



SEMINOLE COUNTY, FLORIDA
Board of Adjustment
Meeting Agenda - Final

Monday, December 1, 2025

6:00 PM

BCC Chambers, Room 1028

CALL TO ORDER AND ROLL CALL

OPENING STATEMENT

VARIANCES

1. **653 La Salle Drive** - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district; BV2025-116 (Joseph Airiavbere, Applicant) District 3 - Constantine (Angi Gates, Project Manager) [2025-1083](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Floor Plan](#)
[Denial Development Order](#)
[Approval Development Order](#)

2. **1200 Lake Markham Road** - Request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district; BV2025-124 (Darren & Rachel Key, Applicants) District 5 - Herr (Angi Gates, Project Manager) [2025-1084](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Support](#)
[Denial Development Order](#)
[Approval Development Order](#)

3. **1604 Manor Woods Way** - Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2025-120 (Hannah & Hunter Patterson, Applicants) District 5 - Herr (Angi Gates, Project Manager) [2025-1085](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)

4. **7007 Monterey Cypress Trail** - Request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; BV2025-121 (Lisa Epps Farmer, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2025-1090](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[HOA Approval](#)
[Pictures](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

5. **2872 North Morningside Court** - Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district; BV2025-109 (Scott & Cindy Dyer, Applicants) District 1 - Dallari - (Kathy Hammel, Project Manager) [2025-1025](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

6. **317 South Street** - Request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district; BV2025-113 (James Allen, Applicant) District 4 - Lockhart (Angi Gates, Project Manager) [2025-1102](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Property Record Card](#)
[Letter of Support and Consent](#)
[Denial Development Order](#)
[Approval Development Order](#)

7. **907 Spring Valley Road** - Request for a north side yard setback variance from ten (10) feet to one (1) foot for boat dock in the R-1AAA (Single Family Dwelling) district; BV2025-114 (Maria Feighery, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager) [2025-1089](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning Map](#)
[Justification Statement](#)
[Letters of support](#)
[Property Record Card](#)
[Denial Development Order](#)
[Approval Development Order](#)

8. **2905 Pine Knob Lane** - 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 in the A-5 (Rural) district; BV2025-118 (Daniel Cunningham, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager) [2025-1088](#)

Development Services - Planning and Development

Attachments: [Site Plan](#)
[Zoning Map](#)
[Floor plan/renderings](#)
[Pictures](#)
[Justification Statement](#)
[Property Record Card](#)
[Letters of support](#)
[Denial Development Order](#)
[Approval Development Order](#)

9. **270 Promenade Circle** - Request for a side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district; BV2025-122 (Jeffrey L Briggs, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager) [2025-1073](#)

Development Services - Planning and Development

Attachments: [Site plan](#)
[Zoning map](#)
[Justification Statement](#)
[Property Record Card](#)
[Drawings](#)
[Denial Development Order](#)
[Approval Development Order](#)

CLOSED BUSINESS

APPROVAL OF THE MINUTES

ADJOURN

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE BOARD OF ADJUSTMENT CLERK AT (407) 665-7387.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1083

Title:

653 La Salle Drive - Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district; BV2025-116 (Joseph Airiavbere, Applicant) District 3 - Constantine (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district; or
2. Approve the request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Weathersfield 2nd Addition subdivision and is within the R-1 (Single Family Dwelling) district.
- The proposed addition will be approximately 323.62 feet (16'-8" x 19'-5") and will encroach fourteen (14) feet into the required rear yard setback.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning district is thirty (30) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

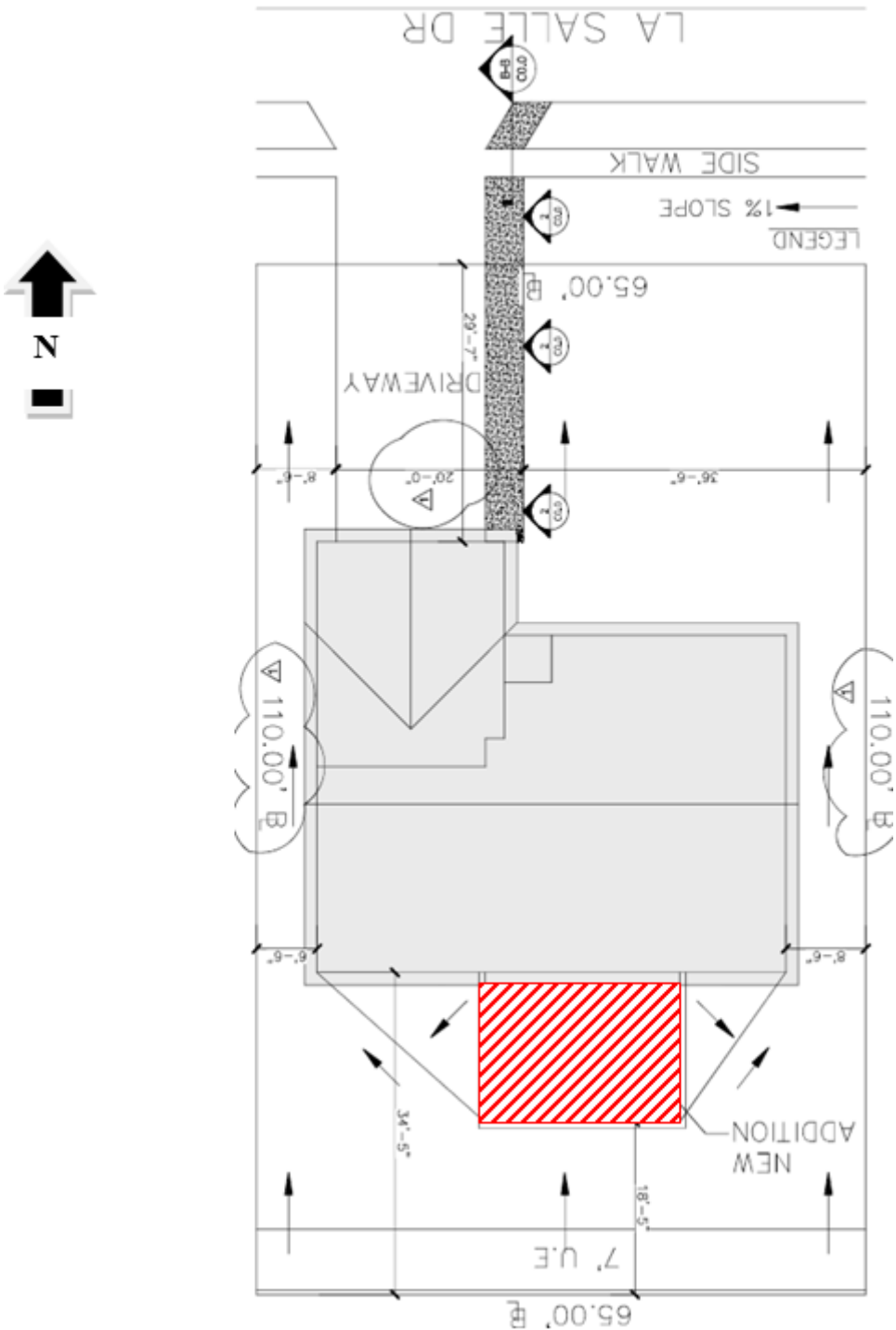
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

