

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On December 4, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 17 TWP 21S RGE 30E
FROM S 1/4 COR RUN W 174.86 FT N 42
DEG 47 MIN 18 SEC E 1158.15 FT N 47
DEG 12 MIN 42 SEC W 385.34 FT NWLY
ON CURVE 136.71 FT TO POB RUN S 42
DEG 47 MIN 18 SEC W 193.62 FT N 47
DEG 12 MIN 42 SEC W 20 FT S 42
DEG 47 MIN 18 SEC W 449 FT S 47 DEG
12 MIN 42 SEC E 68 FT S 42 DEG 47
MIN 18 SEC W 263 FT N 47 DEG 12
MIN 42 SEC W 110 FT S 42 DEG 47 MIN
18 SEC W 13.50 FT N 47 DEG 12 MIN
42 SEC W 55 FT N 85 DEG 55 MIN 2
SEC W 245.95 FT S 36 DEG 39 MIN 13
SEC W 145 FT N 49 DEG 24 MIN 59 SEC
W TO ELY R/W OXFORD RD N 40 DEG 35
MIN 1 SEC E 52.71 FT N 36 DEG 39
MIN 13 SEC E 440.08 FT S 58 DEG 25
MIN 22 SEC E 321.25 FT N 36 DEG 39
MIN 13 SEC E 135 FT N 58 DEG 25 MIN
22 SEC W 321.25 FT N 36 DEG 39 MIN
13 SEC E 36.20 FT N 31 DEG 34 MIN
38 SEC E 3.94 FT S 58 DEG 25 MIN 22
SEC E 361 FT N 38 DEG 20 MIN 42 SEC
E 473.23 FT SELY ALONG SLY R/W SR
436 TO BEG (LESS PT IN FERNWOOD &
RD)

&

PT OF LOT 1 DESC AS BEG 22.12 FT N 31 DEG 34 MIN 38 SEC E OF MOST WLY COR
RUN S 31 DEG 34 MIN 38 SEC W 22.12 FT S
52 DEG 46 MIN 17 SEC E 148.36 FT E
TO PT S 58 DEG 25 MIN 22 SEC E OF
BEG N 58 DEG 25 MIN 22 SEC W TO BEG
FERNWOOD PLAZA

PB 13 PG 95

&

BEG N 1 DEG 19 MIN 32 SEC W 1197.08 FT S OF S 1/4 COR RUN S 38 DEG 20 MIN 42
SEC W TO S LI LOT 1 E TO SE COR NLY
TO BEG

FERNWOOD PLAZA

PB 13 PG 95

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

A. FINDINGS OF FACT

Property Owner: MARK BRENCHLEY
3790 BEACON RIDGE WAY
CLERMONT, FL 34711

Project Name: (345) SR 436

Requested Variance:

Request for: (1) Wall signs from one (1) sign to two (2) signs for EOS Fitness; and (2) maximum allowable copy area variance from thirty (30) square feet to 280.66 square feet; for a sign in the C-2 (Retail Commercial) district.

The findings reflected in the record of the December 4, 2023, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

Approval was sought to erect two (2) wall signs exceeding the maximum allowable copy area. 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: _____
Kathy Hammel, Principal Planner
Acting 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 Kathy Hammel, 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 December, 2023.

Notary Public

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