north rear yard setback variance from thirty (30) feet to three and one-half (3½) feet; and (2) an east side yard setback variance from ten (10) feet to seven and one-half (7½) feet for a shed in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct a storage shed within the required north rear yard and east side yard. 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 May, 2025.

\_\_\_\_\_  
Notary Public

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-324**

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**Title:**

**835 Old Lake Harney Road** - Request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district; BV2025-026 (Paul Nordine, Applicant) District 2 - Zembower (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district; or
2. Approve the request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district; or
3. Continue the request to a time and date certain.

**Background:**

- The existing storage building is 1,800 square feet (30' x 60') and encroaches thirty-four (34) feet into the required front yard setback.
- The storage building is for personal use only.
- A Building code violation (BV24-265) was issued for the storage building.
- The applicant has applied for a building permit (24-16017). Once the permit is issued, the applicant will be required to complete all required inspections.
- The request is for a variance to Section 30.6.1.4(a) of the Seminole County Land Development Code, which states:  
Accessory buildings in agricultural zones.

(a) Buildings or structures which are not intended to be used for the housing or shelter of livestock or fowl, and which are accessory to the residential use shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.

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

**Staff Findings:**

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

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

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

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

**Staff Conclusion:**

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

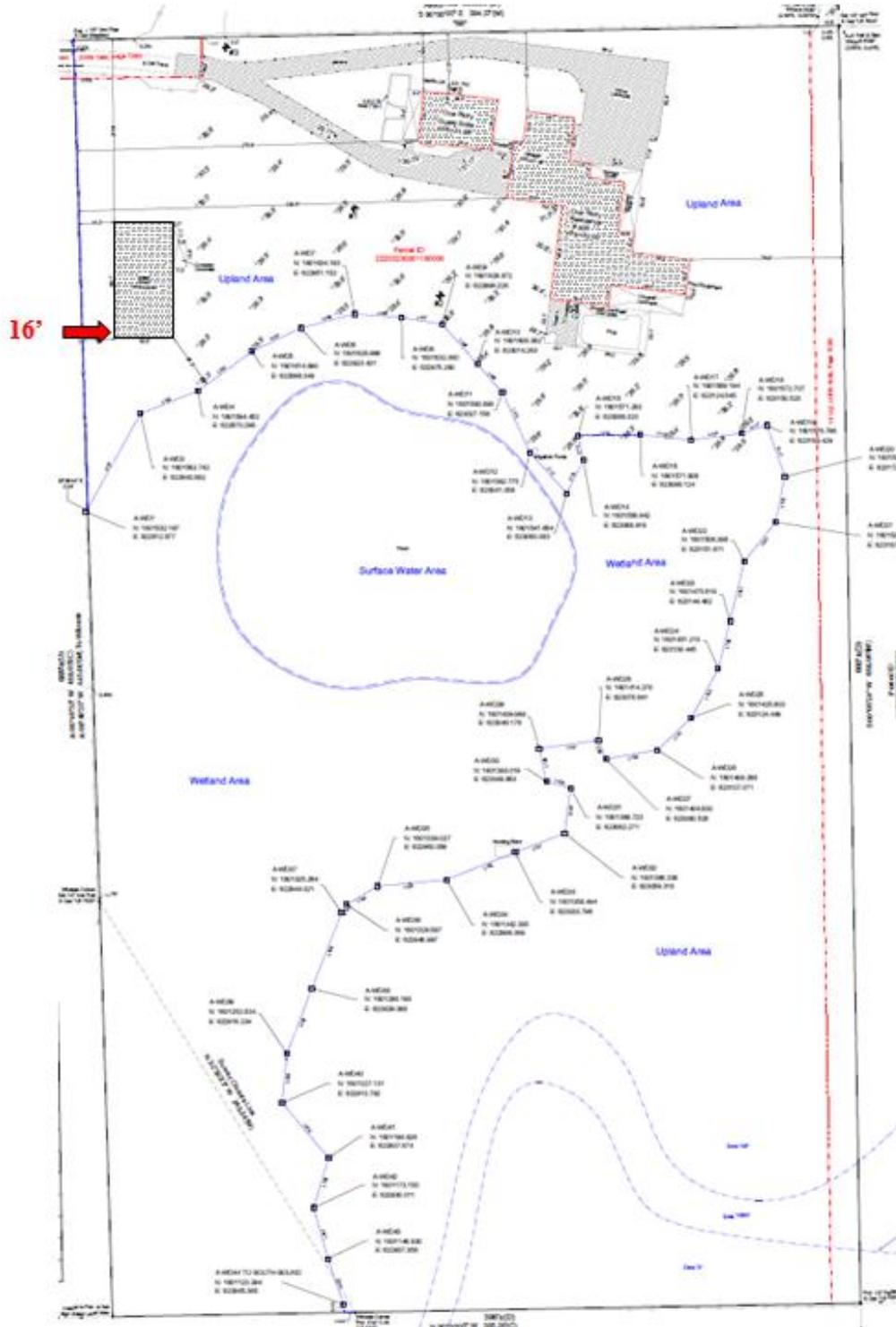
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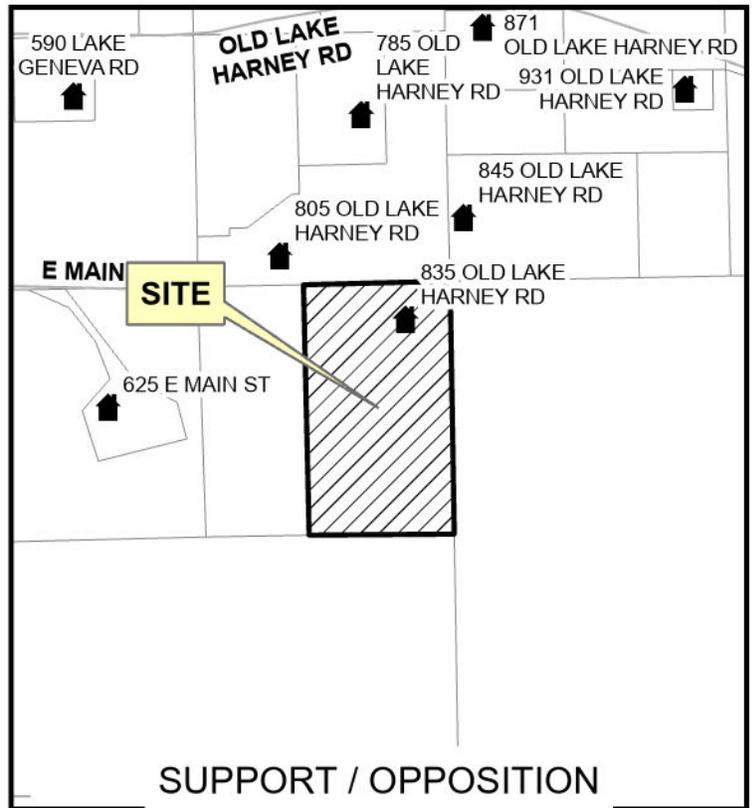
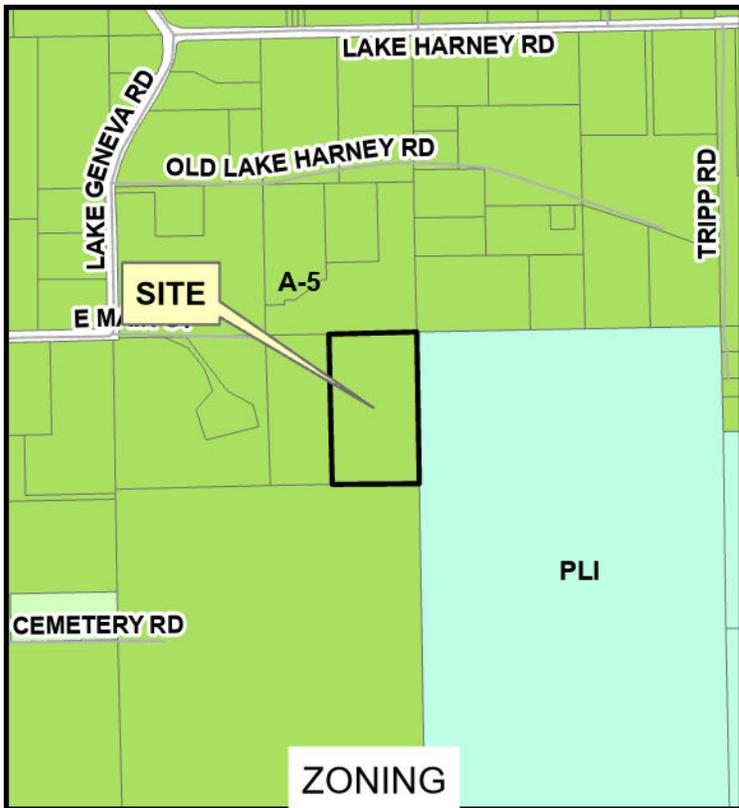
**Staff Recommendation:**

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

1. Any variance granted will apply only to the storage building 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.

# 835 OLD LAKE HARNEY ROAD VARIANCE



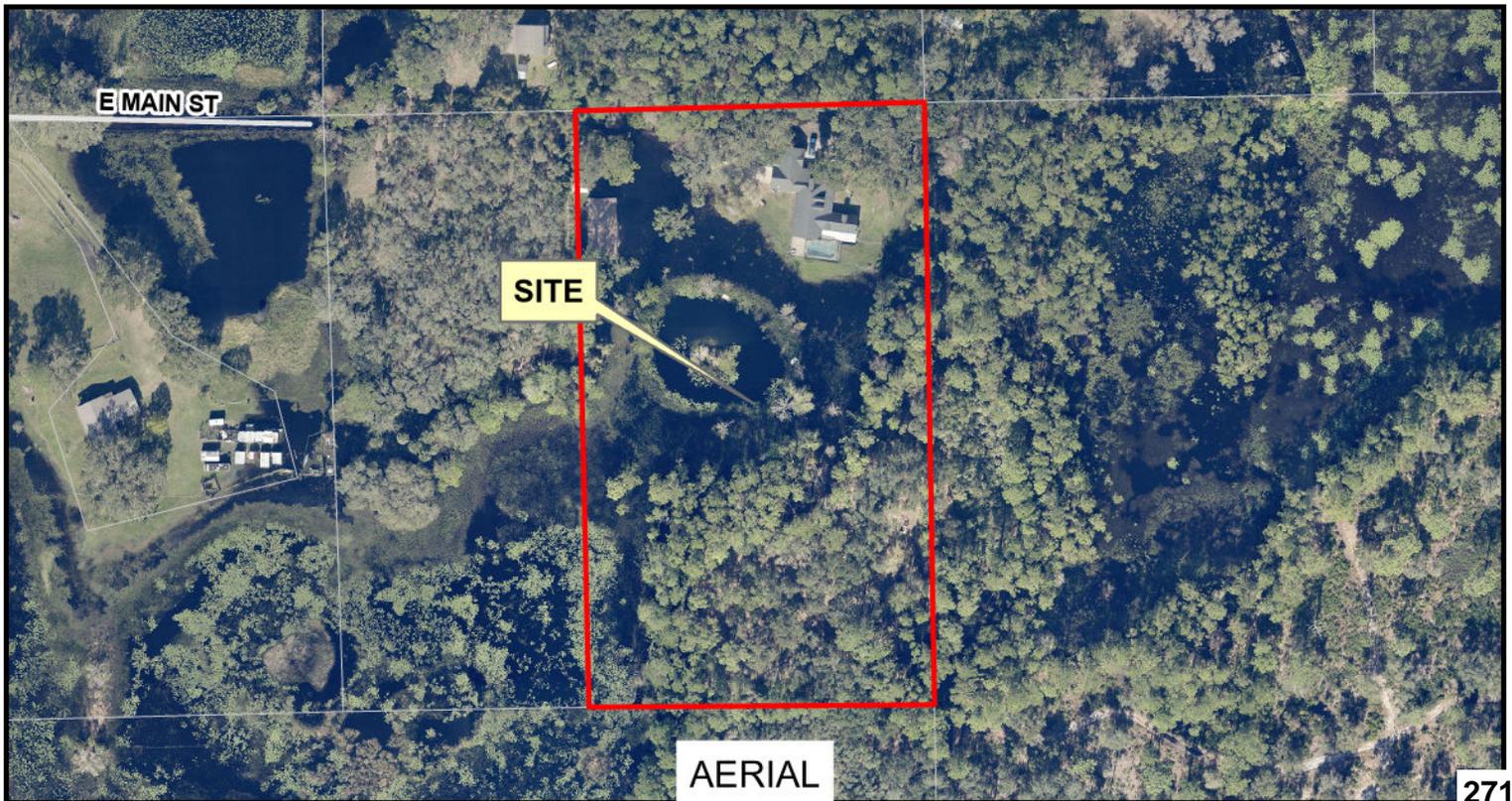


**PAUL & ALEXANDRA NORDINE**  
 835 OLD LAKE HARNEY RD  
 GENEVA, FL 32732

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
 APRIL 28, 2025

**LEGEND**

- A-1
- A-5
- PLI

## VARIANCE CRITERIA

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

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

THE Existing shop / WAS built while my  
FATHER WA ABLE TO Bu'ld, HE THOUGHT THAT

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

Building WAS IN HIS SET BACK ON THE SIDE OF PARCEL.

HE DID NOT KNOW HE HAD A DOUBLE FRONTAGE  
PARCEL.

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?

MY FATHER IS ELDERLY AND I AM CLEANING  
UP HIS RESPONSIBILITIES

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

THIS IS THE FAMILY HOMESTEAD NOW FOR

MY FATHER AND MY FAMILY NOW TO PROVIDE FOR HIS  
HEALTH.

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

Building HAS MY FATHERS PERSONAL ITEMS  
INSIDE AND Building NEEDS VARIANCE TO STAY  
WITHIN SET BACK

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

THIS IS MY FATHERS RESTING PLACE

AND MY FAMILY WITH GENERATIONS TO COME.

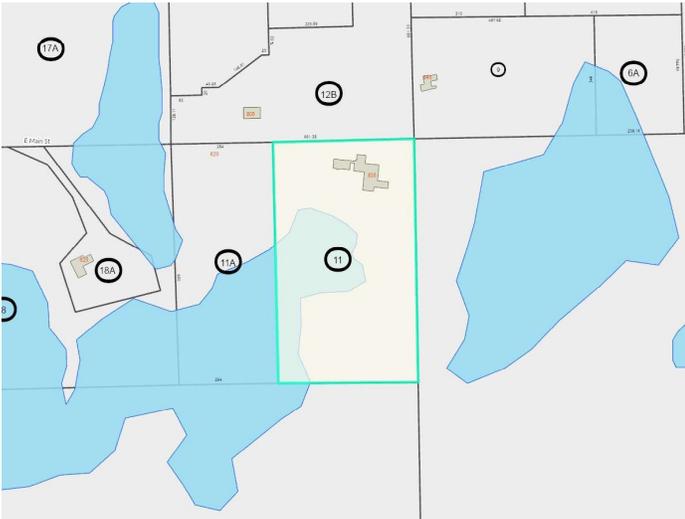
WE HAVE STARTED A BEE FARM FOR  
AGRICULTURAL USE.

# Property Record Card



Parcel: **22-20-32-300-0110-0000**  
 Property Address: **835 OLD LAKE HARNEY RD GENEVA, FL 32732**  
 Owners: **NORDINE, PAUL W ENH LIFE EST; NORDINE, ALEXANDRA C ENH LIFE EST**  
 2025 Market Value \$766,274 Assessed Value \$452,086 Taxable Value \$401,364  
 2024 Tax Bill \$5,274.83 Tax Savings with Exemptions \$4,705.36  
 The 5 Bed/3.5 Bath Single Family Waterfront property is 3,814 SF and a lot size of 5.78 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	22-20-32-300-0110-0000
Property Address	835 OLD LAKE HARNEY RD GENEVA, FL 32732
Mailing Address	835 OLD LAKE HARNEY RD GENEVA, FL 32732-9608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2014)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$461,139	\$450,292
Depreciated Other Features	\$29,135	\$29,268
Land Value (Market)	\$276,000	\$276,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$766,274	\$755,560
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$314,188	\$316,215
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$452,086	\$439,345

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,980.19
Tax Bill Amount	\$5,274.83
Tax Savings with Exemptions	\$4,705.36

## Owner(s)

Name - Ownership Type  
 NORDINE, PAUL W ENH LIFE EST - Enhanced Life Estate  
 NORDINE, ALEXANDRA C ENH LIFE EST - Enhanced Life Estate

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 22 TWP 20S RGE 32E  
NE 1/4 OF SW 1/4 OF NE 1/4  
(LESS W 264 FT)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$452,086	\$50,722	\$401,364
Schools	\$452,086	\$25,000	\$427,086
FIRE	\$452,086	\$50,722	\$401,364
ROAD DISTRICT	\$452,086	\$50,722	\$401,364
SJWM(Saint Johns Water Management)	\$452,086	\$50,722	\$401,364

## Sales

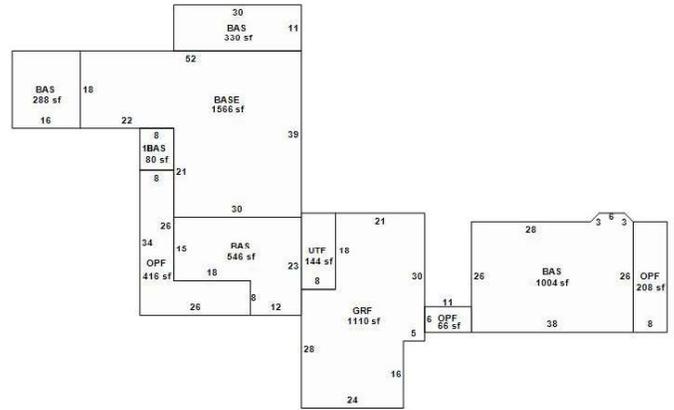
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/14/2023	\$100	10480/1386	Improved	No
QUIT CLAIM DEED	8/25/2020	\$88,400	09687/1488	Improved	No
QUIT CLAIM DEED	12/1/2013	\$113,800	08484/1987	Improved	No
SPECIAL WARRANTY DEED	8/1/2012	\$120,000	07839/0753	Improved	No
CERTIFICATE OF TITLE	12/1/2011	\$100	07682/1604	Improved	No
QUIT CLAIM DEED	8/1/2003	\$100	05077/0261	Improved	No
QUIT CLAIM DEED	3/1/1991	\$100	02273/1081	Improved	No
WARRANTY DEED	8/1/1988	\$97,000	01992/1032	Improved	Yes

## Land

Units	Rate	Assessed	Market
6 Acres	\$46,000/Acre	\$276,000	\$276,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1975/1994
Bed	5
Bath	3.5
Fixtures	13
Base Area (ft <sup>2</sup> )	1566
Total Area (ft <sup>2</sup> )	5758
Constuction	CB/STUCCO FINISH
Replacement Cost	\$527,016
Assessed	\$461,139

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
BASE	1004
BASE	80
BASE	288
BASE	546
BASE	330
GARAGE FINISHED	1110
OPEN PORCH FINISHED	416
OPEN PORCH FINISHED	208
OPEN PORCH FINISHED	66
UTILITY FINISHED	144

Permits				
Permit #	Description	Value	CO Date	Permit Date
01128	ADDITION.	\$252,373	11/22/2013	4/4/2013
08230	DEMO ALL INTERIOR WALLS - LEAVING EXTERIOR FOR FUTURE BUILDING USE	\$5,000		11/1/2012
07377	POOL SCREEN ENCLOSURE; PAD PER PERMIT 825 OLD LAKE HARNEY RD	\$4,531		9/1/1999
05943	POOL	\$16,488		7/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1975	1	\$0	\$0
ACCESSORY BLDG 2	1975	1	\$5,000	\$2,000