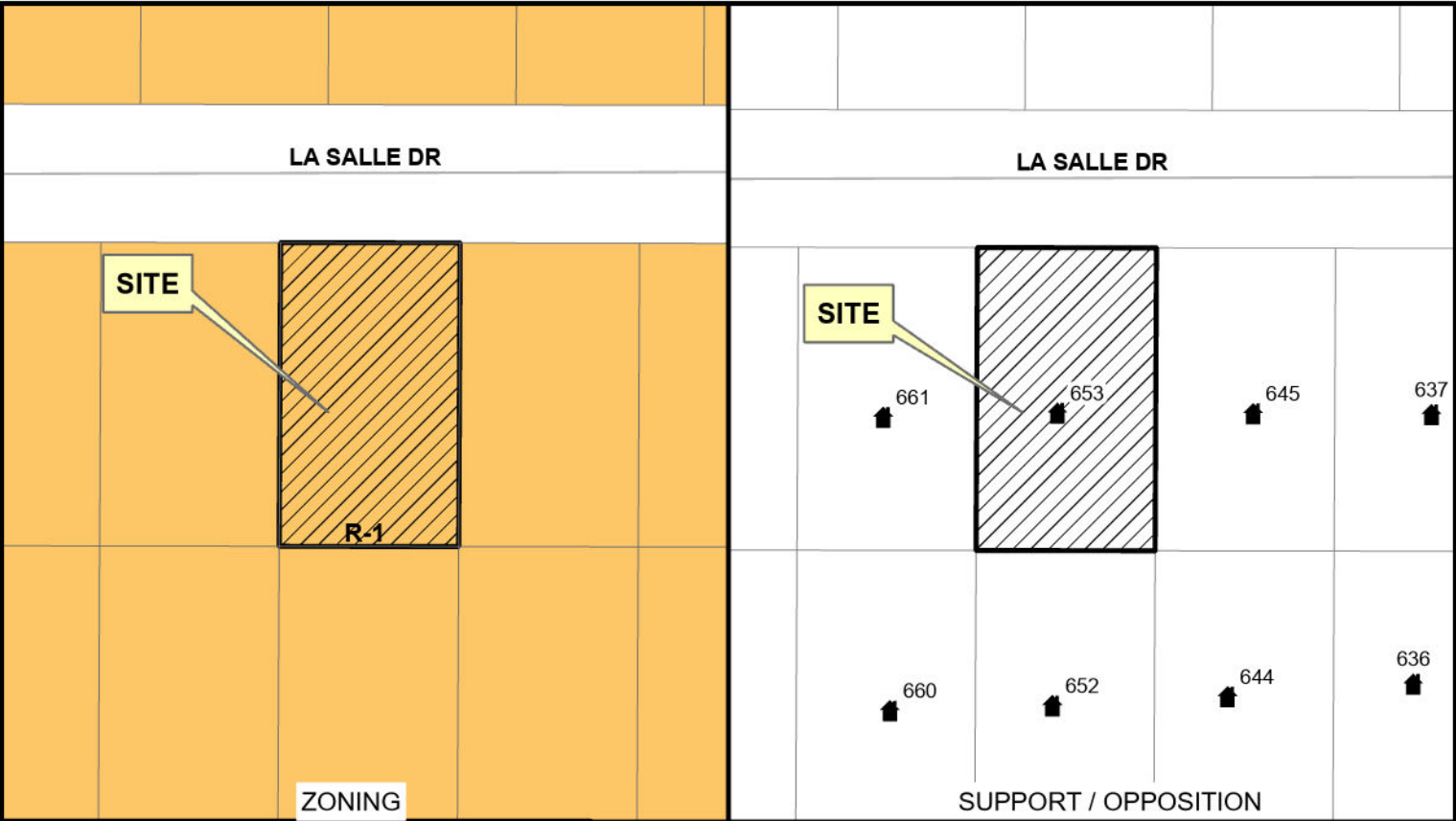
Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

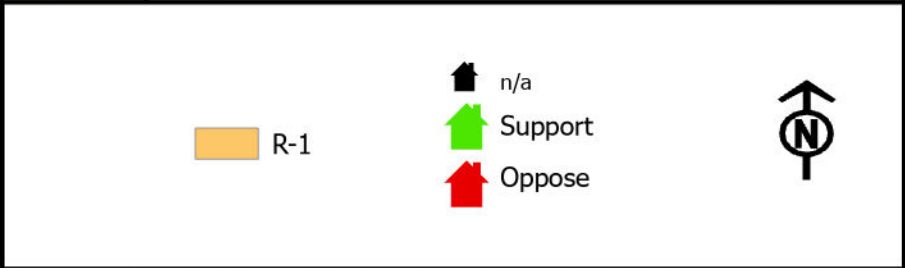
1. Any variance granted will apply only to the addition as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

653 LA SALLE DRIVE
VARIANCE





JOSEPH & CYNTHIA AIRIAVBERE
 653 LA SALLE DRIVE
 ALTAMONTE SPRINGS FL 32714
 SEMINOLE COUNTY BOA
 DEC 01, 2025



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

The property at 653 La Salle Dr presents unique conditions not generally found in other R-1 zoned lots, including existing structural placement that predates current zoning rules, limited buildable area due to lot configuration, and constraints that make conforming additions impractical without compromising functionality or design. These conditions are not self-created and limit the owner's ability to pursue a modest, reasonable addition consistent with the surrounding neighborhood. A variance would allow for improvement while maintaining the character and integrity of the area.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The special conditions and circumstances affecting 653 La Salle Dr are not due to any actions by the applicant. The existing home and lot layout were established before current zoning regulations and create inherent limitations. The applicant is seeking a permit for an addition, but the site's pre-existing constraints—not any changes made by the applicant—limit the ability to build a conforming addition without relief.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Granting this variance would not confer any special privilege on the applicant that is denied to others in the R-1 zoning district. The variance simply acknowledges unique, site-specific conditions that limit compliance with current zoning standards. Other property owners facing similar pre-existing structural or lot constraints would be eligible for the same relief. The approval would allow a reasonable and consistent use of the property without altering the character of the neighborhood or undermining the intent of Chapter 30.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Strictly applying the zoning regulations to this property would deprive the applicant of rights commonly enjoyed by other properties in the R-1 district, such as reasonable ability to expand or improve their home. Due to the lot's unique constraints and the existing structure's placement, complying literally with setback or height requirements would create unnecessary and undue hardship by preventing a modest addition that aligns with neighborhood character and use.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The requested variance represents the minimum relief necessary to allow a reasonable addition to the existing home while complying as closely as possible with zoning requirements. The variance request is carefully limited to only what is needed to overcome the unique site constraints, ensuring the property's use is consistent with surrounding homes without granting excessive deviations.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

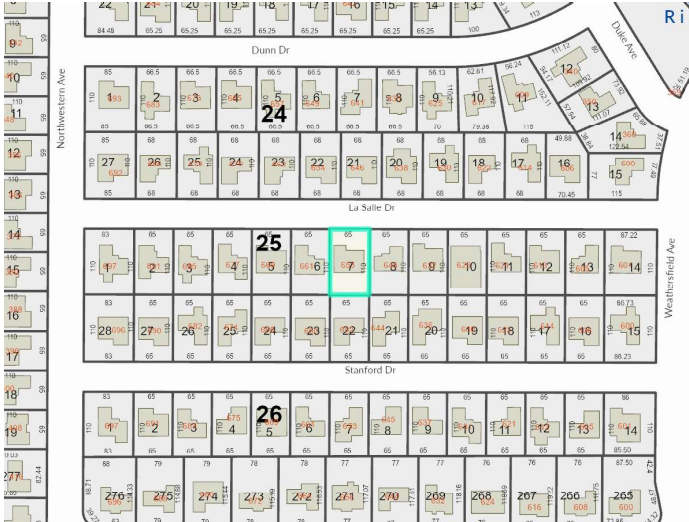
Granting the variance aligns with the general intent of the zoning regulations by allowing reasonable use and improvement of the property consistent with the character of the neighborhood. The proposed addition is designed to be compatible in scale and appearance with surrounding homes, ensuring it will not harm the neighborhood or public welfare. The variance promotes orderly development while respecting community standards and maintaining property values.

