

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On May 18, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 33 TWP 19S RGE 31E N 100 FT OF W 50 FT
OF E 2 CH OF W 1/4 OF SE 1/4 OF SW 1/4

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

A. FINDINGS OF FACT

Property Owner: AMRE INVESTMENTS LLC
PO BOX 550912
ORLANDO, FL 32855

Project Name: WASHINGTON ST (LOT 104)

Requested Variances:

(1) A lot size variance from 8,400 square feet to 5,000 square feet; and (2) a width at building line variance from seventy (70) feet to fifty (50) feet for a single-family dwelling in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the May 18, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to grant minimum lot size and lot width at the building line variances for a parcel of record. 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 June, 2026.

Notary Public

Prepared by: Hilary Padin, Planner
1101 East First Street
Sanford, Florida 32771