POOL 1	1999	1	\$35,000	\$21,000
SCREEN ENCL 2	1999	1	\$9,000	\$3,600
COVERED PATIO 2	2013	1	\$4,000	\$2,535

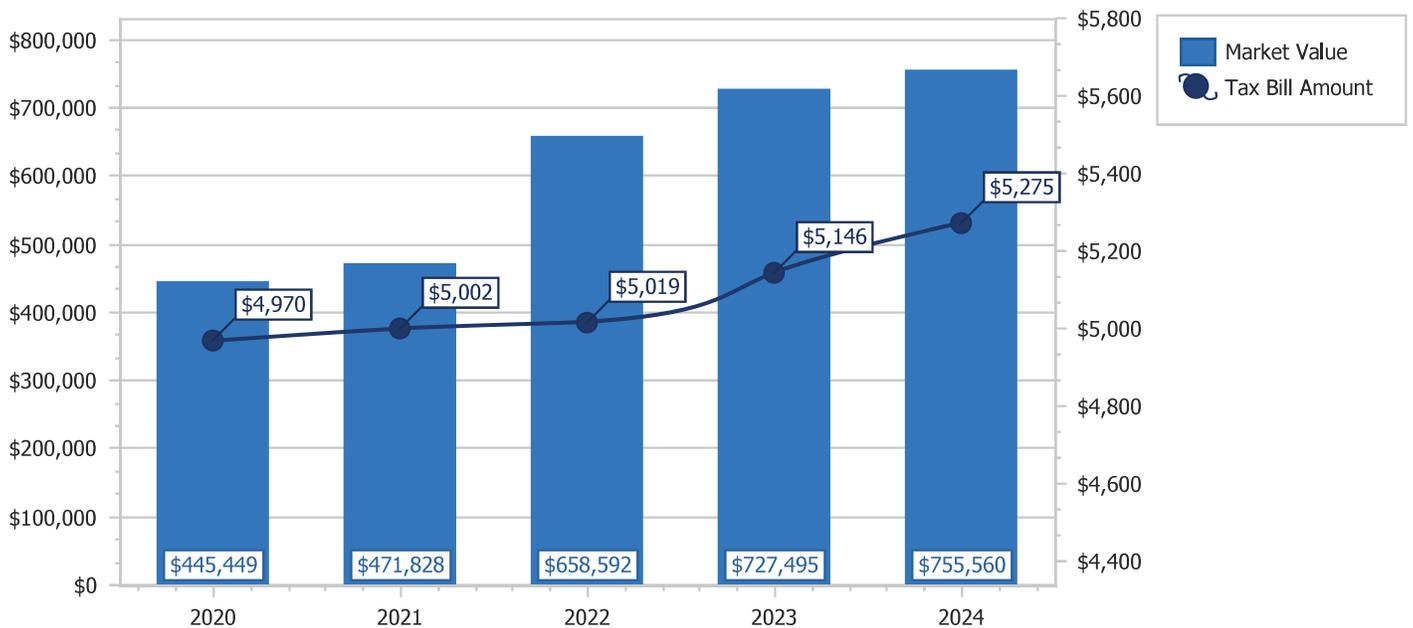
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

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

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History





# NOTICE OF CODE VIOLATION

**LOCATION OF VIOLATION:** 835 OLD LAKE HARNEY RD, GENEVA FL 32732

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF:

- SEMINOLE COUNTY CODE CHAPTER 40 APPENDIX "A," SEC 105.1, PERMIT(S) REQUIRED
- LAND DEVELOPMENT CODE CHAPTER 30 SEC 30.14.19, FENCE PERMIT REQUIRED

**DESCRIPTION OF VIOLATION:**

INSTALLTION OF A 4' NO CLIMB FENCE WITH WOOD POSTS,  
WROUGHT IRON GATE WITH AUTOMATIC GATE OPENER **SOLAR**,  
**DEMOLITION OF ELECTRIC GATE OPENER**,  
AND A LARGE ACCESSORY STRUCTURE WITHOUT THE REQUIRED PERMITS

**CORRECTIVE ACTIONS:**

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

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

**THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY:** OCTOBER 7, 2024  
**NOVEMBER 7, 2024**

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

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



**For further information contact:**

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

**Phone: (407) 665-7338**

**DATE:** 9/23/24 **10/24/24**  
**CASE NO:** 24-265

**INSPECTOR:** JASON RUCKER

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

SEC 22 TWP 20S RGE 32E NE 1/4 OF SW 1/4 OF NE 1/4 (LESS W 264 FT)

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

### **A. FINDINGS OF FACT**

**Property Owner:** PAUL NORDINE  
835 OLD LAKE HARNEY RD  
GENEVA, FL 32732

**Project Name:** OLD LAKE HARNEY RD (835)

#### **Requested Variance:**

Request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to bring an existing 1,800 square foot storage building into compliance. 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 May, 2025.

\_\_\_\_\_  
Notary Public

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

SEC 22 TWP 20S RGE 32E NE 1/4 OF SW 1/4 OF NE 1/4 (LESS W 264 FT)

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

### **A. FINDINGS OF FACT**

**Property Owner:** PAUL NORDINE  
835 OLD LAKE HARNEY RD  
GENEVA, FL 32732

**Project Name:** OLD LAKE HARNEY RD (835)

#### **Variance Approval:**

Request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-203**

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**Title:**

**1592 Lake Markham Road** - Request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport in the A-1 (Agriculture) district; BV2025-012 (Brian K. Schuette, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson - 407-665-7339

**Motion/Recommendation:**

1. Deny the request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport in the A-1 (Agriculture) district; or
2. Approve the request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport 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 Gillio Estates subdivision and is zoned A-1 (Agriculture).
- The proposed structure is a carport for recreational vehicle parking. The structure is 15 ft. x 35 ft. (525 sq. ft.). The carport will encroach five (5) feet into the required side yard (north) setback.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all the setback requirements applicable to the main residential structure located on the parcel.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have been two prior variances for the subject property. The first, was a north and south side yard setback from ten (10) feet to five (5) feet for a boat dock and the third was a north side yard setback from ten (10) feet to five (5) feet for a shed.

**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

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,

**Staff Conclusion:**

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

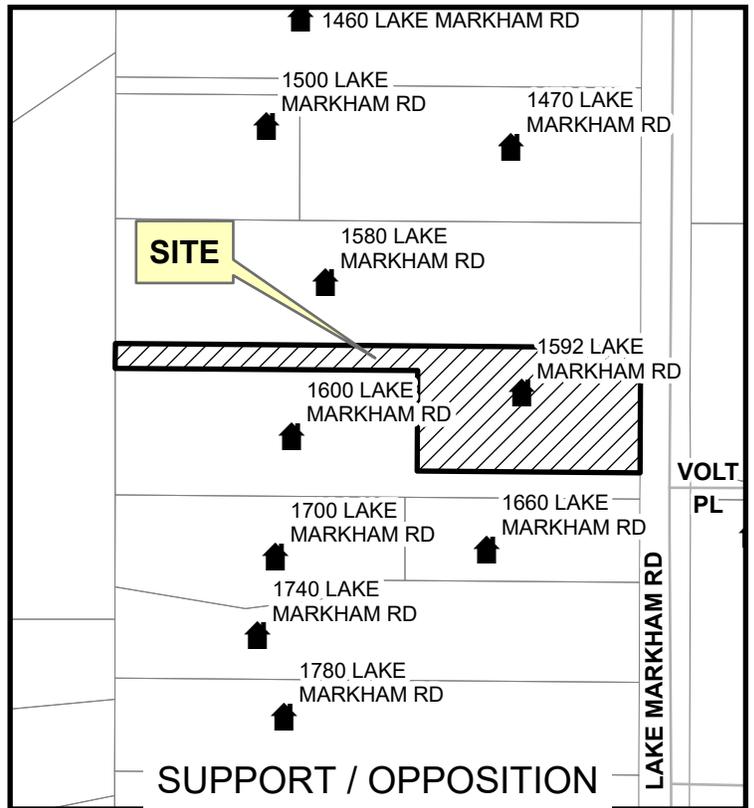
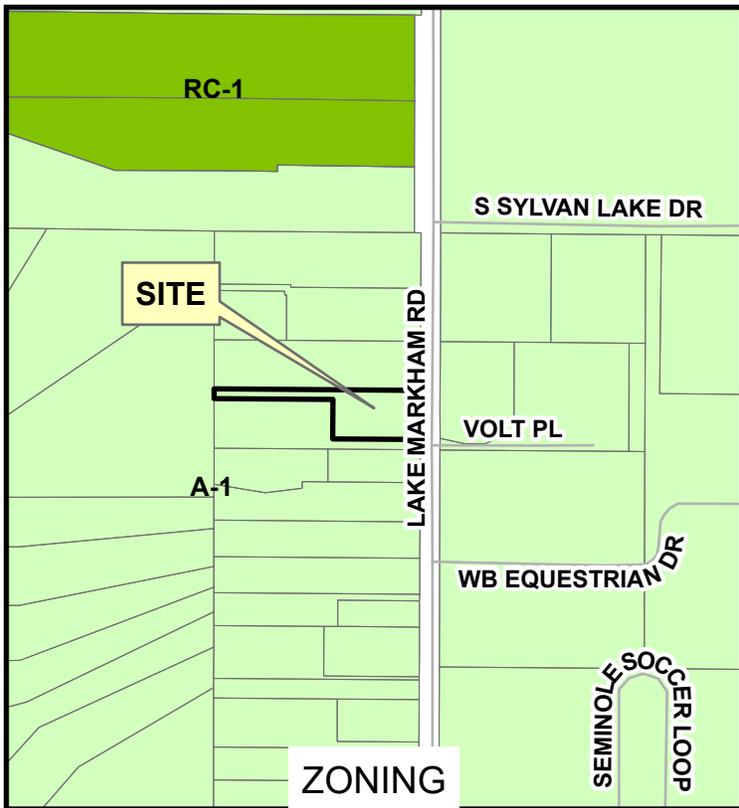
**Staff Recommendation:**

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

variance, staff recommends the following conditions of approval:

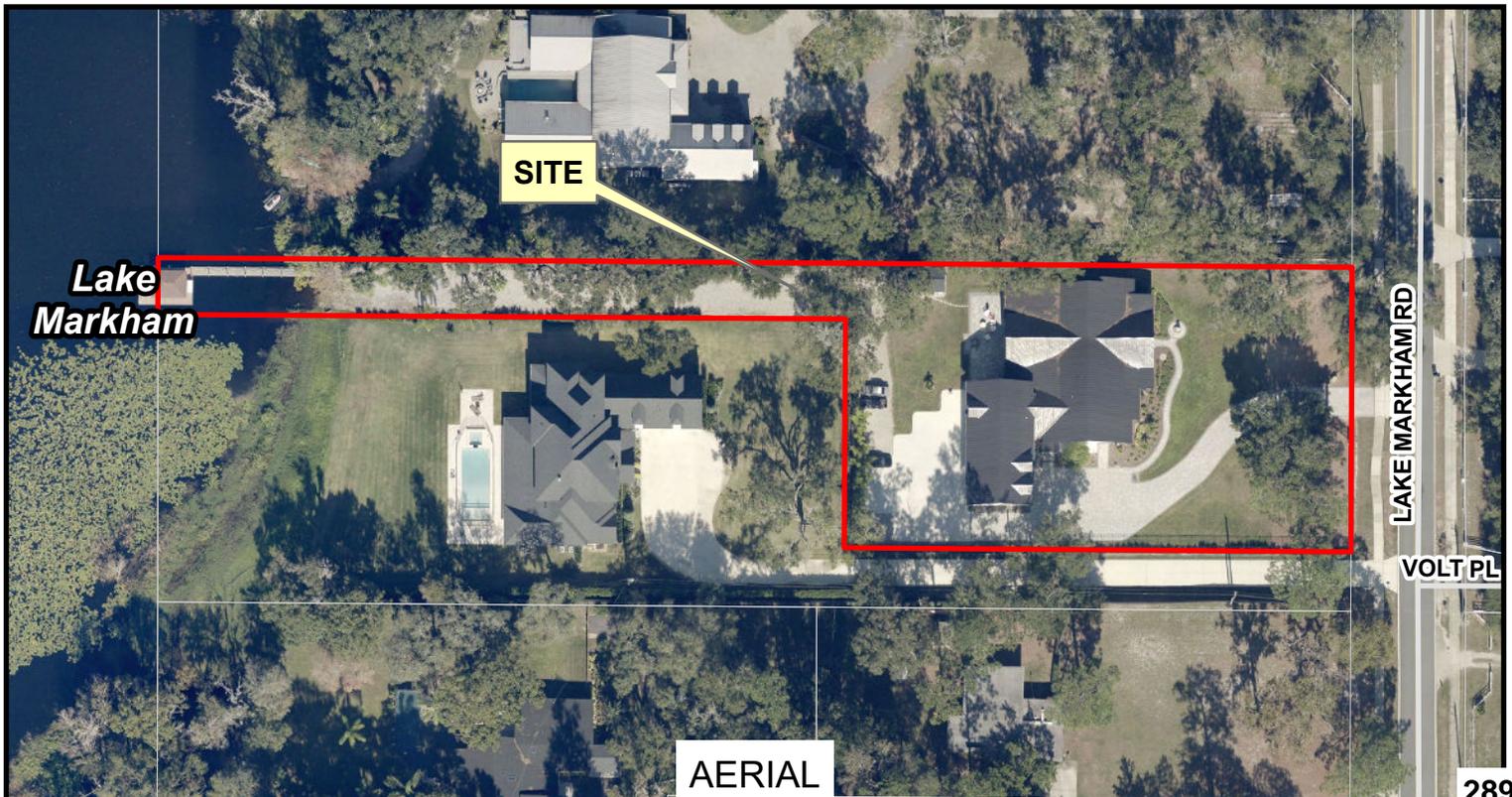
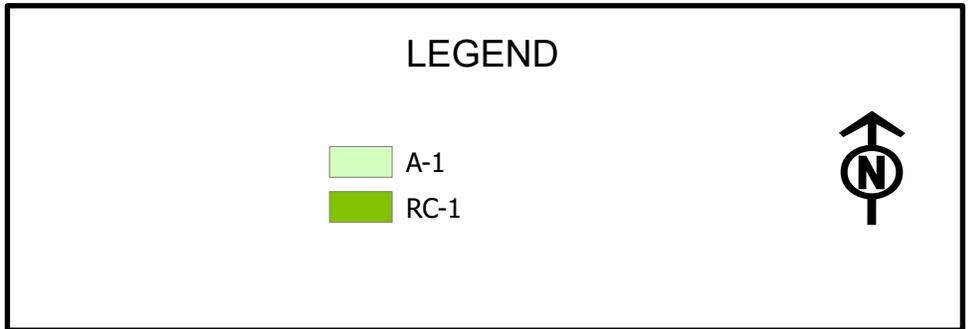
1. Any variance granted will apply only to the carport structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





**BRIAN & JULIE SCHUETTE**  
 1592 LAKE MARKHAM RD  
 SANFORD, FL 32771

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 MARCH 24, 2025



## VARIANCE CRITERIA

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

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

VARIANCE REQUIRED DUE TO PROPERTY WIDTH

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

VARIANCE REQUIRED DUE TO SHAPE OF PROPERTY.

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

THERE WOULD BE NO SPECIAL PRIVILEGE FROM GRANTING THIS VARIANCE. GRANTING THE VARIANCE WOULD NOT UNDERMINE GOALS OF ZONING LAWS.

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?

BY MAINTAINING THE REQUIRED SETBACK IN THE LOCATION DEFINED A CARPORT COULD NOT BE WIDE ENOUGH FOR PRACTICAL USE. THE VARIANCE WILL ALLOW THE WIDTH NECESSARY TO USE THE CARPORT AS INTENDED.

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

MAINTAINS SETBACK ON OPPOSITE SIDE OF PROPERTY (SHOWN ON DWG)

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?

NO DETRIMENT TO THE PUBLIC

# Property Record Card



**Parcel:** 35-19-29-507-0000-0010  
**Property Address:** 1592 LAKE MARKHAM RD SANFORD, FL 32771  
**Owners:** SCHUETTE, BRIAN K; SCHUETTE, JULIE A  
 2025 Market Value \$1,534,224 Assessed Value \$1,534,224 Taxable Value \$1,534,224  
 2024 Tax Bill \$19,641.41 Tax Savings with Non-Hx Cap \$262.45  
 The 4 Bed/3.5 Bath Single Family Waterfront property is 5,434 SF and a lot size of 1.17 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-19-29-507-0000-0010
Property Address	1592 LAKE MARKHAM RD SANFORD, FL 32771
Mailing Address	1592 LAKE MARKHAM RD SANFORD, FL 32771-8960
Subdivision	GILLIO ESTATES
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,163,694	\$1,135,433
Depreciated Other Features	\$20,530	\$21,408
Land Value (Market)	\$350,000	\$350,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,534,224	\$1,506,841
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$33,096
P&G Adjustment	\$0	\$0
Assessed Value	\$1,534,224	\$1,473,745

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,903.86
Tax Bill Amount	\$19,641.41
Tax Savings with Exemptions	\$262.45

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

SCHUETTE, BRIAN K - Tenancy by Entirety  
 SCHUETTE, JULIE A - Tenancy by Entirety

## Legal Description

LOT 1  
GILLIO ESTATES  
PB 81 PGS 21 & 22

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,534,224	\$0	\$1,534,224
Schools	\$1,534,224	\$0	\$1,534,224
FIRE	\$1,534,224	\$0	\$1,534,224
ROAD DISTRICT	\$1,534,224	\$0	\$1,534,224
SJWM(Saint Johns Water Management)	\$1,534,224	\$0	\$1,534,224

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/20/2018	\$295,000	09257/1866	Vacant	Yes
WARRANTY DEED	12/1/2016	\$237,000	08859/1629	Vacant	Yes

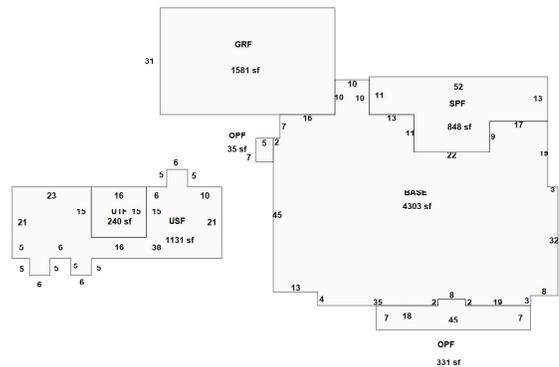
## Land

Units	Rate	Assessed	Market
1 Lot	\$350,000/Lot	\$350,000	\$350,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2020
Bed	4
Bath	3.5
Fixtures	15
Base Area (ft <sup>2</sup> )	4303
Total Area (ft <sup>2</sup> )	8469
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$1,187,443
Assessed	\$1,163,694

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

GARAGE FINISHED	1581
OPEN PORCH FINISHED	331
OPEN PORCH FINISHED	35
SCREEN PORCH FINISHED	848
UPPER STORY FINISHED	1131
UTILITY FINISHED	240

### Permits

Permit #	Description	Value	CO Date	Permit Date
00599	1592 LAKE MARKHAM RD: ELECTRIC - GENERATOR-Existing residential home [GILLIO ESTATES]	\$14,402		1/21/2025
00056	1592 LAKE MARKHAM RD: SHED/BARN RESIDENTIAL-12x22 shed no concrete no electric [GILLIO ESTATES]	\$13,000		5/11/2021
16393	1592 LAKE MARKHAM RD: DOCK - BOATHOUSE-Schuette Boat Dock [GILLIO ESTATES]	\$18,000		10/28/2020
14802	1592 LAKE MARKHAM RD: PLUMBING - RESIDENTIAL- [GILLIO ESTATES]	\$2,000		9/10/2020
13326	1592 LAKE MARKHAM RD: FENCE/WALL RESIDENTIAL- [GILLIO ESTATES]	\$38,470		8/26/2020
09299	1592 LAKE MARKHAM RD: PLUMBING - RESIDENTIAL- [GILLIO ESTATES]	\$1,575		6/24/2020
08849	1592 LAKE MARKHAM RD: SINGLE FAMILY DETACHED-New Residential [GILLIO ESTATES]	\$1,275,000	9/18/2020	8/16/2019

### Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 2	2020	1	\$3,500	\$3,150
FIREPLACE 2	2020	2	\$0	\$0
BOAT DOCK 2	2021	1	\$8,000	\$7,040
BOAT COVER 2	2021	1	\$8,000	\$7,040
ACCESSORY BLDG 1	2021	1	\$3,750	\$3,300

