

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On July 27, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9 (LESS E 60 FT) + S 1/2 OF LOT 10
TWIN LAKES MANOR
PB 9 PG 15

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

A. FINDINGS OF FACT

Property Owner: FRANCISCO RUPERTO
6001 TWIN LAKES DR
OVIEDO, FL 32765

Project Name: TWIN LAKES DR (6001)

Requested Variances:

(1) A north side yard setback variance from seven and one-half (7.5) feet to 3.3 feet; (2) a south side yard setback variance from seven and one-half (7.5) feet to 1.7 feet; (3) a south side yard setback variance from seven and one-half (7.5) feet to 0.8 feet; (4) a south side yard setback variance from seven and one-half (7.5) feet to 0 feet; (5) a south side yard setback variance from seven and one-half (7.5) feet to 0.6 feet; and (6) a south side yard setback variance from seven and one-half (7.5) feet to 2.3 feet for six (6) accessory structures in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the July 27, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of six (6) accessory structures within the side yard setbacks. 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: _____
Joy Giles
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 Joy Giles, 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 August, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771