



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

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Monday, May 19, 2025

6:00 PM

BCC Chambers, Room 1028

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**CALL TO ORDER AND ROLL CALL**

**OPENING STATEMENT**

**CONTINUED VARIANCES**

1. **5729 Oak Lake Trail** - Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; BV2025-007 (Deborah White, Applicant) District 1 - Dallari (Angi Gates, Project Manager) [2025-333](#)  
*Development Services - Planning and Development*  
**Attachments:** [Site Plan](#)  
[Zoning Map](#)  
[Justification Statement](#)  
[Property Record Card](#)  
[HOA Approval](#)  
[Photos](#)  
[Denial Development Order](#)  
[Approval Development Order](#)

**VARIANCES**

2. **411 Kentwood Avenue** - Request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district; BV2025-037 (Jill Kelley, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-448](#)

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

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

3. **772 Mallard Drive** - Request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district; BV2025-045 (Mary Del Pilar Valderrama, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-447](#)

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

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



4. **7340 Lake Drive** - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-039 (Denise Pimentel, Applicant) District 5 - Herr (Angi Gates, Project Manager) [2025-441](#)

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

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

5. **230 Waverly Drive** - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager) [2025-418](#)

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

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

6. **2581 Byrd Avenue** - Request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district; BV2025-043 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-419](#)

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

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

7. **2591 Byrd Avenue** - Request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district; BV2025-044 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager) [2025-420](#)

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

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

8. **230 Frances Drive** - Request for a fence height variance from six and one half (6 1/2) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-035 (Maria F. Vargas, Applicant) District 3 - Constantine (Mary Robinson, Project Manager) [2025-438](#)

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

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

9. **331 Lake Mills Road**- Request for an area variance from the allowed 1,081.5 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district; BV2025-041 (Matt Perkins, Applicant) District 1 - Dallari (Mary Robinson, Project Manager) [2025-417](#)

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

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

10. **Lot 21 Hawkins Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-440](#)

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

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

11. **Lot 22 Hawkins Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager) [2025-443](#)

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

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

12. **(Lot 10) Strickland Avenue-** Request for (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and (3) a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1(Single Family Dwelling) district; BV2025-048 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

[2025-446](#)

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

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

**CLOSED BUSINESS**

**APPROVAL OF THE MINUTES**

**ADJOURN**

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

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

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-333**

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**Title:**

**5729 Oak Lake Trail** - Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; BV2025-007 (Deborah White, Applicant) District 1 - Dallari (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; or
2. Approve the request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Estates at Aloma Woods Phase 2 subdivision.
- The existing ninety (90) linear feet of eight (8) foot tall privacy fence is one and one-half (1½) feet over the maximum allowable height.
- The Estates at Aloma Woods Homeowners Association approved the privacy fence.
- A building permit (24-16748) has been submitted and should the Board of Adjustment approve the variance, the permit can be approved.
- The request is for a variance to Section 30.14.19(b) of the Seminole County Land Development Code, which states that

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

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

**Staff Findings:**

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

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

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

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

**Staff Conclusion:**

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

**Staff Recommendation:**

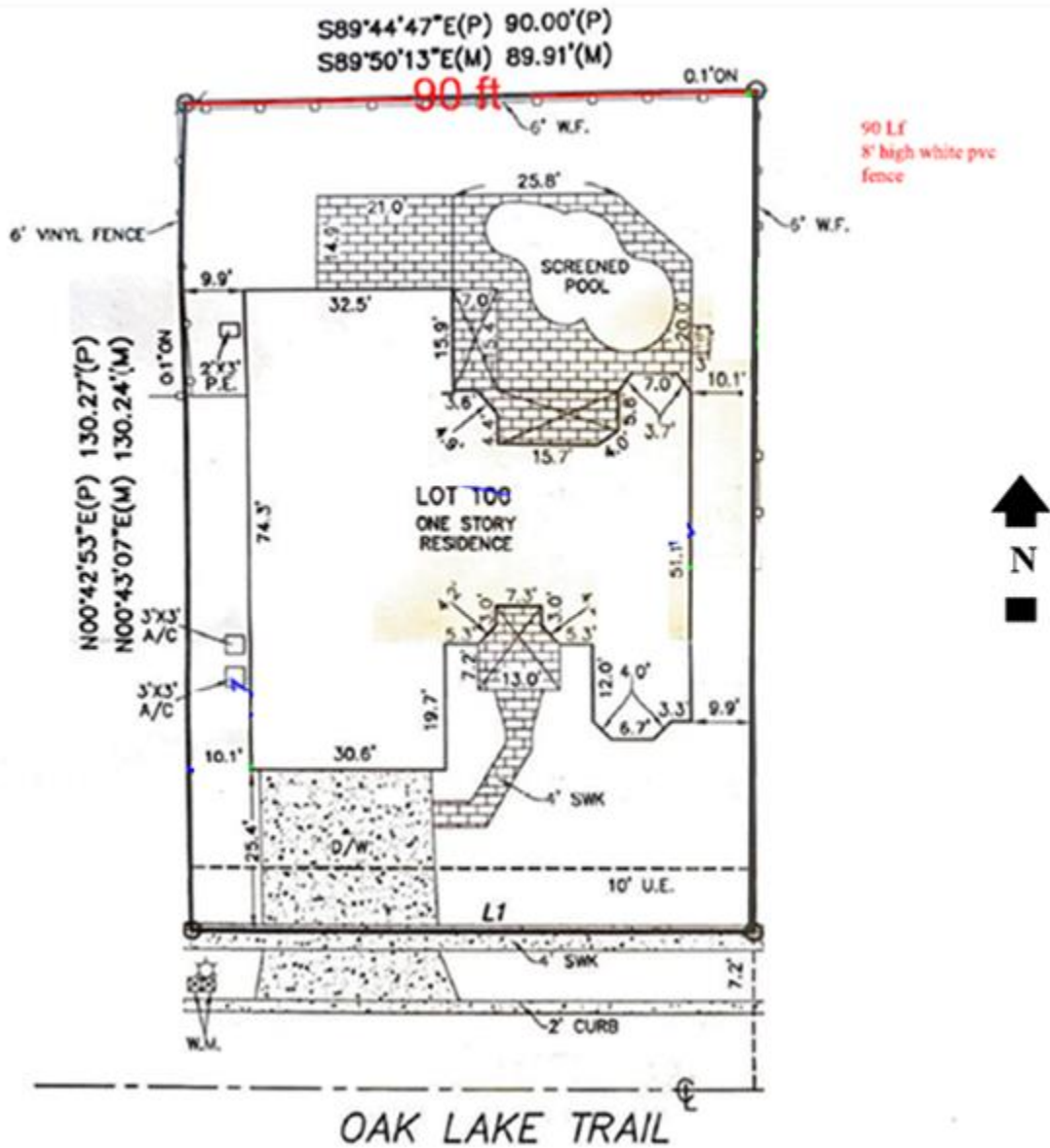
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

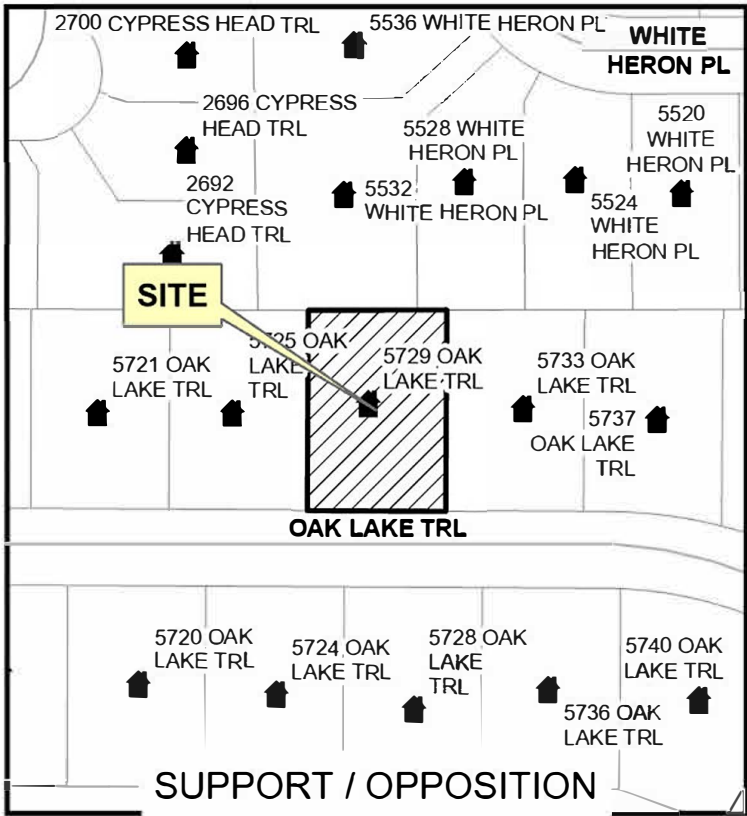
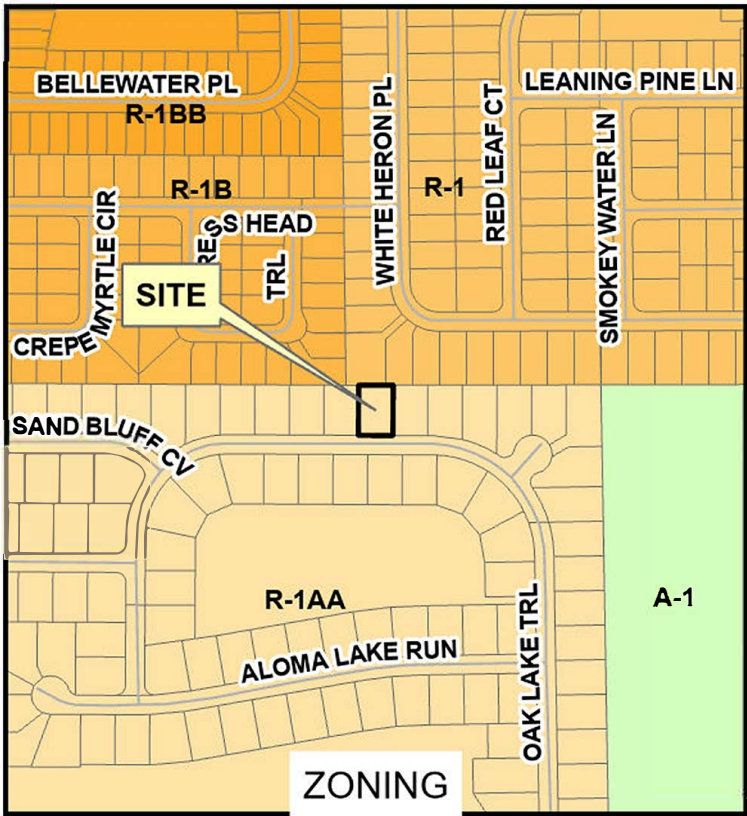
1. Any variance granted will apply only to the ninety (90) linear feet of eight (8) foot tall privacy fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.



## 5729 OAK LAKE TRL VARIANCE

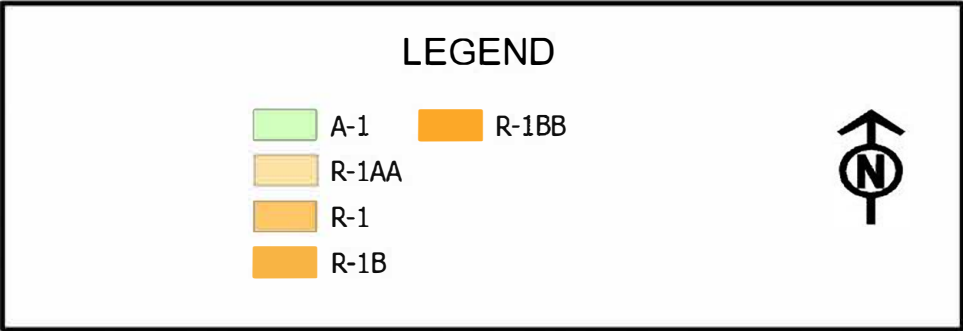
The 8-foot height variance will only apply to the fencing located on the 90-foot rear yard property line.





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

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MAY 19, 2025**





## VARIANCE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

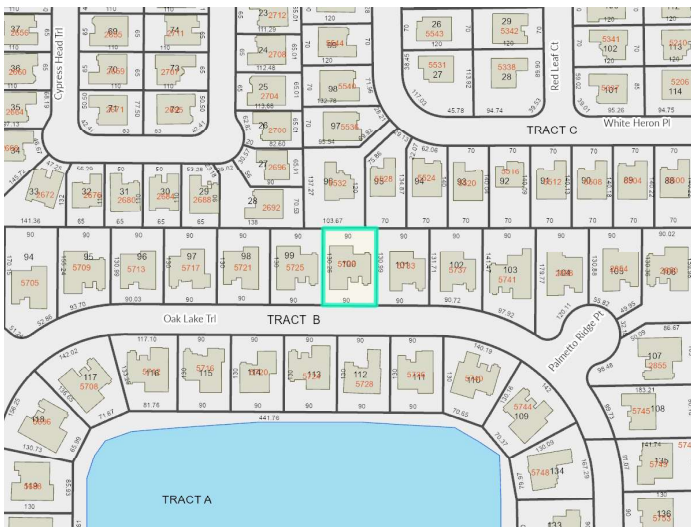
Approving the replacement fence at 8' will, in no way, be injurious to the neighborhood or detrimental to the public welfare as our HOA has approved (and grandfathered this property) our request. Additionally, our neighbors also have 8' fences.

# Property Record Card



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

## Parcel Location



## Site View



3221315UX00001000 02/20/2022

## Parcel Information

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

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$448,856	\$438,396
Depreciated Other Features	\$33,950	\$34,382
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$632,806	\$622,778
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$632,806	\$622,778

## 2024 Certified Tax Summary

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

## Owner(s)

Name - Ownership Type  
 WHITE, DEBORAH J

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

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

## Taxes

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

## Sales

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

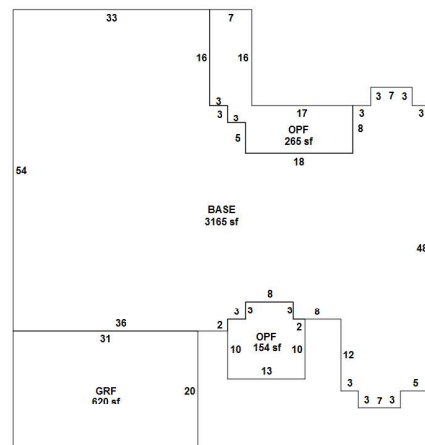
## Land

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

## Building Information

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

\* Year Built = Actual / Effective



Sketch by Agnes Sketch

Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	620
OPEN PORCH FINISHED	154
OPEN PORCH FINISHED	265

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

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

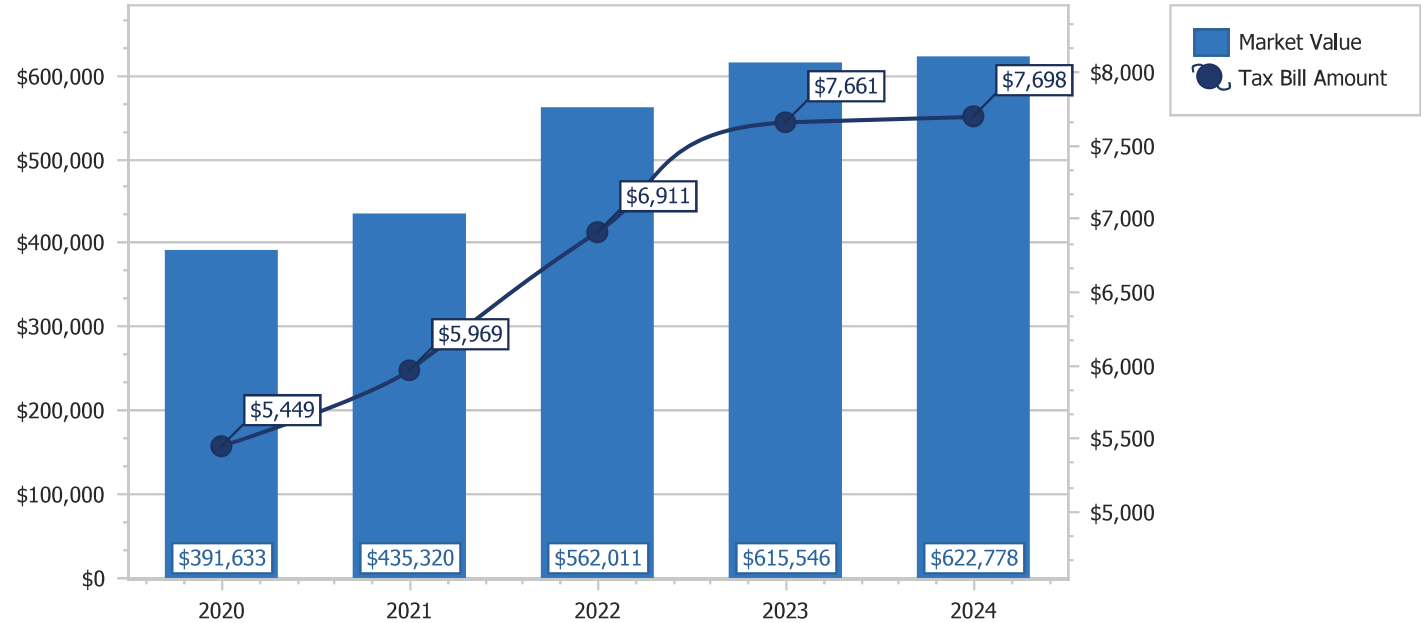
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser



# ARCHITECTURAL REVIEW APPLICATION

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

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

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

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

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

Please complete the following as applicable:

Contractor: Superior Fence and Rail Phone: 407-971-7804

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

- 1.) Plot plan/survey showing location of modification(s)
- 2.) Drawings and color samples

- You are responsible for obtaining any necessary permits from the appropriate Building and Zoning Department(s).
- Access to area of construction is only allowed through your property and you are responsible for any damages to surrounding area. If access is needed on neighboring properties, you must obtain your neighbor's permission before commencing any work.

Once the ARC has acted on this application (approved or disapproved), a copy of this form will be returned to the property owner.

Once approved, WORK MUST BE COMPLETED WITHIN 90 DAYS or a new application must be submitted.

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

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

Architectural Review Committee (ARC)

## NOTICE

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

Approve Signature: <u>Connie Grossmann</u>	Date: <u>11/07/2024</u>	ARC Comments
Approve Signature: <u>Yenny Perez</u>	Date: <u>11/07/2024</u>	
Approve Signature: <u>Andrea Hedlund</u>	Date: <u>11/07/2024</u>	
Disapproved Signature: _____	Date: _____	
Date Returned to Owner: _____		





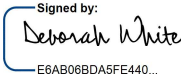
Certificate Of Completion

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

Record Tracking

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

Signer Events	Signature	Timestamp
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Deborah White debbiewhite@me.com Security Level: Email, Account Authentication (None)	<div><div>Signed by:</div><div></div><div>E6AB06BDA5FE440...</div></div> <div>Signature Adoption: Pre-selected Style</div> <div>Using IP Address: 104.28.92.183</div> <div>Signed using mobile</div>	Sent: 11/5/2024 6:46:23 AM
		Resent: 11/7/2024 3:56:05 AM
		Viewed: 11/7/2024 4:15:00 AM
		Signed: 11/7/2024 4:17:42 AM

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

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	11/5/2024 6:46:23 AM
Certified Delivered	Security Checked	11/7/2024 4:15:00 AM
Signing Complete	Security Checked	11/7/2024 4:17:42 AM
Completed	Security Checked	11/7/2024 4:17:42 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

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

### **Getting paper copies**

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

### **Withdrawing your consent**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Required hardware and software**

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

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

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

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

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







## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

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

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

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

#### **Requested Variance:**

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

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to construct ninety (90) linear feet of eight (8) foot tall privacy fence on the rear (north) property line. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

### **C. DECISION**

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

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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

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



## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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

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

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

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

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

#### **Variance Approval:**

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

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

## Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the ninety (90) linear feet of eight (8) foot tall fence as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

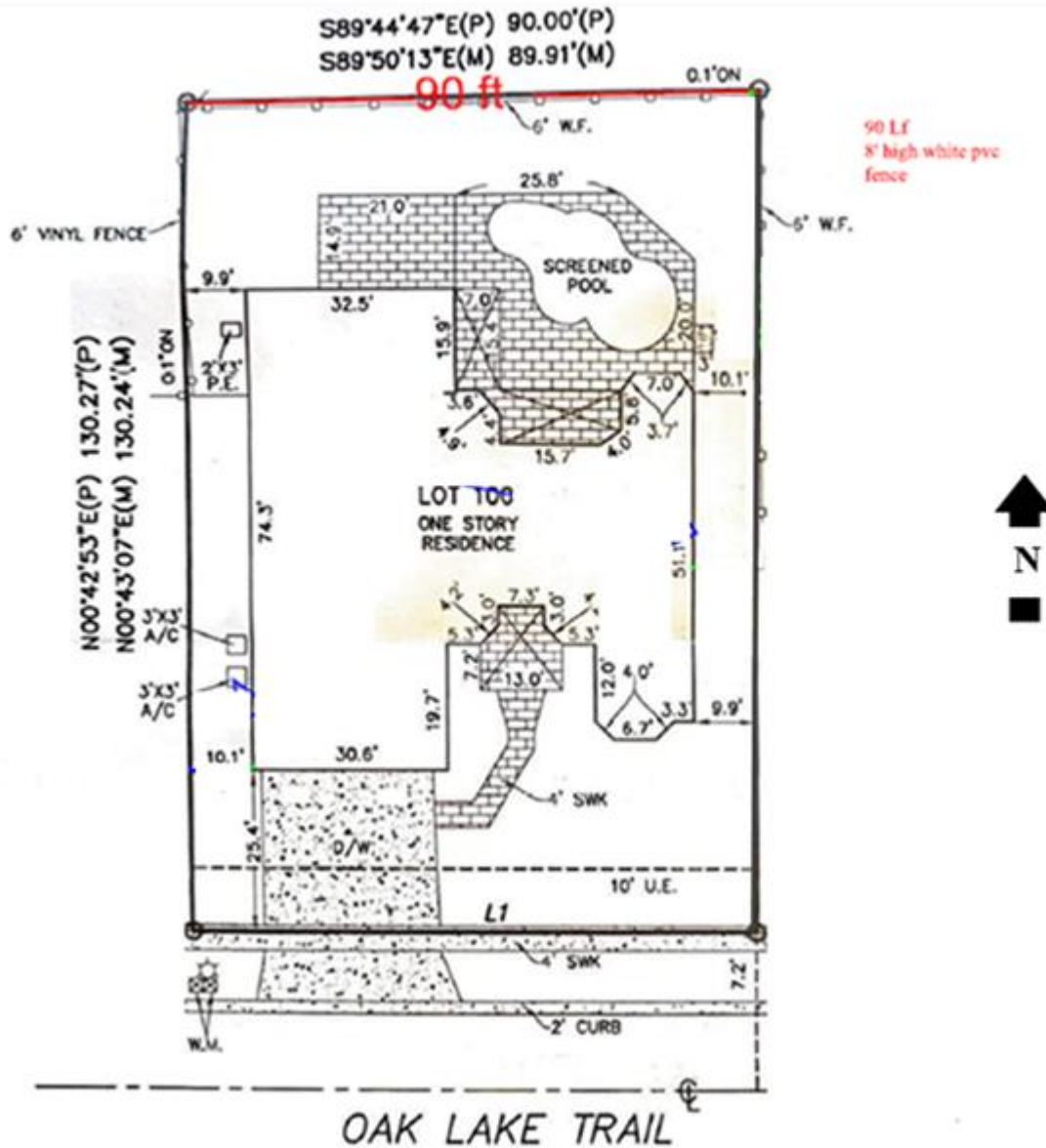
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of June, 2025.

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

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

EXHIBIT A  
SITE PLAN

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





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-448**

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**Title:**

**411 Kentwood Avenue** - Request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district; BV2025-037 (Jill Kelley, Applicant) District 5 - Herr (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district; or
2. Approve the request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Wilson Place Unrecorded Plat subdivision.
- The existing shed is 135.8 square feet (14' x 9.7') and encroaches thirteen (13) feet into the required rear yard setback.
- The Seminole County Land Development Code does not allow accessory

buildings in residential areas to exceed the principal building in terms of mass, size, and height. The height of the principal building is twelve (12) feet in height, and the shed is fourteen and one-half (14½) feet in height.

- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, to meet all of the setback requirements applicable to the main residential structure located on the lot or parcel. The shed is two and one-half feet (2½) higher than the residence.
- A Code Enforcement violation (23-224) was issued for this structure, resulting in the necessity of this variance.
- The property owner has applied for a building permit (24-8765) but will require the approval of both variances before the permit can be approved by zoning.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.
- There have not been any prior variances for the subject property.

### **Staff Findings:**

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

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

detrimental to the public welfare.

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

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

**Staff Conclusion:**

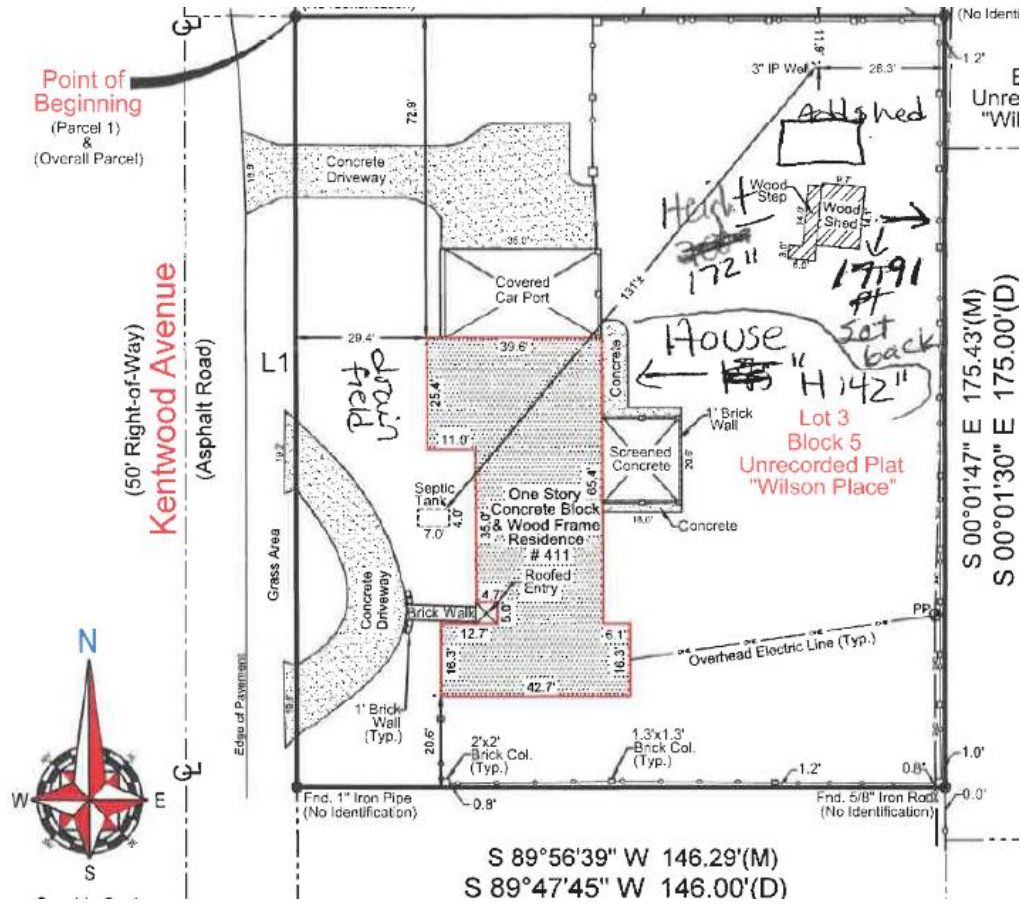
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

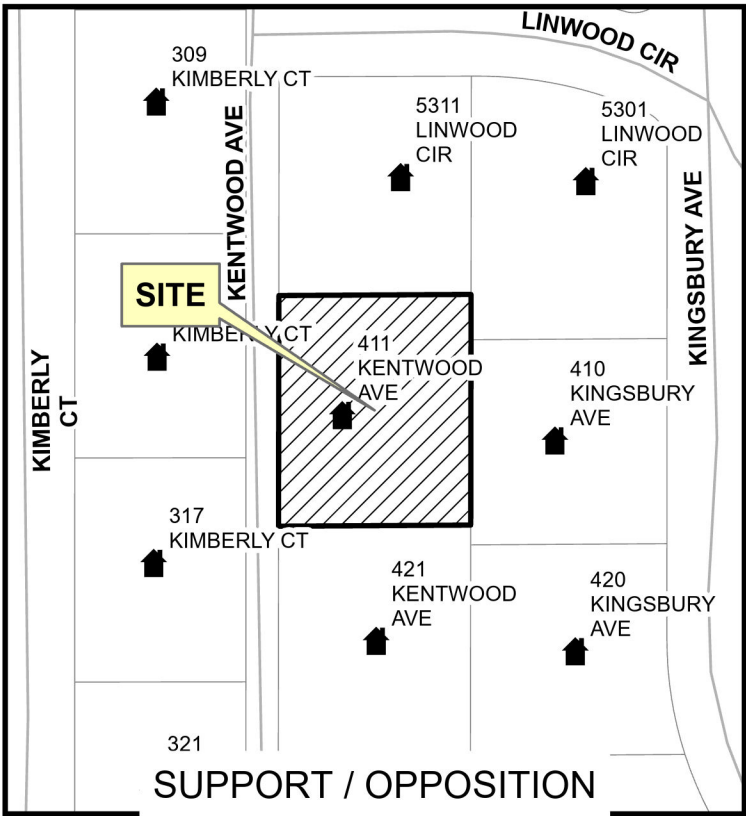
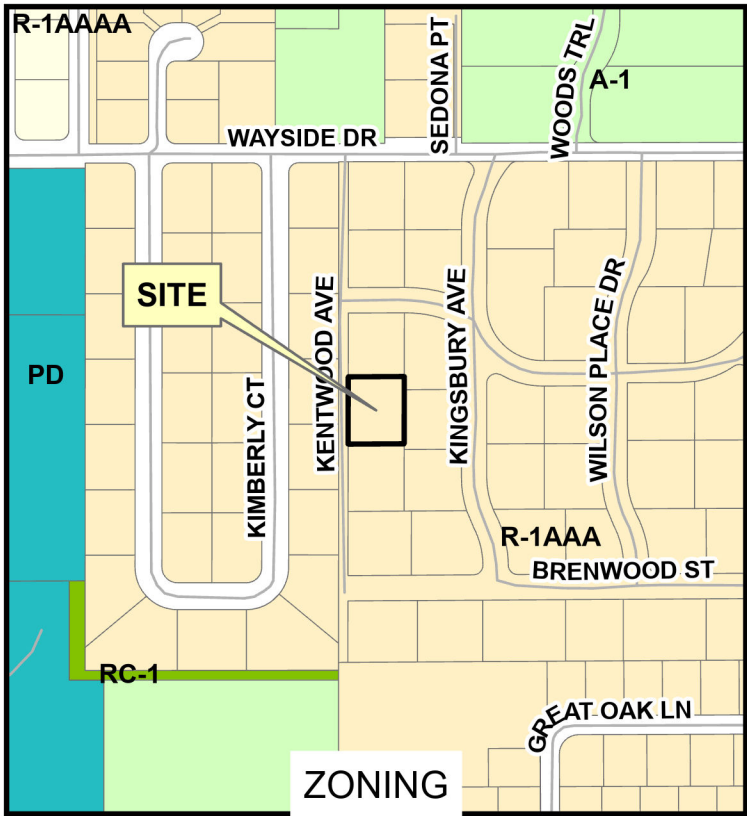
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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

# 411 KENTWOOD AVE VARIANCE







**KELLEY JILL**  
**411 KENTWOOD AVE**  
**SANFORD, FL 32771**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MAY 19, 2025**



## VARIANCE CRITERIA

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

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?  
This was here when I bought the house. I saw permits for the carport + screened room so thought it was built by builders. I got pinged when inspector was here for the re-roof. It's not something I can tear down and can't afford to do so. Especially since it's been here for 20+ yrs, now according to neighbors.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
It was here when I purchased the house 8 yrs ago. further explained in #1.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?  
It's not that much of a variance and has no bearing on anything else around it. Been here 20+ yrs.
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?  
Since I did not build it, and it's been around so long, there's literally no reason to do anything to it. It's ~~obviously~~ obviously built well and has stood 20+ yrs with no issues.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?  
Because that's what's existing, And has been here 20+ yrs, back when things were built to last.
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?  
Well, since it's been here for so long already, and has had no issues of any kind, there's no reason to do anything else. All the neighbors are a bit away <sup>from me</sup> and there's a tall tree hedge behind me to that neighbor.



