

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 19S RGE 31E
BEG 15 FT S & 25 FT E OF NW COR OF
NW 1/4 OF NW 1/4 OF NW 1/4 OF
SW 1/4 RUN S 143.43 FT E 123.41 FT
N 30 DEG 43 MIN 35 SEC W 84.92 FT N
30 FT W 20 FT N 40 FT W 60 FT TO BEG

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

A. FINDINGS OF FACT

Property Owner: JOHNNY PERRY
2001 SIPES AVENUE
SANFORD, FL 32771

Project Name: SIPES AVE (2001)

Requested Variance:

Request for a west side street setback variance from fifty (50) feet to forty-two and one-half (42½) feet; and (2) an east side yard setback variance from ten (10) feet to six and one-half (6½) feet for a gazebo in the A-1 (Agriculture) district. The findings reflected in the record of the June 23, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring into compliance the construction of a 900 square foot gazebo. 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 July, 2025.

Notary Public

Prepared by: Kathy Hammel, Planner
1101 East First Street
Sanford, Florida 32771