Property Record Card



Parcel: 15-21-29-509-2500-0070
 Property Address: 653 LA SALLE DR ALTAMONTE SPRINGS, FL 32714
 Owners: AIRIAVBERE, JOSEPH A; AIRIAVBERE, CYNTHIA
 2025 Market Value \$315,923 Assessed Value \$165,097 Taxable Value \$114,375
 2024 Tax Bill \$1,590.83 Tax Savings with Exemptions \$2,511.67
 The 3 Bed/2 Bath Single Family property is 1,501 SF and a lot size of 0.16 Acres

Parcel Location



Site View



15212950925000070 01/24/2024

Parcel Information

Parcel	15-21-29-509-2500-0070
Property Address	653 LA SALLE DR ALTAMONTE SPRINGS, FL 32714
Mailing Address	653 LA SALLE DR ALTAMONTE SPG, FL 32714-1323
Subdivision	WEATHERSFIELD 2ND ADD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2016)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$229,523	\$224,184
Depreciated Other Features	\$1,400	\$1,400
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$315,923	\$310,584
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$150,826	\$150,140
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$165,097	\$160,444

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,102.50
Tax Bill Amount	\$1,590.83
Tax Savings with Exemptions	\$2,511.67

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

AIRIAVBERE, JOSEPH A - Tenancy by Entirety
 AIRIAVBERE, CYNTHIA - Tenancy by Entirety

Legal Description

LOT 7 BLK 25
WEATHERSFIELD 2ND ADD
PB 12 PG 102

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$165,097	\$50,722	\$114,375
Schools	\$165,097	\$25,000	\$140,097
FIRE	\$165,097	\$50,722	\$114,375
ROAD DISTRICT	\$165,097	\$50,722	\$114,375
SJWM(Saint Johns Water Management)	\$165,097	\$50,722	\$114,375

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2015	\$155,000	08558/0278	Improved	Yes
WARRANTY DEED	8/1/1979	\$50,500	01241/0584	Improved	Yes
WARRANTY DEED	3/1/1979	\$44,900	01213/0384	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1978/1998
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1501
Total Area (ft ²)	2000
Constuction	CONC BLOCK
Replacement Cost	\$256,450
Assessed	\$229,523

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	474
OPEN PORCH FINISHED	25

Permits				
Permit #	Description	Value	CO Date	Permit Date
16864	653 LA SALLE DR: EZ REROOF RESIDENTIAL- [WEATHERSFIELD 2ND ADD]	\$10,500		11/13/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1994	1	\$3,500	\$1,400

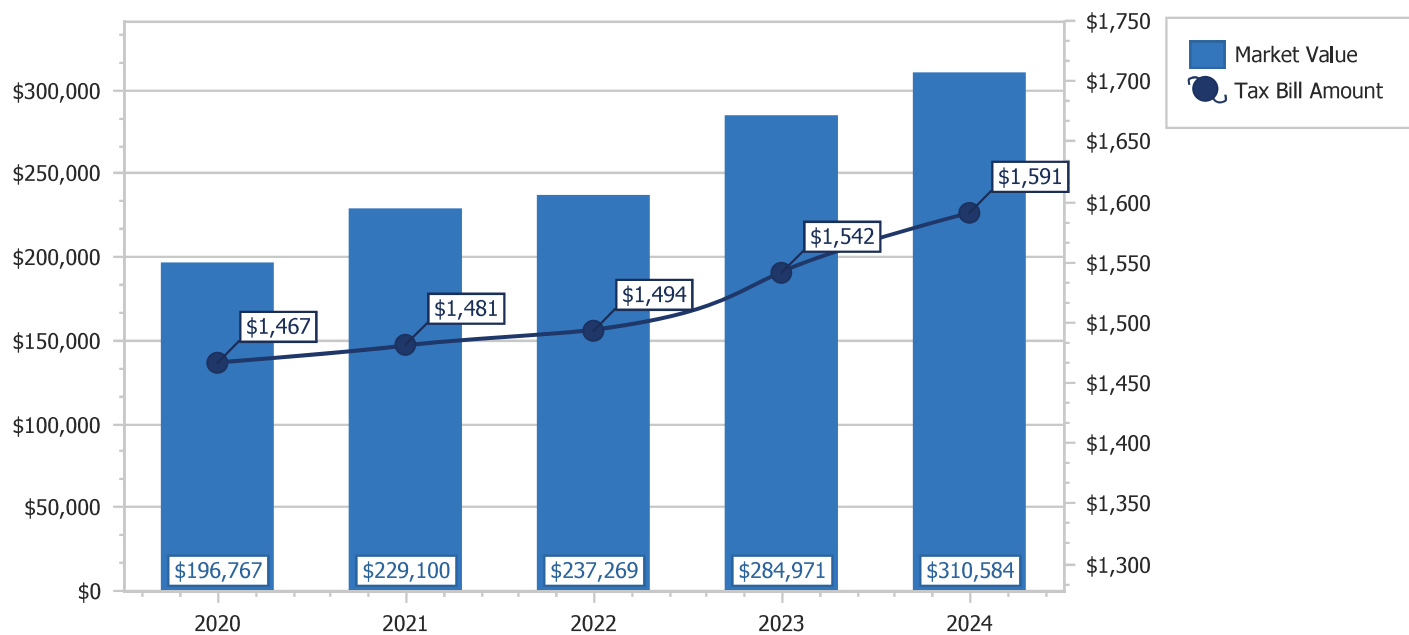
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 52

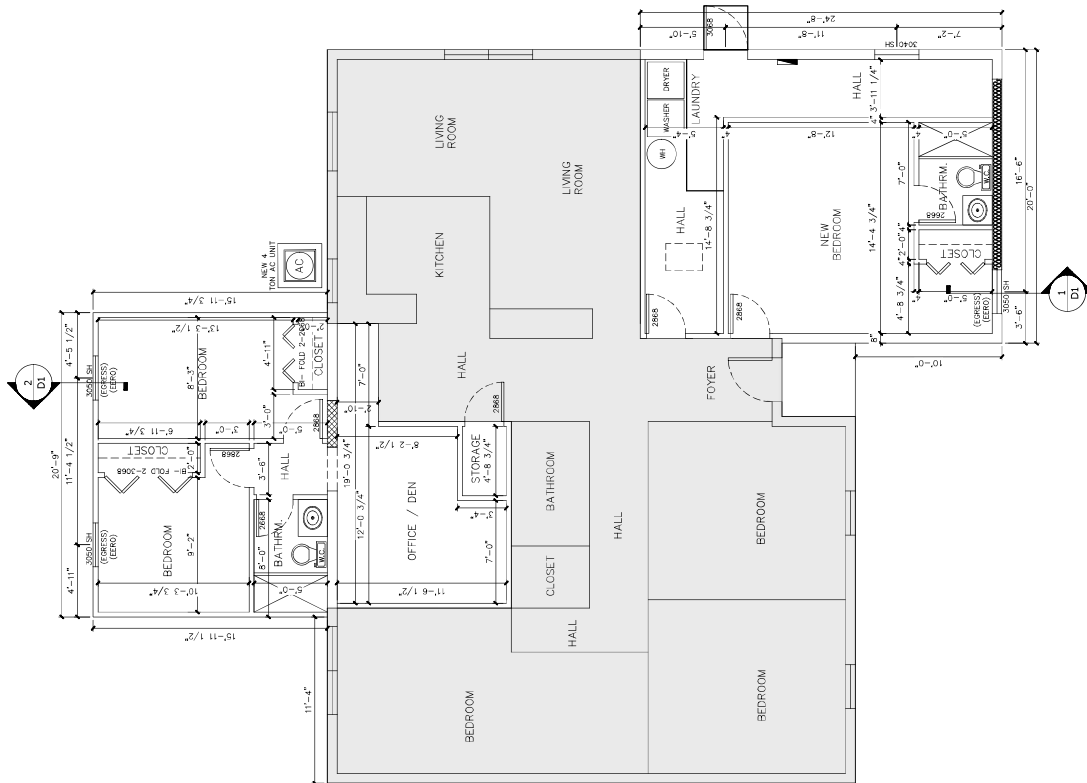
School Districts	
Elementary	Spring Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 12 Zone: 124
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

