FILE NO.: BV2025-118 DEVELOPMENT ORDER # 25-30000118

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

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

SEC 36 TWP 19S RGE 32E BEG 637.72 FT S & 951.39 FT E OF NW COR OF S 1/2 OF NE 1/4 RUN E 634.75 FT S 343.13 FT W 634.75 FT N 343.13 FT TO BEG (5 AC)

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

A. FINDINGS OF FACT

Property Owner: DANIEL CUNNINGHAM

2905 PINE KNOB LANE GENEVA, FL 32732

Project Name: PINE KNOB LN (2905)

Variance Approval:

Request for a Request for a front yard setback variance from 100 feet to twenty-five (25) feet to allow an accessory dwelling unit and garage to project in front of the front building line.

The findings reflected in the record of the December 1, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
 - (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 1680 square foot accessory structure as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Notary Public

DEVELOPMENT ORDER #

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

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EXHIBIT A SITE PLAN