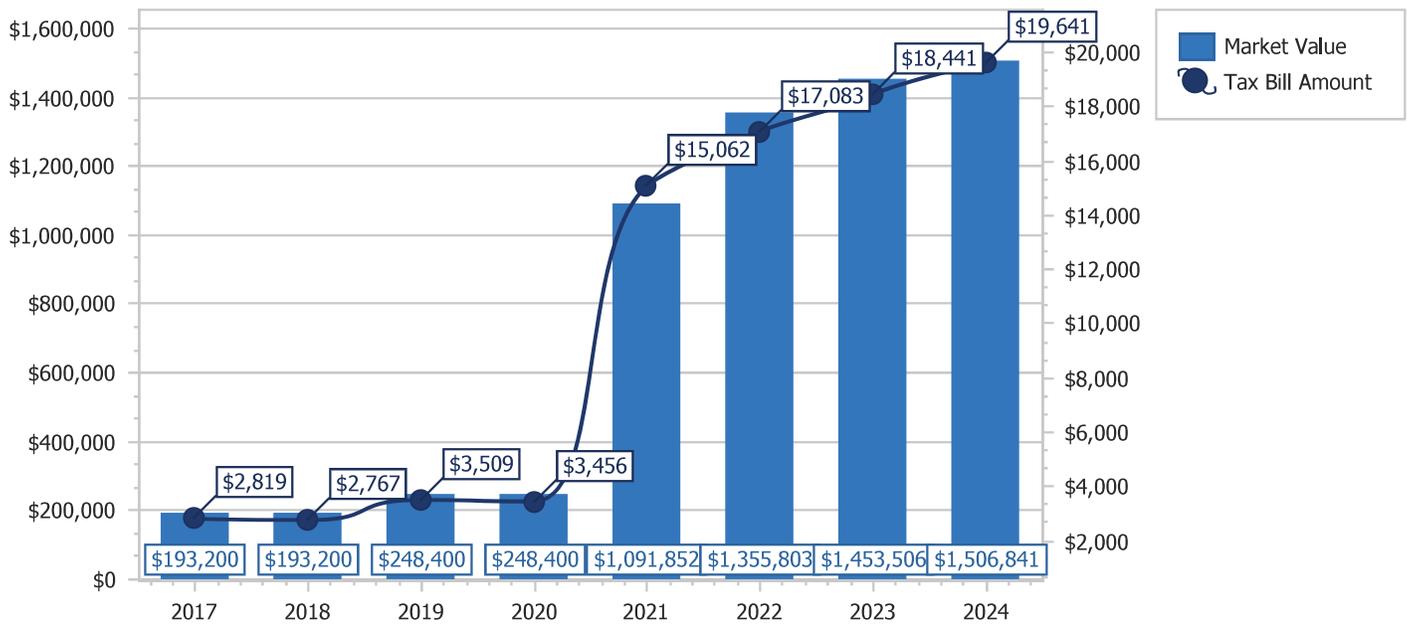
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



Copyright 2025 © Seminole County Property Appraiser

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 1 GILLIO ESTATES PB 81 PGS 21 & 22

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

### **A. FINDINGS OF FACT**

**Property Owner:** BRIAN K SCHUETTE  
1592 LAKE MARKHAM RD  
SANFORD, FL 32771

**Project Name:** LAKE MARKHAM RD (1592)

#### **Requested Variance:**

Request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport in the A-1 (Agriculture) district. The findings reflected in the record of the March 24, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct a 35 ft. x 15 ft. (525 sq. ft.) carport. 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 May 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 1 GILLIO ESTATES PB 81 PGS 21 & 22

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

**A. FINDINGS OF FACT**

**Property Owner:** BRIAN K SCHUETTE  
1592 LAKE MARKHAM RD  
SANFORD, FL 32771

**Project Name:** LAKE MARKHAM RD (1592)

**Variance Approval:**

Request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a carport in the A-1 (Agriculture) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 35 ft. x 15 ft. carport 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**

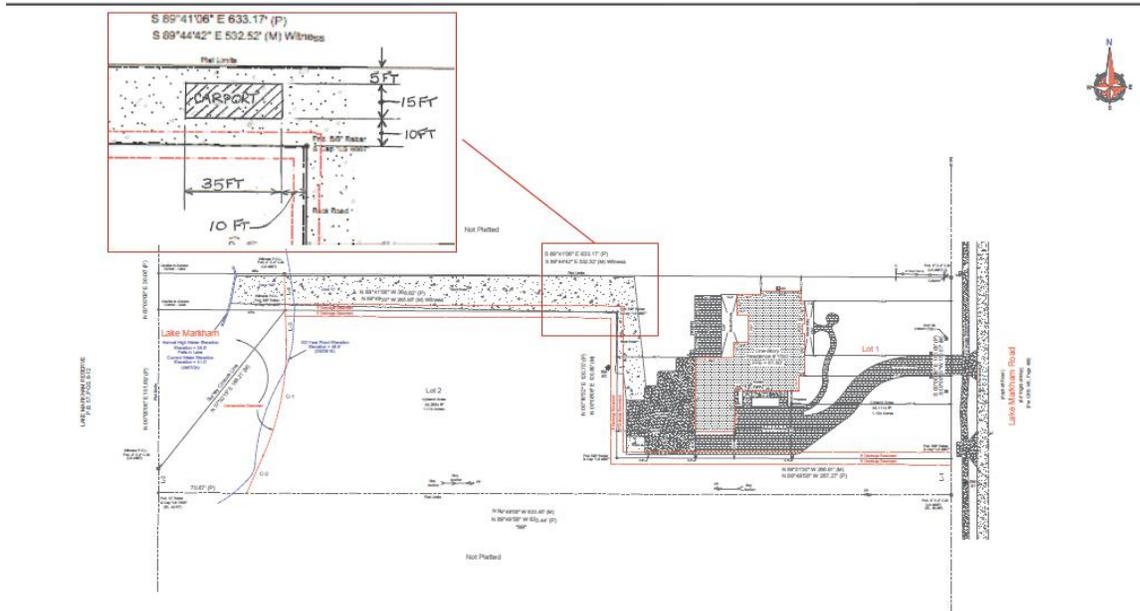
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May 2025.

\_\_\_\_\_  
Notary Public

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

# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-293**

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**Title:**

**2125 Linden Road-** Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district; BV2025-014 (Mollie Vega, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a front yard setback variance from twenty-five feet (25') to zero (0') feet for a fence in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a front yard setback variance from twenty-five (25') feet to zero (0') feet for a fence in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Linden Road. The property line adjacent to Knoll Street side is the location where the variance is being sought. Knoll Street is a platted right of way, but is not an open road.
- The privacy fence is six (6) foot high and vinyl/pvc material. The fence is on the property line, therefore the request for a zero (0') foot setback.
- A Code Enforcement violation (#25-10) was issued for the fence construction without a fence permit, resulting in the necessity of this variance. The property owner has submitted a fence permit application (#25-1356) and the approval is pending the outcome of this variance hearing. On April 5, 2021, a fence permit was erroneously approved for a six-foot fence along Knoll Street.

- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division. The Traffic Engineering Division did not object to the proposed fence location. The applicant is requesting a zero (0 ft.) setback.
- There are no prior variances for the subject property, but a variance was approved for fence height at 2153 Linden Rd. and a setback variance was approved for 1918 Linden Rd.

### **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 Conclusion:**

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

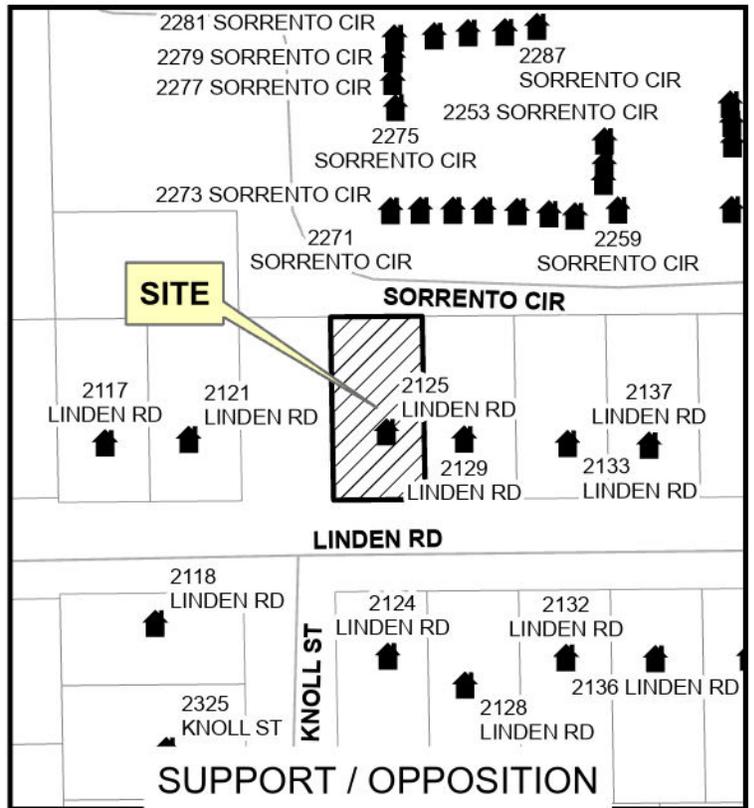
hardship.

**Staff Recommendation:**

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

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





**MOLLIE & LUCINDA VEGA**  
 2125 LINDEN RD  
 WINTER PARK, FL 32792

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025

**LEGEND**

- A-1
- R-1AA
- R-1A
- R-3





## VARIANCE CRITERIA

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

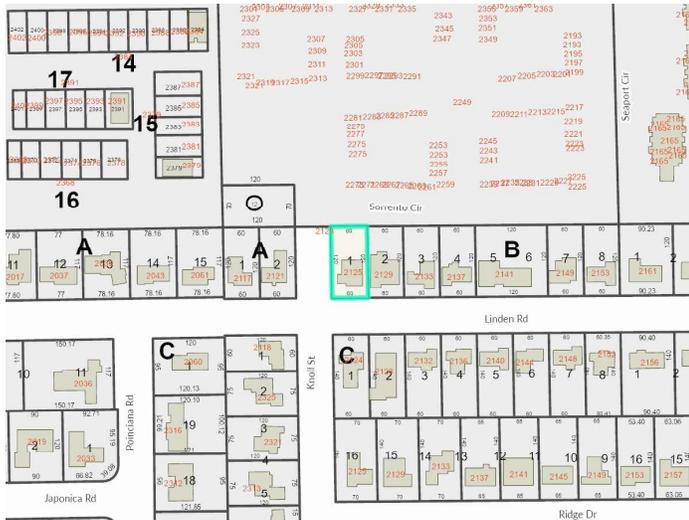
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?  
The fence is being replaced due to hurricane damage. and is being placed in the same location as previously approved permitted fence. the "street" on the side is not a through street and is more of an easement. No traffic is on this area (pics attached) It dead ends.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
This "side street" is a dead end easement with no through traffic and does not have a road area next to the fence (all grass). Beyond the fence is an apartment complex and parking lot (no road)
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?  
Given this is not a through street it does not affect anyone. the area between my house and my neighbors is maintained by us as it is all grass and not a true road.
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?  
Our property has a pool in the backyard and moving the fence off our property line inward 5' would push it too close to the pool. Fence is in the same location as it was when we purchased the home in 2021. the permitted fence at that time was approved
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?  
The fence is on our property line and does not interfere with the "road" because the "road" is not used as it dead ends. The fence was previously permitted and approved 21-00003315  
Moving the fence in 5' would place it too close to 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?  
The fence does not interfere with the neighborhood or neighbor as it is not used as a road. The only ones who use ~~it~~ this is myself and my neighbor ~~to~~ and we use it to get to our drive ways. The general public is not affected. There is still access for the utility company.

# Property Record Card



Parcel: **33-21-30-502-0B00-0010**  
 Property Address: **2125 LINDEN RD WINTER PARK, FL 32792**  
 Owners: **VEGA, LUCINDA J; VEGA, MOLLIE J**  
 2025 Market Value \$351,269 Assessed Value \$351,074 Taxable Value \$300,352  
 2024 Tax Bill \$3,978.17 Tax Savings with Exemptions \$601.38  
 The 4 Bed/2 Bath Single Family property is 1,269 SF and a lot size of 0.17 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	33-21-30-502-0B00-0010
Property Address	2125 LINDEN RD WINTER PARK, FL 32792
Mailing Address	2125 LINDEN RD WINTER PARK, FL 32792-1848
Subdivision	RIDGE HIGH SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$199,769	\$195,199
Depreciated Other Features	\$21,500	\$21,500
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$351,269	\$346,699
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$195	\$5,519
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$351,074	\$341,180

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,579.55
Tax Bill Amount	\$3,978.17
Tax Savings with Exemptions	\$601.38

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 VEGA, LUCINDA J - Joint Tenants with right of Survivorship  
 VEGA, MOLLIE J - Joint Tenants with right of Survivorship

## Legal Description

LOT 1 BLK B RIDGE HIGH SUBD PB 11 PG 84

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$351,074	\$50,722	\$300,352
Schools	\$351,074	\$25,000	\$326,074
FIRE	\$351,074	\$50,722	\$300,352
ROAD DISTRICT	\$351,074	\$50,722	\$300,352
SJWM(Saint Johns Water Management)	\$351,074	\$50,722	\$300,352

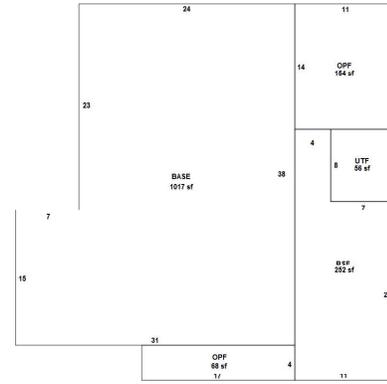
## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/10/2021	\$375,000	10055/1561	Improved	Yes
WARRANTY DEED	12/30/2020	\$210,000	09817/1234	Improved	Yes
WARRANTY DEED	3/1/2005	\$165,000	05637/0208	Improved	Yes
WARRANTY DEED	10/1/1994	\$80,000	02842/1885	Improved	Yes
QUIT CLAIM DEED	10/1/1993	\$6,000	02660/0398	Vacant	No
WARRANTY DEED	1/1/1977	\$16,700	01113/1902	Improved	Yes
WARRANTY DEED	1/1/1973	\$17,300	00978/0327	Improved	Yes

## Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1958/2005
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1017
Total Area (ft <sup>2</sup> )	1547
Constuction	CONC BLOCK
Replacement Cost	\$214,805
Assessed	\$199,769



Sketch by Open Sketch

Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
BASE SEMI FINISHED	252
OPEN PORCH FINISHED	68
OPEN PORCH FINISHED	154
UTILITY FINISHED	56

Permits				
Permit #	Description	Value	CO Date	Permit Date
01990	2125 LINDEN RD: WINDOW / DOOR REPLACEMENT- [RIDGE HIGH SUBD]	\$5,599		2/10/2022
00927	2125 LINDEN RD: REROOF RESIDENTIAL- Single Family Residential [RIDGE HIGH SUBD]	\$8,500		1/22/2021

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000
ACCESSORY BLDG 1	1985	1	\$1,250	\$500

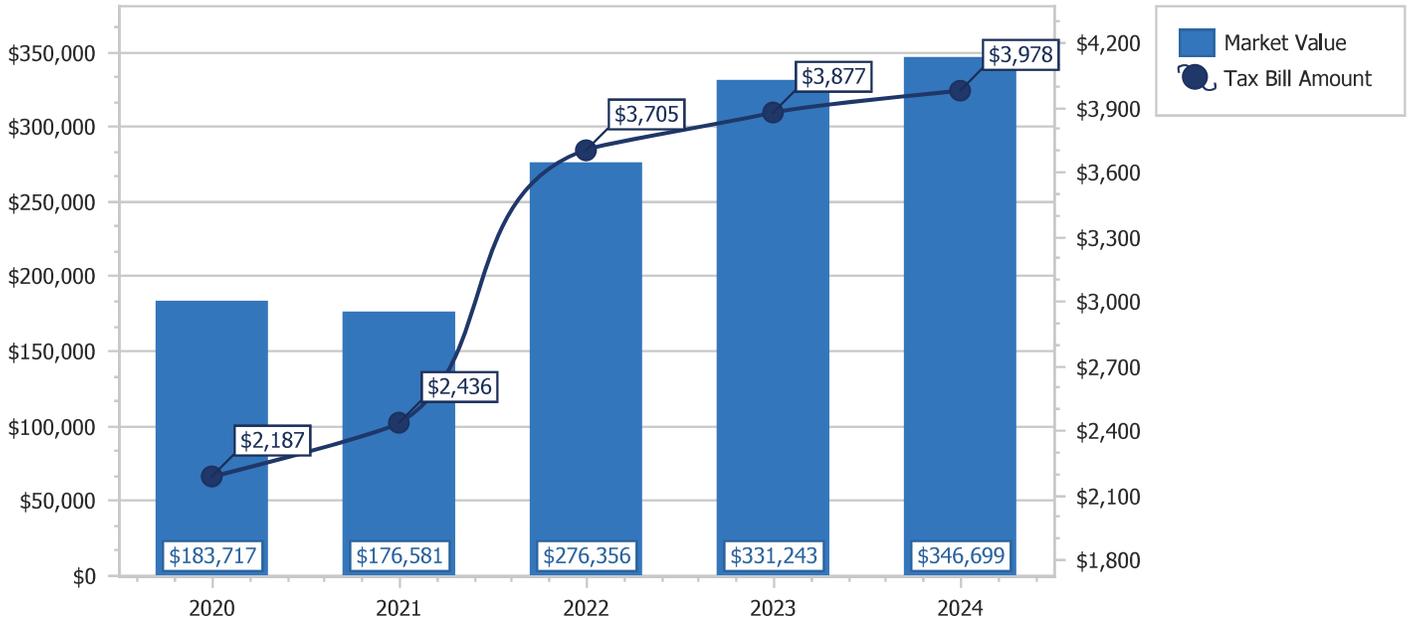
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

Utilities	
Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

### Property Value History



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AMENDED

# NOTICE OF CODE VIOLATION

**LOCATION OF VIOLATION:** 2125 LINDEN RD, WINTER PARK FL 32792

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF:

- SEMINOLE COUNTY CODE CHAPTER 40 APPENDIX "A," SEC 105.1, PERMIT(S) REQUIRED
- LAND DEVELOPMENT CODE CHAPTER 30 SEC 30.14.19, FENCE PERMIT REQUIRED

**DESCRIPTION OF VIOLATION:**

INSTALLATION OF ELECTRIC, ~~CAN LIGHTS, AND DRYWALL~~ FOR SHED/ACCESSORY STRUCTURE IN REAR YARD, ~~POOL SALT CHLORINATOR WIRING~~ & WHITE VINYL FENCE WITHOUT THE REQUIRED PERMITS

**CORRECTIVE ACTIONS:**

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

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

**THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY:** ~~FEBRUARY 5, 2025~~  
~~FEBRUARY 25, 2025~~  
**MARCH 31, 2025**

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

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



**For further information contact:**

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

**Phone: (407) 665-7338**

**DATE:** ~~1/22/25 2/11/25~~ **2/21/25**

**CASE NO:** ~~PENDING~~ **25-10**

**INSPECTOR:** JASON RUCKER

1/22/25



1/22/25



1/22/25



1/22/25





Dec 19, 2024 at 8:59:05 AM

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 1 BLK B RIDGE HIGH SUBD PB 11 PG 84

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

### **A. FINDINGS OF FACT**

**Property Owner:** MOLLIE VEGA  
2125 LINDEN ROAD  
WINTER PARK, FL 32792

**Project Name:** LINDEN RD (2125)

#### **Requested Variance:**

A front yard setback variance from twenty-five feet to zero (0) feet for a fence in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

### **C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 1 BLK B RIDGE HIGH SUBD PB 11 PG 84

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

**A. FINDINGS OF FACT**

**Property Owner:** MOLLIE VEGA  
2125 LINDEN ROAD  
WINTER PARK, FL 32792

**Project Name:** LINDEN RD (2125)

**Variance Approval:**

Request for a front yard setback variance from twenty-five feet to zero (0') feet for a fence in the R-1A (Single Family Dwelling) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the six (6) foot 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 May 2025.

\_\_\_\_\_  
Notary Public

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





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-354**

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**Title:**

**116 Lamplighter Road** - Request for a side yard (east) setback variance from ten (10) feet to eight and two tenths (8.2) feet for an addition and to correct the nonconforming side yard setback for the existing home in the R-1AA (Single Family Dwelling) district; BV2025-020 (Robert Griffith, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a side yard (east) setback variance from ten (10) feet to eight feet and two tenths (8.2) feet for a single-family home and an addition and to correct the nonconforming side yard setback for the existing home in the R-1AA (Single Family Dwelling) district); or
2. Approve the request for a side yard (east) setback variance from ten (10) feet to eight and two tenths (8.2) feet for a single-family home and to correct the nonconforming side yard setback for the existing home an addition in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Apple Valley subdivision and is zoned R-1AA (Single Family District).
- The requested variance is to accommodate a six hundred (600) square foot addition. The addition is for a bedroom and a bathroom and to correct the

nonconforming side yard setback for the existing home. The east side yard setback for the existing home is 8.2 feet, which is nonconforming as the required setback when the home was constructed in 1970 was ten (10) feet.

