

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

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

LOT 7 SANLANDO ESTATES PB 12 PG 53

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

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

**Property Owner:** JOSE CASTENEDA  
113 OAK ST  
ALTAMONTE SPRINGS, FL 32714

**Project Name:** OAK ST (113)

#### **Requested Variance:**

Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet; and (2) a detached accessory structure size variance from 500 square feet to 731 square feet in the R-1A (Single Family Dwelling) district. The findings reflected in the record of September 22, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

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

Approval was sought to bring into compliance the construction of an accessory structure within the rear yard setback and in excess of fifty (50) percent of the principal building's living area. 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 October, 2025.

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

Prepared by: Mary Robinson, Planner  
1101 East First Street  
Sanford, Florida 32771