

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 24, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 19S RGE 31E E 142 FT OF W 1166.30 FT OF S 142 FT OF N 172 FT

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

A. FINDINGS OF FACT

Property Owner: MARK CONGIARDO
3301 CELERY AVE
SANFORD, FL 32771

Project Name: CELERY AVE (3301)

Requested Variance:

Request for a front yard setback variance from fifty (50) feet to twenty-eight (28) feet for a pool screen enclosure in the A-1 (Agriculture) district.

The findings reflected in the record of the March 24, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a pool screen enclosure. 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
Interim 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 April, 2025.

Notary Public

Prepared by: Mary Robinson, Planner/
Code Enforcement Officer
1101 East First Street
Sanford, Florida 32771