

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On December 4, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4  
GOLDENROD SHORES  
PB 8 PG 34

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

**A. FINDINGS OF FACT**

**Property Owner:** JAMES HUNT & REBECCA IRISH  
2800 GOLDENROD DR  
WINTER PARK, FL 32792

**Project Name:** GOLDENROD DR (2800)

**Requested Variance:**

Request for a side yard (north) setback variance from ten (10) feet to four (4) feet to convert an existing shed into a wine room in the R-1AA (Single Family Dwelling) district.

The findings reflected in the record of the December 4, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to convert an existing storage room to a wine room that projects into the side yard (north) 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.

**C. 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 December, 2023.

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

Prepared by: Angi Gates, Planner  
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Sanford, Florida 32771