



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, April 27, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **509 Grove Court** - Request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered patio addition in the R-1A (Single Family Dwelling) district; BV2026-015 (Eddie Albelo, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2026-0322](#)

Development Services - Planning and Development

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

2. **8260 Via Bella Street** - Request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district; BV2026-022 (Joshua Fisk, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2026-0323](#)

Development Services - Planning and Development

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

3. **125 Trinity Assembly Circle** - Request for a front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district; BV2026-012 (City Church of Orlando, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2026-0333](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Community Meeting Flyer](#)
[Community Meeting Documents](#)
[Photographs](#)
[Sign Drawing](#)
[Denial Development Order](#)
[Approval Development Order](#)

4. **Lot 14, N Ronald Reagan Boulevard** - Request for: (1) a lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district; BV2026-024 (Nancy Couch, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0336](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Opposition](#)
[Original Platted Lots Map](#)
[Approval Development Order](#)
[Denial Development Order](#)

5. **1312 Via Villanova Way** - Request for a rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed in the PD (Planned Development) district; BV2026-018 (Leydi Juarez, Applicant) District 2 - Zembower (Hilary Padin, Project Manager) [2026-0334](#)

Development Services - Planning and Development

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

6. **2140 Chapman Woods Place** - Request for an accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district; BV2026-021 (Matthew Veldhuis, Applicant) District 1 - Dallari (Hilary Padin, Project Manager) [2026-0335](#)

Development Services - Planning and Development

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

7. **255 Fallen Palm Drive** - Request for: (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed in the PD (Planned Development) district; BV2026-016 (Robert Loyer, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0306](#)

Development Services - Planning and Development

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

8. **1236 Bridlebrook Drive** - Request for a rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district; BV2026-017 (Marjorie Murray, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0316](#)

Development Services - Planning and Development

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

9. **2180 Chapman Woods Place** - Request for an accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district; BV2026-023 (Susan Holtrey, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager) [2026-0321](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[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

File Number: 2026-0322

Title:

509 Grove Court - Request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered patio addition in the R-1A (Single Family Dwelling) district; BV2026-015 (Eddie Albelo, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered patio addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered patio addition in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Trailwood Estates subdivision.
- The proposed replacement of the covered patio will be 368 square feet (16' x 23') and will encroach seven (7) feet into the required rear yard setback.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

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

GROVE CT (509) VARIANCE

Boundary Survey



ADDRESS
509 GROVE COURT
MONTE SPRINGS, FLORIDA 32714

LEGEND

in Pipe & Cop (SP)	(p) = Plot Measurement
in Red & Cop (RR)	TYP = Typical
IR & Disk (RAD)	ON/OFF = On-site/Offsite
Concrete Monument (CM)	
Official Record	
1st Book	
Concrete	
Revised Business	
Revised Surveyor	
Found	
Identification	
Adjusted Distance	
Field Measurement	
Field Dimension	

JOB #:	VL5R18-26948
CLIENT #:	---
ELD DATE:	5/10/18
CREW:	2600
RAFTER:	AWM
APPROVED:	JEW
SCALE:	1" = 30'

Acknowledgment
 Borrower's Acknowledgment
 and Acceptance

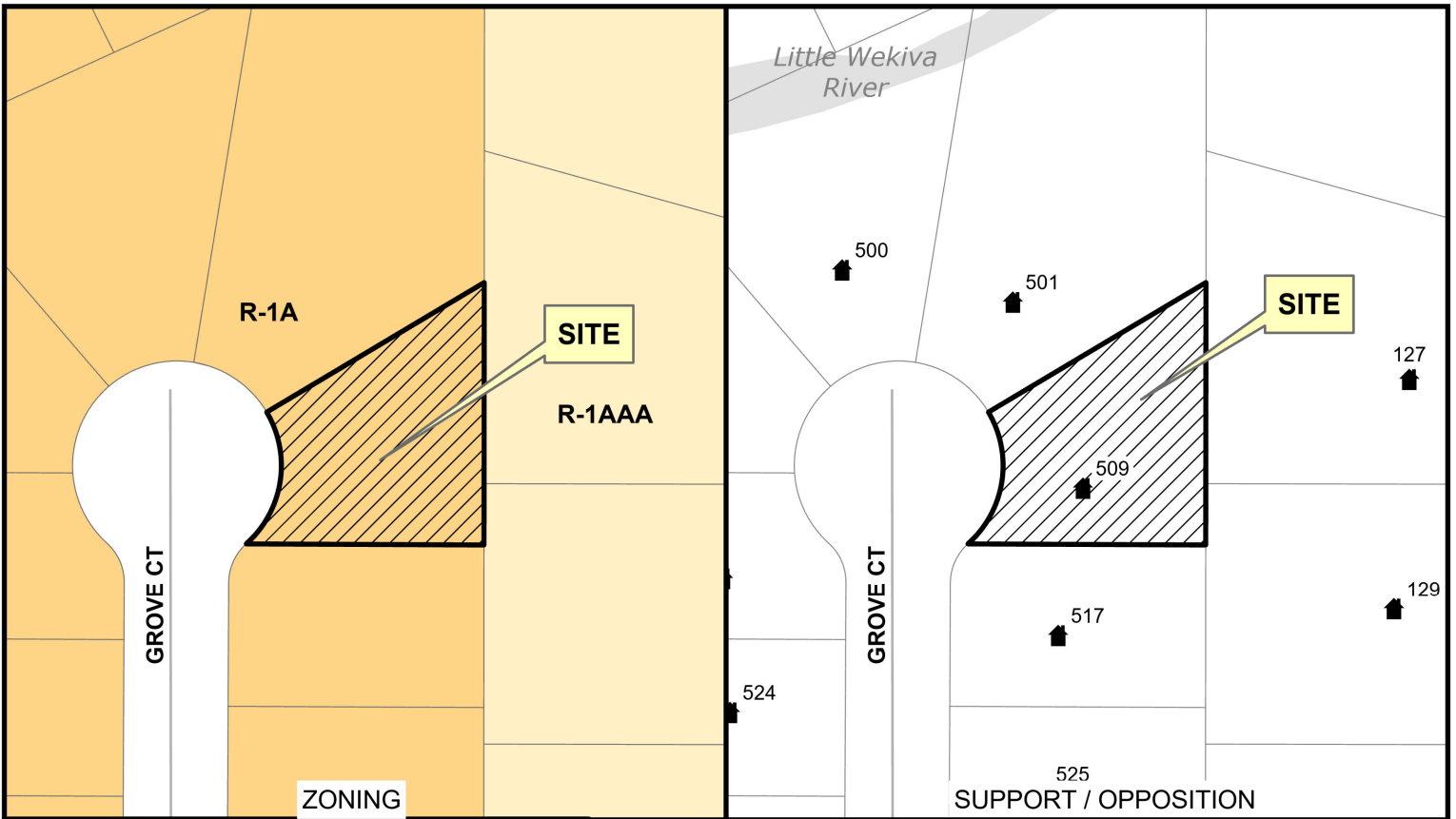
FILE INSURANCE

EASEMENT NOTE:
THERE IS A 15' UTILITY EASEMENT (UE)
ALONG THE REAR OF EACH LOT.
THERE IS A 7.5' DRAINAGE & UTILITY
EASEMENT (DUE) ALONG THE NWLY LINE
OF THE SUBJECT PROPERTY.



Legal Description (per OR Book 8316, Page 1045)

Lot 113, TRAILWOOD ESTATES - SECTION ONE, according to the Plat thereof as recorded in Plat Book 16, Page(s) 27 and 28, inclusive, of the Public Records of Seminola County, Florida.



Eddie Matos Albelo
 509 Grove Ct
 Altamonte Springs FL 32714

SEMINOLE COUNTY BOA
 APRIL 27, 2026

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



VARIANCE CRITERIA

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

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

The property has an existing residence with limited rear yard depth and existing setbacks that restrict the replacement of a 16x29 Insulate Patio roof. The configuration of the lot and the location of existing structure make it difficult to construct the patio cover.

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

The special conditions are not the result of any action taken by the applicant. The home and lot configuration were established prior to current request. The applicant is simply attempting to improve the property with a code-compliant insulate patio cover.

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

Granting this variance will not confer any special privilege that is denied (to) other property in the same zoning district. Similar patio covers exist in the area, and the request is consistent with residential improvements commonly permitted.

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 prevent the reasonable use of the rear yard for a covered patio area, which is commonly enjoyed by other properties in the same zoning district. Denial would create an unnecessary hardship due to the specific lot layout.

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

The requested variance represents the minimum necessary to allow construction of the 16x29 Insulate Patio roof. The structure has been designed to minimize encroachment while still providing functional coverage.

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

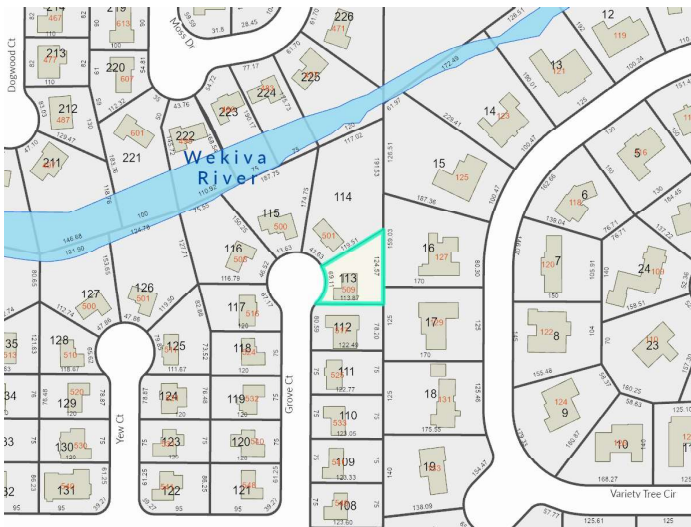
The proposed patio cover will be attached to the existing home and constructed in compliance with building codes. It will not negatively impact neighboring properties, traffic, drainage or public welfare. The variance will be in harmony with the general intent of the zoning regulation.

Property Record Card



Parcel: 21-21-29-5CN-0000-1130
Property Address: 509 GROVE CT ALTAMONTE SPRINGS, FL 32714
Owners: MATOS ALBELO, EDDIE A
 2026 Market Value \$225,936 Assessed Value \$225,936 Taxable Value \$174,525
 2025 Tax Bill \$2,545.64 Tax Savings with Exemptions \$558.81
 The 3 Bed/2 Bath Single Family property is 1,392 SF and a lot size of 0.22 Acres

Parcel Location



Site View



2121295CN00001130 01/18/2024

Parcel Information

Parcel	21-21-29-5CN-0000-1130
Property Address	509 GROVE CT ALTAMONTE SPRINGS, FL 32714
Mailing Address	509 GROVE CT ALTAMONTE SPG, FL 32714-1436
Subdivision	TRAILWOOD ESTATES SEC 1
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$140,276	\$141,510
Depreciated Other Features	\$660	\$440
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$225,936	\$226,950
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	\$225,936	\$226,950

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,104.45
Tax Bill Amount	\$2,545.64
Tax Savings with Exemptions	\$558.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
MATOS ALBELO, EDDIE A

Legal Description

LOT 113
TRAILWOOD ESTATES SEC 1
PB 16 PG 28

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$225,936	\$51,411	\$174,525
Schools	\$225,936	\$25,000	\$200,936
FIRE	\$225,936	\$51,411	\$174,525
ROAD DISTRICT	\$225,936	\$51,411	\$174,525
SJWM(Saint Johns Water Management)	\$225,936	\$51,411	\$174,525

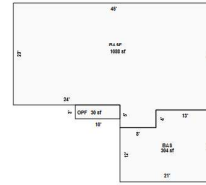
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/12/2023	\$337,500	10522/0863	Improved	Yes
WARRANTY DEED	7/1/2018	\$199,000	09186/1051	Improved	Yes
WARRANTY DEED	8/1/2014	\$140,000	08316/1045	Improved	Yes
WARRANTY DEED	9/1/1982	\$47,000	01415/0385	Improved	Yes
WARRANTY DEED	1/1/1977	\$25,500	01140/1448	Improved	Yes
WARRANTY DEED	1/1/1972	\$18,600	00948/1159	Improved	Yes

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1972/1992
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1088
Total Area (ft ²)	1422
Constuction	CONC BLOCK
Replacement Cost	\$164,547
Assessed	\$140,276



Sketch by Apen/Sketch

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
BASE	304
OPEN PORCH FINISHED	30

Permits				
Permit #	Description	Value	CO Date	Permit Date
09079	509 GROVE CT: ELECTRIC SOLAR WIRING -SINGLE FAMILY RESIDENTIAL [TRAILWOOD ESTATES SEC 1]	\$32,193	7/9/2024	6/18/2024
05936	REROOF	\$5,917		7/21/2011

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1972	1	\$1,100	\$660
HOME-SOLAR POWER	2024	1	\$0	\$0

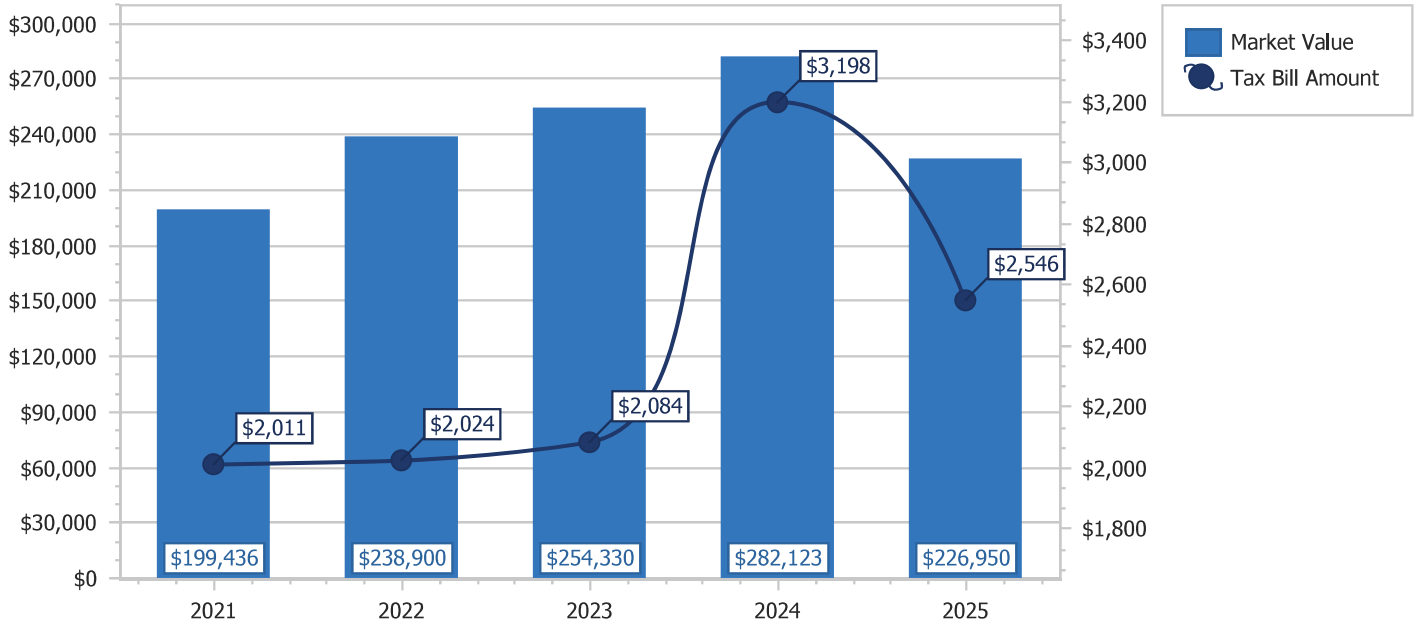
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Spring Lake
Middle	Teague
High	Lake Brantley

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 53

Utilities	
Fire Station #	Station: 13 Zone: 137
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOT 113 TRAILWOOD ESTATES SEC 1 PB 16 PG 28

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

A. FINDINGS OF FACT

Property Owner: EDDIE ALBELO
509 GROVE CT
ALTAMONTE SPRINGS, FL 32714

Project Name: GROVE CT (509)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered patio addition in the R-1A (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 113 TRAILWOOD ESTATES SEC 1 PB 16 PG 28

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

A. FINDINGS OF FACT

Property Owner: EDDIE ALBELO
509 GROVE CT
ALTAMONTE SPRINGS, FL 32714

Project Name: GROVE CT (509)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered patio addition in the R-1A (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the covered patio (16' x 23') 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, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN

Boundary Survey



ADDRESS
509 GROVE COURT
MONTE SPRINGS, FLORIDA 32714

- LEGEND
- in Pipe & Cap (SP)
 - in Rod & Cap (RR)
 - in & Disk (H&D)
 - Concrete Monument (CM)
 - Official Record
 - at Book
 - age
 - Concrete
 - Leased Business
 - Leased Surveyor
 - Found
 - Identification
 - Measured Distance
 - Old Measurement
 - Red Dimension

JOB #: VL5R18-26948
CLIENT #: ---
ELD DATE: 5/12/18 CREW: 2600
RAFTER: AWM
APPROVED: JEW
SCALE: 1" = 30'

X
Buyer's Acknowledgment and Acceptance

THE CLOSING AGENT
TITLE INSURANCE

EASEMENT NOTE:
THERE IS A 15' UTILITY EASEMENT (UE)
ALONG THE REAR OF EACH LOT.
THERE IS A 7.5' DRAINAGE & UTILITY
EASEMENT (DUE) ALONG THE NWLY LINE
OF THE SUBJECT PROPERTY.



Legal Description (per OR Book 8316, Page 1045)
Lot 113, TRAILWOOD ESTATES - SECTION ONE, according to the Plat thereof as recorded in Plat Book 16, Page(s) 27 and 28, inclusive, of the Public Records of Seminola County, Florida.



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0323

Title:

8260 Via Bella Street - Request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district; BV2026-022 (Joshua Fisk, Applicant) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district; or
2. Approve the request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Lake Markham Estates.
- The proposed garage addition will be approximately 1,374 square feet and will encroach two (2) feet into the required side yard setback.
- Six signatures of support were received by adjacent neighbors.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side yard setbacks for this zoning district are seven and one-half (7½) 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.

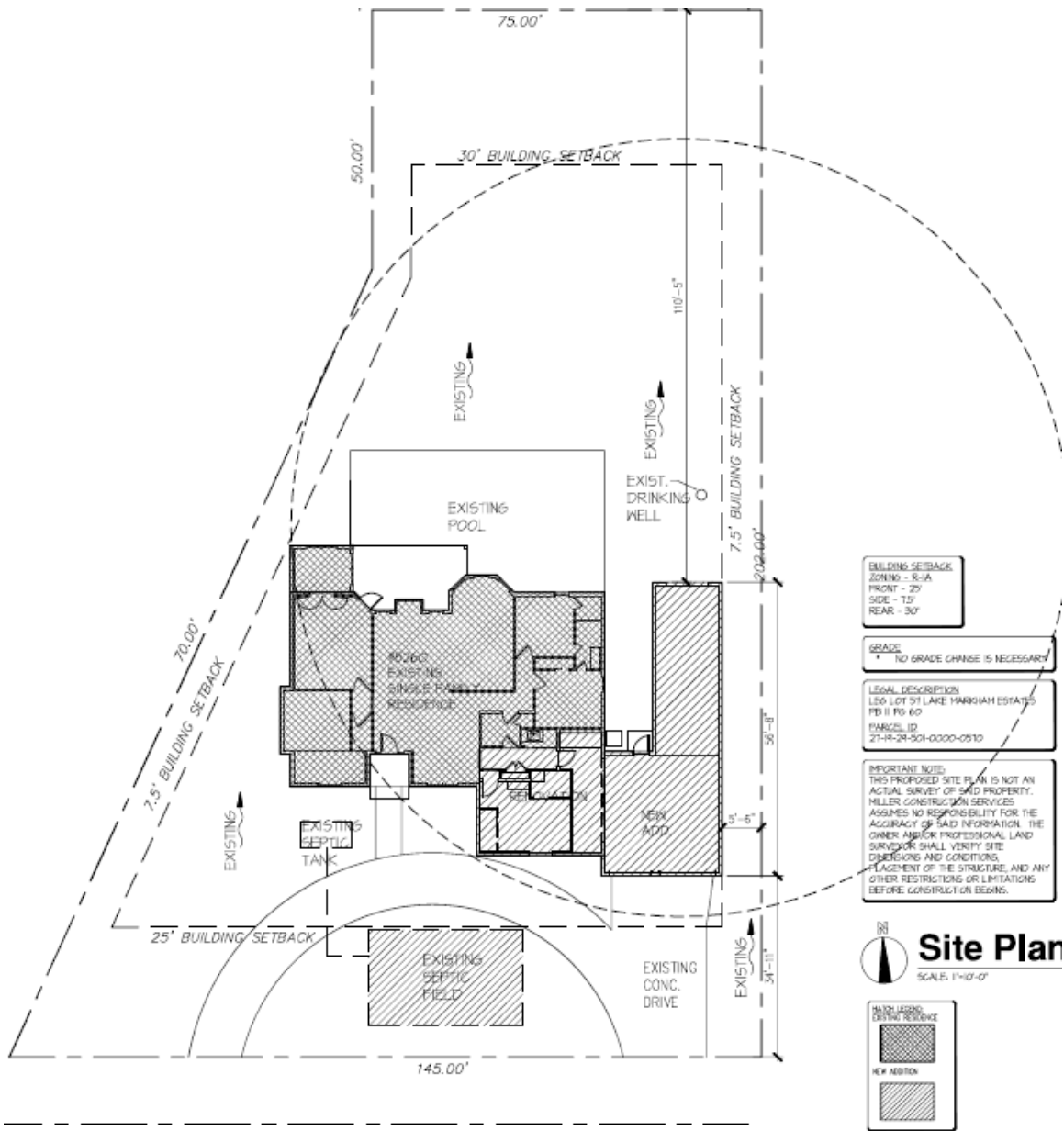
Staff Recommendation:

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 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.

8260 VIA BELLA STREET VARIANCE



BUILDING SETBACK
 ZONING - R-1A
 FRONT - 20'
 SIDE - 7.5'
 REAR - 30'

GRADE
 * NO GRADE CHANGE IS NECESSARY

LEGAL DESCRIPTION
 L20 LOT 21 LAKE HARBORH ESTATES
 PB II PG 60
 PARCEL ID
 27-14-24-501-0000-0510

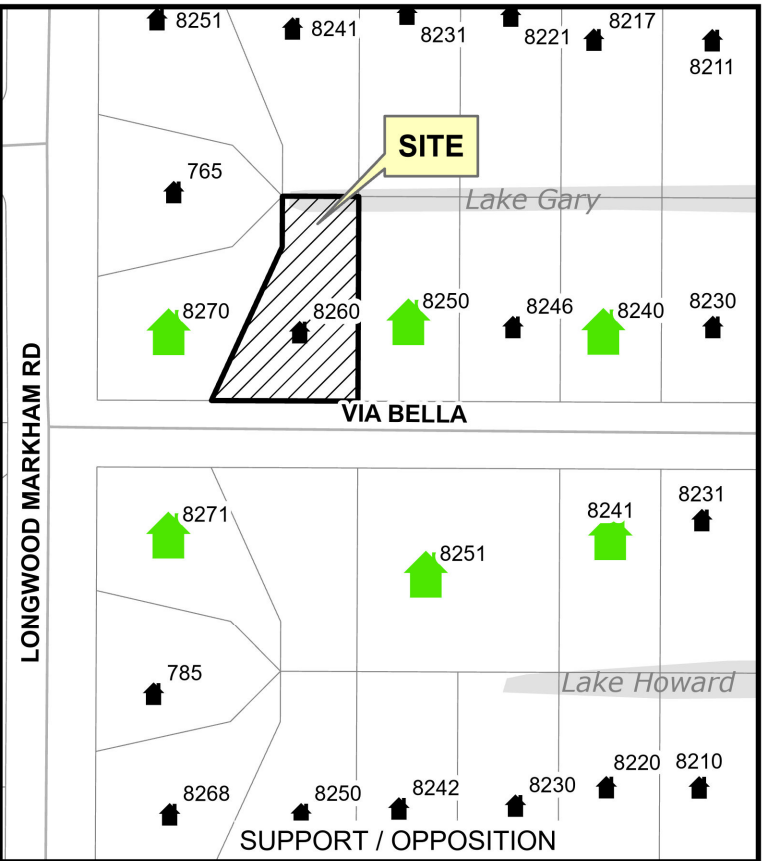
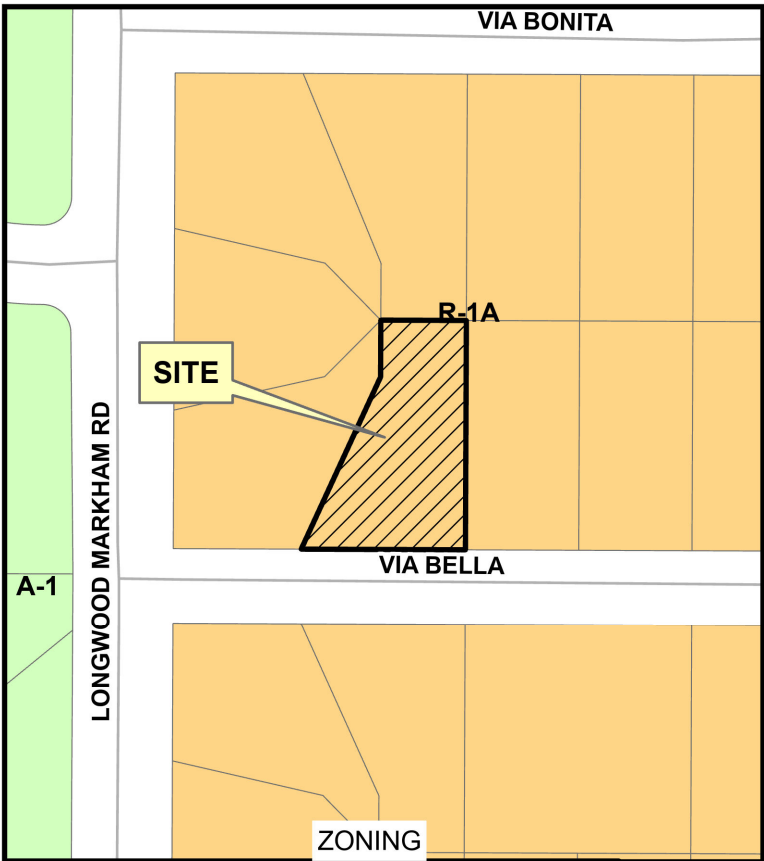
IMPORTANT NOTE:
 THIS PROPOSED SITE PLAN IS NOT AN
 ACTUAL SURVEY OF SAID PROPERTY.
 MILLER CONSTRUCTION SERVICES
 ASSUMES NO RESPONSIBILITY FOR THE
 ACCURACY OF SAID INFORMATION. THE
 OWNER AND/OR PROFESSIONAL LAND
 SURVEYOR SHALL VERIFY SITE
 DIMENSIONS AND CONDITIONS.
 PLACEMENT OF THE STRUCTURE AND ANY
 OTHER RESTRICTIONS OR LIMITATIONS
 BEFORE CONSTRUCTION BEGINS.

Site Plan
 SCALE: 1"=10'-0"

HATCH LEGEND
 EXISTING RESIDENCE
 NEW RESIDENCE







Plans are not to be reproduced, changed or copied in any form or manner
 without the express written permission of Miller Construction Services, Inc.

VIA BELLA ST.



Joshua & Dana Fisk
 8260 Via Bella Street
 Sanford FL 32771

SEMINOLE COUNTY BOA
 APRIL 27, 2026

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

SUPPORT / OPPOSITION



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 subject property is an existing lot of record and the existing home placement requires a variance to place an additional garage

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

The existing home placement was not chosen by the applicant or petitioner

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

The homes addition placement would not effect homes within same zoning district - reduction in sideyard setback does not impact the adjacent homes

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 homes addition placement would not effect homes within same zoning district - the homes placement was completed by previous owner. Leaving the current owner no choice but a variance for an addition

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

The sideyard setback requested is the minimum amount needed for a garage addition

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

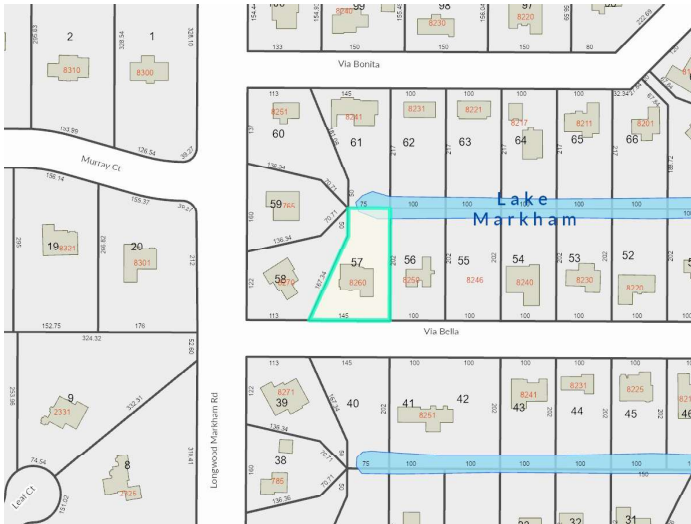
The homes addition placement would not effect homes within same zoning district - the homes placement was completed by previous owner. Leaving the current owner no choice but a variance for an addition

Property Record Card



Parcel: **27-19-29-501-0000-0570**
 Property Address: **8260 VIA BELLA SANFORD, FL 32771**
 Owners: **FISK, DANA K; FISK, JOSHUA P**
 2026 Market Value \$444,833 Assessed Value \$298,106 Taxable Value \$246,695
 2025 Tax Bill \$3,411.78 Tax Savings with Exemptions \$2,588.10
 The 3 Bed/2.5 Bath Single Family Waterfront property is 2,102 SF and a lot size of 0.47 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-19-29-501-0000-0570
Property Address	8260 VIA BELLA SANFORD, FL 32771
Mailing Address	8260 VIA BELLA ST SANFORD, FL 32771-9752
Subdivision	LAKE MARKHAM ESTATES
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2014)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$197,991	\$209,309
Depreciated Other Features	\$36,842	\$29,311
Land Value (Market)	\$210,000	\$200,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$444,833	\$438,620
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$146,727	\$148,351
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$298,106	\$290,269

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,999.88
Tax Bill Amount	\$3,411.78
Tax Savings with Exemptions	\$2,588.10

Owner(s)

Name - Ownership Type

FISK, DANA K - Tenancy by Entirety
 FISK, JOSHUA P - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 57
LAKE MARKHAM ESTATES
PB 11 PG 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$298,106	\$51,411	\$246,695
Schools	\$298,106	\$25,000	\$273,106
FIRE	\$298,106	\$51,411	\$246,695
ROAD DISTRICT	\$298,106	\$51,411	\$246,695
SJWM(Saint Johns Water Management)	\$298,106	\$51,411	\$246,695

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2013	\$275,000	08051/1101	Improved	Yes
WARRANTY DEED	1/1/2004	\$250,000	05192/1153	Improved	Yes
WARRANTY DEED	12/1/1997	\$25,000	03352/1715	Vacant	Yes

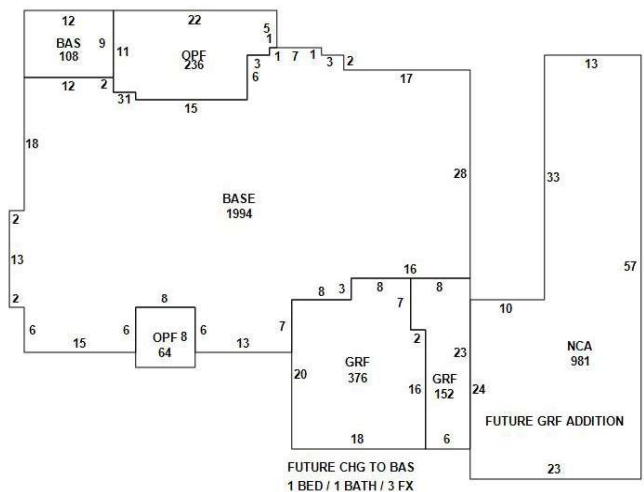
Land

Units	Rate	Assessed	Market
1 Lot	\$210,000/Lot	\$210,000	\$210,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1999
Bed	3
Bath	2.5
Fixtures	11
Base Area (ft ²)	1994
Total Area (ft ²)	2930
Constuction	CB/STUCCO FINISH
Replacement Cost	\$221,219
Assessed	\$197,991

