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

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

(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**.

Notary Public

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