



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, May 18, 2026

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

CONTINUED VARIANCES

1. **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)

Development Services - Planning and Development

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

VARIANCES

-
2. **Parcel 104, Washington Street** - Request for: (1) a lot size variance from 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2026-032 (Brian Singh, Applicant) District 5 - Herr (Hilary Padin, Project Manager) [2026-0398](#)
- Development Services - Planning and Development*
- Attachments:** [Site Plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Approval Development Order](#)
[Denial Development Order](#)
3. **818 Shriver Circle** - Request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2026-026 (Carlos & Miriam Rodriguez, Applicants) District 4 - Lockhart (Jealyan Moreno, Project Manager) [2026-0395](#)
- Development Services - Planning and Development*
- Attachments:** [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)
-

- 4. **418 Lake Boulevard** - Request for a west side street yard setback variance from twenty-five (25) feet to 8.75 feet for a carport conversion addition in the R-1AA (Single Family Dwelling) district; BV2026-027 (Yanina Genao, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager)

[2026-0396](#)

Development Services - Planning and Development

- Attachments:** [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Drawings](#)
[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: 2026-0333

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

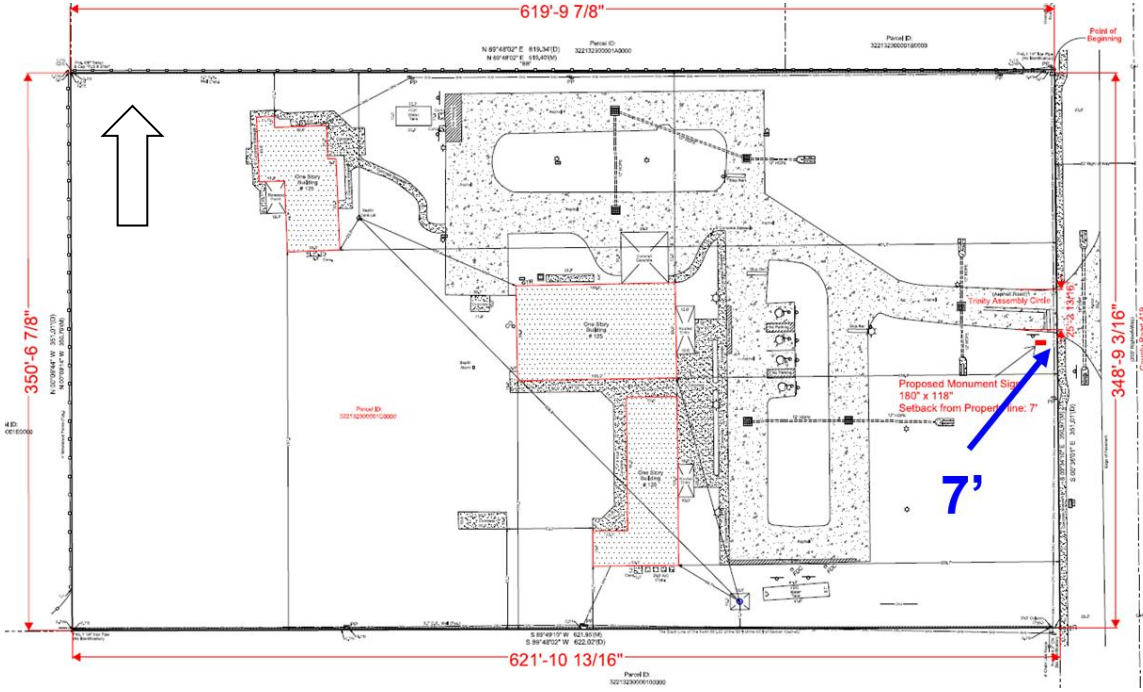
and failure to grant the variance would not result in an unnecessary and undue hardship.

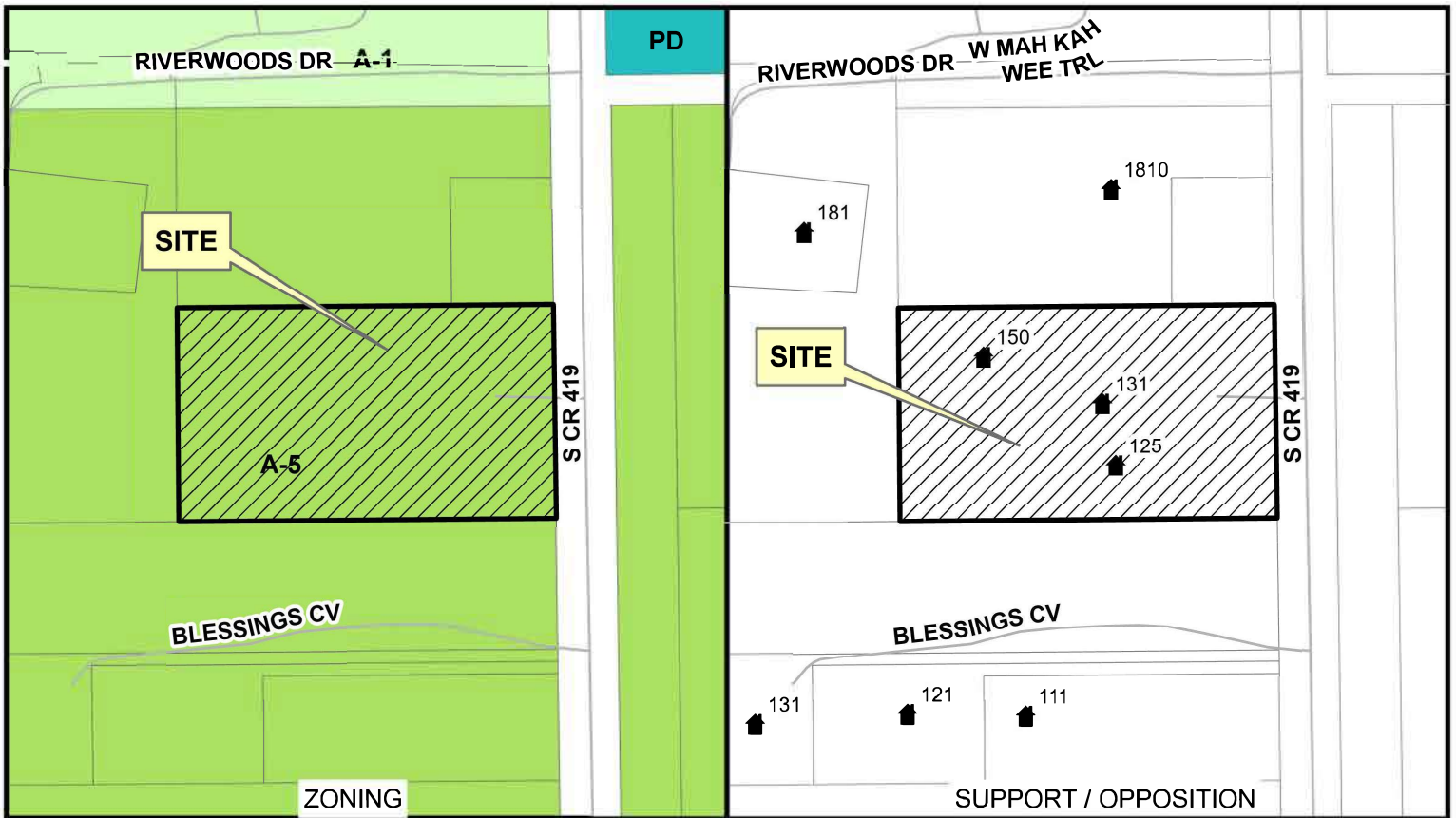
Staff Recommendation:

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



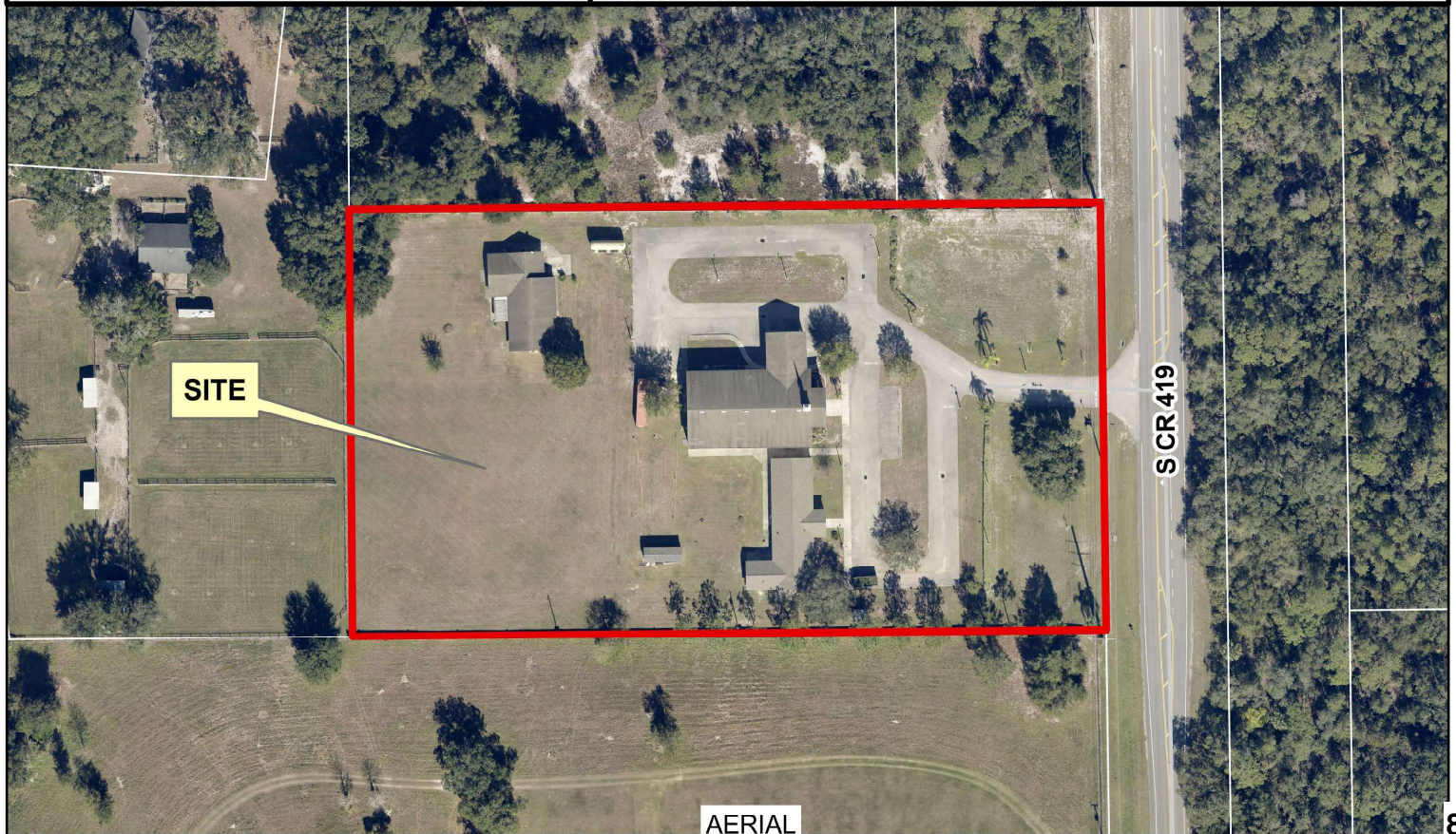


City Church of Orlando LLC
 125 Trinity Assembly Cir
 Chuluota FL 32766

SEMINOLE COUNTY BOA
 May 18, 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 |

