

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 19, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 13 TWP 19S RGE 29E BEG 1776.52 FT N 29 DEG 36 MIN 41 SEC E & 726 FT N 60 DEG 23 MIN 19 SEC W OF MOST WLY COR ASTOR FARMS RUN N 29 DEG 36 MIN 41 SEC E 300 FT N 60 DEG 23 MIN 19 SEC W 726 FT S 29 DEG 36 MIN 41 SEC W 300 FT S 60 DEG 23 MIN 19 SEC E 726 FT TO BEG (5 AC)

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

A. FINDINGS OF FACT

Property Owner: MARY DEL PILAR VALDERRAMA
772 MALLARD DR
SANFORD, FL 32771

Project Name: MALLARD DR (772)

Requested Variance:

Request for: (1) an accessory structure size variance from 840 square feet to 1,800 square feet; and (2) a height variance from fourteen (14) feet (eight) inches to seventeen (17) feet five (5) inches for a detached garage in the A-1 (Agriculture) district.

The findings reflected in the record of the May 19, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to construct an 1,800 square detached garage. 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, 2025.

Notary Public

Prepared by: Angi Gates, Planner
1101 East First Street
Sanford, Florida 32771