

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On December 4, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 21 TWP20S RGE 32E  
N 208.71 FT OF S 417.42 FT  
OF E 208.71 FT OF NE 1/4 OF  
SE 1/4 OF NW 1/4

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

**A. FINDINGS OF FACT**

**Property Owner:** JAMES AND LINDA GREER  
4215 SEMINOLE ST  
PASADENA, TX 77504

**Project Name:** CLOVERDALE TERR (LOT 7A)

**Requested Variance:**

A minimum lot size variance from five (5) acres to one (1) acre in the A-5 (Agriculture) district.

The findings reflected in the record of the December 4, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to build a single family home on a one (1) acre parcel that does not meet the five (5) acre requirement for the A-5 zoning district. 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: \_\_\_\_\_  
Kathy Hammel  
Acting 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 Kathy Hammel, 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 December, 2023.

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

Prepared by: Hilary Padin, Planner  
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Sanford, Florida 32771