SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 30 TWP 19S RGE 30E LOT 3 BLK 5 UNRECD PLAT WILSON PLACE

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

A. FINDINGS OF FACT

Property Owner: JILL KELLEY
411 KENTWOOD AVENUE
SANFORD, FL 32771

Project Name: KENTWOOD AVE (411)

Requested Variance:

Request for: (1) a roof height variance from twelve (12) feet to fourteen and one-half (14½) feet; and (2) a setback variance from thirty (30) feet to seventeen (17) feet for an existing storage shed in the R-1AAA (Single Family Dwelling) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to bring an existing shed into compliance. 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 June, 2025.

_____
Notary Public

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