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	108
OPEN PORCH FINISHED	236
OPEN PORCH FINISHED	64
GARAGE FINISHED	152
GARAGE FINISHED	376

Permits				
Permit #	Description	Value	CO Date	Permit Date
07490	8260 VIA BELLA : RES ADDITION TO EXISTING STRUCTURE-ADDITION to SFR [LAKE MARKHAM ESTATES] - (SKETCHED IN APEX / ADD WHEN COMPLETED)	\$165,000		1/23/2026
06812	ADDITION	\$12,132	1/19/2024	6/19/2015
03501	REROOF	\$14,527		4/2/2015
06501	MECHANICAL	\$3,000		8/1/2013
06671	SWIMMING POOL	\$12,000		7/1/2001
08447	DEEP WELL	\$2,250		10/1/1998
04451	FINAL 1/22/99 (E COLBERT)	\$159,591	1/22/1999	6/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1999	1	\$6,000	\$3,600
POOL 1	2002	1	\$35,000	\$21,000
GAS HEATER - UNIT	2002	1	\$1,653	\$992
SOLAR HEATER	2002	1	\$0	\$0
BOAT DOCK 1	2002	1	\$3,000	\$1,800
CARPORT 2	2021	1	\$4,500	\$4,050
SCREEN ENCL 2	2002	1	\$9,000	\$5,400

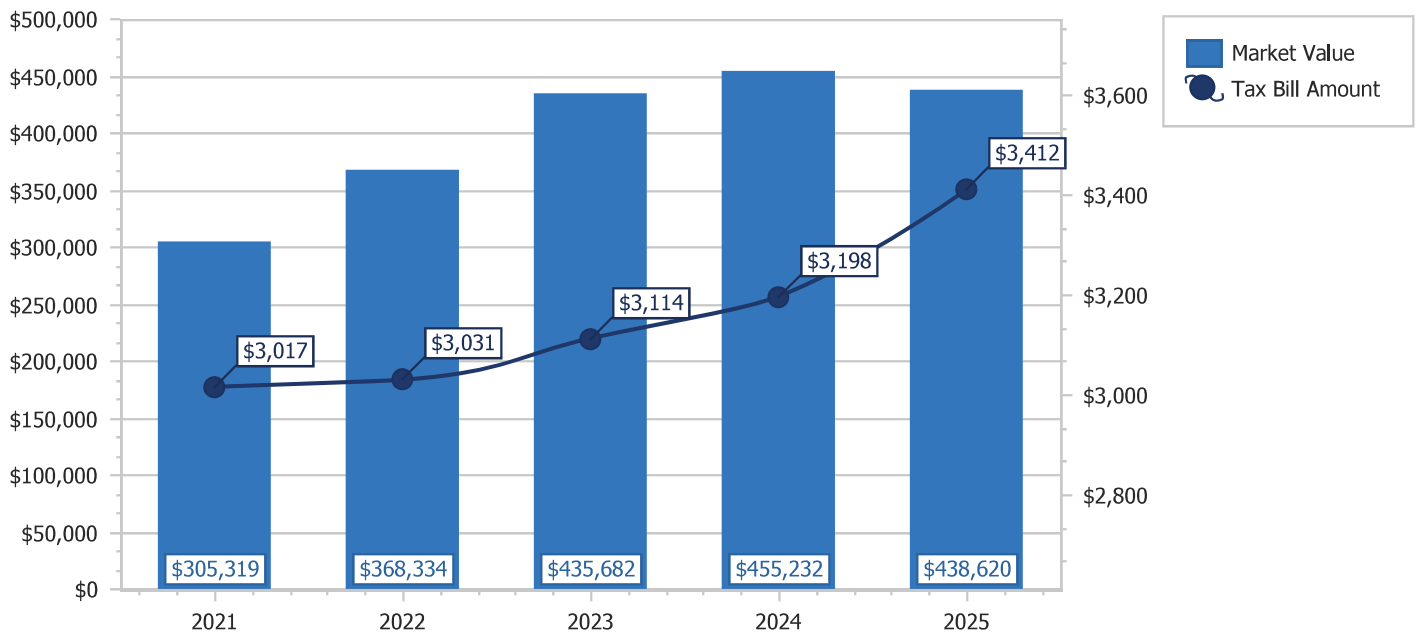
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

Utilities	
Fire Station #	Station: 34 Zone: 394
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

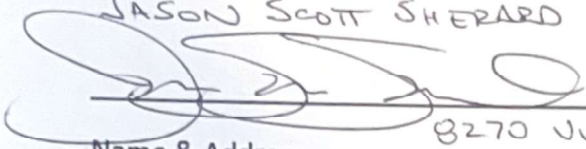
Property Value History



Copyright 2026 © Seminole County Property Appraiser

I am in favor of granting a variance of the side yard setback to 5.5' to build an addition at 8260 Via Bella in Sanford. Owned by Josh and Dana Fisk, according to the diagram shown and submitted to the County.

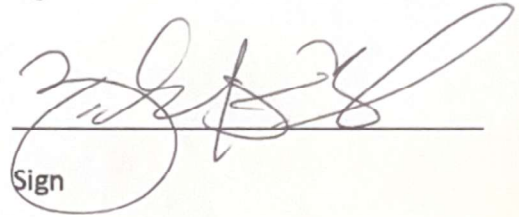
JASON SCOTT SHERARD

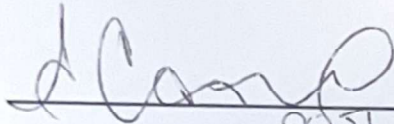

Name & Address 8270 VIA BELLA
SANFORD, FL 32771

Sign

Zachary M. Moore

Name & Address 8241 VIA BELLA


Sign

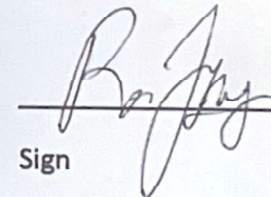

Name & Address 8251 Via Bella St.

Annamarie Greaney
Sign

Rich Bradhears
Name & Address 8240 Via Bella St.

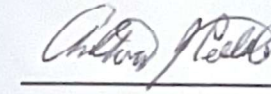

Sign

Rob Doney
Name & Address 8271 Via Bella St


Sign

Anthony Capallo 8250 Via Bella

Name & Address


Sign

Name & Address

Sign

Name & Address

Sign

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOT 57 LAKE MARKHAM ESTATES PB 11 PG 60

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

A. FINDINGS OF FACT

Property Owner: JOSHUA FISK
8260 VIA BELLA ST
SANFORD, FL 32771

Project Name: VIA BELLA ST (8260)

Requested Variance:

Request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct an addition within the required east 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, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 57 LAKE MARKHAM ESTATES PB 11 PG 60

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

A. FINDINGS OF FACT

Property Owner: JOSHUA FISK
8260 VIA BELLA ST
SANFORD, FL 32771

Project Name: VIA BELLA ST (8260)

Variance Approval:

Request for an east side yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for an addition in the R-1A (Single Family Dwelling) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the addition (approximately 1,374 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**

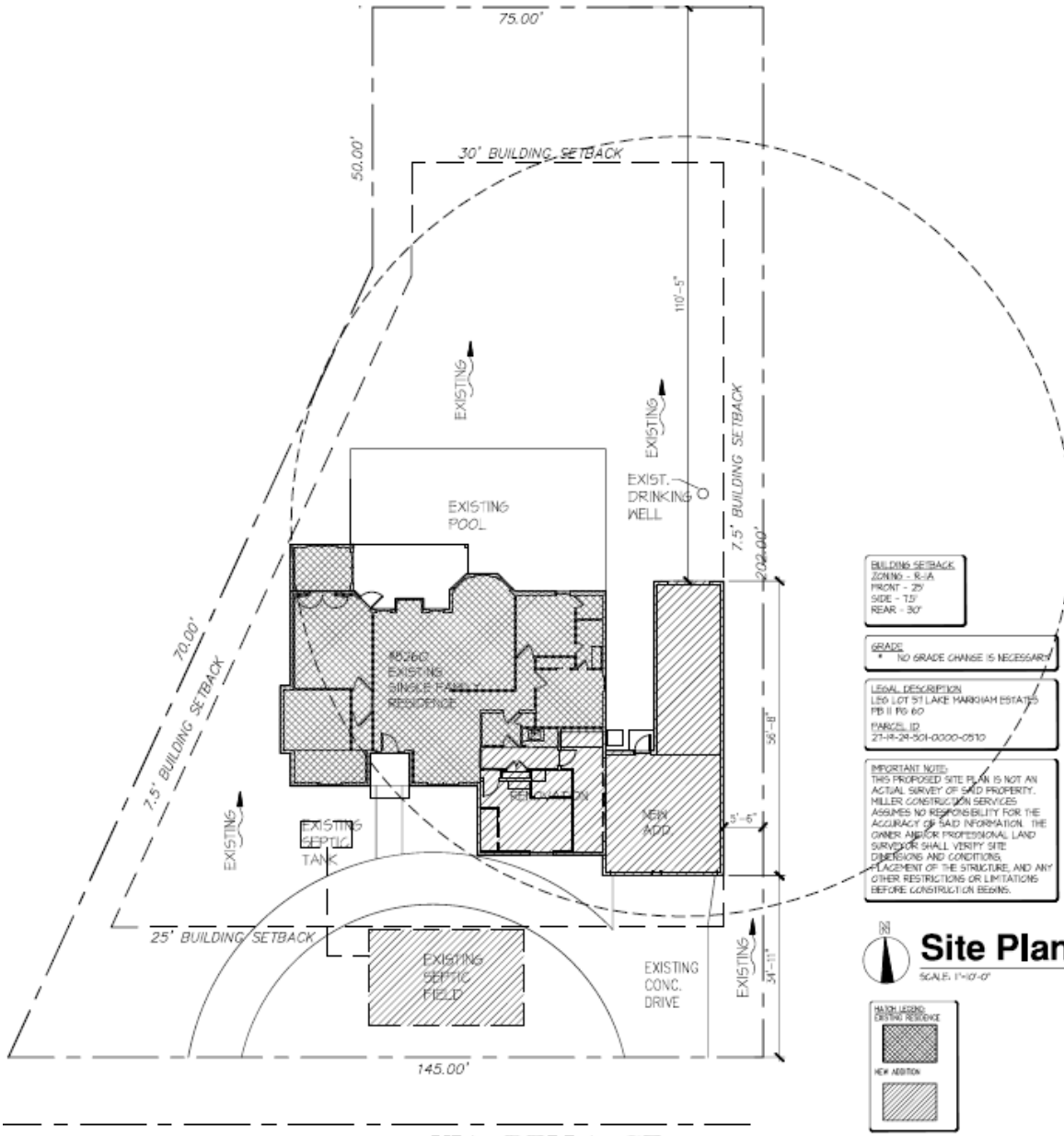
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN



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VIA BELLA ST.



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0333

Title:

125 Trinity Assembly Circle - Request for a front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district; BV2026-012 (City Church of Orlando, Applicant) District 1 - Dallari (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for a front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district; or
2. Approve the request for a front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The request is to bring into compliance the construction of a fifteen (15) foot tall by nine (9) foot, ten (10) inch wide monument sign for a church encroaching three (3) feet into the required ten (10) foot front yard setback.
- The sign, which fronts S. County Road 419, was constructed in February 2026 with an approved building permit placing the sign ten (10) feet from the front property line. However, when it was constructed, it failed final inspection as it was constructed seven (7) feet from the front property line resulting in the necessity of this variance.
- A community meeting was held on April 6, 2026. The meeting details have been

included in the agenda package for your reference.

- The request is for a variance to Section 30.13.3(a)(1)(a)(3)(dd) of the Seminole County Land Development Code, which states that the sign cannot be closer than ten (10) feet to the 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 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

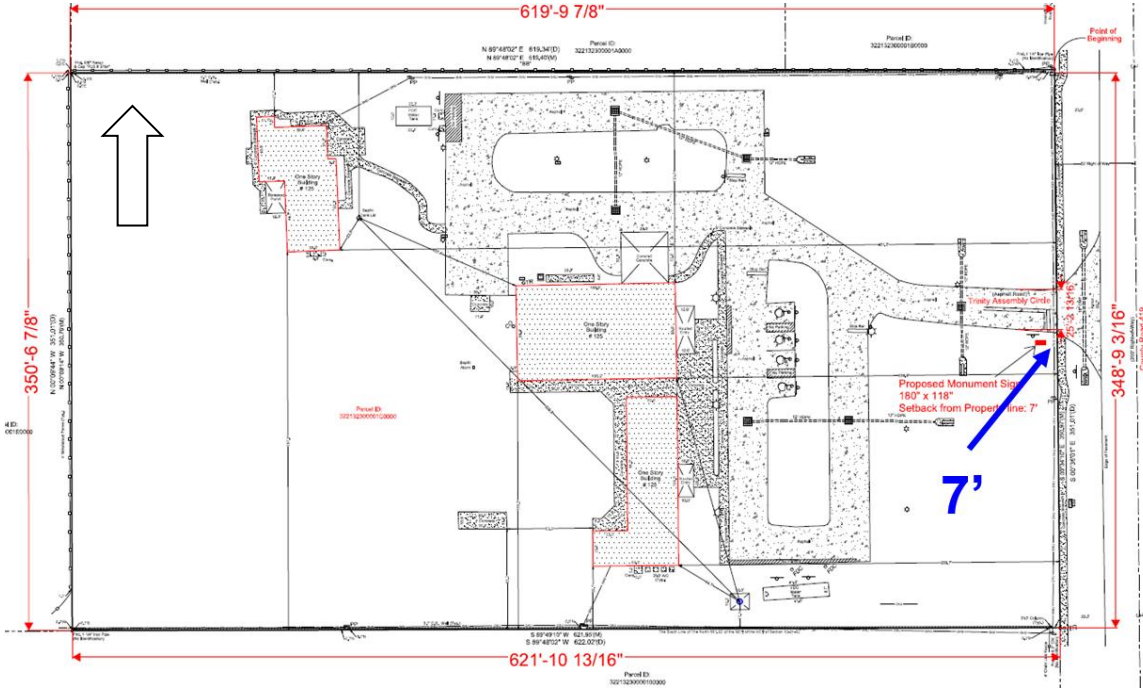
and failure to grant the variance would not result in an unnecessary and undue hardship.

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 sign 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.

TRINITY ASSEMBLY CIR (125) VARIANCES



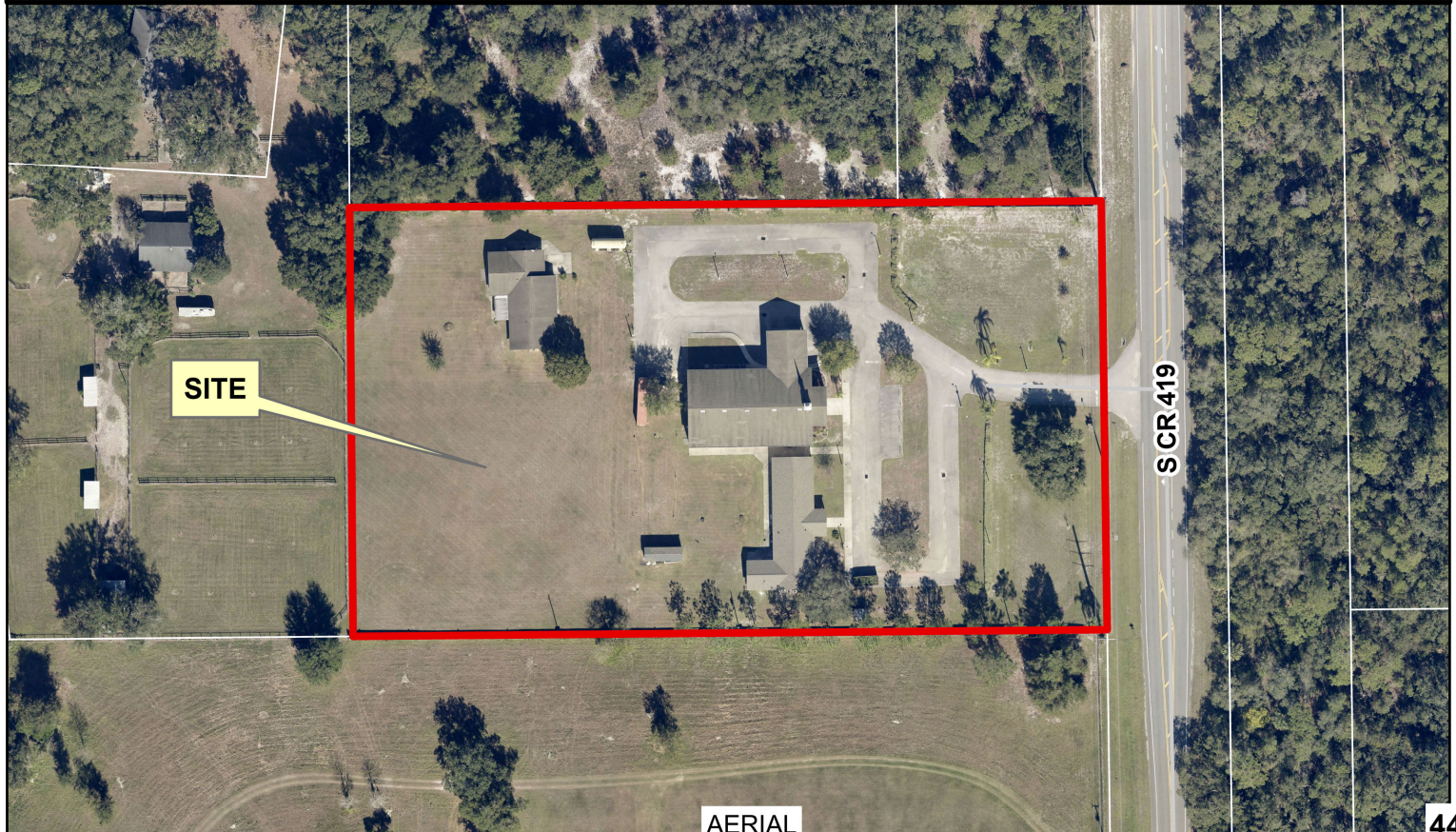


City Church of Orlando LLC
 125 Trinity Assembly Cir
 Chuluota FL 32766

SEMINOLE COUNTY BOA
 APRIL 27, 2026

- A-1
- A-5
- PD

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

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

The subject property is uniquely impacted by dense wooded lots on adjacent parcels that significantly obstruct visibility of the monument sign from the roadway. Additionally, the roadway does not provide a dedicated turning lane into the property, limiting the ability of approaching motorists to identify the entrance in sufficient time to safely prepare for the turn. These visibility limitations are site-specific conditions not applicable to other similarly zoned properties.

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

The location of the wooded neighboring parcels and the absence of a designated turning lane are pre-existing site conditions outside of the applicant's control. The sign location was previously inspected and approved at the footer stage by the County. The current setback condition was not intentionally created to circumvent zoning regulations.

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

Granting the variance would not create a special privilege but would instead allow the subject property to achieve reasonable and comparable visibility similar to other properties within the zoning district. Many similarly situated properties benefit from clearer roadway visibility or dedicated turn lanes that naturally enhance sign exposure.

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

Strict enforcement of the 10-foot setback requirement would significantly impair the effectiveness of the monument sign due to the existing wooded buffer and limited driver reaction time. Without relief, patrons would have inadequate opportunity to safely identify and access the property, negatively impacting safety and reasonable use of the site. This creates an undue hardship unique to this parcel.

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

The variance requested is limited to a 2-foot reduction (from 10 feet to 7 feet). This represents the minimum adjustment necessary to improve visibility and allow safe ingress recognition while maintaining compliance as closely as possible with the intent of the setback requirement.

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 supports public safety by improving driver awareness and reaction time in the absence of a dedicated turn lane. The modification does not increase sign height, square footage, or intensity, and does not negatively impact adjacent properties. The request remains consistent with the general intent of the zoning code while addressing a practical site constraint.

Property Record Card



Parcel: 32-21-32-300-001C-0000
Property Address: 125 TRINITY ASSEMBLY CIR CHULUOTA, FL 32766
Owners: CITY CHURCH OF ORLANDO INC
 2026 Market Value \$2,031,702 Assessed Value \$2,031,702 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$24,271.88
 Churches property w/1st Building size of 3,844 SF and a lot size of 4.98 Acres

Parcel Location



Site View



Parcel Information

Parcel	32-21-32-300-001C-0000
Property Address	125 TRINITY ASSEMBLY CIR CHULUOTA, FL 32766
Mailing Address	1711 ORANGE BLVD SANFORD, FL 32771-8693
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$1,550,545	\$1,307,174
Depreciated Other Features	\$160,157	\$146,216
Land Value (Market)	\$321,000	\$321,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,031,702	\$1,774,390
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$721,891
P&G Adjustment	\$0	\$0
Assessed Value	\$2,031,702	\$1,052,499

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$24,271.88
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$24,271.88

Owner(s)

Name - Ownership Type
CITY CHURCH OF ORLANDO INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 32 TWP 21S RGE 32E BEG 43.18 FT W
 330.01 FT S OF NE COR RUN S 351.01 FT W
 622.02 FT N 351.01 FT E 619.34 FT TO BEG (5
 AC)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,031,702	\$2,031,702	\$0
Schools	\$2,031,702	\$2,031,702	\$0
FIRE	\$2,031,702	\$2,031,702	\$0
ROAD DISTRICT	\$2,031,702	\$2,031,702	\$0
SJWM(Saint Johns Water Management)	\$2,031,702	\$2,031,702	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/21/2025	\$626,900	10776/0001	Improved	No
WARRANTY DEED	7/1/1998	\$86,900	03460/0777	Improved	No

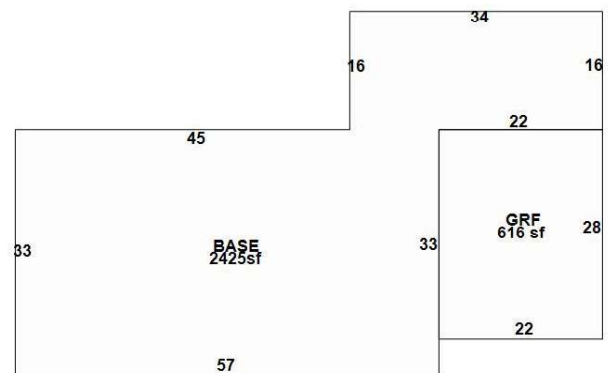
Land

Units	Rate	Assessed	Market
5 Acres	\$64,200/Acre	\$321,000	\$321,000

Building Information

#	2
Use	SINGLE FAMILY
Year Built*	1985
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	2425
Total Area (ft ²)	5466
Constuction	CONC BLOCK
Replacement Cost	\$454,090
Assessed	\$363,272

* Year Built = Actual / Effective



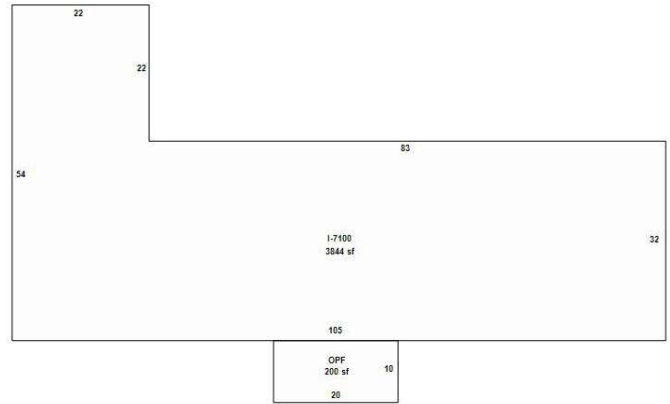
Building 2

Appendages

Description	Area (ft ²)
BASE	2425
GARAGE FINISHED	616

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3844
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$644,559
Assessed	\$322,280

* Year Built = Actual / Effective



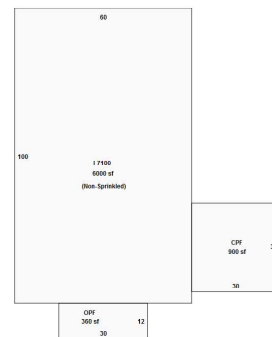
Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	200

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	2009
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	6000
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,074,525
Assessed	\$864,993

* Year Built = Actual / Effective



Building 3

Appendages	
Description	Area (ft ²)
CARPORT FINISHED	900
OPEN PORCH FINISHED	360

Permits				
Permit #	Description	Value	CO Date	Permit Date
15768	125 TRINITY ASSEMBLY CIR: SIGN (POLE,WALL,FACIA)-MONUMENT SIGN	\$9,222		12/8/2025
14800	125 TRINITY ASSEMBLY CIR: ELECTRICAL - COMMERCIAL-Church	\$2,400		10/10/2025
05196	125 TRINITY ASSEMBLY CIR: REROOF COMMERCIAL-Church Assembly	\$19,500		3/30/2021
09483	STUCCO GABLES ON CHURCH PARSONAGE - 150 TRINITY ASSEMBLY CIR	\$1,200		12/13/2011
09144	MAIN ELECTRICAL SERVICE CHANGE - 150 TRINITY ASSEMBLY CIR	\$2,000		11/29/2011
05859	MECHANICAL; PAD PER PERMIT 150 TRINITY ASSEMBLY CIR	\$12,042		7/20/2011
03599	REROOF	\$11,805		5/6/2011
13385	INSTALL NON-POTTABLE WATER TANK	\$2,000		12/21/2007
13384	2 GROUND SIGNS	\$8,000		12/21/2007
00885	INSTALL FIRE ALARM SYSTEM	\$10,400		1/29/2007
00139	CHURCH BLDG; PAD PER PERMIT 131 TRINITY ASSEMBLY CIR	\$522,000	4/9/2009	1/6/2004
07342	GAME ROOM ADDITION; PAD PER PERMIT 1950 CR 419 S	\$34,816		10/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1997	3000	\$43,980	\$26,388
COMM: ALUM SCREEN PORCH W/CONC FL	1998	200	\$2,800	\$1,680
WALKS CONC COMM	2007	3812	\$20,737	\$12,442
COMMERCIAL ASPHALT DR 2 IN	2007	28812	\$77,792	\$46,675
BLOCK WALL - SF	2007	6120	\$84,884	\$50,930
POLE LIGHT 1 ARM	2007	8	\$14,832	\$14,832
POLE LIGHT 2 ARM	2007	2	\$7,210	\$7,210

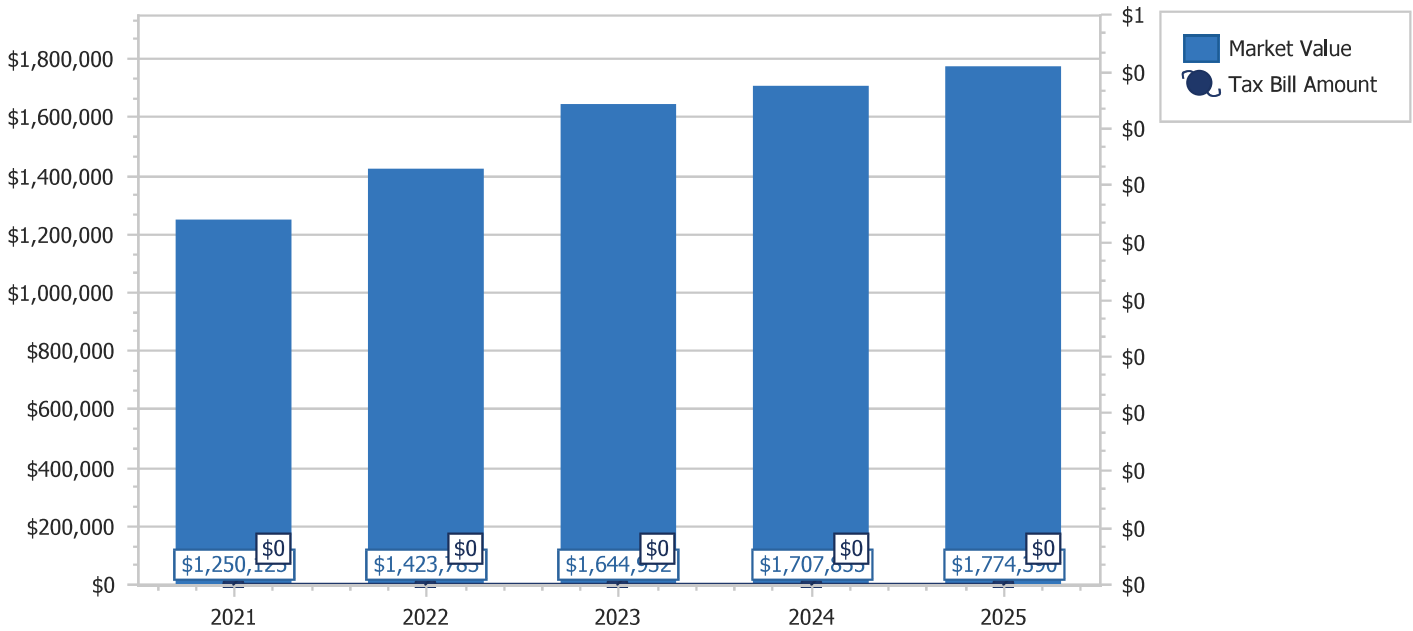
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Walker
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 81

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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COMMUNITY MEETING NOTICE

Date: 02/26/26

RE: NOTICE OF COMMUNITY MEETING – MONUMENT SIGN VARIANCE REQUEST

Property Location:
City Church Chuluota
125 Trinity Assembly Circle
Chuluota, Florida 32766

Dear Property Owner,

You are receiving this notice because you own property within the required notification area for a proposed variance application in Seminole County.

A Community Meeting will be held to discuss a proposed Monument Sign Variance for the property located at 125 Trinity Assembly Circle, Chuluota, Florida 32766.

Meeting Details:

Date: April 6, 2026

Time: 6:00 PM – 8:00 PM

Location: City Church Chuluota, 125 Trinity Assembly Circle, Chuluota, FL 32766

Nature of the Request:

The applicant is requesting a variance to allow a monument sign to be located closer to County Road 419 than otherwise permitted. Due to the existing tree line and vegetation along CR 419, visibility of the current sign location is significantly obstructed. Additionally, there is no southbound turning lane on CR 419, limiting motorists' ability to see the sign in time to safely prepare for a turn into the property. The proposed variance seeks to improve visibility and public safety for patrons entering the site.

The purpose of this meeting is to present the proposed monument sign location adjustment, explain the hardship and safety considerations, and receive public input prior to the formal public hearing. No final decisions will be made at this meeting.

If you are unable to attend but would like additional information, please contact:

Brian Rivera
White Sign Company
407-310-9523
brian@whitesigncompany.com

Sincerely,
Brian Rivera



COMMUNITY MEETING NOTICE

Date: 02/26/26

RE: NOTICE OF COMMUNITY MEETING – MONUMENT SIGN VARIANCE REQUEST

Property Location:
City Church Chuluota
125 Trinity Assembly Circle
Chuluota, Florida 32766

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Location: City Church Chuluota, 125 Trinity Assembly Circle, Chuluota, FL 32766

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If you are unable to attend but would like additional information, please contact:

Brian Rivera
White Sign Company
407-310-9523
brian@whitesigncompany.com

Sincerely,
Brian Rivera



COMMUNITY MEETING SIGN-IN SHEET

City Church Chuluota – April 6, 2026 – 6:00 PM to 8:00 PM

#	Name (Print)	Address	Email	Phone	Signature
1	Brian Owen	N/A	N/A	407-801-905	<i>[Signature]</i>
2	Jan Zambon			407-625-3936	<i>[Signature]</i>
3	Chris Tenbrun	Chuluota		407-625-3937	<i>[Signature]</i>
4	Steve Beel	"		407-257-6111	<i>[Signature]</i>
5	Kathy Meiler	Chuluota		407-365-346	<i>[Signature]</i>
6	Stephen Reilly	"		407-365-5000	<i>[Signature]</i>
7	Jeremy Folsom	Chul		352-445-6047	<i>[Signature]</i>
8					
9					
10					

Community Meeting Minutes

Project: Church Monument Sign Variance Discussion

Location: City Church, Chuluota, FL

Date: April 6, 2026

Time: 6:00 PM – 8:00 PM

1. Meeting Purpose

The purpose of the community meeting was to discuss the proposed church monument sign and associated variance request with nearby residents and community members, allowing attendees the opportunity to provide comments, feedback, and concerns.

