

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On April 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 22 TWP 20S RGE 32E NE 1/4 OF SW 1/4 OF NE 1/4 (LESS W 264 FT)

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

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

**Property Owner:** PAUL NORDINE  
835 OLD LAKE HARNEY RD  
GENEVA, FL 32732

**Project Name:** OLD LAKE HARNEY RD (835)

#### **Requested Variance:**

Request for a front yard setback variance from 100 feet to sixteen (16) feet for a storage building in the A-5 (Rural) district.

The findings reflected in the record of the April 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to bring an existing 1,800 square foot storage building into compliance. 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 May, 2025.

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

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