

**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:

SEC 26 TWP 21S RGE 30E S 100 FT OF N 350 FT OF W 825 FT OF SW 1/4 OF SE ¼

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

A. FINDINGS OF FACT

Property Owners: RACHEL BROWN
CHAD BROWN
1425 GRAND RD.
WINTER PARK, FL 32792

Project Name: GRAND RD. (1425)

Requested Variance:

Request for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district.

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

B. CONCLUSIONS OF LAW

Approval was sought for a south side yard setback variance from ten (10) feet to four (4) feet for an addition of a shed in the A-1 (Agriculture) district. 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 August 2025.

Notary Public

Prepared by: Mary Robinson, Planner/Code
Enforcement Officer
1101 East First Street
Sanford, Florida 32771