2. Opening Remarks

Brian Rivera (White Sign Company) introduced himself and explained the purpose of the meeting. Background was provided regarding the church sign project and the variance request being reviewed with the county. The meeting was intended to allow the community to share feedback and concerns regarding the sign installation and design.

3. Public Comments

- **Kathy (Community Member)** – Expressed concern that the sign is visually prominent and stands out compared to surrounding elements. Mentioned that the sign resembles a large retail-style sign and noted the community may live with the structure for 30–50 years.
- **Jay (Community Member)** – Observed significant foot and vehicle traffic visiting the church property. Noted that many patrons come from Orange County and surrounding areas. Suggested earlier community consultation before the sign design and installation.
- **Steve (Community Member)** – Initially had no comment. Later shared an analogy regarding contractor responsibility and suggested that contractors should advise clients regarding potential issues and local design standards, referencing Chuluota Design Standards.
- **Chase (Community Member)** – No comments were provided during the meeting.
- **Kelvin (Attendee)** – Mentioned some newer church members are local Chuluota residents, while others travel from Orange County and nearby communities.
- **Jeremy (Church Representative)** – Highlighted the church’s community events and noted that over 800 patrons visited the church property during the previous weekend.

4. Summary of Discussion

- Visual impact and scale of the monument sign.
- Community interest in earlier involvement in project design decisions.
- Consideration of local design standards and guidelines.
- Church attendance from both local residents and surrounding communities.

5. Meeting Conclusion

The meeting concluded after attendees were given the opportunity to provide feedback and comments regarding the monument sign. Community concerns and comments were documented for consideration as part of the ongoing review process related to the sign variance request.



CITY CHURCH
EAST CAMPUS

125



CITY CHURCH
EAST CAMPUS

125



YOU ARE NOW
ENTERING THE
MISSION FIELD

This item has been digitally signed and sealed by Christian Langley PE on the date adjacent to the seal. Signature must be verified on any electronic copies.



WHITE SIGN COMPANY

SIGN TYPE :

JOB NUMBER: 10384

DATE: 10/10/2025

CUSTOMER: City Church

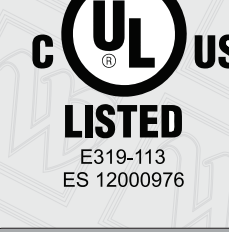
DESIGNER: Ali, Fernando

SALES REP : Jacob Pippin

125 Trinity Assembly Cir Chuluota, Florida 32766

SINGLE SIDED
 DOUBLE SIDED
 ILLUMINATED
 NON ILLUMINATED

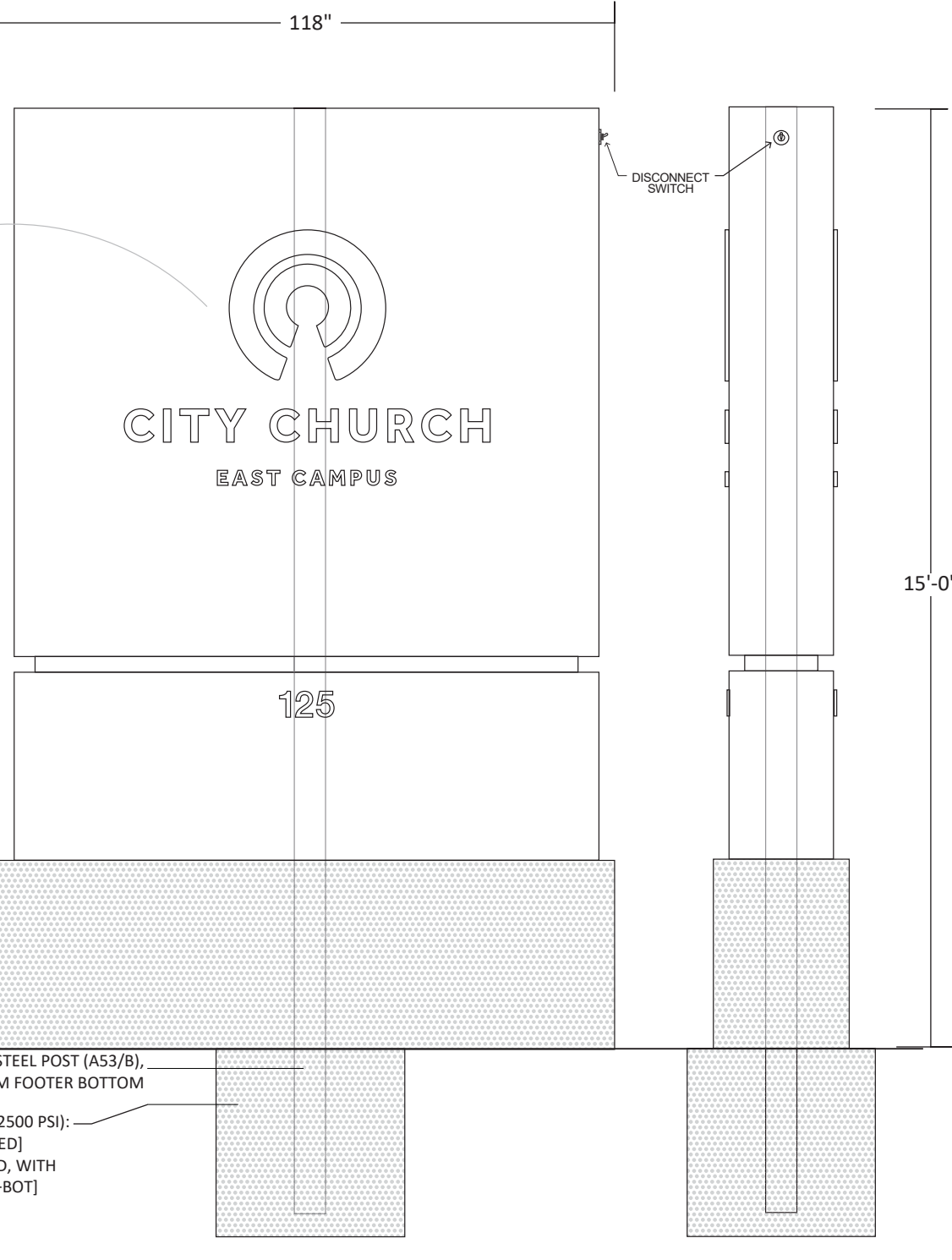
SQ FT:



www.whitesigncompany.com
 386-320-0623

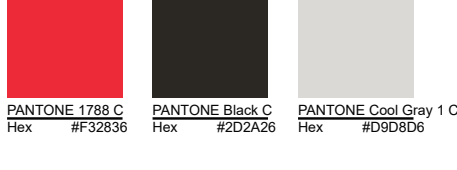
TORNADO LOADS: Design for Tornado Loads is NOT Required

LOADS: V=140 mph, Risk Category 1 Struct., Sign Height = 15 ft max, Solid freestanding sign at grade: (ASCE 7-22) • Exposure 'C' • ASD Load Coeff = 0.6 • Kzt=1.0, Kd=0.85, G=0.85 • Cf=1.55 (w/h ratio ≥ 1/2) ± 28.7 psf

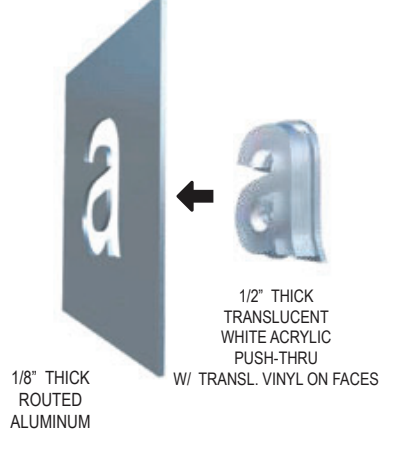


MIN 10" SCH 40 STEEL POST (A53/B), EMBED TO 6" FROM FOOTER BOTTOM

CONCRETE FOOTER OPTIONS (2500 PSI):
 • 36" DIA x 8'-3" DEEP [AUGERED]
 • 6'-0" SQ x 3'-0" DEEP [SPREAD, WITH (8) #5 BARS EACH WAY, TOP+BOT]



SQ FT: **23.78** Copy area (letter & logo)



ELECTRICAL NOTES
 TOTAL AMPS: 1.1
 1-120V / 20 AMP CIRCUIT REQUIRED
GENERAL NOTES:
 THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE CURRENT NATIONAL ELECTRICAL CODE.
 1. GROUNDED AND BONDED PER NEC 600.7 / NEC 250
 2. EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5 NOT TO EXCEED 20 AMPS
 3. SIGN IS TO BE UL LISTED PER NEC 600.3
 4. UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER.

EAST CAMPUS

Manufacture (x1) 15'-0" H x 118" W Custom Framed, Skinned, & Painted, Double-Sided, Internally Illuminated Aluminum Monument Sign w/ Painted Aluminum Faces & Push Thru Acrylic Lettering & Logo w/ Applied Translucent Vinyl +1/2" Thick Type 1 PVC Address Numbers "125". Customer to confirm all colors.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

SEC 32 TWP 21S RGE 32E BEG 43.18 FT W 330.01 FT S OF NE COR RUN S 351.01
FT W 622.02 FT N 351.01 FT E 619.34 FT TO BEG (5 AC)

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

A. FINDINGS OF FACT

Property Owner: CITY CHURCH OF ORLANDO INC
1711 ORANGE BLVD
SANFORD, FL 32771

Project Name: TRINITY ASSEMBLY CIR (125)

Requested Variance:

A front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of a sign encroaching on 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, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

SEC 32 TWP 21S RGE 32E BEG 43.18 FT W 330.01 FT S OF NE COR RUN S 351.01 FT W 622.02 FT N 351.01 FT E 619.34 FT TO BEG (5 AC)

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

A. FINDINGS OF FACT

Property Owner: CITY CHURCH OF ORLANDO INC
1711 ORANGE BLVD
SANFORD, FL 32771

Project Name: TRINITY ASSEMBLY CIR (125)

Variance Approval:

Request for a front yard setback variance from ten (10) feet to seven (7) feet for a sign in the A-5 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

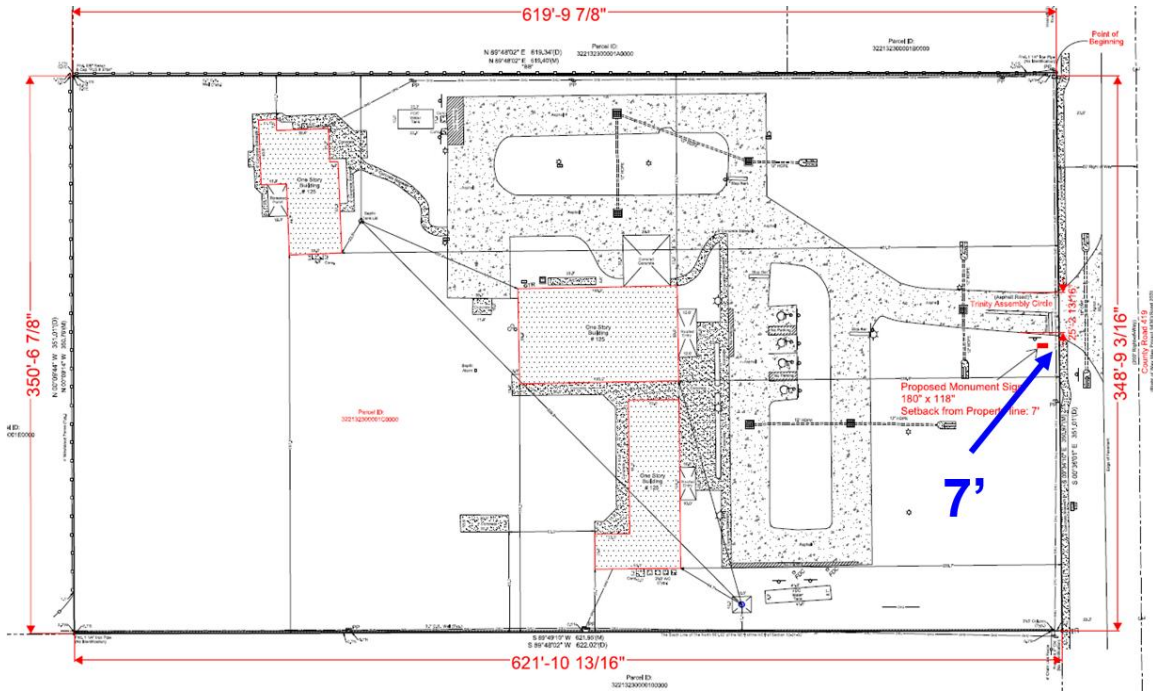
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0336

Title:

Lot 14, N Ronald Reagan Boulevard - Request for: (1) a lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district; BV2026-024 (Nancy Couch, Applicant) District 2 - Zembower (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Approve the request for: (1) a lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district; or
2. Deny the request for: (1) a lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The subject parcel was made up of two (2) parcels, each parcels of record created prior to Seminole County’s subdivision regulations being adopted, under common ownership with adjacent nonconforming lots. Per Policy FLU 3.2 of the Seminole County Comprehensive Plan, they were combined. However, even with the combination of the lots, the lot size and lot width requirements for the A-1 zoning district cannot be met to grant a building permit.
- The request is for a variance to Section 30.7.3 of the Seminole County Land

Development Code, which states that the minimum lot size for the A-1 zoning district is one (1) acre and the minimum width at the building line is 150 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:

- The parcel is a legal parcel of record created prior to the subdivision regulations being adopted; therefore, special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The parcel is a legal parcel of record created prior to the subdivision regulations being adopted; therefore, special conditions and circumstances did not result from the actions of the applicant. Section 30.3.3.2(b)(2)

- The adjacent parcel is a developed parcel of similar size; 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 placement of a new single family home would continue the established use in the area for this property; 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 subject property falls short of the minimum A-1 zoning requirements in order to develop the parcel; 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 size of the subject property is consistent with the adjacent property and development pattern of this area; therefore, the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, would not be injurious to the neighborhood or 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 result in an unnecessary and undue hardship.

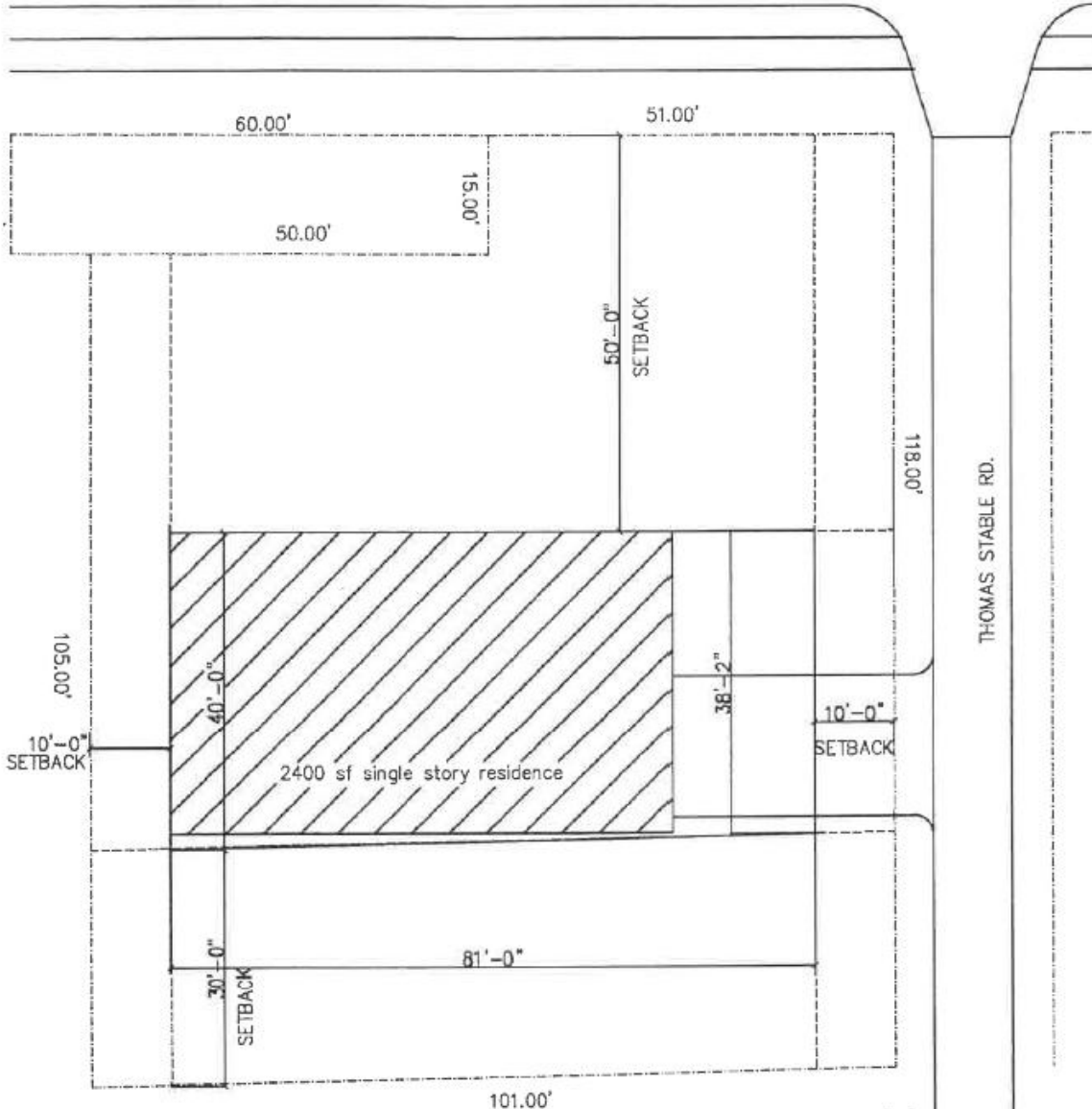
Staff Recommendation:

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

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

RONALD REAGAN BLVD (LOT 14) VARIANCES

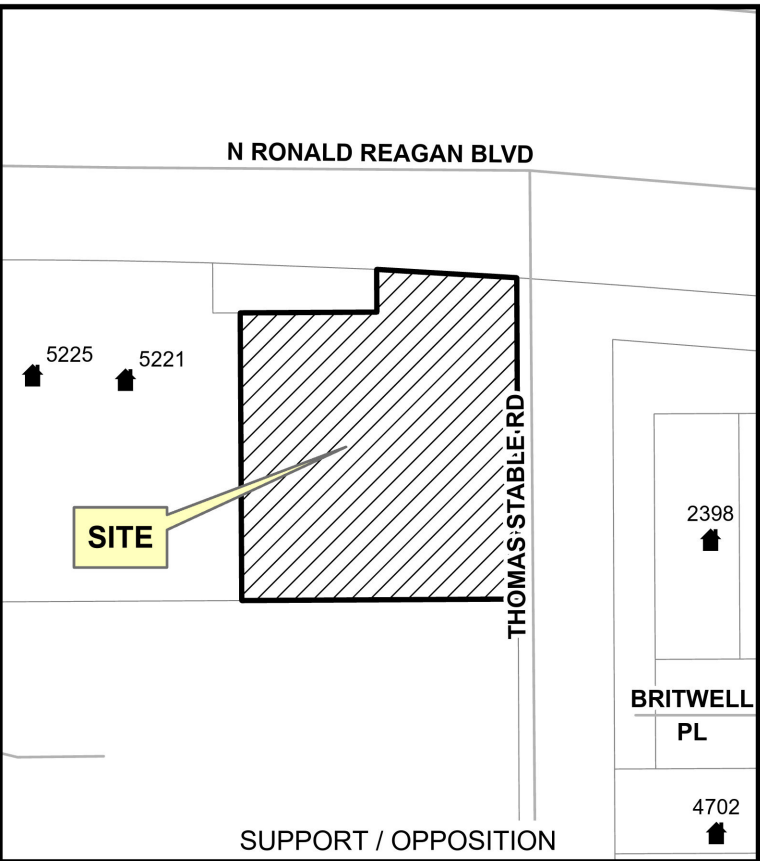
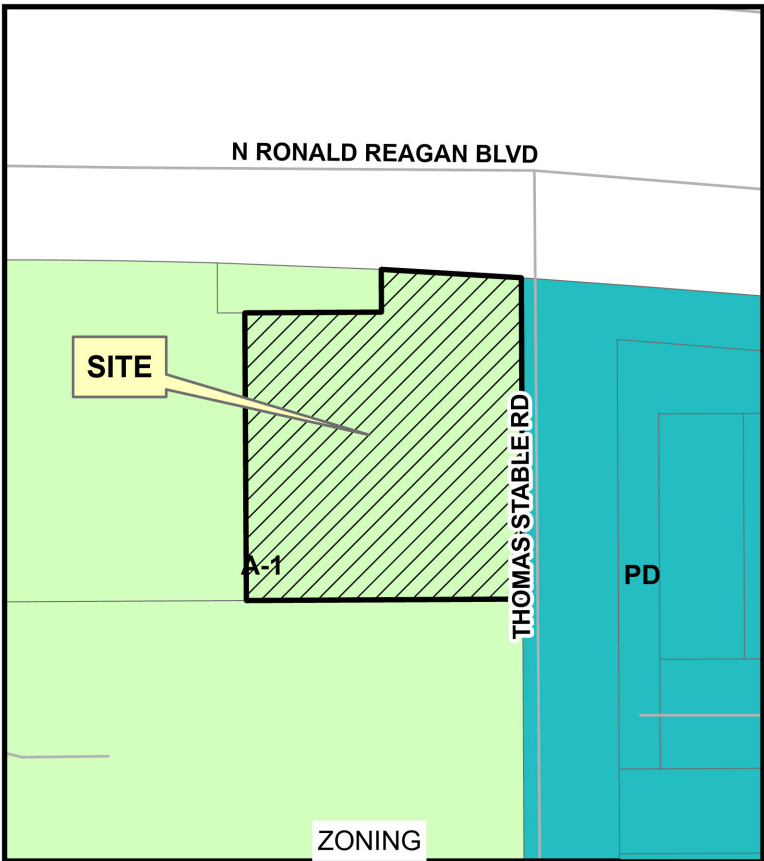
RONALD REAGAN BLVD.



SITE PLAN

SCALE: 1" = 20'





Longwood Heritage Properties LLC
 Parcel: 23-20-30-300-0140-0000

SEMINOLE COUNTY BOA
 APRIL 27, 2026

A-1	n/a	
PD	Support	
	Oppose	



VARIANCE CRITERIA

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

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

the lot is located in an area zoned A-1, which requires one acre per home. But the lot is only .26 acre. There are adjacent lots with much higher density.

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

the request to construct a single family residence is compatible with property uses in the surrounding area.

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 other lots adjacent of the same approximate size with single family homes.

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

At .26 acre, this lot fronting Ronald Reagan Blvd is virtually useless without a variance due to the zoning requirement for a full acre per residence.

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

Reducing the requirement for a full acre per residence to a quarter acre per residence, as is the case for the adjacent lot to the west, is the only way this property can be used.

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?

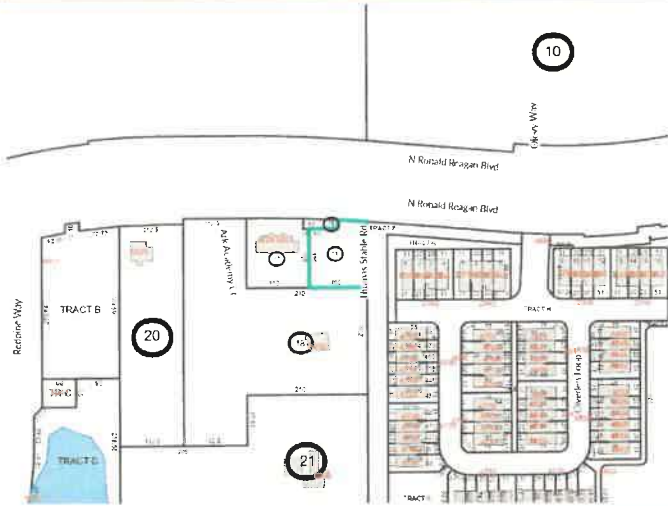
the adjacent lot fronting Ronald Reagan to the west is approximately the same size and has a single family residence. The property to the east across Thomas Stable Rd has a multi-family project. So this request is entirely appropriate for the area.

Property Record Card



Parcel: **23-20-30-300-0140-0000**
 Property Address:
 Owners: **LONGWOOD HERITAGE PROPERTIES LLC**
 2026 Market Value \$34,840 Assessed Value \$34,840 Taxable Value \$34,840
 2025 Tax Bill \$476.58
 Vacant Residential property has a lot size of 0.26 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-20-30-300-0140-0000
Property Address	
Mailing Address	1705 VAN ARSDALE ST OVIEDO, FL 32765-7723
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$34,840	\$34,840
Land Value Agriculture	\$0	\$0
Just/Market Value	\$34,840	\$34,840
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	\$34,840	\$34,840

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$476.58
Tax Bill Amount	\$476.58
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
LONGWOOD HERITAGE PROPERTIES LLC

Legal Description

SEC 23 TWP 20S RGE 30E
 BEG 382.8 FT S OF NE COR
 OF NW 1/4 OF NW 1/4 RUN S
 188 FT W 100 FT N 105 FT E
 50 FT N 83 FT E 50 FT TO
 BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$34,840	\$0	\$34,840
Schools	\$34,840	\$0	\$34,840
FIRE	\$34,840	\$0	\$34,840
ROAD DISTRICT	\$34,840	\$0	\$34,840
SJWM(Saint Johns Water Management)	\$34,840	\$0	\$34,840

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	10/28/2025	\$100	10939/1769	Improved	No
SPECIAL WARRANTY DEED	9/22/2023	\$110,000	10511/1887	Vacant	Yes
TRUSTEE DEED	2/1/2002	\$15,500	04325/0335	Vacant	No
WARRANTY DEED	7/1/1999	\$7,500	03695/1205	Vacant	No
WARRANTY DEED	7/1/1994	\$5,000	02795/1015	Vacant	No

Land

Units	Rate	Assessed	Market
0.26 Acres	\$134,000/Acre	\$34,840	\$34,840

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

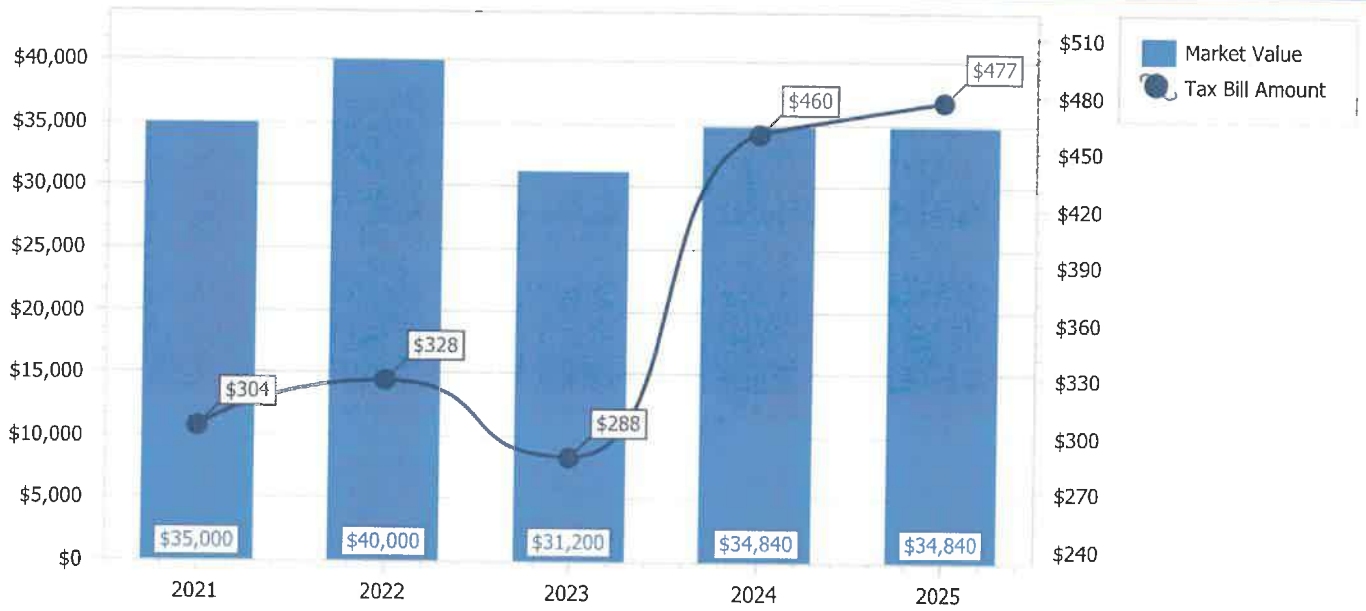
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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From: bledsoegt@aol.com
To: [Schafer, Deborah](#)
Cc: [Louis, Lakela](#); [Flores, Beatriz](#); [Rawlings, Patricia](#); [Graham, Melody](#); [Padin, Hilary](#)
Subject: Re: Lot 14 N Ronald Reagan Boulevard - Request for Variance
Date: Monday, April 13, 2026 9:26:17 AM
Attachments: [image001.png](#)

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

With regards to the request for the above variance, we would like to go on record as being against this request and would like to see it denied. We live on Thomas Stable Road and all of the homes on our road are situated on acreage with a zoning of A-1. A home built on a lot of .28 acres does not fit in with the homesites on our road. My concern is that if this is allowed, there are other properties of acreage on our road, that could make this same request, leading to multiple homes being built on subdivision type lots. This would not be compatible with our area and our private road could not withstand these multiple additional homesites.

We realize there is a hearing for this request on April 27th, 2026 but we are not sure that I will be in town to attend this hearing. We am sending this email to have our views of this request to be taken into consideration.

Sincerely,

Tom and Georgie Bledsoe

On Friday, April 10, 2026 at 02:23:37 PM EDT, Padin, Hilary <hpadin@seminolecountyfl.gov> wrote:

Good afternoon Georgie,

They are asking for a lot size and width variance to sell the lot for a single family home to be built.

Please let me know if you have any additional questions.

Thank you.



Hilary Padin

Planner
Development Services | Planning & Development
O: (407) 665-7331
1101 E. 1st Street, Sanford, FL 32771
hpadin@seminolecountyfl.gov
www.seminolecountyfl.gov

From: bledsoegt@aol.com <bledsoegt@aol.com>
Sent: Friday, April 10, 2026 2:21 PM
To: Padin, Hilary <hpadin@seminolecountyfl.gov>
Subject: Lot 14 N Ronald Reagan Boulevard - Request for Variance

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use

caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

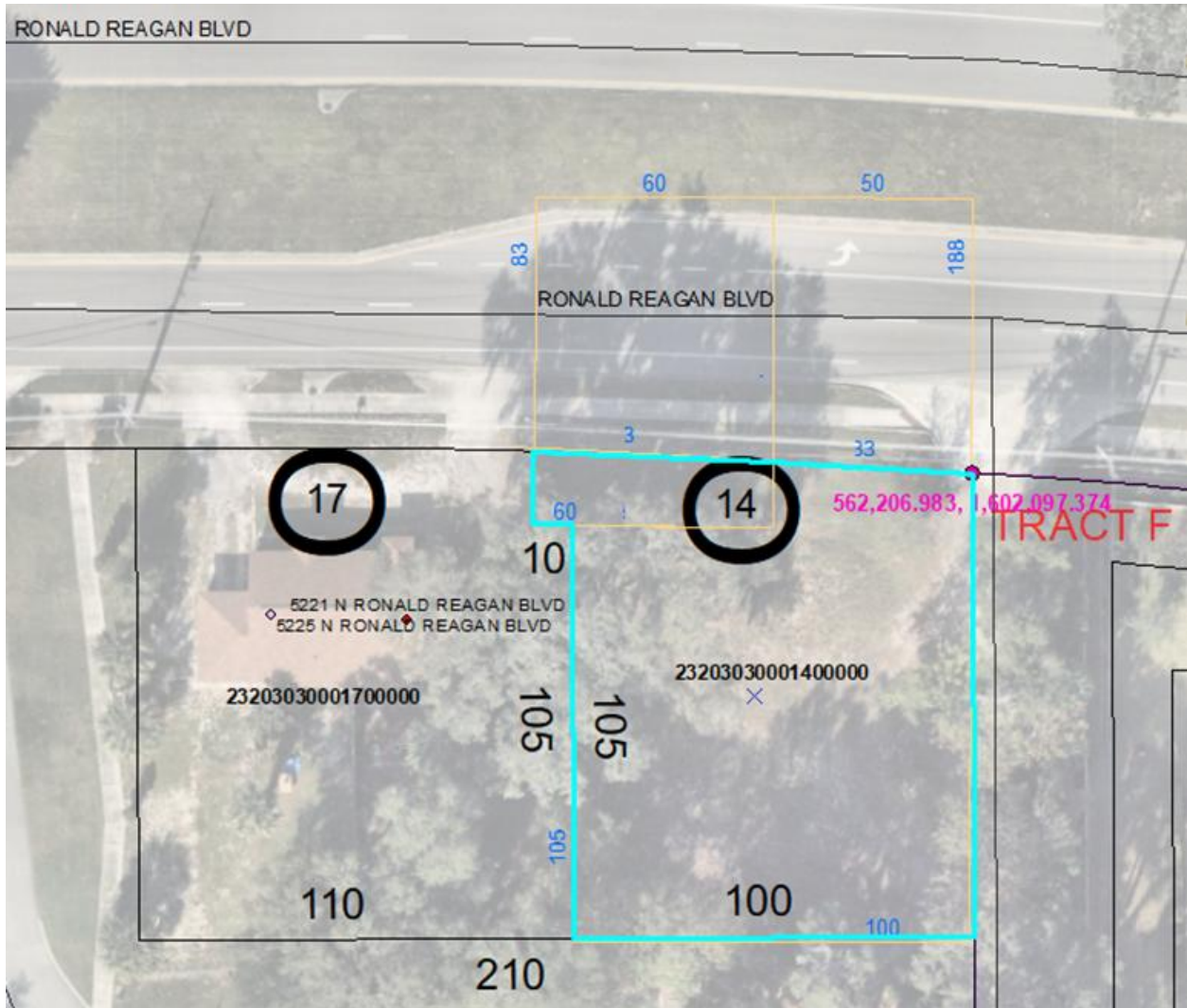
Hilary,

I live on Thomas Stable Road and am looking for information with regards to the request for a variance on the above lot that was recently posted. Are you able to provide me with information as to what the owners are looking to put on the lot that is requiring a variance?

