

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On August 26, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 BLK 16  
WEATHERSFIELD 2ND ADD  
PB 12 PG 103

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

**A. FINDINGS OF FACT**

**Property Owner:** RICARDO ZUNIGA  
535 TILANE DR  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** TULANE DR (535)

**Requested Variance:**

A rear yard setback variance from thirty (30) feet to thirteen and one-half (13.5) feet for an addition in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the August 26, 2024, 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 an addition within the rear 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**.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Dale Hall, AICP, ASLA, MPA  
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 Dale Hall, 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 September, 2024.

\_\_\_\_\_  
Notary Public

Prepared by: Hilary Padin, Planner  
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Sanford, Florida 32771