

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On September 22, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 10 + 11 TRACT 2 PARADISE POINT 2<sup>ND</sup> SEC  
PB 9 PG 18

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

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

**Property Owner:** NICK LOULLOUDIS  
1638 FRANCES DR  
APOPKA, FL 32703

**Project Name:** FRANCES DR (1638)

#### **Requested Variance:**

A north side yard setback variance from ten (10) feet to two (2) feet for an addition in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to encroach eight (8) feet into the north side yard setback in order to construct an addition for covered parking. 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: \_\_\_\_\_  
Joy Giles  
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 Joy Giles, 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 October 2025.

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

Prepared by: Mary Robinson, Planner/Code  
Enforcement Officer  
1101 East First Street  
Sanford, Florida 32771