

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:

W 75 FT OF S 27.5 FT OF LOT 18 & W 75 FT OF LOTS 19 & 20 BLK 3 WHITCOMBS
1ST ADD TO GENEVA PB 2 PG 50

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

A. FINDINGS OF FACT

Property Owner: JUNE C MORAN
194 PINE ST.
GENEVA, FL 32732

Project Name: PINE ST. (194)

Request for: 1) a west side street setback from fifteen(15) feet to five (5) and (2) a front yard setback variance from twenty-five (25) feet to five (5) feet for a six-foot fence in the R-1 (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 for a side and front yard setback variance in order to install a six-foot-tall privacy fence. 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 November 2025.

Notary Public

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