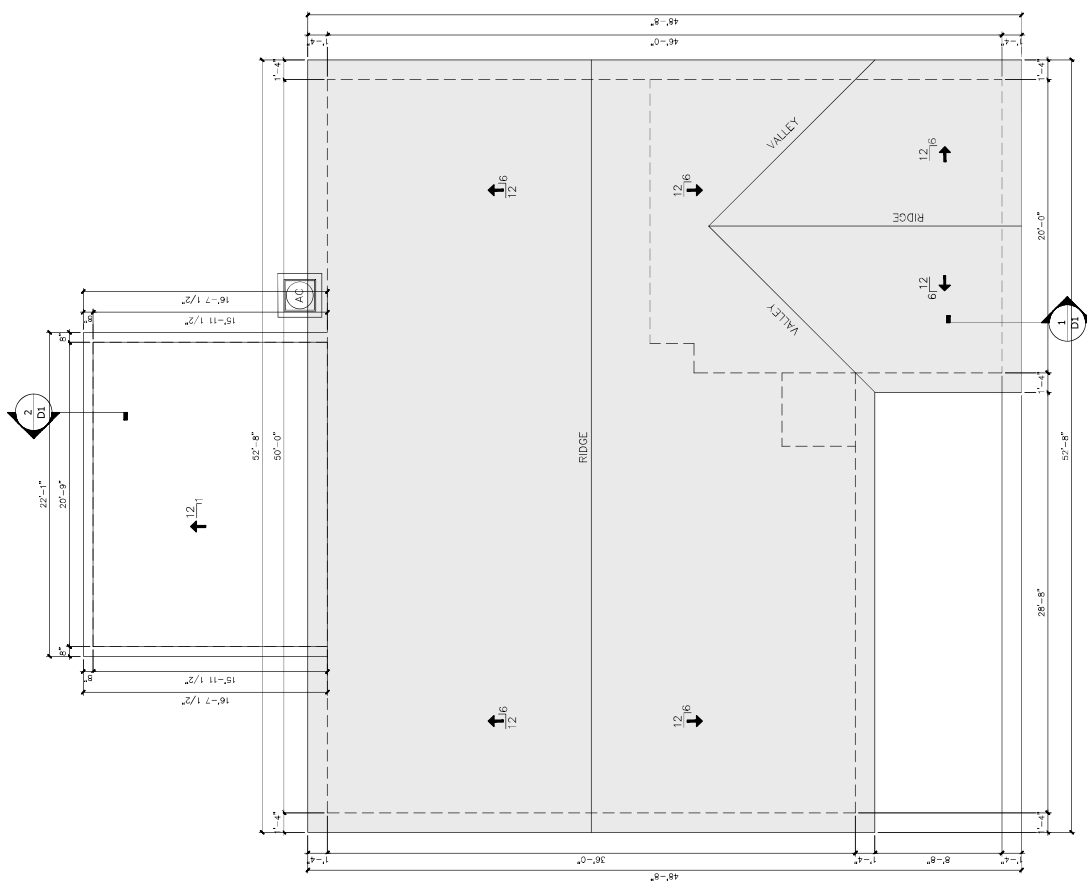
Property Value History



Copyright 2025 © Seminole County Property Appraiser



1 Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"



2 Proposed Roof Slope Plan
Scale: 1/4" = 1'-0"

Revision notes:		Engineer/Architect Signature:		Drawn by:	Project:	Date:
Rev:	Date:	1317 EDGEWATER DRIVE, 1809 ORLANDO FL LIC.# AR66356				
Notes:		Client:	Drawing Title:	Scale @ 24X36:	Revision:	NOTED
		ARIAVBERE, JOSEPH A ARIAVBERE, CYNTHIA	Drawing Title:	A2.0	PROPOSED 1ST FLOOR PLAN, ROOF SLOPE PLAN	
		JAEXCLUSIVE DESIGN STUDIO LLC				
		PHONE: 407-860-5106 EMAIL: jaexclusivestudio@gmail.com 1317 EDGEWATER DR #110 ORLANDO, FL 32834				

JAEXCLUSIVE DESIGN STUDIO LLC

PHONE: 407-860-5126
1317 EDGEWATER DRIVE, 1809 ORLANDO, FL 32814

EMAIL: jaeexclusivestudio@gmail.com

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:

LOT 7 BLK 25 WEATHERSFIELD 2ND ADD PB 12 PG 102

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

A. FINDINGS OF FACT

Property Owner: JOSEPH & CYNTHIA AIRIAVBERE
653 LA SALLE DRIVE
ALTAMONTE SPRINGS, FL 32714

Project Name: LA SALLE DR (653)

Requested Variance:

Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district.

The findings reflected in the record of the December 1, 2025, Board of Adjustment meeting are incorporated in this Order by reference.

A. CONCLUSIONS OF LAW

Approval was sought to construct an addition within the required rear 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.

B. 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 December, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 7 BLK 25 WEATHERSFIELD 2ND ADD PB 12 PG 102

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

A. FINDINGS OF FACT

Property Owner: JOSEPH & CYNTHIA AIRIAVBERE
653 LA SALLE DRIVE
ALTAMONTE SPRINGS, FL 32714

Project Name: LA SALLE DR (653)

Variance Approval:

Request for a rear yard setback variance from thirty (30) feet to eighteen (18) feet for an addition in the R-1 (Single Family Dwelling) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the addition (16'-8" x 19'-5") as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

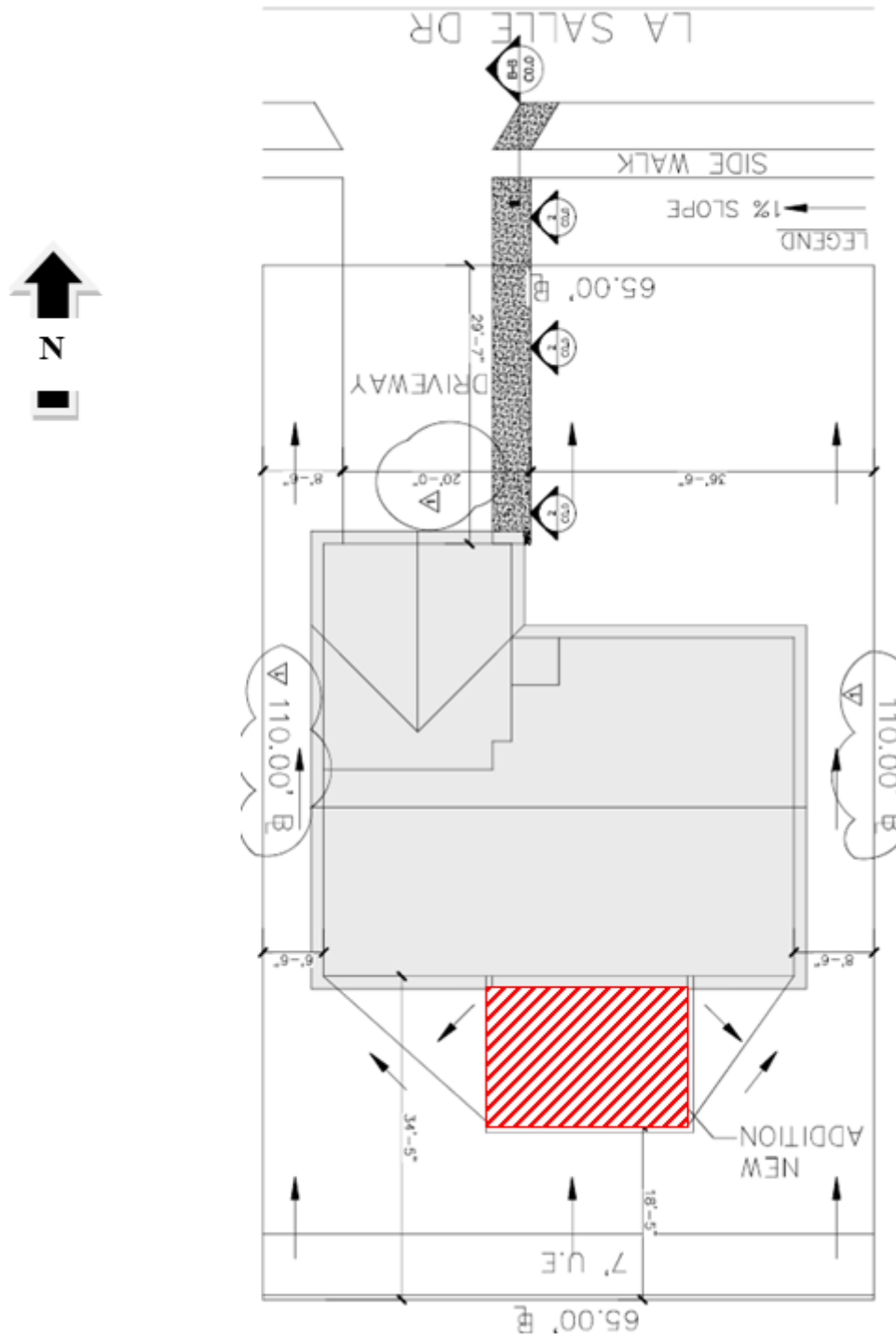
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of December, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1084