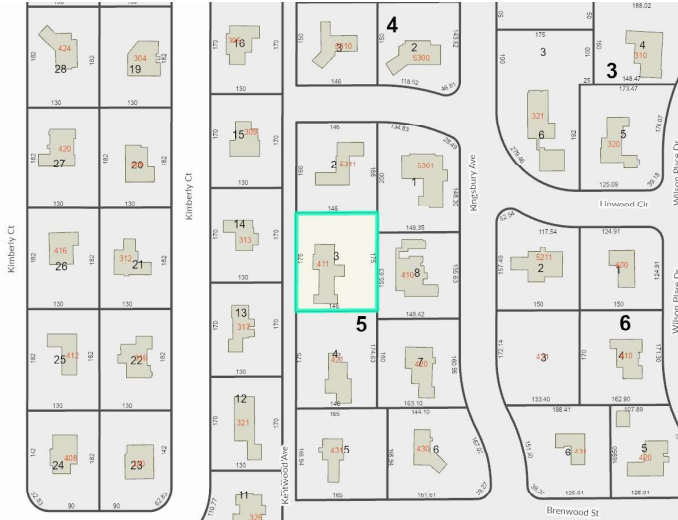
# Property Record Card



**Parcel:** 30-19-30-5UA-0500-0030  
**Property Address:** 411 KENTWOOD AVE SANFORD, FL 32771  
**Owners:** JILL A KELLEY REV TRUST  
 2025 Market Value \$451,162 Assessed Value \$297,177 Taxable Value \$246,455  
 2024 Tax Bill \$3,286.31 Tax Savings with Exemptions \$2,283.12  
 The 3 Bed/2.5 Bath Single Family property is 2,200 SF and a lot size of 0.59 Acres

## Parcel Location

## Site View



## Parcel Information

## Value Summary

Parcel	30-19-30-5UA-0500-0030
Property Address	411 KENTWOOD AVE SANFORD, FL 32771
Mailing Address	411 KENTWOOD AVE SANFORD, FL 32771-8589
Subdivision	WILSON PLACE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
AG Classification	No

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$291,962	\$287,289
Depreciated Other Features	\$9,200	\$9,350
Land Value (Market)	\$150,000	\$125,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$451,162	\$421,639
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$153,985	\$132,837
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$297,177	\$288,802

## 2024 Certified Tax Summary

## Owner(s)

Tax Amount w/o Exemptions	\$5,569.43
Tax Bill Amount	\$3,286.31
Tax Savings with Exemptions	\$2,283.12

Name - Ownership Type	JILL A KELLEY REV TRUST - Trust
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Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 30 TWP 19S RGE 30E  
LOT 3 BLK 5  
UNRECD PLAT WILSON PLACE

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$297,177	\$50,722	\$246,455
Schools	\$297,177	\$25,000	\$272,177
FIRE	\$297,177	\$50,722	\$246,455
ROAD DISTRICT	\$297,177	\$50,722	\$246,455
SJWM(Saint Johns Water Management)	\$297,177	\$50,722	\$246,455

## Sales

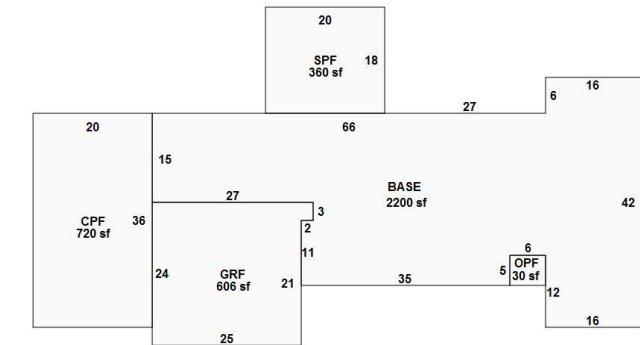
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/4/2023	\$100	10549/1907	Improved	No
WARRANTY DEED	4/1/2017	\$316,000	08907/0569	Improved	Yes
WARRANTY DEED	4/1/2001	\$205,000	04067/0868	Improved	Yes
PROBATE RECORDS	6/1/1999	\$100	03676/1314	Improved	No
QUIT CLAIM DEED	2/1/1990	\$100	02153/1693	Improved	No
WARRANTY DEED	11/1/1980	\$90,000	01304/1874	Improved	Yes
WARRANTY DEED	6/1/1978	\$7,000	01176/1065	Vacant	No

## Land

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

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1979
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft <sup>2</sup> )	2200
Total Area (ft <sup>2</sup> )	3916
Constuction	CB/STUCCO FINISH
Replacement Cost	\$389,283
Assessed	\$291,962

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	720
GARAGE FINISHED	606
OPEN PORCH FINISHED	30
SCREEN PORCH FINISHED	360

Permits				
Permit #	Description	Value	CO Date	Permit Date
12011	411 KENTWOOD AVE: REROOF RESIDENTIAL-Single family [WILSON PLACE]	\$27,805		8/3/2023
17167	411 KENTWOOD AVE: SHED/BARN RESIDENTIAL-10 x 16 site built shed [WILSON PLACE]	\$7,200		12/8/2022
09291	411 KENTWOOD AVE: EZ PLUMBING - RESIDENTIAL- [WILSON PLACE]	\$2,500		5/19/2021
02148	REROOF	\$13,500		3/20/2009

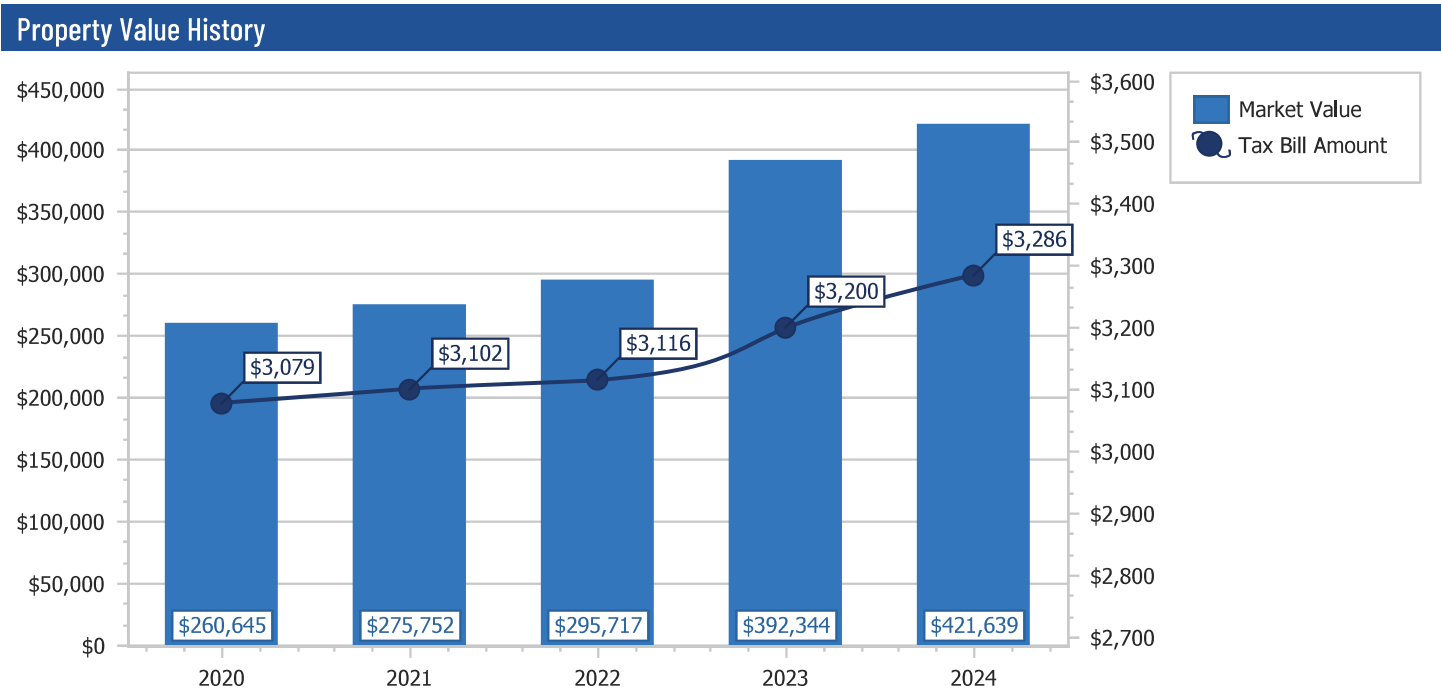
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1979	1	\$6,000	\$2,400
ACCESSORY BLDG 2	1989	1	\$5,000	\$2,000
PATIO 3	2016	1	\$6,000	\$4,800
SHED - NO VALUE	2023	1	\$0	\$0

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

School Districts	
Elementary	Region 1
Middle	Sanford
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 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 30 TWP 19S RGE 30E LOT 3 BLK 5 UNRECD PLAT WILSON PLACE

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

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

**Property Owner:** JILL KELLEY  
411 KENTWOOD AVENUE  
SANFORD, FL 32771

**Project Name:** KENTWOOD AVE (411)

#### **Requested Variance:**

Request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

### **C. DECISION**

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

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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

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



## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 30 TWP 19S RGE 30E LOT 3 BLK 5 UNRECD PLAT WILSON PLACE

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

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

**Property Owner:** JILL KELLEY  
411 KENTWOOD AVENUE  
SANFORD, FL 32771

**Project Name:** KENTWOOD AVE (411)

#### **Variance Approval:**

Request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the shed (14' x 9.7' x 14.5'H) 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

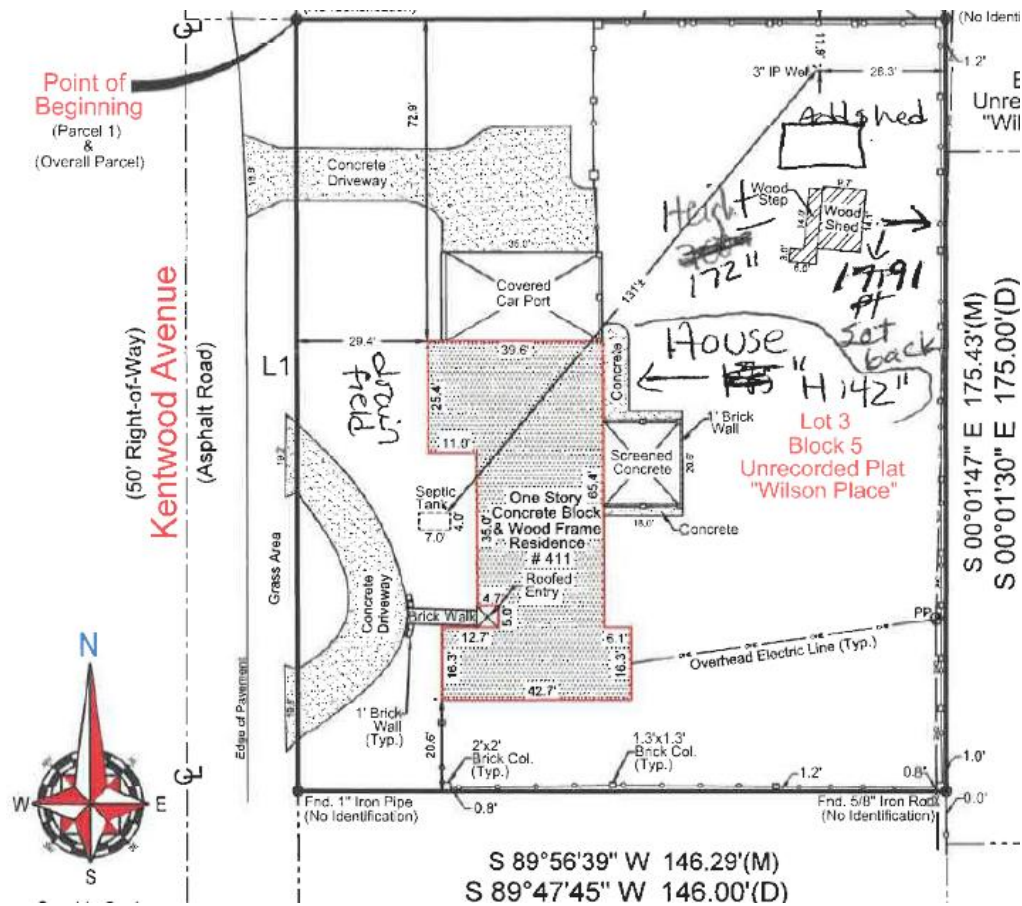
**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

**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, 2025.

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

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

EXHIBIT A  
SITE PLAN



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-447**

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**Title:**

**772 Mallard Drive** - Request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district; BV2025-045 (Mary Del Pilar Valderrama, Applicant) District 5 - Herr (Angi Gates, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Angi Gates 407-665-7465

**Motion/Recommendation:**

1. Deny the request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district; or
2. Approve the request for a for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in Seminole Estates Unit 2, a five acre development.
- The principal building has a living area of 1,680 square feet and is fourteen (14) feet eight (8) inches in height.
- The proposed detached garage will be 1,800 square feet and be for personal

use only.

- Section 30.6.1.2 of the Seminole County Land Development Code states that accessory buildings shall not exceed fifty (50) percent of the living area of the principal building. The allowable size would be 840 square feet, and the request is to increase the allowable size by 960 square feet.
- The request is for a variance to Section 30.6.1.2(e) of the Seminole County Land Development Code, which states that:  
(e) Accessory buildings shall not exceed the principal building in terms of mass, size, and height unless located in the A-1 zoning District and used for agricultural purposes such as a livestock barn or stable. Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building.
- There have not been any prior variances for the subject property.

### **Staff Findings:**

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

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

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

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



size and height; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

**Staff Conclusion:**

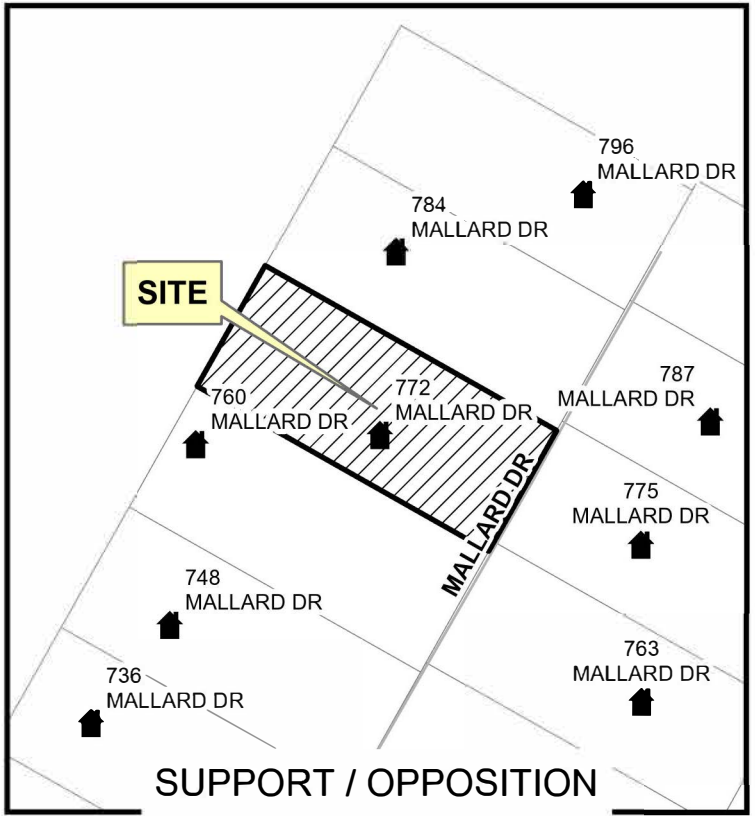
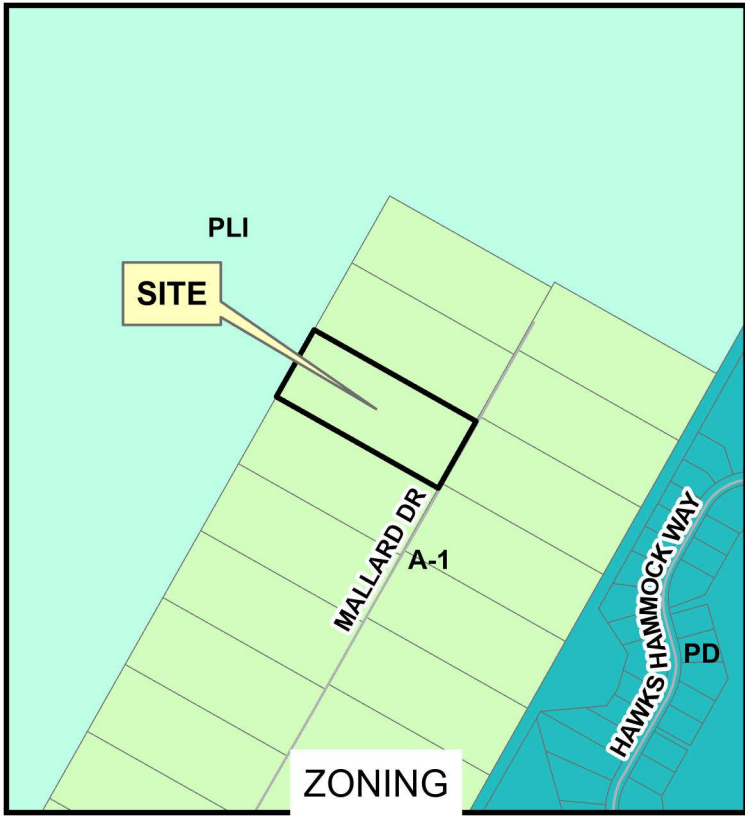
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

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

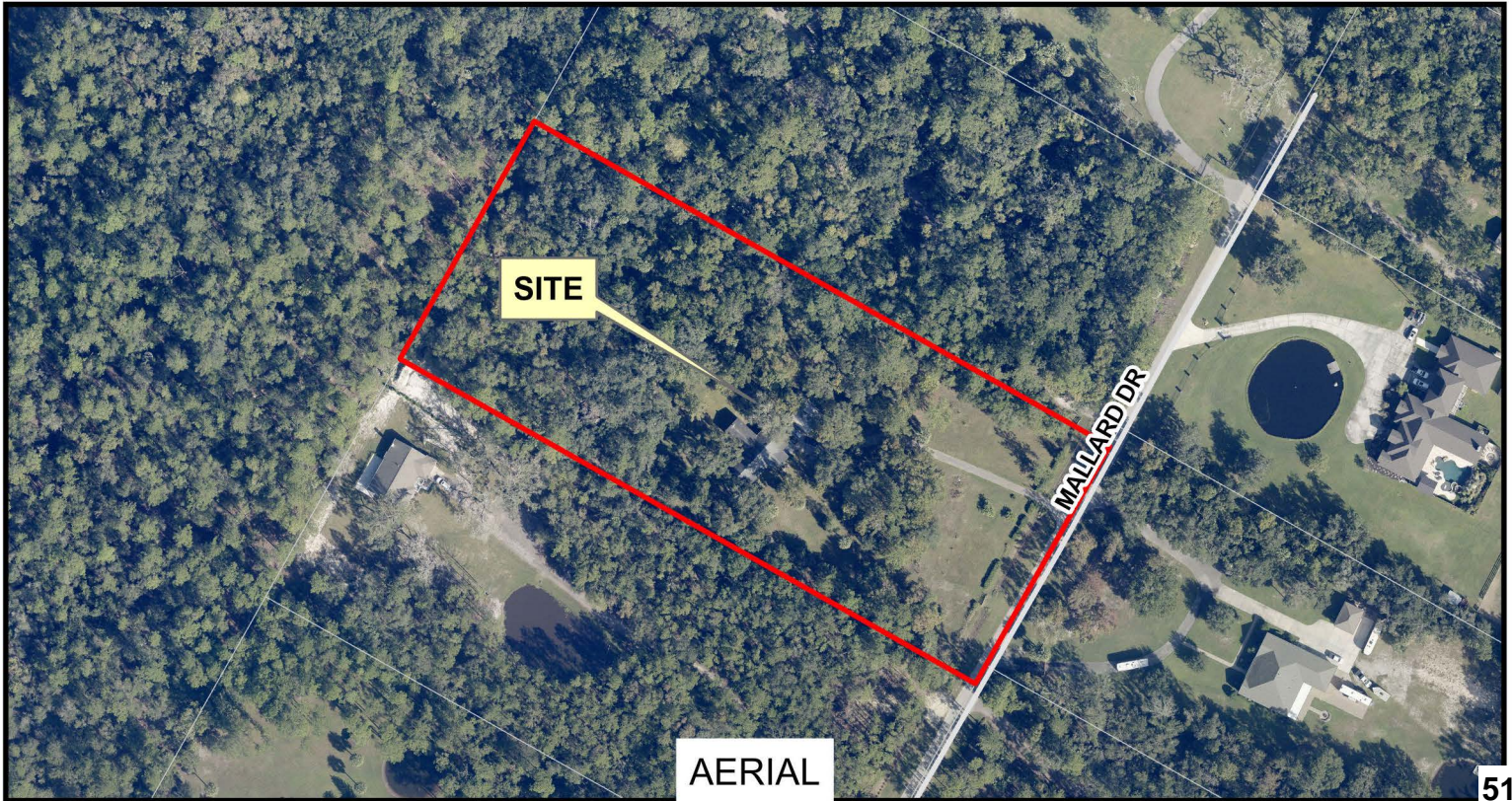
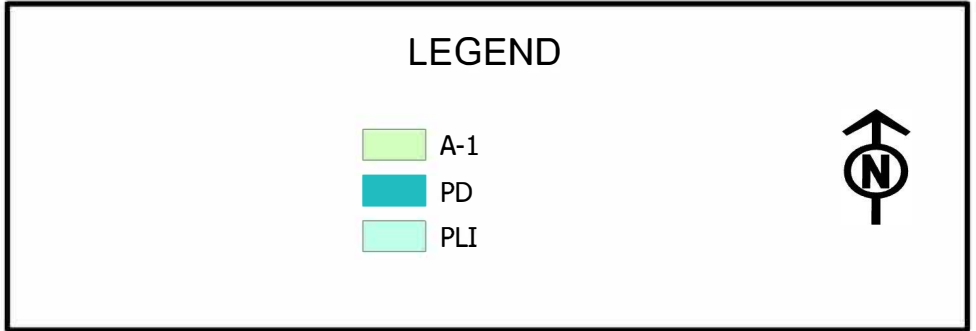
1. Any variance granted will apply only to the detached garage as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

PROPOSED 1,800 SQ. FT. GARAGE



**MARY DEL VALDERRAMA**  
**772 MALLARD DR**  
**SANFORD, FL 32771**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MAY 19, 2025**





## VARIANCE CRITERIA

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

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

Land is 5 acres, but zoned as if 1 acre.  
A-1 is more restrictive than A-5, necessitating a variance.

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

Applicant has made no requests for a zoning change.

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?

Applicant could submit a building permit for a structure to be used as a garage in excess of 4,000 s.f. if a new principal residence were built.

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 could submit a building permit for a structure to be used as a garage in excess of 4,000 s.f. if a new principal residence were built.

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

Applicant seeks permission for an 1,800 s.f. structure. a larger structure could be constructed with a new principal residence. This request is well below the sizes already approved and constructed

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

This would improve the neighborhood. Many homes in the subdivision have 2 accessory structures, including metal buildings that do not match the primary building.

# Property Record Card



**Parcel:** 13-19-29-3AA-0510-0000  
**Property Address:** 772 MALLARD DR SANFORD, FL 32771  
**Owners:** VALDERRAMA, MARY DEL  
 2025 Market Value \$441,816 Assessed Value \$196,221 Taxable Value \$140,499  
 2024 Tax Bill \$1,924.32 Tax Savings with Exemptions \$3,432.54  
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 2,190 SF and a lot size of 5.00 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	13-19-29-3AA-0510-0000
Property Address	772 MALLARD DR SANFORD, FL 32771
Mailing Address	772 MALLARD DR SANFORD, FL 32771-9210
Subdivision	SEMINOLE ESTATES UNIT 2
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2004), Other Exemptions \$5,000
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$72,066	\$69,046
Depreciated Other Features	\$3,900	\$3,900
Land Value (Market)	\$365,850	\$332,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$441,816	\$405,546
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$245,595	\$214,855
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$196,221	\$190,691

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,356.86
Tax Bill Amount	\$1,924.32
Tax Savings with Exemptions	\$3,432.54

## Owner(s)

Name - Ownership Type

VALDERRAMA, MARY DEL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 13 TWP 19S RGE 29E BEG 1776.52 FT N 29  
 DEG 36 MIN 41 SEC E & 726 FT N 60 DEG 23  
 MIN 19 SEC W OF MOST WLY COR ASTOR  
 FARMS RUN N 29 DEG 36 MIN 41 SEC E 300 FT  
 N 60 DEG 23 MIN 19 SEC W 726 FT S 29 DEG  
 36 MIN 41 SEC W 300 FT S 60 DEG 23 MIN 19  
 SEC E 726 FT TO BEG (5 AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$196,221	\$55,722	\$140,499
Schools	\$196,221	\$30,000	\$166,221
FIRE	\$196,221	\$55,722	\$140,499
ROAD DISTRICT	\$196,221	\$55,722	\$140,499
SJWM(Saint Johns Water Management)	\$196,221	\$55,722	\$140,499

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2003	\$146,000	05185/1661	Improved	Yes
WARRANTY DEED	11/1/1995	\$84,000	02996/0708	Improved	Yes
QUIT CLAIM DEED	7/1/1987	\$22,000	01931/1254	Improved	No
WARRANTY DEED	3/1/1981	\$25,000	01327/0992	Vacant	No

## Land

Units	Rate	Assessed	Market
4.75 Acres	\$77,000/Acre	\$365,750	\$365,750
1 Lot	\$100/Lot	\$100	\$100

Building Information	
#	1
Use	MOBILE HOME
Year Built*	1981
Bed	3
Bath	2.0
Fixtures	8
Base Area (ft <sup>2</sup> )	1680
Total Area (ft <sup>2</sup> )	2410
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$180,164
Assessed	\$72,066

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	510
OPEN PORCH FINISHED	220

Permits				
Permit #	Description	Value	CO Date	Permit Date
01026	772 MALLARD DR: REROOF RESIDENTIAL [SEMINOLE ESTATES UNIT 2]	\$7,000		1/24/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	1981	1	\$2,750	\$1,100
SHED - NO VALUE	1981	1	\$0	\$0
SHED	1981	1	\$1,000	\$400
FIREPLACE 2	1996	1	\$6,000	\$2,400

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

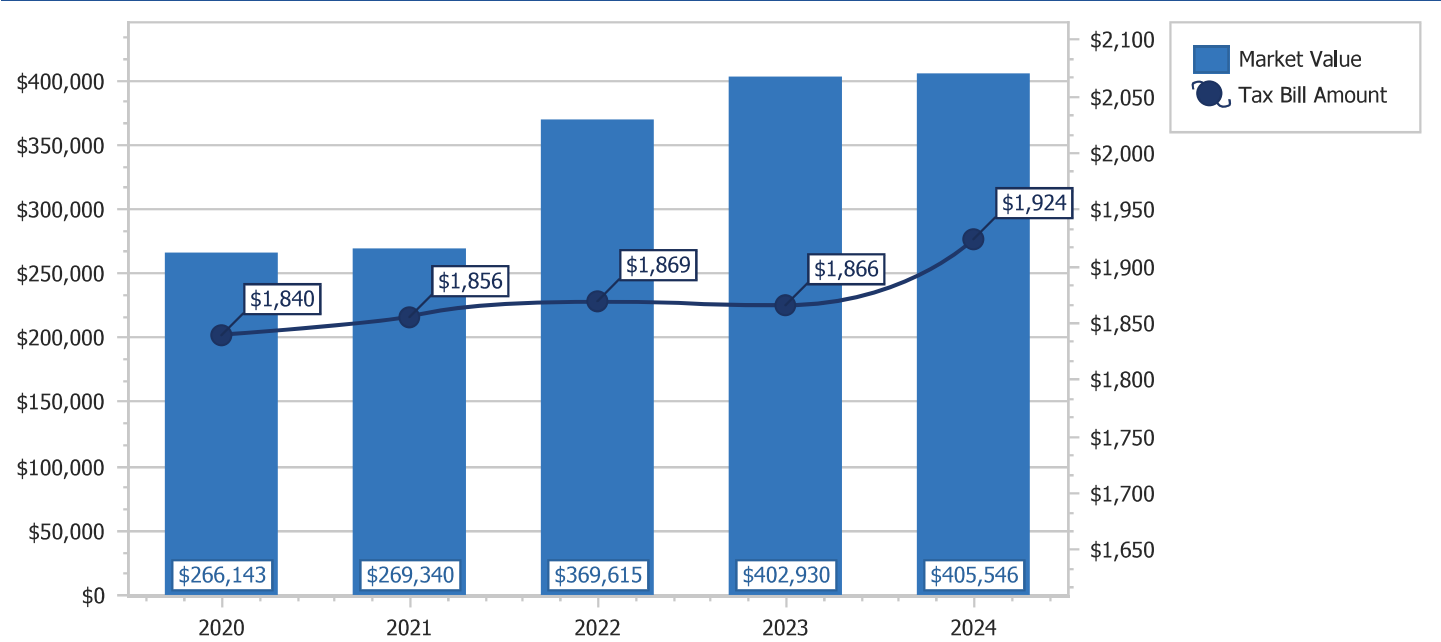
School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole



Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 13 TWP 19S RGE 29E BEG 1776.52 FT N 29 DEG 36 MIN 41 SEC E & 726 FT N 60 DEG 23 MIN 19 SEC W OF MOST WLY COR ASTOR FARMS RUN N 29 DEG 36 MIN 41 SEC E 300 FT N 60 DEG 23 MIN 19 SEC W 726 FT S 29 DEG 36 MIN 41 SEC W 300 FT S 60 DEG 23 MIN 19 SEC E 726 FT TO BEG (5 AC)

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

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

**Property Owner:** MARY DEL PILAR VALDERRAMA  
772 MALLARD DR  
SANFORD, FL 32771

**Project Name:** MALLARD DR (772)

#### **Requested Variance:**

Request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to construct an 1,800 square detached garage. 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, 2025.