Georgie Bledsoe

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****

ORIGINAL PLATTED LOTS



**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

SEC 23 TWP 20S RGE 30E BEG 382.8 FT S OF NE COR OF NW 1/4 OF NW 1/4 RUN W 110 FT S 83 FT E 10 FT S 105 FT E 100 FT N 188 FT TO BEG (LESS RD)

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

A. FINDINGS OF FACT

Property Owner: LONGWOOD HERITAGE PROPERTIES LLC
1705 VAN ARSDALE ST
OVIEDO, FL 32765

Project Name: RONALD REAGAN BLVD (LOT 14)

Variance Approval:

Request for: (1) a lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

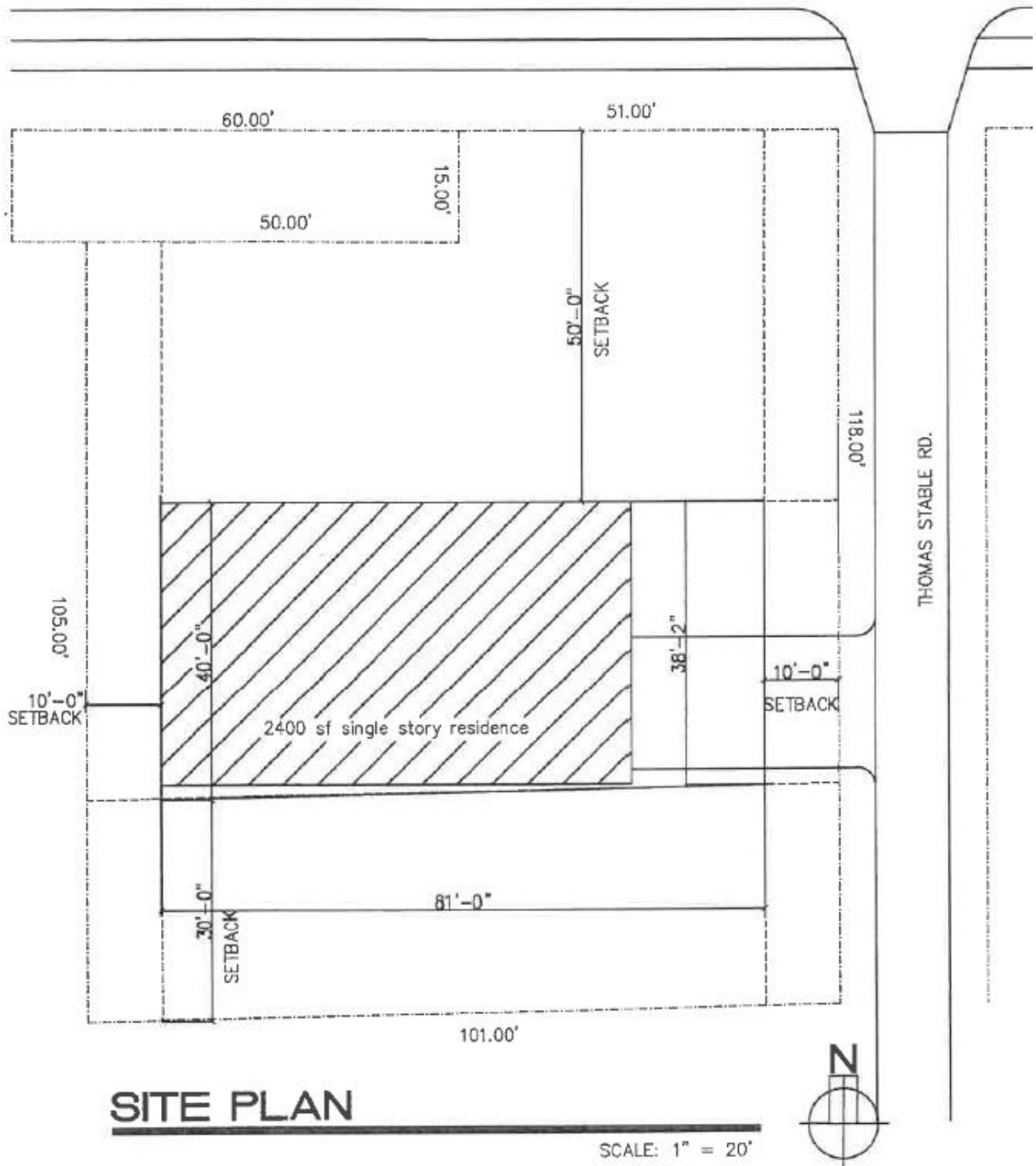
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of May, 2026.

Notary Public

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

EXHIBIT A
SITE PLAN

RONALD REAGAN BLVD.



SITE PLAN

SCALE: 1" = 20'



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

SEC 23 TWP 20S RGE 30E BEG 382.8 FT S OF NE COR OF NW 1/4 OF NW 1/4 RUN
W 110 FT S 83 FT E 10 FT S 105 FT E 100 FT N 188 FT TO BEG (LESS RD)

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

A. FINDINGS OF FACT

Property Owner: LONGWOOD HERITAGE PROPERTIES LLC
1705 VAN ARSDALE ST
OVIEDO, FL 32765

Project Name: RONALD REAGAN BLVD (LOT 14)

Requested Variances:

(1) A lot size variance from one (1) acre to 0.28 acre; and (2) a lot width variance from 150 feet to 100 feet in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to obtain variances for a legal parcel of record not conforming to the lot size and width at the building line requirements. 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, 2026.

Notary Public

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0334

Title:

1312 Via Villanova Way - Request for a rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed in the PD (Planned Development) district; BV2026-018 (Leydi Juarez, Applicant) District 2 - Zembower (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed 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 Sunrise subdivision and Planned Development (PD).
- The request is to bring into compliance the construction of a 330 square foot shed encroaching seventeen (17) feet into the required twenty-five (25) foot rear yard setback.
- A Code Enforcement violation (26-131) was issued for this structure, which was constructed in 2017, resulting in the necessity of this variance.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires

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

- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is 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 grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise

detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

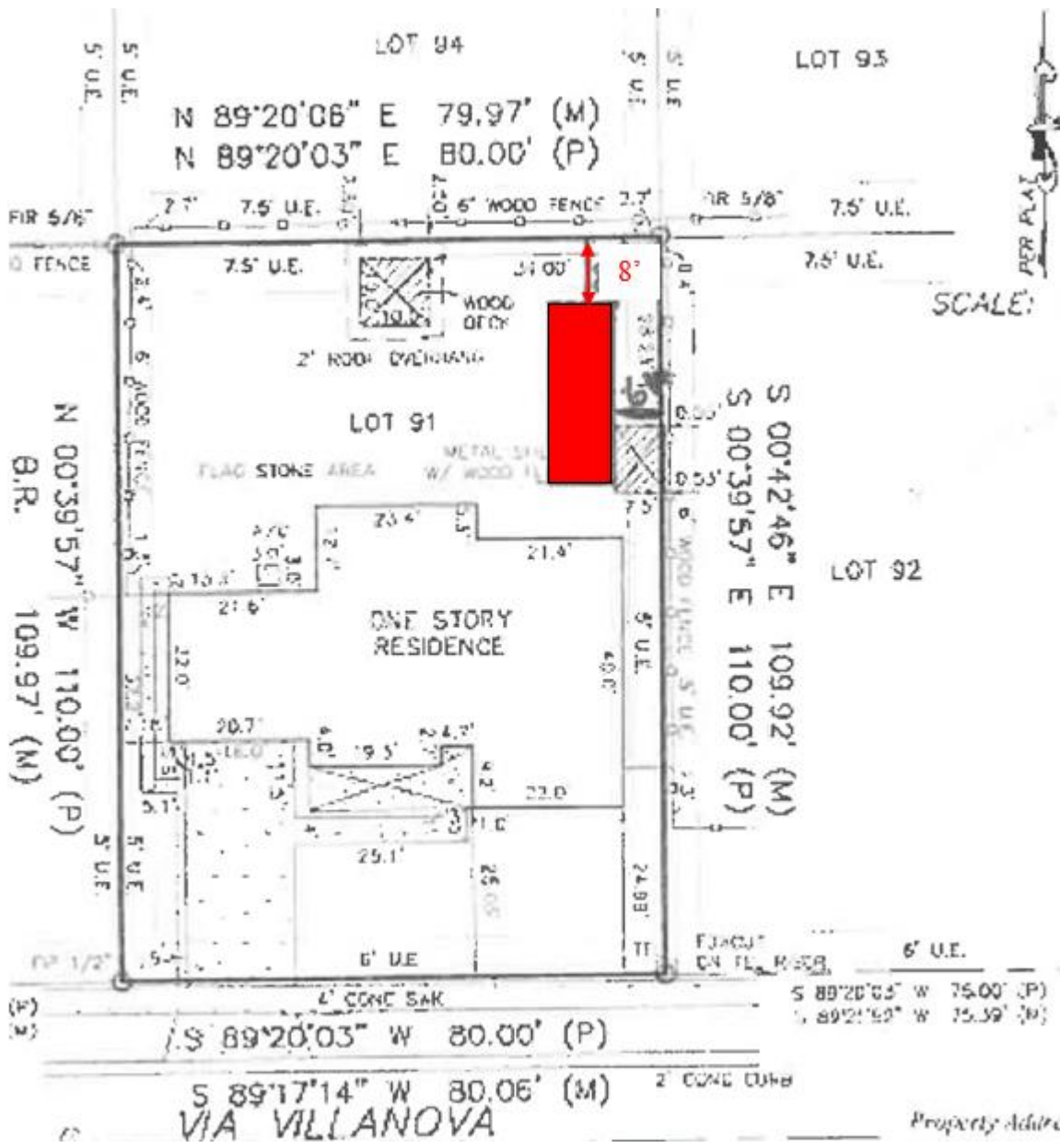
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

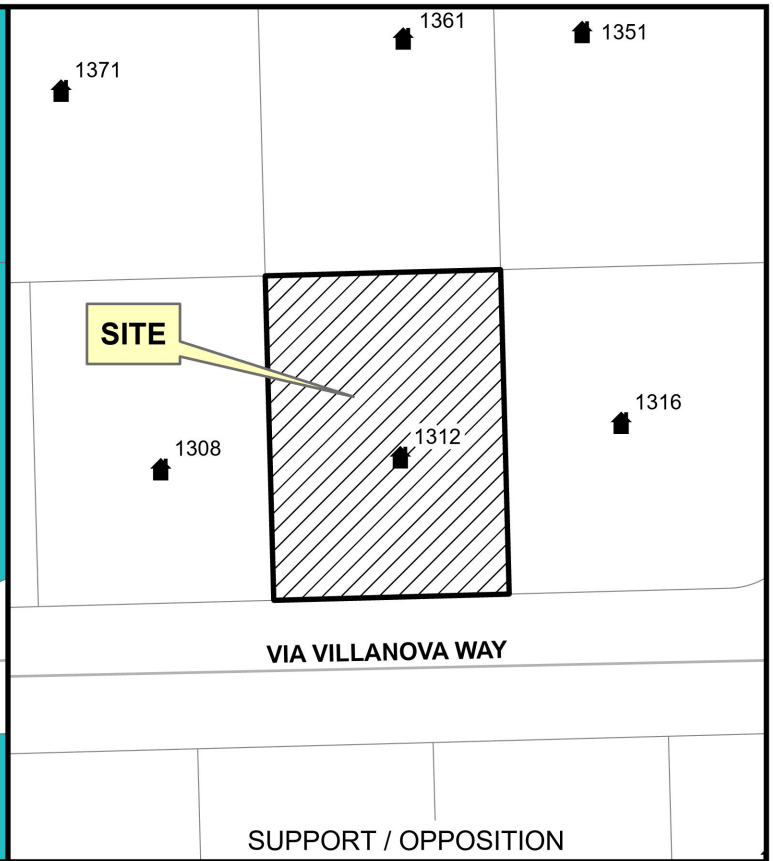
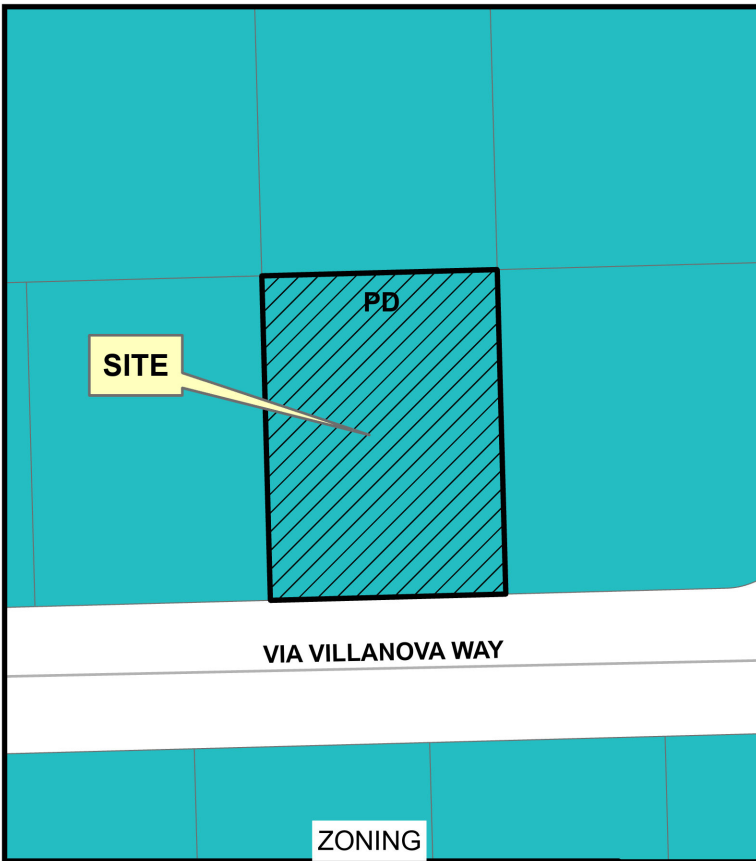
Staff Recommendation:

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

1. Any variance granted will apply only to the shed (12.7' x 26') 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.

VIA VILLANOVA WAY (1312) VARIANCES






Leydi E Juarez
 1312 Via Villanova Way
 Winter Springs FL 32708

SEMINOLE COUNTY BOA
 APRIL 27, 2026

PD

n/a
 Support
 Oppose




VARIANCE CRITERIA

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

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

The property is a **0.20-acre residential lot** with an existing single-family home of approximately **2,287 square feet**, which occupies a significant portion of the buildable area. The home was constructed and positioned prior to the current request, leaving a **limited buildable area in the rear yard once required setbacks are applied**.

Due to the **depth and configuration of the lot and the existing placement of the residence**, maintaining the full **25-foot rear setback** would significantly restrict the ability to place a modest accessory structure on the property. The proposed **12.7 foot by 26-foot** is intended to be located along the rear portion of the lot, to the left side of the main residence, in an area that is currently the only practical location that does not interfere with existing structures, drainage patterns, or access around the house.

2. How are the special conditions not the result of the actions of the applicant?

The special conditions affecting this property are **not the result of any action by the applicant**, but rather are due to the **existing configuration of the lot and the placement of the primary residence**, which were established prior to this request. The single-family home currently on the property occupies a substantial portion of the buildable area and was constructed in accordance with applicable regulations at the time of development.

As a result, the remaining rear yard area available for accessory structures is limited when applying the current **25-foot rear setback requirement**. The applicant did not create these conditions, as the **lot size, lot configuration, and existing house placement were pre-existing characteristics of the property**.

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

Granting the requested variance would not confer any special privilege to the applicant that is denied to other lands, buildings, or structures within the same zoning district. The

request is for a **modest accessory structure measuring 12.7 feet by 26 feet**, which is a common residential improvement typically permitted within residential properties when setback requirements can be met.

The variance is requested solely to allow a **reasonable placement of the structure within the limited buildable area of the rear yard**, due to the existing placement of the primary residence and the configuration of the lot. The proposed structure will remain **consistent in scale and use with other accessory structures commonly found in the surrounding residential neighborhood**.

Approval of this variance would simply allow the applicant to make **reasonable residential use of the property under the specific physical constraints of the lot**, and would not create a privilege unavailable to other properties. Other property owners experiencing similar site constraints could seek similar relief through the same variance process established under **Chapter 30 of the Seminole County Land Development Code**.

Therefore, granting the variance would provide **limited relief necessary due to the unique conditions of the property**, rather than granting a special privilege.

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

A literal interpretation of the zoning regulations requiring a **25-foot rear setback** would significantly limit the usable rear yard area of the property and prevent the placement of reasonable accessories structures. The property does not have a garage, and the proposed **12.7 ft × 26 ft shed** is intended to store construction tools and equipment used for work.

Without the variance, the applicant would be deprived of the ability to have a typical accessory storage structure that many properties in the same zoning district can reasonably accommodate. Due to the **existing placement of the home and the limited buildable area on the 0.20-acre lot**, complying with the full setback would create an unnecessary hardship.

The requested **8-foot setback** is the minimum relief necessary to allow reasonable use of the property while maintaining separation from neighboring properties in Seminole County.

*The applicant is requesting a variance to reduce the required **25-foot rear setback to 8 feet** in order to place a **12.7 ft × 26 ft accessory shed** on a **0.20-acre residential lot** in Seminole County. The property does not have a garage, and the existing **2,287-square-foot home** occupies a large portion of the buildable area, leaving limited space in the rear yard once required setbacks are applied. The shed is needed to store construction tools and equipment used for work and is proposed to be located at the rear of the property in a location that minimizes impact on neighboring properties. Due to the **existing placement of the home and the limited depth of the lot**, strict application of the setback requirement creates an unnecessary hardship and prevents reasonable accessory use of the property. The requested variance represents the **minimum relief necessary** to allow functional use of the property while remaining compatible with the surrounding residential neighborhood in Winter Springs.

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 to reduce the **rear setback from 25 feet to 8 feet** represents the minimum relief necessary to allow placement of the proposed **12.7 ft × 26 ft accessory shed** while maintaining reasonable separation from the rear property line. Due to the **existing placement of the home and the limited buildable area on the 0.20-acre lot**, a smaller reduction would not provide sufficient space for the structure. The requested setback still maintains adequate distance from neighboring properties and allows reasonable residential use consistent with properties in the same zoning district in Seminole County.

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?

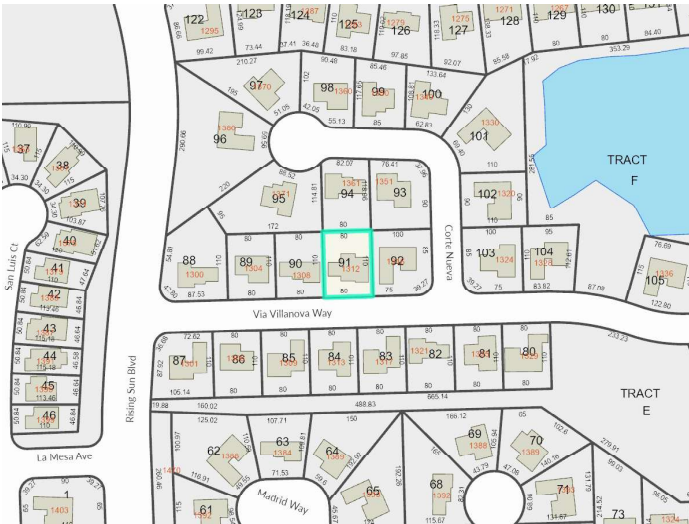
Granting the requested variance would be consistent with the general intent and purpose of the zoning regulations because the proposed **12.7 ft × 26 ft accessory shed** is typical residential structures used for storage and will remain compatible with the character of the surrounding neighborhood. The structures will be located in the rear portion of the property and will not interfere with neighboring properties, traffic, drainage, or public safety. The requested **8-foot rear setback** will still maintain reasonable separation from the property line while allowing practical use of the property. Therefore, approval of the variance will not be injurious to the neighborhood nor detrimental to the public welfare and will remain consistent with the residential development pattern within Seminole County and Winter Springs.

Property Record Card



Parcel: 19-21-31-501-0000-0910
Property Address: 1312 VIA VILLANOVA WAY WINTER SPRINGS, FL 32708
Owners: JUAREZ, LEYDI E
 2026 Market Value \$375,814 Assessed Value \$267,706 Taxable Value \$216,295
 2025 Tax Bill \$3,006.87 Tax Savings with Exemptions \$2,174.64
 The 4 Bed/2 Bath Single Family property is 2,287 SF and a lot size of 0.20 Acres

Parcel Location



Site View



19213150100000910 01/18/2022

Parcel Information

Parcel	19-21-31-501-0000-0910
Property Address	1312 VIA VILLANOVA WAY WINTER SPRINGS, FL 32708
Mailing Address	1312 VIA VILLA NOVA WINTER SPGS, FL 32708-5004
Subdivision	SUNRISE UNIT 2-A
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$278,609	\$282,323
Depreciated Other Features	\$2,205	\$1,470
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$375,814	\$378,793
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$108,108	\$118,125
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$267,706	\$260,668

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,181.51
Tax Bill Amount	\$3,006.87
Tax Savings with Exemptions	\$2,174.64

Owner(s)

Name - Ownership Type
 JUAREZ, LEYDI E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 91
SUNRISE UNIT 2-A
PB 23 PG 31

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$267,706	\$51,411	\$216,295
Schools	\$267,706	\$25,000	\$242,706
FIRE	\$267,706	\$51,411	\$216,295
ROAD DISTRICT	\$267,706	\$51,411	\$216,295
SJWM(Saint Johns Water Management)	\$267,706	\$51,411	\$216,295

Sales

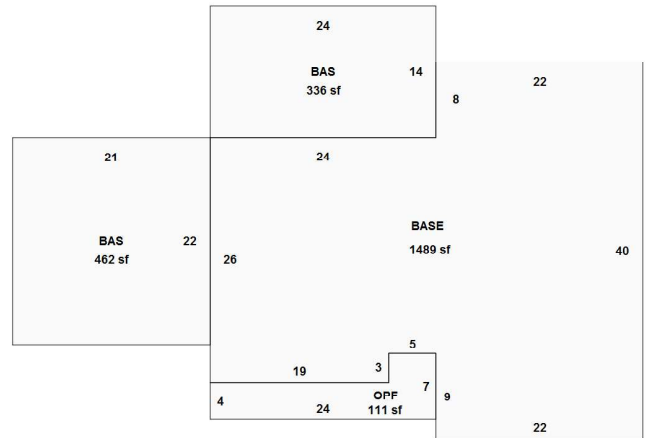
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	2/1/2018	\$100	09170/0961	Improved	No
QUIT CLAIM DEED	2/1/2018	\$100	09081/1131	Improved	No
WARRANTY DEED	5/1/2016	\$198,000	08709/0588	Improved	No
WARRANTY DEED	12/1/2015	\$195,200	08610/0911	Improved	No
WARRANTY DEED	7/1/1990	\$85,000	02207/1584	Improved	Yes
WARRANTY DEED	5/1/1980	\$59,900	01280/0099	Improved	Yes

Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1489
Total Area (ft ²)	2398
Constuction	CB/STUCCO FINISH
Replacement Cost	\$371,478
Assessed	\$278,609

* Year Built = Actual / Effective



Sketch by Apex/Sketch

Building 1

Appendages	
Description	Area (ft ²)
BASE	336
BASE	462
OPEN PORCH FINISHED	111

Permits				
Permit #	Description	Value	CO Date	Permit Date
07429	1312 VIA VILLANOVA WAY: REROOF RESIDENTIAL-RESIDENTIAL [SUNRISE UNIT 2-A]	\$8,500		5/23/2022
14063	REROOF W/SHINGLES	\$6,975		7/21/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1996	1	\$1,100	\$660
GAZEBO 2	2002	1	\$2,575	\$1,545

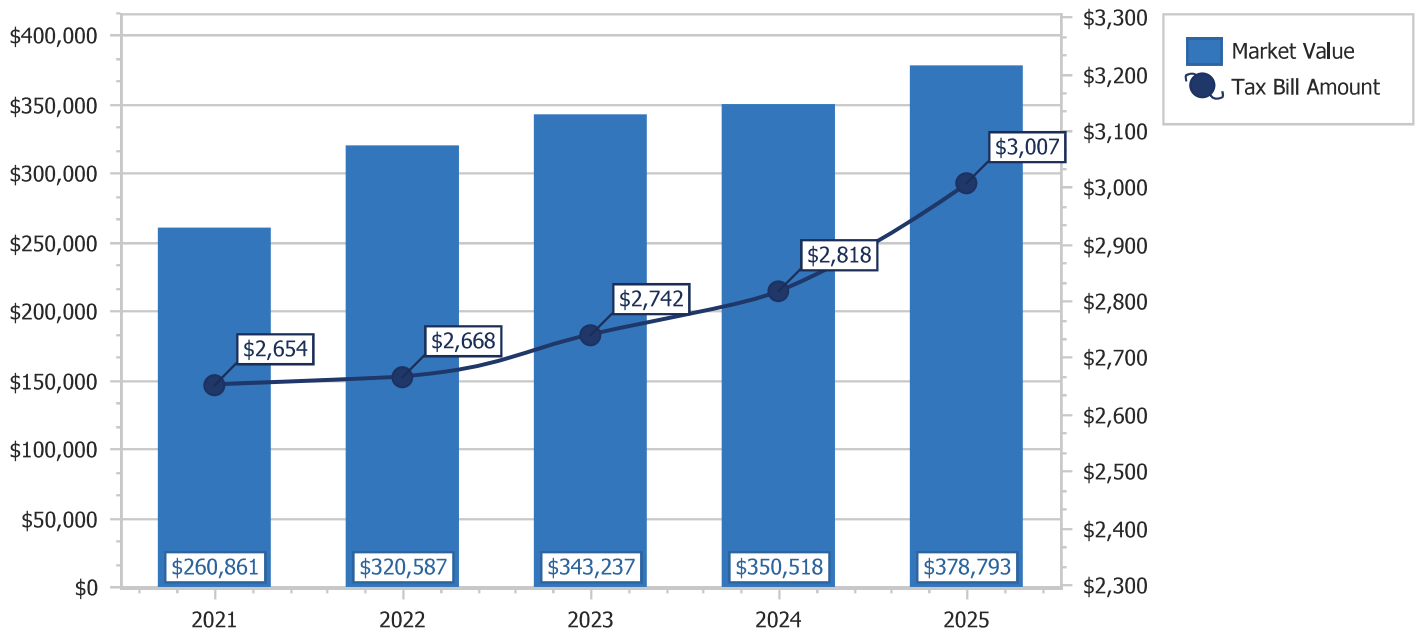
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

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

Utilities	
Fire Station #	Station: 27 Zone: 273
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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From: [Leydi Juarez](#)
To: [Padin, Hilary](#)
Subject: 1312 Via Villanova way
Date: Tuesday, March 24, 2026 10:33:24 AM

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

Good Morning, please find the pictures you requested attached below.







