

## **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:

N 120 FT OF LOT 3 & ALL LOTS 4 & 5 & BEG SE COR LOT 3 RUN W 47.72 FT N 120  
FT E 64 FT S 120 FT W 16.28 FT TO BEG BLK C A B STEVENS ADD TO MIDWAY  
PB 7 PG 38

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

### **A. FINDINGS OF FACT**

**Property Owner:** CLARETHA P HUDSON  
2581 BYRD AVE  
SANFORD, FL 32771

**Project Name:** BYRD AVE (2581)

#### **Requested Variance:**

(1) a front yard setback from twenty-five (25) feet to four (4) feet for a fence and two (2) double driveway gates; and (2) a height variance from six and one half (6.5) feet to seven (7) feet for two (2) double architectural driveway gates in the R-1 (Single Family Dwelling) 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 obtain variances in order to construct a fence and driveway gates that exceeded heights permitted within the front yard setback of a residential zoning classification. 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: Meggan Znorowski, Project Coordinator  
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Sanford, Florida 32771