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

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 13 TWP 19S RGE 29E BEG 1776.52 FT N 29 DEG 36 MIN 41 SEC E & 726 FT N 60 DEG 23 MIN 19 SEC W OF MOST WLY COR ASTOR FARMS RUN N 29 DEG 36 MIN 41 SEC E 300 FT N 60 DEG 23 MIN 19 SEC W 726 FT S 29 DEG 36 MIN 41 SEC W 300 FT S 60 DEG 23 MIN 19 SEC E 726 FT TO BEG (5 AC)

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

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

**Property Owner:** MARY DEL PILAR VALDERRAMA  
772 MALLARD DR  
SANFORD, FL 32771

**Project Name:** MALLARD DR (772)

#### **Variance Approval:**

Request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the detached garage (1,800 square feet and seventeen (17) feet five (5) inches in height) 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.

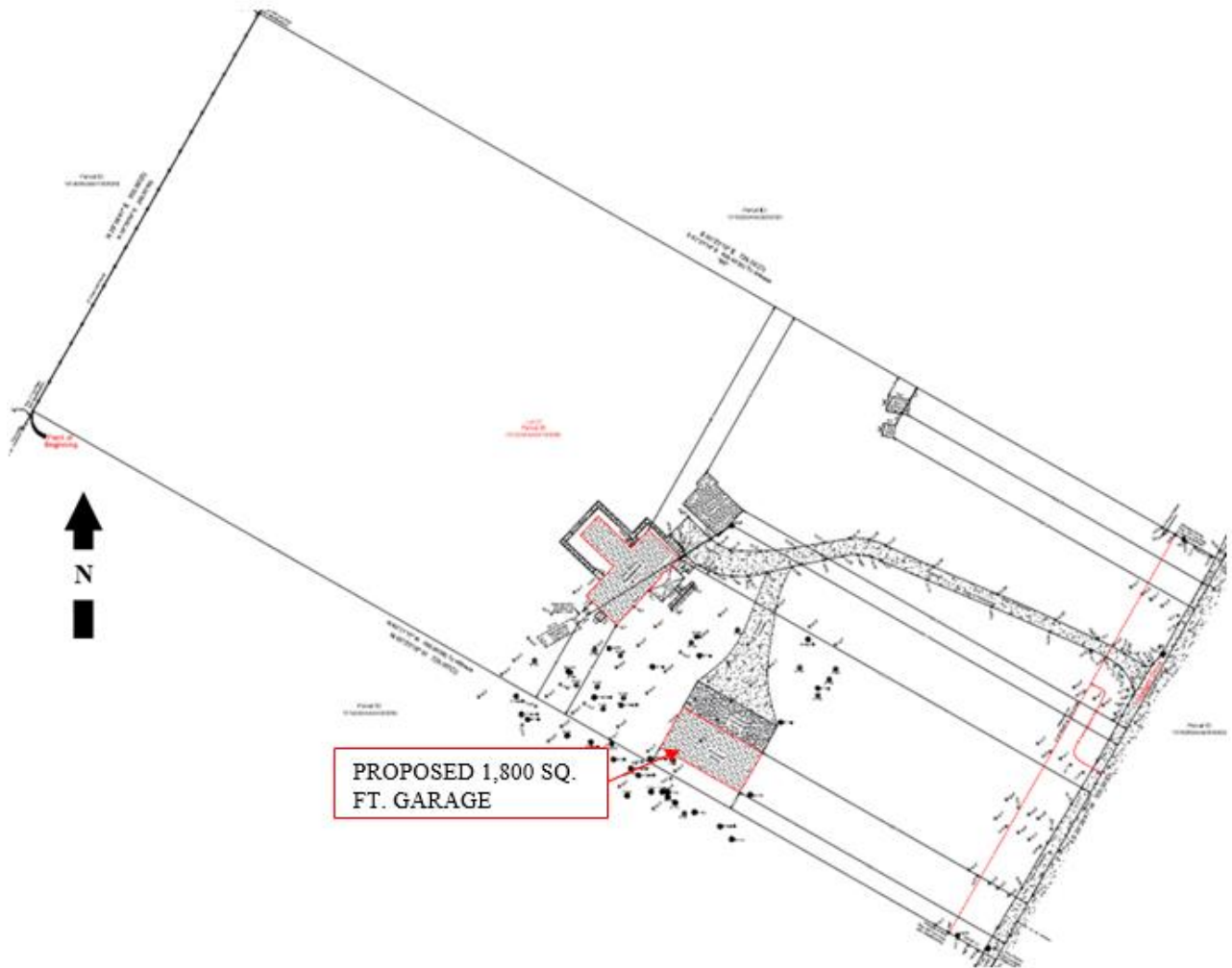
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of June, 2025.

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

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



EXHIBIT A  
SITE PLAN





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-441**

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### **Title:**

**7340 Lake Drive** - Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district; BV2025-039 (Denise Pimentel, Applicant) District 5 - Herr (Angi Gates, Project Manager)

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Kathy Hammel

### **Contact/Phone Number:**

Angi Gates 407-665-7465

### **Motion/Recommendation:**

1. Deny the request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district; or
2. Approve the request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

### **Background:**

- The subject property is located in the Lake Sylvan Estates subdivision.
- The proposed storage shed will be 880 square feet, will encroach twenty (20) feet into the required rear yard setback and be for personal use only.
- Section 30.6.1.2 of the Seminole County Land Development Code states that accessory buildings shall not exceed fifty (50) percent of the living area of the principal building. The allowable size would be 610 square feet, and the request

is to increase the allowable size by 270 square feet.

- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the setbacks and other requirements applicable to the main residential structure located on the same lot or parcel.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.
- There have not been any prior variances for the subject property, however; a rear yard setback variance was approved for the property located at 7365 Lake Drive from thirty (30) feet to ten (10) feet for a 720 square foot shed.

A rear yard setback variance from thirty (30) feet to fifteen (15) feet for an 1,800 square foot detached garage was approved at 7261 Lake Drive.

### **Staff Findings:**

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

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

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

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

**Staff Conclusion:**

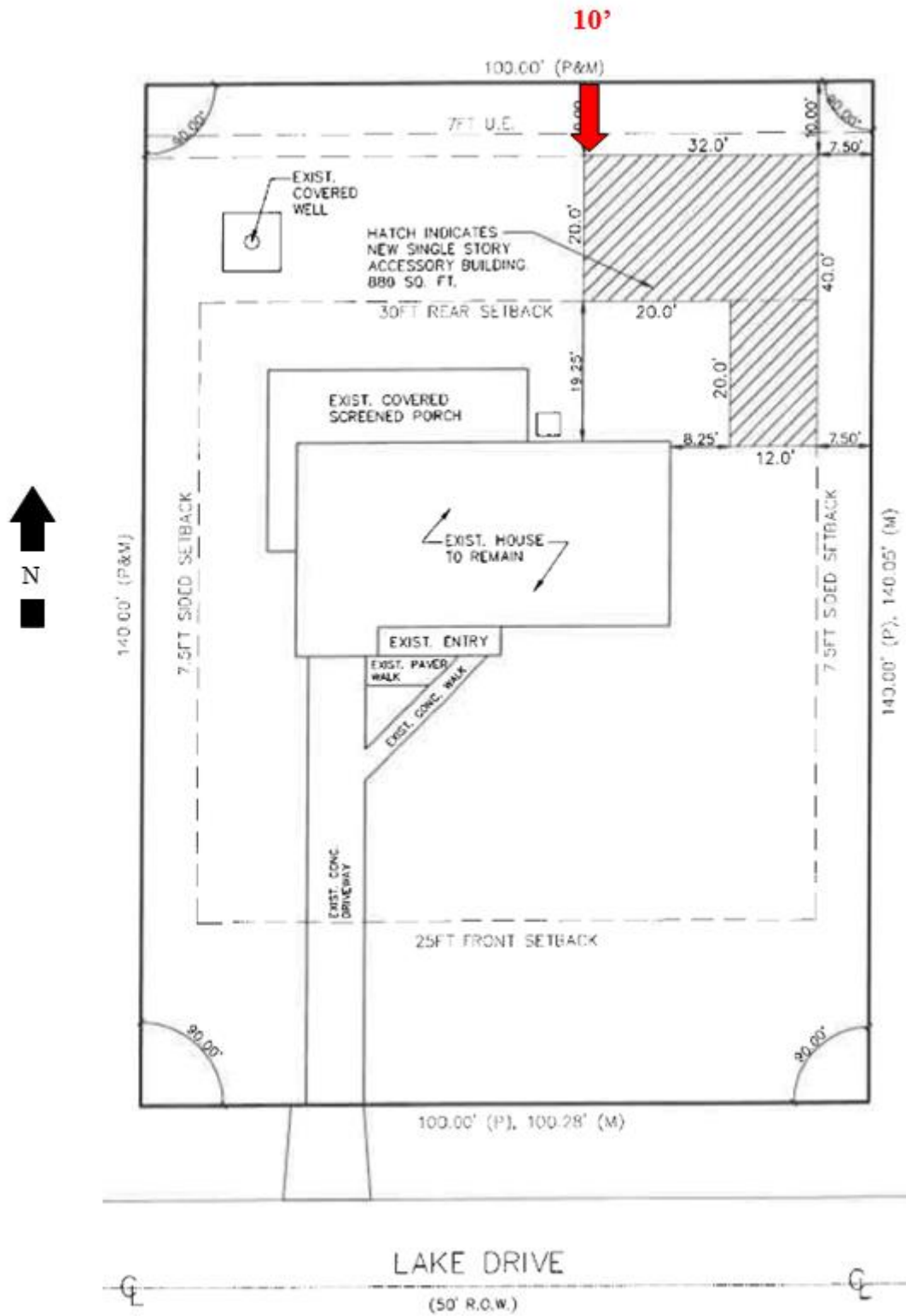
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

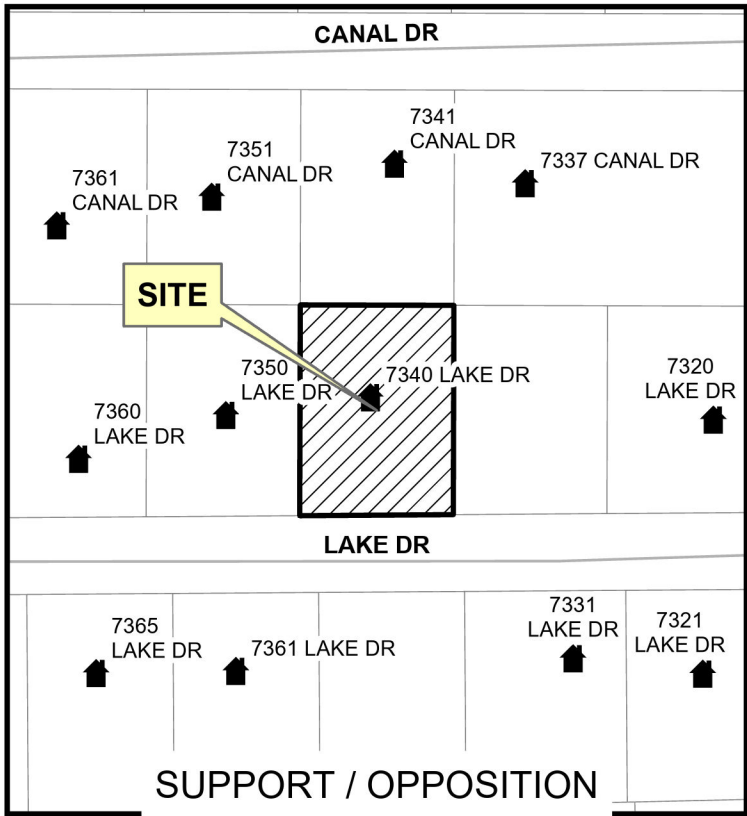
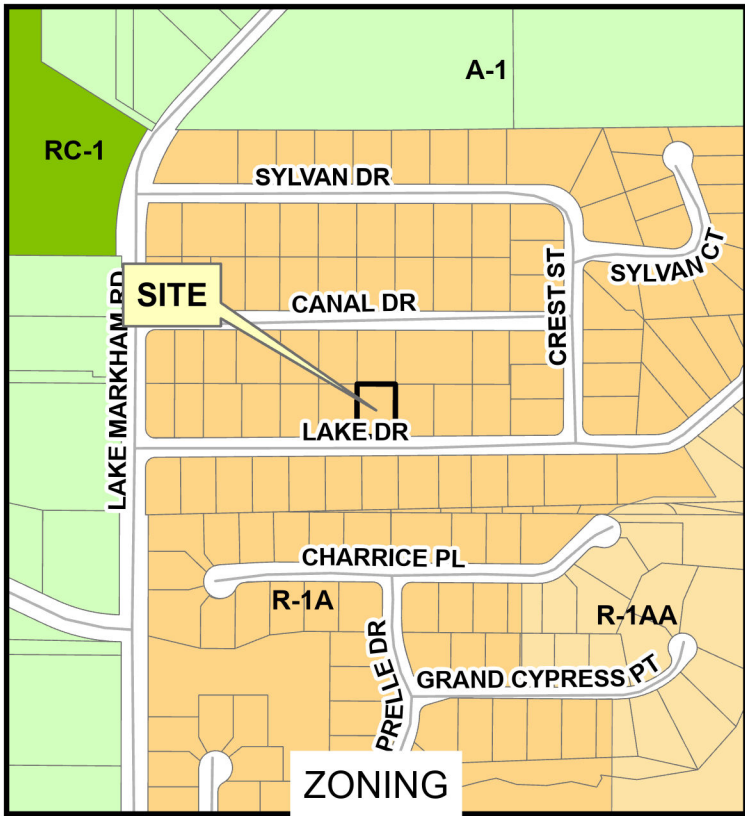
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

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

# 7340 LAKE DRIVE VARIANCES







**DENISE PIMENTEL &  
WILLIAMS GUERRERO**  
7340 LAKE DR  
SANFORD, FL 32771

**SEMINOLE COUNTY  
BOARD OF ADJUSTMENT**  
MAY 19, 2025

**LEGEND**

- A-1
- RC-1
- R-1AA
- R-1A





## VARIANCE CRITERIA

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

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

Our property is in a difficult position compared to others in the same zoning district. Even though it's 14,000 square feet, the way the house, porch, and other existing structures were placed leaves us with almost no usable space for something as simple as a small storage shed. We truly need this shed to store personal belongings and organize our home, but the required setbacks make it nearly impossible to find a suitable location without a variance.

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

This situation is completely out of our control. The lot's shape and layout were determined long before we lived here, and the existing structures—our home, driveway, and other necessary features—were placed in a way that severely limits where we can build. On top of that, zoning regulations have changed over time, making it even harder to work within the space we have. We're just trying to make the best of our situation and create a little more room for storage.

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 aren't looking for any special treatment, just a small adjustment so we can use our property like so many others already do. Many homes in our area have small sheds for personal storage, and we just want the same opportunity. We wouldn't be building anything excessive or going beyond what's reasonable—we're just asking for a little flexibility so we can have the basic storage space we need.

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

If we have to follow the zoning rules exactly as they are, we won't have anywhere to put the shed without major disruptions. This would make it so much harder for us to keep our property organized and functional, something that most other homeowners in the district don't have to struggle with. It's frustrating and discouraging because we're simply trying to create a little space for our personal belongings—nothing more. Without this small variance, we'll continue struggling with limited storage and clutter, which affects our daily lives in ways that are really difficult for us.

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

We've thought long and hard about the best way to make this work. We aren't asking for anything more than the smallest possible adjustment that would allow us to place the shed in a practical location. We've looked at every option, and this variance is truly the only way to make it work without disrupting the existing layout of our property. We're keeping it as small and unobtrusive as possible while still meeting our storage needs.

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

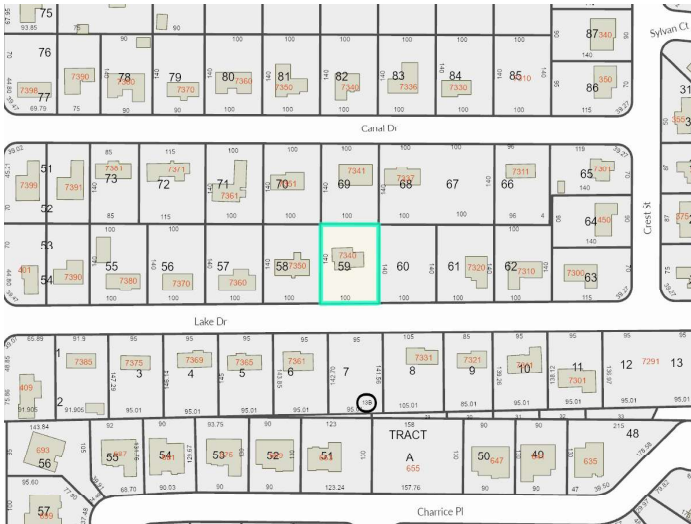
This shed isn't going to bother anyone or negatively affect the neighborhood in any way. It's just a small, personal storage space—not something loud or disruptive. We're committed to keeping it neat, well-maintained, and in harmony with the surrounding properties. This variance would simply allow us to use our property in a reasonable and necessary way while still respecting the overall zoning guidelines.

# Property Record Card



Parcel: 26-19-29-503-0000-0590  
 Property Address: 7340 LAKE DR SANFORD, FL 32771  
 Owners: PIMENTEL, DENISE; GUERRERO, WILLIAMS A  
 2025 Market Value \$292,816 Assessed Value \$137,881 Taxable Value \$87,159  
 2024 Tax Bill \$1,241.46 Tax Savings with Exemptions \$2,031.88  
 The 3 Bed/1.5 Bath Single Family property is 1,220 SF and a lot size of 0.31 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	26-19-29-503-0000-0590
Property Address	7340 LAKE DR SANFORD, FL 32771
Mailing Address	7340 LAKE DR SANFORD, FL 32771-9296
Subdivision	LAKE SYLVAN ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	Homestead expires at the end of 2025 and MUST Be re-applied for 2026
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$202,816	\$172,811
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$90,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$292,816	\$247,811
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$154,935	\$113,816
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$137,881	\$133,995

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,273.34
Tax Bill Amount	\$1,241.46
Tax Savings with Exemptions	\$2,031.88

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

PIMENTEL, DENISE - Tenancy by Entirety  
 GUERRERO, WILLIAMS A - Tenancy by Entirety

## Legal Description

LOT 59  
LAKE SYLVAN ESTATES  
PB 12 PG 14

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$137,881	\$50,722	\$87,159
Schools	\$137,881	\$25,000	\$112,881
FIRE	\$137,881	\$50,722	\$87,159
ROAD DISTRICT	\$137,881	\$50,722	\$87,159
SJWM(Saint Johns Water Management)	\$137,881	\$50,722	\$87,159

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/4/2025	\$350,000	10786/0632	Improved	Yes
WARRANTY DEED	5/1/2015	\$119,900	08467/1199	Improved	Yes
WARRANTY DEED	1/1/1974	\$22,800	01038/0075	Improved	Yes

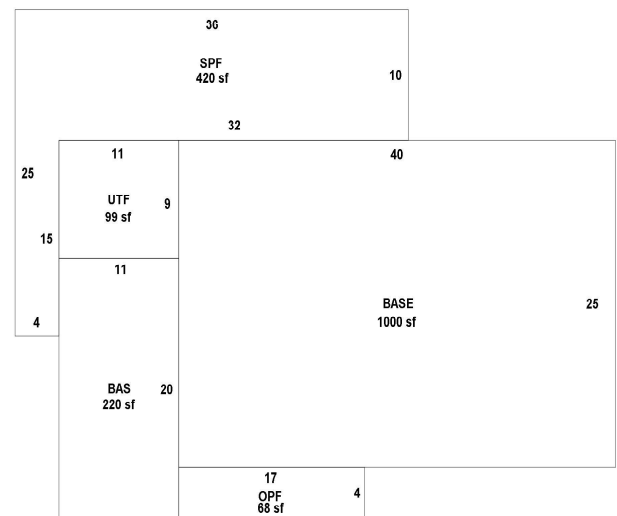
## Land

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

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1974/1994
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft <sup>2</sup> )	1000
Total Area (ft <sup>2</sup> )	1807
Constuction	CONC BLOCK
Replacement Cost	\$231,790
Assessed	\$202,816

\* Year Built = Actual / Effective



Building 1

## Appendages

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

BASE	220
OPEN PORCH FINISHED	68
SCREEN PORCH FINISHED	420
UTILITY FINISHED	99

Permits				
Permit #	Description	Value	CO Date	Permit Date
09883	7340 LAKE DR: ELECTRICAL - RESIDENTIAL-SFR [LAKE SYLVAN ESTATES]	\$750		6/17/2022
02465	7340 LAKE DR: REROOF RESIDENTIAL [LAKE SYLVAN ESTATES]	\$2,450		2/9/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED - NO VALUE	1974	1	\$0	\$0

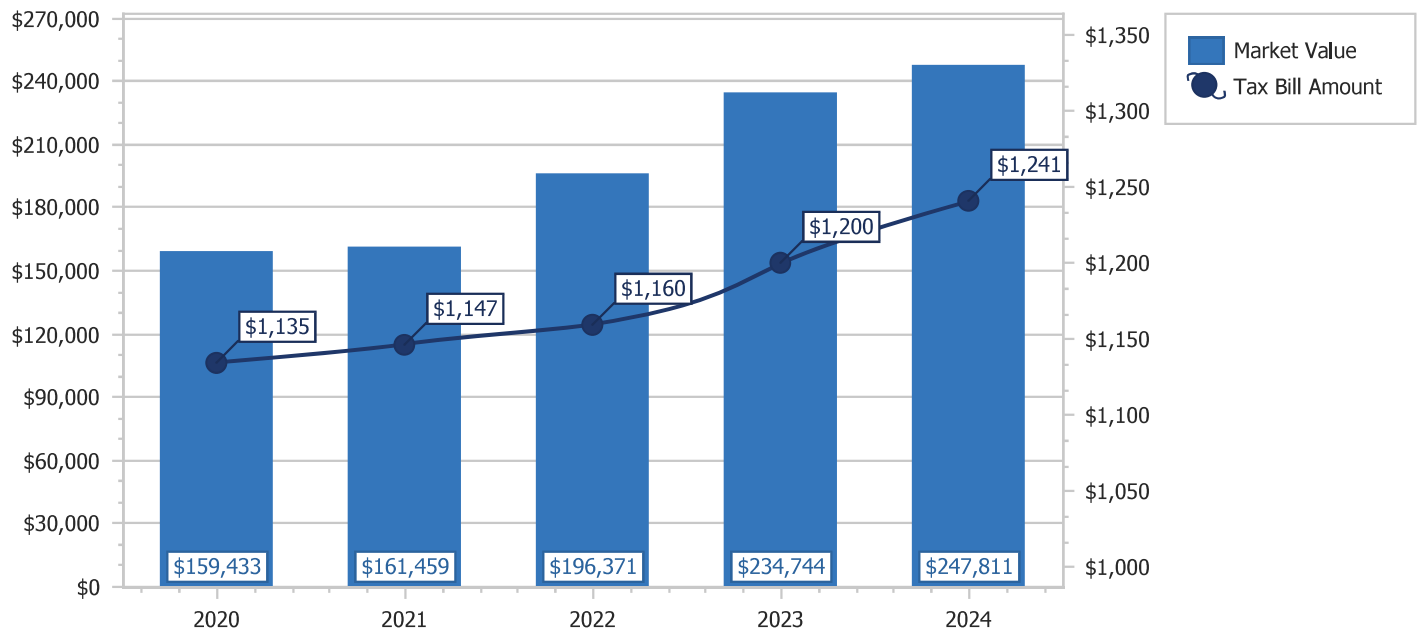
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

## Property Value History



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## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 59 LAKE SYLVAN ESTATESPB12 PG14

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

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

**Property Owner:** DENISE PIMENTEL  
7340 LAKE DRIVE  
SANFORD, FL 32771

**Project Name:** LAKE DR (7340)

#### **Requested Variance:**

Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to construct an 880 square foot shed within the required rear yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

### **C. DECISION**

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



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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 59 LAKE SYLVAN ESTATESPB12 PG14

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

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

**Property Owner:** DENISE PIMENTEL  
7340 LAKE DRIVE  
SANFORD, FL 32771

**Project Name:** LAKE DR (7340)

#### **Variance Approval:**

Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet, and (2) an accessory structure size variance from 610 square feet to 880 square feet for a shed in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the shed (880 square feet) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

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

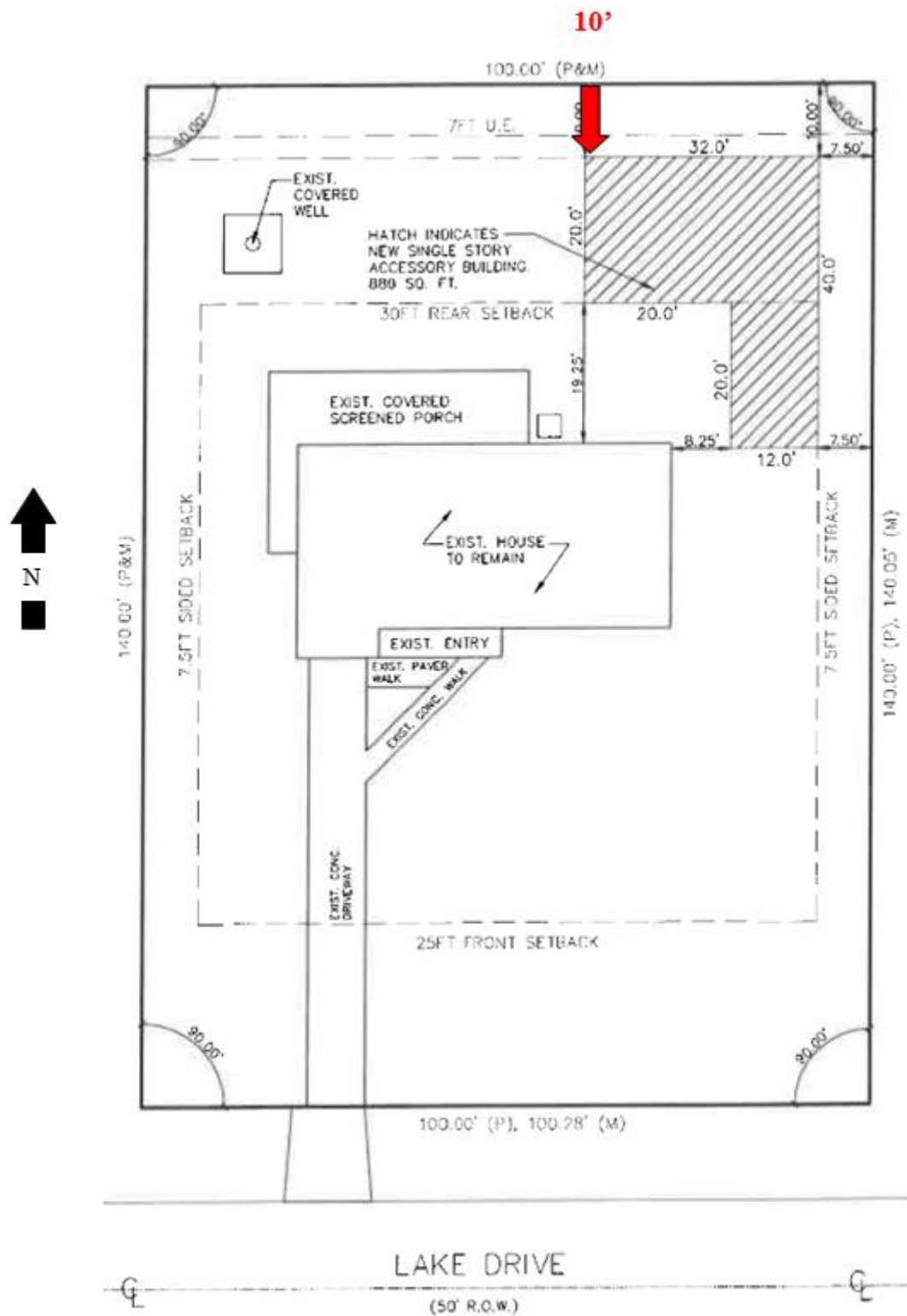
**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

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

EXHIBIT A  
SITE PLAN



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-418**

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**Title:**

230 Waverly Drive - Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2025-034 (Cheryle Zeigler, Applicant) District 4 - Lockhart (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel (407)665-7389

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Highland Pines Unit 3 subdivision.
- The proposed detached garage is 440 square feet (20'x22').
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel.

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

**Staff Findings:**

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

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

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

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

**Staff Conclusion:**

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



hardship.

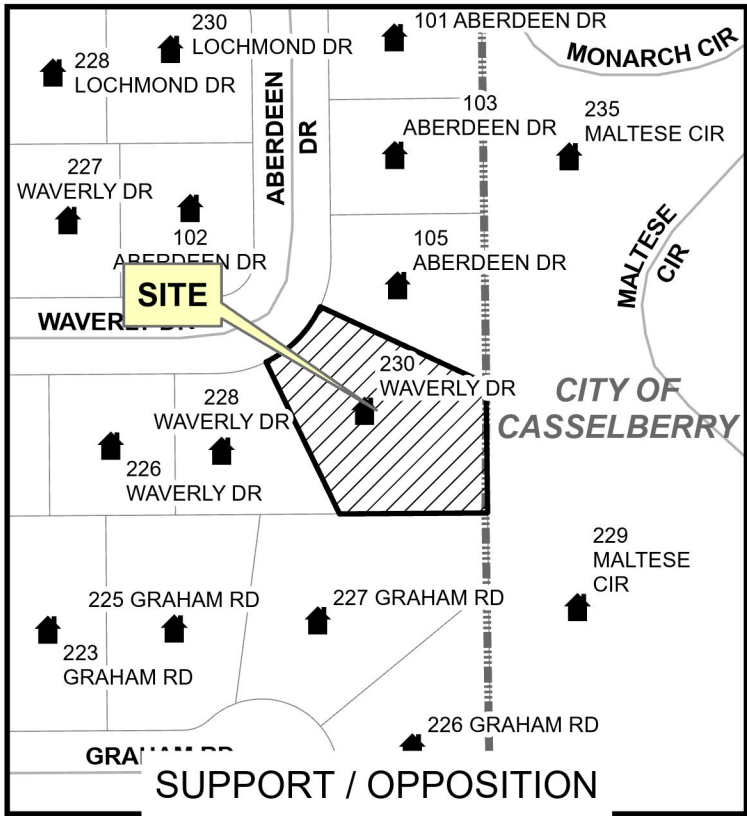
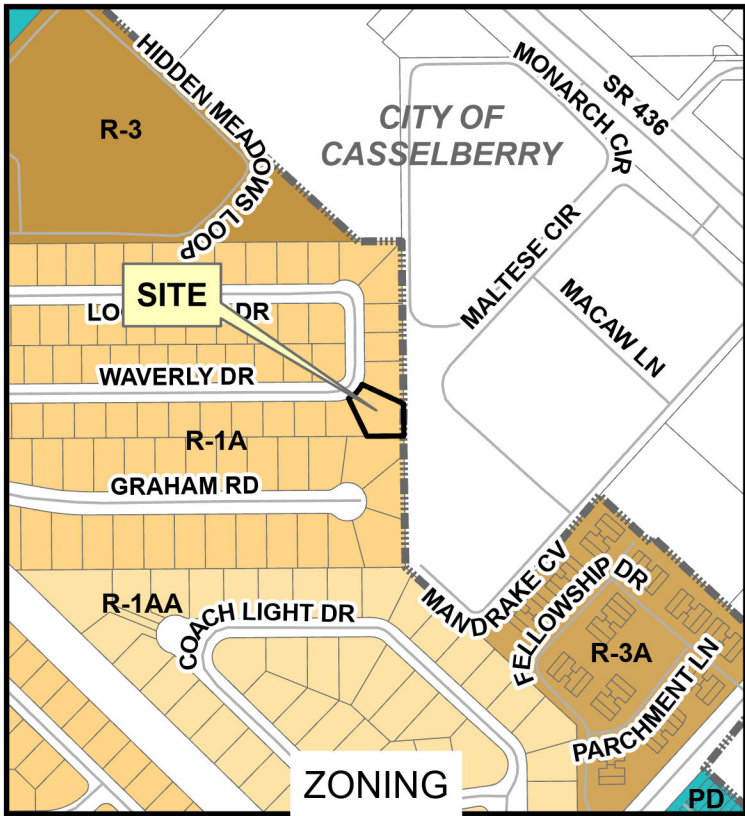
**Staff Recommendation:**

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

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

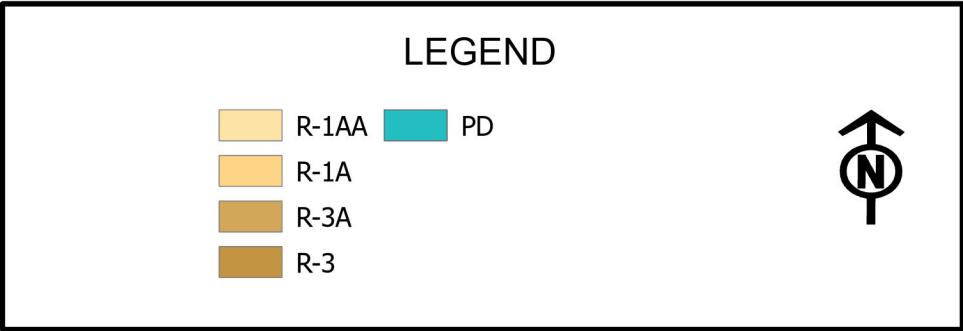
DESCRIPTION: LOT 85, HIGHLAND PINES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.





