

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On June 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BEG 309.53 FT N OF SE COR LOT 71 RUN W 306.26 FT N 150 FT E TO A PT N OF  
BEG S TO BEG (LESS RD) MC NEILS ORANGE VILLA PB 2 PG 99

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

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

**Property Owner:** ART ALLY  
624 EDEN PARK RD  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** EDEN PARK RD (624)

#### **Requested Variance:**

Request for a rear yard setback variance from thirty (30) feet to twenty-one (21) feet for an accessory structure in the A-1 (Agriculture) district.

The findings reflected in the record of the June 22, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct an accessory structure within the required 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: \_\_\_\_\_  
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 July, 2026.

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

Prepared by: Angi Gates, Planner  
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Sanford, Florida 32771