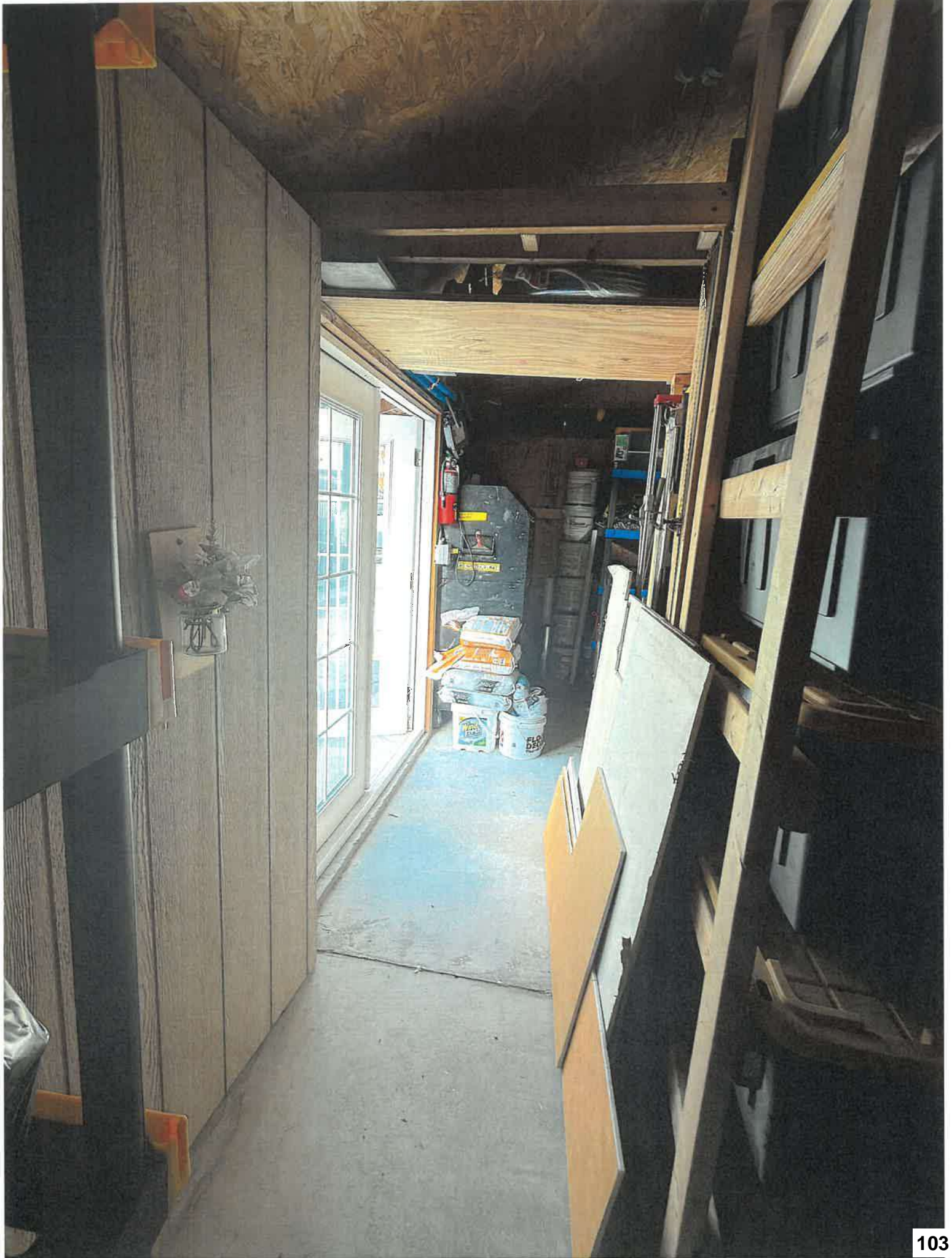




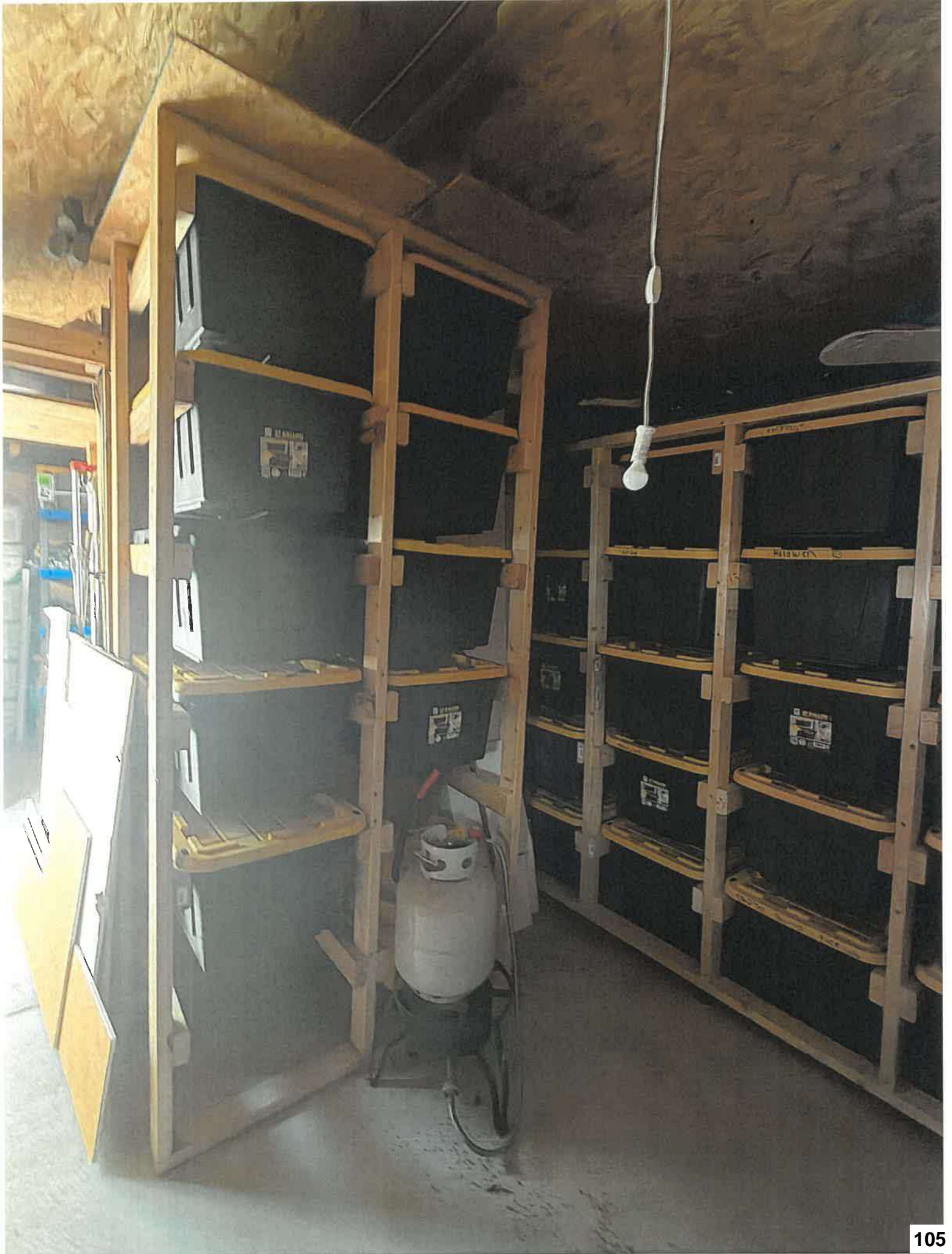


Leydi Juarez



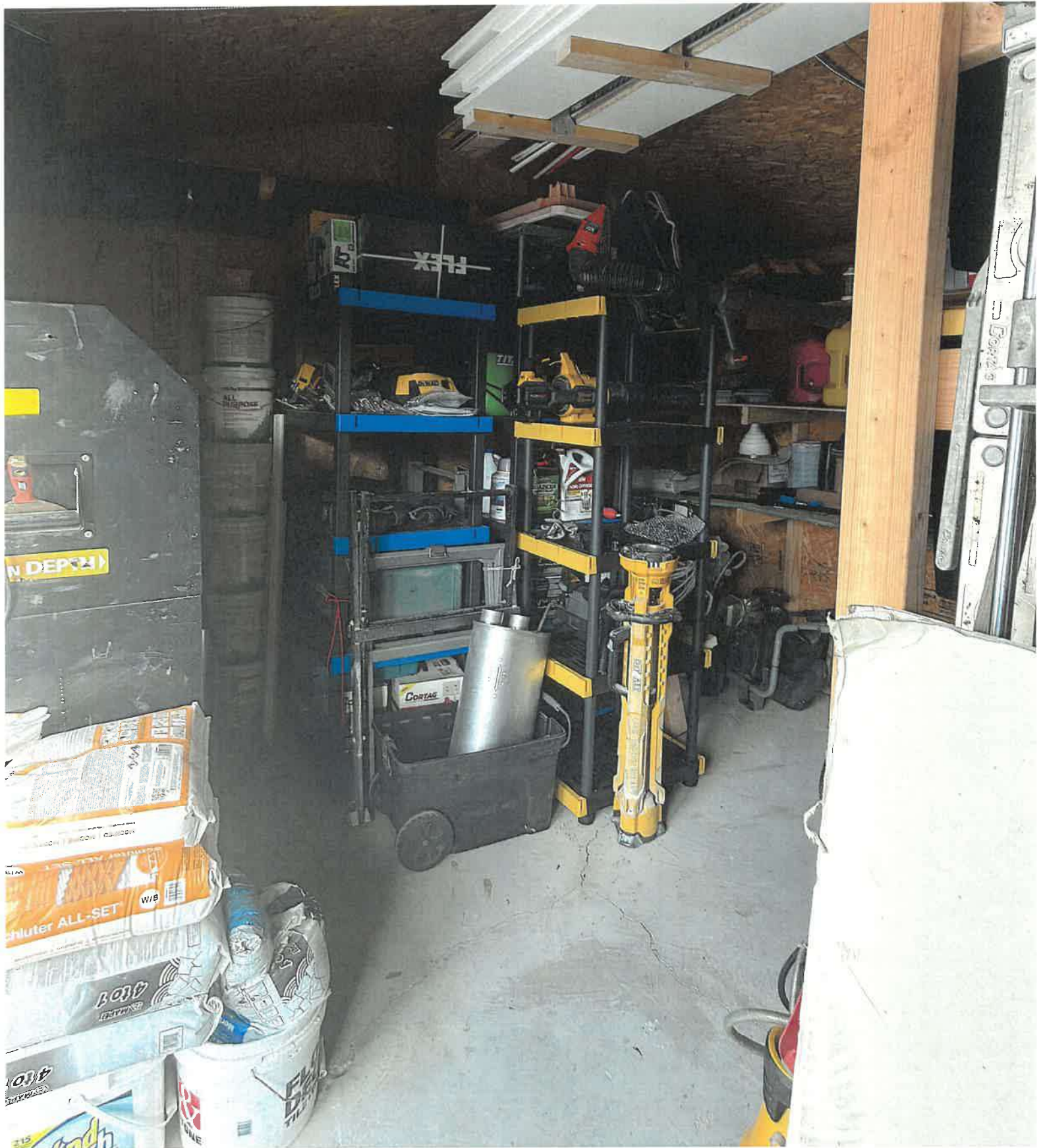


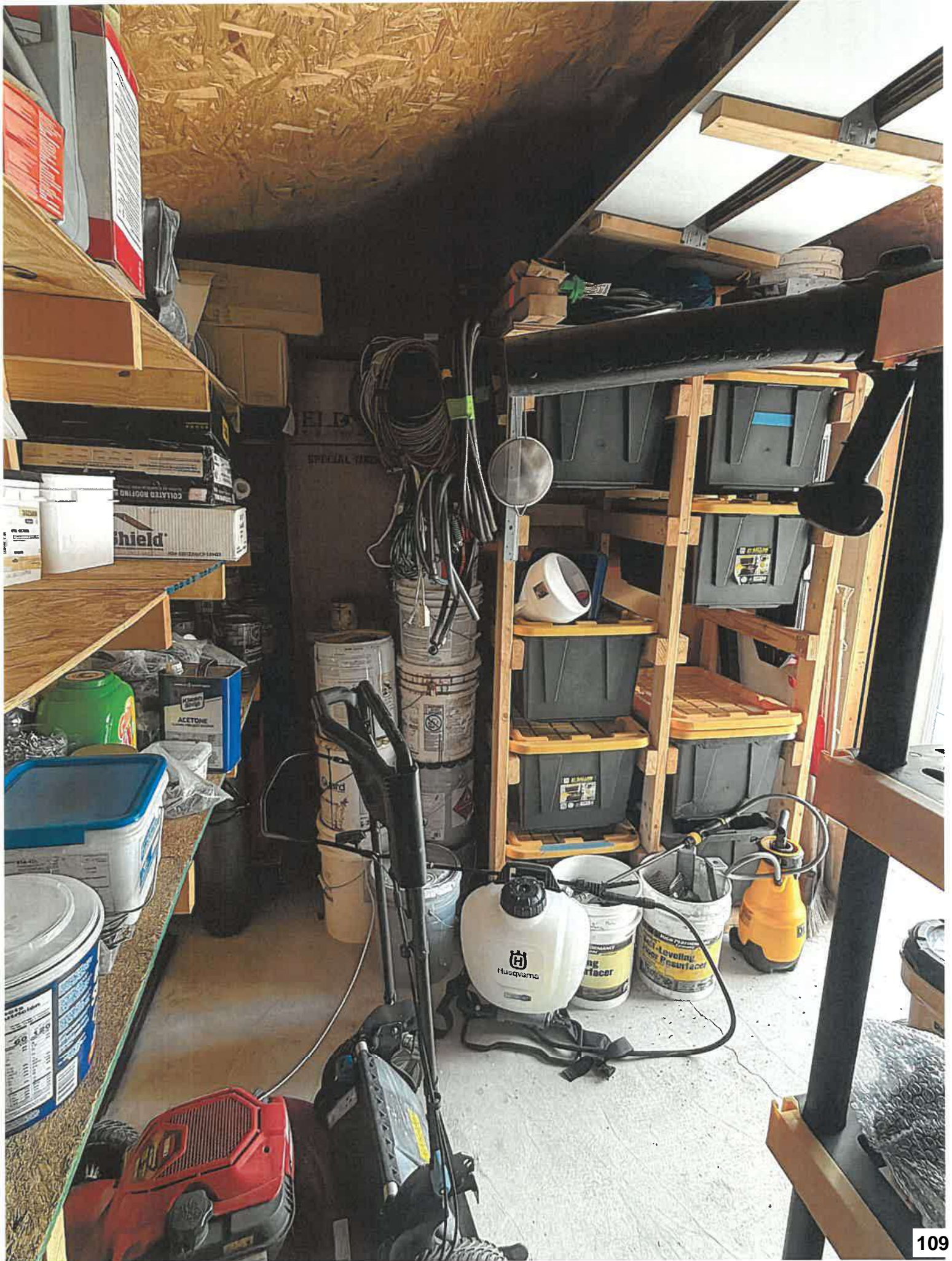


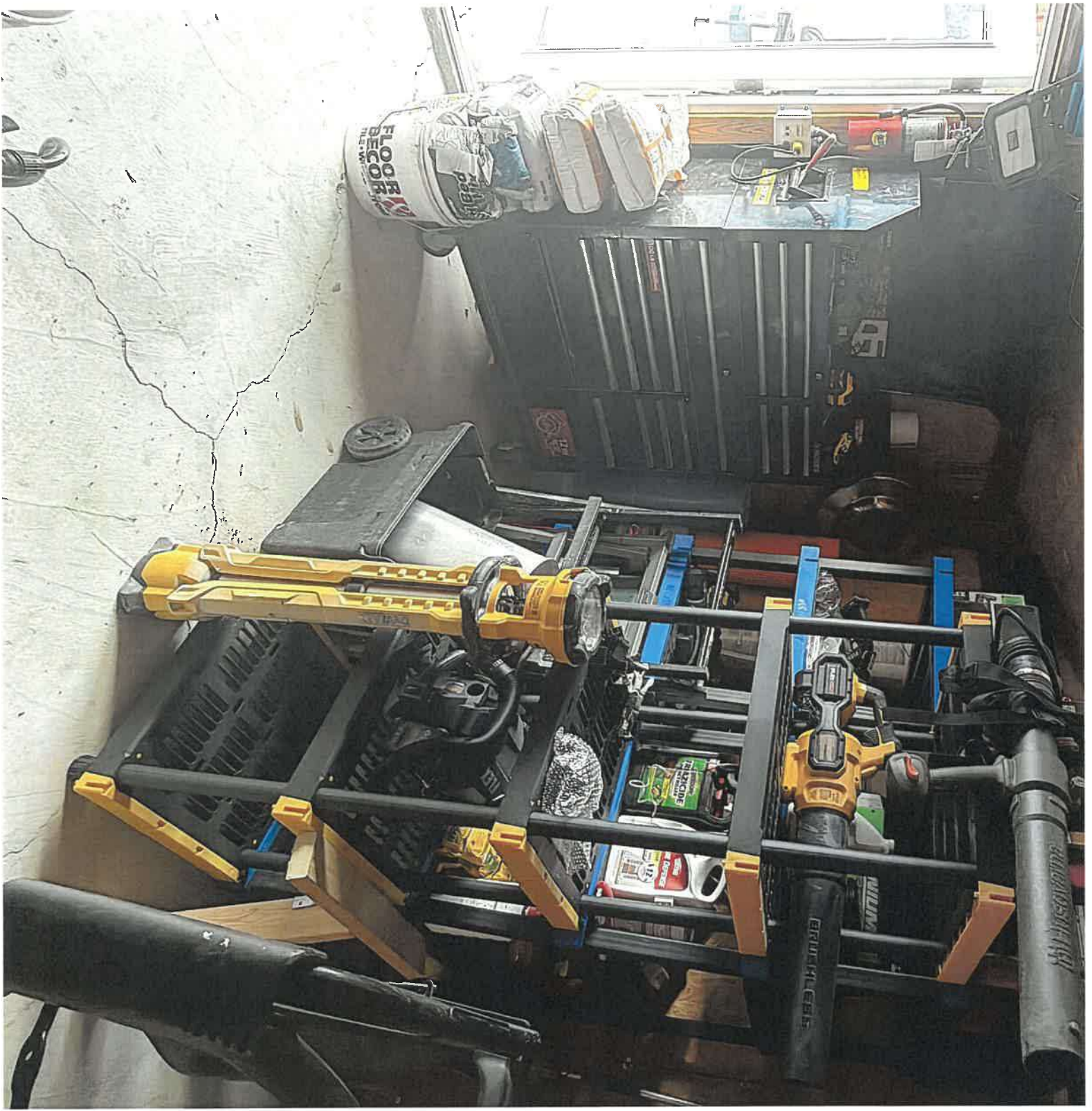


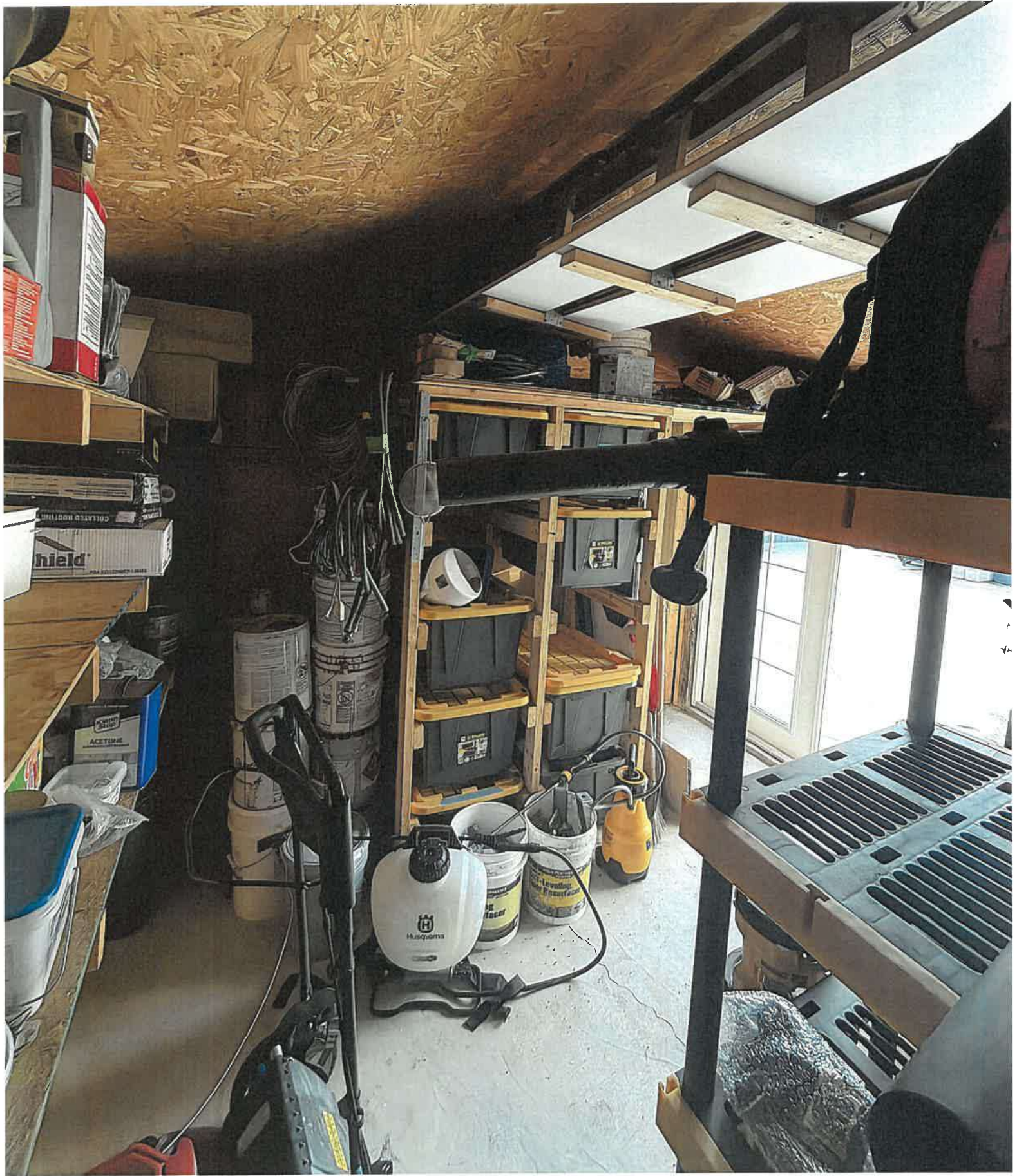


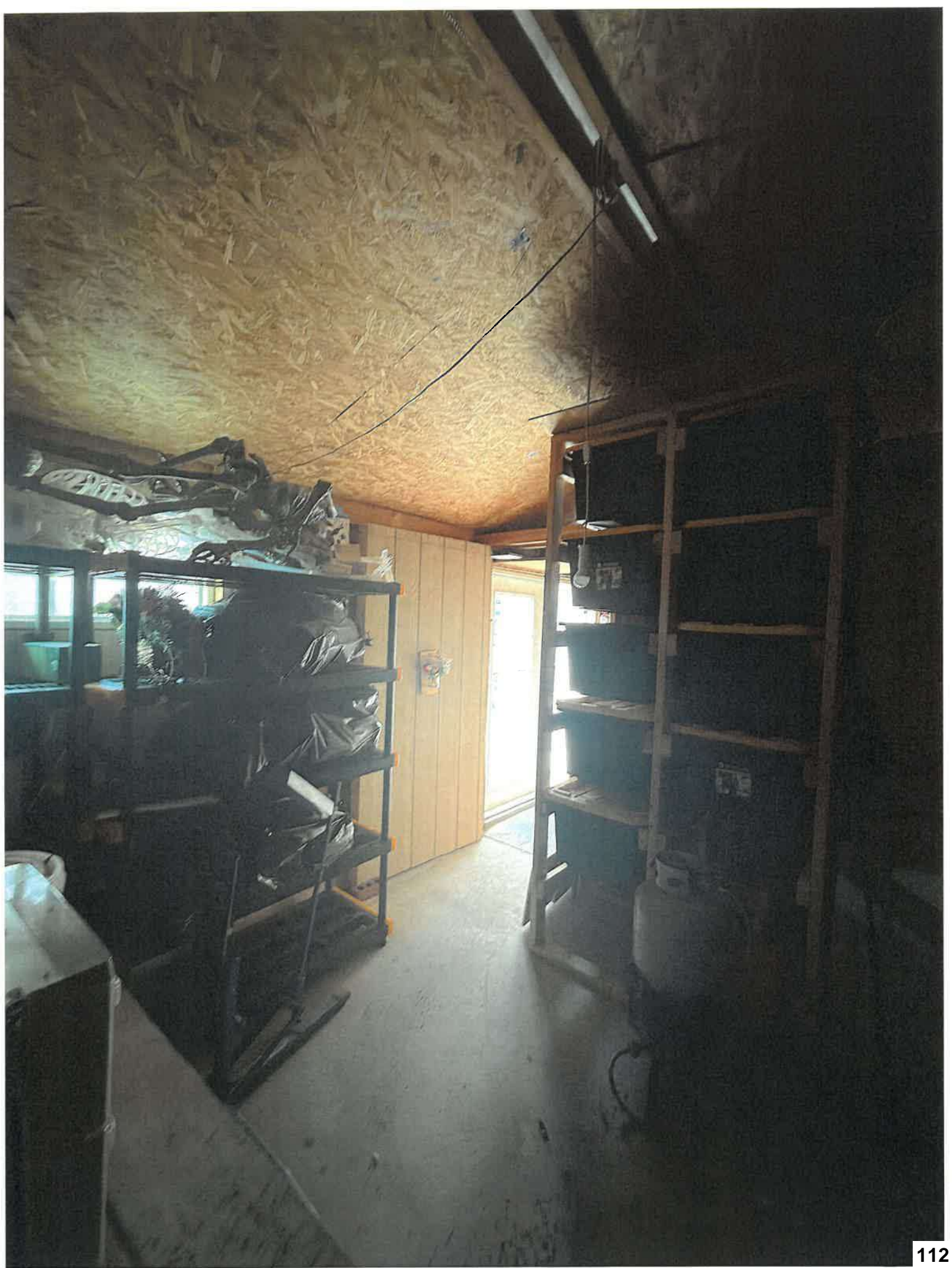














**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOT 91
SUNRISE UNIT 2-A
PB 23 PG 31

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

A. FINDINGS OF FACT

Property Owner: LEYDI JUAREZ
1312 VIA VILLANOVA WAY
WINTER SPRINGS, FL 32708

Project Name: VIA VILLANOVA WAY (1312)

Requested Variance:

A rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of a shed 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, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 91
SUNRISE UNIT 2-A
PB 23 PG 31

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

A. FINDINGS OF FACT

Property Owner: LEYDI JUAREZ
1312 VIA VILLANOVA WAY
WINTER SPRINGS, FL 32708

Project Name: VIA VILLANOVA WAY (1312)

Variance Approval:

Request for a rear yard setback variance from twenty-five (25) feet to eight (8) feet for a shed in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the shed (26' x 12.7') 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**

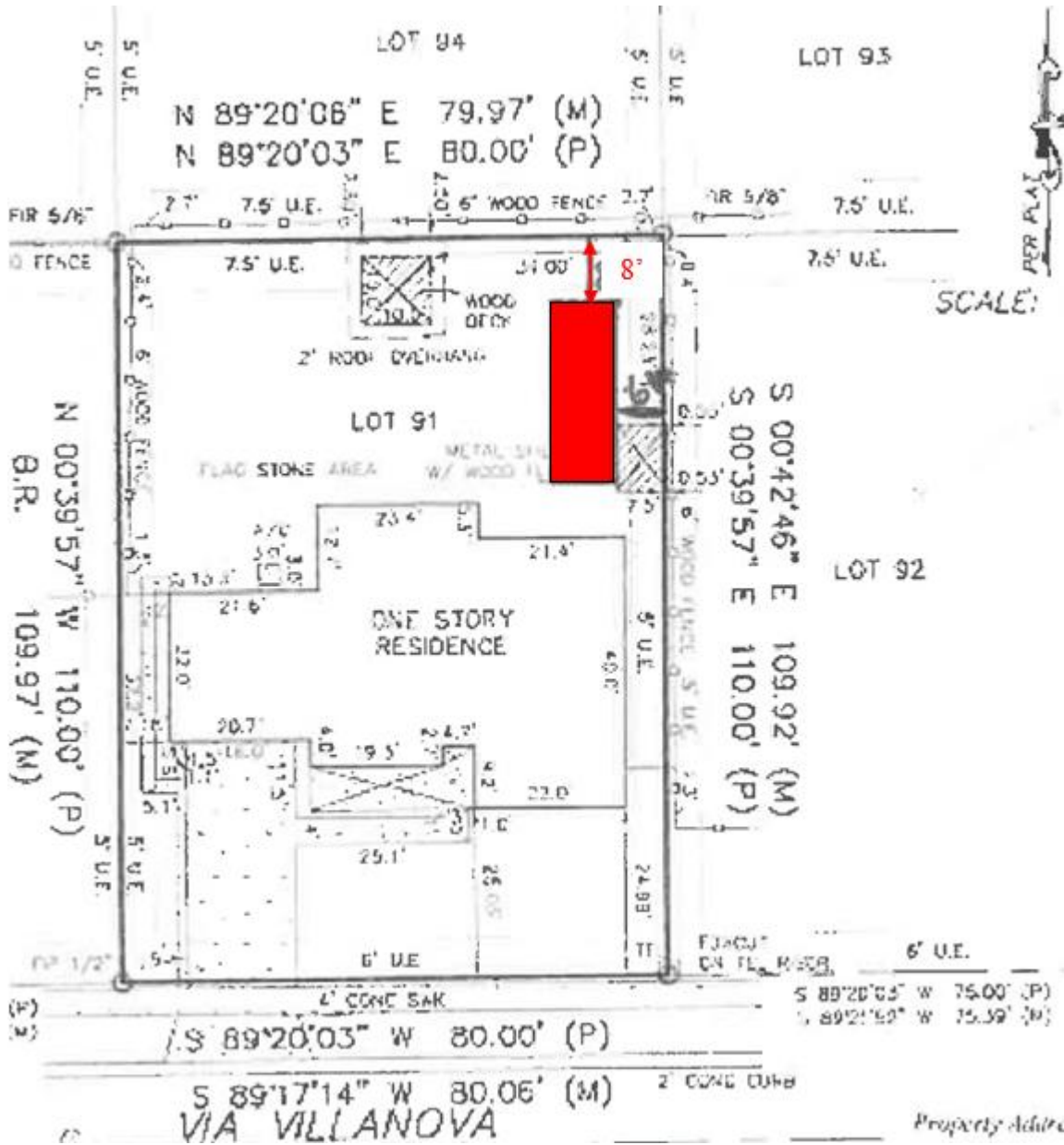
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0335

Title:

2140 Chapman Woods Place - Request for an accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district; BV2026-021 (Matthew Veldhuis, Applicant) District 1 - Dallari (Hilary Padin, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Hilary Padin/407-665-7331

Motion/Recommendation:

1. Deny the request for an accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district; or
2. Approve the request for an accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

Background:

- The request is to construct a 2,400 square foot pole barn exceeding the maximum square footage of 1,795 square feet by 605 square feet.
- Four (4) letters of support have been received from adjacent neighbors.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building.

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

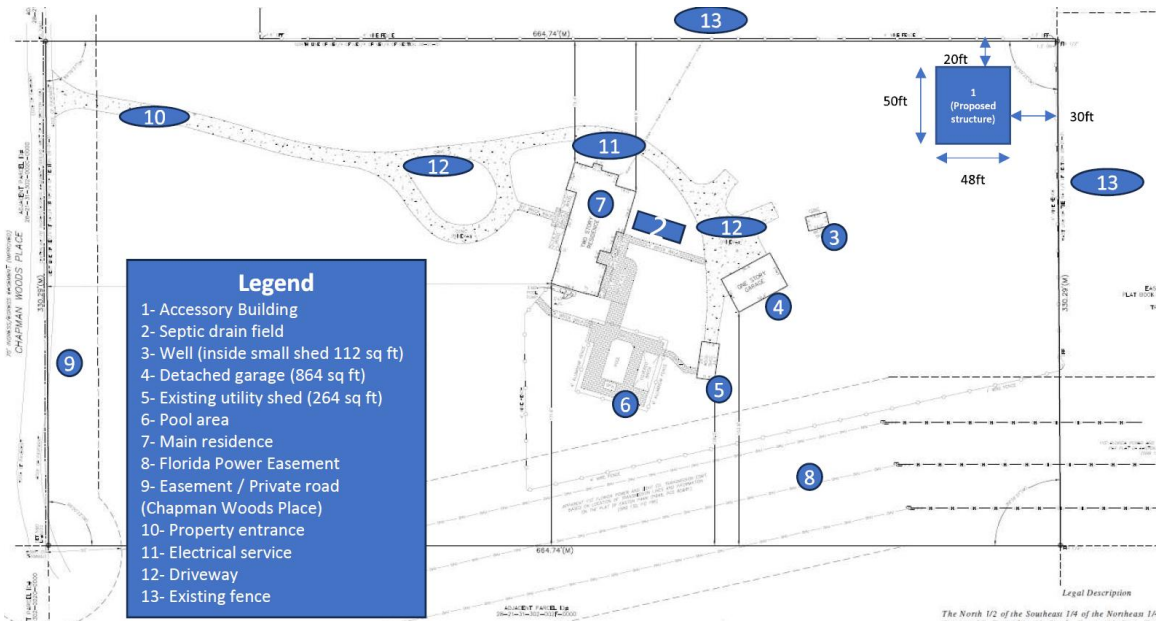
Staff Recommendation:

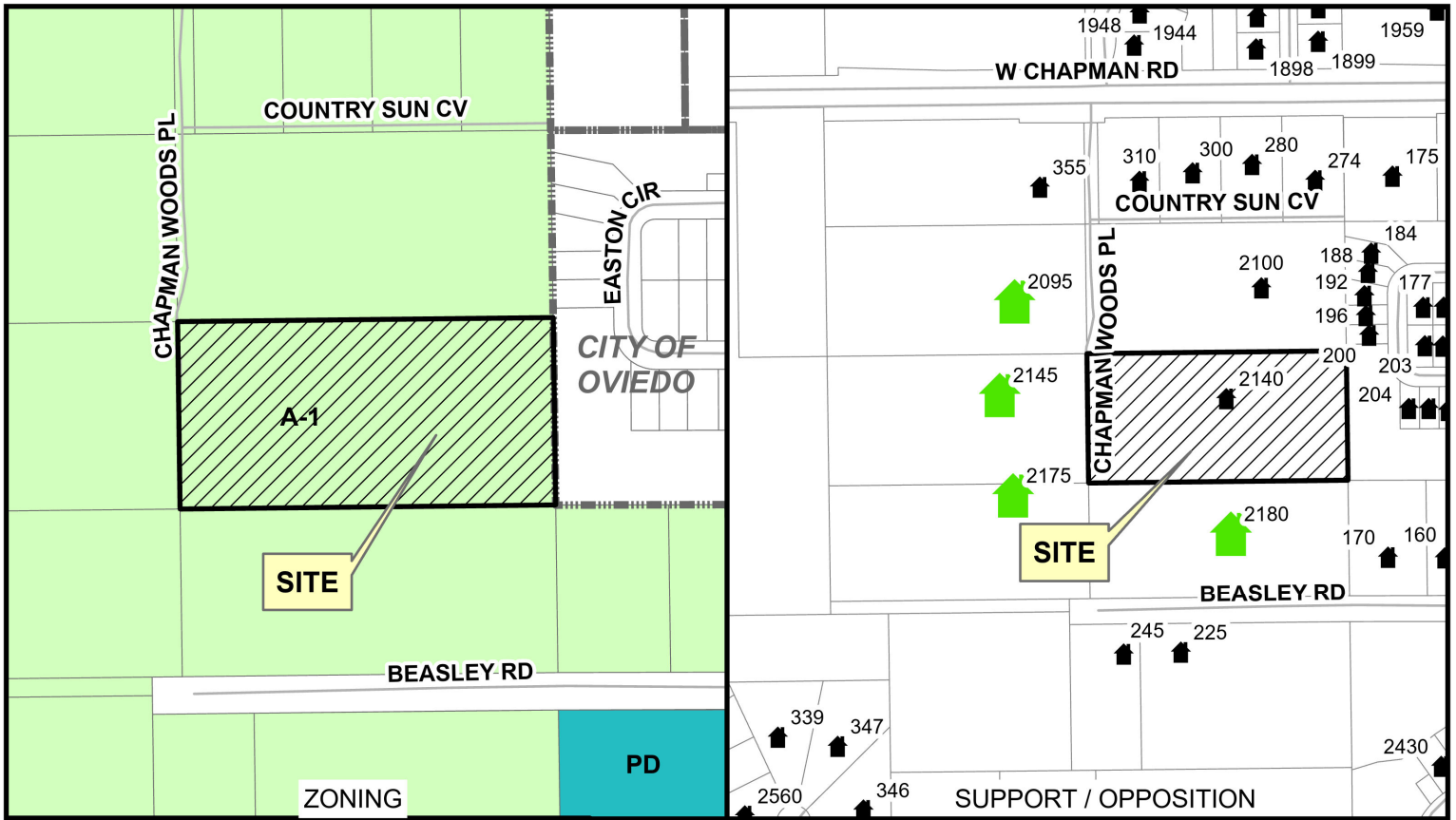
Based on the stated findings, staff recommends denial of the request, but if the Board

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

1. Any variance granted will apply only to the pole barn (48' x 50') 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.