CHERYLE ZEIGLER  
230 WAVERLY DR  
FERN PARK, FL 32730

SEMINOLE COUNTY  
BOARD OF ADJUSTMENT  
MAY 19, 2025





## VARIANCE CRITERIA

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

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

*I need a 2-vehicle garage because I've never had one, and on the coveracts, it states I can have one. Littering a vehicle outside as I did after moving in with a brand new SSF Ferrari Pontiac, the semi-trail and neighbor's tree destroy the paint and dent.*

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

*I need it for ~~the~~ storage of everything in my house, so it can be completely renovated, and I'll rather upgrade the property to make it more appealing, and up the value. Plus protect against thieves and getting EV charged.*

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?

*Reason, there are no other space to build one, the driveway leads to the right of the house, and vehicles can drive right in. On odd shaped lot of like a Ball diamond.*

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?

*Can't put in a EV Charger, nor storage, never own another car (gets beat up by neighbor's tree & hail storms).*

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

*It's odd shape lot, with no other space.*

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?

*People should not be on my property in the back yard.*

# Property Record Card



**Parcel:** 20-21-30-512-0000-0850  
**Property Address:** 230 WAVERLY DR FERN PARK, FL 32730  
**Owners:** ZEIGLER, CHERYLE D  
 2025 Market Value \$133,151 Assessed Value \$61,093 Taxable Value \$0  
 2024 Tax Bill \$216.15 Tax Savings with Exemptions \$1,534.61  
 The 4 Bed/2.5 Bath Single Family property is 2,661 SF and a lot size of 0.31 Acres

## Parcel Location



## Site View



20213051200000850 01/30/2022

## Parcel Information

Parcel	20-21-30-512-0000-0850
Property Address	230 WAVERLY DR FERN PARK, FL 32730
Mailing Address	230 WAVERLY DR FERN PARK, FL 32730-2627
Subdivision	HIGHLAND PINES UNIT 3
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1996), Other Exemptions \$25,000
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$62,051	\$61,443
Depreciated Other Features	\$1,100	\$1,100
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$133,151	\$132,543
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$72,058	\$73,172
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$61,093	\$59,371

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,750.76
Tax Bill Amount	\$216.15
Tax Savings with Exemptions	\$1,534.61

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 ZEIGLER, CHERYLE D



## Legal Description

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$61,093	\$61,093	\$0
Schools	\$61,093	\$30,000	\$31,093
FIRE	\$61,093	\$41,093	\$20,000
ROAD DISTRICT	\$61,093	\$41,093	\$20,000
SJWM(Saint Johns Water Management)	\$61,093	\$41,093	\$20,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/1/2006	\$100	06191/1093	Improved	No
QUIT CLAIM DEED	1/1/2004	\$100	05181/1636	Improved	No
QUIT CLAIM DEED	12/1/2002	\$100	04751/1402	Improved	No
QUIT CLAIM DEED	4/1/2000	\$100	03851/1926	Improved	No
WARRANTY DEED	12/1/1995	\$130,000	03013/0808	Improved	Yes

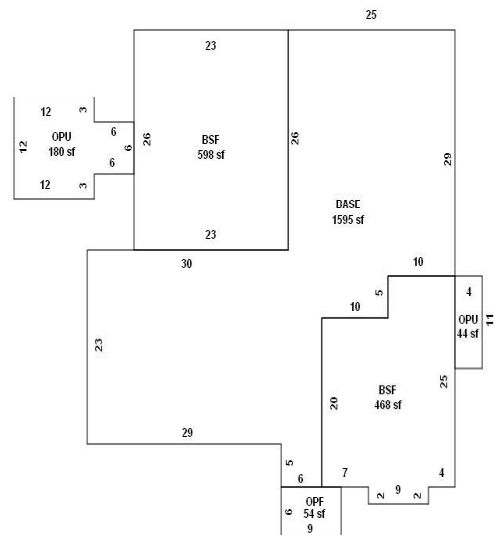
## Land

Units	Rate	Assessed	Market
1 Lot	\$70,000/Lot	\$70,000	\$70,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1595
Total Area (ft <sup>2</sup> )	2939
Constuction	CB/STUCCO FINISH
Replacement Cost	\$97,335
Assessed	\$62,051

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE SEMI FINISHED	598
BASE SEMI FINISHED	468
OPEN PORCH FINISHED	54
OPEN PORCH UNFINISHED	44
OPEN PORCH UNFINISHED	180

Permits				
Permit #	Description	Value	CO Date	Permit Date
02055	230 WAVERLY DR: PLUMBING - RESIDENTIAL- [HIGHLAND PINES UNIT 3]	\$1,300		2/13/2020
09173	REROOF W/SHINGLES	\$12,420		8/8/2006
07502	POWER SUPPLY FOR CABLE	\$330		11/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1975	1	\$0	\$0
COVERED PATIO 1	2001	1	\$2,750	\$1,100

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

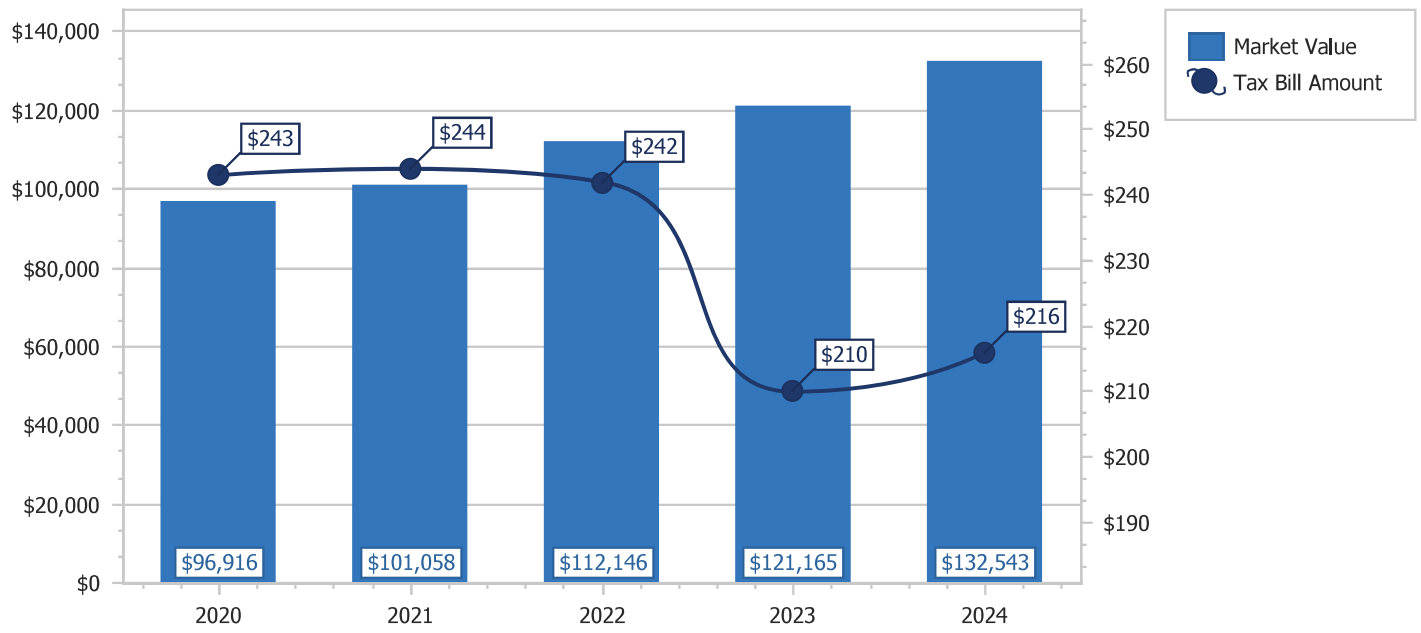
Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Management



## Property Value History



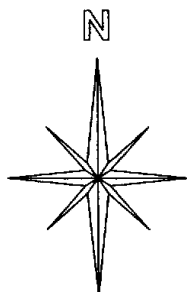
Copyright 2025 © Seminole County Property Appraiser

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE " X " PER F.I.R.M. COMMUNITY PANEL NO. 12117C 0165 F DATED 09-28-07.
7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.

**Boundary  
And  
Mapping  
Associates, Inc.**

LAND  
SURVEYORS  
184565

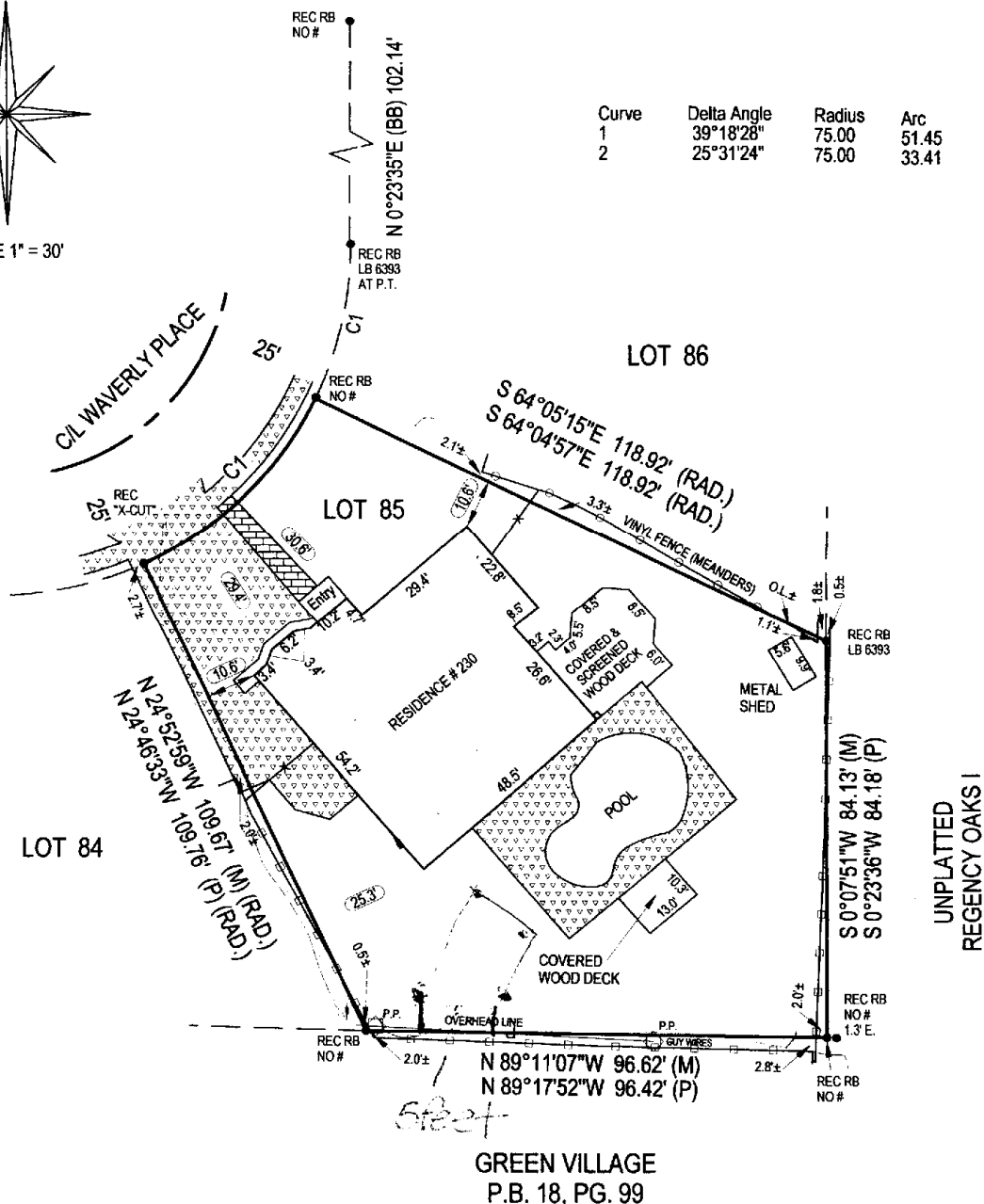
109 WEST ORANGE STREET  
ALTAMONTE SPRINGS, FL.  
32714  
PH. (407) 696-1155



SCALE 1" = 30'

UPDATED SURVEY: 95-211

Curve	Delta Angle	Radius	Arc
1	39°18'28"	75.00	51.45
2	25°31'24"	75.00	33.41



DESCRIPTION: LOT 85, HIGHLAND PINES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:  
CHERYLE D. ZEIGLER

JOB NO.: 95-211U

DATE: FIELD: 03-13-12



SIGNED: 03-14-12  
DRAWN BY: RW/I/BCA

P.C.: RP

CHECKED: RWJ

### LEGEND

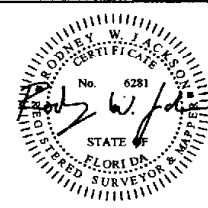
REC. - RECOVERED  
I.P. - IRON PIPE  
I.C. - 11/16" I.D. CAP #  
C.M. - CONCRETE MONUMENT  
RB - REBAR  
RAD. - RADIAL  
N.R. - NOT RADIAL  
N&D - NAIL & DISC  
(P) - PER PLAT  
(M) - AS MEASURED  
(D) - PER DESCRIPTION  
O/L - ON LINE  
P.C. - POINT OF CURVATURE  
P.T. - POINT OF TANGENCY

 CONCRETE
  BRICK

PRC- POINT OF REVERSE CURVE  
 R.P.- RADIUS POINT  
 R - RADIUS  
 L - LENGTH OF ARC  
 CA - CENTRAL ANGLE  
 U.E.- UTILITY EASEMENT  
 D.E.- DRAINAGE EASEMENT  
 L.E.- LANDSCAPE EASEMENT  
 P.E.- POOL EQUIPMENT  
 P.P.- POWER POLE  
 -X- CHAIN LINK FENCE  
 □- WOODEN / ORNAMENTAL FENCE

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, FSM 6281



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

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

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

**Property Owner:** CHERYLE ZEIGLER  
230 WAVERLY DR  
FERN PARK, FL 32730

**Project Name:** WAVERLY DR (230)

#### **Requested Variance:**

A request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to obtain an approved variance to construct a 440 square feet detached garage (20'x22') within the rear yard setback. The Board of Adjustment has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Property Owner still retains reasonable use of the property without the granting of the requested variance.

### **C. DECISION**

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

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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

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

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

**Property Owner:** CHERYLE ZEIGLER  
230 WAVERLY DR  
FERN PARK, FL 32730

**Project Name:** WAVERLY DR (230)

#### **Variance Approval:**

Request for a rear yard setback variance from thirty (30) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

## Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 440 square feet detached garage (20'x22') 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.

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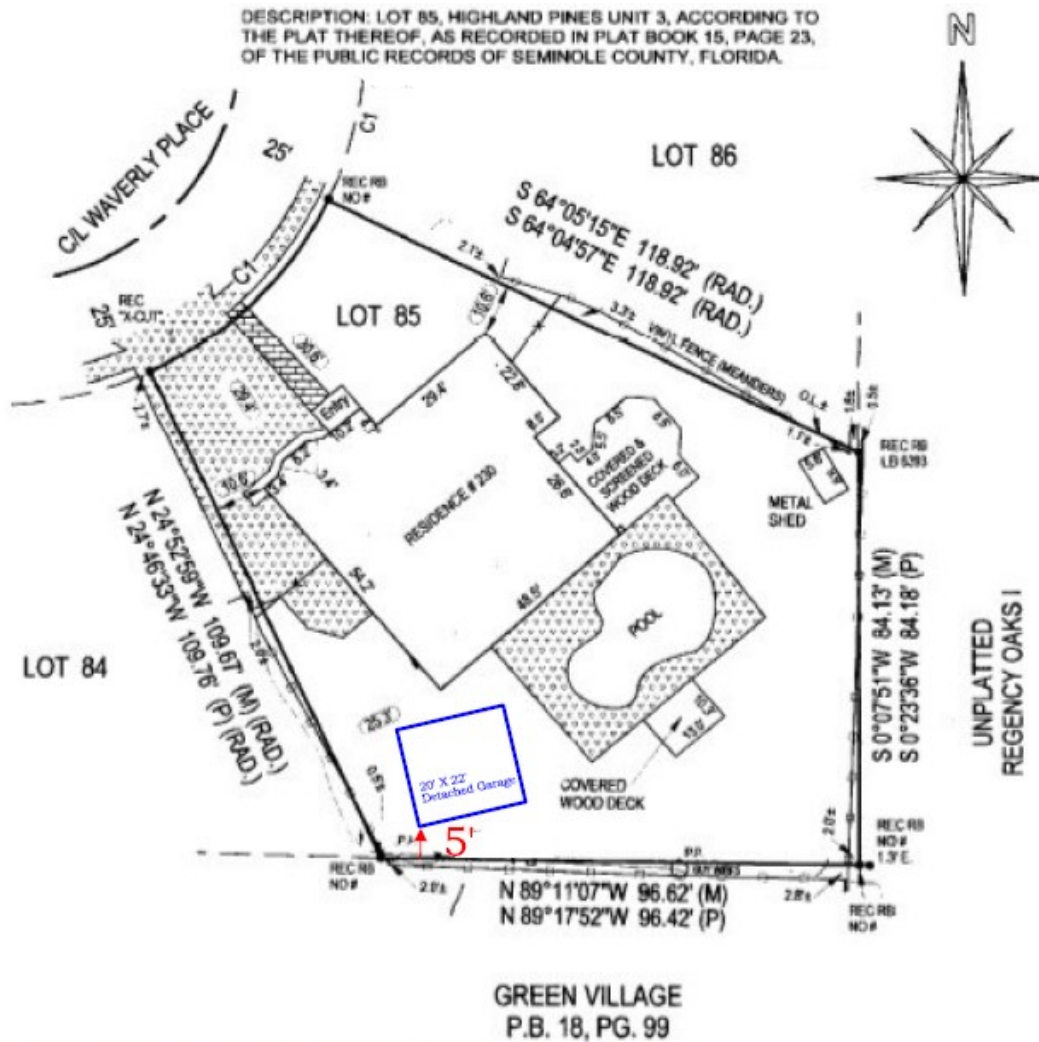
\_\_\_\_\_  
Notary Public

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



# EXHIBIT A SITE PLAN

DESCRIPTION: LOT 85, HIGHLAND PINES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



\*Placement and orientation based on information and original site plan provided by applicant



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-419**

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### **Title:**

**2581 Byrd Avenue** - Request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district; BV2025-043 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager)

### **Department/Division:**

Development Services - Planning and Development

### **Authorized By:**

Kathy Hammel (407)665-7389

### **Contact/Phone Number:**

Meggan Znorowski (407)665-7446

### **Motion/Recommendation:**

1. Deny the request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district; or
2. Approve the request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

### **Background:**

- The subject property is located in the Stevens Addition to Midway subdivision.
- The proposed fence is six (6) feet tall open picket aluminum with at least fifty percent (50%) open space with two (2) complimentary double architectural driveway gates, which will match the fence height and then curve to a peak

height of seven (7) feet above grade at maximum height.

- The proposed privacy fence is four and one half (4.5) feet from the sidewalk and eighteen (18) feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is twenty-five (25) feet.
- The request is for a variance to Section 30.14.19 of the Seminole County Land Development Code, which states that fences and walls located within residential zoning classifications are limited to a maximum height of four (4) feet within the front yard.
- There have not been any prior variances for the subject property.
- The subject property is located within Midway Target Area.

### **Staff Findings:**

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

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

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

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

**Staff Conclusion:**

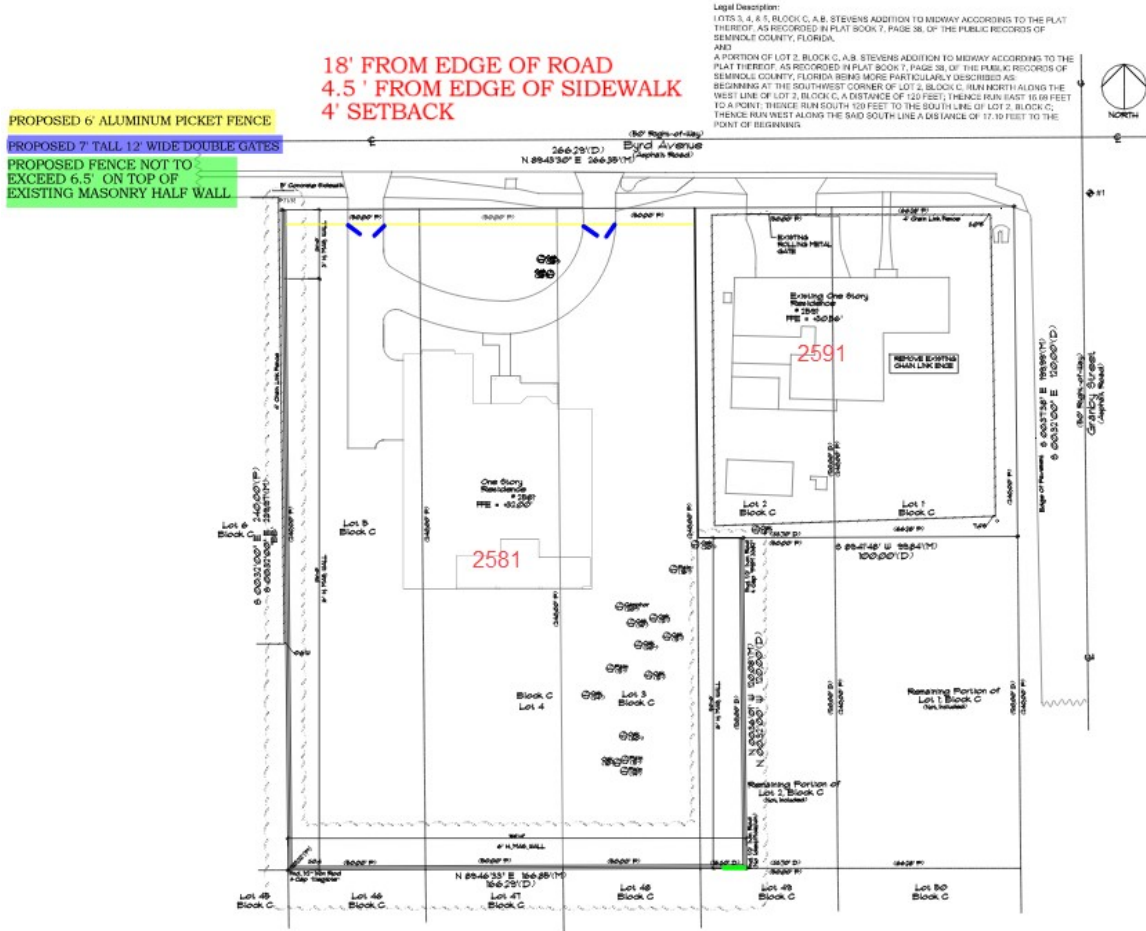
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

**Staff Recommendation:**

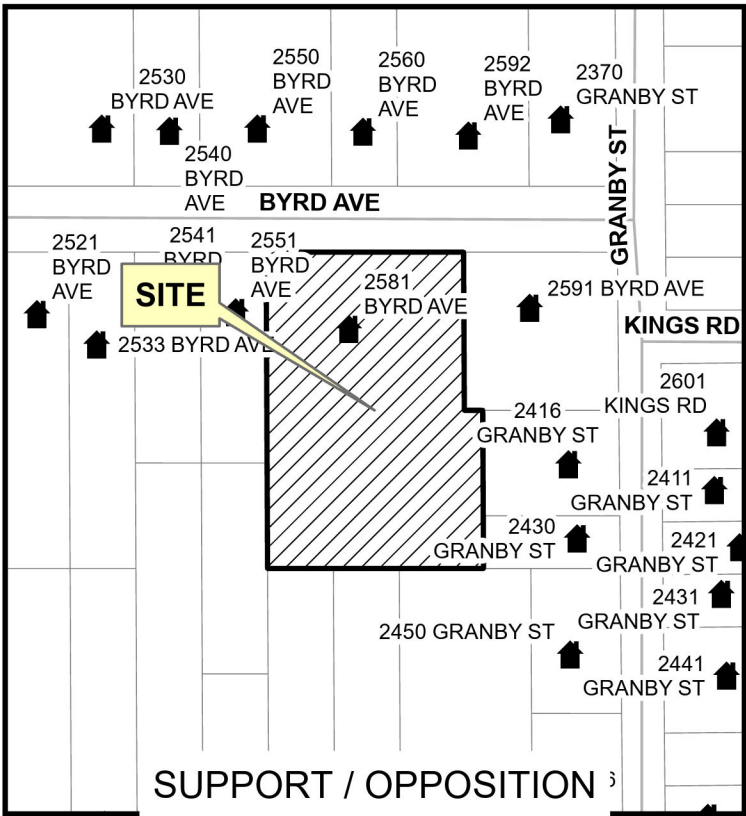
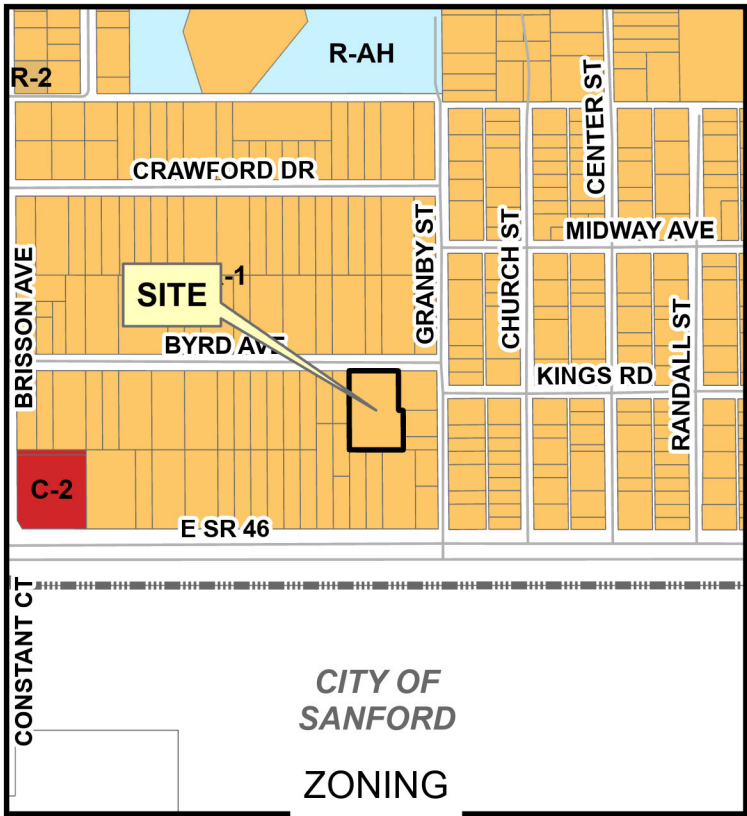
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the fence and two (2) double driveway gates 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.

# BYRD AVE (2581) VARIANCES







**CLARETHA HUDSON**  
2581 BYRD AVE  
SANFORD, FL 32771

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
MAY 19, 2025

**LEGEND**

- R-1
- R-2
- R-AH
- C-2



## 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?

ADDITIONAL SECURITY FENCING IS NEEDED FOR PROTECTION AND PREVENT PEDESTRIANS FROM WALKING THROUGH YARD MAKING SHORT CUTS

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

THERE IS NO BARRIER FROM THE SIDEWALK TRAFFIC / SCHOOL CHILDREN

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?

SECURITY FENCING IS NEEDED FOR 82 YR OLD PEACE OF MIND AND TO KEEP SCHOOL CHILDREN FROM RUNNING THROUGH PROPERTY.

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 FENCE IS NEEDED FOR ADDED PROTECTION FOR A 82 YR OLD MIDWAY NATIVE

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

THE 2 SETS OF 7' GATES WOULD PROVIDE MENTAL SECURITY

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 NEW RED IRON GATES WILL ENHANCE THE APPEARANCE IN NEIGHBORHOOD.

