



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771  
(407) 665-7371 [PLANDESK@SEMINOLECOUNTYFL.GOV](mailto:PLANDESK@SEMINOLECOUNTYFL.GOV)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

## VARIANCE

### PROCESS

Upon your completed application submittal, your variance will be assigned to a Project Manager. Once the Project Manager has completed the review, they will prepare your variance request to go before the Board of Adjustment. Approximately 3 weeks prior to your scheduled meeting date, you will be contacted by the Clerk to pick up your placard(s) in our office. You will be required to post the placard(s) to your property in compliance with our Land Development Code regulations no later than 15 days prior to the scheduled meeting and provide a notarized affidavit verifying your compliance. The meeting will be held in the Board Chambers on the first floor of the County Services Building outside of the Building Department doors at 6 p.m. on the day of your meeting.

If you would like to get an idea of how the meeting is conducted, please feel free to view our prior meeting videos on our website above.

### INFORMATION

The Planning Manager shall have the power to grant an application for a setback variance in residential zoning classifications when the variance requested is equal to or less than 10% of the required setback requirement; provided, however that only 1 variance may be granted under this procedure. If the Planning Manager denies an application for a variance, such denial may be appealed to the Board of Adjustment in accordance with the provisions of Section 30.43(c).

### REQUIRED ATTACHMENTS

- Application
- Application fee
- Variance criteria form
- Ownership Disclosure form (Additional documentation is required if the owner is a trust or corporation)
- Applicant Authorization form (If any party to the application is not the owner)
- Detailed conceptual site plan (See attached sample site plan – Please do not use the numbers to correspond to your own)
- Letters of support from adjacent property owners, if any
- Homeowners Association approvals, if any
- Photographs, if any

### DELIVERY METHODS

Completed forms and all the above required attachments may be sent via:

- **E-mail:** [plandesk@seminolecountyfl.gov](mailto:plandesk@seminolecountyfl.gov)
- **Hand delivery:** Seminole County Planning & Development Division, West Wing, Second Floor, Room 2028, 1101 East First Street, Sanford, Florida 32771
- **Mail:** Seminole County Planning & Development Division, 1101 East First Street, Sanford, Florida 32771



## STRUCTURE

TYPE OF STRUCTURE:  ACCESSORY STRUCTURE  SIGN  FENCE  POOL  SCREEN ENCLOSURE  ADDITION  
 SINGLE FAMILY RESIDENCE  BOATHOUSE/BOAT DOCK  OTHER \_\_\_\_\_

DESCRIPTION OF STRUCTURE: (SIZE, USE, MATERIALS, ETC.)

Pre-existing concrete block garage and boathouse built in 1967.

IS THIS REQUEST FOR A STRUCTURE THAT HAS ALREADY BEEN BUILT?  YES  NO

IF YES, DID YOU RECEIVE A CODE VIOLATION FOR THIS STRUCTURE?  YES  NO  N/A

FENCE REQUESTS – DISTANCE FROM FENCE TO SIDEWALK: \_\_\_\_\_ DISTANCE FROM FENCE TO EDGE OF STREET: \_\_\_\_\_

## OWNER

NAME: Dennis & Juliet Dreggors

COMPANY:

ADDRESS: 2064 Shady Lane

CITY: Geneva

STATE: FL

ZIP: 32732

PHONE:

EMAIL:

## CONSULTANT (IF ANY – MUST SUBMIT NOTARIZED AUTHORIZATION FORM)

NAME: Marc Jones, Esq.

COMPANY: Cipparone & Cipparone, PA

ADDRESS: 1525 International Parkway, Ste. 1011

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 321-275-5914

EMAIL: mjones@cipparonepa.com

I understand that the application for variance must include all required submittals as specified in the Seminole County Land Development Code. **Submission of incomplete plans 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)

7/30/24  
\_\_\_\_\_  
**DATE**

## VARIANCE CRITERIA

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

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

The garage and boathouse were constructed in 1967. Current owner purchased the property as a buyer in due course receiving a warranty deed, survey and title policy at closing. Owner desires to keep the existing structures where that have been for 57 years.

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

Existing structures were built in 1967.

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

Granting of a variance in this situation is an equitable solution to a problem not created by the property owner.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Demolishing two existing structurally sound structures that have been on the property for 57 years is unnecessary and undue hardship.

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

The structures will remain in place and not be expanded on.

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

Keeping the structures in place will maintain the status quo.

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

- Individual
  Corporation
  Land 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
Dennis Dreggors	2064 Shady Lane	
Juliet Dreggors	2064 Shady Lane	

(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)

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: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(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:

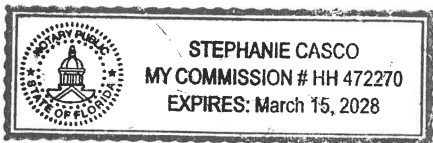
7/30/24  
Date

*[Signature]*  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of August, 2024, by James M. Jones, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.

*[Signature]*  
Signature of Notary Public



Stephanie Casco  
Print, Type or Stamp Name of Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

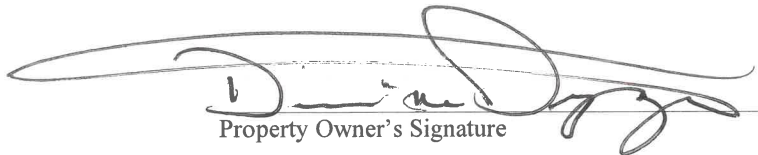
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses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

I, Dennis Dreggors, the owner of record for the following described property [Parcel ID Number(s)] 32-19-32-501-0000-0200 hereby designates Marc Jones, Esq. 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.

7-22-24  
 Date

  
 Property Owner's Signature

Dennis M Dreggors  
 Property Owner's Printed Name

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 Dennis Dreggors (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 22<sup>nd</sup> day of July, 2024.



KIMBERLY C. BROGDON  
 Notary Public  
 State of Florida  
 Comm# HH062654  
 Expires 11/11/2024

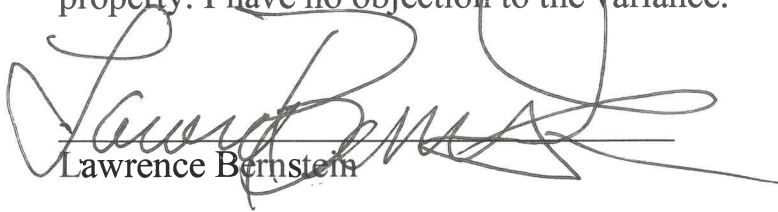
  
 Notary Public





To Whom It Mat Concern,

I am the property owner of 2060 Shady Lane, Geneva, FL 32732. My neighbors Dennis & Juliet Dreggors at 2064 Shady Lane, Geneva, FL 32732 have explained to me they are seeking a variance with Seminole County on the side and rear setbacks of their lot to maintain the existing garage and boat house on their property. I have no objection to the variance.

  
Lawrence Bernstein

  
Date

To Whom It Mat Concern,

I am the property owner of 2070 Shady Lane, Geneva, FL 32732. My neighbors Dennis & Juliet Dreggors at 2064 Shady Lane, Geneva, FL 32732 have explained to me they are seeking a variance with Seminole County on the side and rear setbacks of their lot to maintain the existing garage and boat house on their property. I have no objection to the variance.

  
\_\_\_\_\_  
Karl F. Arndt

7-21-24  
Date