Title:

1200 Lake Markham Road - Request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district; BV2025-124 (Darren & Rachel Key, Applicants) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district; or
2. Approve the request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district; or
3. Continue the request to a time and date certain.

Background:

- The proposed gate and columns will be five (5) feet in height and will encroach twenty-five (25) feet into the required front yard setback.
- The gate and columns will be thirty-nine (39) feet from the sidewalk and forty-nine (49) feet from the edge of pavement.
- A letter of support was received from the neighbor located at 940 Lake Markham Road. The neighbor in support of the variance received a setback from thirty-five (35) feet to ten (10) feet for a gate and columns at the May 20, 2024 Board of

Adjustment meeting.

- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the front yard setback for this zoning district is thirty-five (35) feet.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

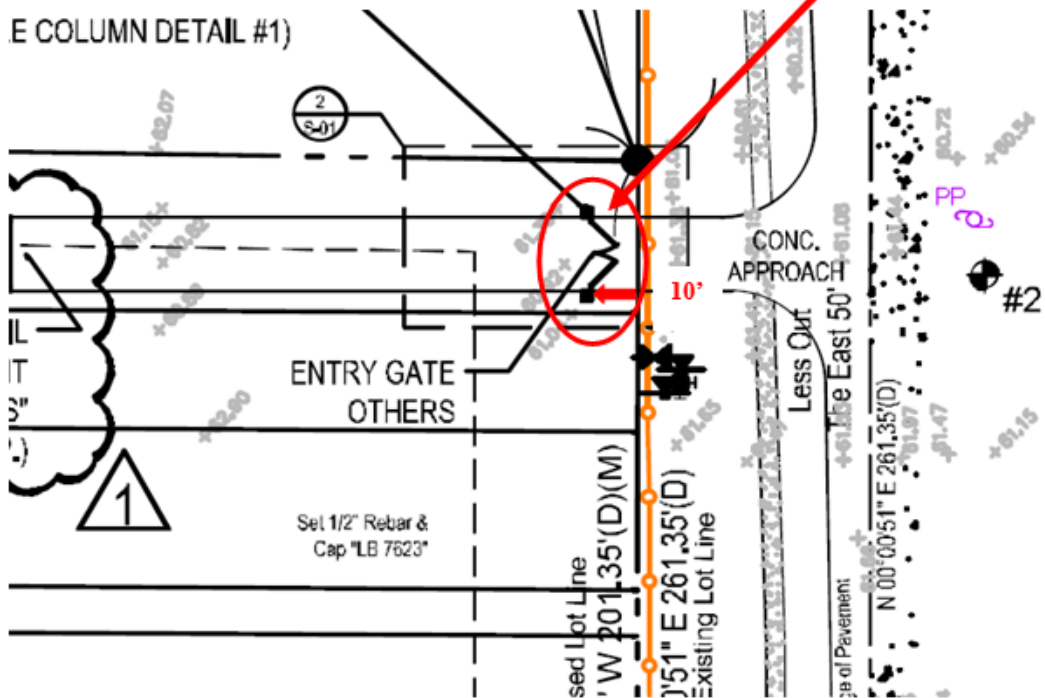
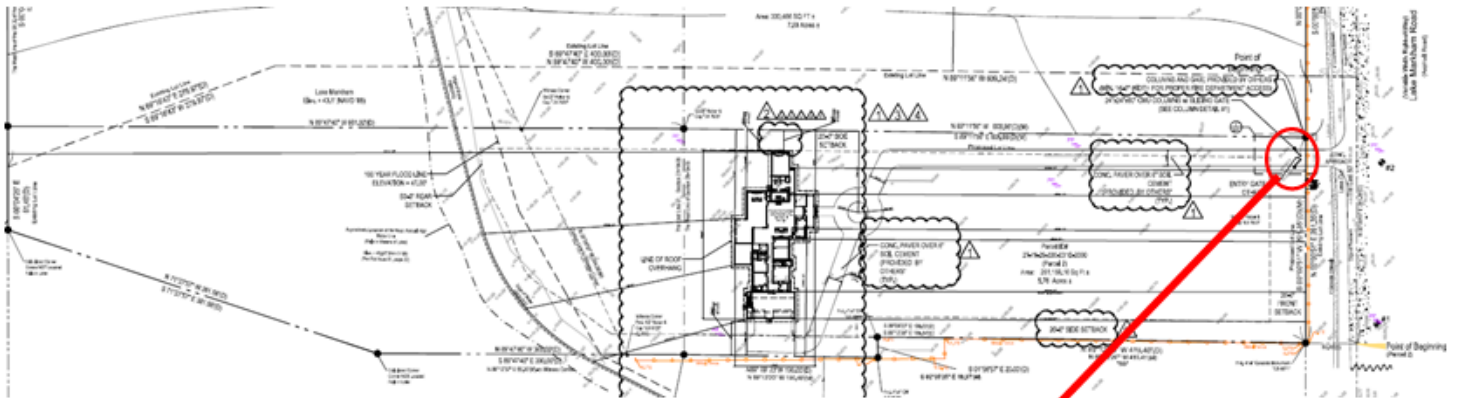
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

