

## Hammel, Kathy

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**From:** A R <acr6825@gmail.com>  
**Sent:** Sunday, February 1, 2026 7:35 PM  
**To:** Hammel, Kathy; Flores, Beatriz  
**Subject:** Opposition to Variance Request – Project 25-30000131 Property Address 9483 Shortleaf Ct, Apopka, FL 33703

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To: Commissioner Lee Constantine and Project Manager Kathy Hammel

I wanted to share my concerns regarding the variance request for the proposed 2,640 sq. ft storage structure at 9483 Shortleaf Ct, Apopka, FL 33703 which directly abuts my property.

From my understanding of Seminole County's Land Development Code, this request does not appear to meet the standards required for a variance, particularly the requirement to demonstrate an unnecessary and undue hardship.

I met with the property owner on January 20, and it is my understanding from that conversation that the structure is intended primarily for storage of a motorhome. While I understand the desire for covered storage, this appears to be a matter of convenience or personal preference rather than a true hardship tied to the physical characteristics of the property.

I'm also concerned about the overall scale of the structure and how it fits with the surrounding properties. In my view, it would negatively impact the character of the area and set an undesirable precedent for similar requests.

For these reasons, I respectfully ask that the variance be denied.

Best Regards,

Anais Robinson  
6700 Shellbark Blvd  
Apopka FL 32703

## Hammel, Kathy

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**From:** Dotti O'Leary <dottioleary@gmail.com>  
**Sent:** Wednesday, February 4, 2026 8:32 AM  
**To:** Hammel, Kathy  
**Subject:** Re: Project 25-30000131 9483 Shortleaf Court

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Good morning Ms. Hammel,

Thank you for notifying me that the variance request has been continued to the February 23rd hearing. Will my email expressing my concerns still be read and considered at the next hearing if I am unable to attend?

Thank you,  
Dotti O'Leary

Sent from my iPad

On Jan 26, 2026, at 3:40 PM, Hammel, Kathy <khammel@seminolecountyfl.gov> wrote:

Thank you for your email. The applicant is requesting for the variance to be continued to the February 23rd hearing.

Kathy Hammel  
Principal Planner  
Development Services | Planning and Development  
O: (407) 665-7389  
1101 E. 1st Street  
Sanford, FL 32771  
[khammel@seminolecountyfl.gov](mailto:khammel@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

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

From: Dotti O'Leary <dottioleary@gmail.com>  
Sent: Monday, January 26, 2026 3:36 PM  
To: Hammel, Kathy <khammel@seminolecountyfl.gov>  
Subject: Project 25-30000131 9483 Shortleaf Court

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Ms. Hammel,

In reference to the above project in the subject line, I am writing to express my opposition to the request for a building size variance from 1133 sq ft to 2640 sq ft for a storage building on the property of 9483 Shortleaf Court.

My concerns are how a building that large will negatively affect the value of the surrounding homes/property; how it would impact the environment and Bear Lake's consistent watershed challenges; and last but not least a structure that size would be an eyesore, (especially if will be taller than the average storage shed height of 10-12 ft) and visible from the main neighborhood roads of Playa Way & Linneal Beach Drive.

I am unable to attend the public hearing this evening, so I respectfully request that this email be submitted to the Board Of Adjustment in my absence.

Thank you in advance for your assistance!

Dotti O'Leary  
6112 Linneal Beach Dr.

Sent from my iPad

\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.\*\*\*\*

## Hammel, Kathy

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**From:** Cissy Heaton <cissysartwork@gmail.com>  
**Sent:** Monday, February 2, 2026 2:49 PM  
**To:** Flores, Beatriz; Hammel, Kathy  
**Subject:** Variance request, Project #25-30000131 at 9483 Shortleaf Court, Apopka

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To Commissioner Lee Constantine, Beatriz Flores & Kathy Hammel

This note is to express my strong opposition to the above referenced variance request at 9483 Shortleaf Court. The back of my property at 6706 Shellbark Blvd, directly abuts this property. The industrial metal building that is proposed would be completely out of place in our neighborhood of single family homes! The size of the building lends itself to unapproved uses that are industrial in nature and not intended for a residential neighborhood.

I have nearly 30 signatures on a petition at this writing from neighbors, some of who received the county variance request notice, and some who did not, but who would be affected by having a 2640 sq. ft. industrial metal warehouse sized building in the neighborhood.

