

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:

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)

Requested Variance:

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

Approval was sought to construct a 1680 square foot accessory building (ADU & 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 January, 2026.

Notary Public

Prepared by: Kathy Hammel, Planner
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Sanford, Florida 32771