

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On January 27, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 1  
Bella Vista  
PB 71 PGS 57-61

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

**A. FINDINGS OF FACT**

**Property Owner:** WITHANAGE PERERA  
1306 BELLA VISTA CIR  
LONGWOOD, FL 32779

**Project Name:** BELLA VISTA CIR (1306)

**Variance Approval:**

Request for a side yard (east) setback variance from six (6) feet to one foot and five inches (1.5') feet for solar panels in the PD (Planned Development) district.

The findings reflected in the record of the January 27, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

**CONCLUSIONS OF LAW**

Approval was sought to construct a 535 square foot (38.23" x 14') rack for solar panels within the side yard (east) 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.

**A. DECISION**

The requested development approval is hereby **DENIED**.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Kathy Hammel, Interim  
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 Kathy Hammel, 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, 2025.

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

Prepared by: Kathy Hammel, Interim Planning Manager  
1101 East First Street  
Sanford, Florida 32771