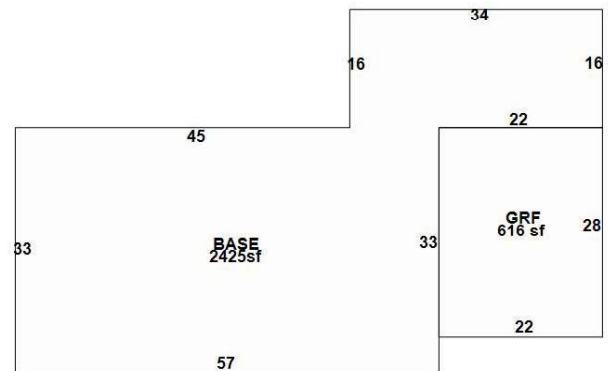
Land

| 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



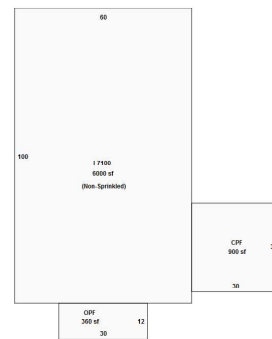
Building 1

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 |

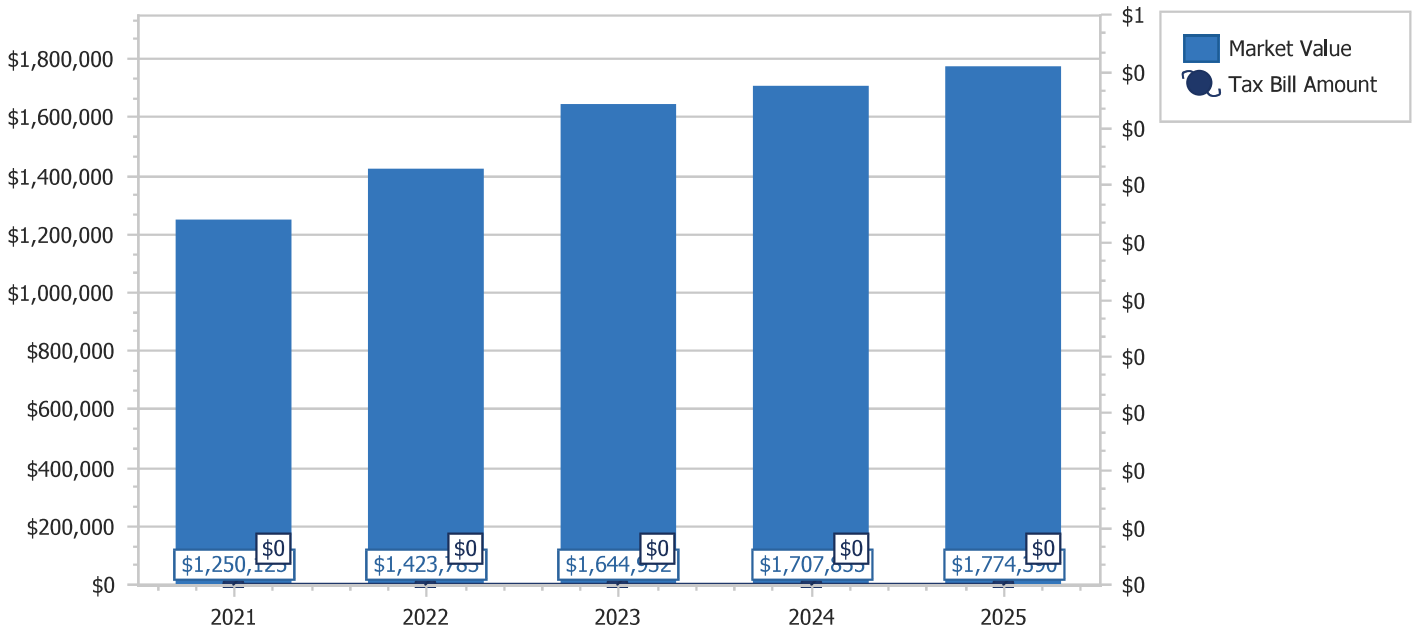
| Zoning | |
|-----------------|-----------|
| Zoning | A-5 |
| Description | Rural-5Ac |
| Future Land Use | R5 |
| Description | Rural-5 |

| 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



Copyright 2026 © Seminole County Property Appraiser

From: [PlanDesk](#)
To: [Padin, Hilary](#)
Subject: FW: 125 S County Road 419, City Church, Sign Variance
Date: Monday, May 4, 2026 10:08:31 AM

Good morning,

Please see below.

Thank you!

Karina Snell
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

-----Original Message-----

From: Rmellor535 <rmellor535@aol.com>
Sent: Monday, May 4, 2026 10:06 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: 125 S County Road 419, City Church, Sign 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

We would like to go one record as objecting to the Variance request by White Sign Company for City Church located at 125 S County Road 419, Chuluota, FL 32766. While nothing can be done regarding the design and size of the sign, which does not seem appropriate for a rural area, its placement IS something that can be corrected. Please deny the Variance to leave it in the current location and require that it be relocated to ten feet from the road.

Respectfully,
Robert and Kathleen Mellor
2535 S County Road 419
Chuluota, Florida 32766



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

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 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 Meador | Chuluota | | 407-365-346 | <i>[Signature]</i> |
| 6 | Stephen Reilly | " | | 407-365-5000 | <i>[Signature]</i> |
| 7 | Jeremy Fopson | 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

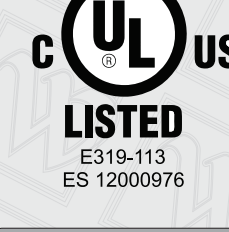
DESIGNER: Ali, Fernando

SALES REP : Jacob Pippin

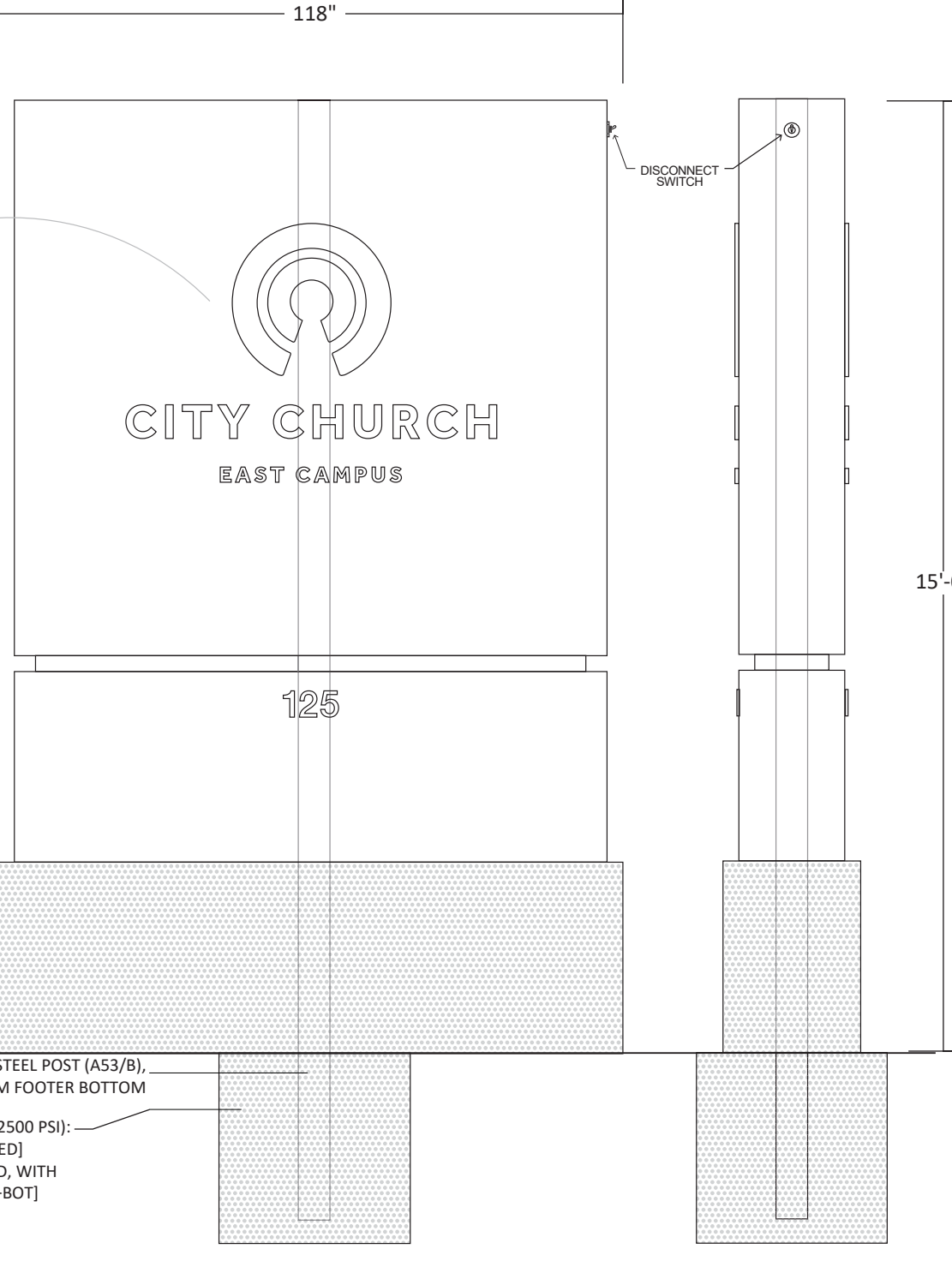
125 Trinity Assembly Cir Chuluota, Florida 32766

SINGLE SIDED
 DOUBLE SIDED
 ILLUMINATED
 NON ILLUMINATED

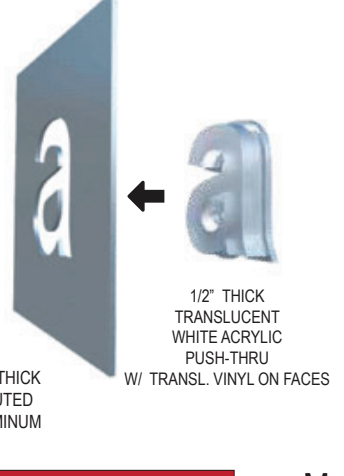
SQ FT:



www.whitesigncompany.com
 386-320-0623



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



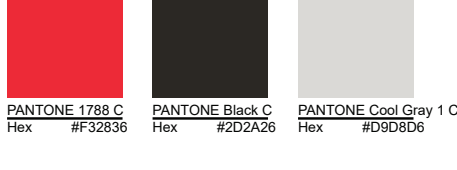
ELECTRICAL NOTES
 TOTAL AMPS: 1.1
 1-120V / 20 AMP CIRCUIT REQUIRED

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.

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]



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.

General • Design is in accordance with the requirements of the Fla Bldg Code 8th Ed (2023) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-19, AISC 360-16, ADM1-20, & NDS-18, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-20(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, UN.C.

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

TORNADO LOADS: Design for tornado Loads is NOT Required

1200 N Federal Hwy, #200
 Boca Raton, FL 33432
 1-888-371-3113
 Christian Langley
 Florida PE #67382
 Cert of Auth #11124



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 18, 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 May 18, 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 June, 2026.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On May 18, 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 May 18, 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 June, 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: 2026-0398

Title:

Parcel 104, Washington Street - Request for: (1) a lot size variance from 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2026-032 (Brian Singh, Applicant) District 5 - Herr (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 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; or
2. Deny the request for: (1) a lot size variance from 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is a legal parcel of record created prior to Seminole County’s subdivision regulations being adopted. However, the parcel does not meet the minimum lot size and lot width for the zoning district and requires variances to construct a single-family home on the site.