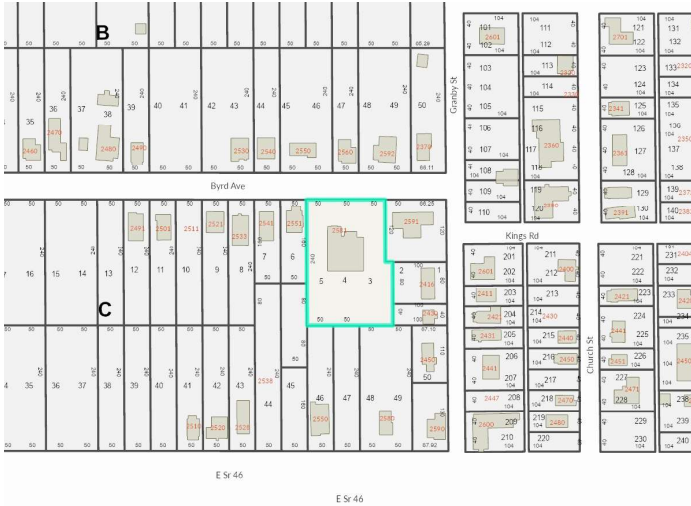


# Property Record Card



Parcel: **32-19-31-505-0C00-0030**  
 Property Address: **2581 BYRD AVE SANFORD, FL 32771**  
 Owners: **HUDSON, CLARETHA P**  
 2025 Market Value \$736,471 Assessed Value \$616,825 Taxable Value \$561,103  
 2024 Tax Bill \$1,397.53 Tax Savings with Non-Hx Cap \$520.89  
 The 4 Bed/4.5 Bath Single Family property is 4,349 SF and a lot size of 0.87 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	32-19-31-505-0C00-0030
Property Address	2581 BYRD AVE SANFORD, FL 32771
Mailing Address	2581 BYRD AVE SANFORD, FL 32771-6828
Subdivision	STEVENS ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025), Other Exemptions \$5,000
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	0
Depreciated Building Value	\$546,933	\$0
Depreciated Other Features	\$29,738	\$0
Land Value (Market)	\$159,800	\$145,236
Land Value Agriculture	\$0	\$0
Just/Market Value	\$736,471	\$145,236
Portability Adjustment	\$119,646	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$65,686
P&G Adjustment	\$0	\$0
Assessed Value	\$616,825	\$79,550

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,918.42
Tax Bill Amount	\$1,397.53
Tax Savings with Exemptions	\$520.89

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 HUDSON, CLARETHA P

## Legal Description

N 120 FT OF LOT 3 & ALL  
 LOTS 4 & 5 & BEG SE COR LOT 3 RUN W  
 47.72 FT N 120 FT E 64 FT  
 S 120 FT W 16.28 FT TO BEG BLK C  
 A B STEVENS ADD TO MIDWAY  
 PB 7 PG 38

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$616,825	\$55,722	\$561,103
Schools	\$616,825	\$30,000	\$586,825
FIRE	\$616,825	\$55,722	\$561,103
ROAD DISTRICT	\$616,825	\$55,722	\$561,103
SJWM(Saint Johns Water Management)	\$616,825	\$55,722	\$561,103

## Sales

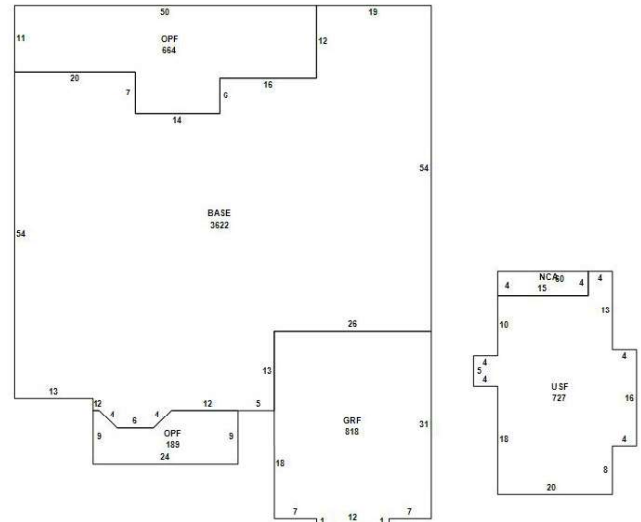
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/23/2021	\$100	10149/1976	Vacant	No
QUIT CLAIM DEED	3/1/2002	\$5,000	04354/1575	Improved	No
FINAL JUDGEMENT	6/1/2000	\$100	03866/0921	Improved	No
CORRECTIVE DEED	10/1/1998	\$100	03515/1399	Improved	No
QUIT CLAIM DEED	5/1/1998	\$100	03428/0691	Improved	No

## Land

Units	Rate	Assessed	Market
100 feet X 240 feet	\$750/Front Foot	\$89,775	\$89,775
50 feet X 120 feet	\$750/Front Foot	\$30,713	\$30,713
64 feet X 120 feet	\$750/Front Foot	\$39,312	\$39,312

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	4
Bath	4.5
Fixtures	15
Base Area (ft <sup>2</sup> )	3622
Total Area (ft <sup>2</sup> )	6020
Constuction	CB/STUCCO FINISH
Replacement Cost	\$546,933
Assessed	\$546,933

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	664
GARAGE FINISHED	818
OPEN PORCH FINISHED	189
UPPER STORY FINISHED	727

Permits				
Permit #	Description	Value	CO Date	Permit Date
16961	2581 BYRD AVE: FENCE/WALL RESIDENTIAL- [STEVENS ADD TO MIDWAY]	\$15,000		4/23/2024
19061	2581 BYRD AVE: UNDERGROUND FUEL TANK INSTALLATION-res [STEVENS ADD TO MIDWAY]	\$0		1/8/2024
12137	2581 BYRD AVE: SINGLE FAMILY DETACHED- [STEVENS ADD TO MIDWAY] DRAWN*	\$742,383	8/29/2024	12/2/2022
07241	REROOF 2 SQ	\$1,000		9/1/1998

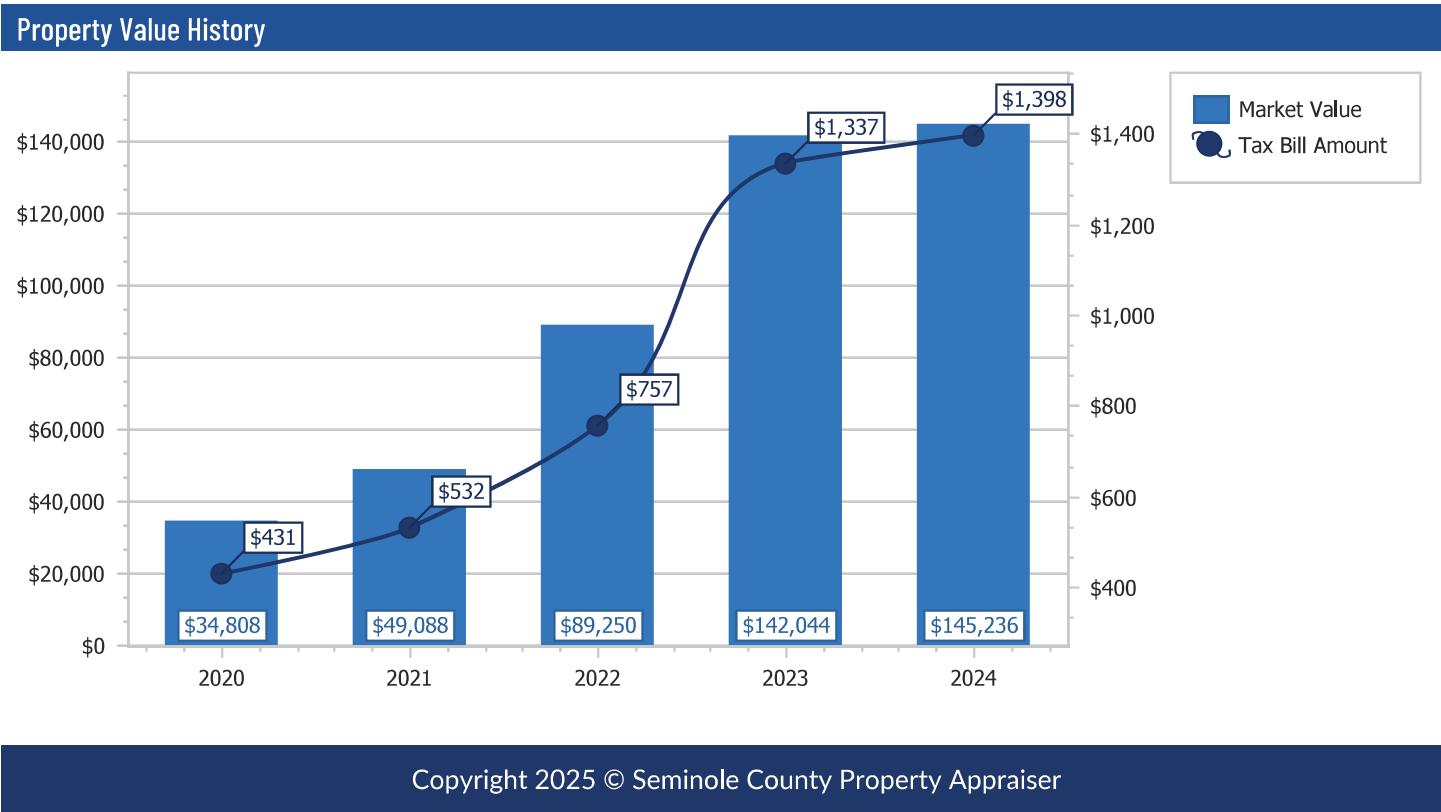
Extra Features				
Description	Year Built	Units	Cost	Assessed
SUMMER KITCHEN 1	2024	1	\$5,000	\$5,000
FIREPLACE 2	2024	1	\$6,000	\$6,000
STANDBY GENERATOR 1	2024	1	\$10,000	\$10,000
BLOCK WALL - SF	2024	630	\$8,738	\$8,738

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 #	



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

N 120 FT OF LOT 3 & ALL LOTS 4 & 5 & BEG SE COR LOT 3 RUN W 47.72 FT N 120  
FT E 64 FT S 120 FT W 16.28 FT TO BEG BLK C A B STEVENS ADD TO MIDWAY  
PB 7 PG 38

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

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

**Property Owner:** CLARETHA P HUDSON  
2581 BYRD AVE  
SANFORD, FL 32771

**Project Name:** BYRD AVE (2581)

#### **Requested Variance:**

(1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to obtain variances in order to construct a fence and driveway gates that exceeded heights permitted within the front yard setback of a residential zoning classification. 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.

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

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



## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

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

**Property Owner:** CLARETHA P HUDSON  
2581 BYRD AVE  
SANFORD, FL 32771

**Project Name:** BYRD AVE (2581)

#### **Variance Approval:**

Request for (1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

### Order

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

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

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

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

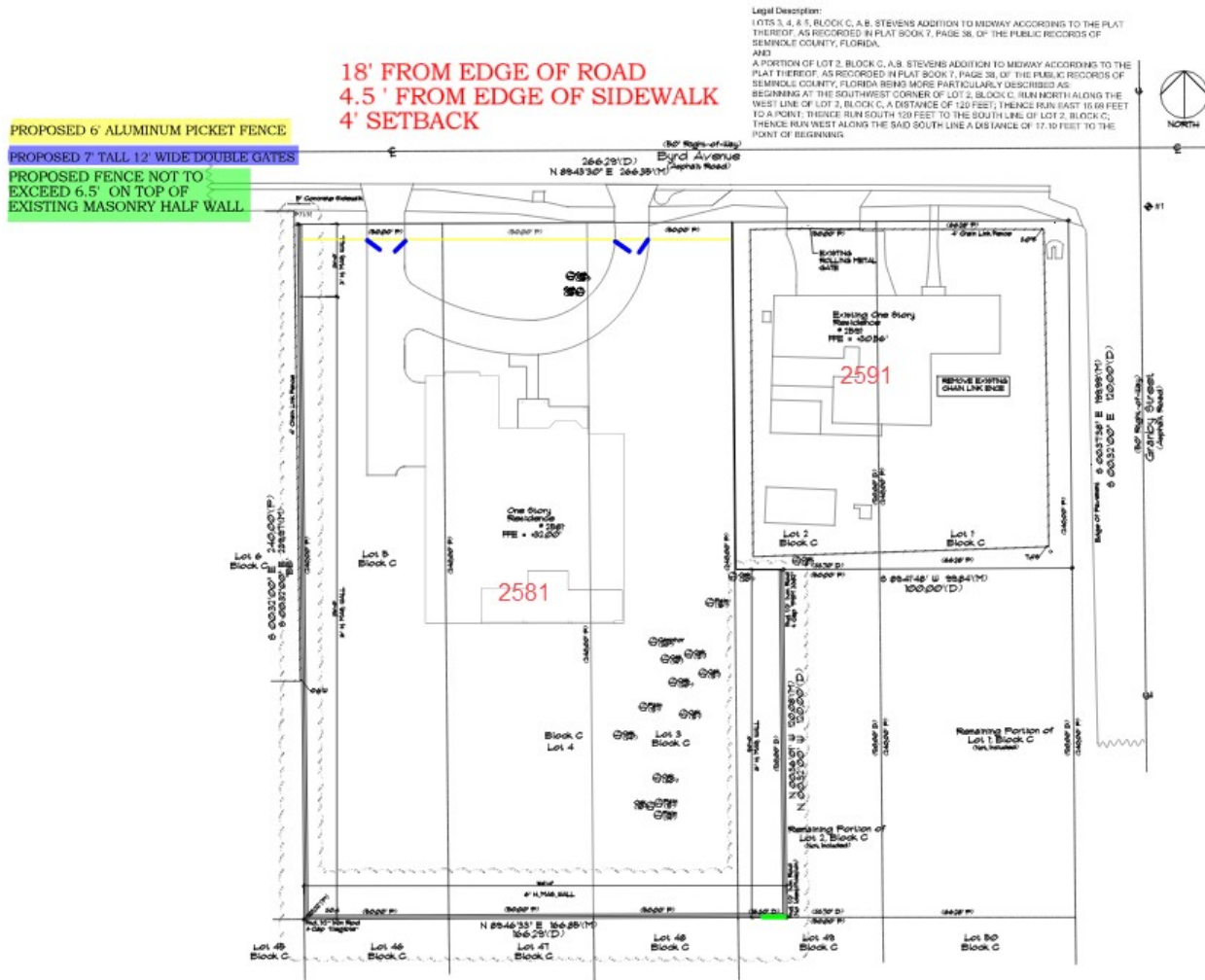
**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

EXHIBIT A  
SITE PLAN



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-420**

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**Title:**

2591 Byrd Avenue - Request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district; BV2025-044 (Claretha Hudson, Applicant) District 5 - Herr (Meggan Znorowski, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel (407)665-7389

**Contact/Phone Number:**

Meggan Znorowski (407)665-7446

**Motion/Recommendation:**

1. Deny the request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Stevens Addition to Midway 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 Byrd. The Granby Street side does not require a variance and has been approved by Traffic Engineering.
- The proposed fence and driveway gates will be six (6) feet in height and constructed of chain link.

- The proposed fence is 11 feet from the sidewalk and 18 feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is twenty-five (25) feet.
- The request is for a variance to Section 30.14.19 of the Seminole County Land Development Code, which states that fences and walls located within residential zoning classifications are limited to a maximum height of four (4) feet within the front yard.
- There have not been any prior variances for the subject property.
- The subject property is located within Midway Target Area.

**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.

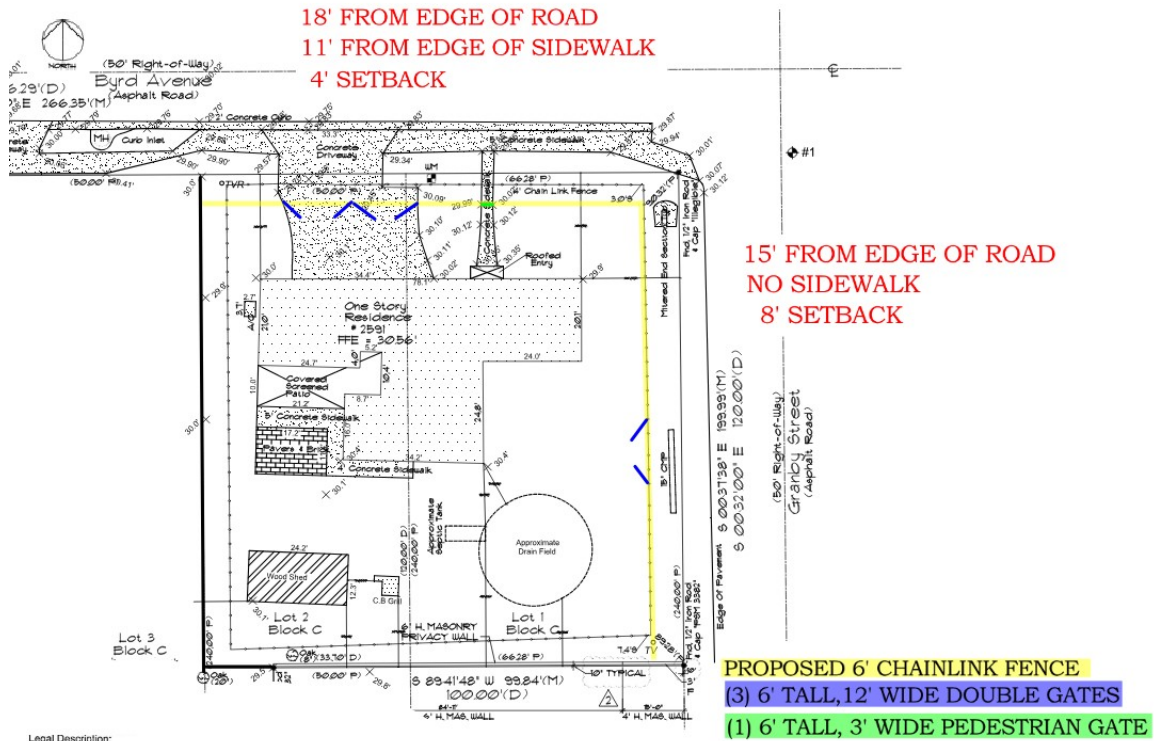
**Staff Recommendation:**

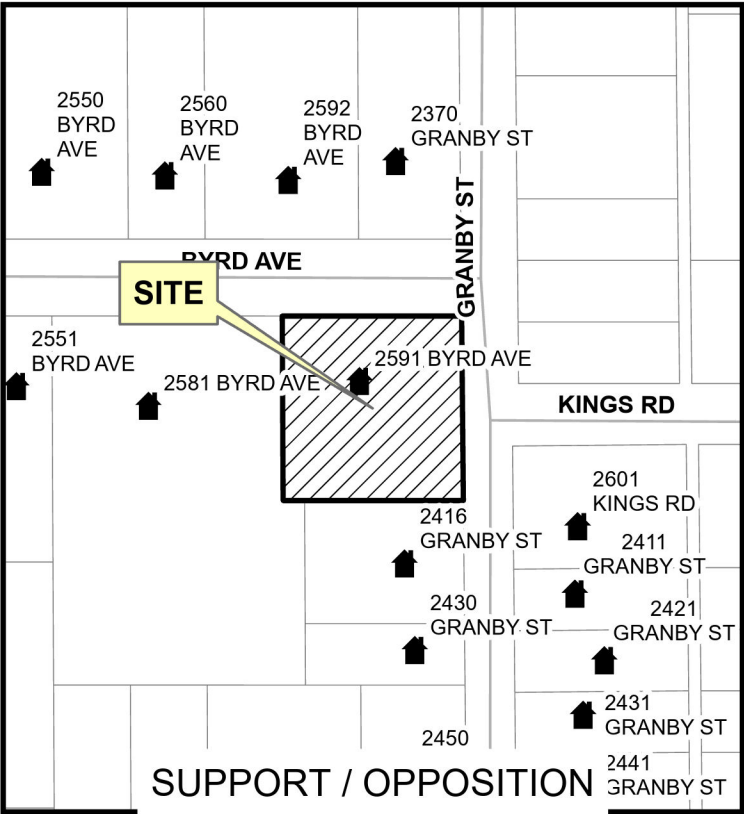
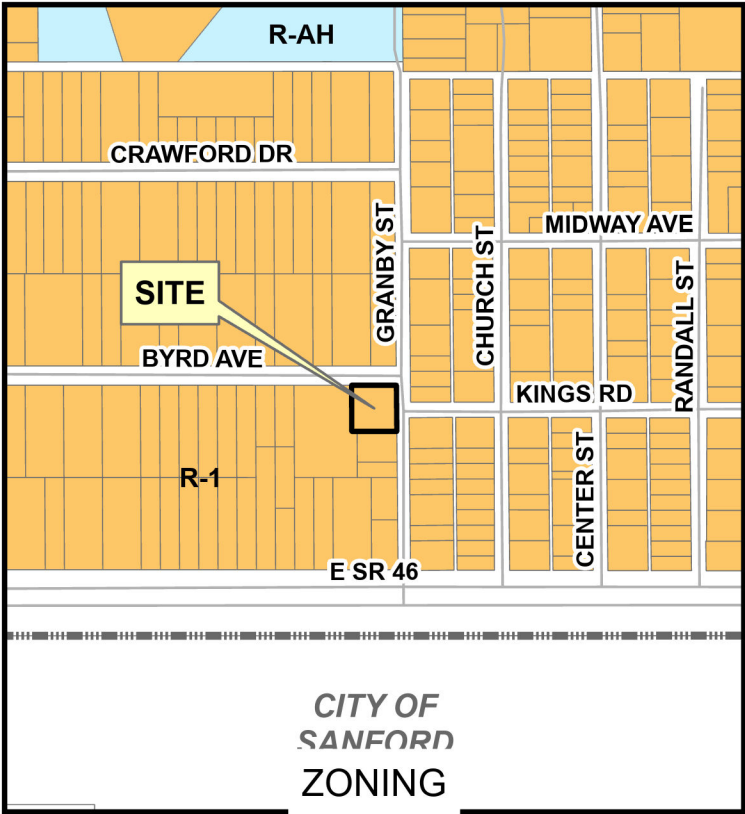
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the six (6) feet tall fence and driveway gates 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.



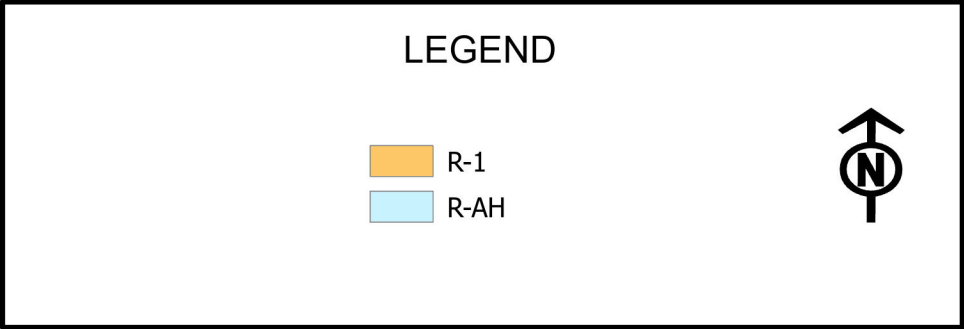
# BYRD AVE (2591) VARIANCE





**CLARETHA HUDSON**  
2591 BYRD AVE  
SANFORD, FL 32771

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
MAY 19, 2025





# Property Record Card



Parcel: **32-19-31-505-0C00-001C**  
 Property Address: **2591 BYRD AVE SANFORD, FL 32771**  
 Owners: **HUDSON, CLARETHA**  
 2025 Market Value \$206,374 Assessed Value \$206,374 Taxable Value \$206,374  
 2024 Tax Bill \$465.57 Tax Savings with Exemptions \$2,108.88  
 The 4 Bed/1.5 Bath Single Family property is 1,970 SF and a lot size of 0.32 Acres

## Parcel Location



## Site View



3219315050C00001C 05/11/2023

## Parcel Information

Parcel	32-19-31-505-0C00-001C
Property Address	2591 BYRD AVE SANFORD, FL 32771
Mailing Address	2581 BYRD AVE SANFORD, FL 32771-6828
Subdivision	STEVENS ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$121,736	\$120,856
Depreciated Other Features	\$4,538	\$4,625
Land Value (Market)	\$80,100	\$69,420
Land Value Agriculture	\$0	\$0
Just/Market Value	\$206,374	\$194,901
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$119,646
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$206,374	\$75,255

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,574.45
Tax Bill Amount	\$465.57
Tax Savings with Exemptions	\$2,108.88

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 HUDSON, CLARETHA

## Legal Description

N 120 FT OF LOTS 1 & 2 BLK C A B STEVENS  
ADD TO MIDWAY PB 7 PG 38

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$206,374	\$0	\$206,374
Schools	\$206,374	\$0	\$206,374
FIRE	\$206,374	\$0	\$206,374
ROAD DISTRICT	\$206,374	\$0	\$206,374
SJWM(Saint Johns Water Management)	\$206,374	\$0	\$206,374

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	3/17/1969	\$100	00715/0246	Improved	No

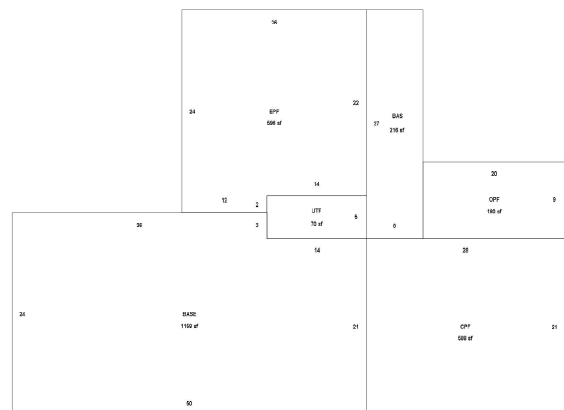
## Land

Units	Rate	Assessed	Market
120 feet X 114 feet	\$750/Front Foot	\$80,100	\$80,100

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1962
Bed	4
Bath	1.5
Fixtures	3
Base Area (ft <sup>2</sup> )	1158
Total Area (ft <sup>2</sup> )	2808
Constuction	CB/STUCCO FINISH
Replacement Cost	\$221,338
Assessed	\$121,736

\* Year Built = Actual / Effective



ENCLOSED PORCH FINISHED	596
OPEN PORCH FINISHED	180
UTILITY FINISHED	70

Permits				
Permit #	Description	Value	CO Date	Permit Date
06371	2591 BYRD AVE: FENCE/WALL RESIDENTIAL-6' block wall [STEVENS ADD TO MIDWAY]	\$10,000		8/2/2024
01602	2591 BYRD AVE: REROOF RESIDENTIAL-[STEVENS ADD TO MIDWAY]	\$12,000		1/31/2022
08756	2591 BYRD AVE: REROOF RESIDENTIAL-Residential [STEVENS ADD TO MIDWAY]	\$31,039		5/20/2021

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1990	1	\$5,000	\$2,000
PATIO 2	2013	1	\$3,500	\$2,538

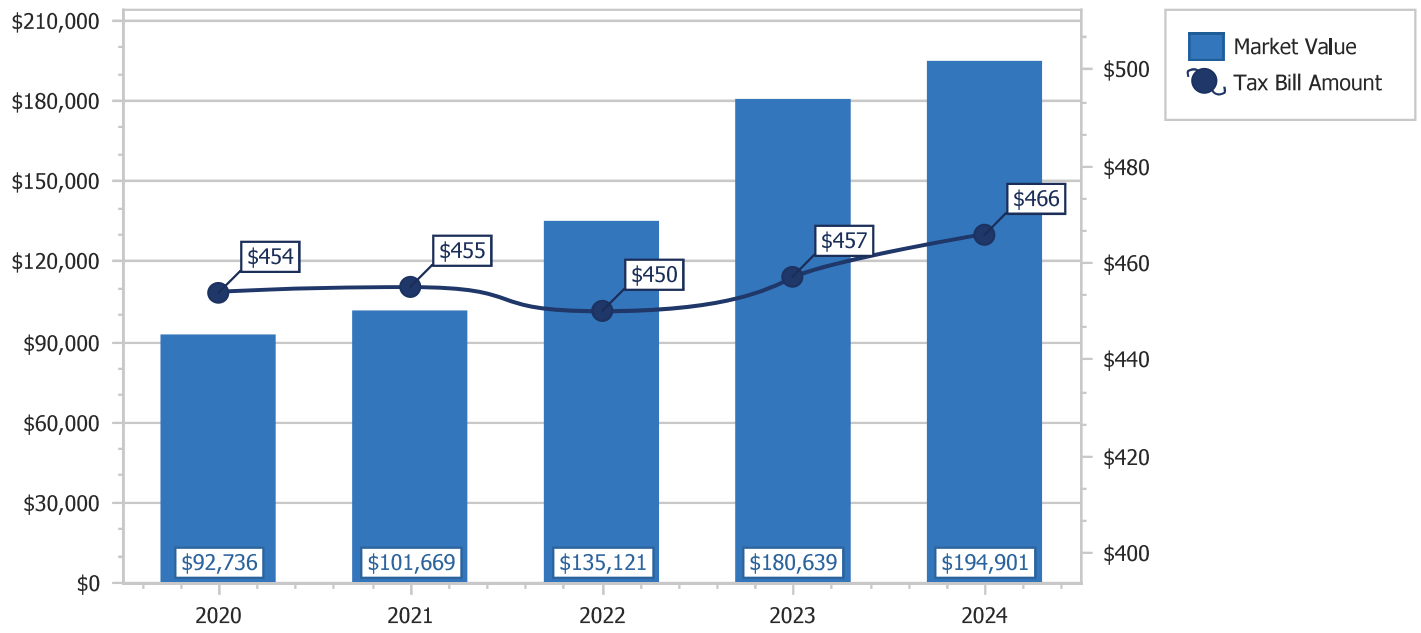
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History



Copyright 2025 © Seminole County Property Appraiser

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

N 120 FT OF LOTS 1 & 2 BLK C A B STEVENS ADD TO MIDWAY PB 7 PG 38

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

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

**Property Owner:** CLARETHA P HUDSON  
2591 BYRD AVE  
SANFORD, FL 32771

**Project Name:** BYRD AVE (2591)

#### **Requested Variance:**

A front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

### **C. DECISION**

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



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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

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

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

N 120 FT OF LOTS 1 & 2 BLK C A B STEVENS ADD TO MIDWAY PB 7 PG 38

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

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

**Property Owner:** CLARETHA P HUDSON  
2591 BYRD AVE  
SANFORD, FL 32771

**Project Name:** BYRD AVE (2591)

#### **Variance Approval:**

Request for a front yard setback variance from twenty-five (25) feet to four (4) feet for a fence and driveway gates in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

## Order

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

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

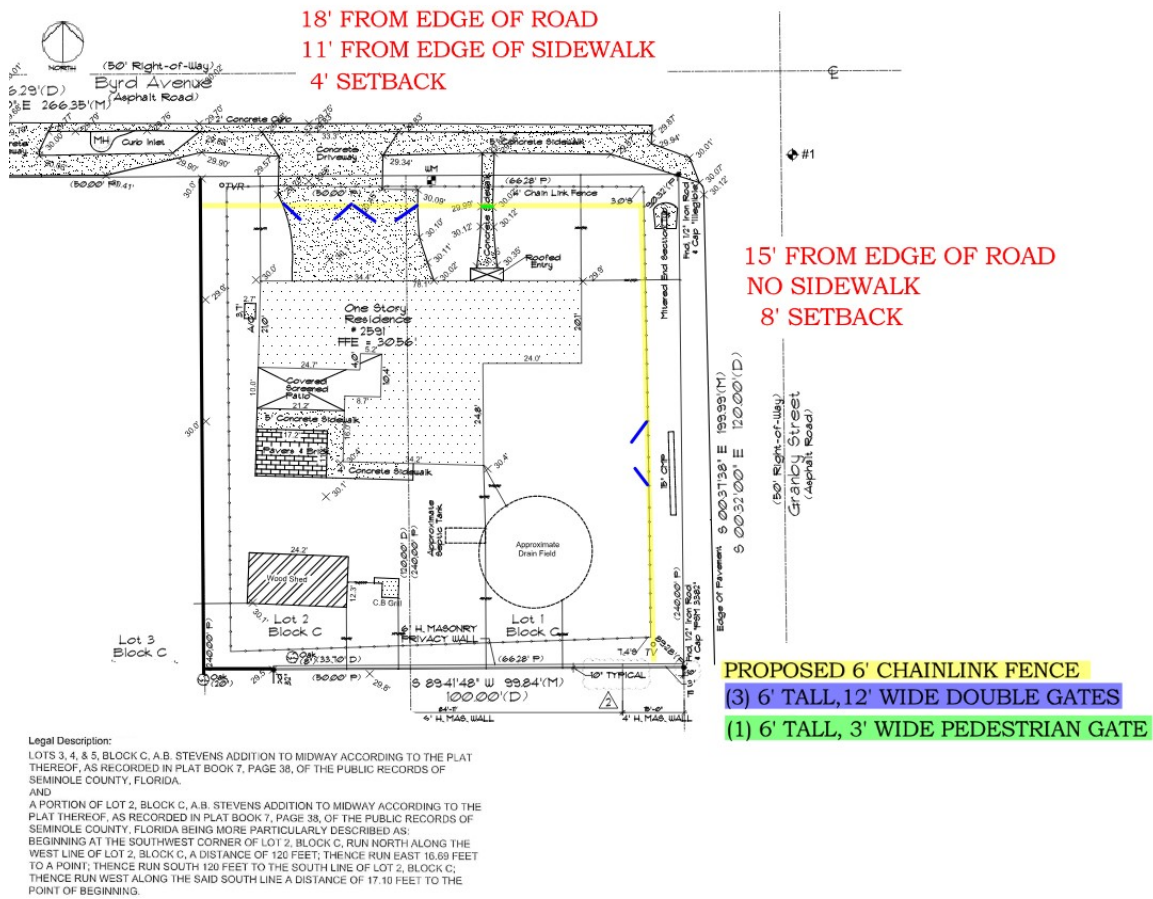
**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

**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, 2025.

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

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

EXHIBIT A  
SITE PLAN



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-438**

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**Title:**

**230 Frances Drive** - Request for a fence height variance from six and one half (61/2) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; BV2025-035 (Maria F. Vargas, Applicant) District 3 - Constantine (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

**Kathy Hammel**

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for fence height variance from six and one half (61/2) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; or
2. Approve the request for fence height variance from six and one half (61/2) feet to eight (8) feet in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is in unincorporated Seminole County and proximal to the City of Altamonte Springs.
- The proposed privacy fence is eight-foot (8) tall and 200 feet in length.
- The request is for a variance to Section 30.14.19(b), of the Seminole County Land Development Code, which states that Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way.

