

## **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:

SEC 33 TWP 20S RGE 32E BEG 176.9 FT N & 400 FT W OF SE COR OF NW 1/4 OF NE 1/4 RUN N 199.75 FT W 290.9 FT N 45 DEG 34 MIN W TO RD SWLY ALONG RD 344.57 FT S 22 DEG 35 MIN 46 SEC E TO A PT W OF BEG E TO BEG (LESS 1.69 ACRE HOMESTEAD)

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

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

**Property Owner:** JUANA OLAZABAL  
3571 N CR 426  
GENEVA, FL 32732

**Project Name:** N CR 426 (3571)

#### **Requested Variance:**

Request for: (1) a south side yard setback variance from fifty (50) feet to ten (10) feet; and (2) a front yard setback variance from 100' to fifty (50) feet for a storage and produce stand in the A-5 (Rural Zoning Classification) 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 storage and produce stand within the required side yard and front yard setbacks. 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.

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Notary Public

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