- 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 requirement is 8,400 square feet and the minimum width at building line requirement is 70 feet.
- There have not been any prior variances for the subject property.
- The subject property is located within the Midway Target Area

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:

- This parcel is a legal parcel of record established prior to the subdivision regulations; 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)
- This parcel was created prior to the subdivision regulations and prior to the

ownership of the applicant; therefore, special conditions and circumstances did not result from the actions of the applicant. Section 30.3.3.2(b)(2)

- The property existed prior to the creation of the subdivision regulations and retains entitlements to be built upon; 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 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. Section 30.3.3.2(b)(4)
- The established lot size and width cannot be expanded as the adjacent lots are not under common ownership; 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 adjacent properties 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:

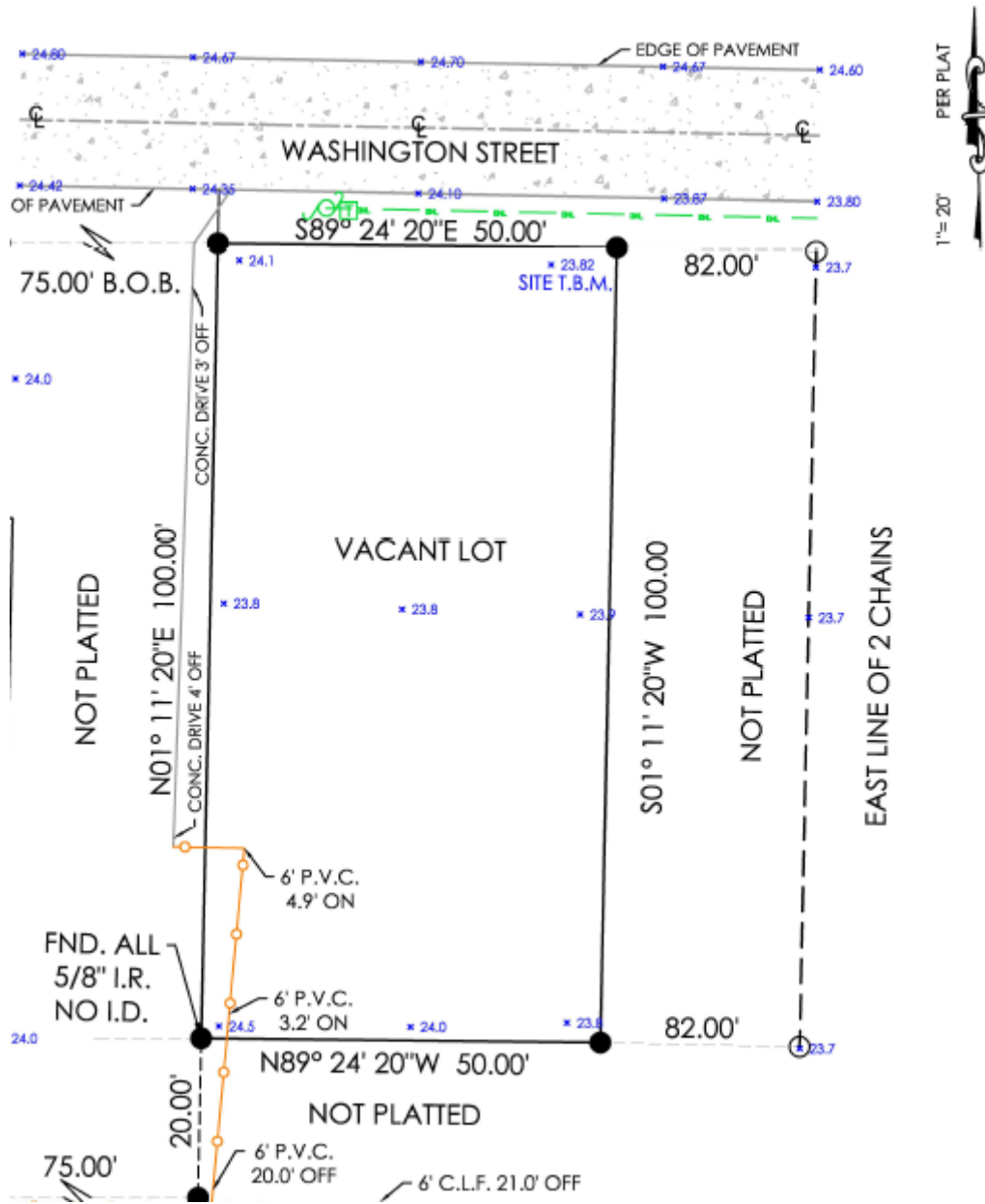
Based upon the foregoing findings, the requested variance is in the public interest and failure to grant the variance would result in an unnecessary and undue hardship.

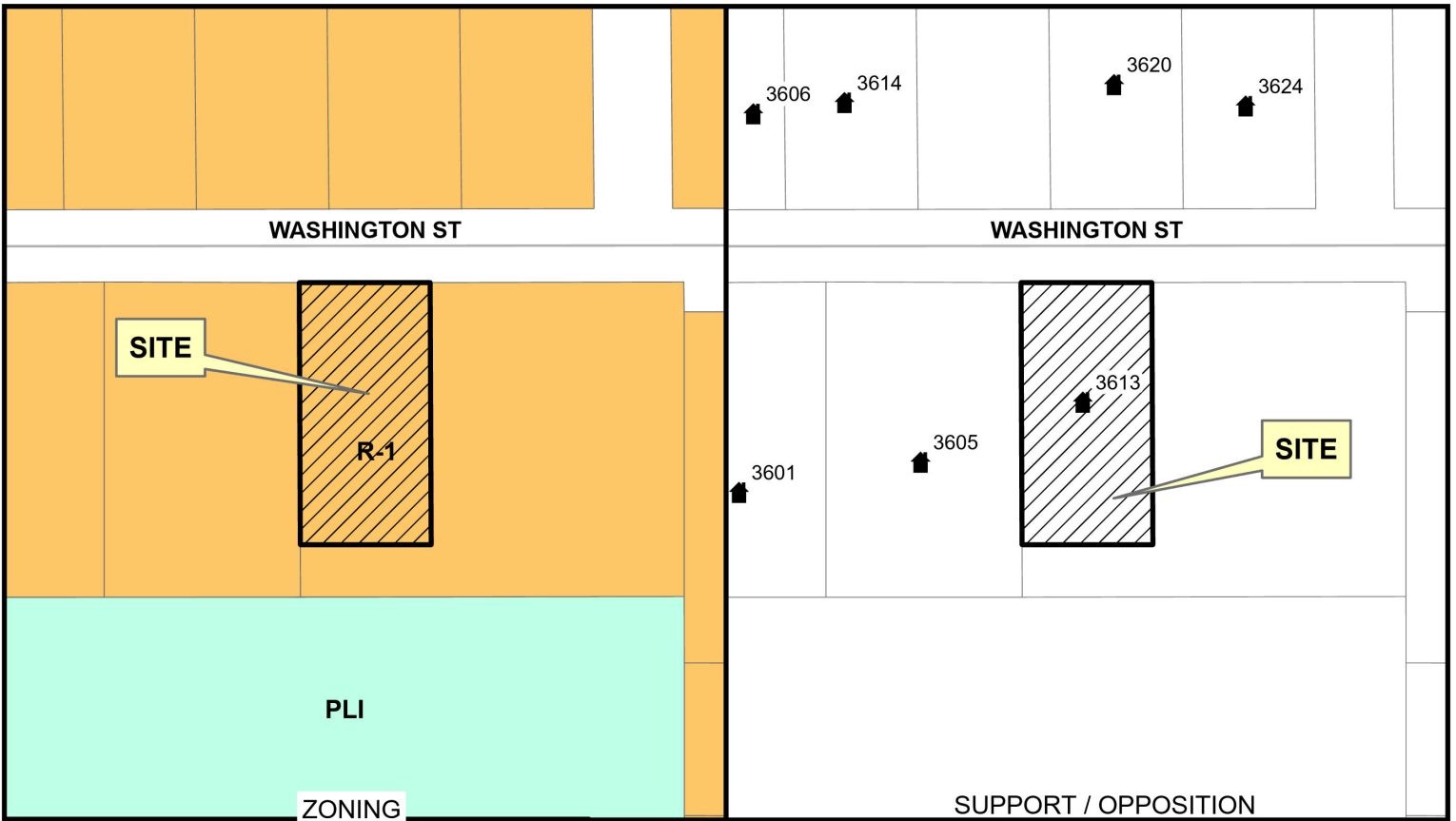
Staff Recommendation:

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.







WASHINGTON ST (LOT 104) VARIANCES





Amre Investments LLC
 3613 Washington St
 Sanford FL 32771

SEMINOLE COUNTY BOA
 MAY 18, 2026

| | | |
|---|---|--|
|  R-1 |  n/a |  |
|  PLI |  Support | |
| |  Oppose | |



VARIANCE CRITERIA

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

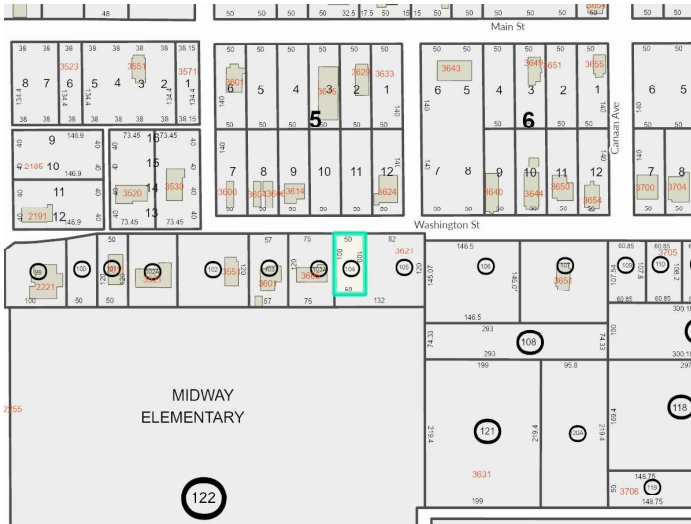
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
THERE IS NO SPECIAL CONDITION KNOWN TO THIS LOT. IT IS A PLAIN FLAT DRY LANDSCAPE THAT CAN TAKE ON A STRUCTURAL PROPERTY FOR HOUSING HUMANS.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
THERE IS NO SPECIAL CONDITION KNOWN TO EXIST THAT CAN BE ANY FINANCIAL BENEFIT TO THE COUNTY FOR REVENUE THEREFORE ACTION NEEDS TO BE TAKEN BY THE APPLICANT.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
WE HAVE NO INTENTION TO CONFER OR REQUEST ANY SPECIAL PRIVILEGES. WE INTEND TO STAY IN GUIDELINES BY COMPLYING ON APPROVED PLATFORMS.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
BECAUSE OF MY PROPERTY'S UNIQUE FEATURE, THE LITERAL APPLICATION OF VARIANCE PREVENTS ME FROM BUILDING; A RIGHT MY NEIGHBORS ALREADY EXERCISE. THIS CREATES AN UNDUE HARDSHIP BECAUSE IT RENDERS MY LAND UNUSABLE THROUGH NO FAULT OF MY OWN.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
I AM ONLY ASKING FOR EXACTLY WHAT I NEED TO BUILD A STANDARD SIZED HOUSE THAT FITS THE NEIGHBORHOOD; DUE TO THE UNIQUE SHAPE OF MY LAND PREVENTS ME FROM DOING IT ANY OTHER WAY.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
NO INJURY TOWARDS NEIGHBORHOOD CHARACTER, THE CHANGE WILL NOT AFFECT THE RESIDENTIAL NATURE OR SURROUNDING AREA. GRANTING THE VARIANCE WILL BE IN HARMONY BY NOT ALTERING ESSENTIAL CHARACTER OR DAMAGE SURROUNDING PROPERTY VALUES AND TO CREATE SAFETY.

