

## Surrounding Businesses to FWDS (Nov. 2025)

Business Names	Physical Address		Property Holders	Mailing Address
Warehouses for Lease Seminole Industrial Holdings	440 Plumosa Ave Casselberry, FL 32707	407-850-8920	Caternito LLC	11 E. Monument Ave #401-12, Kissimmee, FL 34741
Big Mike's Tree Service	1681 S. Ronald Reagan Blvd, Altamonte Springs, FL 32707	407-310-3823	Patel, Lilaben	214 Osprey Hammock Trail, Sanford, FL 32771-8110
Siemens Energy Inc	261 Lyman Rd, Casselberry, FL 32707	407-736-5900	Siemens Energy Inc	4400 N. Alafaya Trail, Orlando, FL 32826
Teleport Moving & Storage	279 Lyman Rd, Casselberry, FL 32707	407-967-3465	Overhead Door Co	PO Box 150847, Altamonte Springs, FL 32715
GLE Scrap Metal - Orlando	295 Lyman Rd, Casselberry, FL 32707	407-834-5928	Zack Inv - Casselberry LLC	22100 Sherwood Ave, Warren, MI 48091
Maschmeyer Concrete-Casselberry Plant	1601 S. Ronald Reagan Blvd, Casselberry, FL 32750	407-339-5311	Maschmeyer Prop 275 Inc %Troy Maschmeyer	1142 Waterfront Tower Rd, Lake Park, FL 33403
Rock & Roll Demolition Svcs	505 Plumosa Ave #1011, Altamonte Springs, FL 32701	407-834-1771	CHV Properties Inc	711 Shadow Moss Cir, Lake Mary, FL 32746
Tri County Towing Inc	195 Lyman Rd, Casselberry, FL 32707	407-339-4400	Actually Working LLC	195 Lyman Rd, Casselberry, FL 32707
Cabinet Coating Kings	190 Lyman Rd #116, Casselberry, FL 32707	407-606-6981	Cab Kings Central Canal Co LLC	12039 SW 117th Ct, Miami, FL 33186



Florida Window & Door Solutions  
500 Plumosa Ave  
Altamonte Springs, FL 32701  
FloridaWDS.com  
321-203-4336



## NOTICE OF COMMUNITY MEETING

**November 5, 2025**

Hello All,

This letter is a requirement of Seminole County for us to ask for your acceptance to build a carport in the upper left northwest corner of our property next to Maschmeyer's property line, instead of the normal setback of 10', we would like to put our carport 1' off their block property line. This would be an open carport to shelter our work trailers when not in use and our family RV.

Our Parcel is 07-21-30-515-0000-005B

**\*Meeting will be held in our FWDS office showroom:  
500 Plumosa Ave, Altamonte Springs, FL 32701  
December 9<sup>th</sup>, 2025 at 6:00-6:30 P.M. Eastern Time.**

### Subject Property:

Current zoning for the carport is a 10' setback, we are asking for 1'.

500 Plumosa Ave, Altamonte Springs, FL 32701 – see attached survey for location of carport on said property.

### Introduction of Topic at Subject Property:

Once again, we would like to install a carport at 1' off our property line vs the normal setback of 10' – this carport is 24' x 50'.

This is an introduction of the project application to hold a public hearing and then approval of Seminole County Board of County Commissioners.

Once approved, we will start the permitting process, then purchase the carport and hopefully install by end of the first quarter of 2026.

Thank you,

A handwritten signature in blue ink, appearing to read 'Rod Kubier'.

Rod Kubier  
Owner  
Florida Window & Door Solutions  
407-274-2326  
Floridawds.com

**Conducted by:** Rod Kubier, Owner Florida Window & Door Solutions

No other attendees.

## Variance Community Meeting Minutes

**Location:** 500 Plumosa Ave, Altamonte Springs, FL 32701

**Time:** 6:00-6:30 PM

**Conducted by:** Rod Kubier, Owner - Florida Window & Door Solutions/Kubierville

**Minutes by:** Ruth Kubier, Comptroller - Florida Window & Door Solutions/Kubierville

**Purpose of Meeting:** To propose the adjustment of property variance at 500 Plumosa Ave, Altamonte Springs, FL 32701 to allow for a carport to be installed on the northwest corner of Parcel# 07-21-30-515-0000-005B

In attendance:	
Rod Kubier	FWDS
Ruth Kubier	FWDS

<b>6:00 PM</b>	Meeting was called to order by Rod Kubier but no one (zero members of the invited property owners surrounding FWDS/Kubierville) was in attendance. No quorum was present.		
Business Names	Property Holders	Present	Absent
Warehouses for Lease S. I. Holdings	Catemitto LLC		X
Big Mike's Tree Service	Patel, Lilaben		X
Siemens Energy Inc	Siemens Energy Inc		X
Teleport Moving & Storage	Overhead Door Co		X
GLE Scrap Metal - Orlando	Zack Inv - Casselberry LLC		X
Maschmeyer Concrete-Casselberry Plant	Maschmeyer Prop 275 Inc		X
Rock & Roll Demolition Svcs	CHV Properties Inc		X
Tri County Towing Inc	Actually Working LLC		X
Cabinet Coating Kings	Cab Kings Central Canal Co LLC		X

<b>6:30 PM</b>	Due to no attendees, no business could be conducted.
<b>6:31 PM</b>	Ruth Kubier called a motion to adjourn meeting. Rod Kubier seconded the motion.
<b>6:32 PM</b>	Meeting Adjourned