- The request is for a variance to Section 30.7.3.1 (Dimensional Standards Table) of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet. The subject property is located in the Apple Valley subdivision and is zoned R-1AA (Single Family District).
- The requested variance is to accommodate a six hundred (600) square foot addition. The addition is for a bedroom and a bathroom and to correct the nonconforming side yard setback for the existing home. The east side yard setback for the existing home is 8.2 feet, which is nonconforming as the required setback when the home was constructed in 1970 was ten (10) feet.
- The request is for a variance to Section 30.7.3.1 (Dimensional Standards Table) of the Seminole County Land Development Code, which states that the side yard setback for this zoning district is ten (10) feet.
- There have not been any prior variances for the subject property

### **Staff Findings:**

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

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

purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

**Staff Conclusion:**

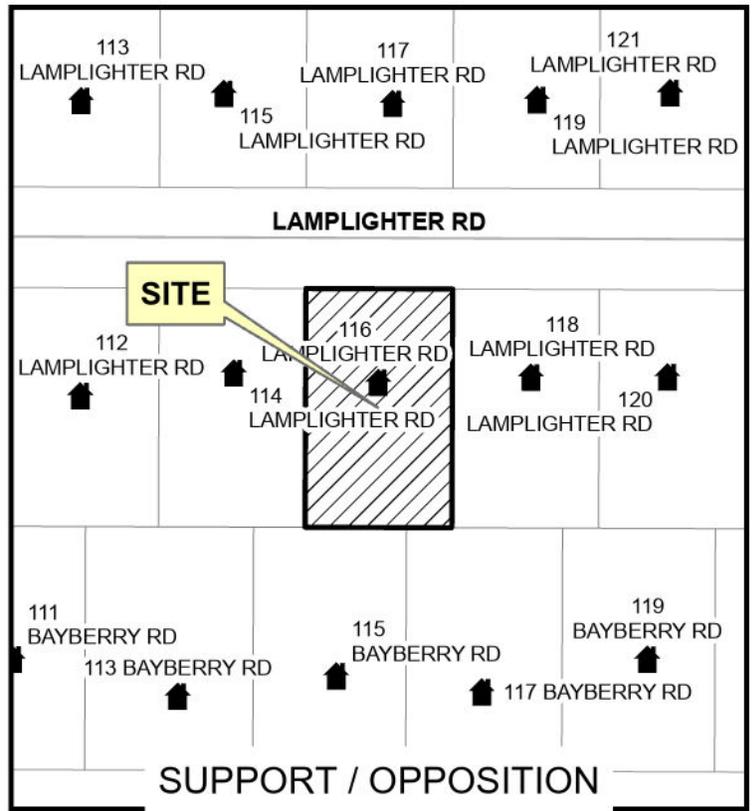
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

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

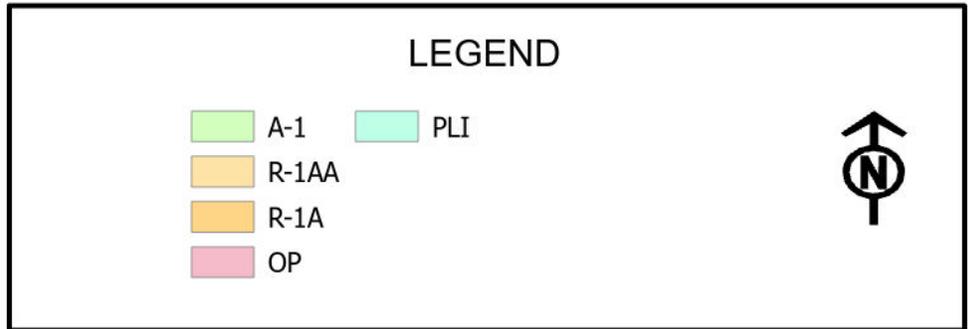
1. Any variance granted will apply only to the 15 ft. x 40 ft. (600 sq. ft.) addition and the existing single-family home, as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





**ROBERT GRIFFITH**  
**116 LAMPLIGHTER RD**  
**ALTAMONTE SPRINGS, FL 32714**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**APRIL 28, 2025**



## VARIANCE CRITERIA

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

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

Existing home/structure has a 8.2 ft set back per survey.

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

Existing home was built in 1970 with 8.2 set back.

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?

Variance would allow continuance of existing home.

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?

Current zoning would restrict size and ability to add ADU to home.

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

Request variance would maintain existing set back of home.

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?

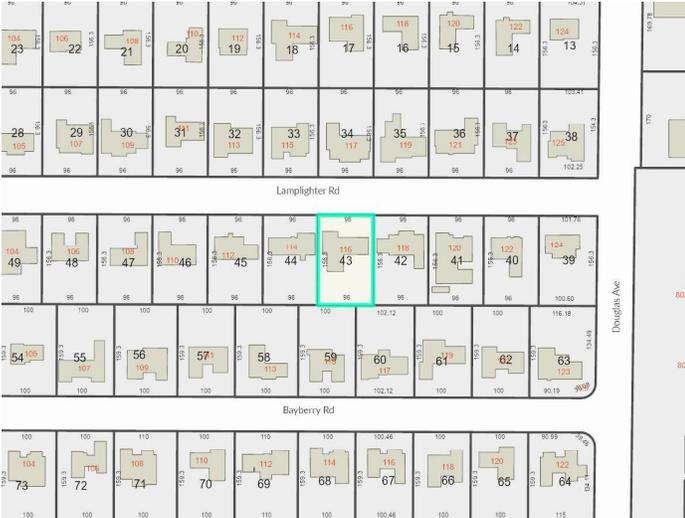
The variance would maintain current, existing set back.

# Property Record Card



**Parcel:** 11-21-29-501-0000-0430  
**Property Address:** 116 LAMPLIGHTER RD ALTAMONTE SPRINGS, FL 32714  
**Owners:** GRIFFITH, ROBERT  
 2025 Market Value \$479,236 Assessed Value \$479,236 Taxable Value \$428,514  
 2024 Tax Bill \$5,645.49 Tax Savings with Exemptions \$528.48  
 The 4 Bed/3 Bath Single Family property is 2,682 SF and a lot size of 0.34 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	11-21-29-501-0000-0430
Property Address	116 LAMPLIGHTER RD ALTAMONTE SPRINGS, FL 32714
Mailing Address	116 LAMPLIGHTER RD ALTAMONTE SPG, FL 32714-2069
Subdivision	APPLE VALLEY
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$366,036	\$364,206
Depreciated Other Features	\$28,200	\$28,200
Land Value (Market)	\$85,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$479,236	\$467,406
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	\$479,236	\$467,406

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,173.97
Tax Bill Amount	\$5,645.49
Tax Savings with Exemptions	\$528.48

## Owner(s)

Name - Ownership Type  
GRIFFITH, ROBERT

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 43 APPLE VALLEY PB 15 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$479,236	\$50,722	\$428,514
Schools	\$479,236	\$25,000	\$454,236
FIRE	\$479,236	\$50,722	\$428,514
ROAD DISTRICT	\$479,236	\$50,722	\$428,514
SJWM(Saint Johns Water Management)	\$479,236	\$50,722	\$428,514

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/22/2020	\$320,000	09611/1326	Improved	Yes
WARRANTY DEED	12/1/2002	\$192,000	04646/1342	Improved	Yes
FINAL JUDGEMENT	6/1/2002	\$100	04432/0528	Improved	No
WARRANTY DEED	12/1/1992	\$132,500	02522/0319	Improved	Yes
WARRANTY DEED	1/1/1981	\$96,500	01316/1833	Improved	Yes

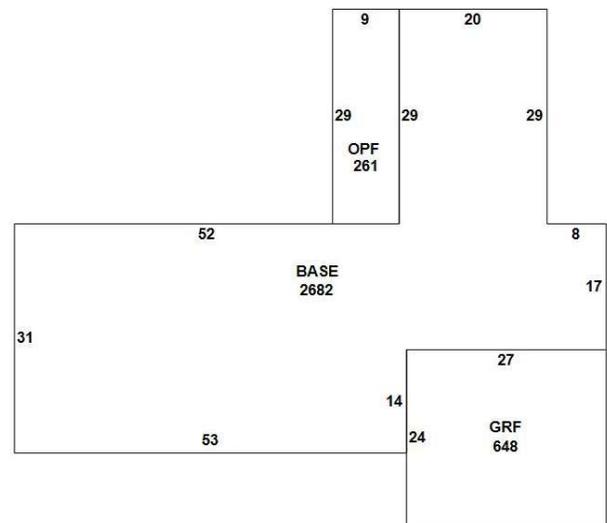
## Land

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

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1970/1990
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft <sup>2</sup> )	2682
Total Area (ft <sup>2</sup> )	3591
Constuction	CB/STUCCO FINISH
Replacement Cost	\$433,179
Assessed	\$366,036

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	648
OPEN PORCH FINISHED	261

Permits				
Permit #	Description	Value	CO Date	Permit Date
12637	116 LAMPLIGHTER RD: MECHANICAL - RESIDENTIAL-Single Family Home [APPLE VALLEY]	\$17,779		8/10/2023
05570	116 LAMPLIGHTER RD: WINDOW / DOOR REPLACEMENT- [APPLE VALLEY]	\$12,628		4/11/2023
10532	116 LAMPLIGHTER RD: ELECTRICAL - RESIDENTIAL-Residential Single Family [APPLE VALLEY]	\$2,000		8/10/2022
16116	116 LAMPLIGHTER RD: ELECTRIC SOLAR WIRING-ROOF MOUNT SOLAR [APPLE VALLEY]	\$20,125		2/21/2022
09032	116 LAMPLIGHTER RD: WINDOW / DOOR REPLACEMENT- [APPLE VALLEY]	\$20,911		6/22/2020
01046	116 LAMPLIGHTER RD: REROOF RESIDENTIAL- [APPLE VALLEY]	\$20,158		1/24/2020
03764	SFR IRRIGATION SYSTEM	\$2,150		6/1/1996
03013	SFR 6' WOOD FENCE 194'	\$950		5/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 2	1970	1	\$45,000	\$27,000
FIREPLACE 1	1970	1	\$3,000	\$1,200

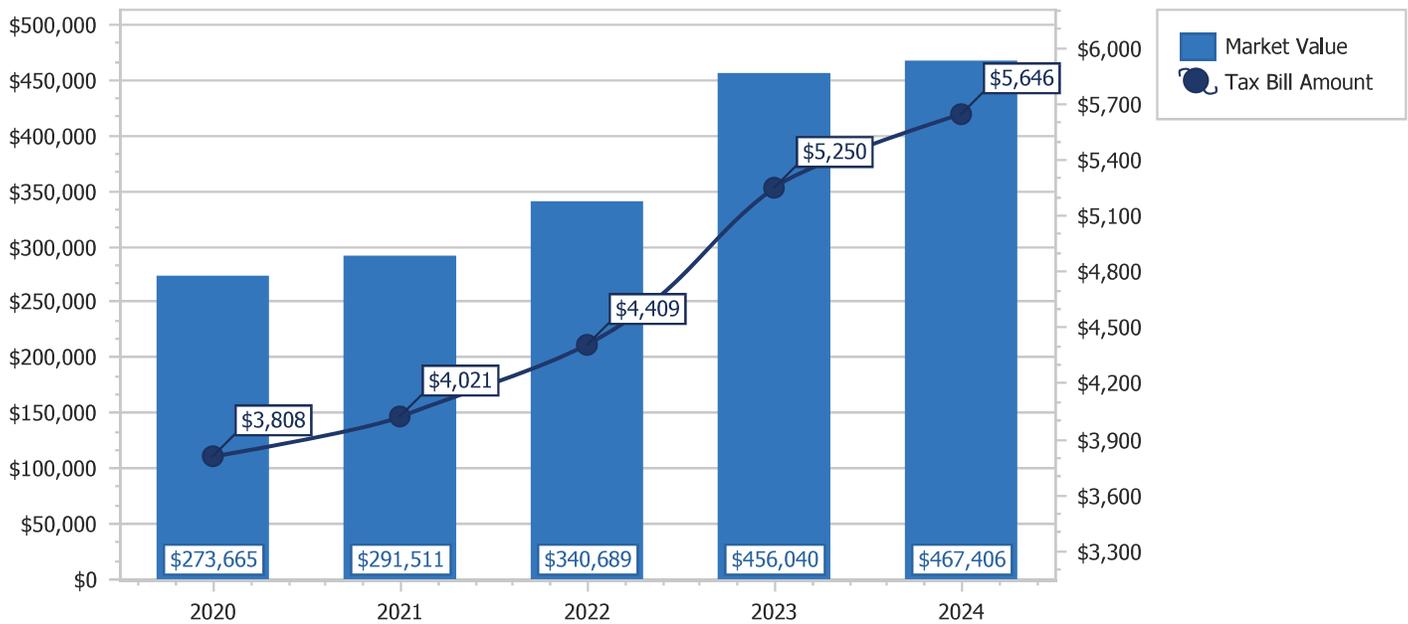
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 40

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

### Property Value History

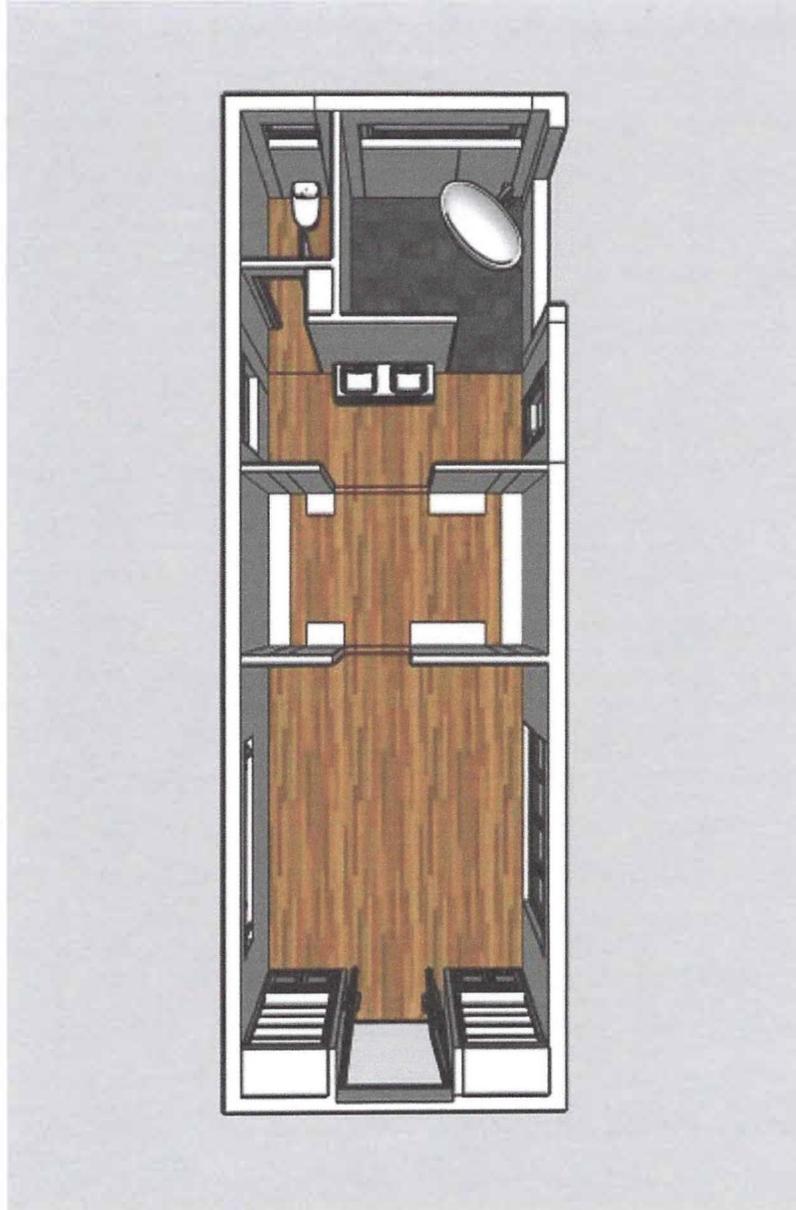


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Existing



*Proposed illustration of addition*



**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

**LOT 43 APPLE VALLEY PB 15 PG 70**

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

**A. FINDINGS OF FACT**

**Property Owner:** ROBERT GRIFFITH  
116 LAMPLIGHTER ROAD  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** LAMPLIGHTER RD (116)

**Requested Variance:**

A side yard (east) setback variance from ten (10) feet to eight and two tenths (8.2) feet for an addition and to correct the nonconforming side yard setback for the existing home in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct a 15 ft. x 40 ft. addition to the existing single-family home. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

**C. DECISION**

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

**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 May 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

**LOT 43 APPLE VALLEY PB 15 PG 70**

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

**A. FINDINGS OF FACT**

**Property Owner:** ROBERT GRIFFITH  
116 LAMPLIGHTER ROAD  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** LAMPLIGHTER RD (116)

**Variance Approval:**

Request for a side yard (east) setback variance from ten (10) feet to eight and two tenths (8.2) feet for an addition and to correct the nonconforming side yard setback for the existing home in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 15 x 40 foot (600 sq. ft.) proposed addition and the existing single-family home 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.

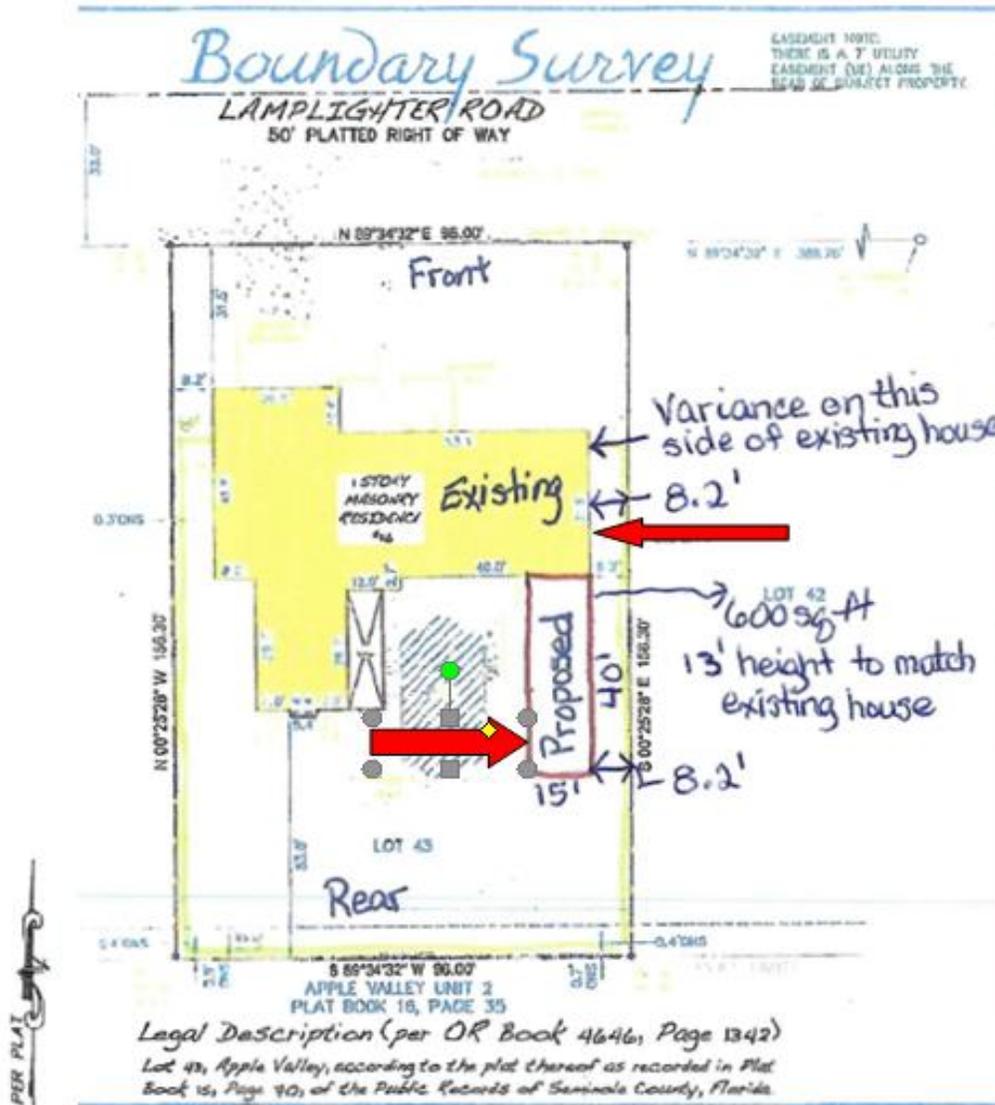
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May 2025.