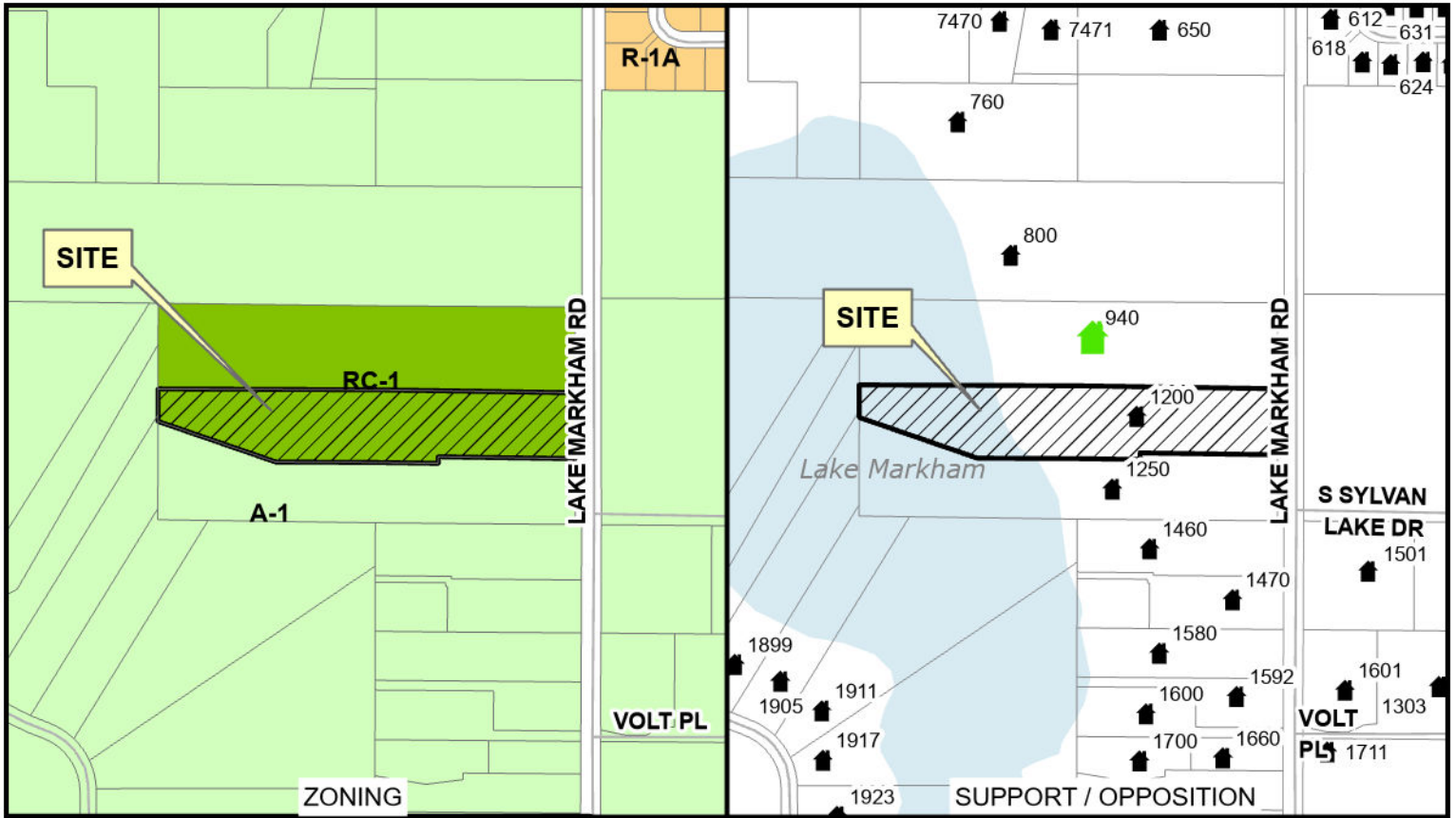
Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the five (5) foot tall entry gate and columns as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