Property Record Card



Parcel: 33-19-31-300-1040-0000
Property Address: 3613 WASHINGTON ST SANFORD, FL 32771
Owners: AMRE INVESTMENTS LLC
 2026 Market Value \$24,600 Assessed Value \$24,600 Taxable Value \$24,600
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$462.69
 Vacant Residential property has a lot size of 0.11 Acres

Parcel Location



Site View

Parcel Information

| | |
|-------------------|---|
| Parcel | 33-19-31-300-1040-0000 |
| Property Address | 3613 WASHINGTON ST SANFORD, FL 32771 |
| Mailing Address | PO BOX 550912 ORLANDO, FL 32855-1010 |
| 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) | \$24,600 | \$33,825 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$24,600 | \$33,825 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$1,578 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$24,600 | \$32,247 |

2025 Certified Tax Summary

| | |
|-----------------------------|----------|
| Tax Amount w/o Exemptions | \$462.69 |
| Tax Bill Amount | \$0.00 |
| Tax Savings with Exemptions | \$462.69 |

Owner(s)

Name - Ownership Type
AMRE INVESTMENTS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E N 100 FT OF W 50 FT
OF E 2 CH OF W 1/4 OF SE 1/4 OF SW 1/4

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|----------|---------------|----------|
| COUNTY GENERAL FUND | \$24,600 | \$0 | \$24,600 |
| Schools | \$24,600 | \$0 | \$24,600 |
| FIRE | \$24,600 | \$0 | \$24,600 |
| ROAD DISTRICT | \$24,600 | \$0 | \$24,600 |
| SJWM(Saint Johns Water Management) | \$24,600 | \$0 | \$24,600 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|------------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 6/20/2025 | \$29,000 | 10855/1341 | Vacant | Yes |
| WARRANTY DEED | 3/9/2023 | \$37,000 | 10404/0711 | Vacant | Yes |
| QUIT CLAIM DEED | 11/10/2021 | \$100 | 10123/0288 | Vacant | No |
| WARRANTY DEED | 6/18/2021 | \$45,000 | 09968/1181 | Vacant | Yes |
| TRUSTEE DEED | 9/26/2019 | \$7,000 | 09446/0559 | Vacant | No |
| QUIT CLAIM DEED | 5/1/2002 | \$100 | 04414/1010 | Vacant | No |
| WARRANTY DEED | 4/1/1997 | \$100 | 03223/0385 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|--------------------|------------------|----------|----------|
| 50 feet X 100 feet | \$800/Front Foot | \$24,600 | \$24,600 |

| 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 |
| | | | | |

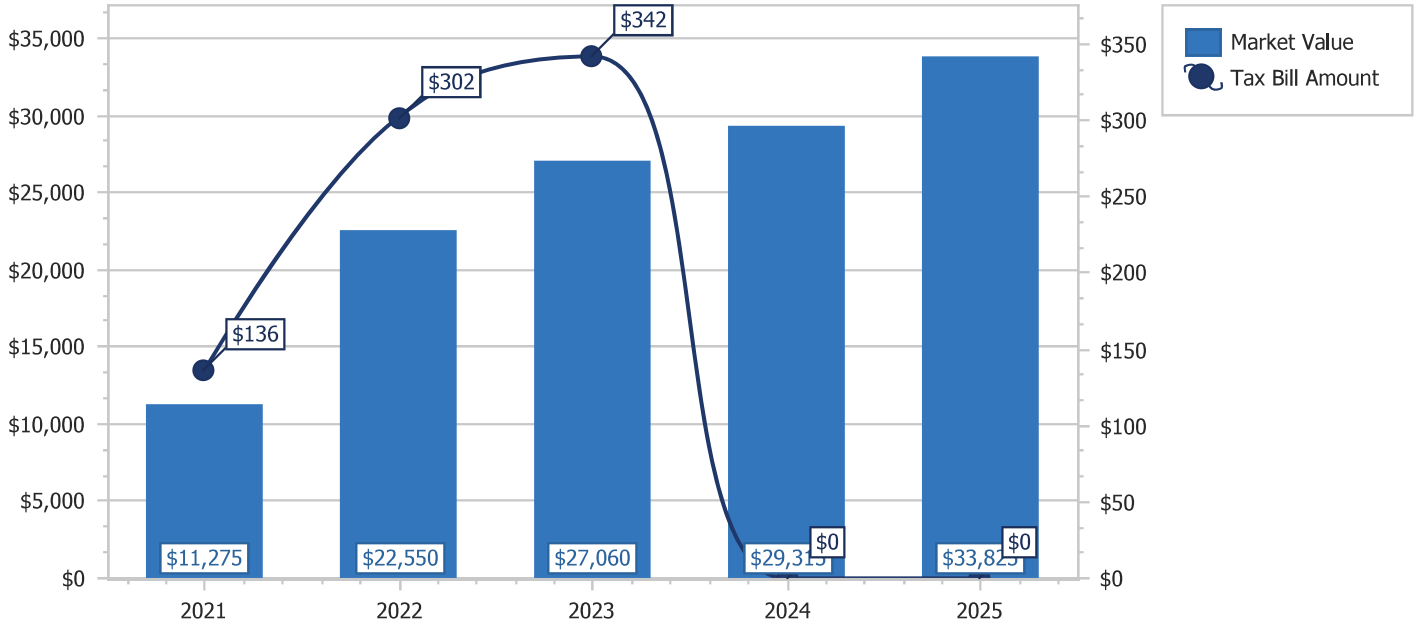
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1 |
| Description | Single Family-8400 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|------------|
| Elementary | Region 3 |
| Middle | Millennium |
| 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 10 |

| Utilities | |
|----------------|-------------------------|
| Fire Station # | Station: 41 Zone: 411 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Midway Canaan Utilities |
| Sewage | Midway Canaan Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 19S RGE 31E N 100 FT OF W 50 FT
OF E 2 CH OF W 1/4 OF SE 1/4 OF SW 1/4

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

A. FINDINGS OF FACT

Property Owner: AMRE INVESTMENTS LLC
PO BOX 550912
ORLANDO, FL 32855

Project Name: WASHINGTON ST (LOT 104)

Variance Approval:

Request for: (1) a lot size variance from 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 18, 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 June, 2026.

Notary Public

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

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 19S RGE 31E N 100 FT OF W 50 FT
OF E 2 CH OF W 1/4 OF SE 1/4 OF SW 1/4

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

A. FINDINGS OF FACT

Property Owner: AMRE INVESTMENTS LLC
PO BOX 550912
ORLANDO, FL 32855

Project Name: WASHINGTON ST (LOT 104)

Requested Variances:

(1) A lot size variance from 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 18, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to grant minimum lot size and lot width at the building line variances for a parcel of record. 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 June, 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: 2026-0395

Title:

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

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

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

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

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

Staff Findings:

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

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

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

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

Staff Conclusion:

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

Staff Recommendation:

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

variance, staff recommends the following conditions of approval:

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

PERRY SURVEYING

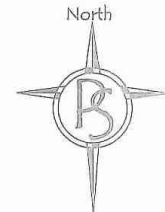
4566 Orange Boulevard • Suite 1006 • Sanford, FL 32771 • VOICE: 407.815.7065 • frontdesk@perrysurveying.com

Legal Description

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

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

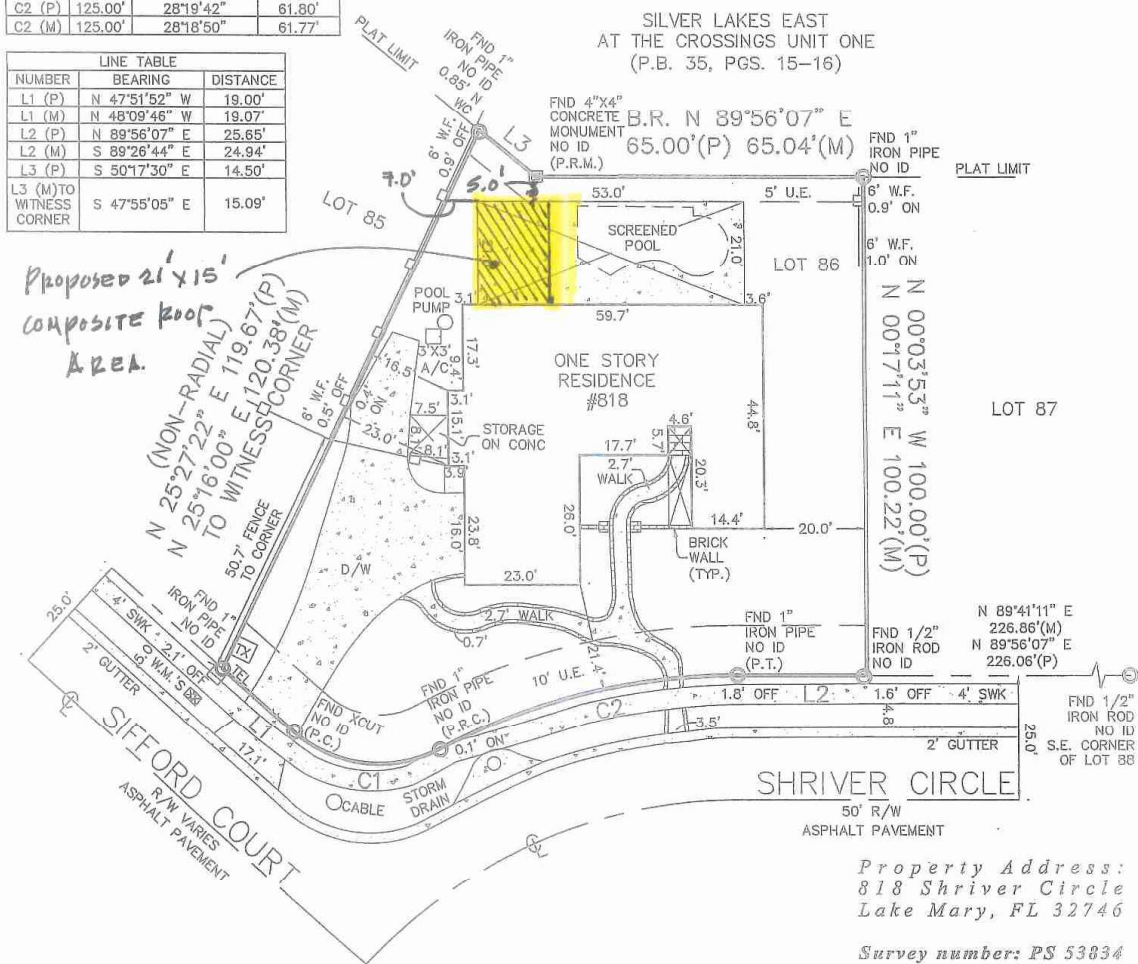
Certified to:
 Carlos A. Rodriguez; Miriam E. Rodriguez; Leading Edge Title of Central Florida, LTD; Fidelity National Title Insurance Company; United Wholesale Mortgage, LLC, its successors and/or assigns.