\_\_\_\_\_  
Notary Public

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

EXHIBIT A  
SITE PLAN

LAMPLIGHTER RD (116)  
VARIANCES





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

**File Number: 2025-358**

**Title:**

**2225 McCarthy Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district; BV2025-027 (Lionel Southward, Applicant) District 5 - Herr (Mary Robinson Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Approve the request for a Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district; or
2. Deny the request for a Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Lockhart subdivision and is zoned R-1 (Single Family Dwelling) district).
- The proposed single-family residence is 1,190 square feet. A building permit application was submitted November 11, 2024 (BP 24-16390). The site plan submitted and approved complied with the R-1 setbacks and met the 30-foot rear yard setback.
- When the Applicant applied for the septic tank/drain field permit, the septic contractor informed the Applicant of the need for the septic system to be located

in the front yard. A well is located in the backyard and the separation requirements cannot be met. The site plan was revised to locate the septic in the front yard, and the single-family residence was moved further into the lot and resulted in the need for the 20-foot rear yard setback.

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

### **Staff Findings:**

The applicant has 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.

*The lot was created prior to the 1960 adoption of the County Wide Seminole County Ordinance. The adoption of the 1960 Land Development Code rendered many of the lots within Lockhart's Subdivision legal non-conforming.*

2. That the special conditions and circumstances do not result from the actions of the applicant.

*The lot is nonconforming in area and width. The placement of the well and septic system prohibits both systems from being placed in the rear yard, which is not from the action of the applicant.*

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.

*Approval of this variance will not confer any special privileges to the Applicant but will provide reasonable use of the land as the site is consistent with the development pattern of the neighborhood.*

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.

*Without the requested variance the Applicant would be denied reasonable use of the property. The septic system cannot be located near the existing well and must be in the front yard.*

5. That the variance granted is the minimum variance that will make possible the

reasonable use of the land, building, or structure.

*The rear yard setback variance is the minimum variance for the property. The placement of the well and septic system created the need for the variance.*

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.

*Granting the variance allows for reasonable use of the land and not injurious to the neighborhood.*

Staff finds that the following variance criteria have been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will 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:**

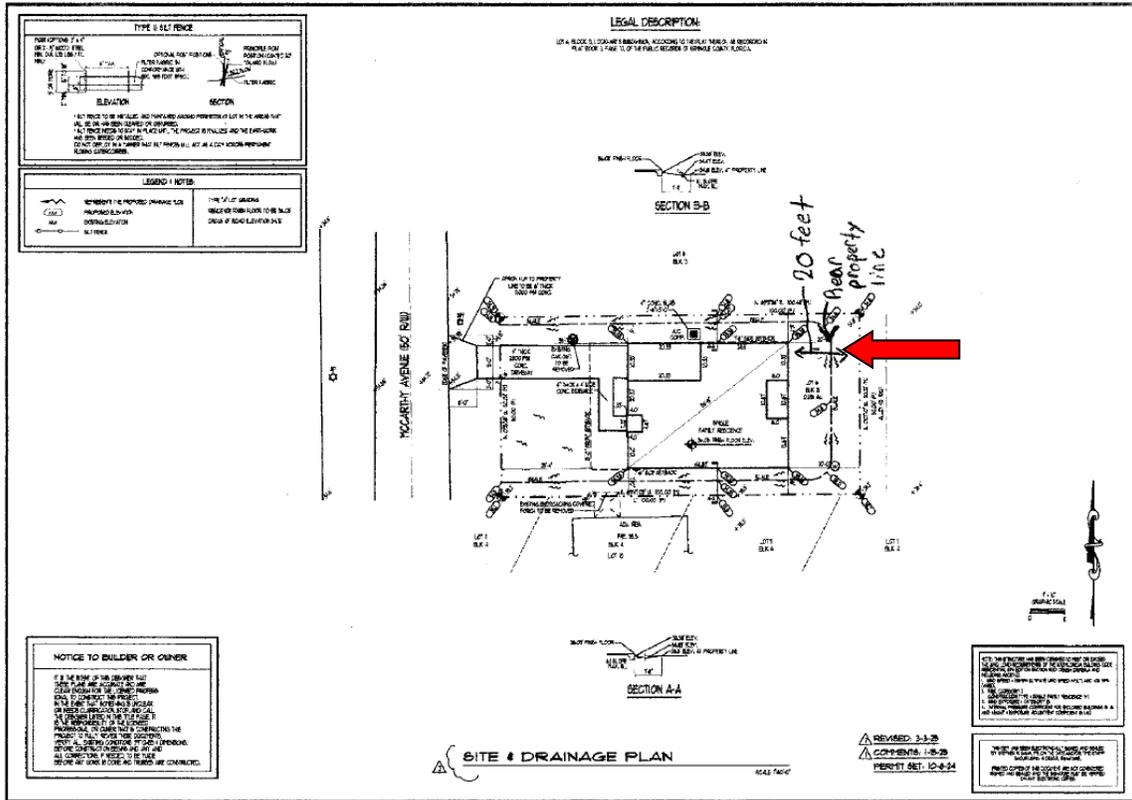
Based upon the foregoing findings, the requested variance is in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

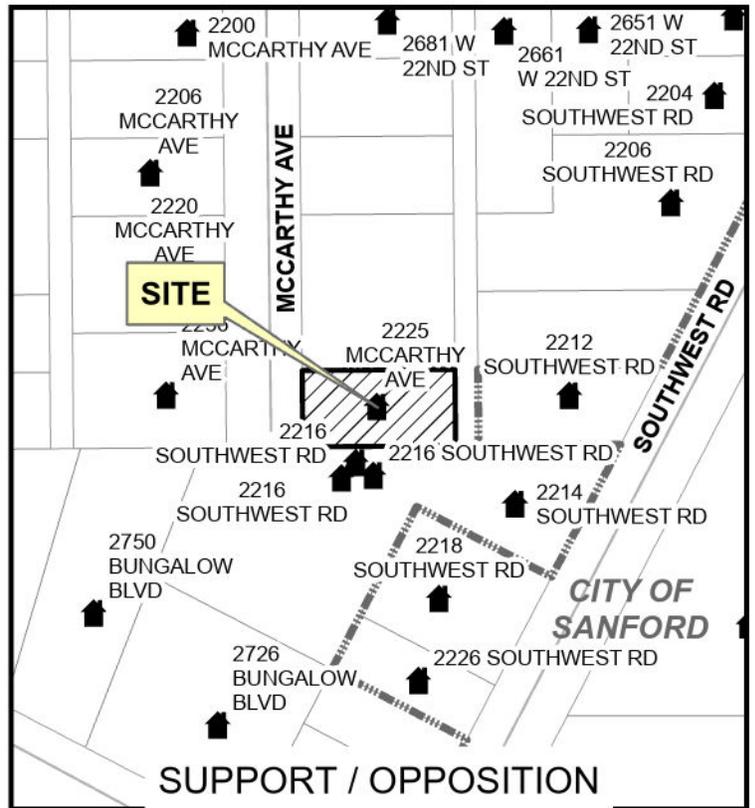
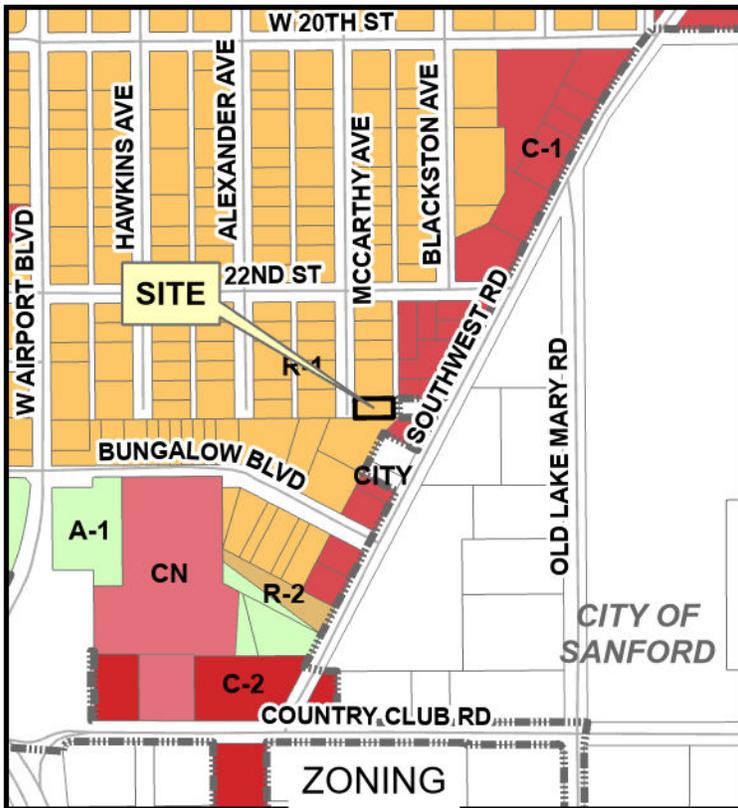
**Staff Recommendation:**

Based on the stated findings, staff recommends approval of the request, and recommends the following conditions of approval:

1. Any variance granted will apply only to the 1,190 square foot single-family residence 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.

# MCCARTHY AVE (2225) VARIANCES





**SOUTHWARD HOMES LLC**  
 2225 MCCARTHY AVE  
 SANFORD, FL 32771

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025

**LEGEND**

 A-1	 C-1
 R-1	 C-2
 R-2	
 CN	




## VARIANCE CRITERIA

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

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

Building Plans for new single family residence has been approved by Seminole County. After applying for septic permit the applicant was advised by septic contractor that the septic tank should or needed to be placed in the front, resulting in a setback of 20 ft.

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

The applicant was advised after the building permit was approved. All building design and setbacks were met at the time of submitted.

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

The proposed new structure does not encroach on existing residences in the area and will not have any adverse effects on those properties.

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

The current literal interpretation would place undue hardship on the applicant, due to the amount of time and resources spent for site development, land was cleared, building plans purchased along with providing materials.

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

The extra 10 ft requested from the back property line will make it easier to install new septic system, which is a reasonable request. This will still allow the land to be used in a reasonable way.

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

Granting the variance will improve the surrounding area that already has two new single family residences. The existing home is currently condemned and was constructed in the 1930's

# Property Record Card



**Parcel:** 35-19-30-517-1300-0060  
**Property Address:** 2225 MCCARTHY AVE SANFORD, FL 32771  
**Owners:** SOUTHWARD HOMES LLC  
 2025 Market Value \$77,625 Assessed Value \$77,625 Taxable Value \$77,625  
 2024 Tax Bill \$1,006.68  
 The 3 Bed/1 Bath Single Family property is 1,384 SF and a lot size of 0.11 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-19-30-517-1300-0060
Property Address	2225 MCCARTHY AVE SANFORD, FL 32771
Mailing Address	607 HICKORY AVE SANFORD, FL 32771-2037
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$48,925	\$47,512
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$28,700	\$28,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$77,625	\$76,212
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	\$77,625	\$76,212

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,006.68
Tax Bill Amount	\$1,006.68
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
SOUTHWARD HOMES LLC

## Legal Description

LOT 6 BLK 13  
LOCKHARTS SUBD  
PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$77,625	\$0	\$77,625
Schools	\$77,625	\$0	\$77,625
FIRE	\$77,625	\$0	\$77,625
ROAD DISTRICT	\$77,625	\$0	\$77,625
SJWM(Saint Johns Water Management)	\$77,625	\$0	\$77,625

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/22/2024	\$100	10632/0279	Improved	No
TAX DEED	11/30/2023	\$50,500	10550/1381	Improved	No
QUIT CLAIM DEED	10/3/2019	\$100	09450/1467	Improved	No
WARRANTY DEED	12/1/1983	\$100	01512/1648	Improved	No

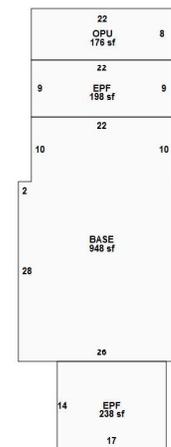
## Land

Units	Rate	Assessed	Market
50 feet X 100 feet	\$700/Front Foot	\$28,700	\$28,700

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	948
Total Area (ft <sup>2</sup> )	1560
Constuction	CB/STUCCO FINISH
Replacement Cost	\$122,313
Assessed	\$48,925

\* Year Built = Actual / Effective



Sketch by Agnes Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	198
ENCLOSED PORCH FINISHED	238
OPEN PORCH UNFINISHED	176

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

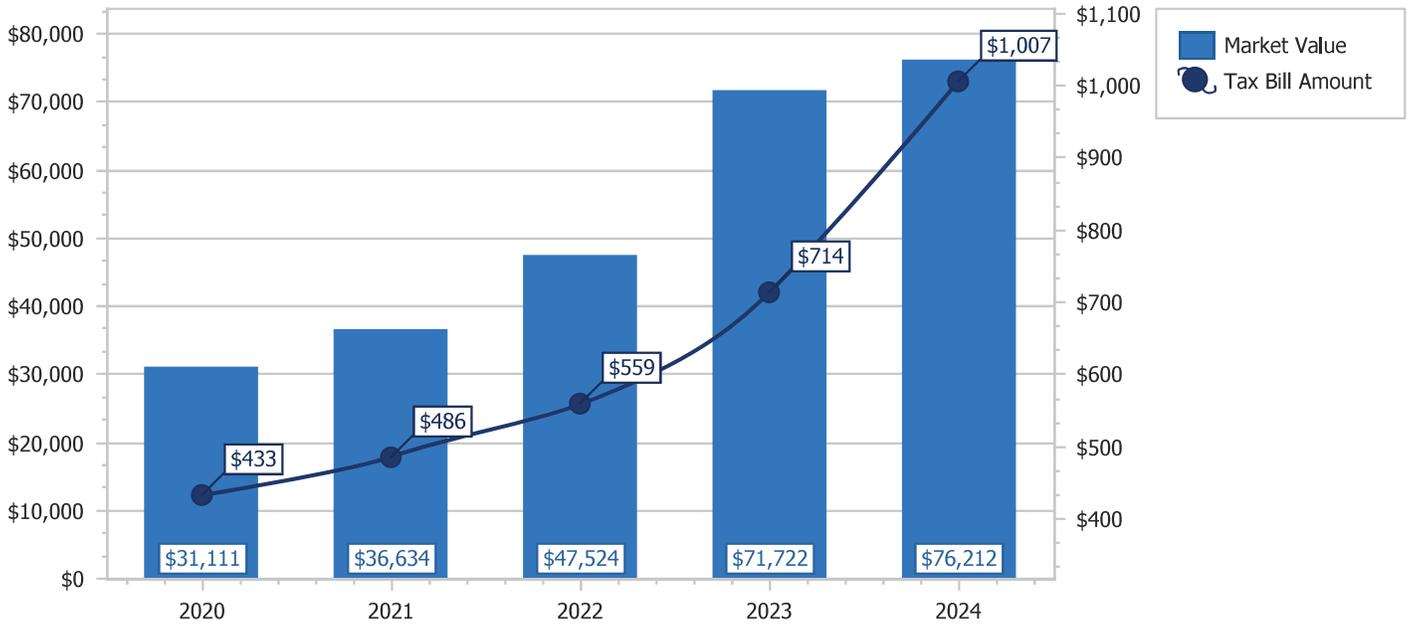
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

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 5

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

## Property Value History



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**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

**LOT 6 BLK 13 LOCKHARTS SUBD PB 3 PG 70**

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

**A. FINDINGS OF FACT**

**Property Owner:** LIONEL SOUHTWARD  
607 HICKORY AVE  
SANFORD, FL 32771

**Project Name:** MCCARTHY AVE (2225)

**Requested Variance:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct a single-family residence and encroach into the 30-foot rear yard setback required in the R-1 single-family residential zoning district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

**C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

**LOT 6 BLK 13 LOCKHARTS SUBD PB 3 PG 70**

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

**A. FINDINGS OF FACT**

**Property Owner:** LIONEL SOUHTWARD  
607 HICKORY AVE  
SANFORD, FL 32771

**Project Name:** MCCARTHY AVE (2225)

**Requested Variance:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single-family residence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct a single-family residence and encroach into the 30-foot rear yard setback required in the R-1 single-family residential zoning district. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

**C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-363**

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**Title:**

**7400 Betty Street-** Request for a: (1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure; and (2) A square footage variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, in the R-1A (Single Family Dwelling) district; BV2025-029 (Andrew Cunningham, Applicant) District 4 - Lockhart (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a: (1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure; and (2) A square footage area variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, in the R-1A (Single Family Dwelling) district or
2. Approve the request for a (1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure; and (2) A square footage area variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, 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 Wrenwood Third Addition subdivision and is zoned R-1A (Single-Family District).
- The proposed accessory structure is 1,560 square feet (39' x 40')
- Two letters of support have been received from Mr. William Willbanks (7312

Betty St.) and William Betty Castillo (7406 Betty Street).

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet. The Applicant is requesting a fifteen (15) foot rear yard setback.
- The second request is for a variance to Section 30.6.1(e) of the Seminole County Land Development Code, which states, that Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building.
- The proposed accessory structure is 1,560 square feet. The principal building living area is 1,534 square feet and the total area of the principal is 2,091square feet.
- 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.

**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 area of the proposed structure exceeds the living area of the principal structure; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

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

**Staff Conclusion:**

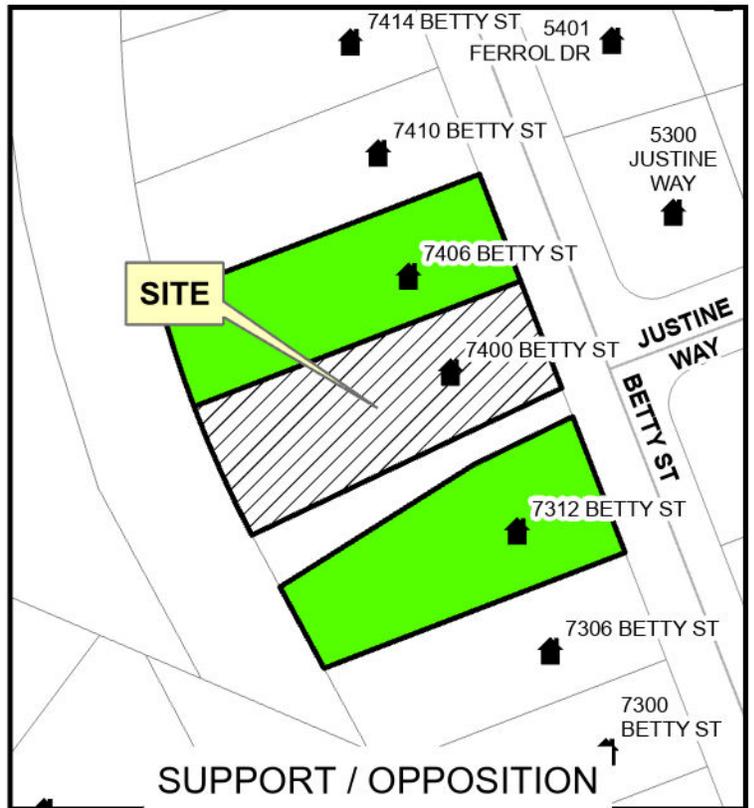
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

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

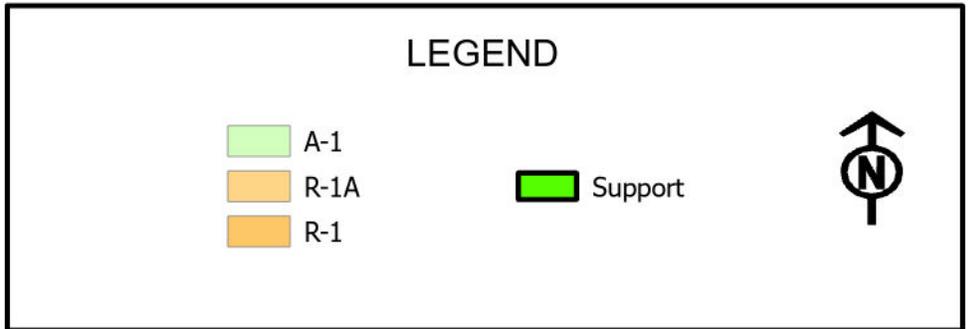
1. Any variance(s) granted will apply only to the 39' x40' (1,560 sq. ft.) as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





**JENA & ANDREW CUNNINGHAM**  
 7400 BETTY ST  
 WINTER PARK, FL 32792

**SEMINOLE COUNTY**  
 BOARD OF ADJUSTMENT  
 APRIL 28, 2025



## VARIANCE CRITERIA

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

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

There are a few items that are unique to my property. 1. There is a county access to the side of my house that allows large trucks access to the county drainage ditch behind my house, see attached picture. 2. There is a 40' wide county drainage ditch with a 30' wide right of way for large truck and vehicle access on both sides of the drainage ditch, see attached aerial view showing items 1 and 2.

