

COMMUNITY MEETING

JANUARY 5, 2026, 6PM

AGENDA

Purpose: To present information for variance application at 786 Big Tree Dr
Parcel ID#29-20-30-510-0000-0290

**NO VOTING OR DECISION WILL BE MADE AT THIS MEETING – INFORMATION
ONLY**

- **APPLICATION is for Side Variance Setback – 10ft to 0ft.**

**THIS COMMUNITY MEETING IS IN REGARD TO OUR APPLICATION FOR A SIDE
SETBACK ONLY**

- **PROPERTY HISTORY**
- **OVERVIEW OF IMPROVEMENT**
- **HARDSHIP STATEMENT**
- **QUESTIONS AND ANSWERS**

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Parcel ID#29-20-30-510-0000-0290

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My name is Judy Deac, DEAC III

- **APPLICATION for Side Variance Setback – 10ft to 0ft.**
THIS COMMUNITY MEETING IS IN REGARD TO OUR APPLICATION FOR A SIDE SETBACK
- **PROPERTY HISTORY**
 - The current owner, DEAC III, purchased the property in 2010. The Conex containers and awning were already in their current positions at that time.
 - A site plan from the previous owner dated 2005 confirms this placement.
 - While the original awning was the same size, it utilized a fabric sail that required frequent replacement due to storm damage.
 - Following a severe storm in 2023, both the sail and framing sustained significant damage
- **OVERVIEW OF IMPROVEMENT**
 - In 2024, the following updates were made:
 - The awning structure was reinforced, and the fabric sail was replaced with roofing tin
 - Gutters were installed on the north side to direct the water away from adjacent properties
 - A damaged top shelf on an existing shelving unit was replaced with new sheet metal.
- **HARDSHIP STATEMENT**
 - For the past 15 years, JD Tools has utilized the area between the Conex containers and main building as a primary workspace and for forklift access to move large inventory items. The loss of this functional area would be detrimental to the daily operations of JD Tools.
- **QUESTIONS AND ANSWERS –**
 - **PLEASE IDENTIFY YOURSELF AND PLEASE BE RESPECTFUL TO OTHERS**

COMMUNITY MEETING

MONDAY JANUARY 5TH, 2026

6PM

700 RINEHART RD

LAKE MARY, FL 32746

VARIANCE APPLICATION

FOR

PARCEL ID# 29-20-30-510-0000-0290

BIG TREE CROSSING PH1

PROPERTY ADDRESS

786 BIG TREE DRIVE

LONGWOOD, FL 32750

VARIANCE APPLICATION FOR SET BACK REDUCTION

QUESTIONS CALL 407-325-2098

COMMUNITY MEETING

PURPOSE: To present information for variance application at 786 Big Tree Dr
Parcel ID #29-20-30-510-0000-0290

DATE - JANUARY 5, 2026, 6PM – 700 Rinehart Rd, Lake Mary FL 32746

As attendees arrived, they were requested to sign in and to review pictures/surveys/plans that were on display.

MEETING CALLED TO ORDER 6:05 PM.

Opening: Judy Deac introduced herself as the representative for DEAC III LLC

Application for Variance has been placed with Seminole County to reduce the Side Variance Setback from 10ft – 0ft.

No voting or decision will be made tonight – this is informational only.

History of the property was given:

The current owner, DEAC III, purchased the property in 2010. The Conex containers and awning were already in their current positions at that time.

A site plan from the previous owner dated 2005 confirms this placement

While the original awning was the same size, it utilized a fabric sail that required frequent replacement due to storm damage.

Following a severe storm in 2023, both the sail and framing sustained significant damage.

In 2024/2025 Improvements were made to reinforce the awning framework and the fabric sail was replaced with roofing tin.

Gutters were installed on the north side to direct the water away from adjacent properties

A damaged top shelf on an existing shelving unit was replaced with new sheet metal.

Hardship Statement was provided. For the past 15 years JD Tools has utilized the area between the Conex containers and main building utilized as a primary workspace and for forklift access to move large inventory items. The loss of this functional area would be detrimental to the daily operation of JD Tools.

The attendees were directed to look at the community support letters that were posted.

The next step is to have the County Hearing on January 26, 2026, where the County Board will vote and make a decision.

QUESTIONS AND ANSWERS: Attendees had no questions and had no problem with the application.

MEETING ADJOURNED 6:15 PM.

COMMUNITY MEETING JAN 5 2026

ATTENDEE	PROPERTY ADDRESS REPRESENTING
1 Anthony Deen	786 big tree drive
2 John Dean	786 BIG tree DR
3 Justin Ryan	6448 GardeLien Loop
4 John Dean Shick	85 Big Tree Dr.
5 John Bob	1910 Big tree
6 Deond Kelly	770 Big tree dr
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