

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On December 4, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 11  
LAKE BRANTLEY CLUB PH 1  
PB 30 PGS 35 & 36

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

**A. FINDINGS OF FACT**

**Property Owner:** CHRISTINA REIFSTECK  
333 BRANTLEY CLUB PL  
LONGWOOD, FL 32779

**Project Name:** BRANTLEY CLUB PL (333)

**Requested Variance:**

Request for a side yard (north) setback variance from ten (10) feet to zero (0) feet for a boat dock in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the December 4, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

**A. CONCLUSIONS OF LAW**

Approval was sought to construct a boat dock within the side yard (north) 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.

**B. DECISION**

The requested development approval is hereby **DENIED**.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Kathy Hammel  
Acting 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 December, 2023.

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

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