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

**Staff Findings:**

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

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

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

Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)

The 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:**

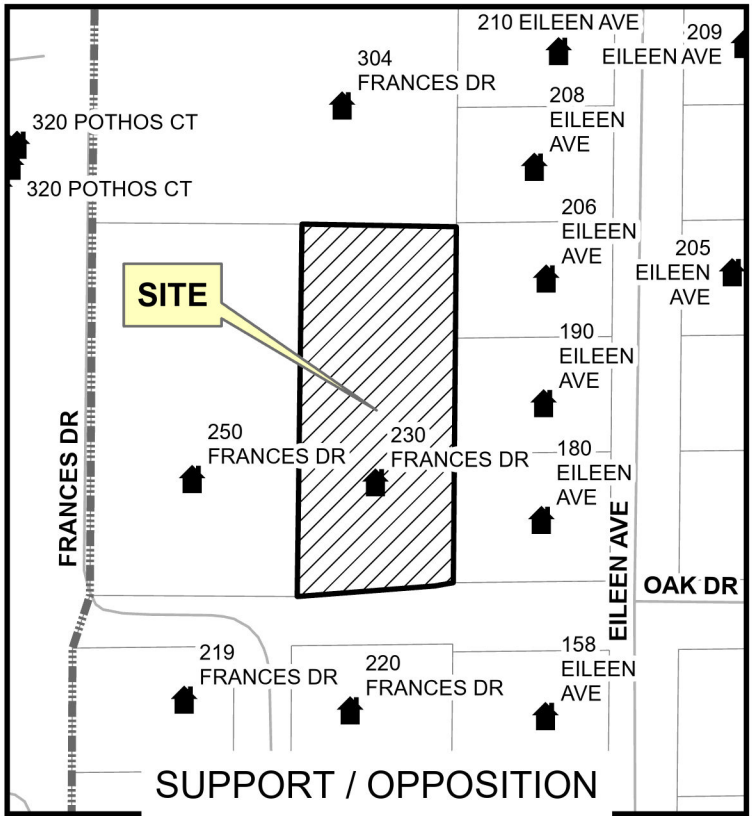
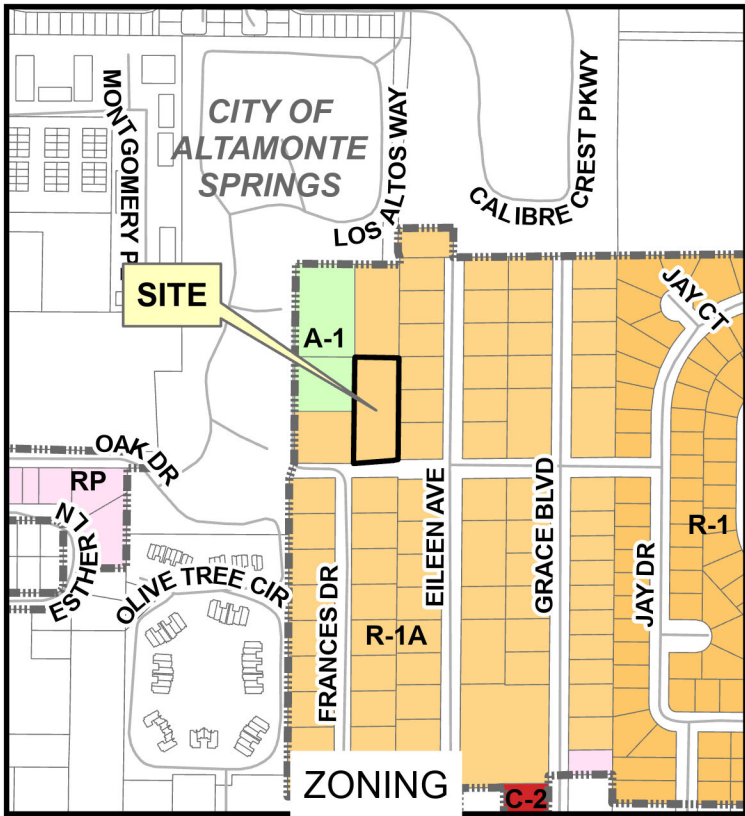


Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions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

1. Any variance granted will apply only to the eight (8) foot high fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.







**MARIA VARGAS**  
**230 FRANCES DR**  
**ALTAMONTE SPRINGS, FL 32714**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MAY 19, 2025**

**LEGEND**

<span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> A-1	<span style="display: inline-block; width: 20px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> C-2
<span style="display: inline-block; width: 20px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> R-1A	
<span style="display: inline-block; width: 20px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> R-1	
<span style="display: inline-block; width: 20px; height: 10px; background-color: #FFB6C1; border: 1px solid black;"></span> RP	



## VARIANCE CRITERIA

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

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

We are requesting approval to install an 8-foot Privacy fence due to ongoing trespassing and harassment from our neighbors. They have repeatedly entered our property without permission and continue to invade our privacy by looking over the existing fence. Despite previous efforts to resolve these issues, they persist making our family feel unsafe in our own home. An 8-foot fence is necessary to prevent further trespassing.

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

The need for an 8-foot fence is due to ongoing trespassing and harassment by our neighbors, not our actions. Despite following all property rules, they continue to invade our privacy. Since other solutions have failed, a taller fence is necessary for our security.

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

Approving this Variance would not grant a special privilege but rather provide necessary protection due to ongoing trespassing and harassment. Similar exceptions are permitted in comparable cases, ensuring fairness and adherence to zoning regulations.

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

A literal interpreting of the zoning regulations would deny privacy and security, causing undue hardship. The current fence height does not address trespassing, unlike other properties in the same district.

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

The 8-foot fence is the minimum needed to address trespassing and privacy issues. It will provide security without further changes to the property, allowing for reasonable use while solving the problem effectively.

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

Granting the Variance supports the zoning regulations' goal of safety and privacy. The 8-foot fence addresses trespassing without harming the neighborhood or public welfare, maintaining the area's character.



# Property Record Card



**Parcel:** 15-21-29-300-007A-0000  
**Property Address:** 230 FRANCES DR ALTAMONTE SPRINGS, FL 32714  
**Owners:** VARGAS, MARIA F ENH LIFE EST  
 2025 Market Value \$382,364 Assessed Value \$239,844 Taxable Value \$189,122  
 2024 Tax Bill \$2,550.34 Tax Savings with Exemptions \$2,454.75  
 The 4 Bed/3 Bath Single Family property is 2,097 SF and a lot size of 0.98 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	15-21-29-300-007A-0000
Property Address	230 FRANCES DR ALTAMONTE SPRINGS, FL 32714
Mailing Address	230 FRANCES DR ALTAMONTE SPG, FL 32714-3226
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2017)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$237,487	\$232,863
Depreciated Other Features	\$38,877	\$40,052
Land Value (Market)	\$106,000	\$106,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$382,364	\$378,915
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$142,520	\$145,830
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$239,844	\$233,085

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,005.09
Tax Bill Amount	\$2,550.34
Tax Savings with Exemptions	\$2,454.75

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 VARGAS, MARIA F ENH LIFE EST - Enhanced Life Estate

## Legal Description

SEC 15 TWP 21S RGE 29E  
E 140 FT OF S 1/4 OF NW  
1/4 OF NE 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$239,844	\$50,722	\$189,122
Schools	\$239,844	\$25,000	\$214,844
FIRE	\$239,844	\$50,722	\$189,122
ROAD DISTRICT	\$239,844	\$50,722	\$189,122
SJWM(Saint Johns Water Management)	\$239,844	\$50,722	\$189,122

## Sales

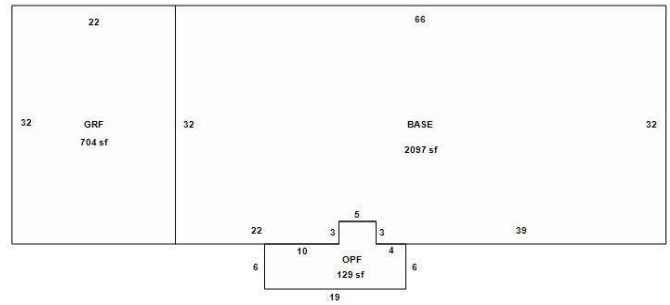
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	10/2/2020	\$100	09723/1625	Improved	No
WARRANTY DEED	9/30/2020	\$100	09720/1211	Improved	No
WARRANTY DEED	5/1/2016	\$222,000	08681/1190	Improved	Yes
QUIT CLAIM DEED	12/1/1986	\$100	01808/0521	Vacant	No
WARRANTY DEED	6/1/1985	\$28,000	01646/0454	Improved	Yes
WARRANTY DEED	3/1/1979	\$16,700	01215/1267	Vacant	Yes
WARRANTY DEED	10/1/1978	\$13,500	01192/1777	Vacant	Yes

## Land

Units	Rate	Assessed	Market
1.06 Acres	\$100,000/Acre	\$106,000	\$106,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1986
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft <sup>2</sup> )	2097
Total Area (ft <sup>2</sup> )	2930
Constuction	CB/STUCCO FINISH
Replacement Cost	\$291,395
Assessed	\$237,487

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	704
OPEN PORCH FINISHED	129

Permits				
Permit #	Description	Value	CO Date	Permit Date
00881	REROOF	\$10,000		1/16/2018
11853	POOL ENCLOSURE	\$5,991		8/29/2017
03312	SWIMMING POOL	\$22,000		6/5/2017
07953	INSTALL FIRE ALARM SYSTEM	\$895		7/19/2007
07151	MECHANICAL & CONDENSOR	\$2,097		6/28/2007
04060	ELECTRICAL - FRIENDS OF CHILDREN	\$1,800		4/18/2007
06676	REPLACE ALL WINDOWS IN HOUSE	\$9,190		6/7/2006
06351	ADD HEAT DETECTOR	\$700		8/1/1998
03612	SHOP ROOM IN GARAGE	\$2,500	6/22/1995	5/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1989	1	\$3,500	\$1,400
PATIO 2	1989	1	\$3,500	\$1,400
POOL 1	2017	1	\$35,000	\$28,875
SCREEN ENCL 2	2018	1	\$9,000	\$7,202
SHED - NO VALUE	2018	1	\$0	\$0

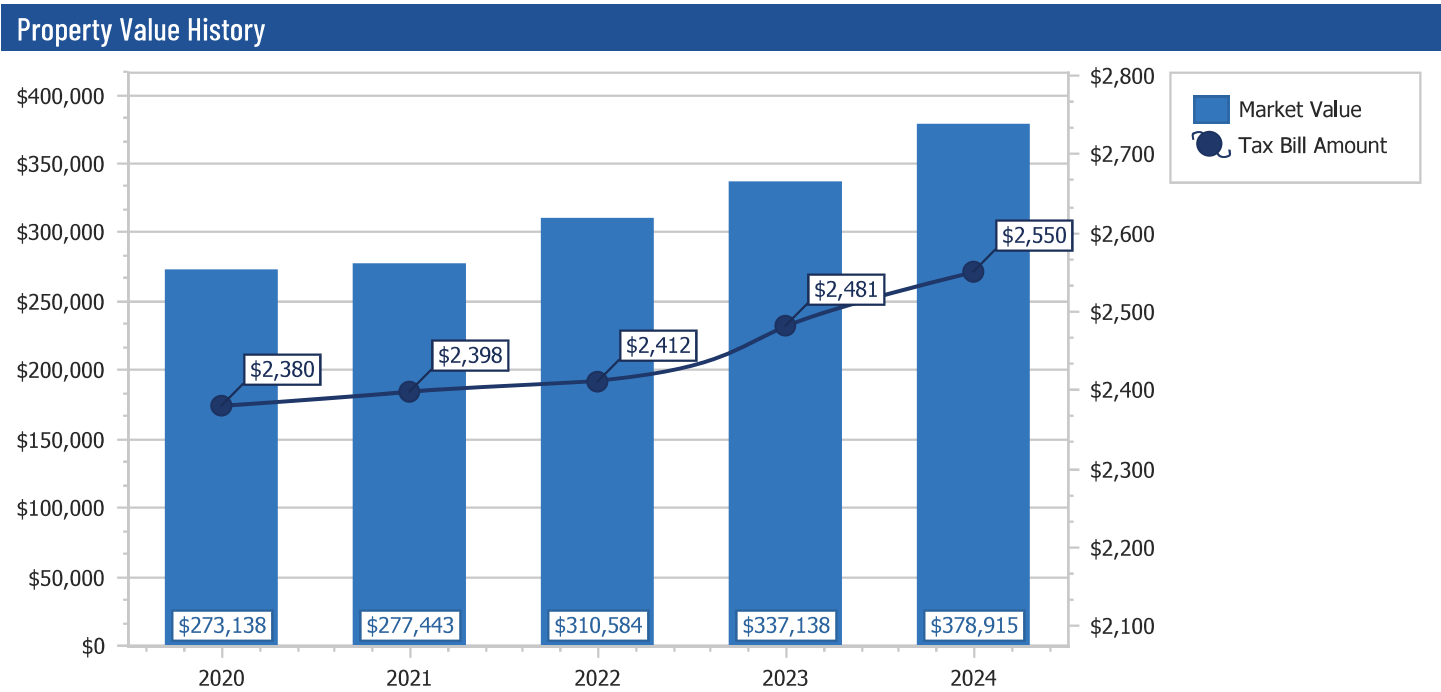


Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

Utilities	
Fire Station #	Station: 12 Zone: 121
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

**SEC 15 TWP 21S RGE 29E E 140 FT OF S 1/4 OF NW 1/4 OF NE 1/4**

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

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

**Property Owner:** MARIA F VARGAS  
230 FRANCES DR  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** FRANCES DR (230)

#### **Requested Variance:**

Request for an eight (8) foot high fence in lieu of the permitted six-foot six-inch (6.5) fence on the east property line in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

### **C. DECISION**

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

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

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

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

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

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

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

**SEC 15 TWP 21S RGE 29E E 140 FT OF S 1/4 OF NW 1/4 OF NE 1/4**

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

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

**Property Owner:** MARIA F VARGAS  
230 FRANCES DR  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** FRANCES DR (230)

#### **Variance Approval:**

Request for an eight (8) foot high fence in lieu of the permitted six-foot six-inch (6.5) fence on the east property line in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

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

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

### Order

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

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

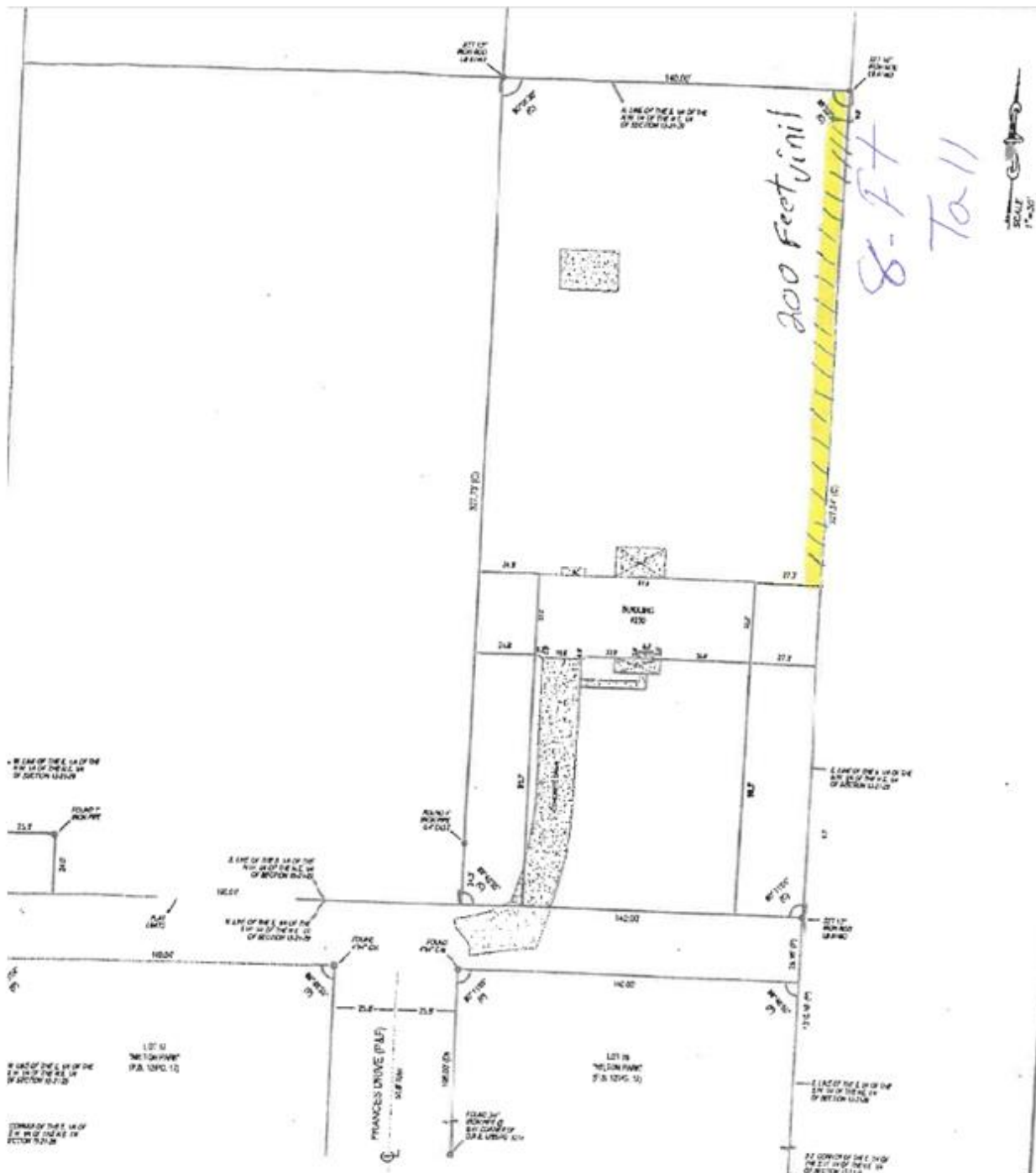
**I HEREBY CERTIFY** that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

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

Prepared by: Mary Robison Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

# EXHIBIT A SITE PLAN







# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-417**

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**Title:**

**331 Lake Mills Road-** Request for an area variance from the allowed 1,081.5 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district; BV2025-041 (Matt Perkins, Applicant) District 1 - Dallari (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

**Kathy Hammel**

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for an area variance from the allowed 1,081.5 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district; or
2. Approve the request for an area variance from the allowed 1,081.5 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Revised Map of Chuluota subdivision and is zoned R-1 (Single-Family Residential) district.
- Section 30.7.3.1(1) of the Seminole County Land Development Code requires any accessory building exceeding 200 square feet in size and/or twelve (12) feet in height, and any accessory dwelling unit, regardless of size, to meet all of the setback requirements applicable to the main residential structure located on the parcel. The proposed structure is twelve (12) feet in height.
- The request is for a variance to Section 30.6.1.2.(e) Accessory buildings and

uses in residential areas of the Seminole County Land Development Code (LDC), which states that accessory structures shall not exceed the principal building in terms of mass, size and height... Each detached accessory structure or building shall not exceed fifty (50) percent of the living area of the principal building...

- The existing principal building (single family residence) has 2,161 square feet of living space. The accessory structure is permitted to have 1,080.5 square feet per Sec. 30.6.1.2.(e). The proposed accessory structure is 1,800 square feet, 720 square feet larger than what is permitted by the LDC.
- There have not been any prior variances for the subject property.

### **Staff Findings:**

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

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

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

The general intent of the Land Development Code is to maintain consistent interpretations of the provisions of Chapter 30; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary

and undue hardship on the applicant. Section 30.3.3.2(b)(4)

**Staff Conclusion:**

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

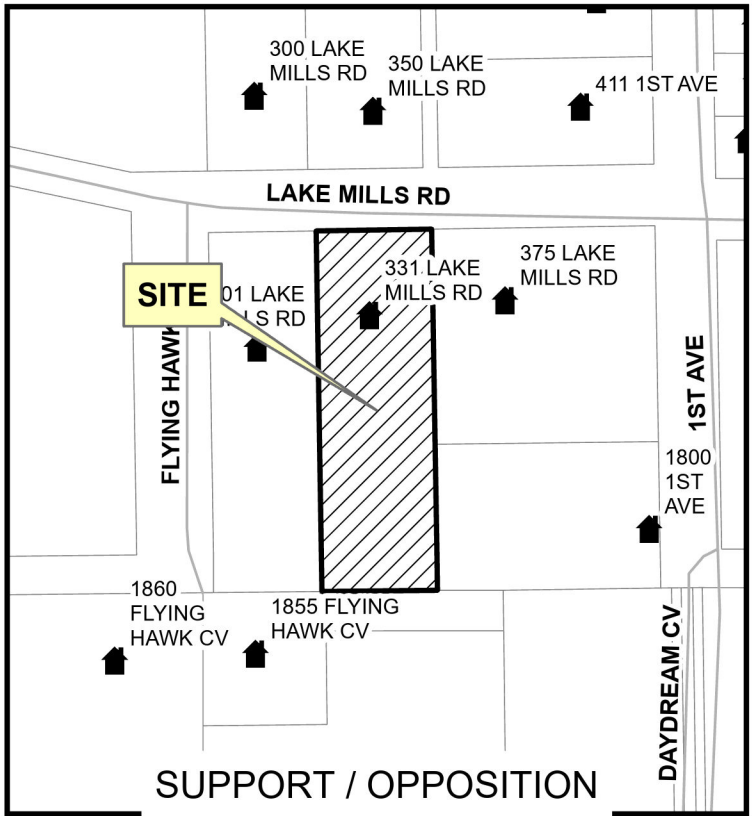
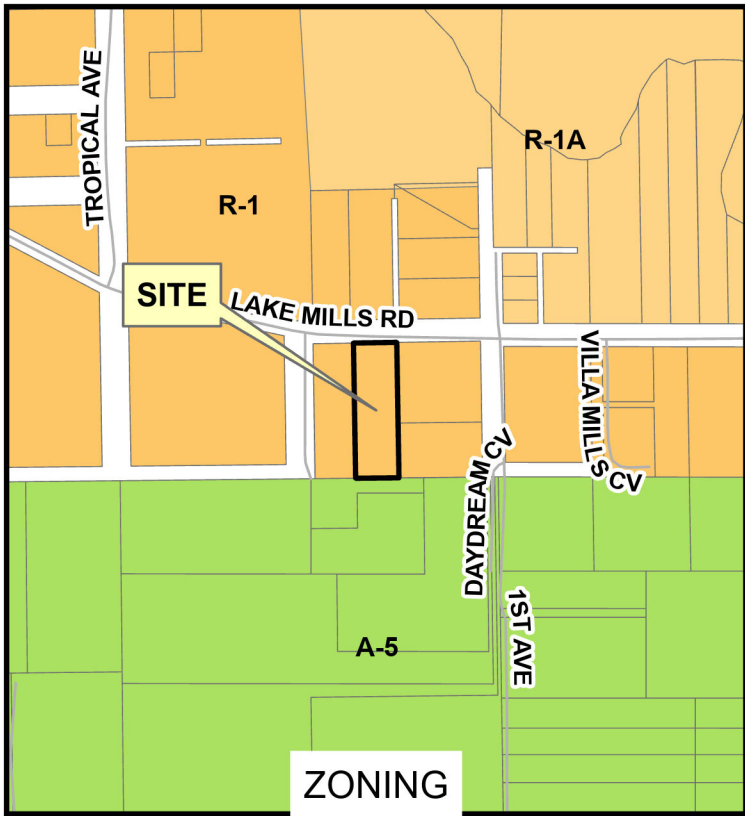
**Staff Recommendation:**

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

1. Any variance granted will apply only to the 30' x 60' accessory structure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

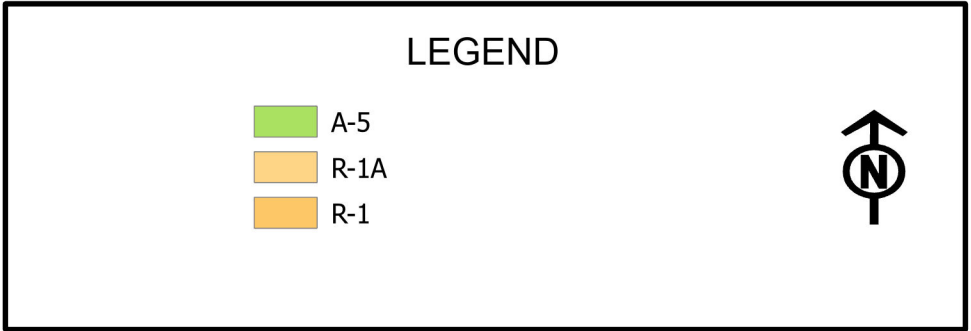
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CHRISTINA TADROS  
& MATTHEW PERKINS  
331 LAKE MILLS RD  
CHULUOTA, FL 32766

SEMINOLE COUNTY  
BOARD OF ADJUSTMENT  
MAY 19, 2025



## VARIANCE CRITERIA

See attached  
Print-out

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

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

## Variance Criteria

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?

When I purchased my home in 2011 (then ~1062 sq ft), the primary reason was because it already had a metal building on it and plenty of property (1.6+ acres) to make it larger in the future. Since the existing building is already over the <50% requirement of primary dwelling (~1200+ sq ft metal building with a now 2161 sq ft home), a variance would be required regardless for rebuild. Therefore, I want to go with a larger and standard sized metal building for a replacement (1800 sq ft building, while limited to 1080.5 sq ft per new rule).

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

While one of the primary reasons I selected to buy my home in 2011 was because of the existing building, it is now approaching 50 years old (built in 1978). While I have worked hard to upkeep and maintain it, it is becoming dilapidated, rusty, leaky, and honestly an eye sore. I would like to put a new metal building so it looks more comparable to our home improvements / renovations we recently did.

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 building I am choosing is actually very comparable to other metal buildings in the area, and am choosing to do this project for updating purposes. I am just limited because of square footage of primary dwelling, which was not the rule at time of home purchase. But I do have plenty of land for the update, as you can see from the more than adequate property offsets on the site plan.

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

I am selecting a replacement metal building that improves the curb appeal of my residence, and I believe for the area as well. With more than enough property for it, there is no issue maintaining required property offsets. As stated earlier, I bought my residence for the large back yard so I could go larger with my metal building, it's just taken me this long to save up to do it.



## Variance Criteria

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

As stated previously, the building itself is becoming an eye sore that I would like to update. Additionally, as you can see from the aerial view printout, we have more vehicles than we can park inside the current building. Therefore I want to go with a larger building than I currently have so I have room to park our vehicles inside, so that cars parked in the yard do not also become eye sores. Overall just want the property to have a uniformly updated, matching, and clean appearance.

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?

I would like to use this question to summarize my previous answers on questions one through five, as well as overall project intent. I believe this project would be a benefit to the neighborhood, my residence, and my family for the following reasons:

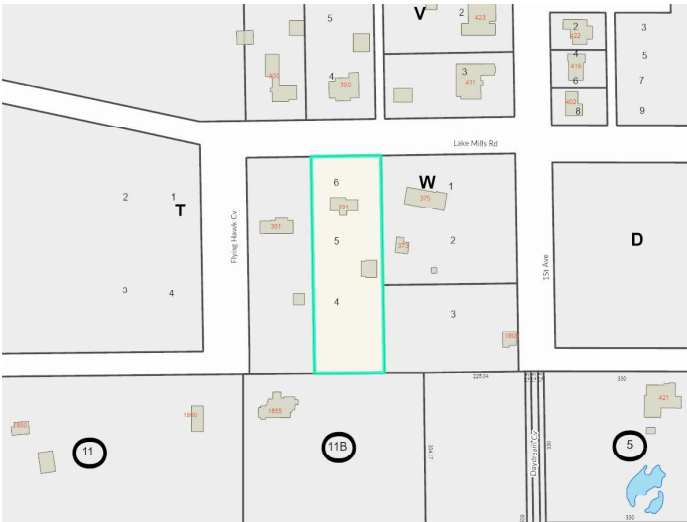
- Curb appeal: This project would update the current building that is becoming dilapidated and leaky (rusting 50 year old wood frame, metal building), as well as to match recent addition & renovations done to the home.
- Yard appearance: The larger building size (going from ~34'x36' to 30'x 60') would give us enough room to park vehicles inside and not be eye sores in the yard as you can see from the 2025 imagery view printout.
- Safety of structure: As stated earlier, I have put a lot of work into maintaining the current building, but it has gotten to the point where I do not trust it during hurricanes. I am concerned for the building itself, and vehicles parked inside the building during wind storms. The new metal buildings available are rated for 150 to 170 mph winds.
- Safety of family: Now that I have a 1 year old son, safety has become of the utmost importance to me. My son wants to be around me, and I want him to be able to hang out with me in a building where I don't have to worry about rusted out and jagged panels, leaky roofs, and a rotting wooden frame. Zero commercial activities take place on property, the replacement building will just be a nice, new, safe place for my son and I to spend time together for years to come.