CHAPMAN WOODS PL (2140) VARIANCES





Kristen & Matthew Veldhuis
 2140 Chapman Woods Pl
 Oviedo FL 32765

SEMINOLE COUNTY BOA
 APRIL 27, 2026

A-1
 PD

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

Our property is just over 5 acres, zoned A-1, and part of a community of other 5 acre lots. We started the process of planning for an accessory structure on my property in early 2024, and when I called the county, I reviewed all requirements, to include the necessary permitting process. Unfortunately the new 50% rule was implemented after I started the planning process. Our property is located on a private road, and the structure will be located at the back of my property and will have no impact on the community. All of our neighbors are supportive of our plans for the accessory structure.

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

Our home was built in 1979, on a 5 acre lot. We have been planning this project for a few years, and will use the building to store personal property. When we started planning this project, the 50% rule did not exist.

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

This variance would not confer any special privileges. Many other owners of 5 acre and greater lots have similar accessory buildings used for similar purposes. We are asking that the 50% requirement of accessory structures be lifted, as we live on 5 acres, on a private road and the building will be located at the back of the property and used for personal storage. We are asking to approve a variance, as it is only a minimal increase of approx 600sq ft.

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.

This limitation would greatly limit our ability to enjoy our property and store our personal property. Allowing this variance would allow the owner to enjoy the 5 acres he owns that are zoned A-1, and provide the ability to store personal property, to include an RV, a tractor, tractor implements, trailer and other items that are used to maintain this property and the private access roads to the property.

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

We request approval for a 50ft x48ft accessory structure. Allowing the owner to build this accessory building at the back of their property, requires only a nominal variance. This structure would allow for fully covered storage of our RV, in addition to our tractor, trailer and tractor implements. Much of the equipment stored in the building is used to maintain our land and the private roads that provide access to our property.

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 neighborhood is part of a group of eight 5-acre lots on a private road. The accessory structure would be at the back of our 5-acre lot, would be aligned to the harmony of the neighborhood and not visible from the street.

Property Record Card



Parcel: **28-21-31-302-002D-0000**
 Property Address: **2140 CHAPMAN WOODS PL OVIEDO, FL 32765**
 Owners: **VELDHUIS, MATTHEW D; VELDHUIS, KRISTEN D**
 2026 Market Value \$863,275 Assessed Value \$583,223 Taxable Value \$531,812
 2025 Tax Bill \$7,209.36 Tax Savings with Exemptions \$4,613.24
 The 4 Bed/2.5 Bath Single Family property is 3,590 SF and a lot size of 5.07 Acres

Parcel Location



Site View



Parcel Information

Parcel	28-21-31-302-002D-0000
Property Address	2140 CHAPMAN WOODS PL OVIEDO, FL 32765
Mailing Address	2140 CHAPMAN WOODS PL OVIEDO, FL 32765-8611
Subdivision	CHAPMAN WOODS 5 ACRE DEVELOPMENT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$507,078	\$509,005
Depreciated Other Features	\$38,697	\$37,783
Land Value (Market)	\$317,500	\$317,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$863,275	\$864,288
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$280,052	\$296,398
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$583,223	\$567,890

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,822.60
Tax Bill Amount	\$7,209.36
Tax Savings with Exemptions	\$4,613.24

Owner(s)

Name - Ownership Type

VELDHUIS, MATTHEW D - Tenancy by Entirety
 VELDHUIS, KRISTEN D - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 28 TWP 21S RGE 31E
N 1/2 OF SE 1/4 OF NE 1/4
OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$583,223	\$51,411	\$531,812
Schools	\$583,223	\$25,000	\$558,223
FIRE	\$583,223	\$51,411	\$531,812
ROAD DISTRICT	\$583,223	\$51,411	\$531,812
SJWM(Saint Johns Water Management)	\$583,223	\$51,411	\$531,812

Sales

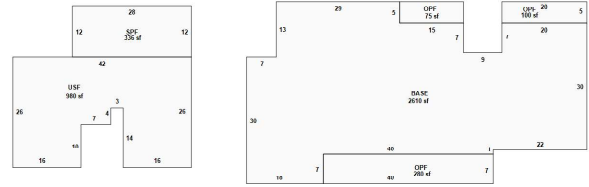
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/11/2019	\$821,000	09458/0433	Improved	Yes
WARRANTY DEED	5/1/2016	\$100	08684/1279	Improved	No
WARRANTY DEED	7/1/2002	\$460,000	04473/1810	Improved	No
WARRANTY DEED	3/1/1987	\$140,000	01832/0341	Improved	Yes
QUIT CLAIM DEED	12/1/1986	\$5,000	01798/0923	Improved	No
WARRANTY DEED	2/1/1979	\$15,000	01210/1545	Vacant	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$63,500/Acre	\$317,500	\$317,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1979/1999
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	2610
Total Area (ft ²)	4381
Constuction	SIDING GRADE 3
Replacement Cost	\$520,193
Assessed	\$465,573

* Year Built = Actual / Effective



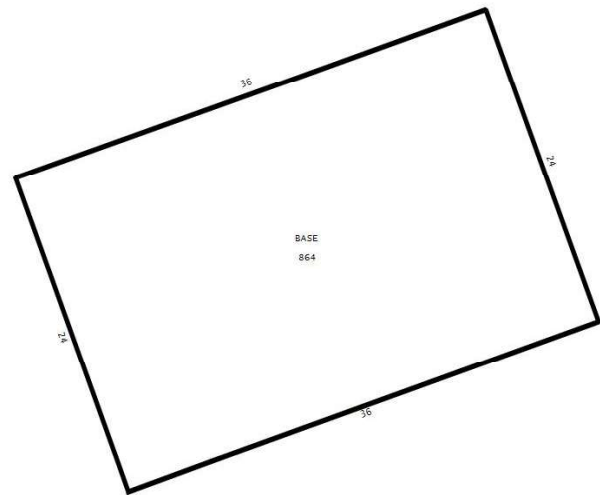
SketchUp/Open Sketch

Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	280
OPEN PORCH FINISHED	100
OPEN PORCH FINISHED	75
SCREEN PORCH FINISHED	336
UPPER STORY FINISHED	980

Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	1997
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	864
Total Area (ft ²)	864
Constuction	SIDING GRADE 4
Replacement Cost	\$46,898
Assessed	\$41,505

* Year Built = Actual / Effective



Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
06475	GAZEBO	\$8,000		8/23/2012
05610	SWIMMING POOL	\$68,615		7/26/2012
03708	INSTALL POSTS & RAILS ONTO ROOF DECK	\$3,000		4/10/2008
03530	REROOF	\$3,200		4/7/2008
03603	REROOF	\$7,000		4/9/2007

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,800
FIREPLACE 1	1988	1	\$3,000	\$1,800
PATIO 1	1991	1	\$1,100	\$660
POOL 2	2012	1	\$45,000	\$30,375
GAS HEATER - UNIT	2012	1	\$1,653	\$1,116
COVERED PATIO 1	2012	1	\$2,750	\$1,856
IRON GATE - Lin Ft	2012	56	\$1,615	\$1,090

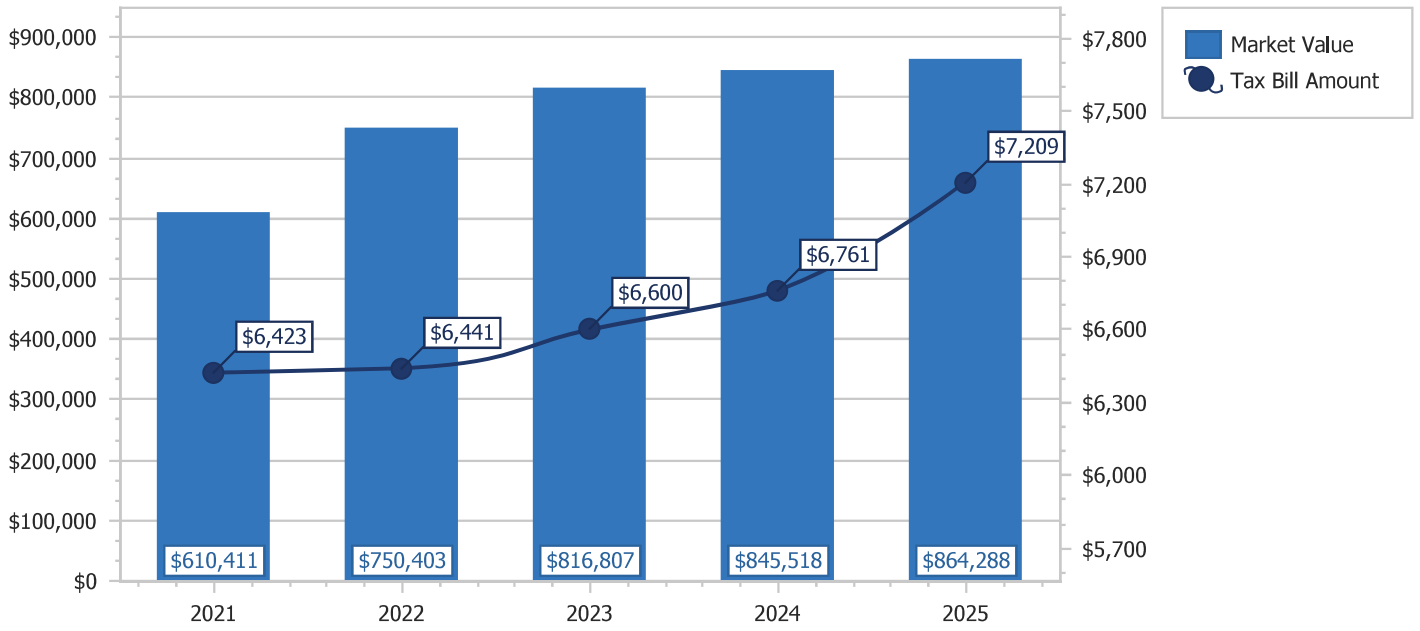
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

March 11, 2026

Seminole County Planning & Development
1101 E First St.
Sanford, FL 32771

RE: Variance Request
Permit #26-00000505

To Whom It May Concern:

We live at 2180 Chapman Woods Place, Oviedo, in unincorporated Seminole Co. Our property abuts Matt and Kristen Veldhuis' 5 acres along their southern boundary.

For years, we and Matt & Kristen have been getting quotes on materials and labor to build a pole barn on our properties to keep a tractor, RV and other items/equipment protected and secure.

We have no problem whatsoever with the pole barn to be constructed in the NE portion of their property. We support their request for a variance.



Susan Holtrey
2180 Chapman Woods Pl
Oviedo, FL 32765



Carlton E. (Gene) Holtrey
2180 Chapman Woods Pl
Oviedo, FL 32765

March 11, 2026

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

To Whom it May Concern:

I am a neighbor of Matthew and Kristen Veldhuis who live at 2140 Chapman Woods Place, Oviedo, FL 32765. I have no objection to the building of a pole barn on their property and support the variance they are requesting. I live at 2145 Chapman Woods Place, Oviedo, FL 32765.

Thank you.



Candace Alison Hale

March 12, 2026

Seminole County Planning & Development Division
1101 E First Street
Sanford, Florida 32771

To Whom It May Concern,

I reside at 2095 Chapman Woods Place, across the street from Matt and Kristen Veldhuis. I am writing to express my support for the pole barn they are proposing to construct on their property and for the variance they have requested.

The proposed structure will be compatible with the neighborhood and surrounding properties. I support their request and respectfully ask that the County consider approving the variance.

Sincerely,

A handwritten signature in black ink that reads "Charles Gambaro". The signature is written in a cursive style with a horizontal line underneath the name.

Charles Gambaro

March 12, 2026

Seminole County Planning & Development
1101 E First St.
Sanford, FL 32771

RE: Variance Request
Permit #26-00000505

To Whom It May Concern:

My wife and I own 5 acres at 2175 Chapman Woods Place, Oviedo, in unincorporated Seminole Co. Our NE property corner abuts the SW corner of Matt and Kristen Veldhuis' 5 acres. Their address is 2140 Chapman Woods Pl., Oviedo.

We are aware of their plans to add a 50 'x48' pole barn to the rear of the property and we have no problem whatsoever with the pole barn to be constructed. We support their request for a variance being considered.



3/12/26

Andrew Dickinson
2175 Chapman Woods Pl
Oviedo, FL 32765

Property pictures



Front driveway from
Chapman Woods PI

Property pictures



Site location for the
accessory building

Representative picture of proposed building

(Size not accurate)



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

SEC 28 TWP 21S RGE 31E N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4

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

A. FINDINGS OF FACT

Property Owner: MATTHEW VELDHUIS
2140 CHAPMAN WOODS PL
OVIEDO, FL 32765

Project Name: CHAPMAN WOODS PL (2140)

Requested Variance:

An accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct an accessory structure exceeding the maximum size requirement. 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, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

SEC 28 TWP 21S RGE 31E N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4

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

A. FINDINGS OF FACT

Property Owner: MATTHEW VELDHUIS
2140 CHAPMAN WOODS PL
OVIEDO, FL 32765

Project Name: CHAPMAN WOODS PL (2140)

Variance Approval:

Request for an accessory structure maximum size variance from 1,795 square feet to 2,400 square feet in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pole barn (48' x 50') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

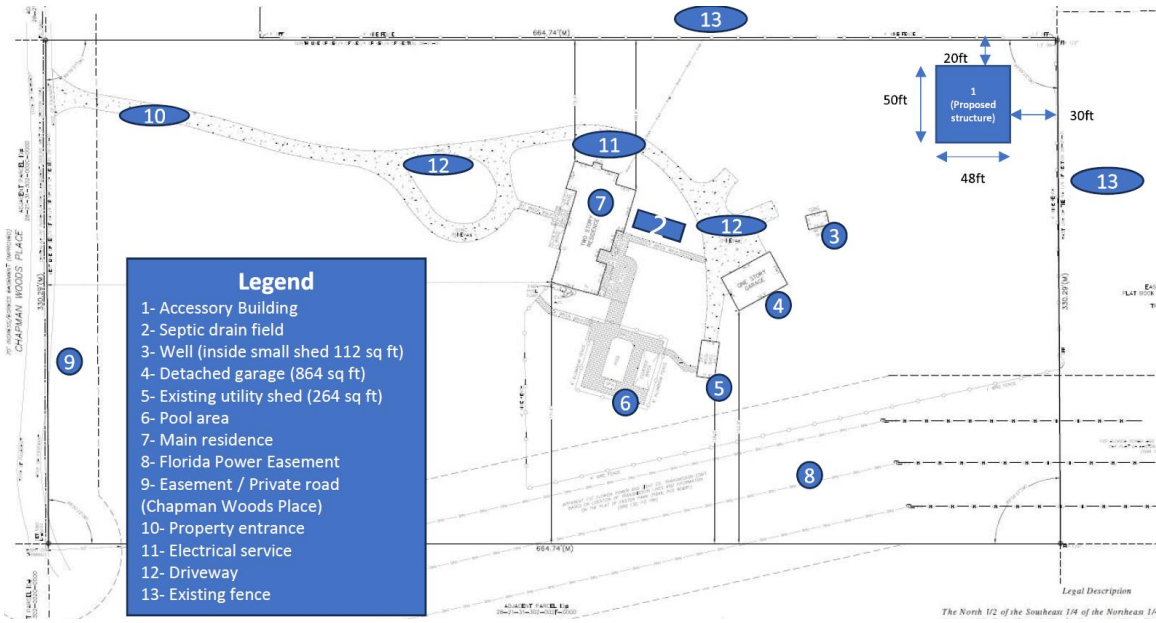
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0306

Title:

255 Fallen Palm Drive - Request for: (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed in the PD (Planned Development) district; BV2026-016 (Robert Loyer, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed in the PD (Planned Development) district; or
2. Approve the request for a (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed 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 8B subdivision and is within the Deer Run Planned Development (PD).
- The proposed structure to be constructed will be 10' x 12' (120 sqft).
- The applicant has applied for a building permit (#26-00001201) and at that time it

was determined that a setback variance would be required.

- 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 shed can be moved and meet the setbacks; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

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

Staff Recommendation:

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

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

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

LOT 56, DEER RUN UNIT 88 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 16 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD INFORMATION:

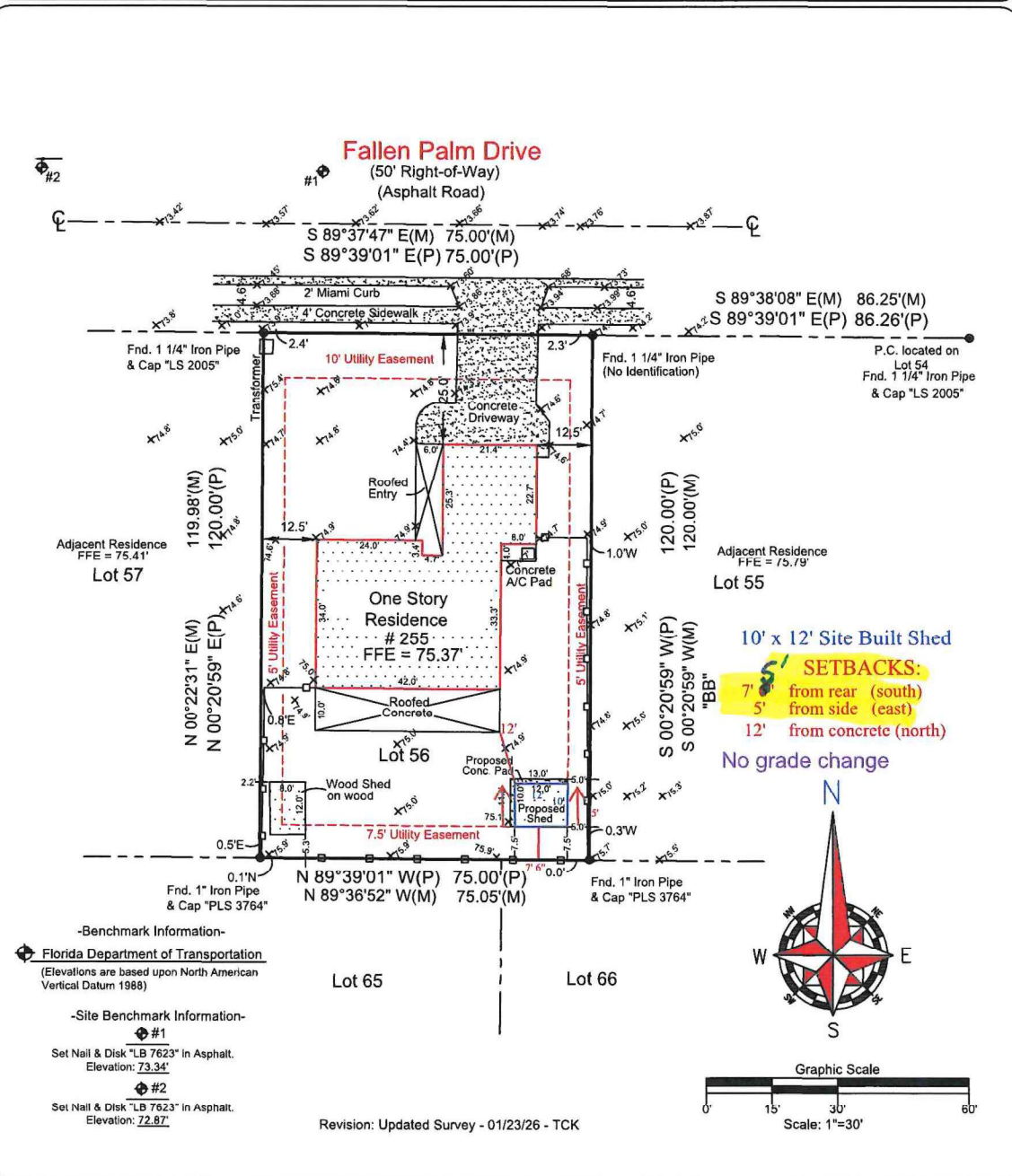
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09-27-2007.

CERTIFIED TO:

ROBERT LOYER



255 FALLEN PALM DRIVE, CASSELBERRY, FLORIDA 32707



-Benchmark Information-
 Florida Department of Transportation
 (Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-
 #1
 Set Nail & Disk "LB 7623" in Asphalt.
 Elevation: 73.34'

#2
 Set Nail & Disk "LB 7623" in Asphalt.
 Elevation: 72.87'

Revision: Updated Survey - 01/23/26 - TCK

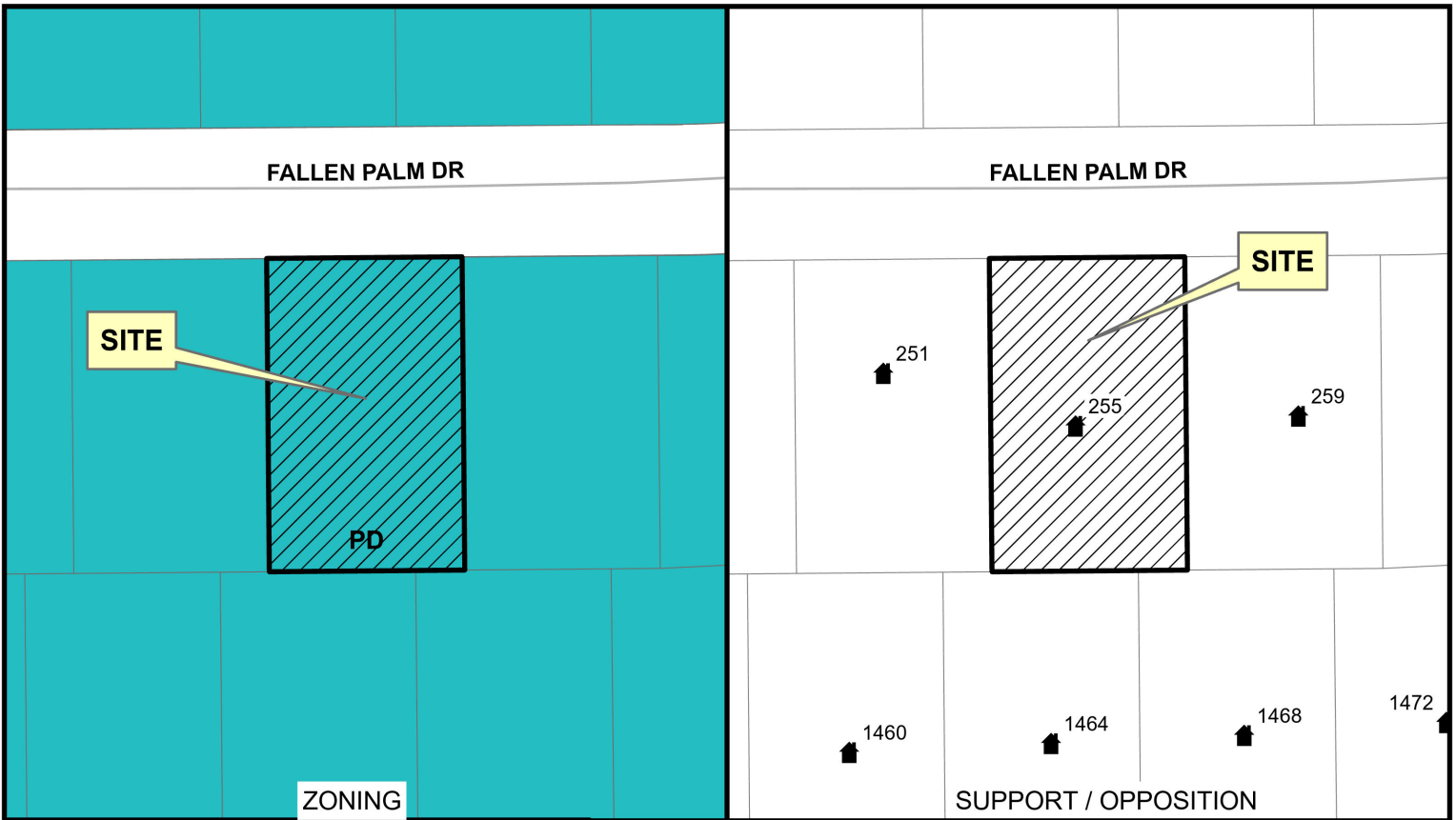
Field Date: 1/22/2026	Date Completed: 01/23/26	-NOTES- >Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drinfeld locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
Drawn By: .P.	File Number: JS-S168 TOPO	
-Legend- C - Calculated CB - Centerline CM - Concrete Block Conc. - Concrete D - Description DE - Drainage Easement Esmt. - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book P.B. - Plat Book CF - Chain Link Fence PC - Point of Curvature Pg. - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency Rad. - Radial R&C - Robat & Cap Rec. - Recovered Rfr. - Roofed SR - Set 1/2" Rebar & Rebar Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) -O- - Chain Link Fence		
NONE VISIBLE -POINTS OF INTEREST-		

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 PATRICK K. IRELAND
 NO. 6837
 STATE OF FLORIDA
 PROFESSIONAL LAND SURVEYOR

PATRICK IRELAND 6637 LB: 7623
This survey is recorded only for the use of said certified parties. This survey is NOT valid without signature and seal used with proper date.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

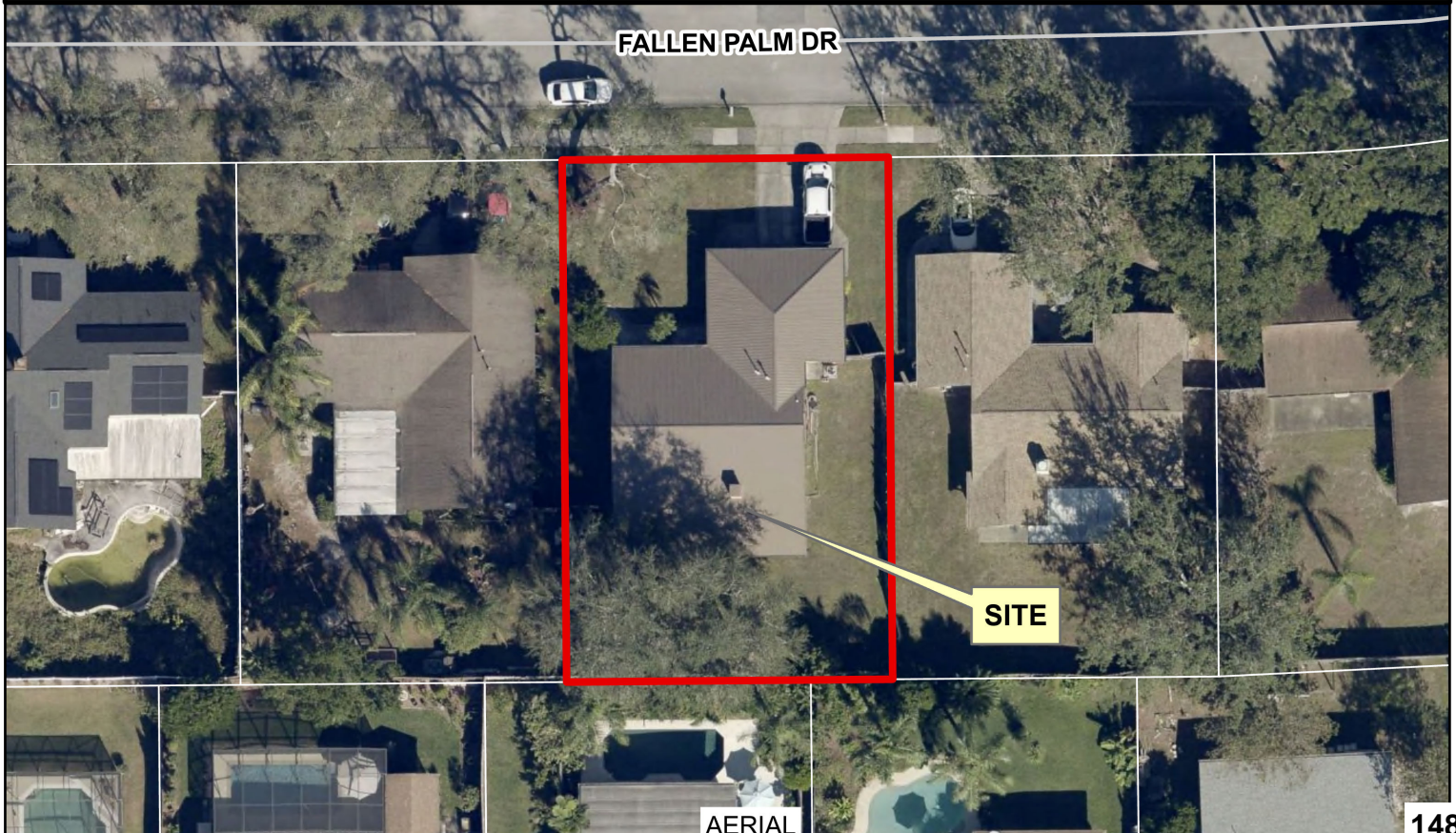


Robert Loyer
 255 Fallen Palm Dr
 Casselberry FL 32707

SEMINOLE COUNTY BOA
 APRIL 27, 2026

PD

- n/a
- Support
- Oppose



VARIANCE CRITERIA

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

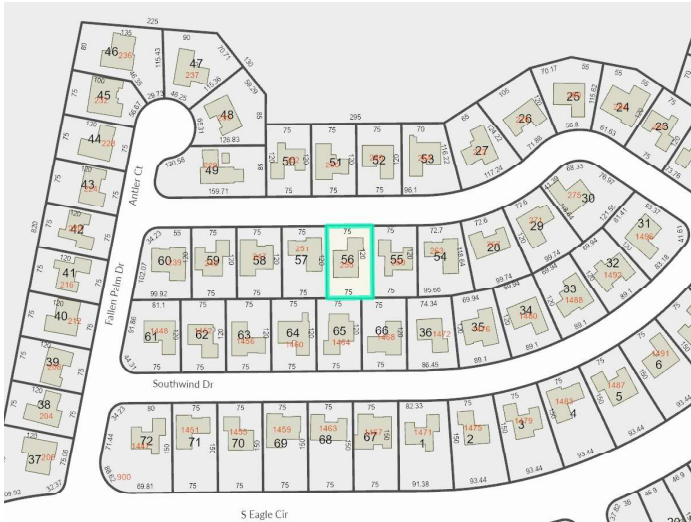
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
The lot is a .21 acre parcel, pretty small. By placing the shed 10ft from the rear property line will place the shed only 8ft off the house, which will make getting a tree trimming lift to my Oak tree impossible. The only utilities in the rear easement is cable and phone.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
The is a small back yard and the setback will place the shed only 8 ft of my house. The existing shed which was installed prior to my ownership, has a possum living under it and is rodent infested inside. Which is why I'm having a slab poured.
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 minor setback reductions (rear 10 ft to 5 ft, side 7.5 ft to 5 ft) align with approvals granted for comparable small accessory structures in Planned Development zoning where site-specific limitations (e.g., septic, easements, or pest concerns) exist. It ensures fair treatment for reasonable residential uses, without special privileges beyond what's allowed for similar constrained properties.
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?
I will not be able to access my back yard with an aerial lift to trim my oak tree, at 8ft off my house or any other type of equipment.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
The 5 ft setbacks are the smallest deviation allowing safe, functional placement of the 120 sq ft shed—avoiding septic/utilities/pool/trees. The Utility Company's would still have there 3.5 Utility Easement.
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 minor variance promotes practical residential development by enabling a low-impact, 10x12 ft shed with a rodent-resistant concrete slab that improves property maintenance and health/sanitation without adverse effects. Positioned 13ft from the house and at proposed 5 ft setbacks, it won't impair neighbors' privacy, views, light, drainage, or safety; add noise/traffic; or alter neighborhood character (common for accessory structures). It supports public welfare by reducing pest issues and is non-detrimental.