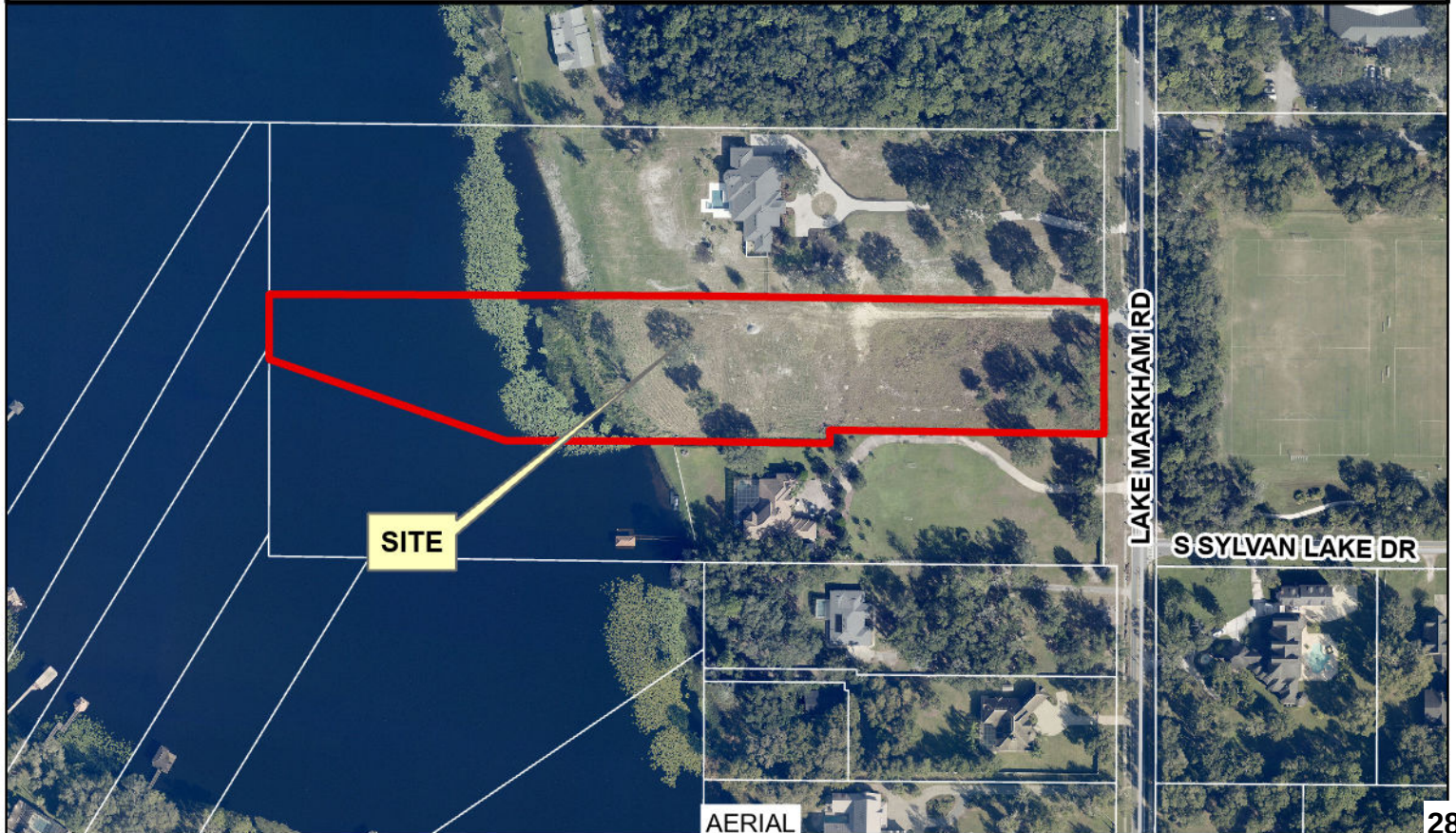
LAKE MARKHAM RD (1200) VARIANCES





KEY FAMILY LIVING TRUST
 1200 LAKE MARKHAM RD
 SANFORD FL 32771

SEMINOLE COUNTY BOA
 DEC 01, 2025



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

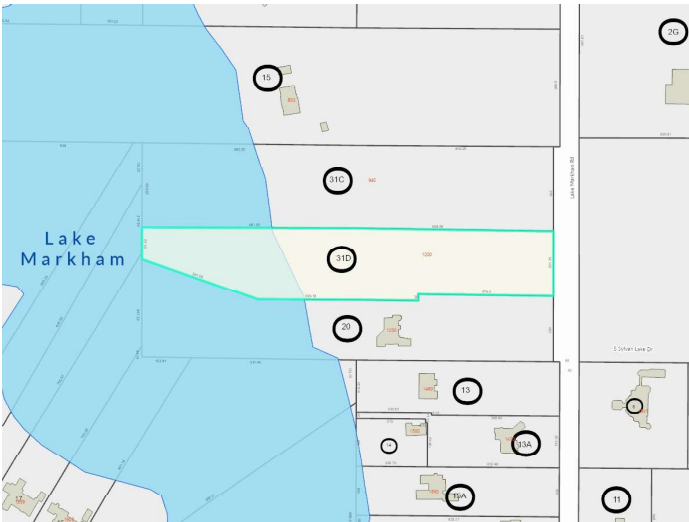
1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district? The property at 1200 Lake Markham Road presents unique site conditions, including an existing power pole near the driveway entrance that restricts the usable turning radius for safe vehicle access. In addition, nearly all neighboring homes along Lake Markham Road feature entry columns and gates positioned approximately 10 feet from the property line, establishing a consistent streetscape pattern. Setting the columns at 30 feet would disrupt this established flow of design and create functional limitations in maneuvering vehicles around the existing utility pole.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? The existing power pole and neighborhood setback patterns were in place prior to the design and permitting of this new residence. The applicant is simply seeking to follow the same driveway alignment and gate placement as the surrounding properties, ensuring uniformity with the existing neighborhood character and continuity with adjacent properties.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district? Approval of this request will not create any special privilege, as multiple properties along Lake Markham Road—including the adjoining parcel at 1250 Lake Markham Road—have approved setbacks of approximately 10 feet for their entry columns and gates. Granting this variance simply allows the applicant to maintain the same front appearance and functionality enjoyed by other homeowners along the same roadway.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant? Strict enforcement of the 30-foot setback would prevent the applicant from aligning the new entry design with the established neighborhood aesthetic and would introduce functional hardships by constraining the driveway's turning radius due to the nearby power pole. This would result in an inconsistent appearance along Lake Markham Road and limit safe and efficient driveway access.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? The proposed reduction from a 30-foot to a 10-foot setback is the minimum necessary to provide safe driveway function and maintain visual continuity with surrounding properties. This request is not excessive—it matches existing gate setbacks in the area and addresses the on-site constraints created by the power pole location.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare? Granting this variance supports the intent of the zoning code by promoting consistent design, safety, and aesthetic harmony within the community. The proposed gate columns will align with neighboring homes, will not obstruct visibility or public access, and will enhance the overall character and curb appeal of the Lake Markham Road corridor.

Property Record Card



Parcel: 27-19-29-300-031D-0000
Property Address: 1200 LAKE MARKHAM RD SANFORD, FL 32771
Owners: KEY FAMILY LIVING TRUST
 2026 Market Value \$1,160,000 Assessed Value \$1,160,000 Taxable Value \$1,160,000
 2025 Tax Bill \$15,867.64
 Vacant Waterfront property has a lot size of 5.80 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-19-29-300-031D-0000
Property Address	1200 LAKE MARKHAM RD SANFORD, FL 32771
Mailing Address	1971 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771-6830
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0030:Vacant Waterfront
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,160,000	\$1,160,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,160,000	\$1,160,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,160,000	\$1,160,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,867.64
Tax Bill Amount	\$15,867.64
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 KEY FAMILY LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 27 TWP 19S RGE 29E
 BEG 200 FT N OF SE COR OF SW 1/4 OF SW 1/4
 OF SW 1/4 IN 26-19-29 RUN N 201.35 FT N 89
 DEG 11 MIN 56 SEC W 608.96 FT N 89 DEG 47
 MIN 40 SEC W 661.92 FT S 00 DEG 04 MIN 25
 SEC E 101.53 FT S 71 DEG 27 MIN 57 SEC E
 381.58 FT S 89 DEG 47 MIN 40 SEC E 539.78 FT
 N 01 DEG 56 MIN 57 SEC W 20 FT S 89 DEG 12
 MIN 26 SEC E 419.4 FT TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,160,000	\$0	\$1,160,000
Schools	\$1,160,000	\$0	\$1,160,000
FIRE	\$1,160,000	\$0	\$1,160,000
ROAD DISTRICT	\$1,160,000	\$0	\$1,160,000
SJWM(Saint Johns Water Management)	\$1,160,000	\$0	\$1,160,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	2/13/2023	\$100	10389/0767	Vacant	No
WARRANTY DEED	10/14/2022	\$1,525,000	10340/0571	Vacant	Yes
WARRANTY DEED	9/15/2021	\$2,150,000	10055/0265	Vacant	Yes
WARRANTY DEED	12/28/2006	\$100	06535/0993	Improved	No
WARRANTY DEED	12/1/2003	\$1,200,000	05158/1803	Improved	No

Land

Units	Rate	Assessed	Market
5.80 Acres	\$200,000/Acre	\$1,160,000	\$1,160,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
13030	1200 LAKE MARKHAM RD: GAS - RESIDENTIAL-SFR	\$0		8/29/2025
03134	1200 LAKE MARKHAM RD: SWIMMING POOL RESIDENTIAL-new pool for existing SFR	\$169,000		3/7/2025
15448	1200 LAKE MARKHAM RD: DOCK - BOATHOUSE-dock & Boathouse	\$45,000		1/6/2025
15090	1200 LAKE MARKHAM RD: SINGLE FAMILY DETACHED-New Custom Home	\$1,878,581		12/13/2024
06491	DEMOLISH HOUSE, GARAGE, SHED, & POOL	\$5,000		6/1/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed

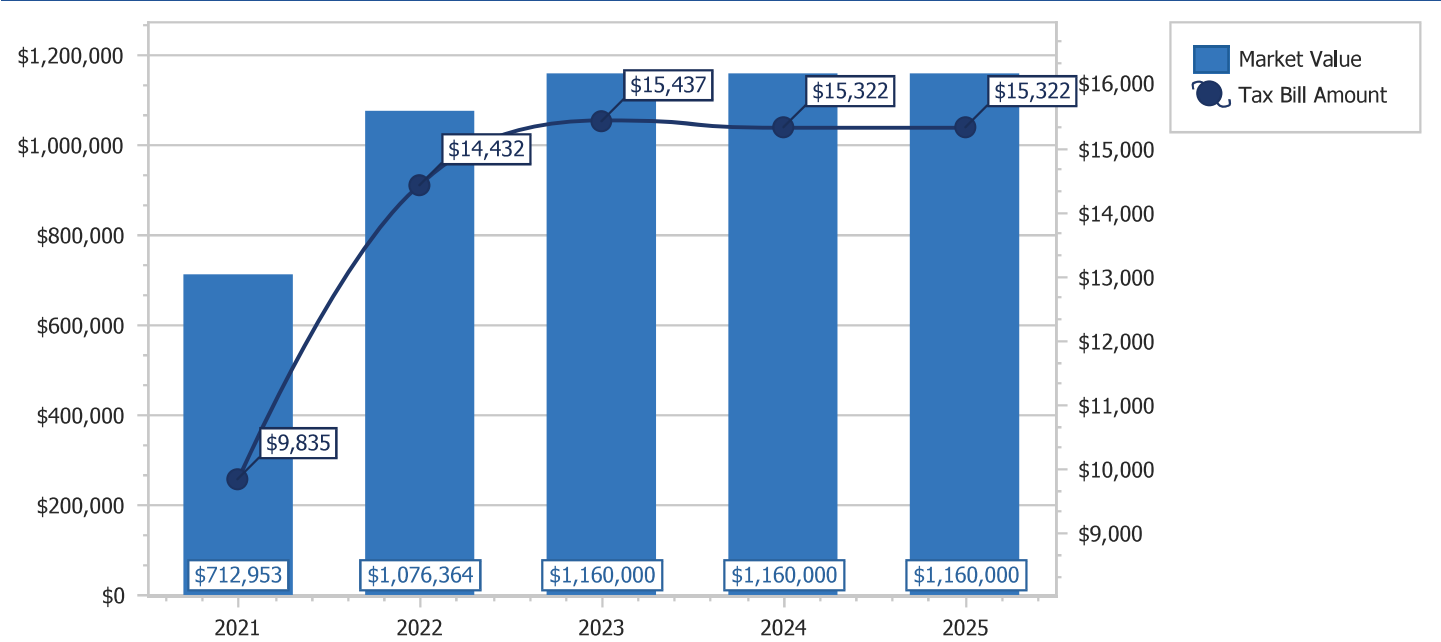
Zoning	
Zoning	RC-1
Description	Country Homes-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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October 09, 2025

Robert T. Bass
940 Lake Markham Rd.
Sanford, FL 32771

Seminole County Board of Adjustment
1101 East First Street
Sanford, FL 32771

Re: Neighbor Approval of Setback Adjustment for 1200 Lake Markham Rd. Sanford, FL 32771

Dear Members of the Board,

I am writing to express my full support for the variance request submitted by my neighbors, Darren and Rachel Key, for their property located at 1200 Lake Markham Road. The Keys are requesting approval to install their front entry gate columns at a 10-foot setback from the property line rather than the required 30-foot setback.