# Property Record Card



**Parcel:** 28-21-32-503-0W00-0040  
**Property Address:** 331 LAKE MILLS RD CHULUOTA, FL 32766  
**Owners:** PERKINS, MATTHEW K; TADROS, CHRISTINA M  
 2025 Market Value \$329,449 Assessed Value \$271,558 Taxable Value \$220,836  
 2024 Tax Bill \$2,957.45 Tax Savings with Exemptions \$1,322.70  
 The 4 Bed/3 Bath Single Family property is 2,161 SF and a lot size of 1.62 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	28-21-32-503-0W00-0040
Property Address	331 LAKE MILLS RD CHULUOTA, FL 32766
Mailing Address	331 LAKE MILLS RD CHULUOTA, FL 32766-9642
Subdivision	CHULUOTA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2012)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$173,129	\$167,713
Depreciated Other Features	\$800	\$800
Land Value (Market)	\$155,520	\$155,520
Land Value Agriculture	\$0	\$0
Just/Market Value	\$329,449	\$324,033
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$57,891	\$60,128
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$271,558	\$263,905

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,280.15
Tax Bill Amount	\$2,957.45
Tax Savings with Exemptions	\$1,322.70

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

PERKINS, MATTHEW K - Tenancy by Entirety  
 TADROS, CHRISTINA M - Tenancy by Entirety

## Legal Description

E 1/2 OF LOTS 4 TO 6 & 50 FT  
VACD ST ADJ ON S & W 1/2 OF VACD ALLEY  
ADJ ON E BLK W  
CHULUOTA  
PB 2 PG 31

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$271,558	\$50,722	\$220,836
Schools	\$271,558	\$25,000	\$246,558
FIRE	\$271,558	\$50,722	\$220,836
ROAD DISTRICT	\$271,558	\$50,722	\$220,836
SJWM(Saint Johns Water Management)	\$271,558	\$50,722	\$220,836

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/25/2021	\$100	09979/0899	Improved	No
QUIT CLAIM DEED	4/6/2021	\$100	09904/1825	Improved	No
WARRANTY DEED	9/1/2011	\$139,000	07644/0061	Improved	No
WARRANTY DEED	6/1/2004	\$95,000	05358/0945	Improved	Yes
FINAL JUDGEMENT	9/1/2001	\$100	04176/0004	Improved	No
WARRANTY DEED	11/1/1988	\$88,500	02022/0570	Improved	Yes
WARRANTY DEED	1/1/1976	\$11,900	01080/1147	Vacant	No

## Land

Units	Rate	Assessed	Market
1.62 Acres	\$96,000/Acre	\$155,520	\$155,520

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1978/1998
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft²)	1000
Total Area (ft²)	3362
Constuction	CB/STUCCO FINISH
Replacement Cost	\$184,742
Assessed	\$165,344

Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
BASE	1161
GARAGE FINISHED	294
GARAGE FINISHED	580
OPEN PORCH FINISHED	56
OPEN PORCH FINISHED	271

Building 2

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	1978
Bed	
Bath	
Fixtures	0
Base Area (ft²)	864
Total Area (ft²)	1184
Constuction	CORRUGATED METAL
Replacement Cost	\$14,285
Assessed	\$7,785

Appendages	
Description	Area (ft²)
OVERHANG	320

Permits				
Permit #	Description	Value	CO Date	Permit Date
11582	331 LAKE MILLS RD: RES ADDITION TO EXISTING STRUCTURE-SFR [CHULUOTA]	\$189,950		11/1/2021
05283	DEMOLISH HORSE STALL LOOKS LIKE IT'S STILL THERE	\$200		8/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	2007	1	\$1,000	\$400
SHED	1988	1	\$1,000	\$400

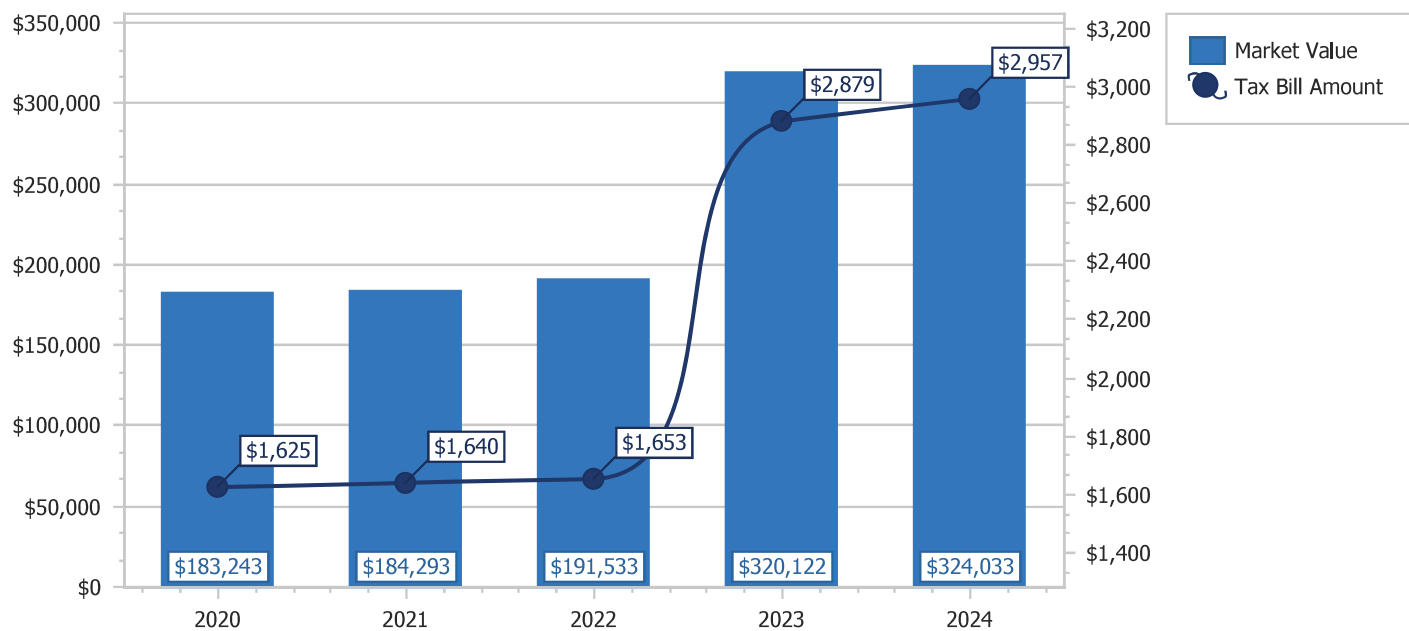
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History



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## 2025 Imagery View – 331 Lake Mills Road





## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

E 1/2 OF LOTS 4 TO 6 & 50 FT VACD ST ADJ ON S & W 1/2 OF VACD ALLEY ADJ  
ON E BLK W CHULUOTA PB 2 PG 31

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

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

**Property Owner:** MATT PERKINS  
331 LAKE MILLS RD  
CHULUOTA, FL 32766

**Project Name:** LAKE MILLS RD (331)

#### **Requested Variance:**

Request for a size variance from the allowed 1,080 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district;.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to increase the size of a detached accessory structure from the permitted size of 1,080 square feet to 1,800 square feet. 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 2025.

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

Prepared by: Mary Robinson/ Planner/Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

E 1/2 OF LOTS 4 TO 6 & 50 FT VACD ST ADJ ON S & W 1/2 OF VACD ALLEY ADJ  
ON E BLK W CHULUOTA PB 2 PG 31

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

**A. FINDINGS OF FACT**

**Property Owner:** MATT PERKINS  
331 LAKE MILLS RD  
CHULUOTA, FL 32766

**Project Name:** LAKE MILLS RD (331)

**Variance Approval:**

Request for a size variance from the allowed 1,080 square feet to 1,800 square feet for detached accessory structure in the R-1 (Single Family Dwelling) district;.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the 30 ft. x 60 ft. (1,800 sq. ft.) 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**

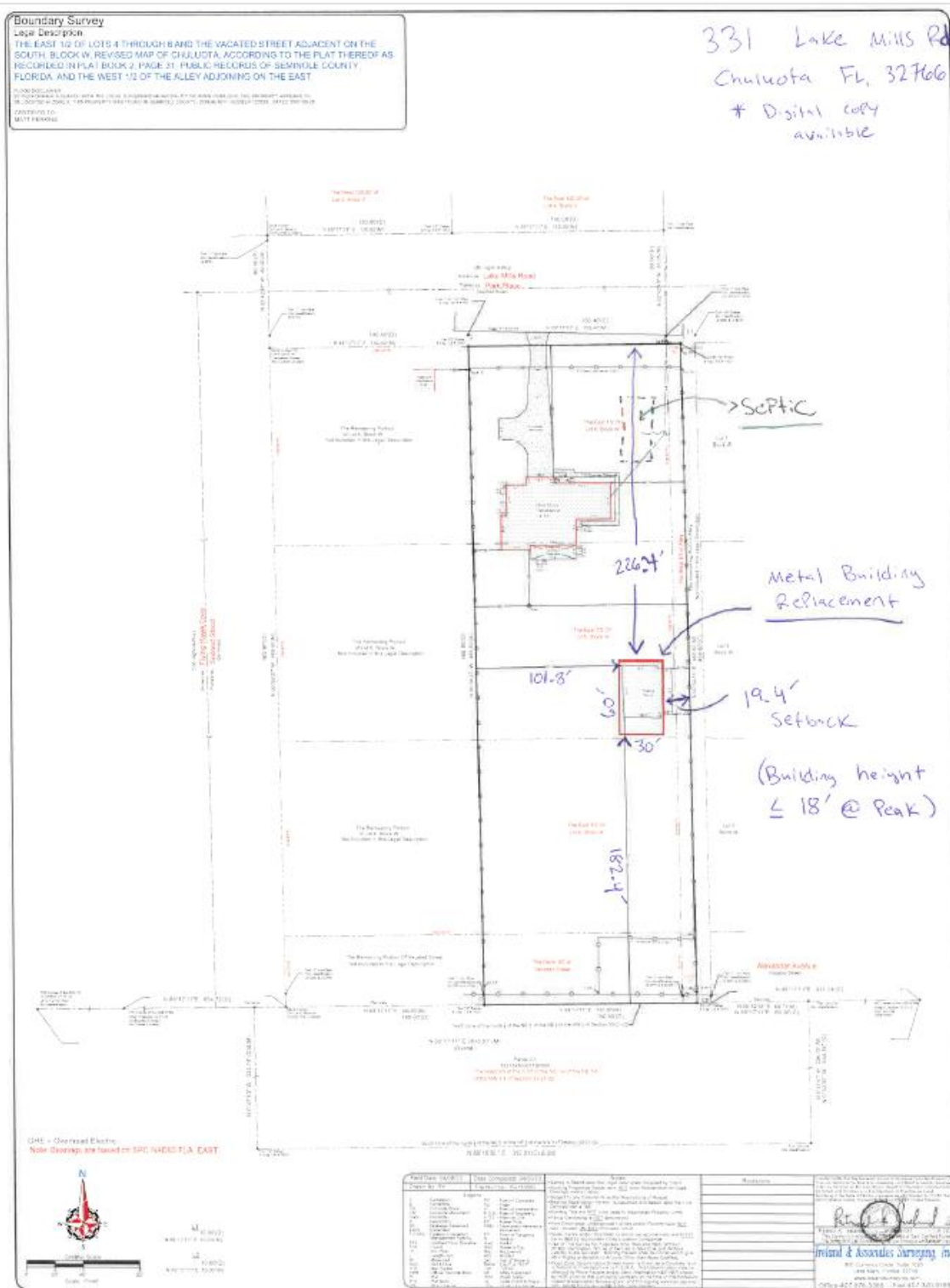
**I HEREBY CERTIFY** that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-440**

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**Title:**

**Lot 21 Hawkins Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

**Kathy Hammel**

**Contact/Phone Number:**

Mary Robinson 407-665-7339

**Motion/Recommendation:**

1. Approve the request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; or
2. Deny the request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Lockhart's subdivision.
- The request is to construct an 1,800 square foot three (3) bedroom, two (2) bath single family dwelling. The proposed dwelling will encroach ten (10) feet into the thirty foot (30) rear yard setback. The subject property is zoned R-1, and the minimum lot area required in this zoning district is 8,400 square feet. The subject lot is 51' x 100' (5,100 square feet) and is substandard with regard to the minimum lot area requirements for the R-1 zoning district.
- The subject property is a parcel of record that pre-dated the subdivision regulations located within the Lockhart's Subdivision Target Area, which was



designated by Seminole County to promote new housing opportunities. The overall goal of the County's program is to stabilize and revitalize low-income neighborhoods through capital improvement, housing rehabilitation, and public service activities.

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

### **Staff Findings:**

The applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

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

Staff finds that the following variance criteria have been satisfied:

- The parcel is a substandard parcel of record that pre-dates the subdivision regulations; therefore, special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The parcel is a substandard parcel of record that pre-dates the subdivision

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

- The placement of a new single-family home would continue the established use of this property; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard; therefore, the variance requested is the minimum variance that will make possible reasonable use of the land, building or structure. Section 30.3.3.2(b)(5)
- The size of the subject property and proposed dwelling are consistent with the surrounding properties and development pattern of this neighborhood. The property is within the Lockhart's Subdivision Target Area designated by Seminole County in order to promote new housing opportunities; therefore, the grant of the variance would be in harmony with the general intent of Chapter 30. Section 30.3.3.2(b)(6)

### **Staff Conclusion:**

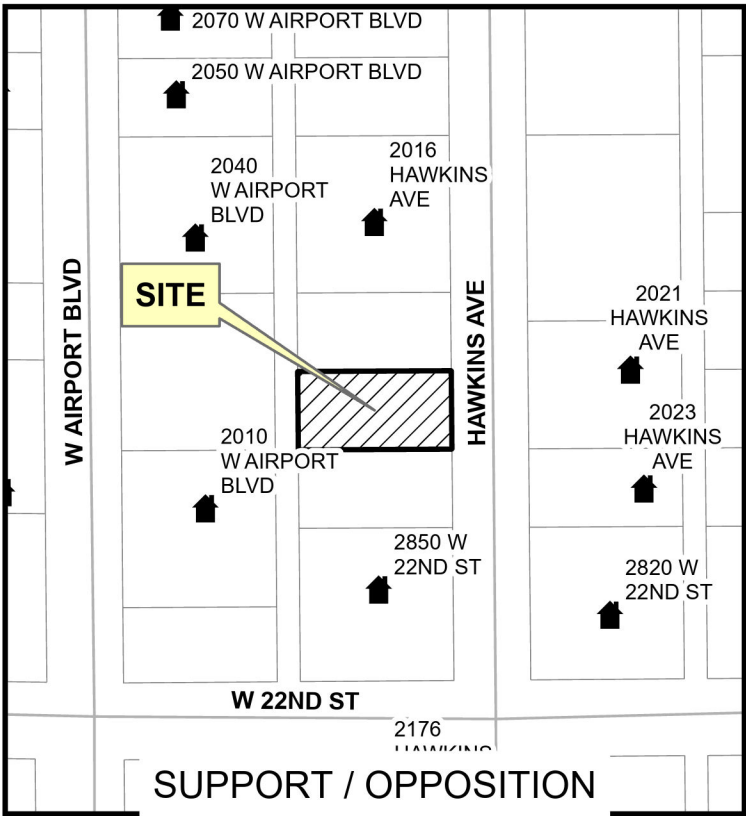
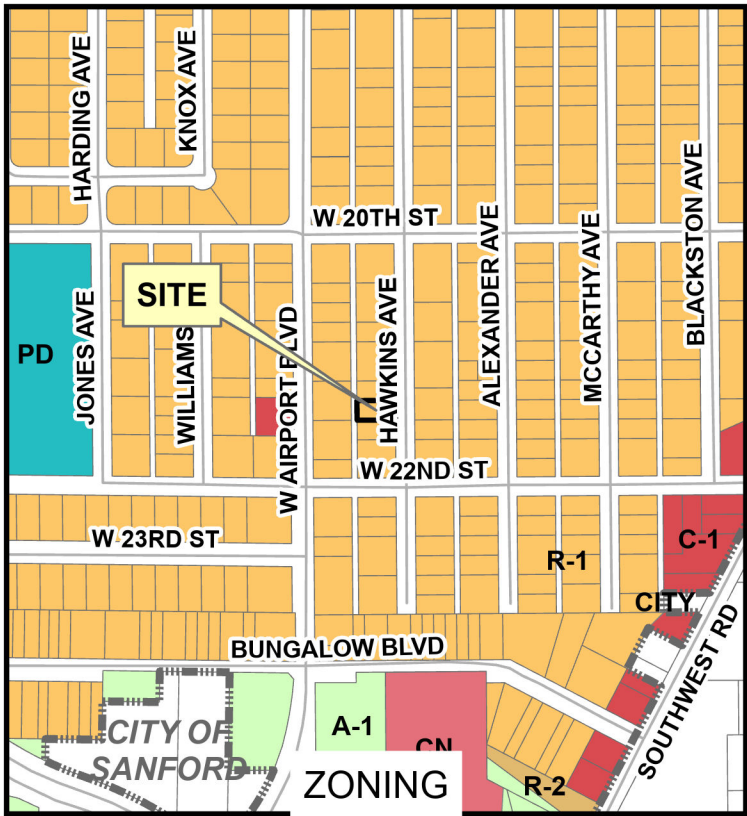
Based upon the foregoing findings, the requested variance is in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

### **Staff Recommendation:**

Based on the stated findings, staff recommends approval of the request, 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 proposed dwelling 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.



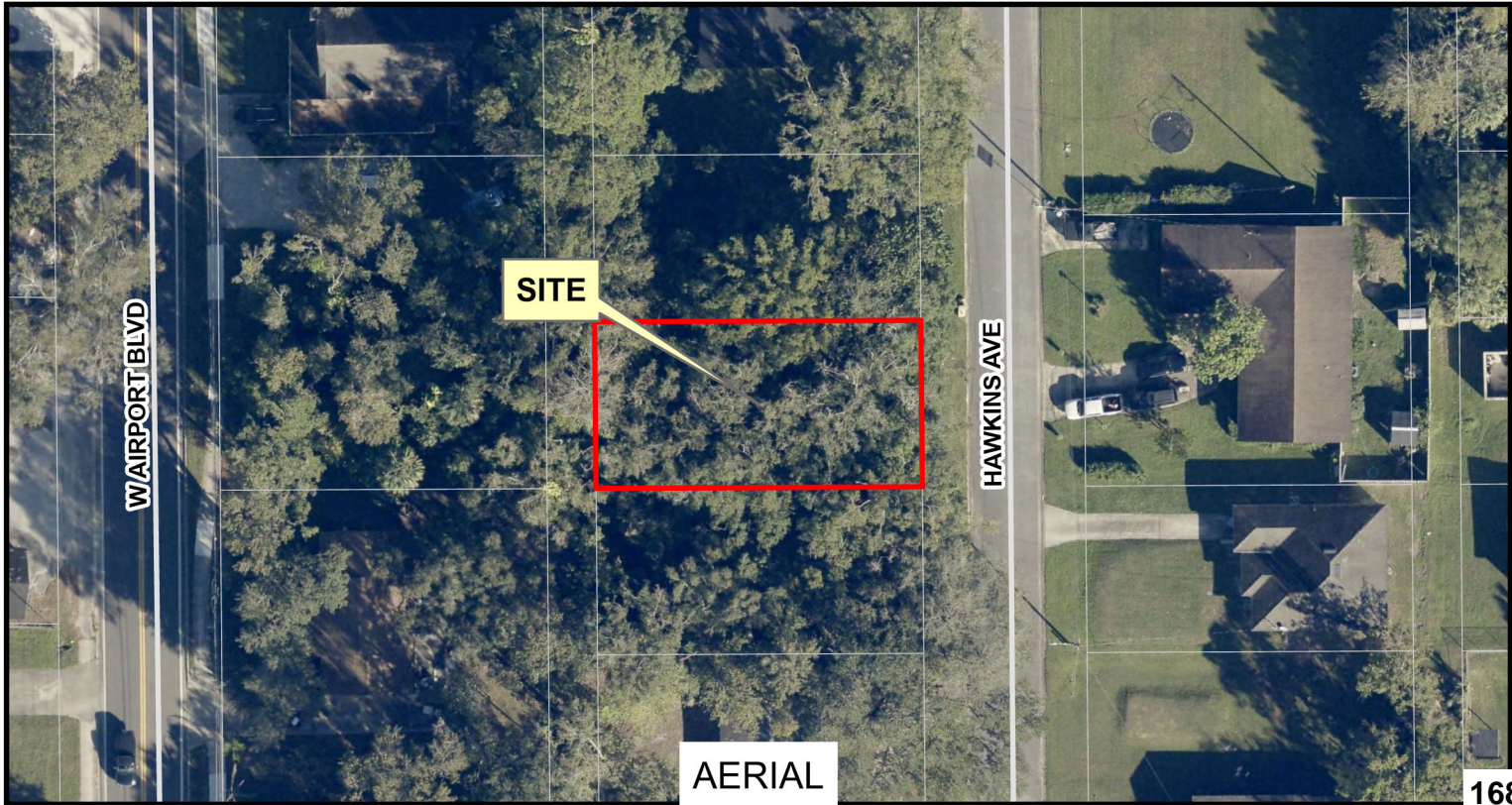


**HAWKINS LAND TRUST**  
 PID: 35-19-30-517-0800-0210  
 SANFORD, FL 32771

**SEMINOLE COUNTY  
 BOARD OF ADJUSTMENT**  
 MAY 19, 2025

**LEGEND**

A-1	C-1
R-1	PD
R-2	
CN	



# 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?

Parcel was originally platted as a 51x100 lot which does not meet the current R1 zoning criteria.

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

This parcel was originally platted several decades ago.

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

The variance allows a single family house to be constructed, consistent with area development

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 current zoning designation would render this property un-developable.

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

Requested variance allows for a single family house (meets septic system requirements).

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?

Infill development which would provided workforce housing ownership options in the area.



# Property Record Card



Parcel: 35-19-30-517-0800-0210  
 Property Address:  
 Owners: HAWKINS LAND TRUST  
 2025 Market Value \$30,320 Assessed Value \$25,761 Taxable Value \$25,761  
 2024 Tax Bill \$309.34  
 Vacant Residential property has a lot size of 0.12 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-19-30-517-0800-0210
Property Address	
Mailing Address	PO BOX 547945 ORLANDO, FL 32854-7945
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$30,320	\$23,419
Land Value Agriculture	\$0	\$0
Just/Market Value	\$30,320	\$23,419
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,559	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$25,761	\$23,419

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$309.34
Tax Bill Amount	\$309.34
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 HAWKINS LAND TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 21 BLK 8  
LOCKHARTS SUBD  
PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$25,761	\$0	\$25,761
Schools	\$30,320	\$0	\$30,320
FIRE	\$25,761	\$0	\$25,761
ROAD DISTRICT	\$25,761	\$0	\$25,761
SJWM(Saint Johns Water Management)	\$25,761	\$0	\$25,761

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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## Land

Units	Rate	Assessed	Market
51 feet X 100 feet	\$725/Front Foot	\$30,320	\$30,320

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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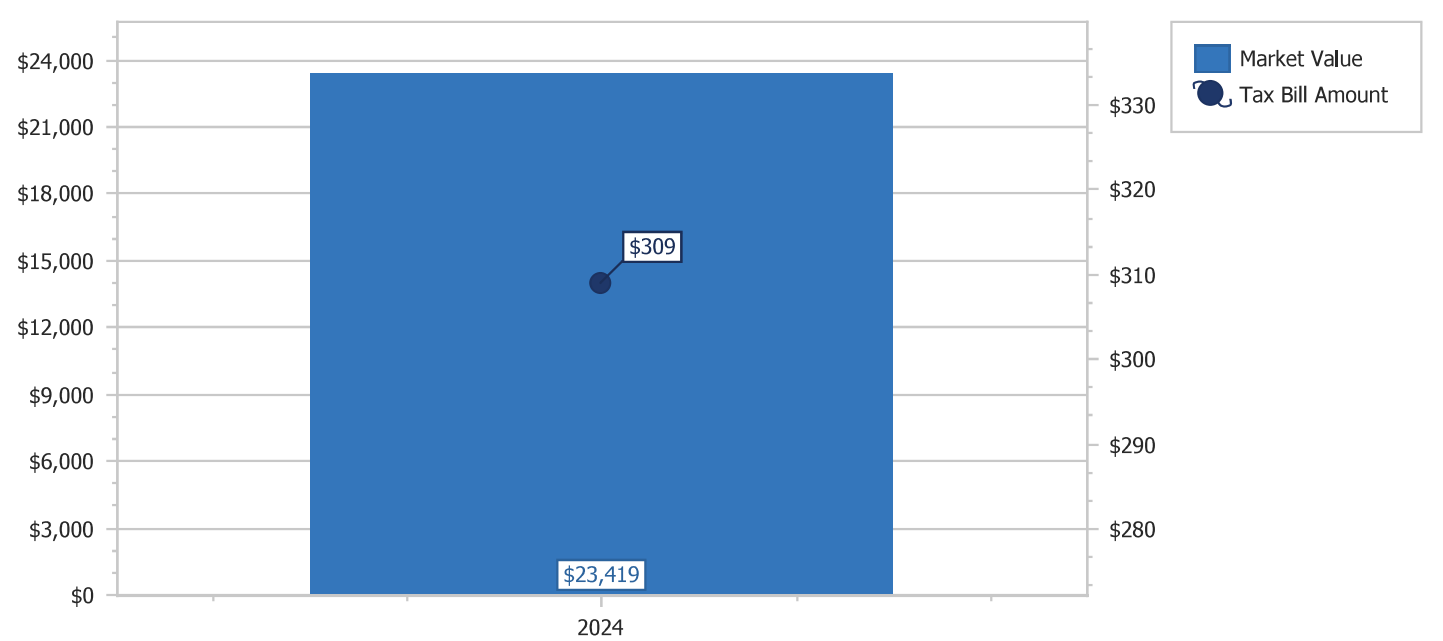
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History





**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 22 BLK 8  
LOCKHARTS SUBDIVISION  
PB 3 PG 70

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

**A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** HAWKINS AVE (LOT 22)

**Requested Variance:**

Request for a rear yard setback (north) variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to reduce the rear yard setback from thirty (30) feet to twenty (20) feet. 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, 2025.

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 21 BLK 8  
LOCKHARTS SUBDIVISION  
PB 3 PG 70

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

**A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** HAWKINS AVE (LOT 21)

**Variance Approval:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district. The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the single-family dwelling (1,800 sq. ft.) 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.

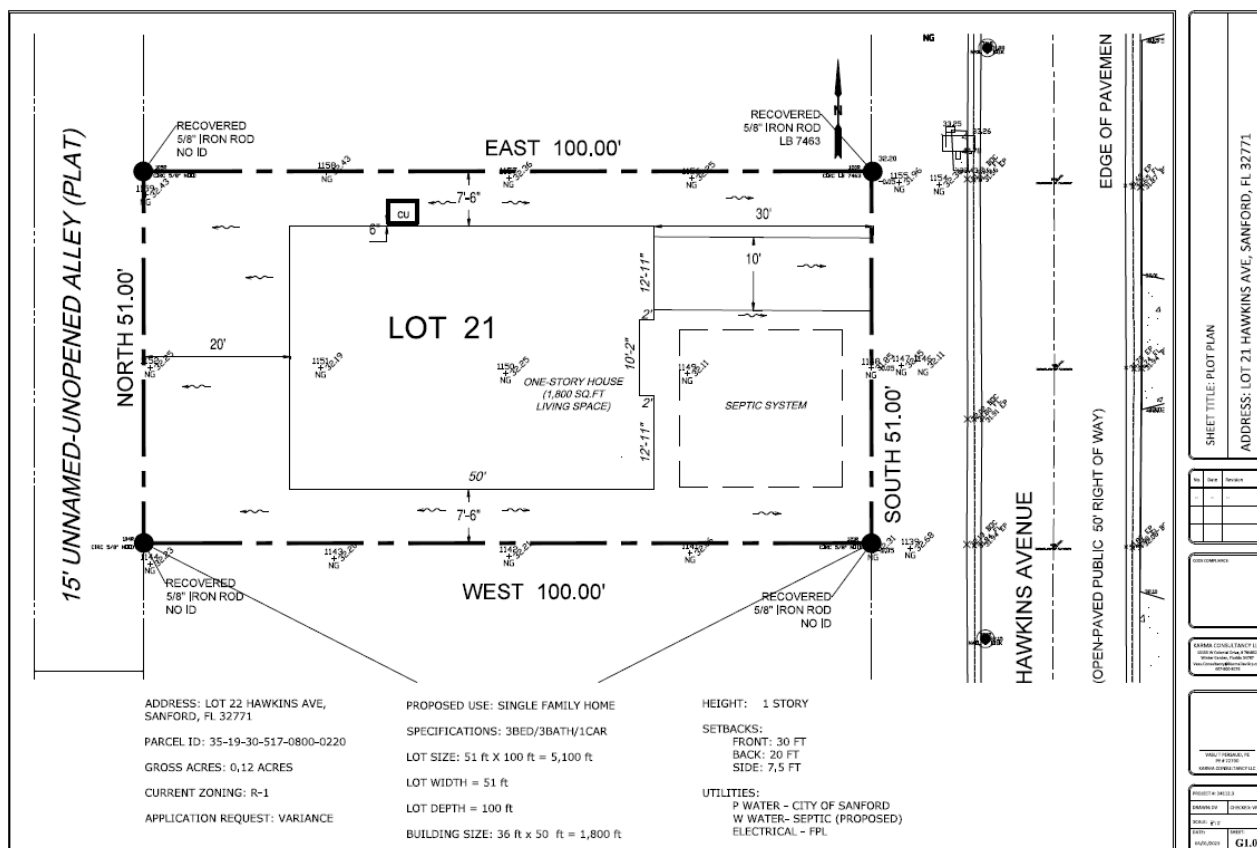
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of June, 2025.

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771



# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-443**

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**Title:**

**Lot 22 Hawkins Avenue-** Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; BV2025-046 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

**Kathy Hammel**

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Deny the request for a rear yard setback from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Lockhart's subdivision.
- The request is to construct an 1,800 square foot three (3) bedroom, two (2) bath single family dwelling. The proposed dwelling will encroach ten (10) feet into the thirty foot (30) rear yard setback. The subject property is zoned R-1, and the minimum lot area required in this zoning district is 8,400 square feet. The subject lot is 51' x 100' (5,100 square feet) and is substandard with regard to the minimum lot area requirements for the R-1 zoning district.
- The subject property is a parcel of record that pre-dated the subdivision regulations located within the Lockhart's Subdivision Target Area, which was

designated by Seminole County to promote new housing opportunities. The overall goal of the County's program is to stabilize and revitalize low-income neighborhoods through capital improvement, housing rehabilitation, and public service activities.