Property Record Card



Parcel: **22-21-30-5GE-0000-0560**
 Property Address: **255 FALLEN PALM DR CASSELBERRY, FL 32707**
 Owners: **LOYER, ROBERT**
 2026 Market Value \$289,623 Assessed Value \$144,286 Taxable Value \$92,875
 2025 Tax Bill \$1,362.99 Tax Savings with Exemptions \$2,687.61
 The 3 Bed/2 Bath Single Family property is 1,395 SF and a lot size of 0.21 Acres

Parcel Location



Site View



2221305GE00000560 03/03/2025

Parcel Information

Parcel	22-21-30-5GE-0000-0560
Property Address	255 FALLEN PALM DR CASSELBERRY, FL 32707
Mailing Address	255 FALLEN PALM DR CASSELBERRY, FL 32707-5151
Subdivision	DEER RUN UNIT 8B
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2003)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$202,823	\$209,918
Depreciated Other Features	\$1,800	\$1,200
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$289,623	\$296,118
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$145,337	\$155,625
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$144,286	\$140,493

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,050.60
Tax Bill Amount	\$1,362.99
Tax Savings with Exemptions	\$2,687.61

Owner(s)

Name - Ownership Type
 LOYER, ROBERT

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 56 DEER RUN UNIT 8B PB 27 PG 16

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$144,286	\$51,411	\$92,875
Schools	\$144,286	\$25,000	\$119,286
FIRE	\$144,286	\$51,411	\$92,875
ROAD DISTRICT	\$144,286	\$51,411	\$92,875
SJWM(Saint Johns Water Management)	\$144,286	\$51,411	\$92,875

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$126,000	04287/1423	Improved	Yes
WARRANTY DEED	12/1/1997	\$90,000	03374/1487	Improved	Yes
WARRANTY DEED	6/1/1990	\$87,700	02192/0131	Improved	Yes
WARRANTY DEED	8/1/1984	\$74,100	01574/0674	Improved	Yes
WARRANTY DEED	8/1/1983	\$72,000	01481/0482	Improved	Yes
WARRANTY DEED	2/1/1983	\$68,300	01438/0233	Improved	Yes

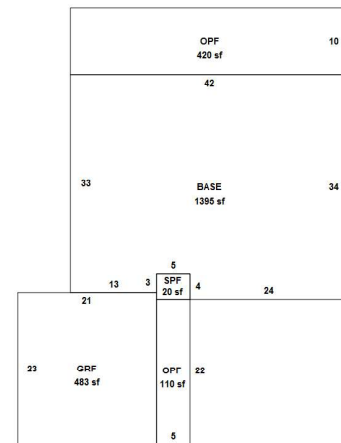
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1983
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1395
Total Area (ft ²)	2428
Constuction	CB/STUCCO FINISH
Replacement Cost	\$260,029
Assessed	\$202,823

* Year Built = Actual / Effective



Sketch by Agem Sketch

Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	483
OPEN PORCH FINISHED	420
OPEN PORCH FINISHED	110
SCREEN PORCH FINISHED	20

Permits				
Permit #	Description	Value	CO Date	Permit Date
04453	255 FALLEN PALM DR: REROOF RESIDENTIAL-SFR [DEER RUN UNIT 08B]	\$29,500		4/1/2024
15244	255 FALLEN PALM DR: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-[DEER RUN UNIT 08B]	\$16,548		8/9/2021
04417	REROOF W/SHINGLES	\$5,500		4/18/2006
01546	ROOF OVER PORCH	\$15,000		2/9/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1983	1	\$3,000	\$1,800

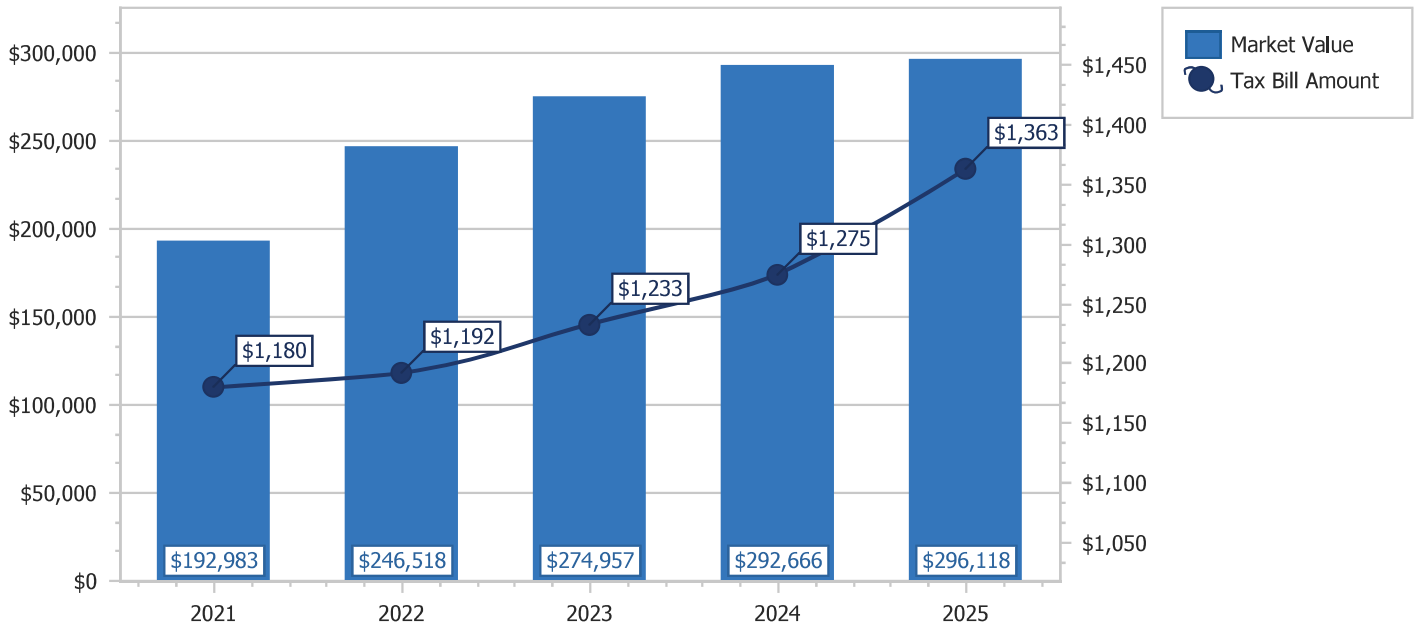
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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: 25 Zone: 259
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser





**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOT 56 DEER RUN UNIT 8B PB 27 PG 16

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

A. FINDINGS OF FACT

Property Owner: ROBERT LOYER
255 FALLEN PALM DR
CASSELBERRY, FL 32707

Project Name: FALLEN PALM DR (255)

Requested Variance:

A (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to construct a shed within the side and rear 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, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

LOT 56 DEER RUN UNIT 8B PB 27 PG 16

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

A. FINDINGS OF FACT

Property Owner: ROBERT LOYER
255 FALLEN PALM DR
CASSELBERRY, FL 32707

Project Name: FALLEN PALM DR (255)

Variance Approval:

Request for: (1) an east side yard setback variance from seven and one-half (7.5) feet to five (5) feet; and (2): a rear yard setback variance from ten (10) feet to seven and one-half (7.5) feet for a shed in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

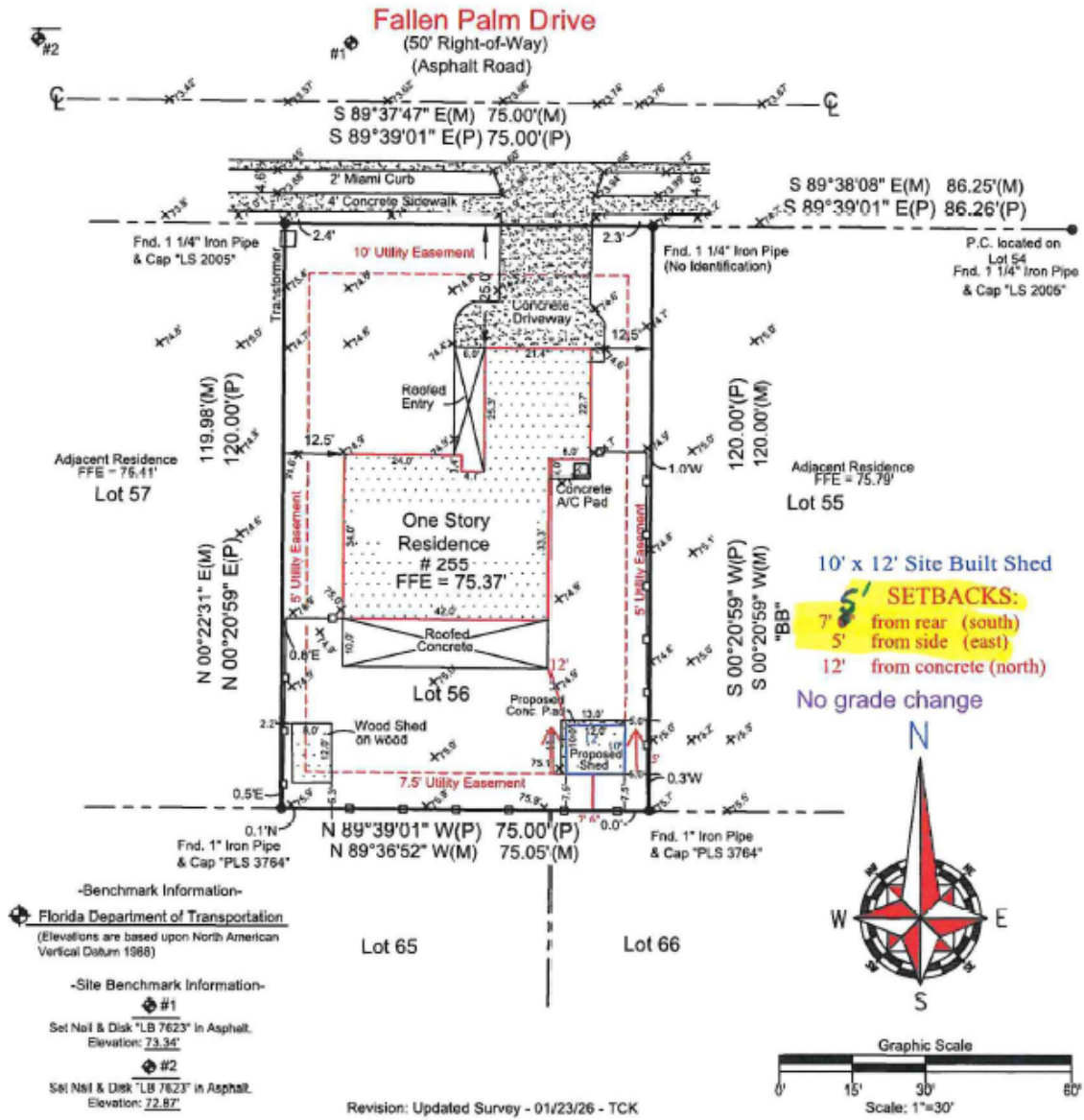
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0316

Title:

1236 Bridlebrook Drive - Request for a rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district; BV2026-017 (Marjorie Murray, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Deer Run Unit 7A subdivision and is within the Deer Run Planned Development (PD).
- The proposed screen room to be constructed will be 12' x 25' (300 sqft).
- The applicant applied for the appropriate building permit (#26-00003431), and at that time, it was determined that setback variance would be required.
- The request is for a variance to Section III of the Deer Run & Country Club Planned Unit Development, which states that the rear yard setback is fifteen (15) 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 structure could be constructed smaller to meet the setback; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

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 12' x 25' (300 sqft) as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

PERRY SURVEYING

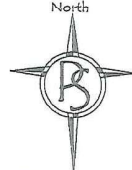
370 Waymont Court • Lake Mary, FL 32746 • VOICE: 407.688.9727 • FAX: 407.688.7691 • frontdesk@perrysurveying.com

Legal Description

Lot 75, DEERRUN UNIT - 7 "A", according to the plat thereof, as recorded in Plat Book 26, Page(s) 91, of the Public Records of Seminole County, FL.

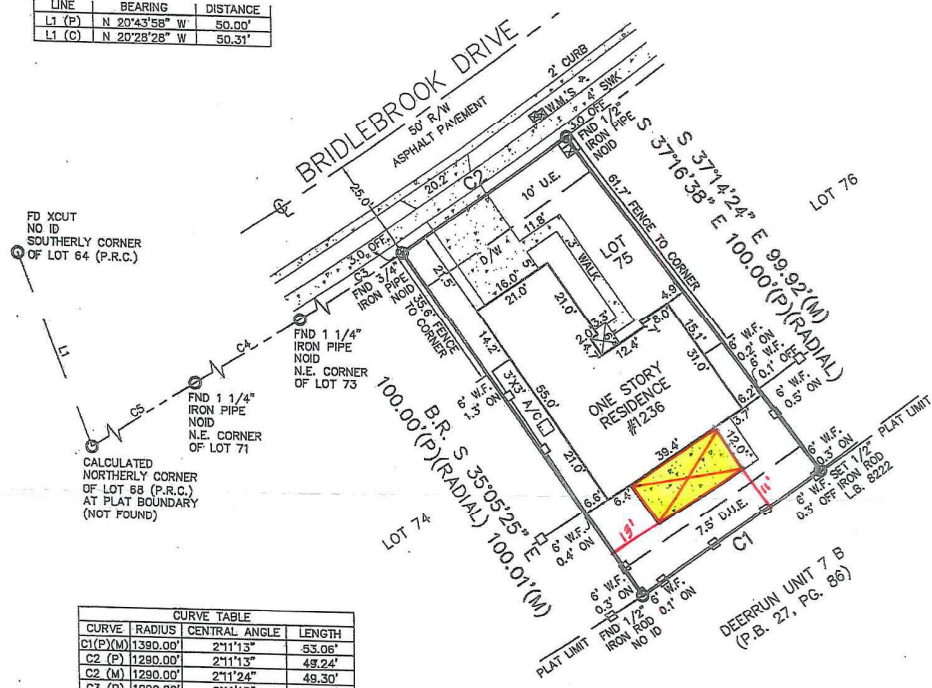
Community number: 120289 Panel: 0170
 Suffix: F.F.I.R.M. Date: 9/28/2007 Flood Zone: X
 Date of field work: 2/13/2025 Completion Date: 2/16/2025

Certified to:
 Patrick Joseph Murray; Marjorie Colton Murray; Kaylee B. Murray;
 John Murray; Brokers Title of Central Florida, LLC; Commonwealth
 Land Title Insurance Company; Union Home Mortgage Corporation,
 its successors and/or assigns as their interest may appear.



SCALE: 1"=30'

LINE	BEARING	DISTANCE
L1 (P)	N 20°43'58" W	50.00'
L1 (C)	N 20°28'28" W	50.31'



= Composite Roof Panel
 FL# 75ul.1-R7

CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1(P)(M)	1390.00'	2°11'13"	53.06'
C2 (P)	1280.00'	2°11'13"	49.24'
C2 (M)	1280.00'	2°11'24"	49.30'
C3 (P)	1280.00'	2°11'13"	49.24'
C3 (M)	1280.00'	2°11'01"	49.16'
C4 (P)	1280.00'	4°22'26"	98.48'
C4 (M)	1280.00'	4°22'37"	98.54'
C5(P)(C)	1280.00'	7°47'48"	175.54'

Property Address:
 1236 Bridlebrook Drive
 Casselberry, FL 32707

Survey number: PS 50821

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

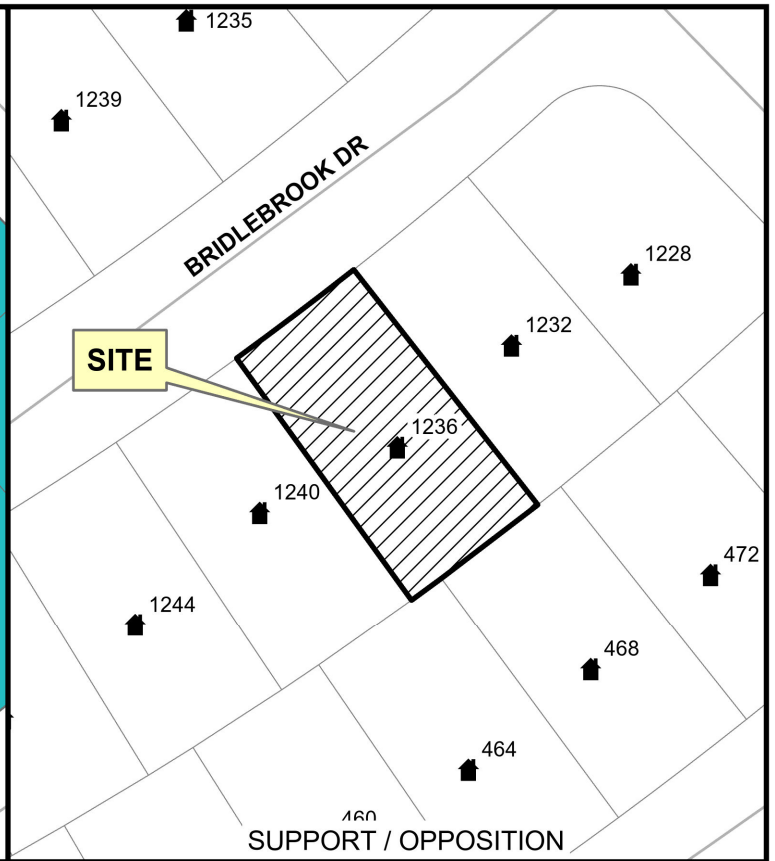
GENERAL NOTES

- Legal description provided by others.
- There may be additional easements and/or restrictions either recorded or unrecorded not shown herein that may affect this property.
- Only visible encroachments included.
- This is a **BOUNDARY SURVEY** unless otherwise noted.
- This survey or the copies thereof are not valid without the signature and the original related seal of a Florida licensed surveyor and mapmaker.
- THIS SURVEY IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION OF ANY KIND.** USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COMPANY OR SURVEYOR.
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and drainfield location shown herein is **APPROXIMATE** and are based upon visual location only.
- Fence and/or wall locations along property lines may be exaggerated for clarity. Ownership of fences is not known or determined.
- This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, 53-17, of the Florida Administrative Code, Section 472.027, Florida Statutes.
- Dimensions shown in feet and decimals thereof.



Louis R. Ramirez PROFESSIONAL SURVEYOR AND MAPMAKER LS 6304 LB 8222
 Gregory S. Locklin PROFESSIONAL SURVEYOR AND MAPMAKER LS 5191 LB 8222
 Jeffrey S. Hattendorf PROFESSIONAL SURVEYOR AND MAPMAKER LS 5192 LB 8222

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



Kaylee, John, Marjorie, Patrick Murray
 1236 Bridlebrook Dr
 Casselberry FL 32707

SEMINOLE COUNTY BOA
 APRIL 27, 2026

PD

Support

Oppose

n/a



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?

- Residence was built with a setback of 23' to the rear property line, current guidelines state 15' rear setback for Screen Room Structures, only allowing a 8' structure to be built. This condition is a result of the original placement of the home. The reduced buildable area in the rear yard limits the ability to construct a reasonably sized screen room while maintaining the required setback

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

- The location of the residence and foundation were established prior to the current homeowner's purchase of the property in 2025 and was not created by the applicant. The homeowner is seeking to utilize the existing space and foundation area in a reasonable manner.

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

- Many other properties within the neighborhood have existing approved screen room structures with similar rear setbacks to the one being proposed. The requested variance would therefore be consistent with the established development pattern within the neighborhood and would not adversely affect surrounding properties.

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?

- Property Owners have a granddaughter, that they would like to be able to construct a useable, outdoor space and protect from the outdoor elements. Enforcement of the setback requirement would therefore create an undue hardship by preventing the reasonable use of the rear yard space while other properties in the neighborhood are able to enjoy similar improvements.

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

- As the foundation is approved and existing, Homeowners are requesting to utilize the full 12' Concrete slab, without having any additional sq footage added to the property. The variance request represents the minimum relief required to permit a reasonable and customary improvement while maintaining compatibility with surrounding properties and the overall intent of the zoning regulations.

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?

- Many properties within the neighborhood already have approved screen room structures with similar rear setbacks. The proposed structure would be comparable in size and design. The screen room would not create any adverse impacts related to safety, drainage, access, or neighboring property use.

Property Record Card



Parcel: **15-21-30-5GD-0000-0750**
 Property Address: **1236 BRIDLEBROOK DR CASSELBERRY, FL 32707**
 Owners: **MURRAY, KAYLEE B; MURRAY, JOHN; MURRAY, MARJORIE C; MURRAY, PATRICK J**
 2026 Market Value \$314,112 Assessed Value \$314,112 Taxable Value \$262,701
 2025 Tax Bill \$4,380.82
 The 3 Bed/2 Bath Single Family property is 1,241 SF and a lot size of 0.12 Acres

Parcel Location



Site View



Parcel Information

Parcel	15-21-30-5GD-0000-0750
Property Address	1236 BRIDLEBROOK DR CASSELBERRY, FL 32707
Mailing Address	1236 BRIDLEBROOK DR CASSELBERRY, FL 32707-4950
Subdivision	DEER RUN UNIT 7A
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$224,112	\$230,259
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$90,000	\$90,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$314,112	\$320,259
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	\$314,112	\$320,259

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,380.82
Tax Bill Amount	\$4,380.82
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

MURRAY, KAYLEE B - Joint Tenants with right of Survivorship
MURRAY, JOHN - Joint Tenants with right of Survivorship
MURRAY, MARJORIE C - Joint Tenants with right of Survivorship
MURRAY, PATRICK J - Joint Tenants with right of Survivorship

Legal Description

LOT 75 DEER RUN UNIT 7A PB 26 PGS 91

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$314,112	\$51,411	\$262,701
Schools	\$314,112	\$25,000	\$289,112
FIRE	\$314,112	\$51,411	\$262,701
ROAD DISTRICT	\$314,112	\$51,411	\$262,701
SJWM(Saint Johns Water Management)	\$314,112	\$51,411	\$262,701

Sales

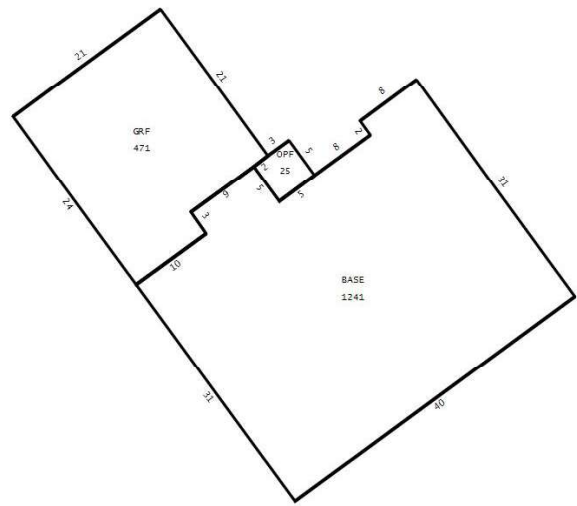
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/21/2025	\$375,000	10776/1338	Improved	Yes
WARRANTY DEED	11/18/2024	\$235,000	10729/0234	Improved	Yes
WARRANTY DEED	11/1/1997	\$75,000	03334/0961	Improved	Yes
QUIT CLAIM DEED	5/1/1992	\$18,800	02441/1257	Improved	No
WARRANTY DEED	6/1/1983	\$63,100	01470/0453	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$90,000/Lot	\$90,000	\$90,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1983/2005
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1241
Total Area (ft ²)	1737
Constuction	CB/STUCCO FINISH
Replacement Cost	\$242,283
Assessed	\$224,112

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	471
OPEN PORCH FINISHED	25

Permits				
Permit #	Description	Value	CO Date	Permit Date
17303	1236 BRIDLEBROOK DR: REROOF RESIDENTIAL-CBS [DEER RUN UNIT 07A]	\$12,500		11/22/2024
04045	REROOF	\$2,200		6/1/1995
03811	EQUIPMENT CHANGE OUT	\$950		6/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed

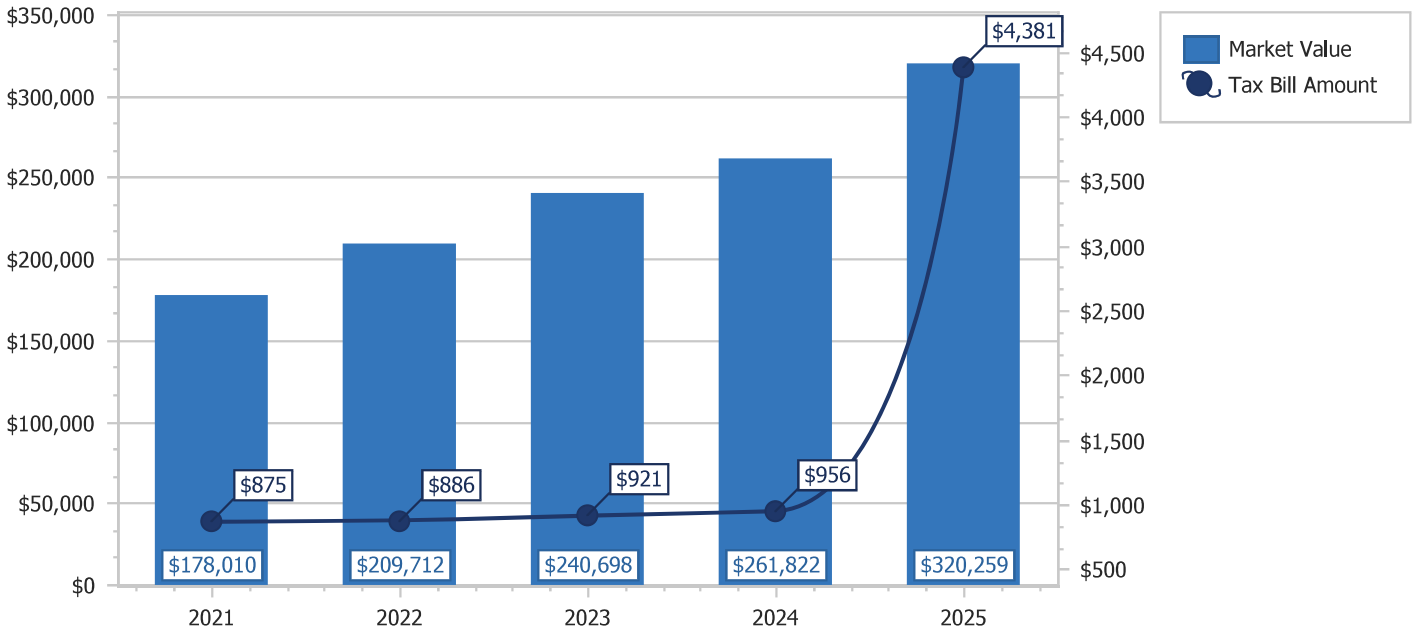
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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: 25 Zone: 259
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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Seminole County Variance

3-9-2026

I, Kolbi & Taylor Gubra
(print name), The owner of 464 Copperstone Cir, Casselberry FL 32707 which is the property to the rear of the applicant (1236 Bridlebrook Dr.) understand they are needing to request a rear yard setback of 11' instead of 15' to allow for a screen room with a patio cover to be constructed, and I do not have an issue with what they are trying to accomplish.

K.L.G. / Taylor Gubra
(Signature)

DATE: 3/26/26

Seminole County Variance

3-9-2026

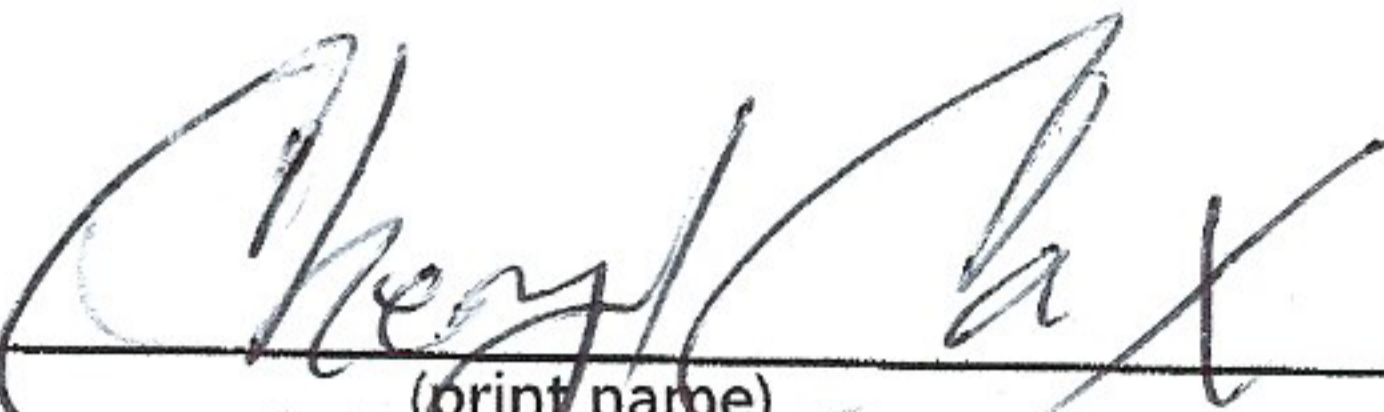
I, NICHOLAS A. ALDRIGHT,
(print name) The owner of 1232 Bridlebrook Dr, Casselberry FL 32707 which is the property to the left of the applicant (1236 Bridlebrook Dr.) understand they are needing to request a rear yard setback of 11' instead of 15' to allow for a screen room with a patio cover to be constructed, and I do not have an issue with what they are trying to accomplish.