SCALE: 1"=30'

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

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



Property Address:
 818 Shriver Circle
 Lake Mary, FL 32746

Survey number: PS 53834

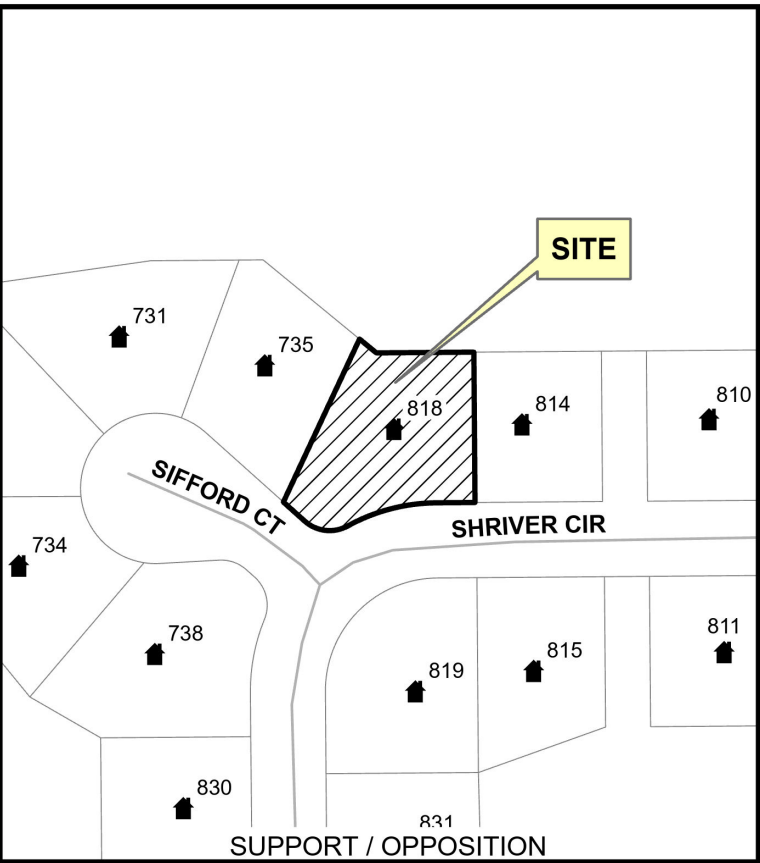
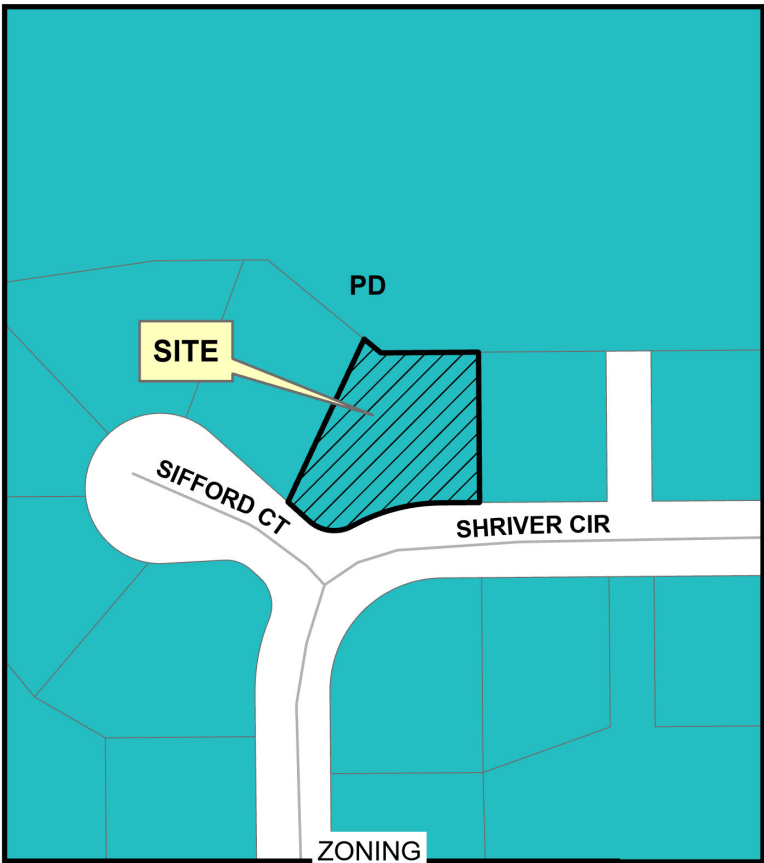
| LEGEND | |
|--------|------------------------------|
| | Wire Fence |
| | Wood Fence |
| | Overhead Utilities |
| | Power Pole |
| | Water Meter |
| | Electrical Facility |
| | Asphalt |
| | Block Wall |
| | Brick/Pavers |
| | Concrete/Hard Surface |
| | Covered Area |
| | Centerline |
| | Central Angle/Delta |
| | Line Break Not to Scale |
| | Air Conditioner |
| | Bearing Reference |
| | Benchmark |
| | Building Occupies Corner |
| | Cable Riser |
| | Calculated |
| | Chain Link Fence |
| | Chord |
| | Chord Bearing |
| | Conc. Block & Stucco |
| | Concrete |
| | Concrete Monument |
| | Covered |
| | Description or Oesd |
| | 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 |
| | Field |
| | Licensed Business |
| | Field Measure |
| | Manhole |
| | Non-Radial |
| | Official Records Book |
| | On Property Line |
| | Page |
| | Vinyl Fence |
| | Pavement |
| | Permanent Control Point |
| | Permanent Reference Monument |
| | Plot |
| | Plat Book |
| | Pool Equipment |
| | Point of Beginning |
| | Point of Commencement |
| | Point of Compound Curve |
| | Point of Curvature |
| | Point of Intersection |
| | Point of Reverse Curvature |
| | Point of Tangency |
| | Point on Line |
| | Property Line |
| | Record |
| | Right of Way |
| | Set Iron Rod & Cap |
| | Set Nail & Disc |
| | Sidewalk |
| | Telephone Facilities |
| | Top of Bank |
| | 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 hereon that may effect this property.
 - Only visible encroachments located.
 - This is a BOUNDARY SURVEY unless otherwise noted.
 - This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - THIS SURVEY IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION OF ANY KIND. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COMPANY OR SURVEYOR.
 - Unless otherwise noted, flood zone information provided by others.
 - Septic tank and drainfield location shown hereon is APPROXIMATE and are based upon visual location only.
 - Fence and/or wall locations along property lines may be exaggerated for clarity. Ownership of fences is not known or determined.
 - This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, 21 of the Florida Administrative Code, Section 1000.001, F.A.C.
 - This survey is accurate to the nearest tenths (0.1) and hundredths (0.01) of feet.



Louis R. Ramirez PROFESSIONAL SURVEYOR AND MAPPER LS 6304 LB 0222
 Gregory S. Locklin PROFESSIONAL SURVEYOR AND MAPPER LS 5619 LB 0223
 Jeffrey S. Hattendorf PROFESSIONAL SURVEYOR AND MAPPER LS 6193 LB 0232

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



Carlos & Miriam Rodriguez
 818 Shriver Cir
 Lake Mary FL 32746

SEMINOLE COUNTY BOA
 MAY 18, 2026



VARIANCE CRITERIA

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

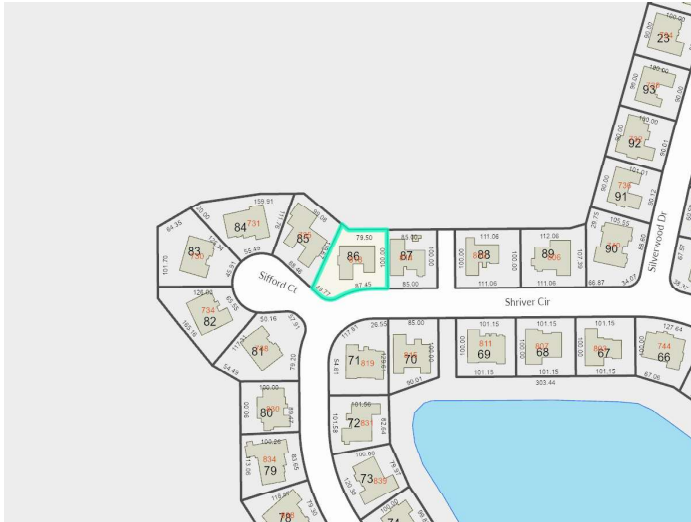
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
EXISTING SETBACK FOR EXISTING POOL ENCLOSURE IS 5 FT FROM REAR PROPERTY LINE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

Property Record Card



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

Parcel Location



Site View



19203050500000860 02/01/2024

Parcel Information

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

Value Summary

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

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

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

Legal Description

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

Taxes

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

Sales

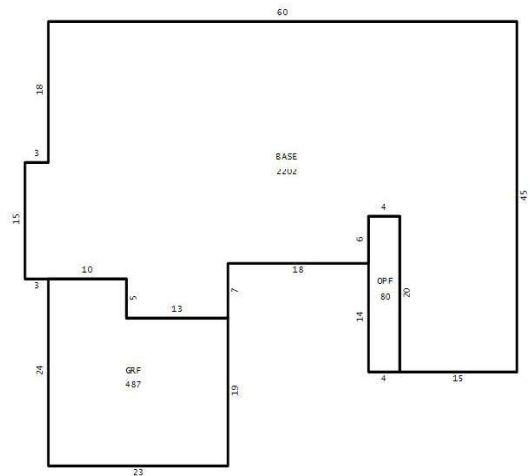
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|------------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 12/30/2025 | \$565,000 | 10962/0317 | Improved | Yes |
| WARRANTY DEED | 1/1/1993 | \$164,900 | 02540/1502 | Improved | Yes |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

Land

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

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

* Year Built = Actual / Effective



Building 1

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

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

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

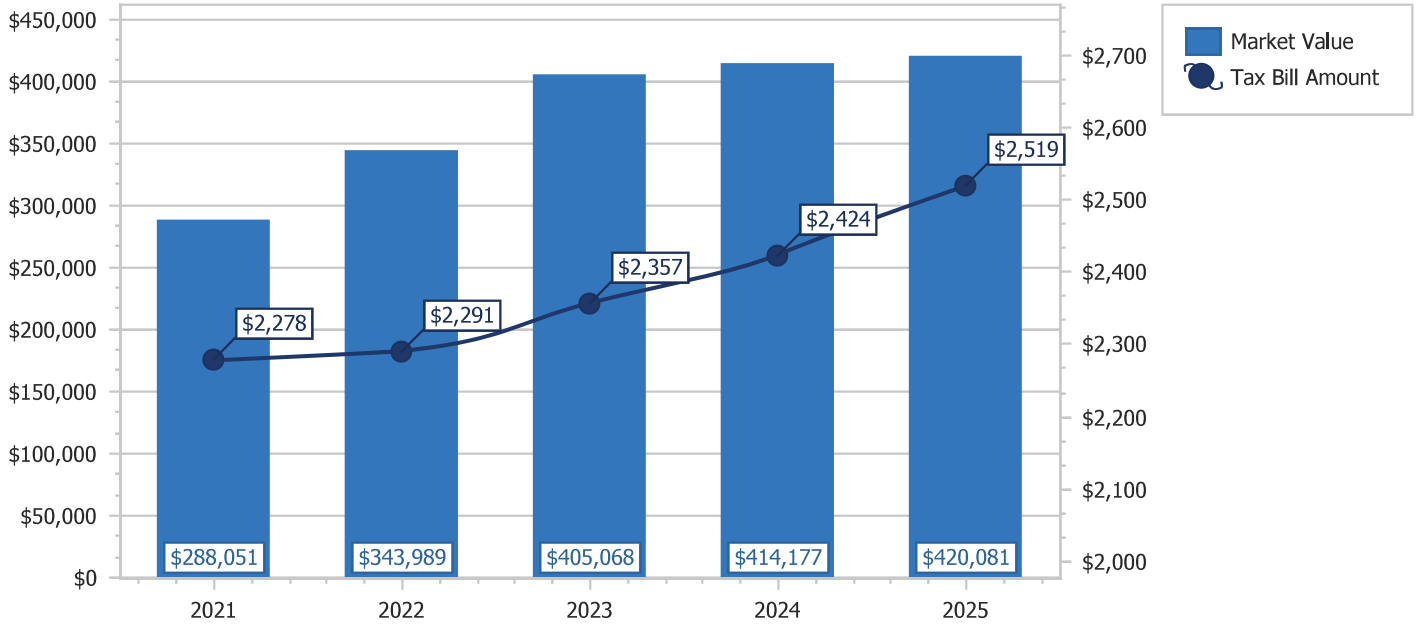
| Zoning | |
|-----------------|---------------------|
| Zoning | PD |
| Description | Planned Development |
| Future Land Use | PD |
| Description | Planned Development |

| School Districts | |
|------------------|-----------------|
| Elementary | Longwood |
| Middle | Greenwood Lakes |
| High | Lake Mary |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 36 - Rachel Plakon |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 24 |