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

The conditions that exist were put in place by the county prior to my house being 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?

The variance being requested is due two reasons to support the shed I am installing which is allowed by the county. 1. Both of my neighbors are OK with the shed being build, but would like the shed put toward the back of the property line, not 30' off the back property line, see approval lets from both neighbors. 2. To allow me to use my property to best extent possible due to layout of my yard.

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?

Within my zoning district there are homeowners with similar size sheds compared to their property size, see attached information on the sizes of their land, buildings and addresses.

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

The requested variance is driven by a few factors. 1. The ability to get my vehicles in and out of the shed due to the layout of my property. 2 Both of my neighbors are OK with the shed being constructed but would like to see the shed location at the back of my property as would I.

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?

By granting the variance I would be able to place the shed in the location where my neighbors prefer the shed to be located as discussed in question 5.

# Property Record Card



Parcel: **34-21-30-526-0000-3880**  
 Property Address: **7400 BETTY ST WINTER PARK, FL 32792**  
 Owners: **CUNNINGHAM, ANDRW; CUNNINGHAM, JENA L**  
 2025 Market Value \$331,873 Assessed Value \$148,332 Taxable Value \$97,610  
 2024 Tax Bill \$1,375.63 Tax Savings with Exemptions \$2,942.01  
 The 3 Bed/2 Bath Single Family property is 1,534 SF and a lot size of 0.44 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	34-21-30-526-0000-3880
Property Address	7400 BETTY ST WINTER PARK, FL 32792
Mailing Address	7400 BETTY ST WINTER PARK, FL 32792-7560
Subdivision	WRENWOOD UNIT 3 3RD ADD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2013)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$220,073	\$215,071
Depreciated Other Features	\$26,800	\$26,800
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$331,873	\$326,871
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$183,541	\$182,719
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$148,332	\$144,152

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,317.64
Tax Bill Amount	\$1,375.63
Tax Savings with Exemptions	\$2,942.01

## Owner(s)

Name - Ownership Type

CUNNINGHAM, ANDRW - Tenancy by Entirety  
 CUNNINGHAM, JENA L - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 388  
WRENWOOD UNIT 3 3RD ADD  
PB 22 PGS 50 & 51

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$148,332	\$50,722	\$97,610
Schools	\$148,332	\$25,000	\$123,332
FIRE	\$148,332	\$50,722	\$97,610
ROAD DISTRICT	\$148,332	\$50,722	\$97,610
SJWM(Saint Johns Water Management)	\$148,332	\$50,722	\$97,610

## Sales

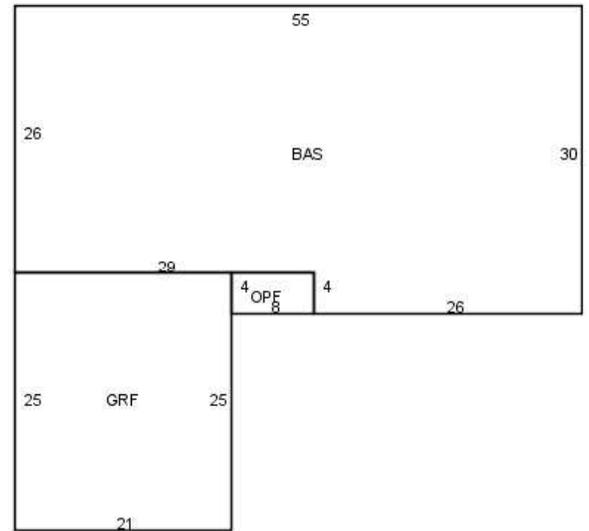
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$160,000	07902/0043	Improved	Yes
CORRECTIVE DEED	10/1/2002	\$100	04566/0390	Improved	No
WARRANTY DEED	9/1/2002	\$115,000	04566/0391	Improved	Yes
QUIT CLAIM DEED	4/1/2001	\$100	04127/1522	Improved	No
QUIT CLAIM DEED	1/1/2001	\$100	04000/1070	Improved	No
WARRANTY DEED	7/1/1998	\$97,000	03474/1924	Improved	Yes
WARRANTY DEED	6/1/1995	\$89,900	02935/1693	Improved	Yes
WARRANTY DEED	12/1/1980	\$52,400	01312/0843	Improved	Yes

## Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1534
Total Area (ft <sup>2</sup> )	2091
Constuction	CONC BLOCK
Replacement Cost	\$289,570
Assessed	\$220,073

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	525
OPEN PORCH FINISHED	32

Permits				
Permit #	Description	Value	CO Date	Permit Date
04511	MECHANICAL	\$6,413		4/4/2019
10493	REROOF	\$9,000		6/19/2018
04213	SCREEN POOL ENCLOSURE	\$5,000		5/1/1999

Extra Features					
Description	Year Built	Units	Cost	Assessed	
SCREEN PATIO 2	1983	1	\$5,500	\$2,200	
POOL 1	1985	1	\$35,000	\$21,000	
SCREEN ENCL 2	1999	1	\$9,000	\$3,600	

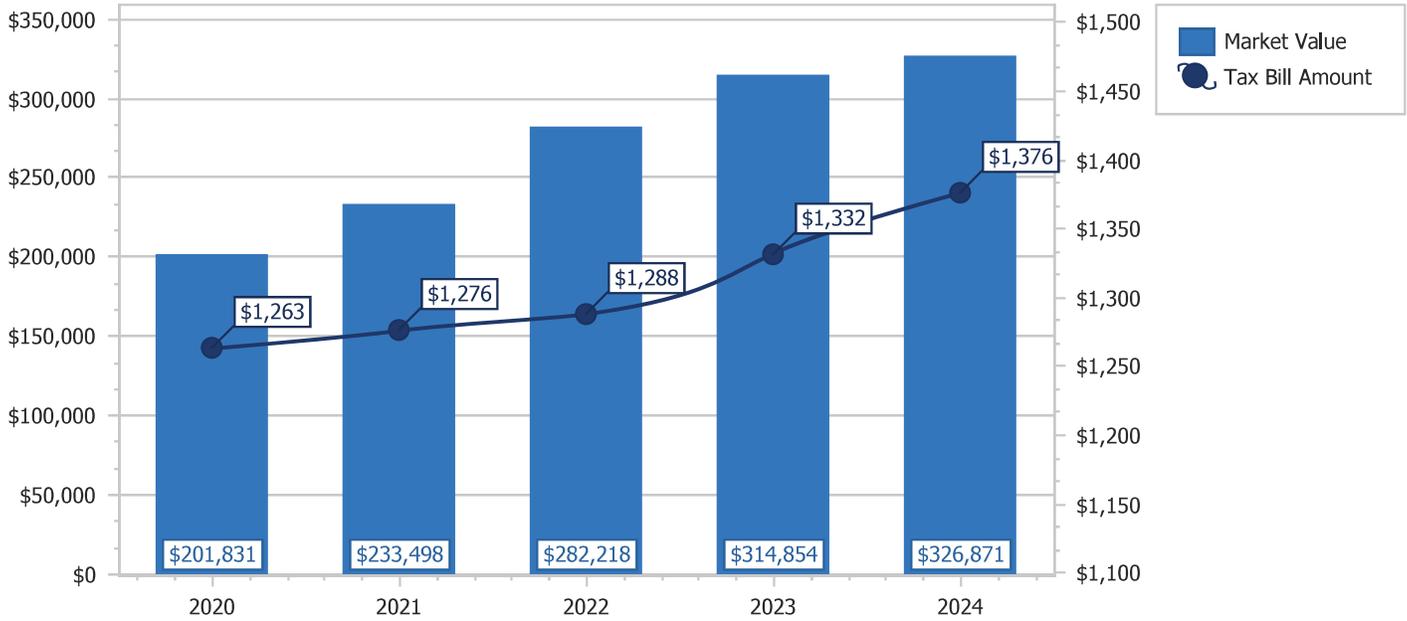
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

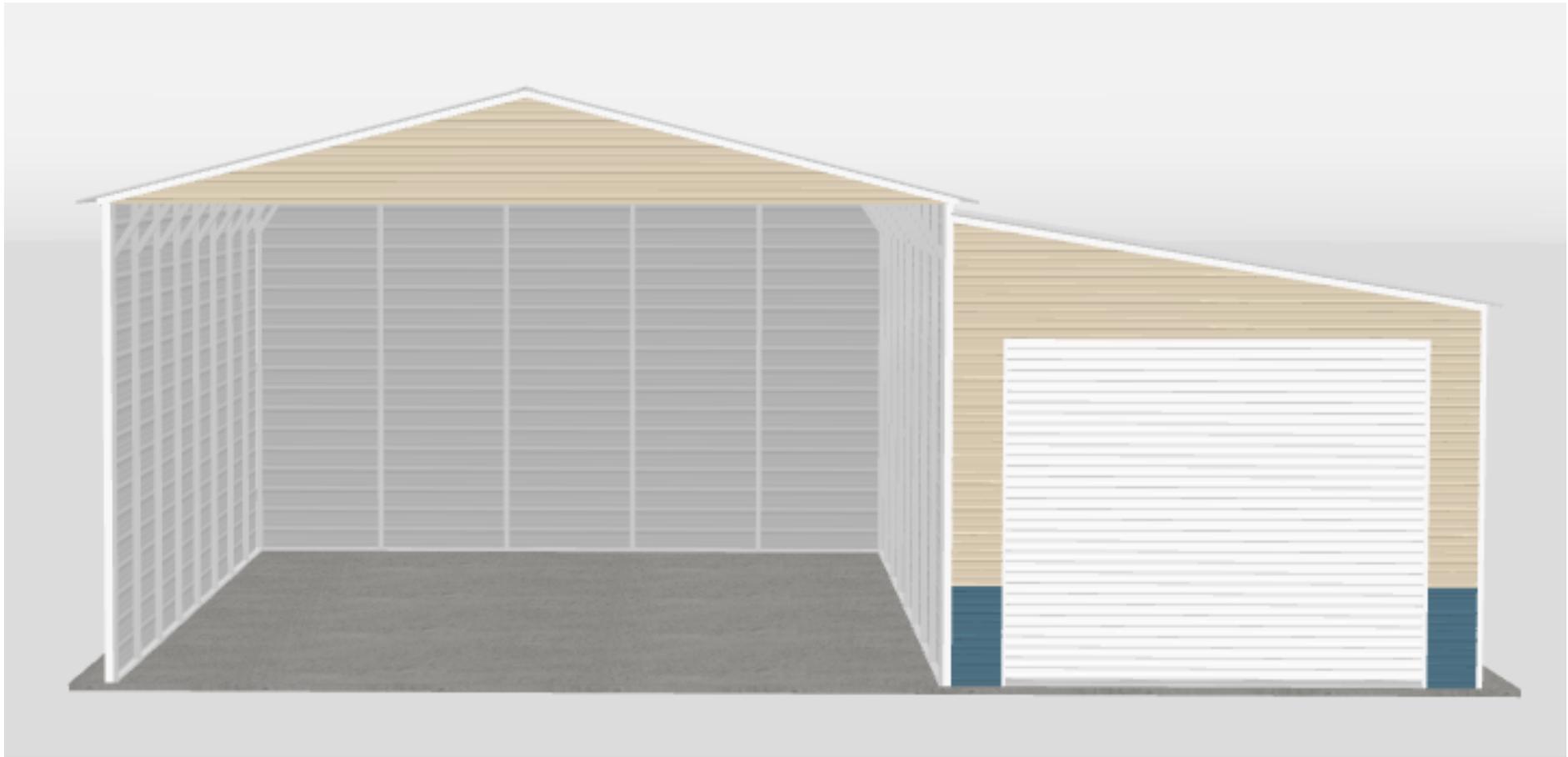
Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

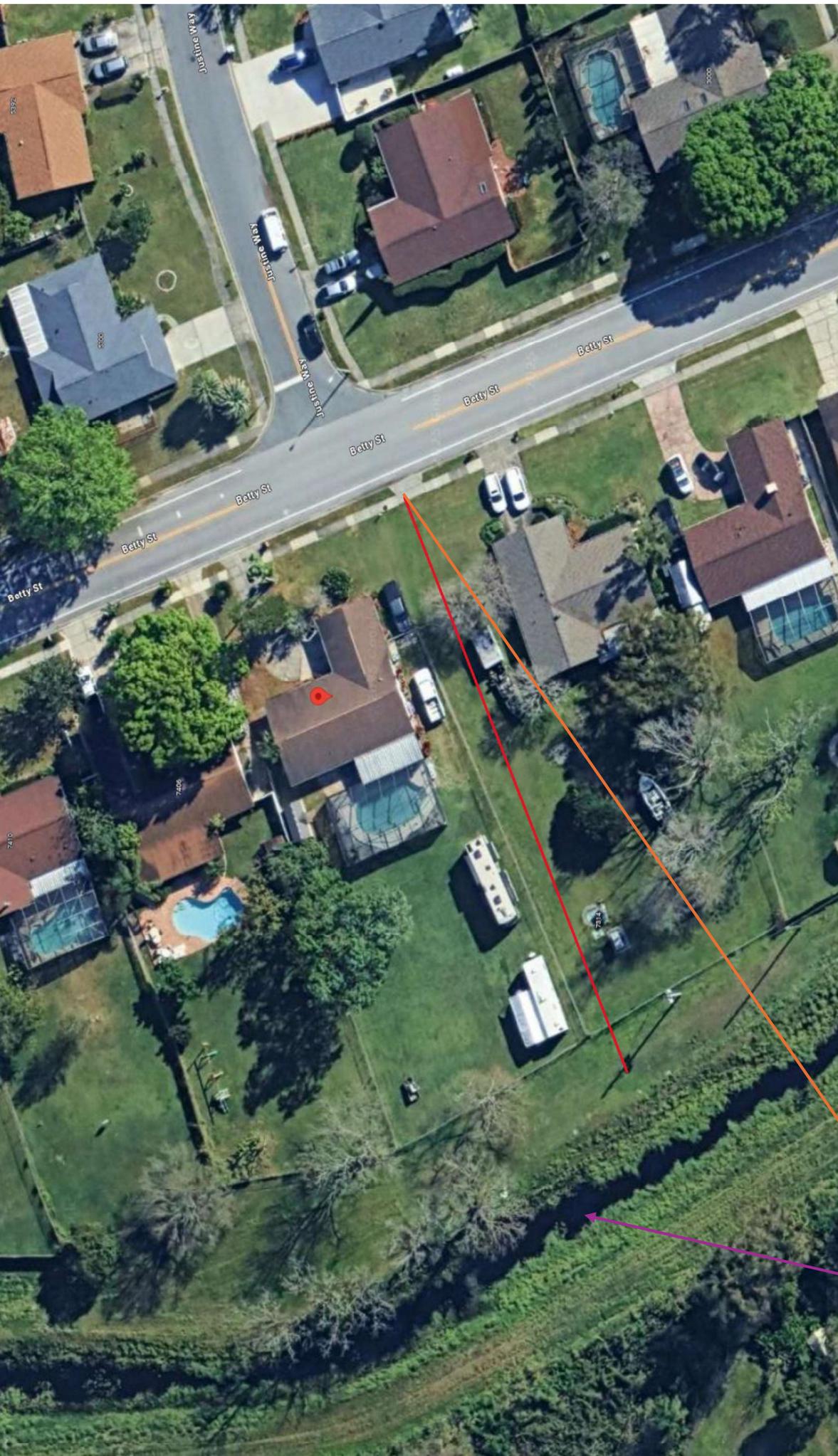
Utilities	
Fire Station #	Station: 23 Zone: 235
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



Copyright 2025 © Seminole County Property Appraiser





This is the county access from the main road to the creek behind our houses referenced in the variance criteria.

This the county drainage ditch that is referenced in the variance criteria.

May 7<sup>th</sup>, 2025

To Whom It May Concern, Seminole County, Florida Government:

I have been asked to make a statement in support of Andrew Cunningham and his wife, who reside at 7400 Betty St., Winter Park, FL 32792, my good neighbors, for many years.

I understand that they wish to construct a very sizable outbuilding (garage).greater than 1500 square feet under roof, unlike anything else in our Wrenwood community presently, at the farthest distance possible at the very back of his residential lot. He has also informed me, that he will be requesting the greatest variance possible, in Seminole County, Florida, to locate it as far back on his lot as is allowed under his requested county variance . Pushing it back as far as possible would still give him the benefit of use he desires and would limit the visual exposure, from my next door backyard and porch to the greatest extent possible..

My only concern is that the completed improvement must be constructed and lot graded in such a way that does not funnel potential flood waters into my yard, potentially causing water damage to my property from such intrusion .

Sincerely,



William E. Wilbanks, Owner

7312 Betty St, Winter Park, FL 32792

(407)227-6111

Cc: File

To whom it may concern:

3-6-2025

We are William and Betty Castillo who reside at 7406 Betty street and are neighbors to Andrew and his family at 7400 Betty Street. We are in support of Andrew's request for the variance to put the shed at the back his property as he has requested and and keep it away from our side of the property line we share.

If you have any questions, feel free to contact me at the number listed below.

Thank you

Handwritten signatures of William A. Castillo and Betty Castillo in cursive script.

William and Betty Castillo.

407-782-8084

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 388 WRENWOOD UNIT 3 3RD ADD PB 22 PGS 50 & 51

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

### **A. FINDINGS OF FACT**

**Property Owner:** ANDREW CUNNINGHAM  
7400 BETTY ST  
WINTER PARK, FL 32792

**Project Name:** BETTY ST (7400)

#### **Requested Variance:**

(1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure; and (2) A square footage variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct an accessory structure and encroach into the 30 foot rear yard and exceed fifty (50) percent of the living area of the principal building setback in the R-1A (Single Family Dwelling) district.

