

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On July 22, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 (LESS ALL S + W BET PT A N 24 DEG 50 MIN 17 SEC E 0.30 FT + S 65 DEG 8 MIN 43 SEC E 55.12 FT OF INT NLY LI LOT 13 + HIDDEN OAK DR + PT B N 24 DEG 50 MIN 17 SEC E 0.48 FT + S 65 DEG 9 MIN 43 SEC E 87.12 FT OF INT NLY LI LOT 13 + HIDDEN OAK DR) + ALL S + W BET PT A S 65 DEG 9 MIN 43 SEC E 42.78 FT + N 24 DEG 50 MIN 17 SEC E 0.28 FT OF INT NELY LI LOT 12 + HIDDEN OAK DR + PT B S 65 DEG 9 MIN 43 SEC E 105.15 FT + N 24 DEG 50 MIN 17 SEC E 0.45 FT OF NELY LI LOT 12 + HIDDEN OAK DR BLK B THE SPRINGS GLENWOOD VILLAGE SEC 2 PB 17 PG 40

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

A. FINDINGS OF FACT

Property Owner: DONALD SAMMARCO
117 HIDDEN OAK DR
LONGWOOD, FL 32779

Project Name: 117 HIDDEN OAK DRIVE

Requested Variance:

Request for a rear yard setback variance from fifteen (15) feet to zero (0) feet for a screen room addition in the PD (Planned Development) district.

The findings reflected in the record of the July 22, 2024, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a screen room within the required rear 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 August, 2024.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771