PLANNING & DEVELOPMENT  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
TELEPHONE: (407) 665-7371  
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ #: \_\_\_\_\_  
BV #: \_\_\_\_\_  
BP #: \_\_\_\_\_  
CV #: \_\_\_\_\_  
MEETING: \_\_\_\_\_

## VARIANCE

**THE COMPLETE APPLICATION PACKET MUST BE SUBMITTED BY THE APPLICATION DUE DATE IN ORDER TO MEET THE DEADLINE FOR THE DESIRED MEETING**

### APPLICATION TYPE/FEE

<input checked="" type="checkbox"/> VARIANCE	\$300 + \$75 each additional variance
<input type="checkbox"/> ADMINISTRATIVE VARIANCE*	\$150
<input type="checkbox"/> AFTER-THE-FACT VARIANCE**	\$600 + \$150 each additional variance
<input type="checkbox"/> AFTER-THE-FACT ADMINISTRATIVE VARIANCE**/*	\$300
<input type="checkbox"/> AFFORDABLE HOUSING VARIANCE***	\$150

\*The administrative variance is limited to 10% or less of the required setback and can only require 1 variance  
 \*\*Any variance application made as a result of unpermitted construction, Code Enforcement, Special Magistrate action, or other violation  
 \*\*\*Habitat for Humanity or similar housing authority application or accompanied by an approved checklist form from Seminole County Community Services

### PROPERTY

PARCEL ID #: 07-21-30-5/5-0000-005B		
ADDRESS: 500 PLUMOSA AVE ALTAMONTE SPRINGS, FL 32701		
SUBDIVISION NAME: CASSELBERRY 1ST ADD		
TOTAL SQ FT/ACREAGE: 35652	USE OF PROPERTY: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL (REQ COMMUNITY MEETING)	
ZONING:	FUTURE LAND USE:	BCC DISTRICT:

### VARIANCE TYPE

TYPE OF VARIANCE:	<input checked="" type="checkbox"/> side	SETBACK	REQUIRED: 10	FT.	PROPOSED: 1	FT.
	<input type="checkbox"/>	SETBACK	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	SETBACK	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	SETBACK	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	MINIMUM LOT SIZE	REQUIRED: _____	SQ. FT./ACRE	ACTUAL: _____	SQ. FT./ACRE
	<input type="checkbox"/>	WIDTH AT BUILDING LINE	REQUIRED: _____	FT.	ACTUAL: _____	FT.
	<input type="checkbox"/>	HEIGHT	REQUIRED: _____	FT.	PROPOSED: _____	FT.
	<input type="checkbox"/>	SIGNAGE	REQUIRED: _____	SQ. FT.	PROPOSED: _____	SQ. FT.



**STRUCTURE**

TYPE OF STRUCTURE:	<input type="checkbox"/> ACCESSORY DWELLING UNIT	<input type="checkbox"/> ADDITION	<input type="checkbox"/> BOAT DOCK/HOUSE	<input type="checkbox"/> FENCE	<input type="checkbox"/> GARAGE (DETACHED)	<input type="checkbox"/> POOL	<input type="checkbox"/> SCREEN ENCLOSURE	<input type="checkbox"/> SHED	<input type="checkbox"/> SIGN	<input type="checkbox"/> SINGLE FAMILY HOME	<input checked="" type="checkbox"/> OTHER <u>carport</u>
USE OF STRUCTURE:	to protect vehicles and equipment from UV's,										
DIMENSIONS/SQ FT OF STRUCTURE:	24' x 50'										
IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, CONSTRUCTION DATE: _____											
IF YES, DID YOU RECEIVE A CODE VIOLATION FOR THIS STRUCTURE? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, VIOLATION #: _____											
FENCE REQUESTS	OPEN OR CLOSED FENCE: _____					HEIGHT OF FENCE: _____					
	DISTANCE FROM FENCE TO SIDEWALK: _____					DISTANCE FROM FENCE TO EDGE OF STREET: _____					

**OWNER**


NAME: KUBIERVILLE LLC	COMPANY: FLORIDA WINDOW AND DOOR SOLUTIONS
ADDRESS: 500 PLUMOSA AVE	
CITY: ALTAMONTE SPRINGS	STATE: FL ZIP: 32701
PHONE: 321-203-4336	EMAIL: ROD@FLORIDAWDS.COM

**CONSULTANT (IF ANY - MUST SUBMIT NOTARIZED AUTHORIZATION FORM)**

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

I understand that the application for variance must include all required submittals as specified in the Seminole County Land Development Code. **Submission of incomplete documents or drawings may create delays.**

I hereby represent that I have the lawful right and authority to file this application.



**SIGNATURE OF OWNER/AUTHORIZED APPLICANT**  
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

9/12/25  
**DATE**

## VARIANCE CRITERIA

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

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

The tenant in Parcel 07-21-30-515-0000-005C has a 6' tall x 6' deep cement blocks on and sometimes over the property line bordering his southern border and our norther parcel lot line, therefore we are asking for a 1' variance to our line to install a carport with several poles near the property line.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
Our commerical neighbor has large cement blocks setting precedence for us to install a carport near property lines similar to our neighbor

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?

Precedence is set were just doing similar or less what our neighbor has done.

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?

several of our trailers wouldn't have had UV protection, and cement dust protection/cover

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

We are just following what our neighbor did no less no more

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?

None to either the neighborhood or public welfare, it is the very back corners of both of our properties, that the commercial properties are in, no real neighborhood where any one lives, public would rarely if ever would see.