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

**C. DECISION**

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

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 388  
WRENWOOD UNIT 3  
3<sup>RD</sup> ADDITION  
PB 22 PGS 50 & 51

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

**A. FINDINGS OF FACT**

**Property Owner:** ANDREW CUNNINGHAM  
7400 BETTY ST  
WINTER PARK, FL 32792

**Project Name:** BETTY ST (7400)

**Variance Approval:**

Request for:

- (1) A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an accessory structure in the R-1A (Single Family Dwelling) district; and
- (2) A square footage variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building, in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

All six (6) criteria for granting a variance under the Land Development Code have been satisfied. The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 39' x 40' (1,560 sq. ft.) structure as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

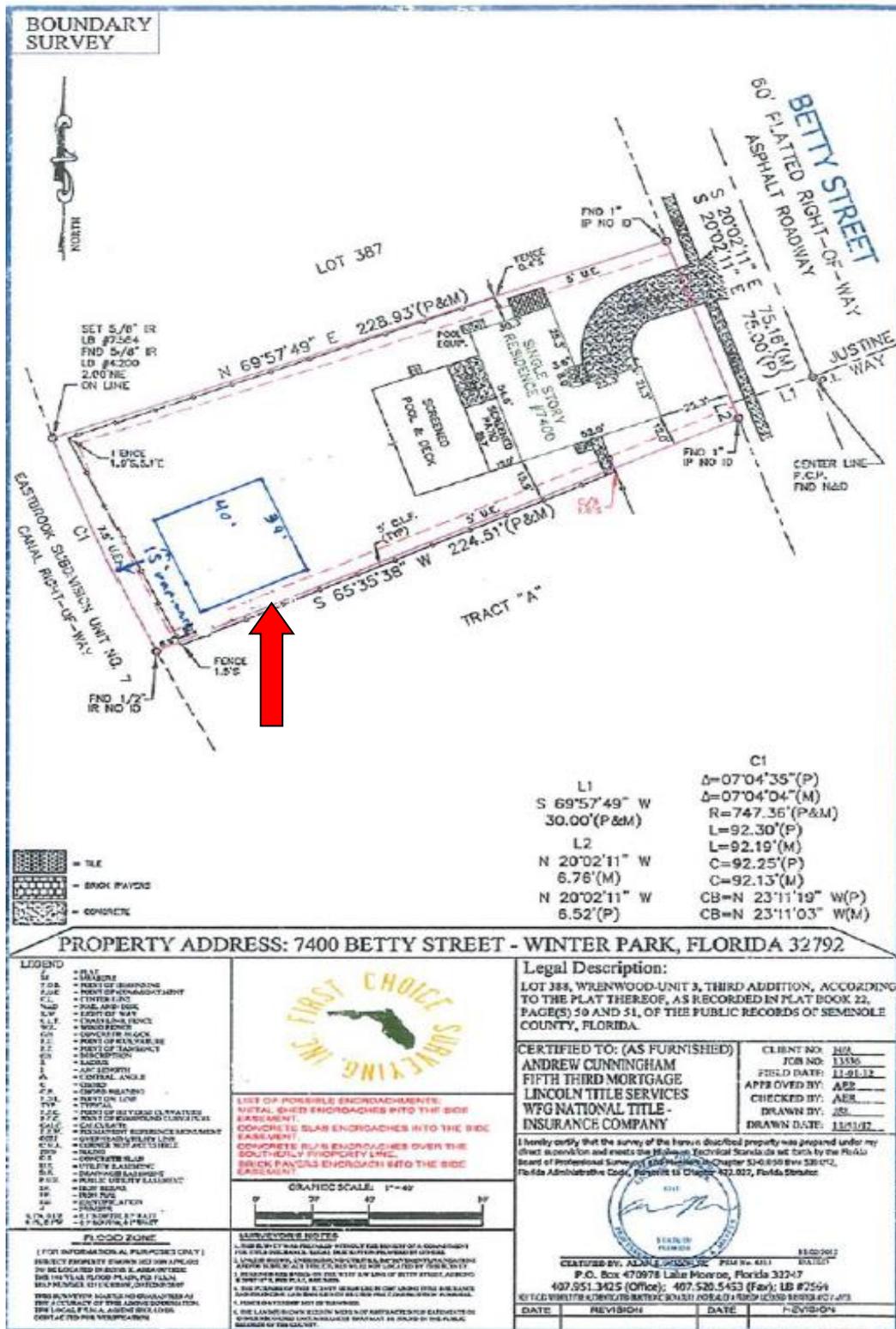
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

EXHIBIT A  
SITE PLAN





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-369**

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**Title:**

**1398 Swinton Court-** Request for a rear yard setback variance twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district; BV2025-033 (Saurabh Pachauri, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a rear yard setback variance twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district; or
2. Approve the request for a rear yard setback variance twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Estuary at St. Johns subdivision and is within the Estuary at St. Johns Planned Development (PD).
- The variance is being sought to construct a 30' x 32' (960 sq. ft.) screen enclosure. A building permit application (BP25-1960) was submitted and pending approval if the variance is approved.
- A letter of support has been received from a resident that resides at 1386 Swinton Ct.
- 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. The Estuary at St. Johns Development Order states that single-family homes will

maintain a rear yard setback of twenty (20) feet.

- There have not been any prior variances for the subject property. Two rear yard variances have been approved on Swinton Ct. for a screen enclosure addition and the other for a privacy fence.

**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 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:**

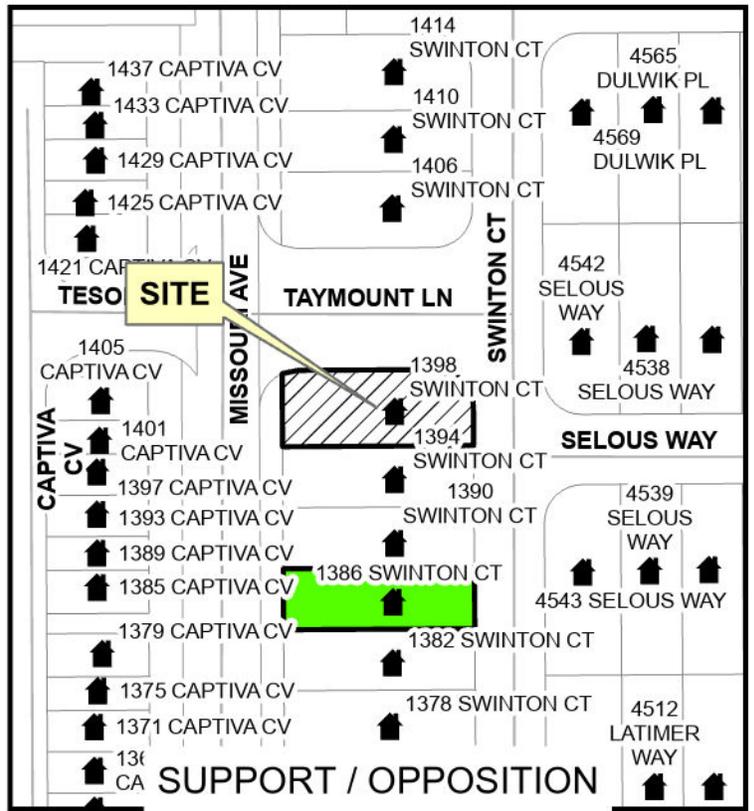
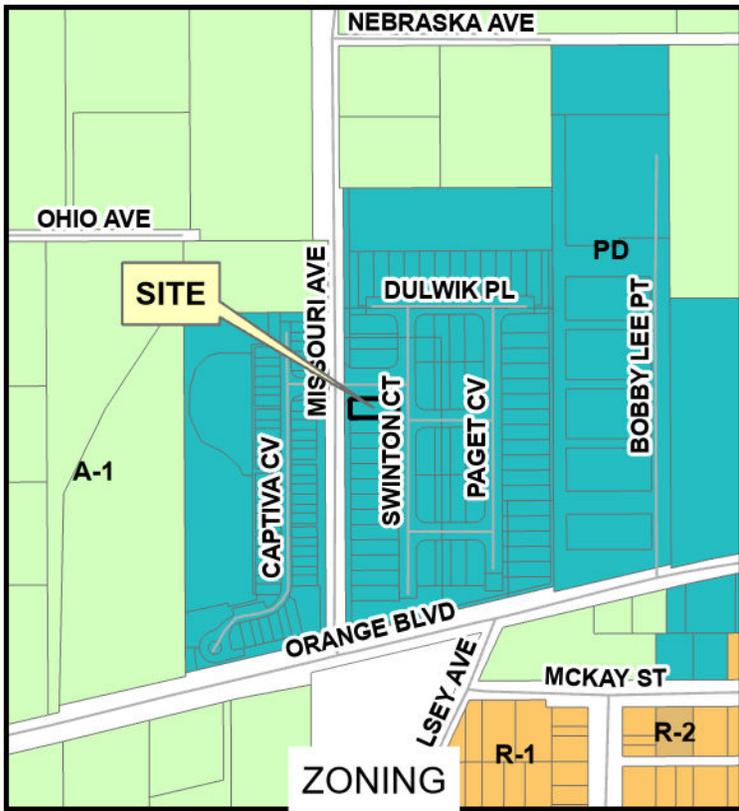
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the 30' x 32' screen enclosure as

depicted on the attached site plan; and

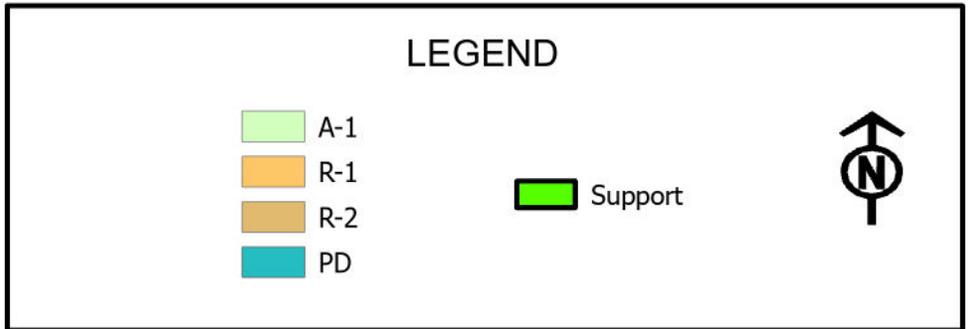
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





**SAURABH PACHAURI &  
BINDU SHARMA**  
1398 SWINTON CT  
SANFORD, FL 32771

**SEMINOLE COUNTY  
BOARD OF ADJUSTMENT**  
APRIL 28, 2025



## VARIANCE CRITERIA

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

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

There are no current existing special conditions and/or circumstances with respect to the land, proposed building of the structure of building involved.

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

There are no special conditions and circumstances applicable.

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

The granting of the variance request would not confer any special Privileges due to the proposed aluminium structure to be built would be on the proposed pavers within the parameters set by the zoning district.

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

By denying approval the applicant would surely be deprived of the same rights commonly enjoyed by other properties since the proposed structure is to be built with no new fill or lot grading proposed with the development New construction to be done as so as not to impose any additional runoff onto nor impede runoff from adjacent properties.

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

Reasonable use of proposed structure would be possible as it is to be built on top of pavers No new fill or lot grading proposed with this development. New construction to be done as so as not to impose any additional runoff onto nor impede runoff from adjacent properties.

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

Granting Variance will not be injurious to the neighbourhood, or otherwise detrimental to the public welfare and be in harmony with the general intent and purpose of the zoning regulations due to the proposed structure is to be built on proposed pavers and not affect any other pre-existing grades or etc.

To whoever it concerns

I (Gireesh Behara ) ,resident of 1386 swinton ct ,sanford -FL-32771 supporting the variance request (10.5 feet) for my neighbor,Saurabh Pachuri requesting for his primary residence .Recently the county provided approval for 10.5 variance for rear set back for my residence to extend the patio.This allows the residents to spend good family time in the backyard especially as this is west facing and we would like to have more outdoor time in Florida .Feel free to reach out to me @612-353-7860 if there is any additional information that I need to submit .

Thanks

Gireesh Behara

[Gireesh\\_13283@yahoo.com](mailto:Gireesh_13283@yahoo.com)

Ph:612-353-7860



**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

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

LOT 53 ESTUARY AT ST JOHNS PLAT BOOK 85 PAGES 15-17

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

**A. FINDINGS OF FACT**

**Property Owner:** SAURABH PACHAURI  
1398 SWINTON COURT  
SANFORD, FL 32771

**Project Name:** SWINTON CT (1398)

**Requested Variance:**

A rear yard setback variance from twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district.

The findings reflected in the record of the April 28, 2025, 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 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 May, 2025.

\_\_\_\_\_  
Notary Public

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

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

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

LOT 53 ESTUARY AT ST JOHNS PLAT BOOK 85 PAGES 15-17

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

**A. FINDINGS OF FACT**

**Property Owner:** SAURABH PACHAURI  
1398 SWINTON COURT  
SANFORD, FL 32771

**Project Name:** SWINTON CT (1398)

**Variance Approval:**

Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for a screen enclosure in the Planned Development (PD) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 30' x 32' screen enclosure structure as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

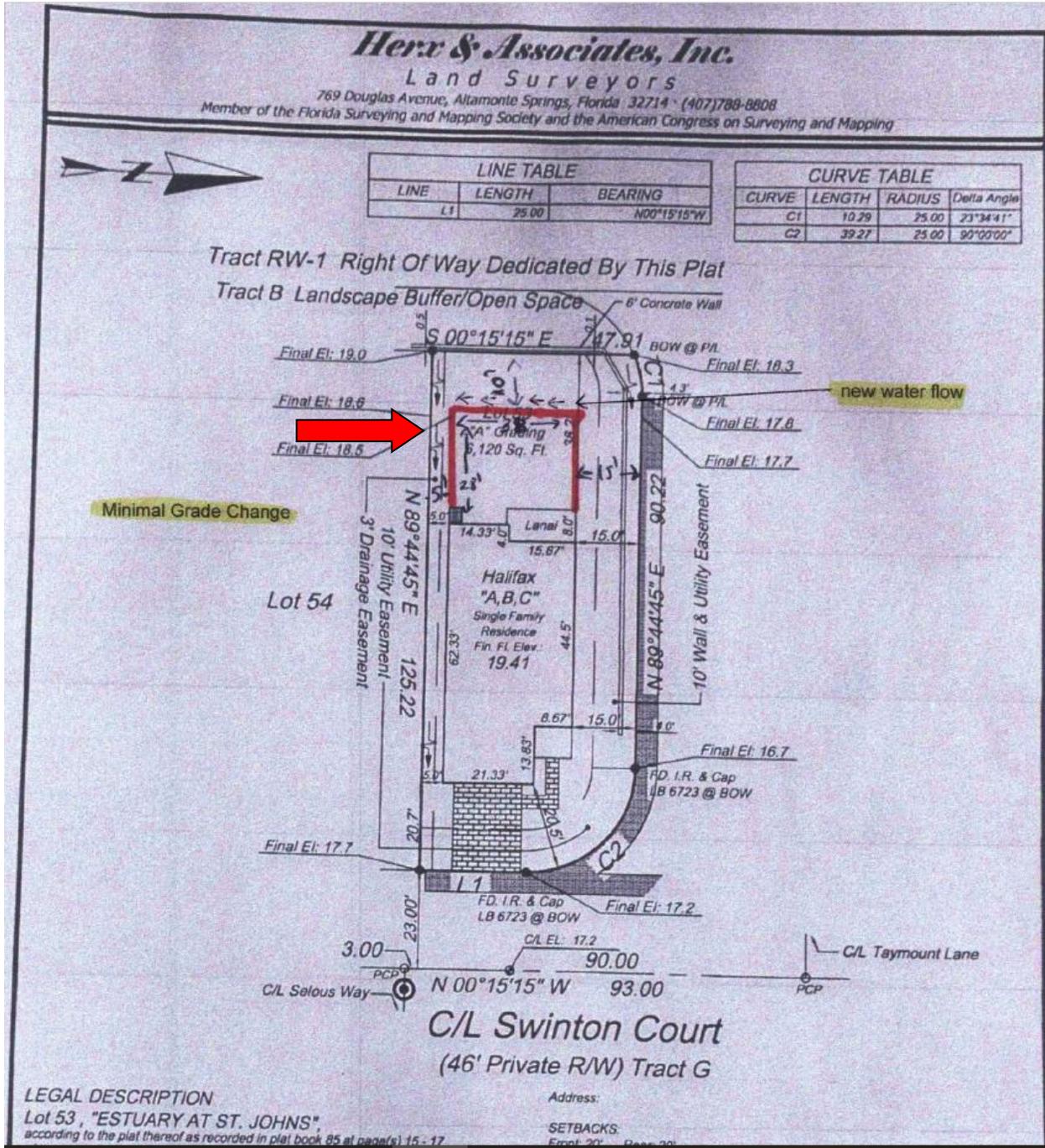
I **HEREBY CERTIFY** that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

EXHIBIT A  
SITE PLAN





# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2025-372**

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**Title:**

**1850 Lake Mills Road** - Request for a square footage (area) variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building in the A-1 (Agriculture) district; BV2025-038 (Stephen Soltensberg, Applicant) District 2 - Zembower (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Mary Robinson /407-665-7339

**Motion/Recommendation:**

1. Deny the request for a Request for a square footage (area) variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building in the A-1 (Agriculture) district; or
2. Approve the request for a Request for a square footage (area) variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is not located in a subdivision and is zoned A-1 (Agriculture).
- The proposed structure is 60' x 120' 7,200 square foot accessory structure. The structure will be used to store vehicles such as car, boat, and RV.
- The request is for a variance to Section 30.6.1(e) of the Seminole County Land Development Code, which states, that Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1

zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building. The proposed accessory structure is 7,200 square feet.

- The principal building living area is 3,663 square feet and fifty percent (50%) for the accessory structure is 1831.5 square 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 60' x 120' accessory structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

1850 Lake Mills Rd., Chuluota, FL 32766

# BOUNDAR

Legal

The North 1/2 of the Southeast 1/4 of Section 32 East. ( Being the lot Page 92, Public Record

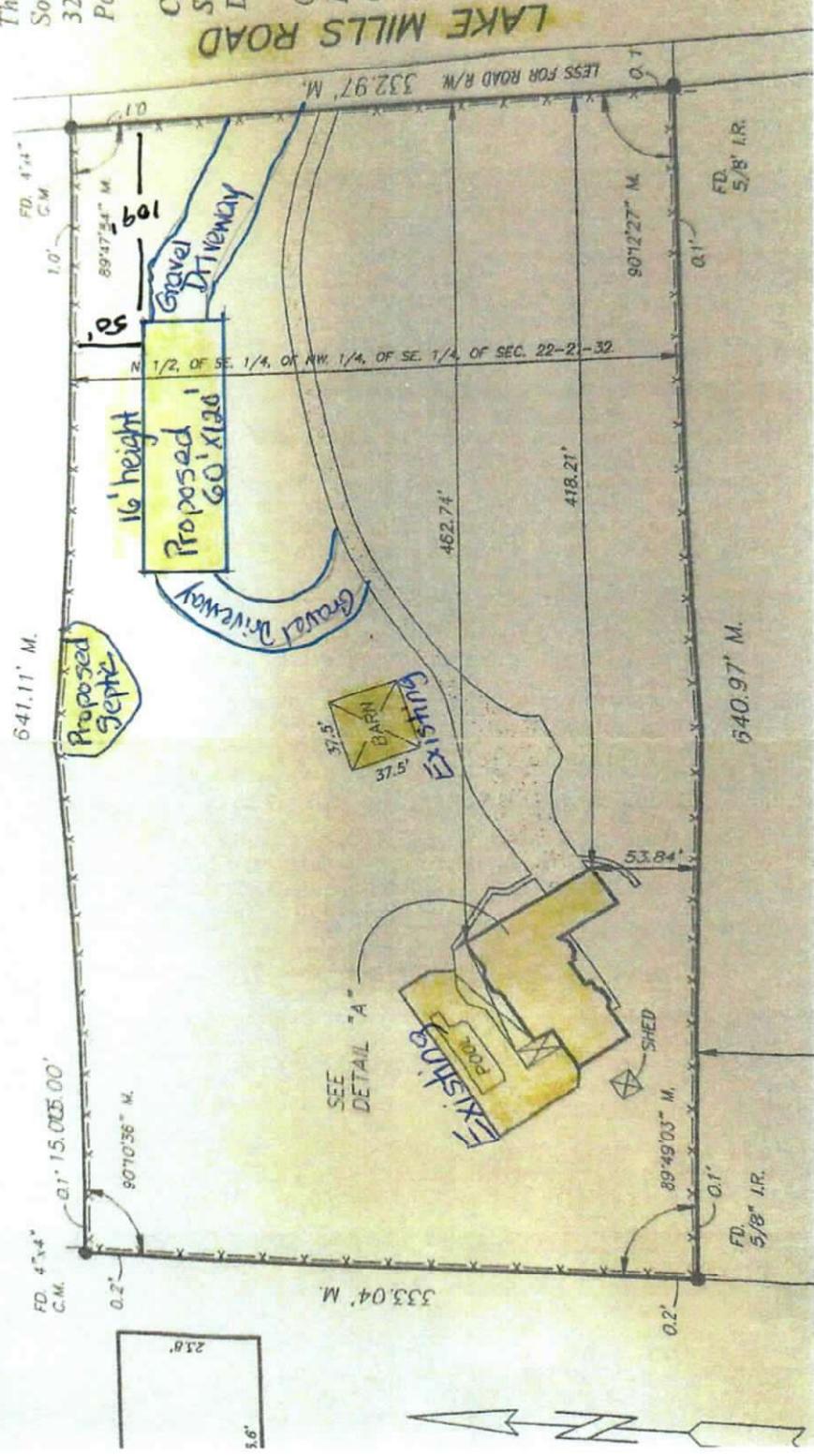
Community number:  
 Suffix: E.F.R.M. D  
 Date of field work: 6/

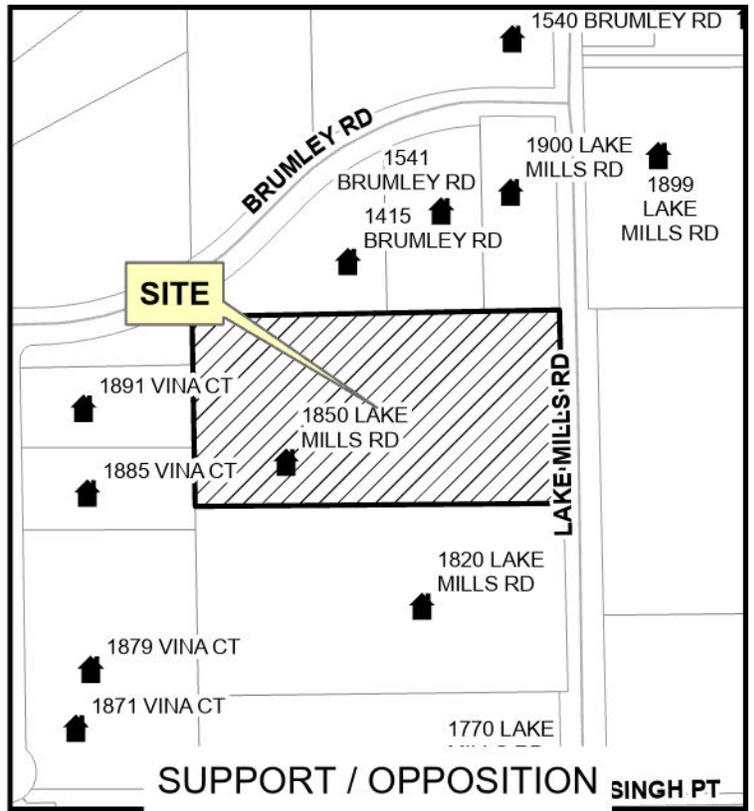
Certified to:  
 Lars Wahlstedt; Vi  
 Company; First Am  
 Northwest Mortgage,

Property Address:  
 1850 Lake Mills Rd  
 Chuluota, Florida

Survey number: Y.

