

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 25  
UNRECD PLAN LAKE HARNEY  
RANCH ESTATES 3RD SEC

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

### A. FINDINGS OF FACT

**Property Owner:** AUSTIN FAILOR  
JAB REALTY INVESTMENTS  
GENEVA, FL 32732

**Project Name:** JAYCE CT (LOT 25)

#### **Requested Variance:**

Request for a (1) a lot size variance from one (1) acre to .29 acre; and (2) a width at the building line variance from 150 feet to 103 feet for a single-family home in the A-1 (Agriculture) district.

The findings reflected in the record of the January 26, 2026, Board of Adjustment meeting are incorporated in this Order by reference.

### B. CONCLUSIONS OF LAW

Approval was sought to construct a single family home. 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**.

FILE NO.: BV2025-132

DEVELOPMENT ORDER #

25-30000132

**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 January, 2026.

---

Notary Public

Prepared by: Kathy Hammel, Planner  
1101 East First Street  
Sanford, Florida 32771