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ and Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, ROD KUBIER, the owner of record for the following described property [Parcel ID Number(s)] 07-21-30-515-0000-005B hereby designates \_\_\_\_\_ to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

8/25/25

Property Owner's Signature

*[Signature]*

Property Owner's Printed Name

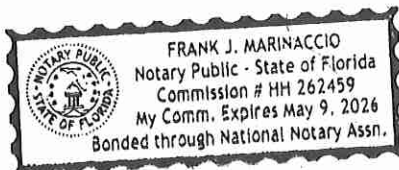
Rod Kubier

STATE OF FLORIDA  
COUNTY OF

Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Rod Kubier (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 25 day of August, 2025.



Notary Public

*[Signature]*

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Kuberville LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Rod & Ruth Kubier	owners	320 Bahia Cr., Longwood FL 32750	100

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

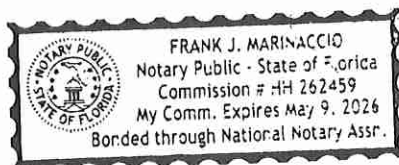
8/25/25

Owner, Agent, Applicant Signature

*[Signature]*

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2025, by Rod & Ruth Kubier, who is ☒ personally known to me, or ☐ as produced \_\_\_\_\_ as identification.



Signature of Notary Public

*[Signature]*

Print, Type or Stamp Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
KUBIERVILLE LLC

### Filing Information

<b>Document Number</b>	L21000419176
<b>FEI/EIN Number</b>	87-2764594
<b>Date Filed</b>	09/22/2021
<b>Effective Date</b>	09/22/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

320 BAHIA CR.  
LONGWOOD, FL 32750

### Mailing Address

320 BAHIA CR.  
LONGWOOD, FL 32750

### Registered Agent Name & Address

KUBIER, ROD  
320 BAHIA CR.  
LONGWOOD, FL 32750

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KUBIER, ROD  
320 BAHIA CR.  
LONGWOOD, FL 32750 UN

Title AMBR

KUBIER, RUTH  
320 BAHIA CR.  
LONGWOOD, FL 32750 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2023	01/25/2023
2024	05/01/2024
2025	04/30/2025

**Document Images**

<a href="#">04/30/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

<a href="#">05/01/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

<a href="#">01/25/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

<a href="#">04/04/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

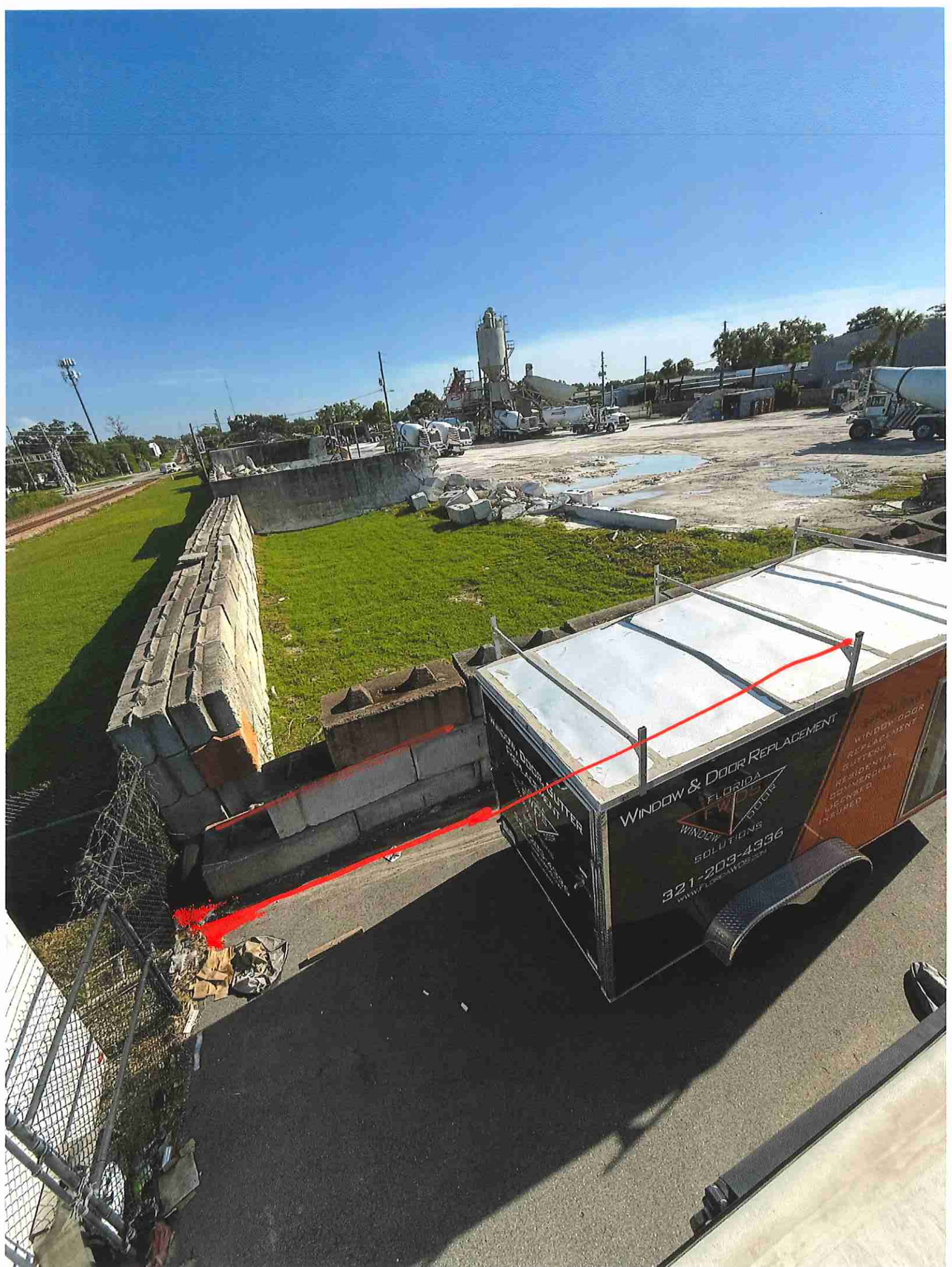
<a href="#">09/22/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>
---	--

