

## **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 24 TWP 19S RGE 29E BEG 12.18 CH N OF S 1/4 SEC POST RUN E 8.71 CH N 3.81 CH TO S LINE OF ASTOR GT NLY ALONG GT LINE 10 CH S 8.68 CH TO BEG (LESS W 25 FT FOR RD)

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

### **A. FINDINGS OF FACT**

**Property Owner:** JOHN AND LINDA VATAHA  
315 N ORANGE AVE  
SANFORD, FL 32771

**Project Name:** 315 N ORANGE AVE (315)

#### **Requested Variance:**

Request for a front yard setback variance from fifty (50) feet to zero (0) feet for a fence and two (2) driveway gates 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 fence and two (2) driveway gates in the A-1 (Agriculture) district. 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: Meggan Znorowski, Project Coordinator  
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Sanford, Florida 32771