

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On August 25, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 39 BEAR LAKE ESTATES PB 12 PG 95

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

### **A. FINDINGS OF FACT**

**Property Owner:** RICHARD W STEWART  
6146 LINNEAL BEACH DR  
APOPKA, FL 32703

**Project Name:** LINNEAL BEACH DR (6146)

#### **Requested Variance:**

A rear yard setback variance from Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet for a garage and (2) a south side yard setback from ten (10) feet to seven (7) feet for a garage, in the R-1AA (Single Family Dwelling) district. The findings reflected in the record of August 25, 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 an existing garage within the rear and 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 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 September 2025.

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

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