

**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 2
MORNING STAR
PB 90 PGS 37-38

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

A. FINDINGS OF FACT

Property Owner: VALERIE S. DEFOREST ENH LIFE EST
2561 MORNING STAR PL
OVIDO, FL 32765

Requested Variance:

Request for: (1) a front yard setback variance from fifty (50) feet to thirty-five (35) feet; and (2) a rear yard setback variance from thirty (30) feet to twenty (20) feet for a single family dwelling in the A-1 (Agriculture) district.

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

A. CONCLUSIONS OF LAW

Approval was sought to construct a single family dwelling within the required front and rear yard setbacks. 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.

B. DECISION

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

Done and Ordered on the date first written above.

By: _____
Kathy Hammel
Acting 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: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771