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: SHRIVER CIR (818)

Requested Variance:

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

The findings reflected in the record of the May 18, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

A. FINDINGS OF FACT

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

Project Name: SHRIVER CIR (818)

Variance Approval:

Request for a rear yard setback variance from fifteen (15) feet to five (5) feet for a screen room in the PD (Planned Development) district. The findings reflected in the record of the May 18, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the screen room (21' x 15') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

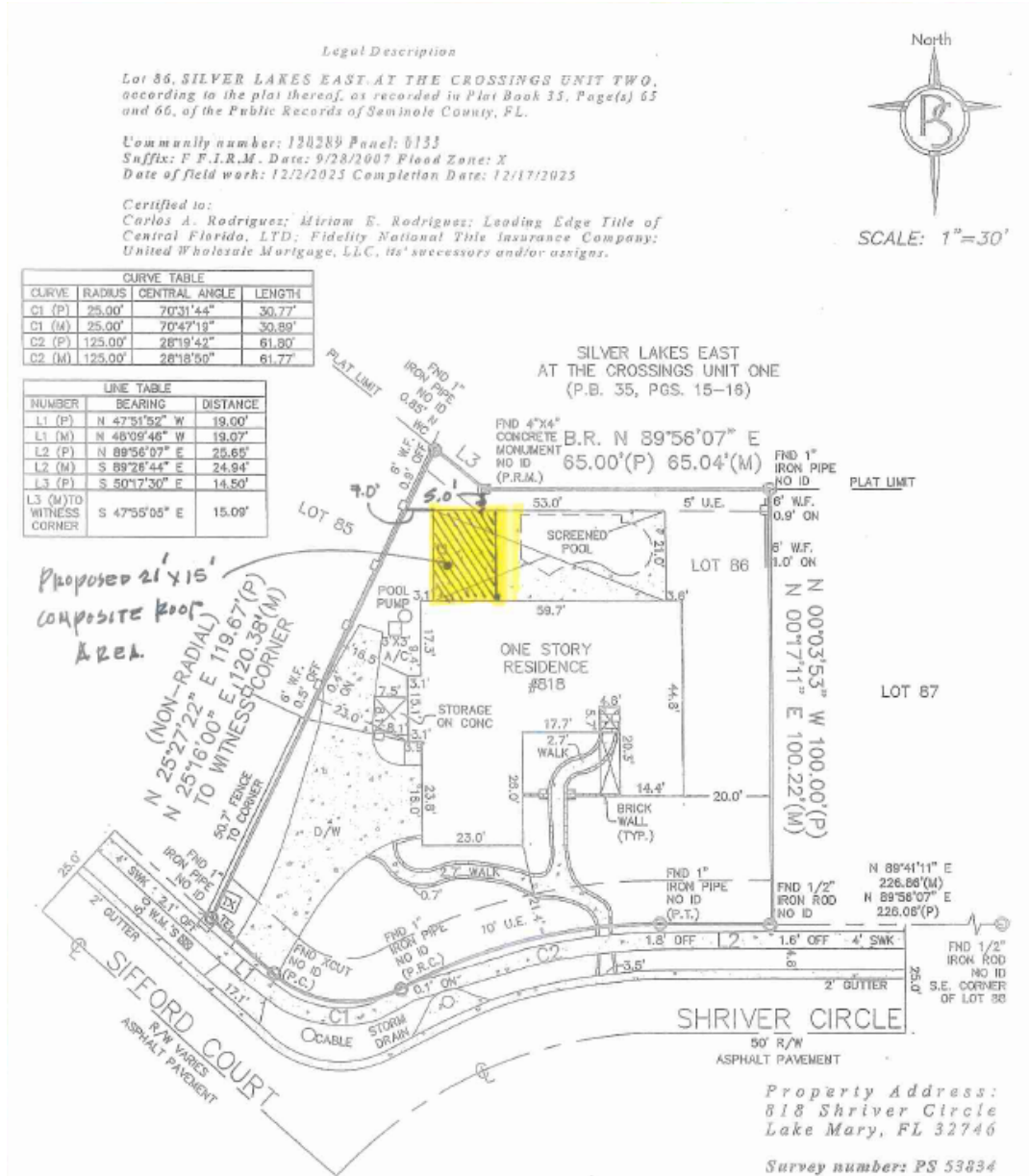
I **HEREBY CERTIFY** that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of June, 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: 2026-0396

Title:

418 Lake Boulevard - Request for a west side street yard setback variance from twenty-five (25) feet to 8.75 feet for a carport conversion addition in the R-1AA (Single Family Dwelling) district; BV2026-027 (Yanina Genao, Applicant) District 4 - Lockhart (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a west side street yard setback variance from twenty-five (25) feet to 8.75 feet for a carport conversion addition in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a west side street yard setback variance from twenty-five (25) feet to 8.75 feet for a carport conversion addition in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Loch Arbor Fairlane subdivision.
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Lake Boulevard. The Forrest Drive side is where the variance is being sought.
- The existing structure to be converted will be 12 feet by 26.1 feet (312 square feet).
- Traffic Engineering has no objection to the structure as it relates to sight visibility.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the side street setback for this zoning district is twenty-five (25) feet.
- There has been a prior variance for the subject property for a width at building line variance from 90 feet to 73.75 feet.

Staff Findings:

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

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

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

The proposed addition could be placed in a different location of the property that meets 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)

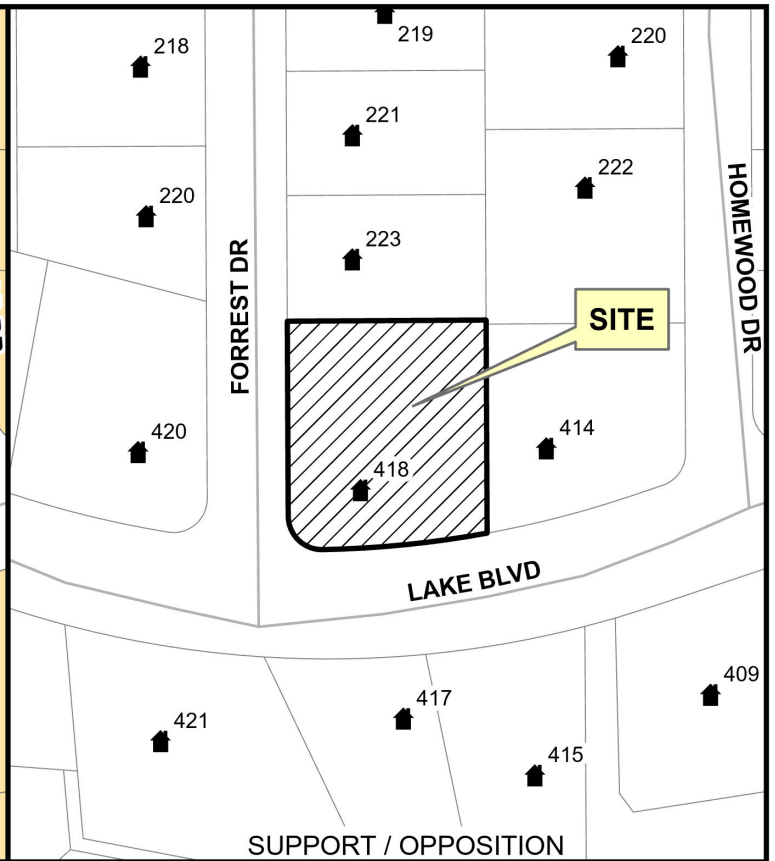
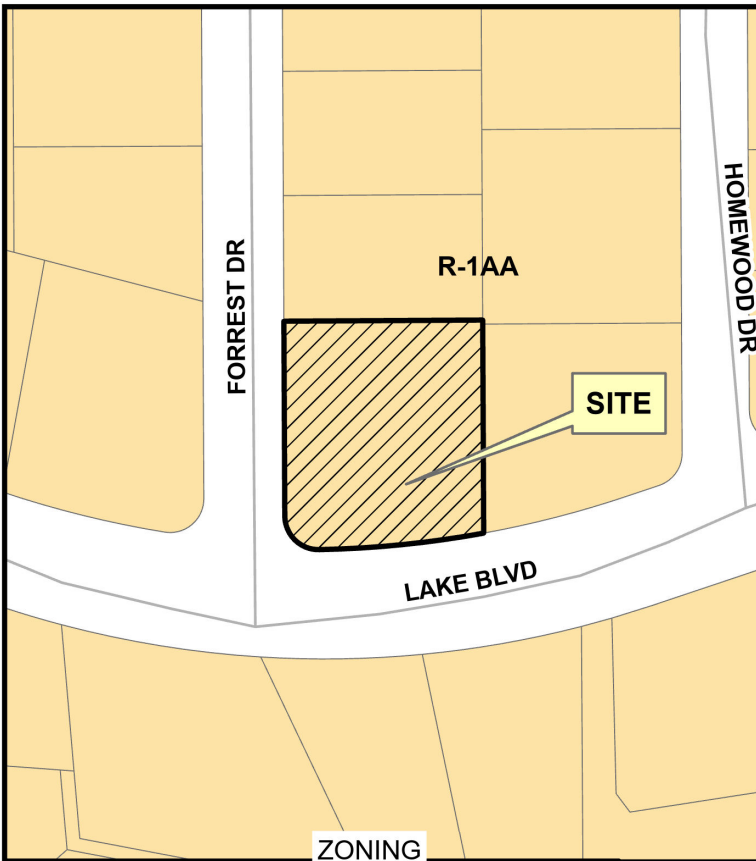
Staff Conclusion:

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 carport conversion 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.



Yanina Genao
418 Lake Blvd
Sanford FI 32773

SEMINOLE COUNTY BOA
MAY 18, 2026

R-1AA

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?

pre-existing carport and laundry room enclosure (cement) enclosure located within the setback area

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

Home was purchased in this setback/location/condition and need ~~variance~~ for the variance is not a result of any action taken by applicant.

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

developmental standards, landscapes + buffers will enhance the community; granting variance will not confer special privilege since its a preexisting structure

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?

Applicant will assume additional expenses and use significant property square footage.

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 setback variance is the minimum necessary to allow reasonable use of the property due to its unique constraints on the lot. The proposed variance has been carefully designed to reduce any deviation to come to the smallest extent possible.

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

Granting this variance will be in consistent with the character of the neighborhood + will not negatively impact surrounding properties. It will not affect light, air or traffic or safety.