Florida Department of State, Division of Corporations

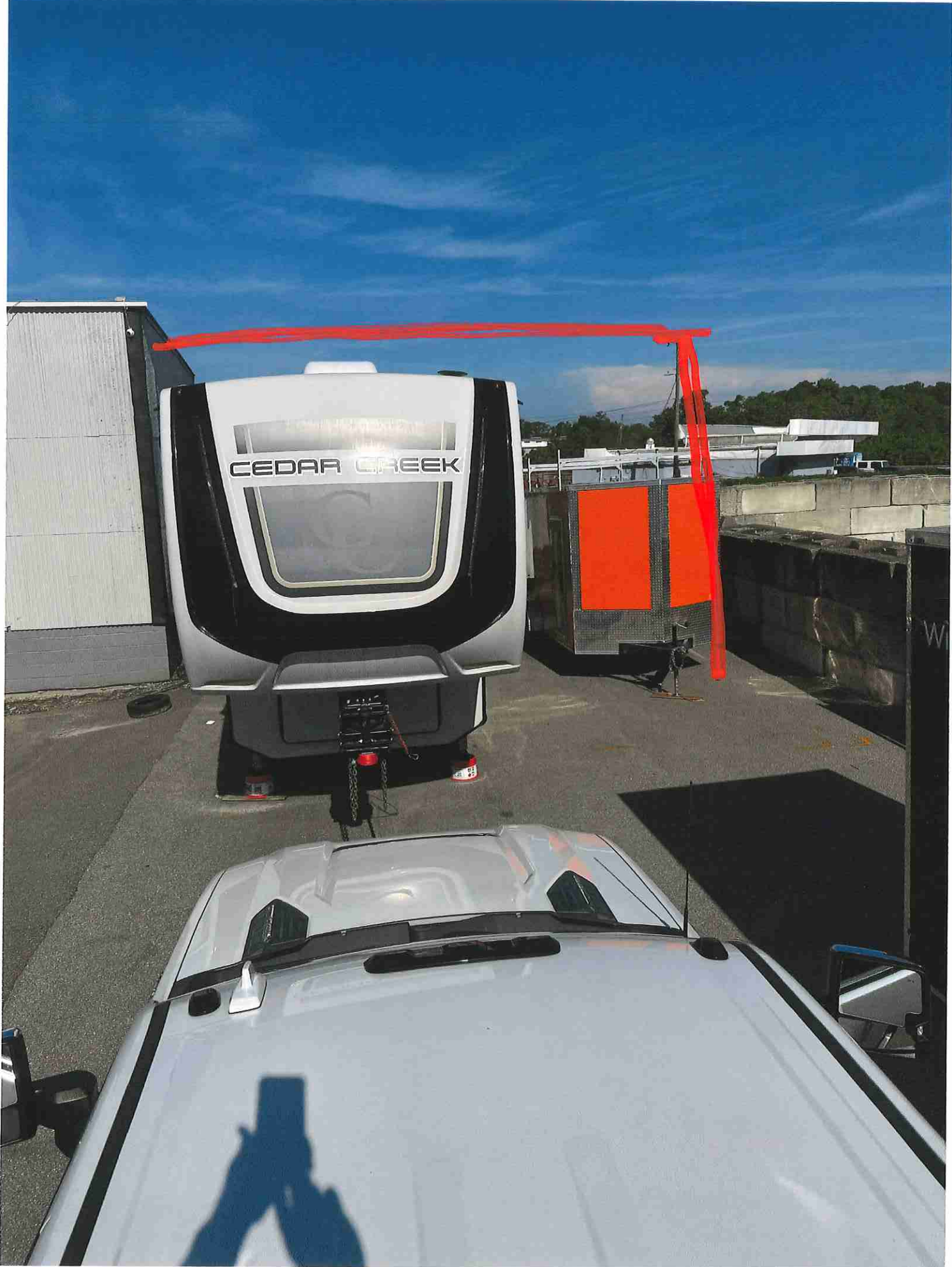


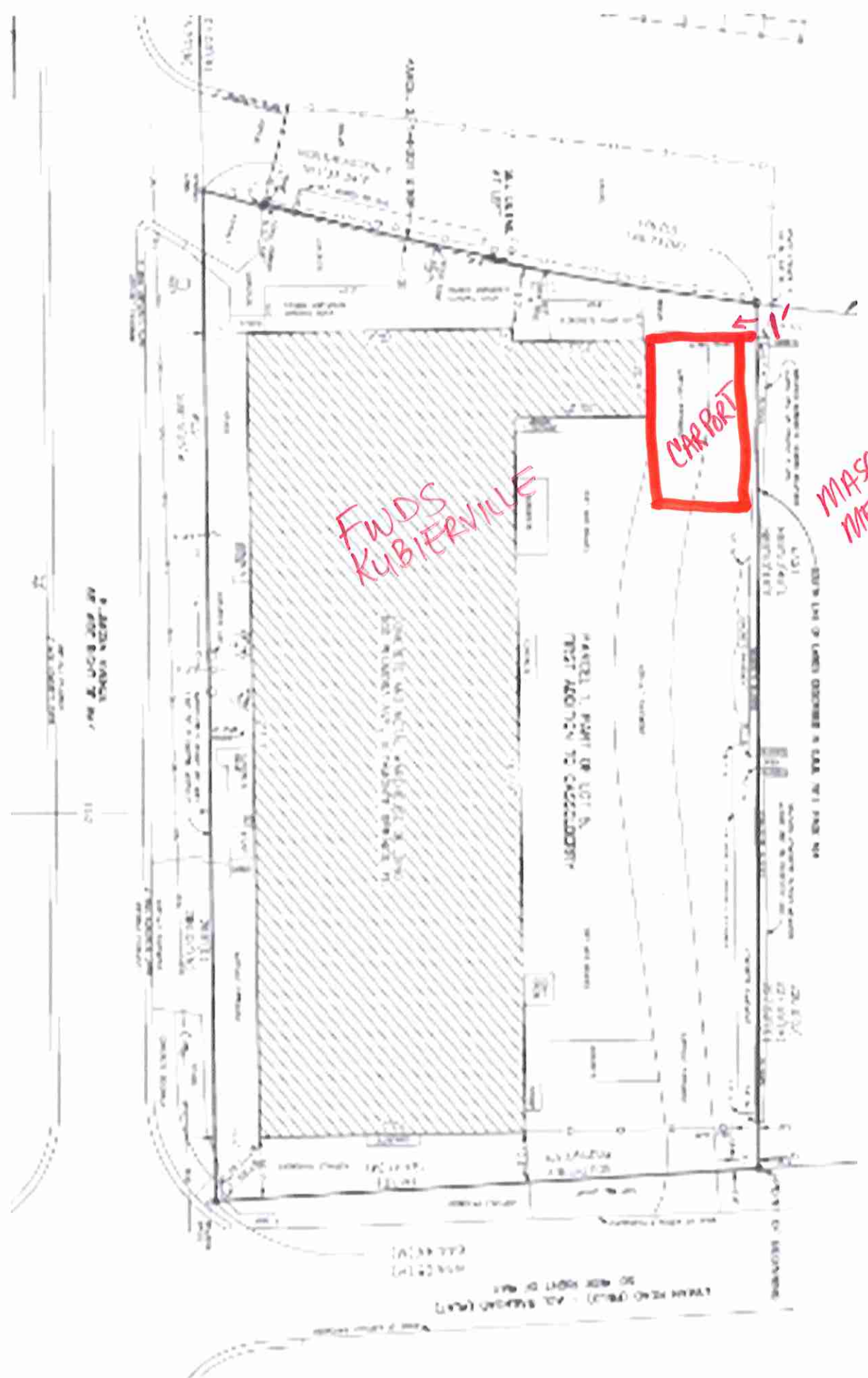