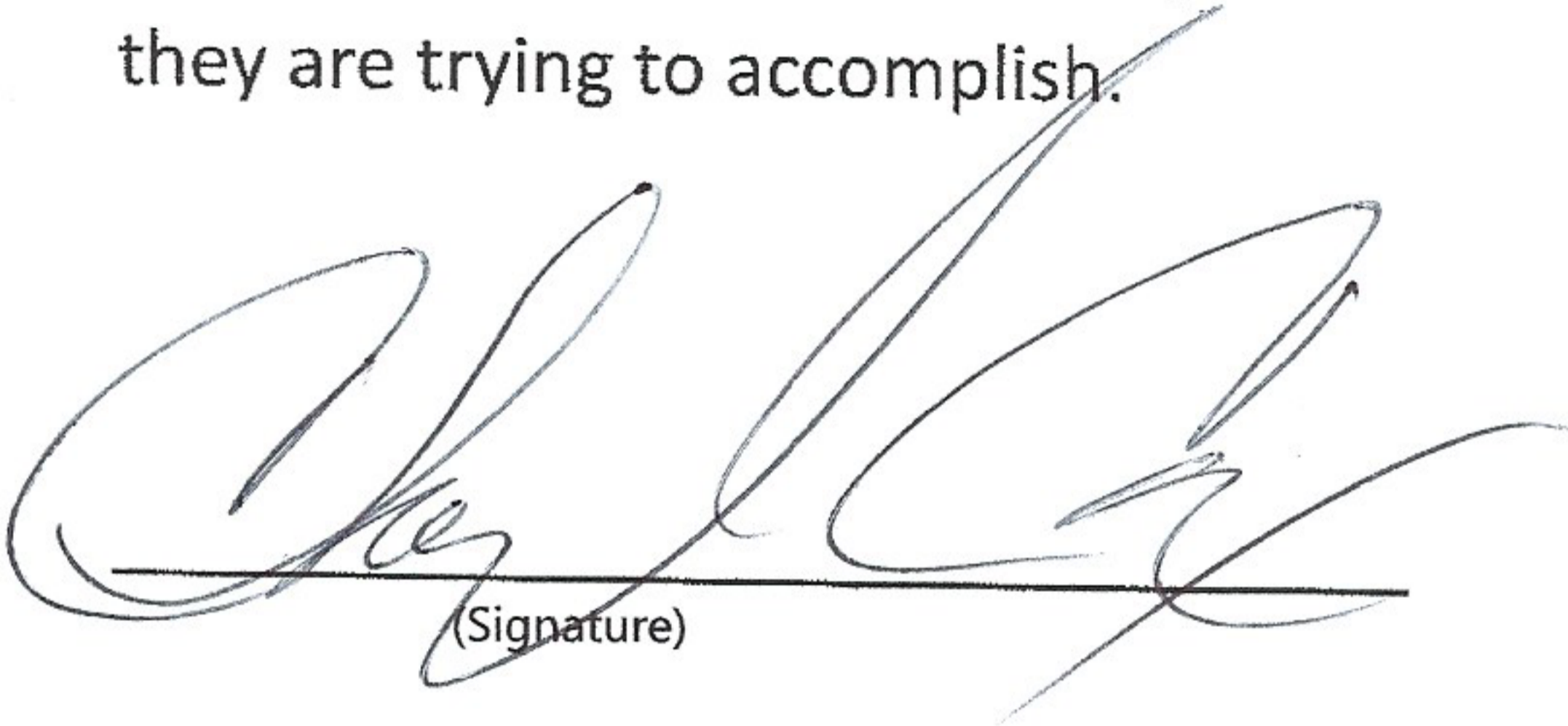

(Signature)

DATE: 3/20/2026

Seminole County Variance

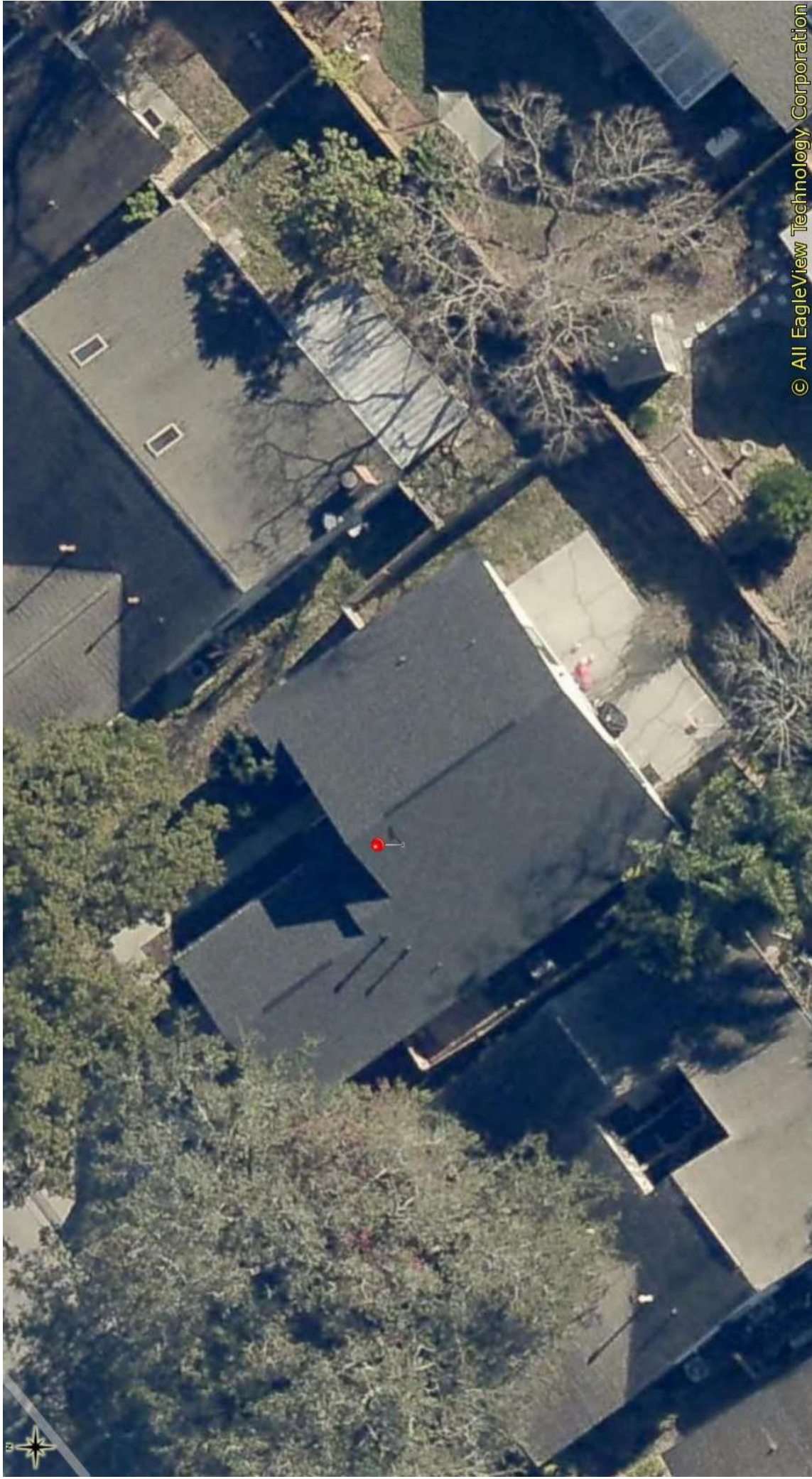
3-9-2026

I, , The owner of 1240 Bridlebrook Dr, Casselberry FL 32707 which is the property to the right of the applicant (1236 Bridlebrook Dr.) understand they are needing to request a rear yard setback of 11' instead of 15' to allow for a screen room with a patio cover to be constructed, and I do not have an issue with what they are trying to accomplish.


(Signature)

DATE: 3/20/2026

Murray- Backyard 1



© All EagleView Technology Corporation

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

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

LOT 75 DEER RUN UNIT 7A PB 26 PGS 91

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

A. FINDINGS OF FACT

Property Owner: MARJORIE MURRAY
1236 BRIDLEBROOK DR
CASSELBERRY, FL 32707

Project Name: BRIDLEBROOK DR (1236)

Requested Variance:

A rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district. The findings reflected in the record of the April 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

LOT 75 DEER RUN UNIT 7A PB 26 PGS 91

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

A. FINDINGS OF FACT

Property Owner: MARJORIE MURRAY
1236 BRIDLEBROOK DR
CASSELBERRY, FL 32707

Project Name: BRIDLEBROOK DR (1236)

Variance Approval:

Request for a rear yard setback variance from fifteen (15) feet to eleven (11) feet for a screen room in the PD (Planned Development) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the screen room (12' x 25') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

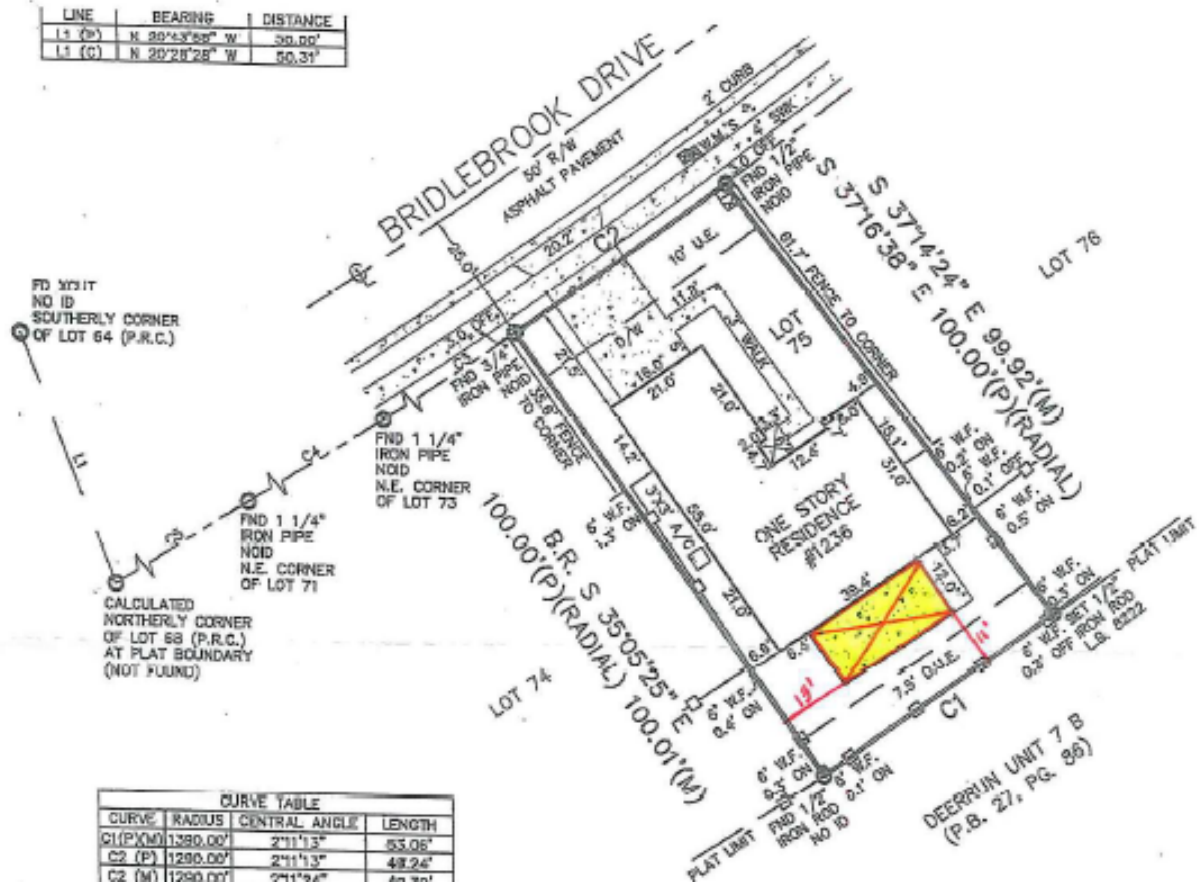
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0321

Title:

2180 Chapman Woods Place - Request for an accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district; BV2026-023 (Susan Holtrey, Applicant) District 1 - Dallari (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for an accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district; or
2. Approve the request for an accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Chapman Woods 5 Acre Development subdivision
- The proposed structure to be constructed will be 48' x 40 (1920 sqft).
- Letters of support have been received from the adjacent neighbors.
- The applicant applied for the appropriate building permit (#26-00000503), and at that time, it was determined that a size variance would be required.
- Section 30.6.1.2(e) of the Seminole County Land Development Code states:
Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural

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

- 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 structure can be reduced to meet the required size; therefore, the variance requested is not the minimum variance that will make possible the reasonable use of the land, building, or structure. Section 30.3.3.2(b)(5)

Staff Conclusion:

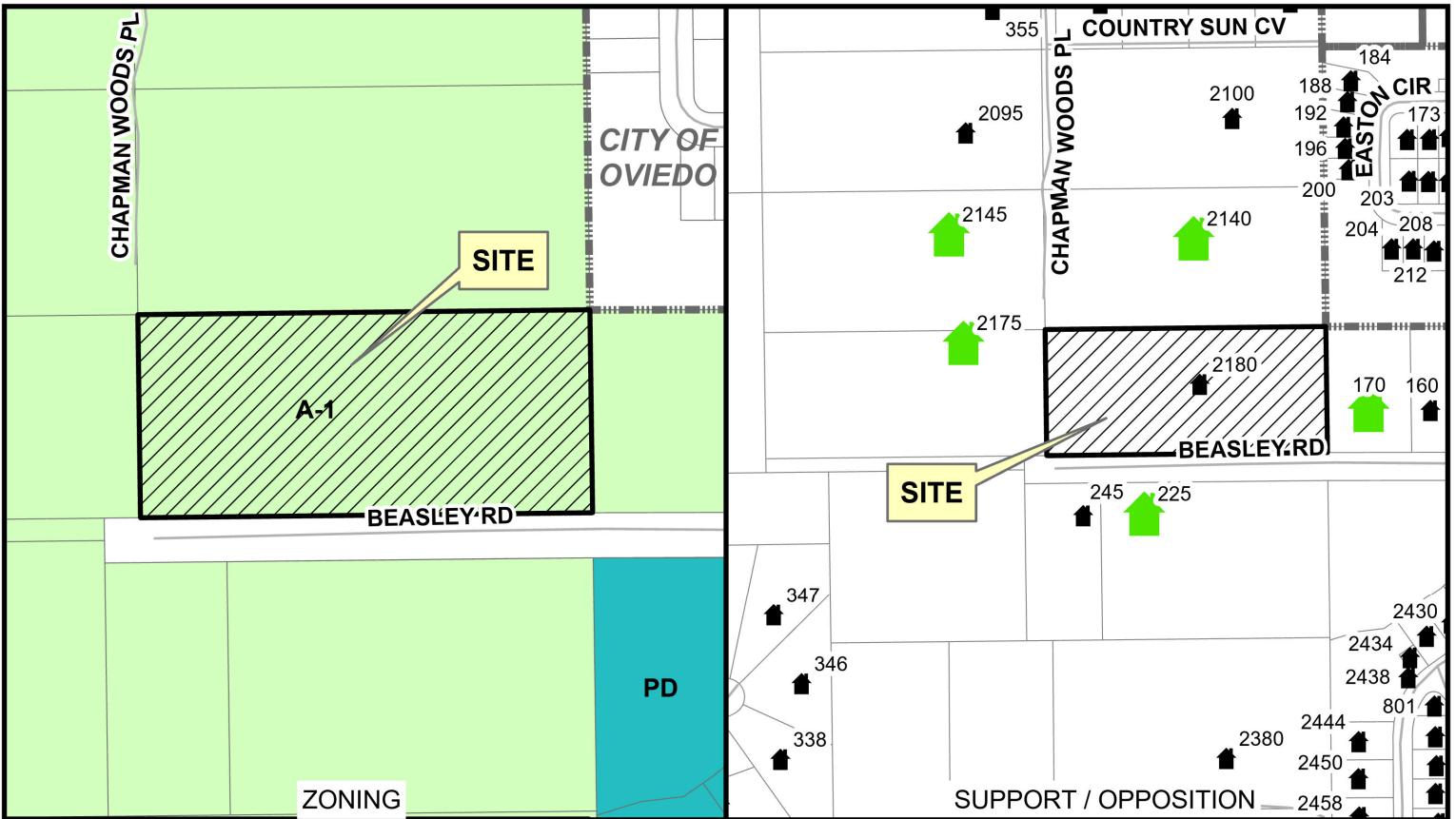
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue

hardship.

Staff Recommendation:

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

1. Any variance granted will apply only to the pole barn 48' x 40' 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.

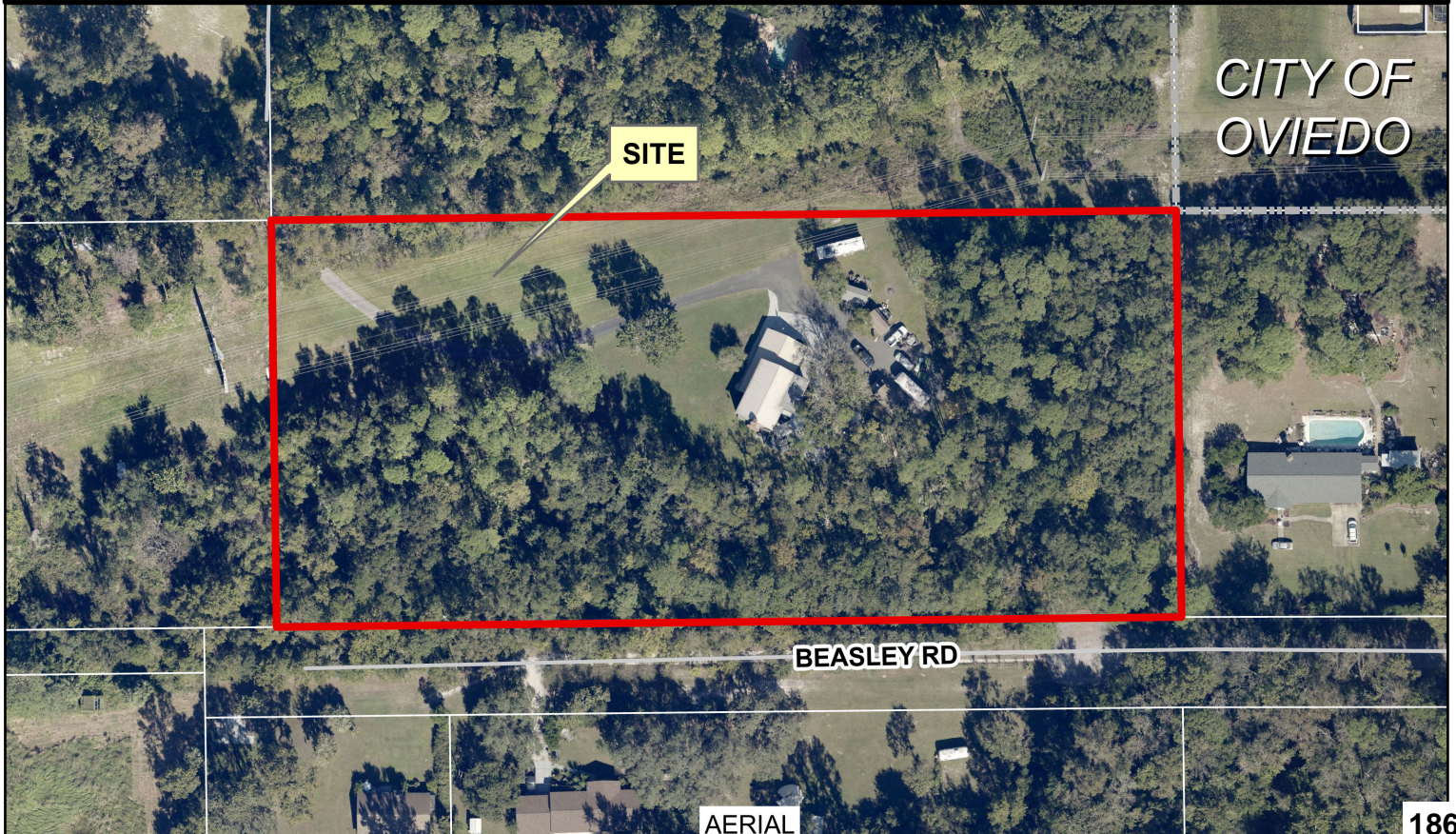


Susan & Carlton Holtrey
 2180 Chapman Wood Pl
 Oviedo FL 32765

SEMINOLE COUNTY BOA
 APRIL 27, 2026

A-1
 PD

n/a
 Support
 Oppose



VARIANCE CRITERIA

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

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

Our A-1 zoned property is part of a 40 ac tract developed in the late 70s. All owners purchased because of the A-1 zoning and the flexibility/space to have animals, gardening, motorcycles/4 wheelers, etc We have been extremely good stewards of the land. We started looking many years ago to find the best product to utilize and the right party to build it. This 50% restriction was not in place, nor mentioned as being considered, when we first reviewed county provisions. All our neighbors are fully supportive of our plans and our intended uses.

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

We were totally unaware this type of restriction would even be considered on 5 acre tracts. Most contractors we talked with, advised we did not have to pull a permit, with 5 acres and an A-1 zoning but we continued to search for a licensed GC and go about the permitted path. That's when we found out about the restriction. Our property area, with sheds and this potential pole barn, is very complementary to the appeal of Seminole County.

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 do not feel any special privileges will be felt. Most owners of larger tracts have numerous pole barns, detached garages, sheds, etc. so that they can properly maintain their land. We and our neighboring property owners even maintain our private Chapman Woods Place road, which abuts Chapman Road. The County had no problem with our group of homeowners during that extensive road widening years ago!

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.

As mentioned above, implementing this limitation would greatly impede our enjoyment and preservation of our property. Our vehicles, tractor and implements will deteriorate more quickly unprotected creating much greater costs. The area the pole barn will be located in will look very nice.

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

We need to construct a 40' by 48' pole barn/accessory structure to accommodate all that is desired to be protected. Current regulations would only allow a structure half the size of the planned pole barn!! We believe current regs would allow us to construct two adjacent 20x48 pole barns but that would be inefficient, MUCH more expensive and much less attractive. Please help us continue to be good stewards.

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

The pole barn will be in the rear of our home, far from any neighbors or any public streets and is extremely reasonable for owners of larger tracts of land who want to preserve their assets. It will make our lives easier and the property even more attractive. It will not impose on neighbors, the grandchildren's playhouse or treehouse!

Property Record Card



Parcel: **28-21-31-302-002F-0000**
 Property Address: **2180 CHAPMAN WOODS PL OVIEDO, FL 32765**
 Owners: **HOLTREY, SUSAN B; HOLTREY, CARLTON E**
 2026 Market Value \$409,252 Assessed Value \$229,251 Taxable Value \$177,840
 2025 Tax Bill \$2,494.67 Tax Savings with Exemptions \$3,122.42
 The 4 Bed/3 Bath Single Family property is 2,184 SF and a lot size of 4.57 Acres

Parcel Location



Site View



Parcel Information

Parcel	28-21-31-302-002F-0000
Property Address	2180 CHAPMAN WOODS PL OVIEDO, FL 32765
Mailing Address	2180 CHAPMAN WOODS PL OVIEDO, FL 32765-8611
Subdivision	CHAPMAN WOODS 5 ACRE DEVELOPMENT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$214,052	\$216,906
Depreciated Other Features	\$4,410	\$2,940
Land Value (Market)	\$190,790	\$190,790
Land Value Agriculture	\$0	\$0
Just/Market Value	\$409,252	\$410,636
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$180,001	\$187,412
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$229,251	\$223,224

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,617.09
Tax Bill Amount	\$2,494.67
Tax Savings with Exemptions	\$3,122.42

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
HOLTREY, SUSAN B - Tenancy by Entirety
HOLTREY, CARLTON E - Tenancy by Entirety

Legal Description

SEC 28 TWP 21S RGE 31E
S 1/2 OF SE 1/4 OF NE 1/4
OF NE 1/4 (LESS S 33 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$229,251	\$51,411	\$177,840
Schools	\$229,251	\$25,000	\$204,251
FIRE	\$229,251	\$51,411	\$177,840
ROAD DISTRICT	\$229,251	\$51,411	\$177,840
SJWM(Saint Johns Water Management)	\$229,251	\$51,411	\$177,840

Sales

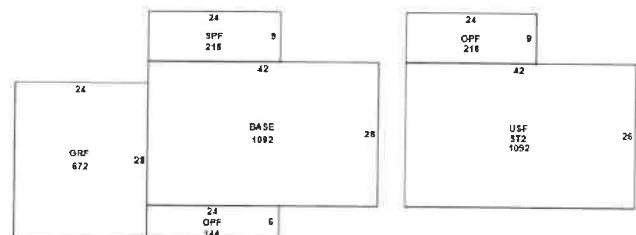
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2016	\$59,000	08703/1827	Improved	No
QUIT CLAIM DEED	4/1/1984	\$100	01538/1887	Improved	No
WARRANTY DEED	5/1/1979	\$15,000	01222/1306	Vacant	Yes

Land

Units	Rate	Assessed	Market
3 Acres	\$63,500/Acre	\$190,500	\$190,500
0.35 Acres	\$500/Acre	\$175	\$175
1.15 Acres	\$100/Acre	\$115	\$115

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft ²)	1092
Total Area (ft ²)	3432
Constuction	SIDING GRADE 3
Replacement Cost	\$285,402
Assessed	\$214,052



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	672
OPEN PORCH FINISHED	216
OPEN PORCH FINISHED	144
SCREEN PORCH FINISHED	216
UPPER STORY FINISHED	1092

Permits				
Permit #	Description	Value	CO Date	Permit Date
07864	2180 CHAPMAN WOODS PL: EZ MECHANICAL - RESIDENTIAL- [CHAPMAN WOODS]	\$9,802		5/23/2025
10670	2180 CHAPMAN WOODS PL: EZ MECHANICAL - RESIDENTIAL- [CHAPMAN WOODS]	\$8,465		7/6/2023
07832	2180 CHAPMAN WOODS PL: WINDOW / DOOR REPLACEMENT- [CHAPMAN WOODS]	\$37,819		6/17/2022
03750	MECHANICAL	\$4,595		5/10/2013
09795	MECHANICAL	\$5,100		12/21/2010
12524	REROOF	\$9,100		11/27/2007
11397	ELECTRIC WIRING	\$0		12/1/2000

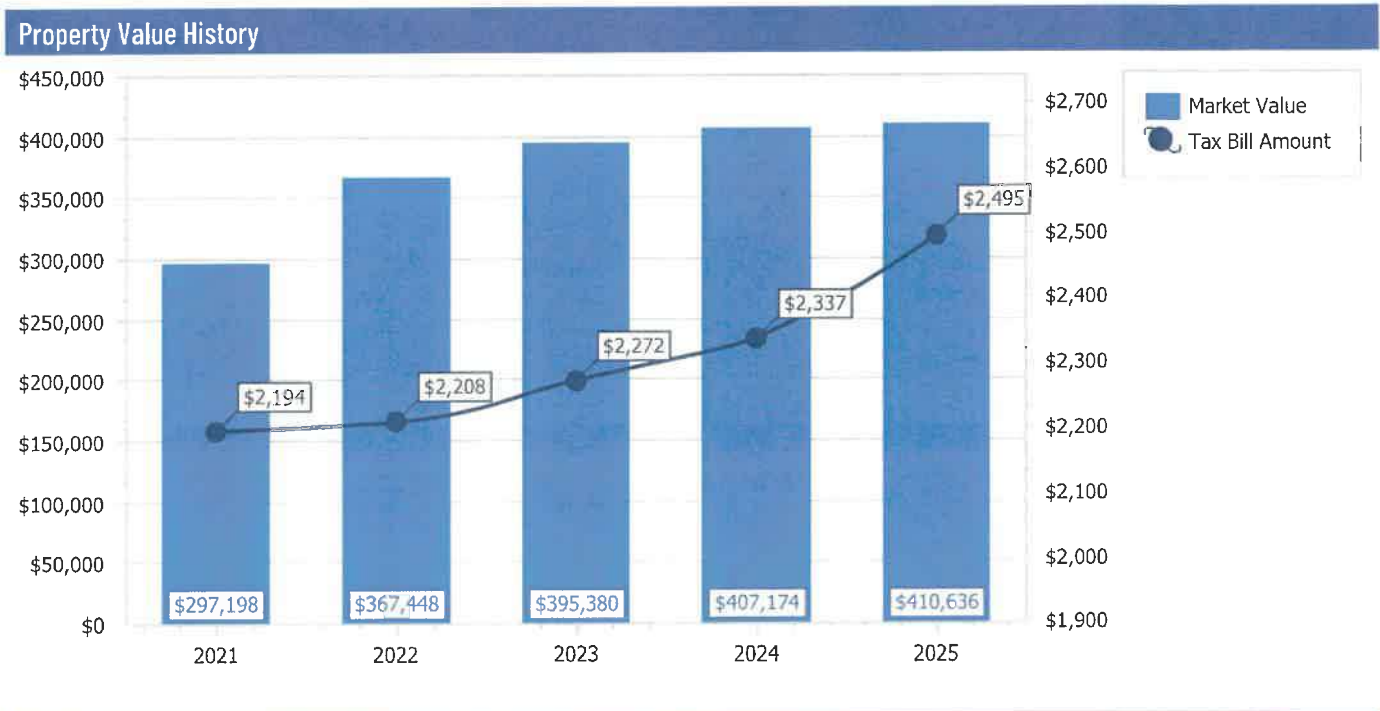
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1980	1	\$3,000	\$1,800
PATIO 1	1987	1	\$1,100	\$660
ACCESSORY BLDG 1	1987	1	\$1,250	\$750
SHED	2000	2	\$2,000	\$1,200

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771
407-665-7371

March 12, 2026

Seminole County Board of Adjustment,

I am writing this letter to express my support to my neighbors, Gene and Susan Holtry, who intend to construct an accessory structure on their property located at 2180 Chapman Woods Place in Oviedo.

Sincerely,



Matthew Veldhuis
2140 Chapman Woods Place
Oviedo FL 32765

March 11, 2026

Seminole County Planning & Development
1101 E First St.
Sanford, FL 32771

RE: Holtrey Variance Request
Permit #26-00000503

To Whom It May Concern:

I live at 170 W Beasley Rd, Oviedo. My property abuts Gene and Susan Holtrey's 5 acres at 2180 Chapman Woods Place, Oviedo, FL. I am aware they have been trying for years to build a 40x48 pole barn on the east side of their property to keep the tractor, RV and other items. I have no problem with that being built. I won't even be able to see the pole barn from my back yard due to all the trees and brush.

I support their request for a variance.

A handwritten signature in cursive script that reads "Maria Lee". The signature is written in black ink and is positioned above the printed name and address.

Maria Lee
170 W Beasley Road
Oviedo, FL 32765

March 12, 2026

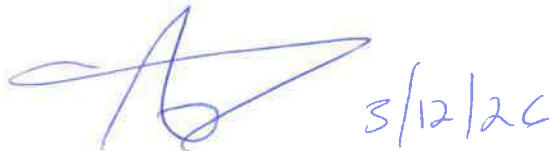
Seminole County Planning & Development
1101 E First St.
Sanford, FL 32771

RE: Variance Request
Permit #26-00000503

To Whom It May Concern:

My wife and I own 5 acres at 2175 Chapman Woods Place, Oviedo, in unincorporated Seminole Co. Our property abuts Gene and Susan Holtrey's 5 acres along their western boundary. Their address is 2180 Chapman Woods Pl., Oviedo.

We are aware of their plans to add a 40 'x48' pole barn to the rear of the property and have no problem whatsoever with the pole barn to be constructed. We support their request for a variance being considered.

A handwritten signature in blue ink, appearing to be 'Andrew Dickinson', followed by the date '3/12/26' written in the same ink.

Andrew Dickinson
2175 Chapman Woods Pl
Oviedo, FL 32765

From: Troy & Michelle Eggleston
225 Beasley Road
Oviedo, FL 32765
Ph: (407) 733-3302

March 11, 2026

To: Seminole County Planning & Zoning
1101 East 1st Street
Sanford, FL 32771

Re: Property: **2180 Chapman Woods PI, Oviedo, FL 32765**

Dear Planning & Zoning,

We are a neighboring property of Carlton (Gene) and Susan Holtrey who live at the above captioned address in Seminole County. We have absolutely no objections to them building a pole barn on their property, regardless of size, and fully support any and all variances they are requesting. Thank you for your time.

Sincerely,



Troy Eggleston



Michelle Eggleston

March 11, 2026

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

To Whom it May Concern:

I am a neighbor of Carlton (Gene) and Susan Holtrey who live at 2180 Chapman Woods Place, Oviedo, FL 32765. I have no objection to the building of a pole barn on their property and support the variance they are requesting. I live at 2145 Chapman Woods Place, Oviedo, FL 32765.

Thank you.



Candace Alison Hale

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

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

SEC 28 TWP 21S RGE 31E S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 (LESS S 33 FT)

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

A. FINDINGS OF FACT

Property Owner: SUSAN HOLTREY
2180 CHAPMAN WOODS PL
OVIEDO, FL 32765

Project Name: CHAPMAN WOODS PL (2180)

Requested Variance:

An accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district.

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

B. CONCLUSIONS OF LAW

Approval was sought to constructed a pole barn. 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, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

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

SEC 28 TWP 21S RGE 31E S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 (LESS S 33 FT)

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

A. FINDINGS OF FACT

Property Owner: SUSAN HOLTREY
2180 CHAPMAN WOODS PL
OVIEDO, FL 32765

Project Name: CHAPMAN WOODS PL (2180)

Variance Approval:

Request for an accessory structure size variance from 1092 square feet to 1920 square feet for a pole barn in the A-1 (Agricultural) district.

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

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pole barn (48' x 40') 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, 2026.

Notary Public

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

EXHIBIT A SITE PLAN

