

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On June 24, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 145  
J O PACKARDS 1ST ADD TO MIDWAY  
PB 2 PG 104

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

**A. FINDINGS OF FACT**

**Property Owner:** SHELBY SEEBECK  
2453 SIPES AVE  
SANFORD, FL 32771

**Project Name:** SIPES AVE (2453)

**Requested Variance:**

A side yard (south) setback variance from seven and one-half (7.5) feet to nine (9) inches for a shed in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the June 24, 2024, 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 a shed within the side yard setback. 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: \_\_\_\_\_  
Dale Hall, AICP, ASLA, MPA  
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 Dale Hall, 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 July, 2024.

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

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