Notes:





**ZUUL LLC**  
**1850 LAKE MILLS RD**  
**CHULUOTA, FL 32766**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**APRIL 28, 2025**

**LEGEND**

- A-1
- A-5
- A-3




## VARIANCE CRITERIA

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

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?  
This property is 5 acres making it a larger property. The size of the proposed structure will not impact the impervious area.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
A change in zoning within the past year limits to build the proposed structure.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?  
Due to special conditions of the land size, ie 5 acres and impervious area, this request would not be a special privilege. It would comply with the zoning prior to the change in zoning approx 1 yr ago.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?  
There are many properties in the neighborhood with similar structures - see attached photos and addresses.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?  
The large, 5 acre lot size.
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 significant large, 5 acre lot size.

# Property Record Card



**Parcel:** 22-21-32-300-0130-0000  
**Property Address:** 1850 LAKE MILLS RD CHULUOTA, FL 32766  
**Owners:** ZUUL LLC  
 2025 Market Value \$1,034,027 Assessed Value \$1,034,027 Taxable Value \$1,034,027  
 2024 Tax Bill \$12,889.68 Tax Savings with Non-Hx Cap \$567.77  
 The 4 Bed/3 Bath Single Family property is 3,663 SF and a lot size of 4.93 Acres

## Parcel Location



## Site View



22213230001300000 06/22/2022

## Parcel Information

Parcel	22-21-32-300-0130-0000
Property Address	1850 LAKE MILLS RD CHULUOTA, FL 32766
Mailing Address	1850 LAKE MILLS RD CHULUOTA, FL 32766-8709
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$629,985	\$614,775
Depreciated Other Features	\$54,042	\$54,034
Land Value (Market)	\$350,000	\$350,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,034,027	\$1,018,809
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$71,598
P&G Adjustment	\$0	\$0
Assessed Value	\$1,034,027	\$947,211

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,457.45
Tax Bill Amount	\$12,889.68
Tax Savings with Exemptions	\$567.77

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
ZUUL LLC

## Legal Description

SEC 22 TWP 21S RGE 32E  
N 1/2 OF SE 1/4 OF NW 1/4  
OF SE 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,034,027	\$0	\$1,034,027
Schools	\$1,034,027	\$0	\$1,034,027
FIRE	\$1,034,027	\$0	\$1,034,027
ROAD DISTRICT	\$1,034,027	\$0	\$1,034,027
SJWM(Saint Johns Water Management)	\$1,034,027	\$0	\$1,034,027

## Sales

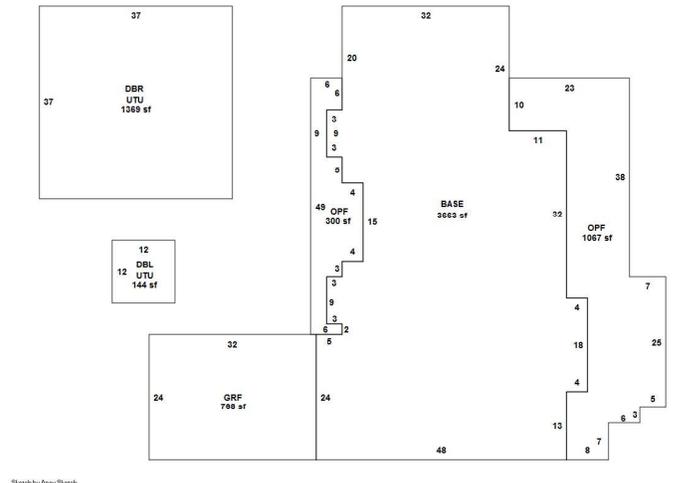
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/5/2019	\$800,000	09393/1958	Improved	Yes
WARRANTY DEED	7/1/2015	\$730,000	08518/1046	Improved	Yes
CORRECTIVE DEED	2/1/2000	\$100	03806/0198	Improved	No
WARRANTY DEED	7/1/1999	\$340,000	03693/1096	Improved	Yes
CORRECTIVE DEED	7/1/1999	\$100	03693/1095	Improved	No
QUIT CLAIM DEED	3/1/1988	\$100	01943/0735	Improved	No
QUIT CLAIM DEED	8/1/1987	\$100	01891/1425	Improved	No
QUIT CLAIM DEED	3/1/1986	\$100	01717/1552	Vacant	No
WARRANTY DEED	10/1/1985	\$35,000	01682/0440	Vacant	Yes

## Land

Units	Rate	Assessed	Market
5 Acres	\$70,000/Acre	\$350,000	\$350,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1986/2006
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft <sup>2</sup> )	3663
Total Area (ft <sup>2</sup> )	7311
Constuction	CB/STUCCO FINISH
Replacement Cost	\$673,781
Assessed	\$629,985

\* Year Built = Actual / Effective



Sketch by Apex/Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	768
OPEN PORCH FINISHED	1067
OPEN PORCH FINISHED	300
UTILITY UNFINISHED	1369
UTILITY UNFINISHED	144

Permits				
Permit #	Description	Value	CO Date	Permit Date
04391	1850 LAKE MILLS RD: WINDOW / DOOR REPLACEMENT-Single Family	\$15,306		3/18/2021
10012	REROOF	\$42,000	5/16/2019	6/7/2018
00649	BARN	\$53,283		1/29/2010
08057	MECHANICAL & CONDENSOR	\$2,190		7/12/2004
03737	REROOF	\$15,190		4/1/2003
01902	ELECTRIC WIRING	\$0		3/1/2000
01903	17 X 50 POOL	\$21,250		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
ELECTRIC HEATER - UNIT	1986	1	\$1,653	\$661
FIREPLACE 2	1986	1	\$6,000	\$2,400
POOL 3	1994	1	\$70,000	\$42,000
SUMMER KITCHEN 2	1994	1	\$10,000	\$4,000

PATIO 1	1994	1	\$1,100	\$440
PATIO 2	1994	1	\$3,500	\$1,400
WALL DECORATIVE - SF	1994	134	\$4,045	\$1,618
IRON GATE - Lin Ft	2006	96	\$2,769	\$1,523

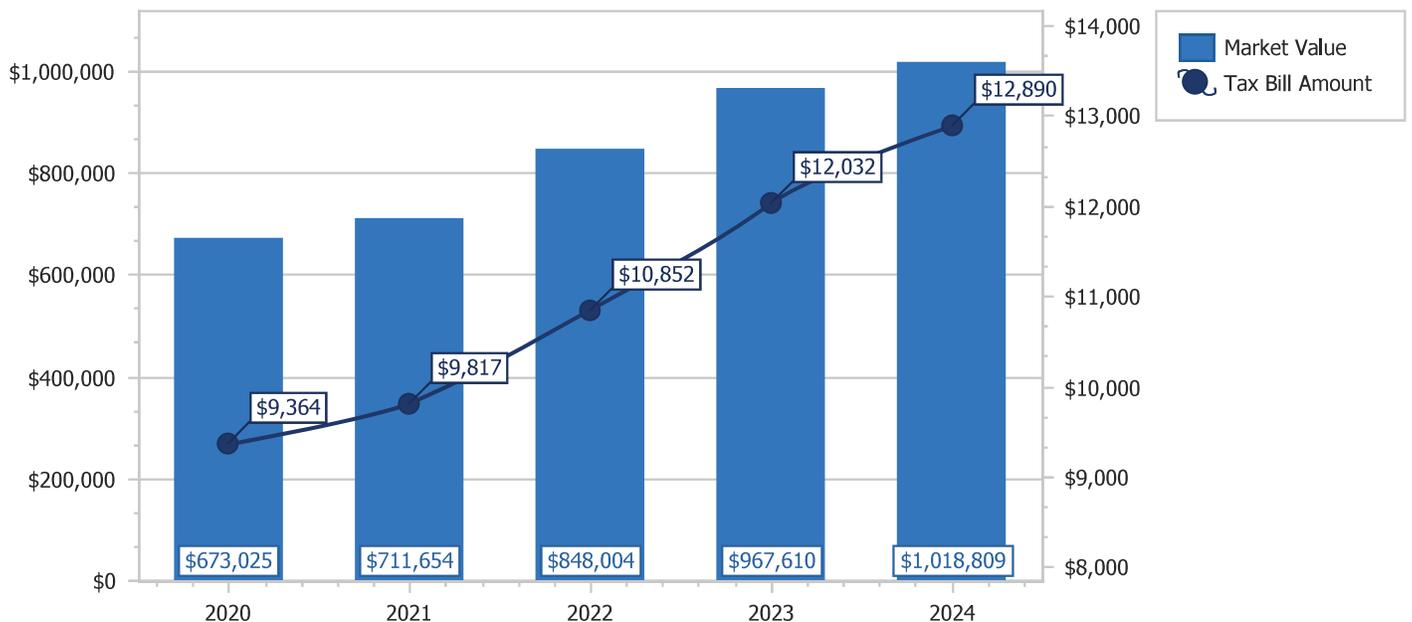
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Geneva
Middle	Chiles
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 82

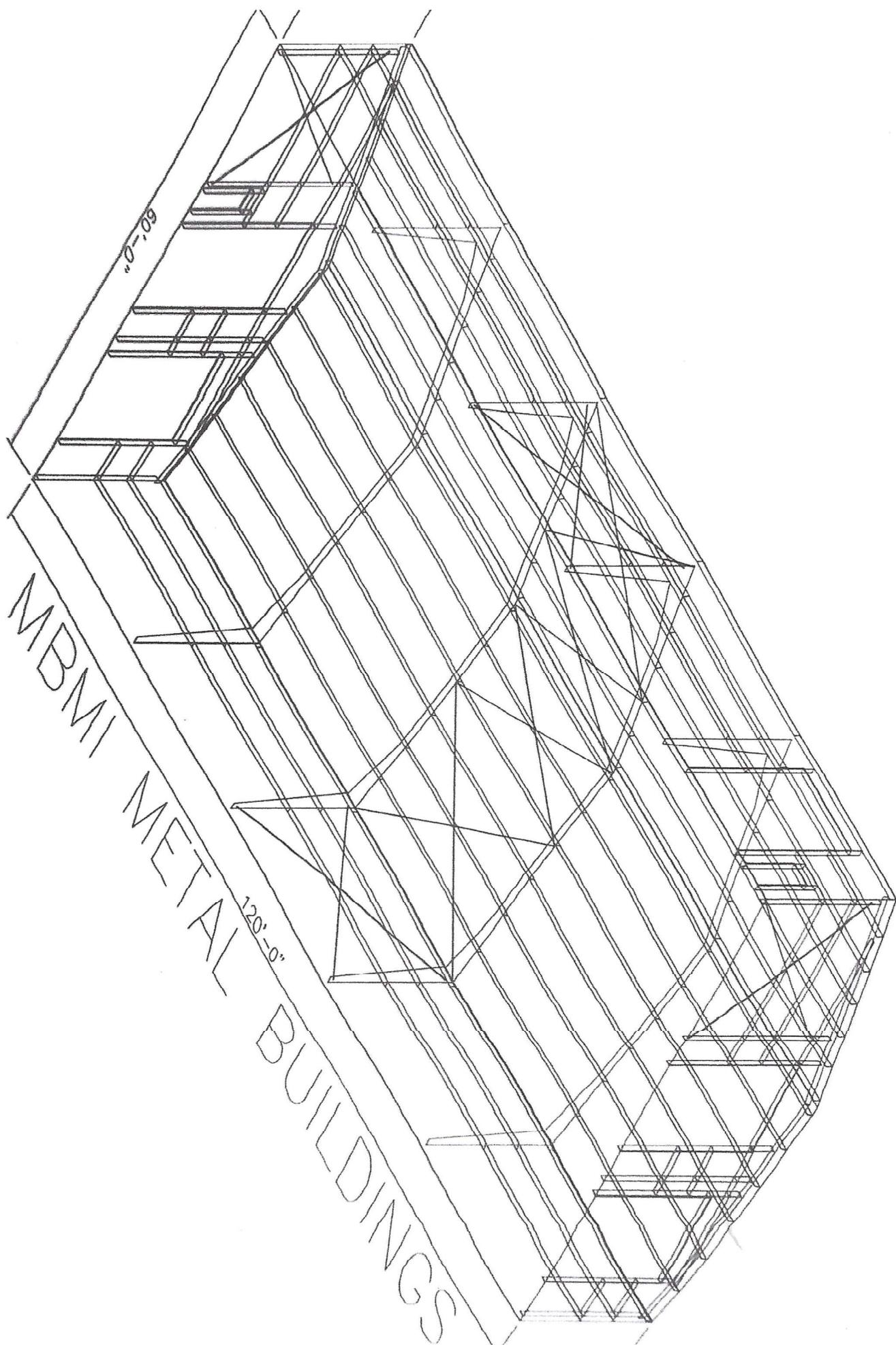
Utilities	
Fire Station #	Station: 43 Zone: 432
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History

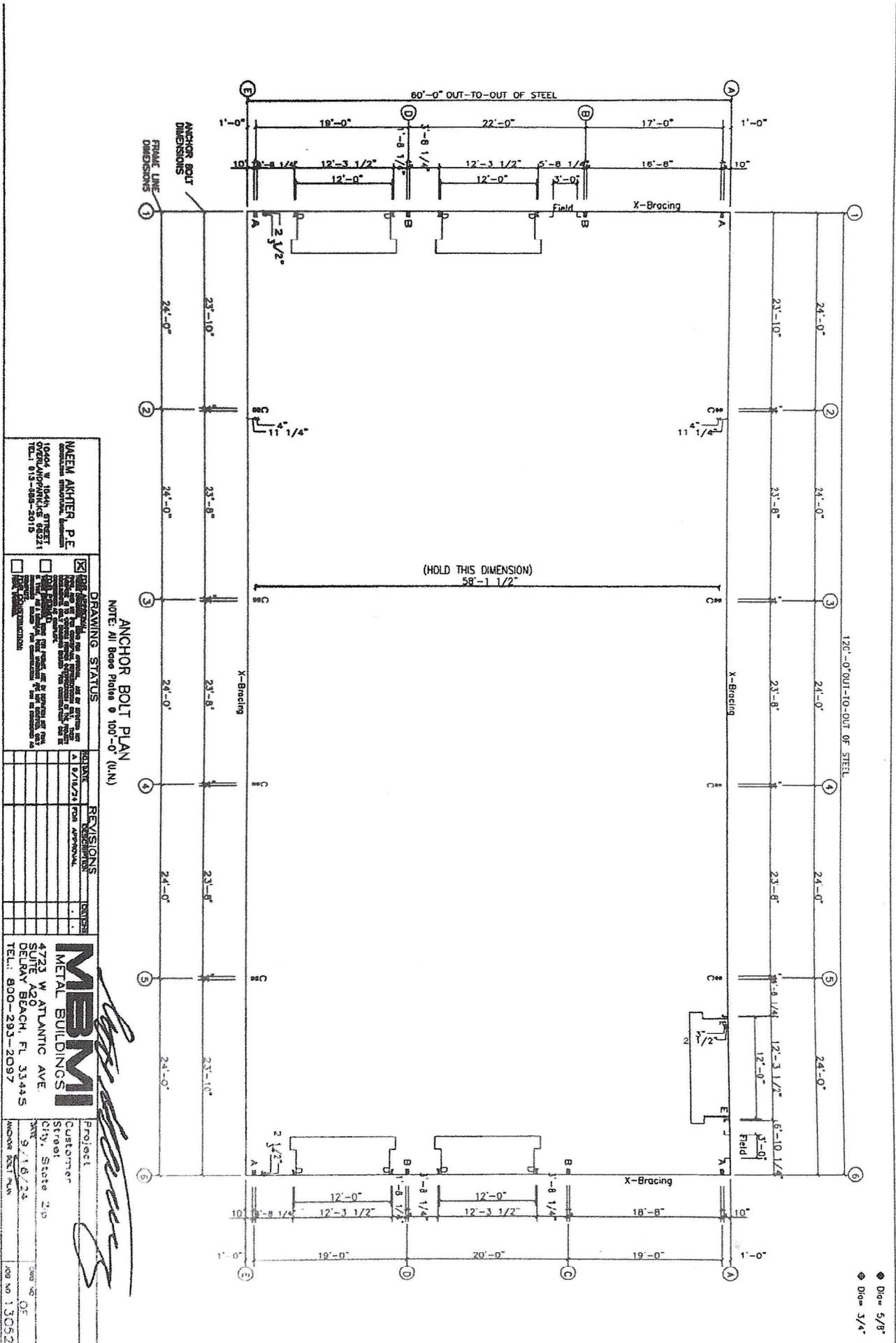








*Handwritten signature or initials*



◆ Dia = 5/8"  
◆ Dia = 3/4"

**ANCHOR BOLT PLAN**

NOTE: All Base Plates @ 100'-0" (U.N.)

<p><b>MAHEM AKHTER, P.E.</b> REGISTERED PROFESSIONAL ENGINEER 10404 W. 184TH STREET OVERLAND PARK, KS 66211 TEL: 913-888-2015</p>		<p><input checked="" type="checkbox"/> FOR APPROVAL FOR THE PROJECT, THE ENGINEER HAS REVIEWED THE DRAWING AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CODES AND STANDARDS REFERRED TO THEREIN.</p>		<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION												
<p><b>PROJECT</b> METAL BUILDINGS 4723 W. ATLANTIC AVE SUITE 420 DELRAY BEACH, FL 33445 TEL: 800-283-2097</p>		<p><b>CUSTOMER</b> City, State Zip STG 9, 1.6.24</p>		<p><b>DATE</b> 1.6.24</p>										
<p><b>ANCHOR BOLT PLAN</b></p>		<p><b>JOB NO</b> 13052</p>		<p><b>SCALE</b> AS SHOWN</p>										

*Handwritten signature*





1686 Lake Mills Road



1536 Lake Mills Road



1576 Lake Mills Road

**Surrounding Properties With Detached Garage's**



**1720 Lake Mills Road**

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

SEC 22 TWP 21S RGE 32E N 1/2 OF SE 1/4 OF NW 1/4 OF SE ¼

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

### **A. FINDINGS OF FACT**

**Property Owner:** STEPHEN SOLTENBERG  
1850 LAKE MILLS RD  
CHULUOTA, FL 32766

**Project Name:** LAKE MILLS RD (1850)

#### **Requested Variance:**

A square footage (area) variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building in the A-1 (Agriculture) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct of an accessory structure in excess of fifty (50%) percent of the living area of the principal dwelling. 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 May, 2025.

\_\_\_\_\_  
Notary Public

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

SEC 22 TWP 21S RGE 32E N 1/2 OF SE 1/4 OF NW 1/4 OF SE ¼

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

### **A. FINDINGS OF FACT**

**Property Owner:** STEPHEN SOLTENBERG  
1850 LAKE MILLS RD  
CHULUOTA, FL 32766

**Project Name:** LAKE MILLS RD (1850)

#### **Variance Approval:**

A square footage (area) variance to allow an accessory structure to exceed fifty (50) percent of the living area of the principal building in the A-1 (Agriculture) district. The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

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

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

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 60 foot x 120 foot accessory structure, as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Joy Giles  
Planning and Development Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public

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

EXHIBIT A  
SITE PLAN

