

## **SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On July 28, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 190 PICKETT DOWNS UNIT 4 PB 37 PGS 83 TO 87

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

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

**Property Owner:** ANGELA SPIGNER  
2038 WARNER DR  
CHULUOTA, FL 32766

**Project Name:** WARNER DR (2038)

#### **Requested Variance:**

Request for: (1) a north side yard setback variance from ten (10) feet to five (5) feet; and (2) a roof height variance from fourteen (14) feet to sixteen (16) feet; and (3) an accessory structure size variance from 1,096 square feet to 2,592 square feet for a detached storage building in the A-1 (Agriculture) district.

The findings reflected in the record of the July 28, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

### **B. CONCLUSIONS OF LAW**

Approval was sought to construct a 2,592 square foot storage building within the required side yard setback. 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 August, 2025.

\_\_\_\_\_  
Notary Public

Prepared by: Angi Gates, Planner  
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