FILE NO.: BV2025-101 DEVELOPMENT ORDER # 25-30000101

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK I SUNLAND ESTATES AMENDED PLAT PB 12 PG 1

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

A. FINDINGS OF FACT

Property Owner: JORGE ALVAREZ

613 MIMOSA TER SANFORD, FL 32773

Project Name: MIMOSA TER (613)

Requested Variance:

Request for: (1) a north side yard setback variance from seven and one-half $(7\frac{1}{2})$ feet to three (3) feet; and (2) a height variance from nine and one-half $(9\frac{1}{2})$ feet to thirteen (13) feet for a detached garage in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the October 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct a detached garage within the required north side 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**.

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 November, 2025.

Notary Public

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

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