

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On May 20, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 23 TWP 20S RGE 32E
N 110 FT OF S 210 FT OF E 210 FT OF NW
1/4 OF NE 1/4

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

A. FINDINGS OF FACT

Property Owner: BRETT L BAXTER
904 S STEEL BRIDGE
EATONTON, GA 31024

Project Name: N JUNGLE RD (304)

Requested Variances:

(1) A lot size variance from five (5) acres to 23,100 square feet; and (2) a width at the building line variance from 150 feet to 110 feet for a single-family residence in the A-5 (Rural 5) district.

The findings reflected in the record of the May 20, 2024, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a single family home on a parcel that is substandard in area and width. 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 variances 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 variances.

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 June, 2024.

Notary Public

Prepared by: Hilary Padin, Planner
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Sanford, Florida 32771