

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

PT OF LOT 67 DESC AS BEG NE COR RUN W 134.14 FT S 99.02 FT W 15.86 FT S TO A PT 180 FT N OF S LI E 30 FT S 180 FT E 20 FT N 175 FT E 100 FT N TO BEG SANFORD CELERY DELTA PB 1 PGS 75 & 76

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

### A. FINDINGS OF FACT

**Property Owner:** Jonnie M. Shaw and Ronald J. Shaw

**Project Name:** Kentucky Street – Special Exception

#### Requested Variance Denial:

Owner	Setback Required	Setback Provided	Relief Requested
Baker Financial Solutions	429'	308.8'	<b>120.2'</b>
Steven Fehr	429'	111.1'	<b>317.9'</b>
GEB Properties	429'	307.6'	<b>121.4'</b>
Ronald Shaw & Johnnie Mae Shaw	429'	141.7'	<b>287.3'</b>

### B. CONCLUSIONS OF LAW

**All six criteria for granting the variance under the Land Development Code has not been satisfied as stated below:**

- The communication tower encroaches into the separation distant requirements as shown in the table above.

Approval was sought to waiver from the separation requirements from a residential structure. The Board of County Commissioners 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 Applicant for the communication

tower would not be able to retain the use of a communication tower on 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: \_\_\_\_\_  
ANDRIA HERR, CHAIRMAN

**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 11th day of August, 2026.

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

Prepared by: Anne Marie (Annie) Sillaway, AICP, Principal Planner  
1101 East First Street  
Sanford, Florida 32771