Property Record Card



Parcel: 03-20-30-504-0000-0170
Property Address: 418 LAKE BLVD SANFORD, FL 32773
Owners: GENAO, YANINA
 2026 Market Value \$215,691 Assessed Value \$215,691 Taxable Value \$215,691
 2025 Tax Bill \$2,977.74
 The 3 Bed/1 Bath Single Family property is 1,000 SF and a lot size of 0.56 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 03-20-30-504-0000-0170 |
| Property Address | 418 LAKE BLVD SANFORD, FL 32773 |
| Mailing Address | 1476 CHIPPEWA LN GENEVA, FL 32732-9183 |
| Subdivision | LOCH ARBOR FAIRLANE SEC |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | None |
| 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 | \$91,825 | \$93,821 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$123,866 | \$123,866 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$215,691 | \$217,687 |
| 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 | \$215,691 | \$217,687 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$2,977.74 |
| Tax Bill Amount | \$2,977.74 |
| Tax Savings with Exemptions | \$0.00 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

GENAO, YANINA

Legal Description

LOTS 17 & 18
 LOCH ARBOR FAIRLANE SEC
 PB 9 PG 100

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$215,691 | \$0 | \$215,691 |
| Schools | \$215,691 | \$0 | \$215,691 |
| FIRE | \$215,691 | \$0 | \$215,691 |
| ROAD DISTRICT | \$215,691 | \$0 | \$215,691 |
| SJWM(Saint Johns Water Management) | \$215,691 | \$0 | \$215,691 |

Sales

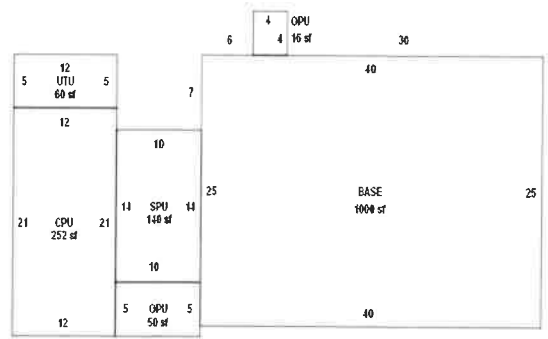
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------------|------------|-------------|-------------|-----------|------------|
| QUIT CLAIM DEED | 1/8/2026 | \$100 | 10964/0534 | Improved | No |
| WARRANTY DEED | 1/5/2026 | \$210,000 | 10963/1492 | Improved | Yes |
| PROBATE RECORDS | 11/14/2024 | \$100 | 10727/1646 | Improved | No |
| PROBATE RECORDS | 4/20/2020 | \$100 | 09584/0510 | Improved | No |
| WARRANTY DEED | 4/1/2007 | \$180,000 | 06655/1524 | Improved | Yes |
| ADMINISTRATIVE DEED | 3/1/1986 | \$47,700 | 01717/1149 | Vacant | Yes |

Land

| Units | Rate | Assessed | Market |
|---------------------|------------------|-----------|-----------|
| 147 feet X 163 feet | \$875/Front Foot | \$123,866 | \$123,866 |

| Building Information | |
|-------------------------------|------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1956/1965 |
| Bed | 3 |
| Bath | 1.0 |
| Fixtures | 3 |
| Base Area (ft ²) | 1000 |
| Total Area (ft ²) | 1518 |
| Constuction | CB/STUCCO FINISH |
| Replacement Cost | \$159,696 |
| Assessed | \$91,825 |

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

| Appendages | |
|-------------------------|-------------------------|
| Description | Area (ft ²) |
| CARPOT UNFINISHED | 252 |
| OPEN PORCH UNFINISHED | 16 |
| OPEN PORCH UNFINISHED | 50 |
| SCREEN PORCH UNFINISHED | 140 |
| UTILITY UNFINISHED | 60 |

| Permits | | | | |
|----------|--|----------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 02219 | 418 LAKE BLVD: REROOF RESIDENTIAL- Single Family Residential [LOCH ARBOR FAIRLANE SEC] | \$14,500 | | 2/26/2026 |
| 00581 | 418 LAKE BLVD: RES ALTERATIONS, NO CHANGE IN UNITS-SFR Alterations [LOCH ARBOR FAIRLANE SEC] | \$4,750 | | 2/2/2026 |

| Extra Features | | | | |
|-----------------|------------|-------|------|----------|
| Description | Year Built | Units | Cost | Assessed |
| SHED - NO VALUE | 1956 | 1 | \$0 | \$0 |

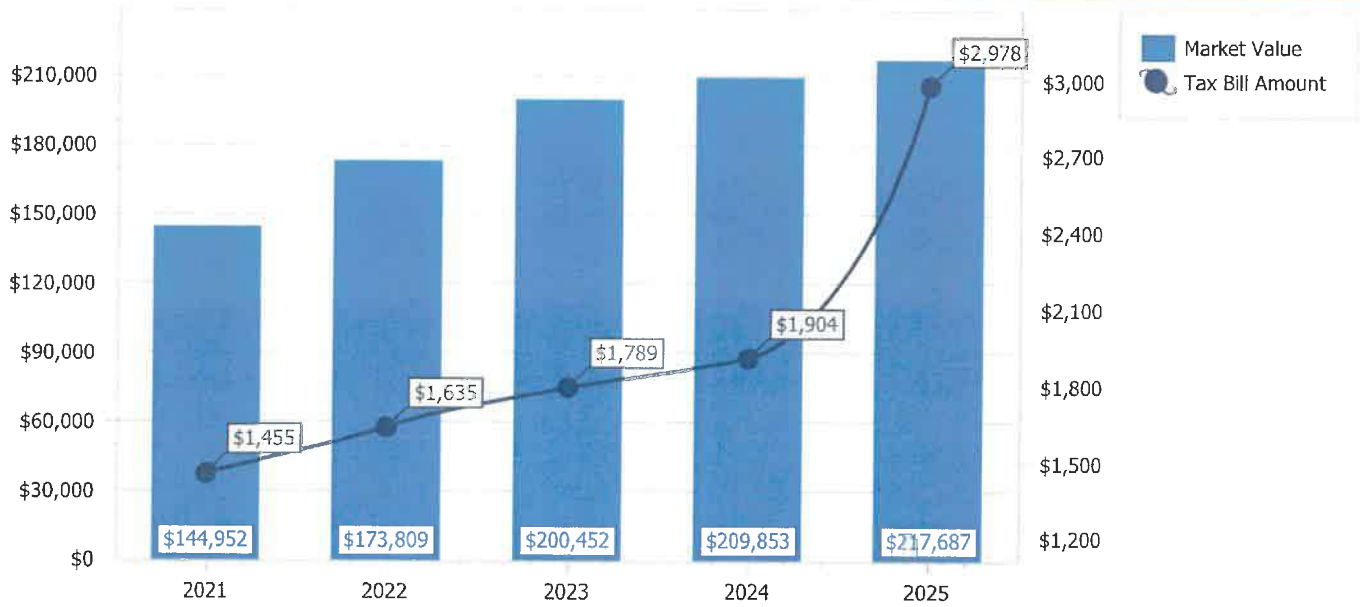
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1AA |
| Description | Single Family-11700 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|------------|
| Elementary | Region 2 |
| Middle | Millennium |
| High | Seminole |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 36 - Rachel Plakon |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 14 |

| Utilities | |
|----------------|-------------------------|
| Fire Station # | Station: 38 Zone: 382 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Sunshine Water Services |
| Sewage | Sunshine Water Services |
| Garbage Pickup | MON/THU |
| Recycle | MON |
| Yard Waste | NO SERVICE |
| Hauler # | Waste Pro |

Property Value History

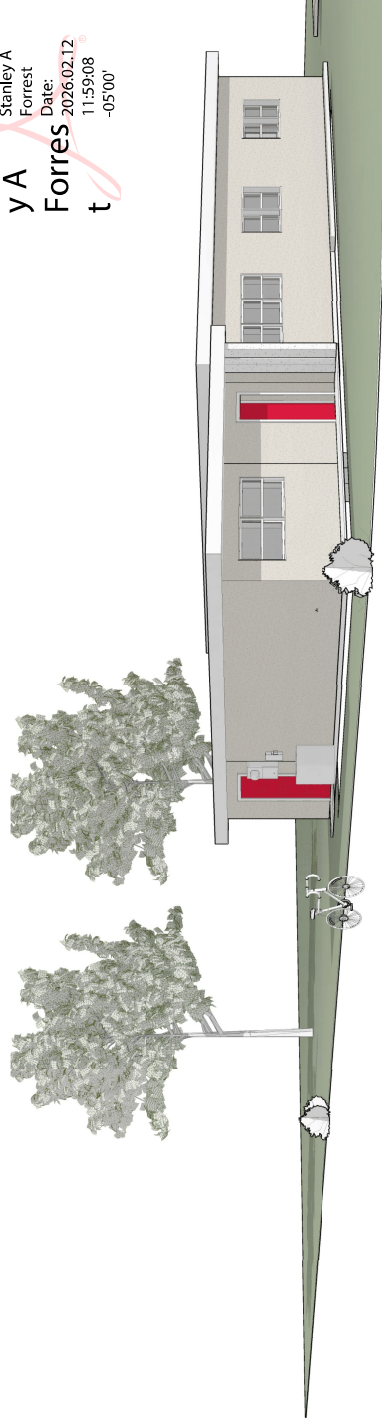


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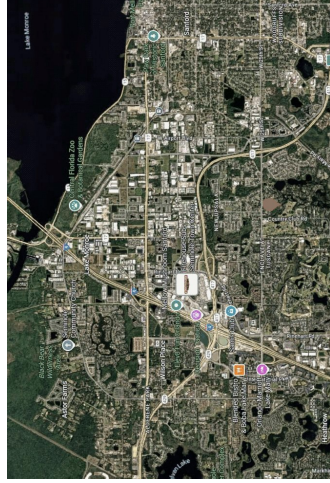
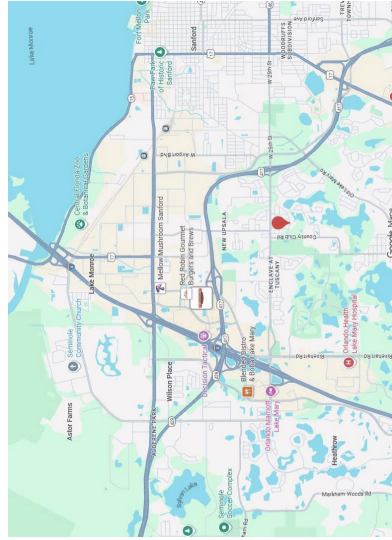
PERMIT SET EXISTING RESIDENCE CARPORT TO STUDIO CONVERSION AND ENTIRE RE-ROOFING

418 Lake Blvd,
Sanford, FL 32773

Stanley A. Forrest
Digitally signed by Stanley A. Forrest
Date: 2026.02.12 11:59:08 -05'00'



VICINITY MAP



PROJECT DIRECTORY

DESIGN PROFESSIONAL

THE ADDOSON GROUP
4300 W Lake Mary Blvd
1010-173
Lake Mary, FL 32746
689.229.4015

ARCHITECT

STANLEY FORREST
5000 Avenue of the Stars
Kissimmee, Florida 34746

OWNERS

**RICKER, HOLLEY K;
KURIMAI, JOSEPH S III**
418 LAKE BLVD
SANFORD, FL 32773

DRAWING INDEX

| Sheet Number | Sheet Name |
|------------------|--|
| 01-Architectural | |
| A0 | Cover |
| A0.0 | General Notes |
| A0.1 | Architectural Location Plan-Not to Scale |
| A1.0 | Existing Conditions and Demo Floor Overall Plans |
| A2.0 | New Addition Overall Floor Plans |
| A3.0 | Interior Elevators and Details |
| A4.0 | Exterior Elevators and Details |
| E1.0 | Enlarged Electrical Plans |



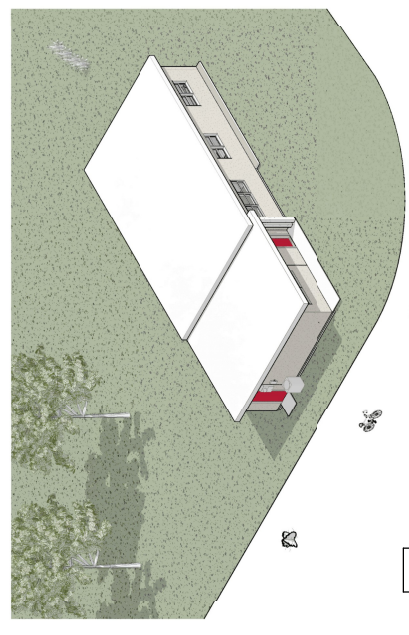
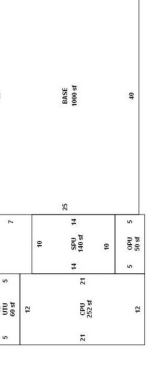
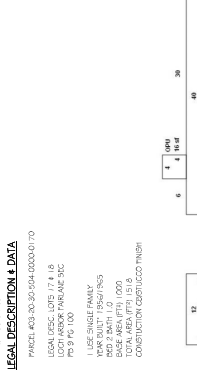
ARCHITECTURAL SITE PLAN NOTES

- THIS ARCHITECTURAL SITE PLAN IS NOT A SURVEY AND IT IS INTENDED FOR GENERAL REFERENCE ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- THE BUILDER IS RESPONSIBLE TO OBTAIN AND VERIFY THAT ALL BUILDING FOOTPRINT DIMENSIONS AND LOCATIONS ARE CORRECT AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- THE DESIGN PROFESSIONAL OF ANY RECOMMENDED ADDITIONAL WORK BEFORE STARTING WORK.
- EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE DESIGN PROFESSIONAL DOES NOT WARRANT THE LOCATION, DEPTH, OR CHARACTERISTICS OF ANY UTILITIES SHOWN.
- EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY. THE DESIGN PROFESSIONAL DOES NOT WARRANT THE LOCATION, DEPTH, OR CHARACTERISTICS OF ANY UTILITIES SHOWN.