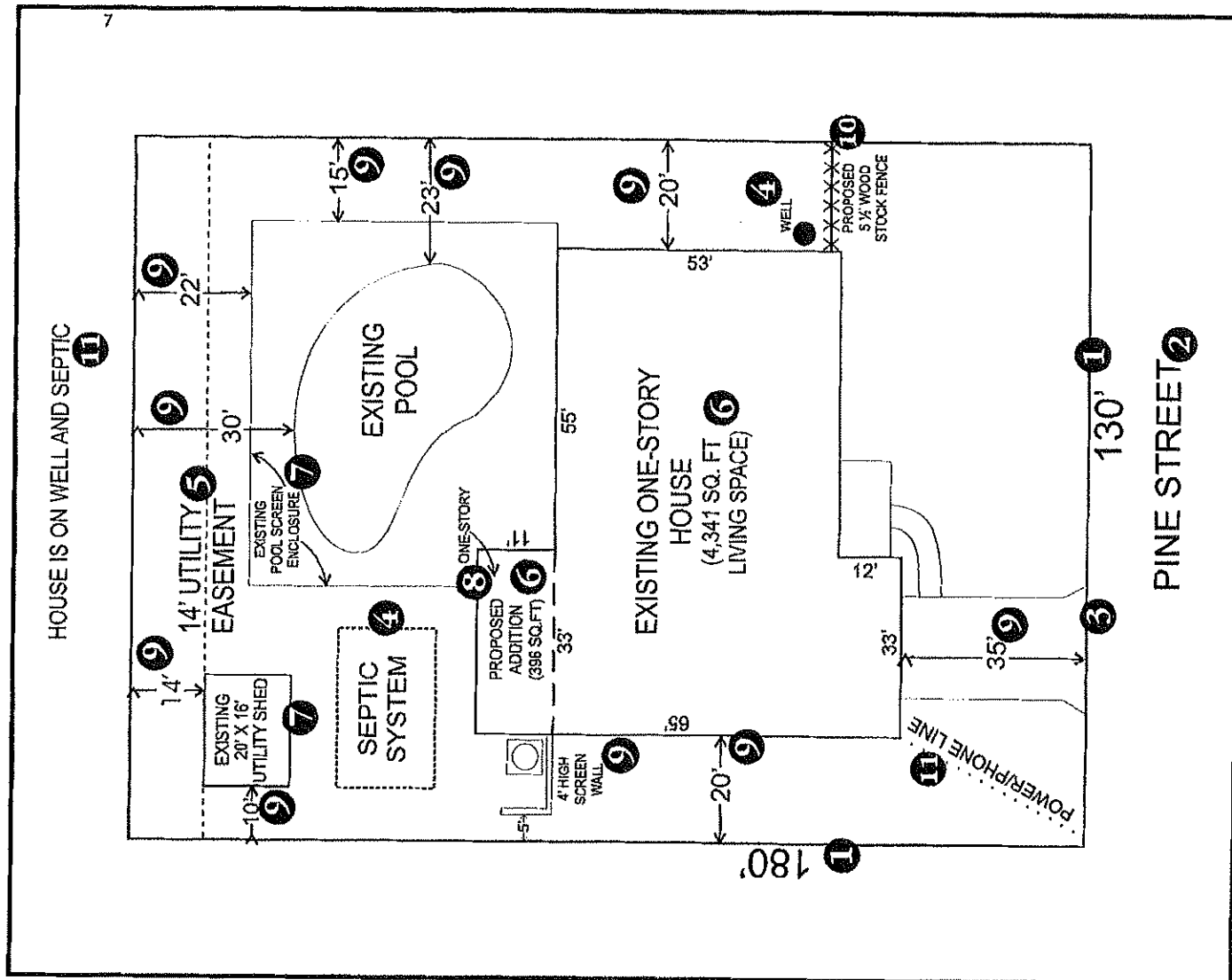




FWD'S  
KUBIERVILLE

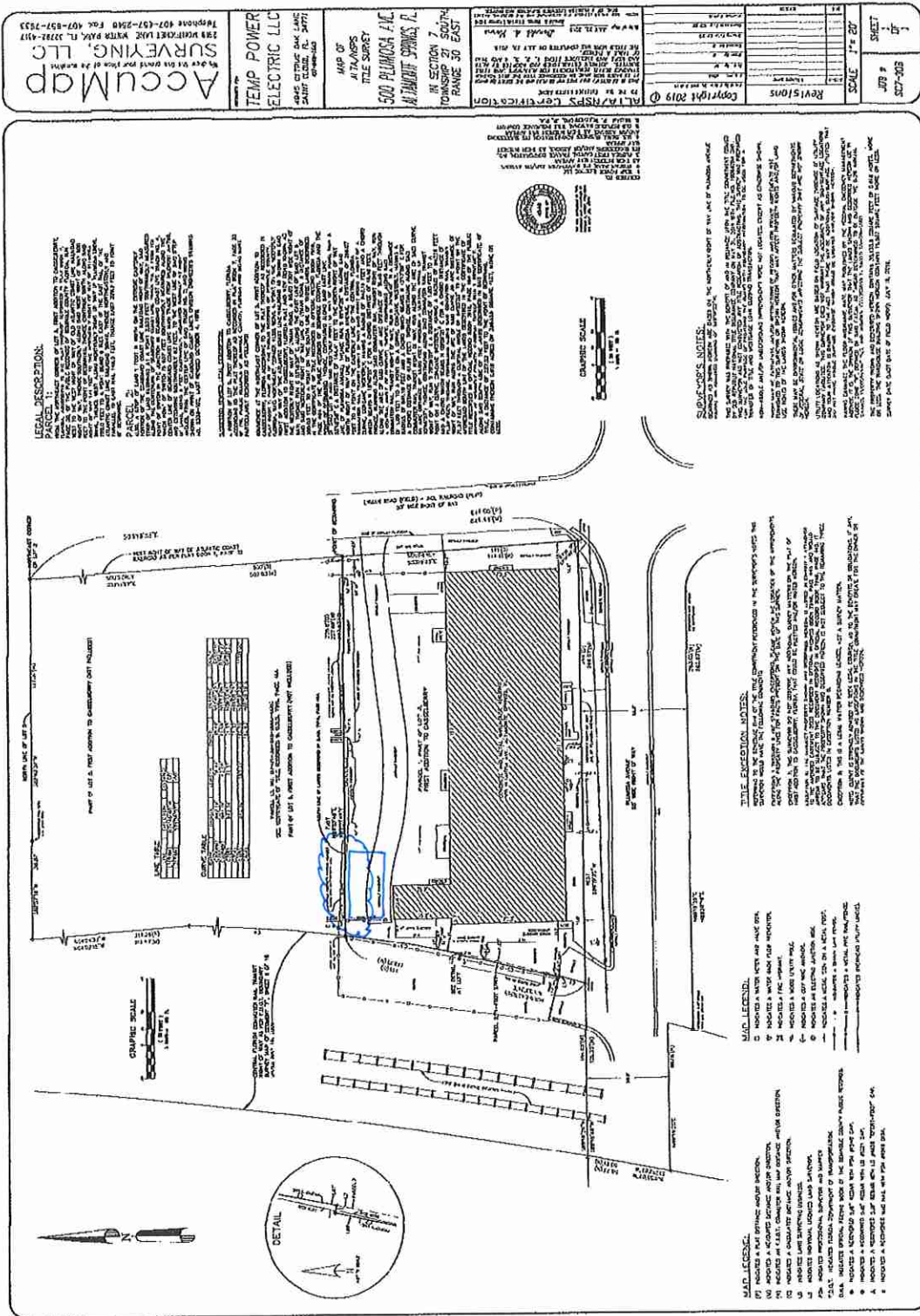
CAR PORT

