

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 DAWN ESTATES PB 18 PG 19

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

A. FINDINGS OF FACT

Property Owner: TODD & SANDRA JUSTIN
3440 DAWN COURT
LAKE MARY, FL 32746

Project Name: DAWN CT (3440)

Requested Variances:

(1) a size variance from 1,851 square feet to 2,929 square feet; and (2) a height variance from sixteen (16) feet to twenty-four feet one inch (24' 1") for a detached accessory structure in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to (1) increase the size of a detached accessory structure from the permitted size of 1,851 square feet to 2,929 square feet and (2) increase the height of a detached accessory structure from sixteen (16) feet to twenty-four feet one inch (24' 1"). 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 May, 2025.

Notary Public

Prepared by: Meggan Znorowski, Project Coordinator
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Sanford, Florida 32771