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

### **Staff Findings:**

The applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

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

Staff finds that the following variance criteria have been satisfied:

- The parcel is a substandard parcel of record that pre-dates the subdivision regulations; therefore, special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The parcel is a substandard parcel of record that pre-dates the subdivision

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

- The placement of a new single-family home would continue the established use of this property; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard; therefore, the variance requested is the minimum variance that will make possible reasonable use of the land, building or structure. Section 30.3.3.2(b)(5)
- The size of the subject property and proposed dwelling are consistent with the surrounding properties and development pattern of this neighborhood. The property is within the Lockhart's Subdivision Target Area designated by Seminole County in order to promote new housing opportunities; therefore, the grant of the variance would be in harmony with the general intent of Chapter 30. Section 30.3.3.2(b)(6)

**Staff Conclusion:**

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

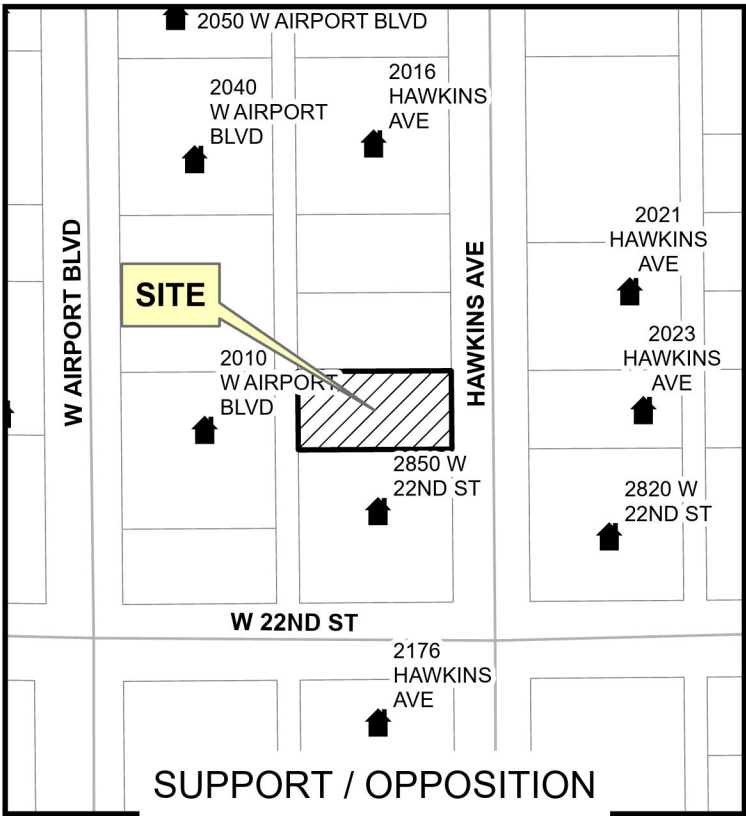
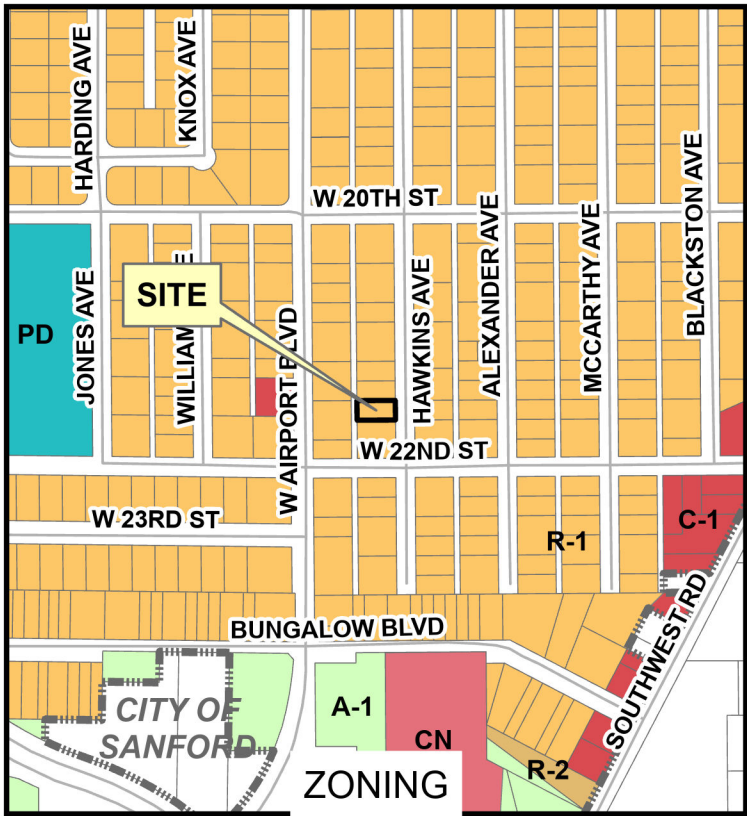
**Staff Recommendation:**

Based on the stated findings, staff recommends approval of the request, 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 size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard 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.

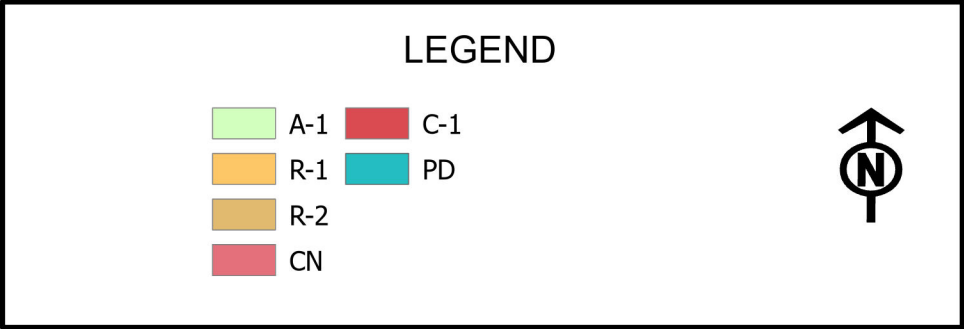






**HAWKINS LAND TRUST**  
 PID: 35-19-30-517-0800-0220  
 SANFORD, FL 32771

**SEMINOLE COUNTY  
 BOARD OF ADJUSTMENT**  
 MAY 19, 2025



# VARIANCE CRITERIA

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

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

Parcel was originally platted as a 51x100 lot which does not meet the current R1 zoning criteria.

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

This parcel was originally platted several decades ago.

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

The variance allows a single family house to be constructed, consistent with area development

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 current zoning designation would render this property un-developable.

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

Requested variance allows for a single family house (meets septic system requirements).

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?

Infill development which would provided workforce housing ownership options in the area.



# Property Record Card



Parcel: 35-19-30-517-0800-0220  
 Property Address:  
 Owners: HAWKINS LAND TRUST  
 2025 Market Value \$30,320 Assessed Value \$25,761 Taxable Value \$25,761  
 2024 Tax Bill \$309.34  
 Vacant Residential property has a lot size of 0.12 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-19-30-517-0800-0220
Property Address	
Mailing Address	PO BOX 547945 ORLANDO, FL 32854-7945
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$30,320	\$23,419
Land Value Agriculture	\$0	\$0
Just/Market Value	\$30,320	\$23,419
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,559	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$25,761	\$23,419

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$309.34
Tax Bill Amount	\$309.34
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 HAWKINS LAND TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 22 BLK 8  
LOCKHARTS SUBD  
PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$25,761	\$0	\$25,761
Schools	\$30,320	\$0	\$30,320
FIRE	\$25,761	\$0	\$25,761
ROAD DISTRICT	\$25,761	\$0	\$25,761
SJWM(Saint Johns Water Management)	\$25,761	\$0	\$25,761

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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## Land

Units	Rate	Assessed	Market
51 feet X 100 feet	\$725/Front Foot	\$30,320	\$30,320

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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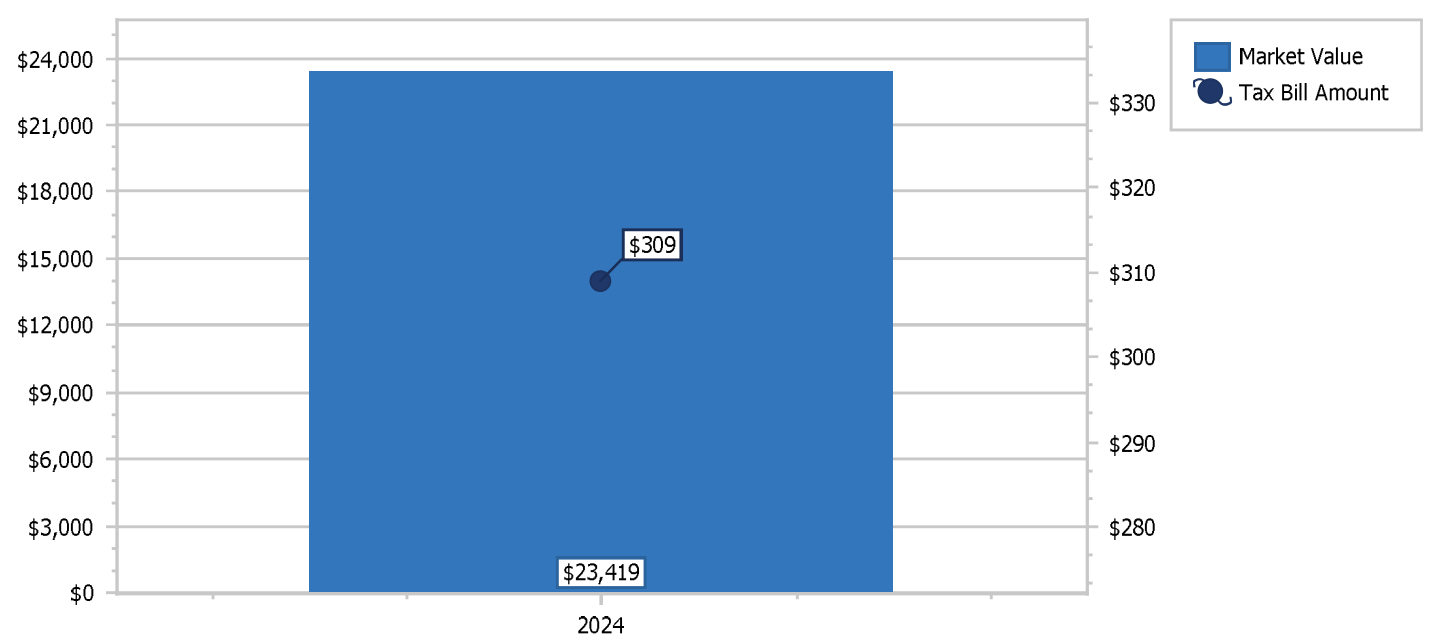
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History





**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 22 BLK 8  
LOCKHARTS SUBDIVISION  
PB 3 PG 70

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

**A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** HAWKINS AVE (LOT 22)

**Requested Variance:**

Request for a rear yard setback (north) variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to reduce the rear yard setback from thirty (30) feet to twenty (20) feet. 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, 2025.

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 22 BLK 8  
LOCKHARTS SUBDIVISION  
PB 3 PG 70

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

**A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** HAWKINS AVE (LOT 22)

**Variance Approval:**

Request for a rear yard setback (north) variance from thirty (30) feet to twenty (20) feet for single family residence in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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



### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the single-family dwelling (1,800 sq. ft.) 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**

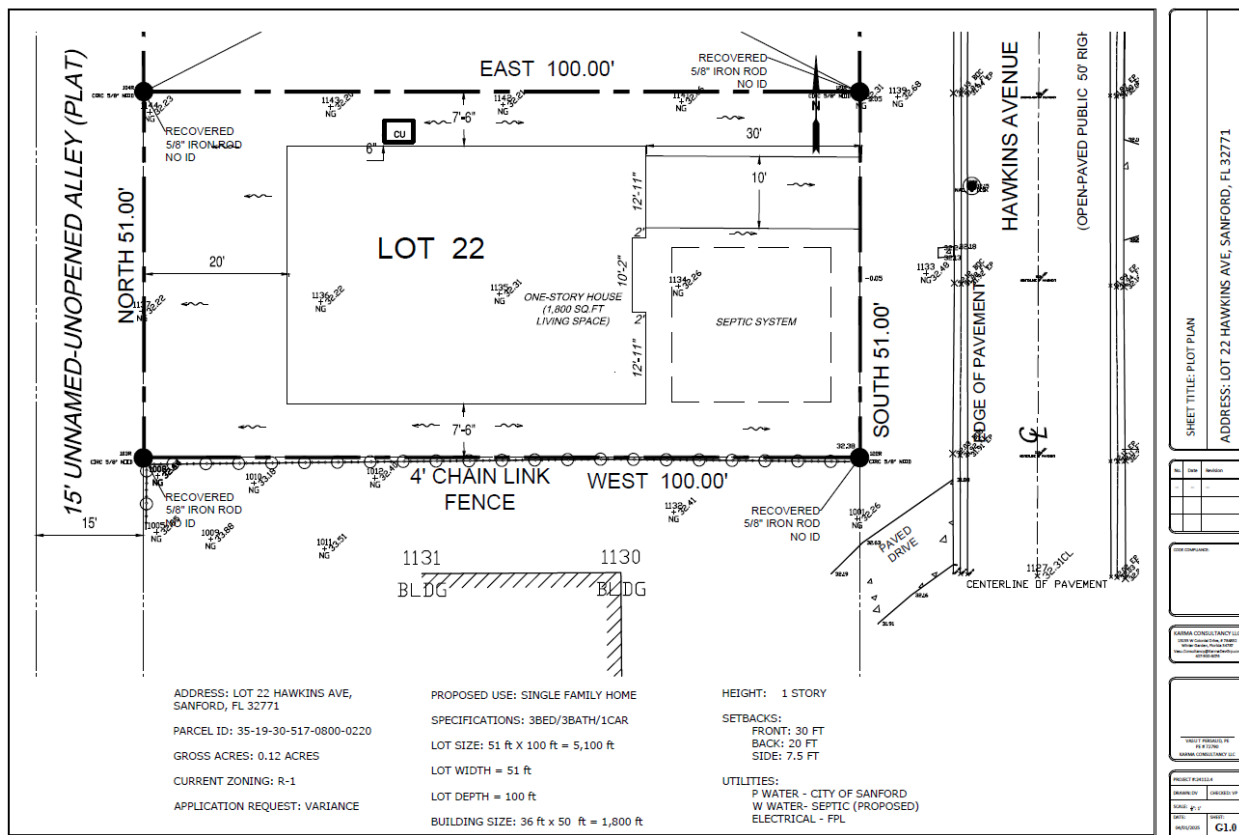
**I HEREBY CERTIFY** that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

# EXHIBIT A SITE PLAN





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-446**

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**Title:**

**(Lot 10) Strickland Avenue-** Request for (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and (3) a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1(Single Family Dwelling) district; BV2025-048 (Vasu T. Persaud, Applicant) District 5 - Herr (Mary Robinson, Project Manager)

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

**Kathy Hammel**

**Contact/Phone Number:**

Mary Robinson/407-665-7339

**Motion/Recommendation:**

1. Approve the request for a request for (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and (3) a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1(Single Family Dwelling) district; or
2. Deny the request for a request for (1) a rear yard setback variance from thirty (30) feet to twenty (20) feet; and (2) a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and (3) a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1(Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

**Background:**

- The subject property is located in the Lockhart's subdivision.
- The request is to construct an 1,800 square foot three (3) bedroom, two (2) bath

single family dwelling. The proposed dwelling will encroach ten (10) feet into the thirty-foot (30) rear yard setback and one-half (.5) foot into the north and south side setbacks. The subject property is zoned R-1, and the minimum lot area required in this zoning district is 8,400 square feet. The subject lot is 50' x 100' (5,000 square feet) and is substandard with regard to the minimum lot area and lot width requirements for the R-1 zoning district.

- The subject property is a parcel of record that pre-dated the subdivision regulations located within the Lockhart's Subdivision Target Area, which was designated by Seminole County to promote new housing opportunities. The overall goal of the County's program is to stabilize and revitalize low-income neighborhoods through capital improvement, housing rehabilitation, and public service activities.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet, and the side yard setbacks are seven and one half (7.5) feet.
- There have not been any prior variances for the subject property.

### **Staff Findings:**

The applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

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

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

Staff finds that the following variance criteria have been satisfied:

- The parcel is a substandard parcel of record that pre-dates the subdivision regulations; therefore, special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification. Section 30.3.3.2(b)(1)
- The parcel is a substandard parcel of record that pre-dates the subdivision regulations; therefore, special conditions and circumstances do not result from the actions of the applicant. Section 30.3.3.2(b)(2)
- The placement of a new single-family home would continue the established use of this property; therefore, the granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification. Section 30.3.3.2(b)(3)
- The size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard; therefore, the literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would not work unnecessary and undue hardship on the applicant. Section 30.3.3.2(b)(4)
- The size of the proposed dwelling is of reasonable size to be placed on a lot that is substandard; therefore, the variance requested is the minimum variance that will make possible reasonable use of the land, building or structure. Section 30.3.3.2(b)(5)
- The size of the subject property and proposed dwelling are consistent with the surrounding properties and development pattern of this neighborhood. The property is within the Lockhart's Subdivision Target Area designated by Seminole County in order to promote new housing opportunities; therefore, the grant of the variance would be in harmony with the general intent of Chapter 30. Section 30.3.3.2(b)(6)

### **Staff Conclusion:**

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

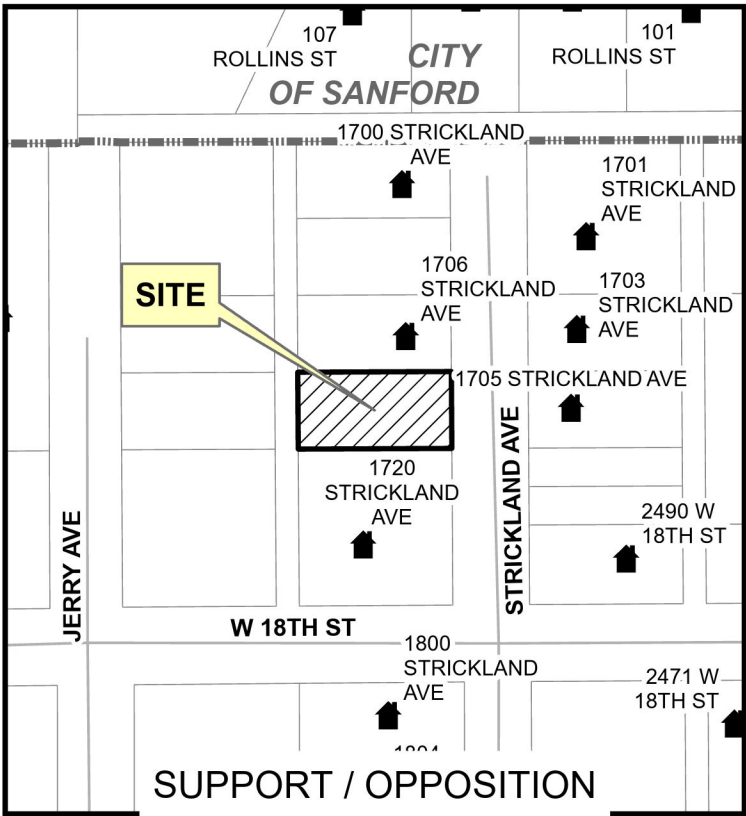
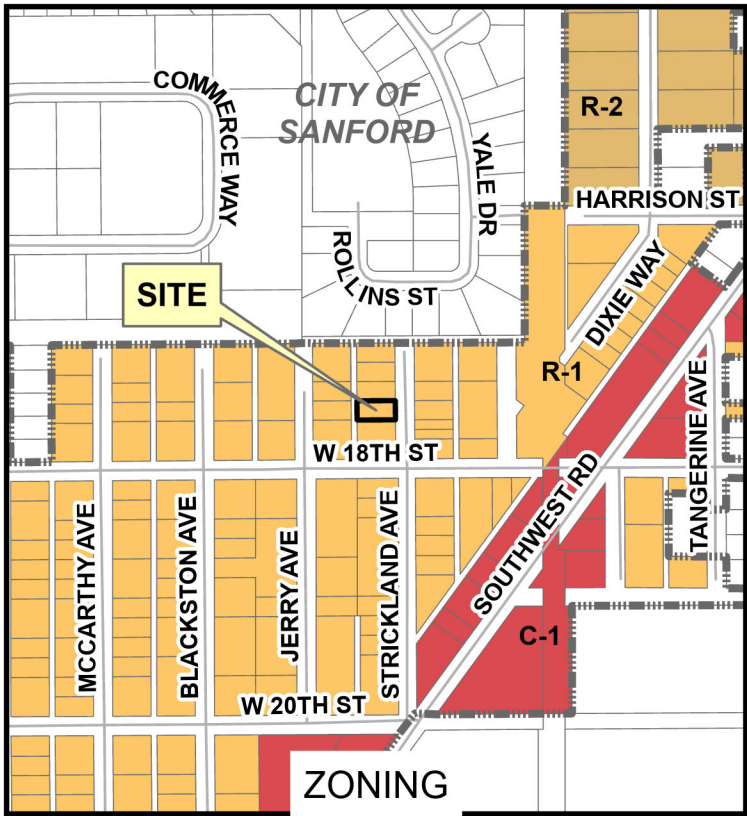
**Staff Recommendation:**

Based on the stated findings, staff recommends approval of the request, and recommends the following conditions of approval:

1. Any variance granted will apply only the proposed dwelling 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.

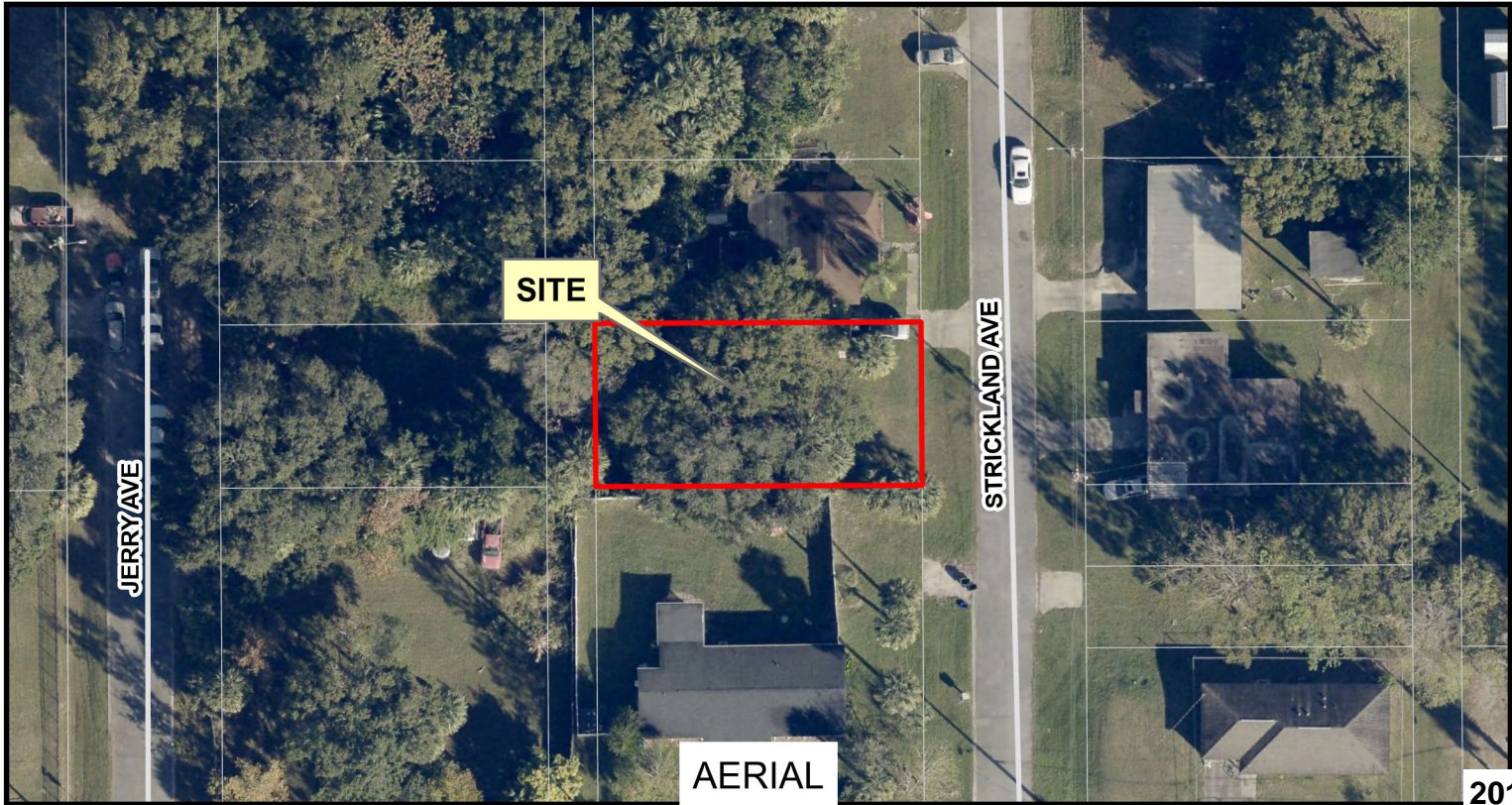
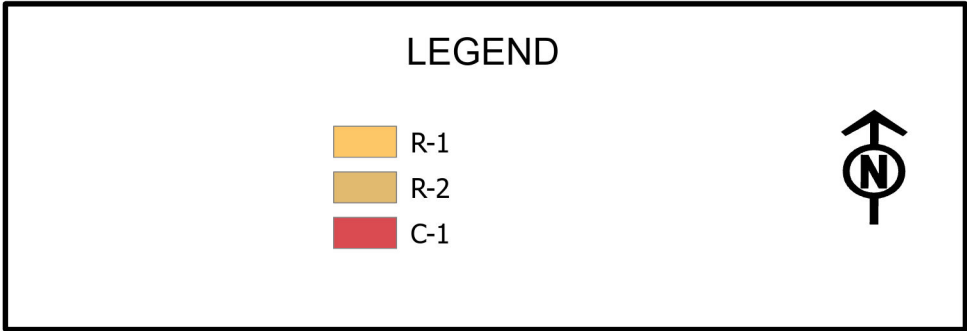






**TC STRATEGIES LLC**  
**PID: 35-19-30-518-0100-0100**  
**SANFORD, FL 32771**

**SEMINOLE COUNTY**  
**BOARD OF ADJUSTMENT**  
**MAY 19, 2025**



# VARIANCE CRITERIA

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

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

Parcel was originally platted as a 50x100 lot which does not meet the current R1 zoning criteria.

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

This parcel was originally platted several decades ago.

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

The variance allows a single family house to be constructed, consistent with area development

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 current zoning designation would render this property un-developable.

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

Requested variance allows for a single family house (meets septic system requirements).

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?

Infill development which would provided workforce housing ownership options in the area.

# Property Record Card



Parcel: 35-19-30-518-0100-0100  
 Property Address:  
 Owners: TC STRATEGIES LLC  
 2025 Market Value \$29,725 Assessed Value \$29,725 Taxable Value \$29,725  
 2024 Tax Bill \$251.47 Tax Savings with Non-Hx Cap \$127.63  
 Vacant Residential property has a lot size of 0.11 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-19-30-518-0100-0100
Property Address	
Mailing Address	15155 W COLONIAL DR # 784852 WINTER GARDEN, FL 34787-4272
Subdivision	DAMERONS ADD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$29,725	\$28,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$29,725	\$28,700
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$16,094
P&G Adjustment	\$0	\$0
Assessed Value	\$29,725	\$12,606

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$379.10
Tax Bill Amount	\$251.47
Tax Savings with Exemptions	\$127.63

## Owner(s)

Name - Ownership Type

TC STRATEGIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments



**Legal Description**

LOT 10 BLK 1 DAMERONS ADD PB 3 PG 88

**Taxes**

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$29,725	\$0	\$29,725
Schools	\$29,725	\$0	\$29,725
FIRE	\$29,725	\$0	\$29,725
ROAD DISTRICT	\$29,725	\$0	\$29,725
SJWM(Saint Johns Water Management)	\$29,725	\$0	\$29,725

**Sales**

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/17/2025	\$8,800	10791/0639	Vacant	No
WARRANTY DEED	3/17/2025	\$26,300	10791/0638	Vacant	No
PROBATE RECORDS	5/20/2024	\$100	10631/0902	Vacant	No
PROBATE RECORDS	4/29/2024	\$100	10620/0097	Vacant	No

**Land**

Units	Rate	Assessed	Market
50 feet X 100 feet	\$725/Front Foot	\$29,725	\$29,725

**Building Information**

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

Building

\* Year Built = Actual / Effective

**Permits**

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

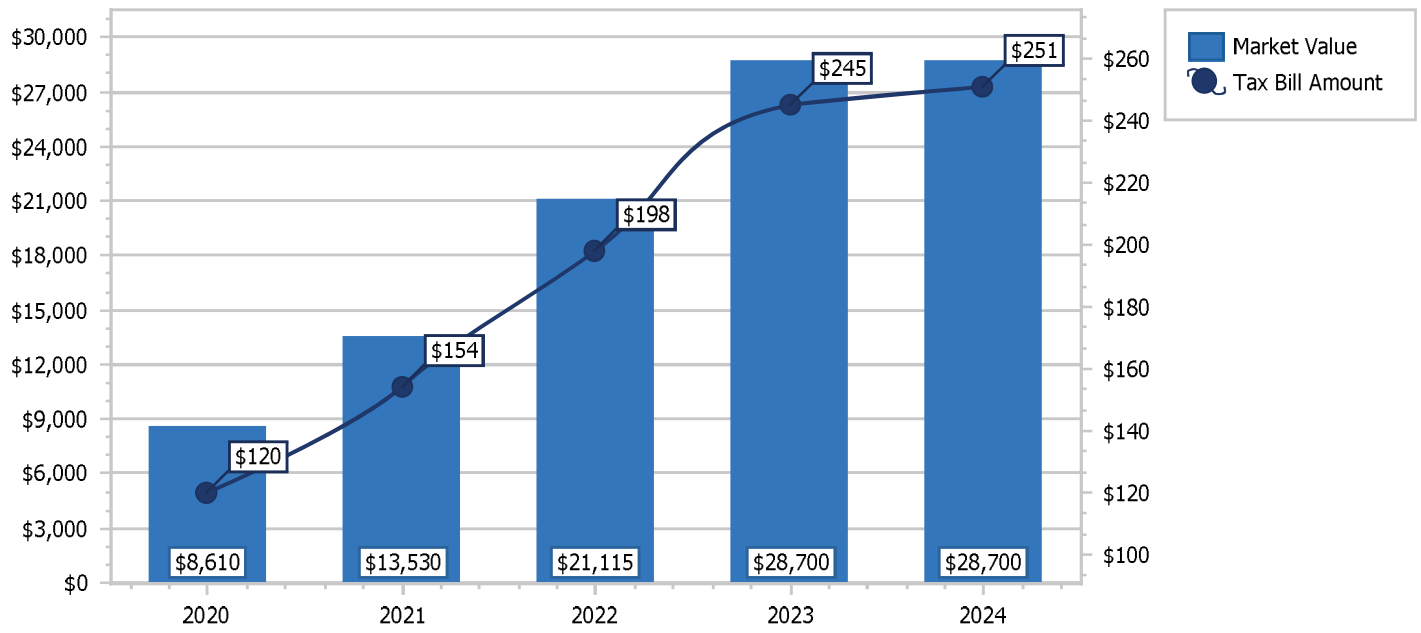
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Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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US Congress	District 7 - Cory Mills
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Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



Copyright 2025 © Seminole County Property Appraiser



## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

### **LOT 10 BLK 1 DAMERONS ADD PB 3 PG 88**

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

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

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** STRICKLAND AVE (LOT 10)

#### **Requested Variance:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet; and a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to reduce the rear yard setback variance from thirty (30) feet to twenty (20) feet; and a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet). 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 2025.

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

**LOT 10 BLK 1 DAMERONS ADD PB 3 PG 88**

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

**A. FINDINGS OF FACT**

**Property Owner:** VASU T PERSAUD  
TC STRATEGIES LLC  
WINTER GARDEN, FL 34787

**Project Name:** STRICKLAND AVE (LOT 10)

**Variance Approval:**

Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet; and a side yard setback (north) from seven and one-half (7.5) feet to seven (7.0) feet; and a side yard setback (south) from seven and one-half (7.5) feet to seven (7.0) feet in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

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

### Order

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
  - a. The variance granted applies only to the single-family dwelling (1,800 sq. ft.) 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.

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

Prepared by: Mary Robinson, Planner/  
Code Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771

EXHIBIT A  
SITE PLAN