I might add that of the 6 supporters on Mr. Bordeau's application who stated that they were adjacent to his property and approved of the building, only TWO actually abut his property. One of them actually lives 1/4 mile away!

Please deny this variance request; a building of this size does not belong in the neighborhood!

Regards  
Cecilia Heaton

## Hammel, Kathy

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**From:** atvc@bellsouth.net  
**Sent:** Monday, January 26, 2026 3:21 PM  
**To:** Hammel, Kathy  
**Subject:** Project 25-30000131

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This email is regarding the location at 9483 Shortleaf Court, Apopka, FL 32703 - project 25-30000131

Ms. Hammel,

We have zoning for a reason and when someone buys a home they expect their neighbors to abide by those zoning laws.

The proposed 2640 sq ft building is way to big for that residential area. It will cause a hardship for the neighbors and we kindly ask you to respect the current zoning and not make an exception for such a large building.

Thanks you,

Judy Ihrig  
5820 Bear Lake Cir, Apopka FL 32703



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## Hammel, Kathy

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**From:** djswoods3@gmail.com  
**Sent:** Monday, January 26, 2026 3:02 PM  
**To:** Hammel, Kathy  
**Subject:** Project 25-30000131, located at 9483 Shortleaf Court ,Apopka, Fl 32703

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Good afternoon Ms Hammel,

I am writing to ask you to give thoughtful consideration to oppose the variance for a proposed 2640 square foot metal building at 9483 Shortleaf Court. I believe the county has guidelines in place that are respectful for both the owner of the property and the surrounding neighbors that would be impacted by the building. The size of this bldg exceeds the county guidelines and should be denied. The size of the requested bldg would be more appropriate in a neighborhood that has more acreage and would not have such a negative impact on the surrounding neighbors.

We have codes in place that are sensitive to nearby neighbors. Like a noise ordinance or trash accumulating that needs to be removed. The noise can be turned down the trash can be removed. But if you approve this oversized metal bldg, it will be permanent.

After reviewing the information and pictures, I don't believe this is what any of us would want to look at when we are on our porch , in the pool or entertaining guest.

So please denied the size of this project and honor the guidelines that are in place that are aligned with the footage of the home.

Respectfully,  
Donna Smith  
6055 Linneal Beach Drive  
Apopka,Fl  
32703

Sent from my iPad

## Hammel, Kathy

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**From:** Jan West <barryjanwest@yahoo.com>  
**Sent:** Sunday, January 25, 2026 6:13 PM  
**To:** Hammel, Kathy  
**Subject:** Project 25-30000131

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Ms Hammel,

This note is to express our opposition to granting the variance request for the proposed 2640 sq ft building at 9483 Shortleaf Ct. We feel that the size of the metal building is out of place and would have a detrimental effect on our single family home neighborhood.

Regards

Barry & Jan West  
9523 Shortleaf Ct  
Apopka, FL 32703

## Hammel, Kathy

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**From:** Charles Johnson <cj.alysajohnson@gmail.com>  
**Sent:** Thursday, January 22, 2026 5:20 PM  
**To:** Hammel, Kathy  
**Subject:** Fwd: Variance Request/Kathy Hammel project 9483 Shortleaf Court

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Begin forwarded message:

**From:** Charles Johnson <Cj.Alysajohnson@gmail.com>  
**Date:** January 22, 2026 at 13:32:29 EST  
**To:** Khammel@seminolecountyil.gov  
**Subject:** Variance Request/Kathy Hammel project 9483 Shortleaf Court

Hello Kathy

My name is Charles Johnson. I live at 6625 Bear Lake Ter, Apopka FL 32703. It has been brought to my knowledge that 9483 Shortleaf has requested a variance for a storage building to expand the size from 1,133 sqft to 2,640 sqft. This is a huge building that would be approximately 374 sqft larger than the existing home on the property. A building this size will be an eyesore and will not conform to the surrounding area. I am in complete opposition to this variance and would like this taken into account when a decision is made. I would also like to make aware that I have driven by this property several times over the last two weeks to read the sign that is supposed to be posted and it is not facing the road which does not make it visible and is against the requirement if I'm not mistaken. I have attached a picture and would encourage some to drive by and validate the image. I really appreciate your time and I hope you have a great weekend.

Sincerely