MASCH  
MEYER





**Exhibit “A”  
(the “Survey”)**

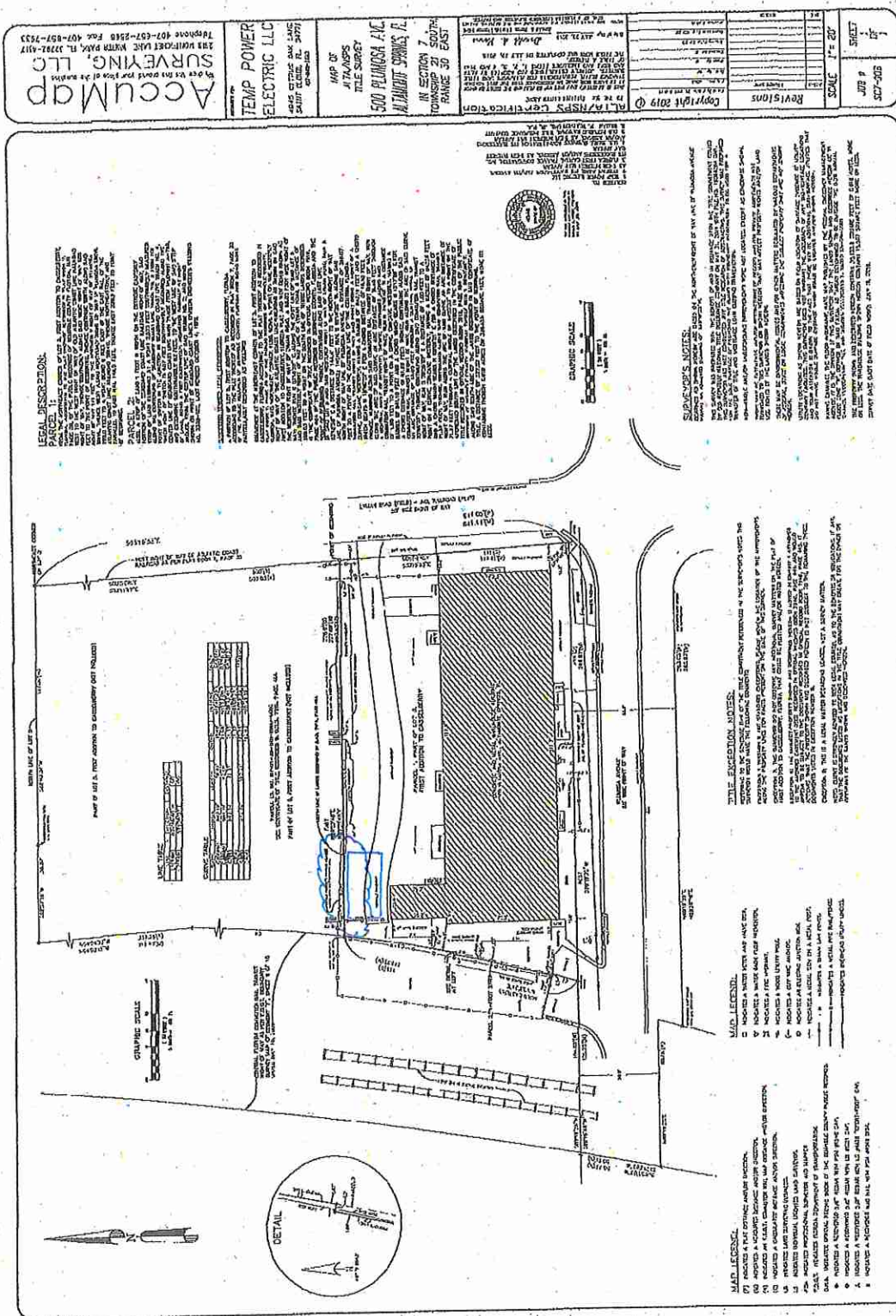


blue square is approx. size of car part 24"x50'

me - I' setback side.



Exhibit "A"  
(the "Survey")



blue square is approx. size of carport 24'x50'



1' setback side.