LEGAL DESCRIPTION & DATA

PARCEL A03-30-30-004-000-00170
USDA DEC. LOTS 17 & 18
LOCH ARBOR PARLANCE SDC
PS P PG 100

1. USE SINGLE FAMILY
2. 100% COMPLETED
3. 2502 S.W. 117TH ST
4. 100% COMPLETED
5. TOTAL AREA 1711.56
CONSTRUCTION COMPLETE/GOOD FINISH

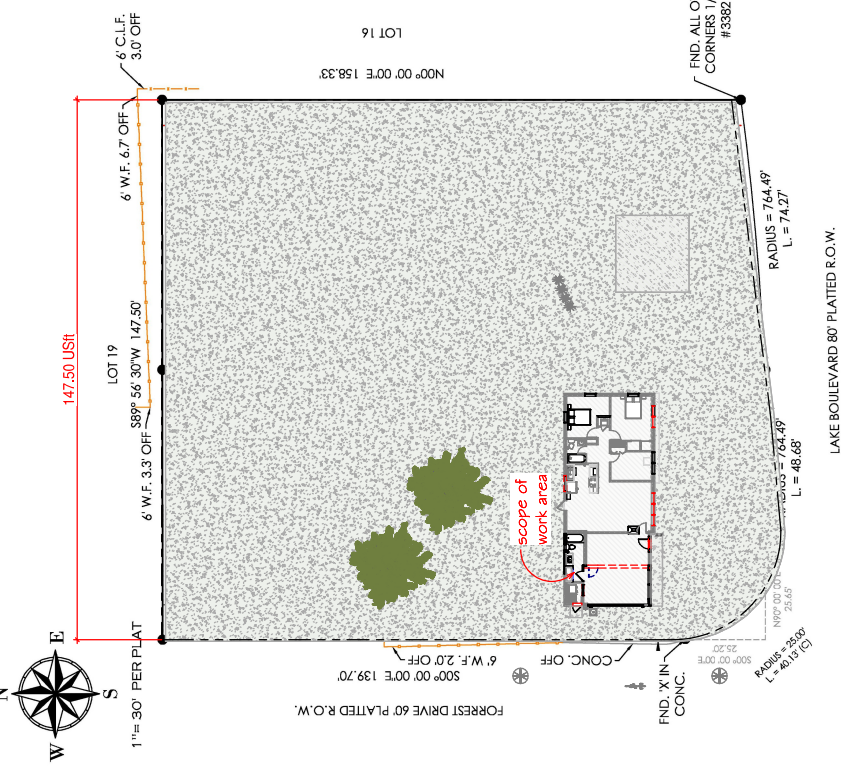


2 CONCEPTUAL 3D VIEW

Stanley A Forrest
Digitally signed by Stanley A Forrest
Date: 2026.02.12 11:59:59 -05'00'

LEGAL DESCRIPTION: LOTS 17 AND 18, LOCH ARBOR ESTATES FAIRLANE SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X' AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12117C0065 F, SEMINOLE COUNTY, MAP DATED SEPTEMBER 28, 2007.



LAKE BOULEVARD 80' PLATTED R.O.W.
418 Lake Blvd

affiliated to: BARR Dunmore, LLC
LINE Mount Dara, LLC
Omega National Title Agency, LLC
Fidelity National Title Insurance Company

3 Architectural Site Location Plan - Not a Civil

DEMOLITION NOTES

THE FOLLOWING REQUIREMENTS FOR DEMOLITION, CUTTING AND PATCHING SHALL BE COMPLETED PRIOR TO THE START OF DEMOLITION WORK:

- EXISTING, REMAIN, REVISED OR RE-ADDED WORK SHALL BE IDENTIFIED AND MARKED BY THE CONTRACTOR PRIOR TO THE START OF DEMOLITION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DEMOLITION OF ITEMS TO BE REMOVED.
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- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DEMOLITION OF ITEMS TO BE REMOVED.

GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY IN WRITING TO THE DESIGNER ANY DISCREPANCY BEFORE TO COMMENCEMENT ANY WORK.

- REMOVE ALL EXISTING STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL INSTABILITY.
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STANLEY A FORREST

Digitally signed by Stanley A Forrest
Date: 2026.02.12 12:00:19 -05'00'

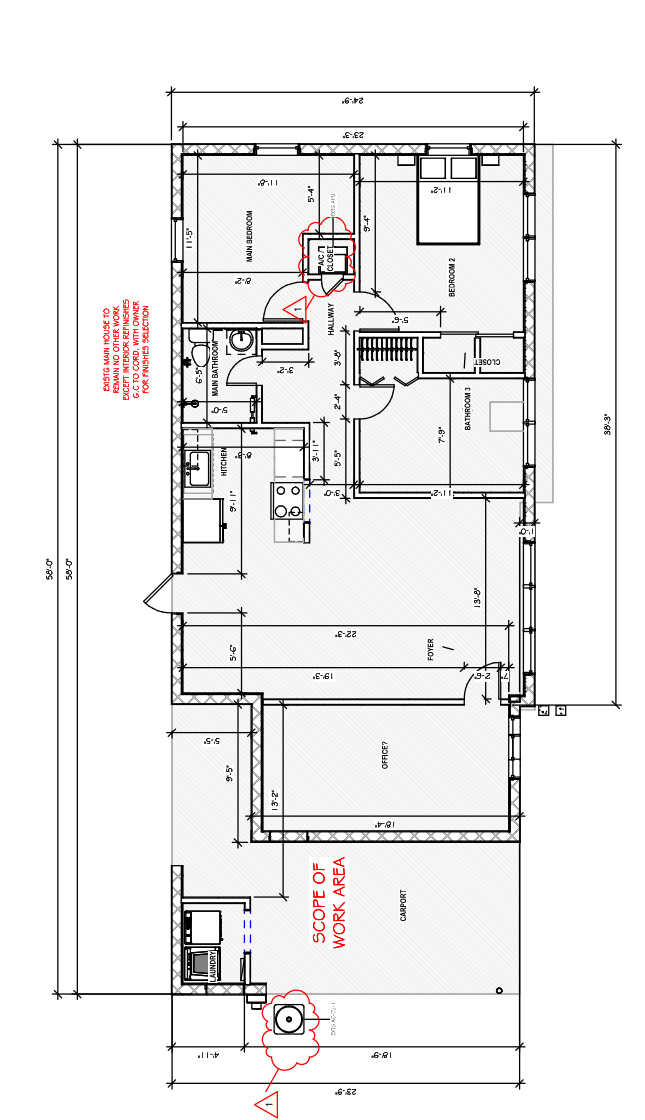
REMOVE ALL EXISTING STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL INSTABILITY.

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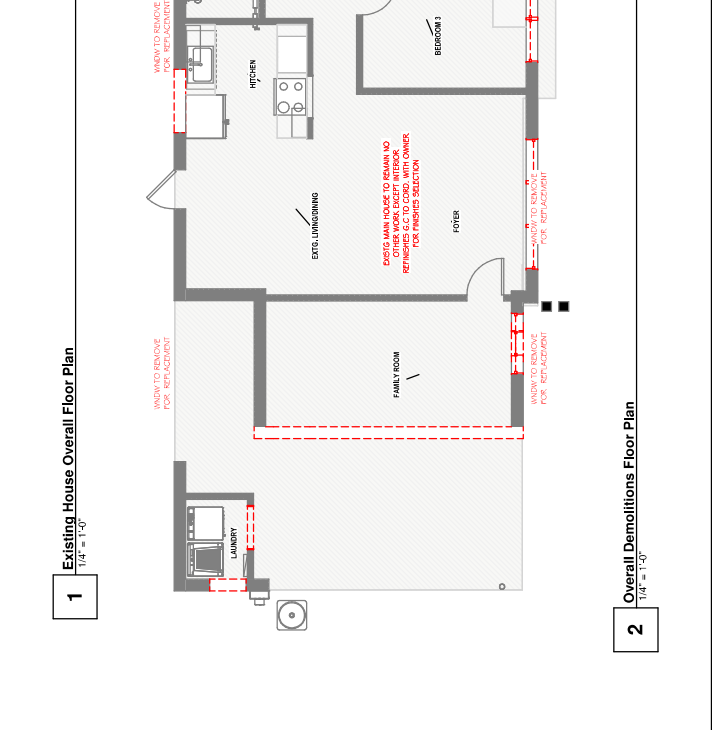
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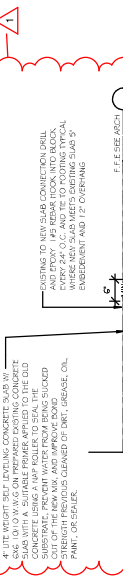
1 Existing House Overall Floor Plan
1/4" = 1'-0"



2 Overall Demolitions Floor Plan
1/4" = 1'-0"

STRUCTURAL - THICKENED EDGE NEW TO EXISTING CONNECTION
3/4" x 1'-0"

4" LITE WEIGHT SELF-LEVELING CONCRETE SLAB WITH 2" MINIMUM REINFORCEMENT SHALL BE CAST WITH A SUSTAINABLE FORMER APPLIED TO THE OLD CONCRETE USING A MAP ROLLER TO SEAL THE JOINT AND EVERY 4" REBAR FROM THE JOINT TO THE OUTSIDE OF THE NEW SLAB. THE REBAR SHALL BE 3" DIA. AND SHALL MEET THE REQUIREMENTS OF ASTM A603. THE REBAR SHALL BE 3" DIA. AND SHALL MEET THE REQUIREMENTS OF ASTM A603.



SEAL

STANLEY FORREST
DESIGNER

EXISTING CONDITIONS and Demo Floor Overall plans

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 17 & 18 LOCH ARBOR FAIRLANE SEC PB 9 PG 100

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

A. FINDINGS OF FACT

Property Owner: YANINA GENAO
418 LAKE BLVD
SANFORD, FL 32773

Project Name: LAKE BLVD (418)

Requested Variance:

A request for a west side street yard setback variance from twenty-five (25) feet to 8.75 feet for a carport conversion addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the May 18, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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

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

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 17 & 18 LOCH ARBOR FAIRLANE SEC PB 9 PG 100

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

A. FINDINGS OF FACT

Property Owner: YANINA GENAO
418 LAKE BLVD
SANFORD, FL 32773

Project Name: LAKE BLVD (418)

Variance Approval:

Request for a west side street yard setback variance from twenty-five (25) feet to 8.75 feet for a carport conversion addition in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of the May 18, 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 carport conversion addition (12' x 26.1') 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 June, 2026.

Notary Public

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

EXHIBIT A SITE PLAN

