

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:

BEG 139.70 FT S 26 DEG 26 MIN
50 SEC W OF NE COR LOT 35 RUN N 63
DEG 33 MIN 10 SEC W 79.74 FT NLY &
NELY ON CURVE 104.35 FT NWLY ON
CURVE 10.02 FT SLY & SELY ON CURVE
145.89 FT S 44 DEG 29 MIN 48 SEC W
62.71 FT S TO SHORE LI NELY ON
SHORE LI TO A PT S 26 DEG 26 MIN 50
SEC W OF BEG N 26 DEG 26 MIN 50 SEC
E TO BEG
CUTLER COVE
PB 13 PG 18

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

A. FINDINGS OF FACT

Property Owner: RUBEN & LAURA PEREZ
889 CUTLER DR
SANFORD, FL 32771

Project Name: CUTLER DR (889)

Requested Variances:

(1) A front yard setback variance from twenty-five (25) feet to twenty (20) feet for a single family residence; and (2) a rear yard setback variance from thirty (30) feet to eleven and one-half (11.5) feet for a swimming pool in the R-1A (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.

B. CONCLUSIONS OF LAW

Approval was sought to construct a single-family residence within the front yard setback and a swimming pool within the rear yard 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.

C. 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: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771