

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 26, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG 52

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

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

**Property Owner:** JOHN LEACH  
103 S LAKEWOOD CIR  
MAITLAND, FL 32751

**Project Name:** S LAKEWOOD CIR (103)

#### **Requested Variance:**

(1) a front yard setback variance from twenty-five (25) feet to seventeen (17) feet for a covered porch; (2) a side street setback variance from fifteen (15) feet to ten (10) feet for a garage addition; and (3) a side yard setback variance from seven and one-half (7.5) feet to six (6) feet for a garage addition in the R-1A (Single Family Dwelling) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to construct a garage addition. 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 February, 2026.

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

Prepared by: Jealyan Moreno, Planning Coordinator  
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