500 Plumosa Avenue, Casselberry, FL



AI Mode

All

Maps

Images

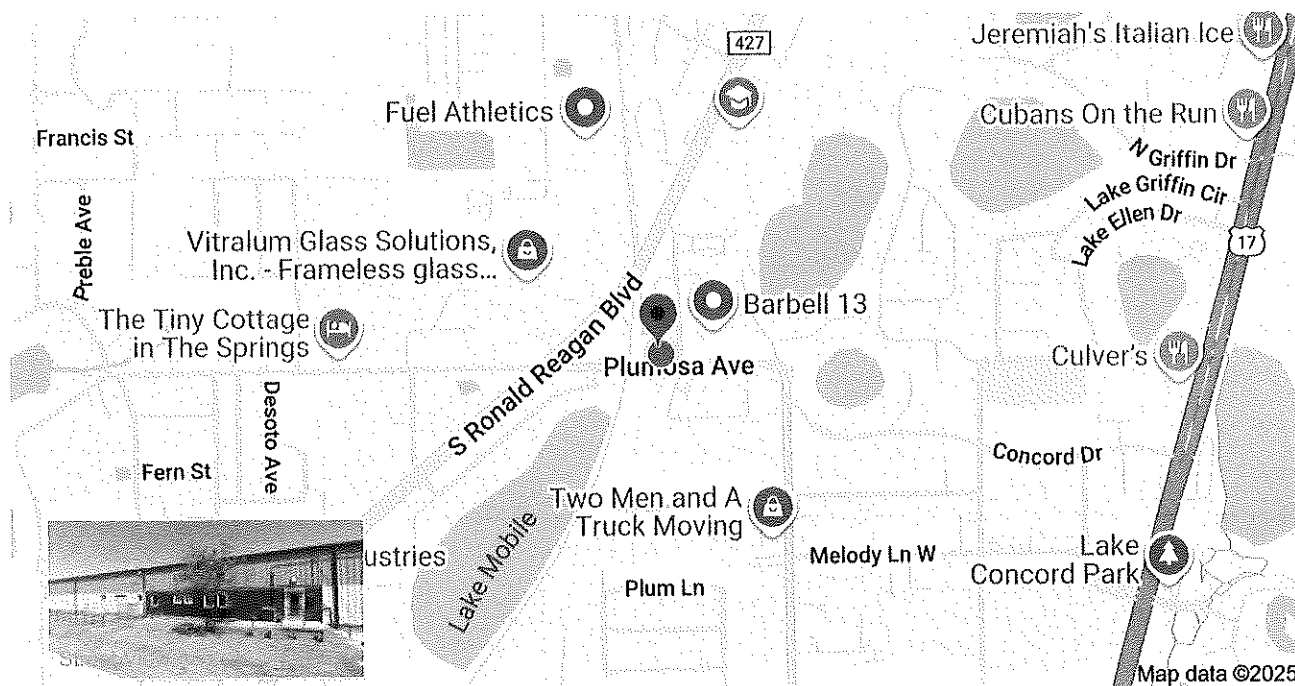
Shopping

Videos

Short videos

More ▾

Tools ▾



Map data ©2025

## 500 Plumosa Ave

Altamonte Springs, FL 32701



Directions Share

Most popular places at this address

Florida Window &amp; Door Solutions

4.4

(261)



Zillow

<https://www.zillow.com> › ... › Casselberry › 32701

## 500 Plumosa Ave, Altamonte Springs, FL 32701

This home is located at **500 Plumosa Ave, Altamonte Springs, FL 32701**. This property is off market, which means it's not currently listed for sale or rent on ...



Realtor.com

<https://www.realtor.com> › realestateandhomes-detail › 50...

## 500 Plumosa Ave, Altamonte Springs, FL 32701

500 Plumosa Avenue, Casselberry, FL



AI Mode

All

Maps

Images

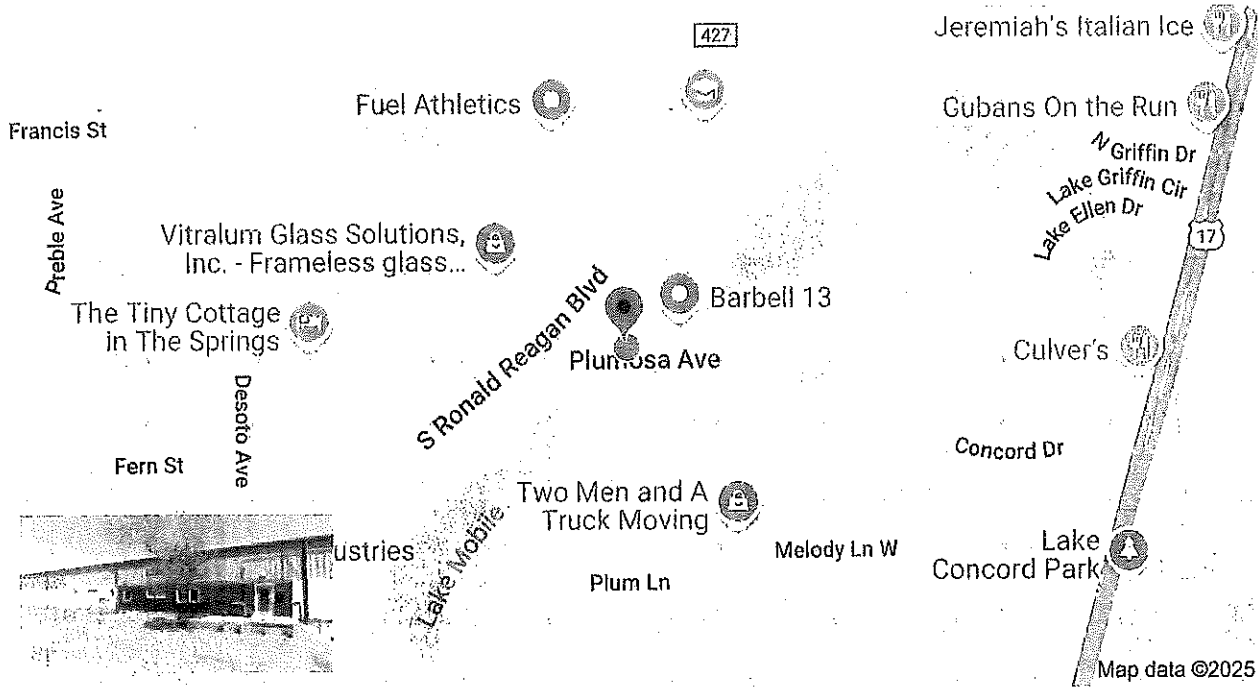
Shopping

Videos

Short videos

More ▾

Tools ▾



## 500 Plumosa Ave

Altamonte Springs, FL 32701

Most popular places at this address

Florida Window & Door Solutions

4.4

(261)



Zillow

<https://www.zillow.com> › ... › Casselberry › 32701

## 500 Plumosa Ave, Altamonte Springs, FL 32701

This home is located at **500 Plumosa Ave, Altamonte Springs, FL 32701**. This property is off market, which means it's not currently listed for sale or rent on ...



Realtor.com

<https://www.realtor.com> › realestateandhomes-detail › 50...

## 500 Plumosa Ave, Altamonte Springs, FL 32701