

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 33 TWP 19S RGE 31E
W 44 FT OF E 132 FT OF S
1/4 OF NW 1/4 OF NW 1/4 OF
SW 1/4 (LESS RD)

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

A. FINDINGS OF FACT

Property Owner: SCOTT FORRESTER
3611 SW MASILUNAS ST
PORT ST LUCIE, FL 31953

Project Name: LINCOLN ST (LOT 61)

Requested Variance:

Request for: (1) a front yard setback variance from fifty (50) feet to twenty-five (25) feet; and (2) a side yard (west) setback variance from ten (10) feet to seven and one-half (7½) feet; and (3) a side yard (east) setback variance from ten (10) feet to seven and one-half (7½) feet; and (4) a width at building line variance from (150) feet to forty-four (44) feet; and (5) a lot size variance from one (1) acre to 6,160 square feet for a single family dwelling in the A-1 (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 construct a single family dwelling in the A-1 zoning district on a lot that is under one acre in size, a width at building line less than 150 feet, and that is not within the required front and 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: _____
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: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771