

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On December 2, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 20S RGE 32E BEG 176.9 FT N & 400 FT W OF SE COR OF NW 1/4 OF NE 1/4 RUN N 199.75 FT W 290.9 FT N 45 DEG 34 MIN W TO RD SWLY ALONG RD 344.57 FT S 22 DEG 35 MIN 46 SEC E TO A PT W OF BEG E TO BEG

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

A. FINDINGS OF FACT

Property Owner: JUANA M. VEGA-OLAZABAL
3571 N CR 426
GENEVA, FL 32732

Project Name: 3571 N CR 426

Requested Variance:

Request for: (1) a side yard (north) setback variance from ten (10) feet to eight (8) feet for a shed; and (2) a side yard (north) setback variance from fifty (50) feet to twenty-six and one-half (26½) feet for a carport; and (3) a side street (south) setback variance from fifty (50) feet to twenty-two (22) feet; and (4) a front yard setback variance from (100) feet to forty-seven and one-half (47½) feet for a gazebo in the A-1 (Agriculture) district.

The findings reflected in the record of the December 2, 2024, Board of Adjustment meeting are incorporated in this Order by reference.

A. CONCLUSIONS OF LAW

Approval was sought to bring an existing shed, carport and gazebo into compliance. 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.

B. 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 December, 2024.

Notary Public

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