As the adjoining property owner, I previously applied for and received approval for the same 10-foot setback variance to allow the installation of my own front entry gate columns. Approving the Keys' request will allow both properties' entry features to align aesthetically, maintaining a consistent streetscape and enhancing the overall visual harmony of our neighborhood.

I fully support their request and believe granting this variance will positively contribute to the character and appeal of Lake Markham Road.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'RT Bass', with a stylized flourish at the end.

Robert Bass
Property Owner

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 27 TWP 19S RGE 29E BEG 200 FT N OF SE COR OF SW 1/4 OF SW 1/4 OF SW 1/4 IN 26-19-29 RUN N 201.35 FT N 89 DEG 11 MIN 56 SEC W 608.96 FT N 89 DEG 47 MIN 40 SEC W 661.92 FT S 00 DEG 04 MIN 25 SEC E 101.53 FT S 71 DEG 27 MIN 57 SEC E 381.58 FT S 89 DEG 47 MIN 40 SEC E 539.78 FT N 01 DEG 56 MIN 57 SEC W 20 FT S 89 DEG 12 MIN 26 SEC E 419.4 FT TO BEG (LESS RD)

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

A. FINDINGS OF FACT

Property Owner: DARREN & RACHEL KEY
1971 LAKE MARKHAM PRESERVE TRL
SANFORD, FL 32771

Project Name: LAKE MARKHAM RD (1200)

Requested Variance:

Request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district.

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 five (5) foot in height front entry gate and columns within the required front 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 January, 2026.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 27 TWP 19S RGE 29E BEG 200 FT N OF SE COR OF SW 1/4 OF SW 1/4 OF SW 1/4 IN 26-19-29 RUN N 201.35 FT N 89 DEG 11 MIN 56 SEC W 608.96 FT N 89 DEG 47 MIN 40 SEC W 661.92 FT S 00 DEG 04 MIN 25 SEC E 101.53 FT S 71 DEG 27 MIN 57 SEC E 381.58 FT S 89 DEG 47 MIN 40 SEC E 539.78 FT N 01 DEG 56 MIN 57 SEC W 20 FT S 89 DEG 12 MIN 26 SEC E 419.4 FT TO BEG (LESS RD)

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

A. FINDINGS OF FACT

Property Owner: DARREN & RACHEL KEY
1971 LAKE MARKHAM PRESERVE TRL
SANFORD, FL 32771

Project Name: LAKE MARKHAM RD (1200)

Variance Approval:

Request for a front yard setback variance from thirty-five (35) feet to ten (10) feet for the front entry columns and gate in the RC-1 (Country Homes) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the entry gate and columns as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

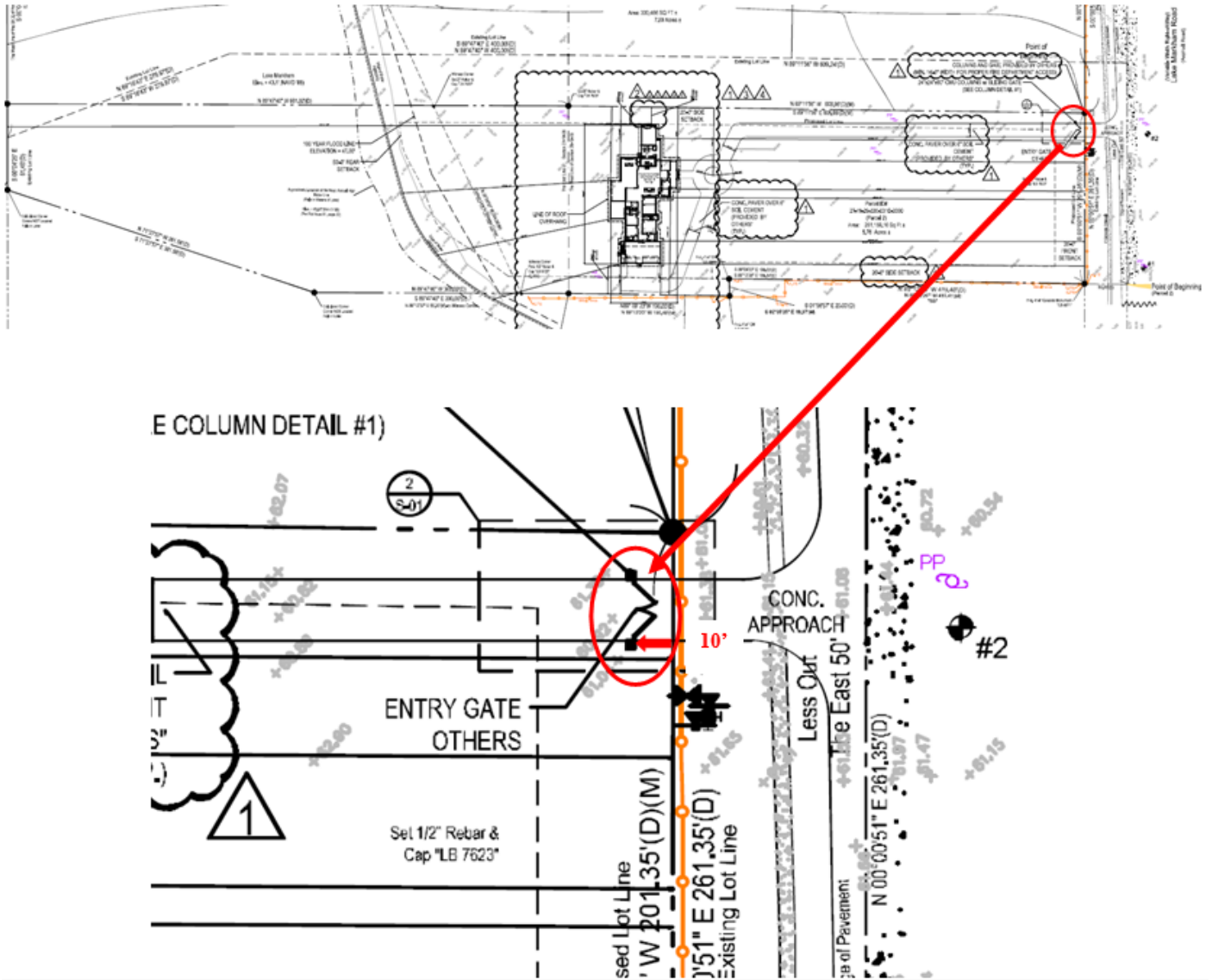
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of December, 2025.

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1085

Title:

1604 Manor Woods Way - Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district; BV2025-120 (Hannah & Hunter Patterson, Applicants) District 5 - Herr (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates/407-665-7465

Motion/Recommendation:

1. Deny the request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district; or
2. Approve the request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Sylvan Estates subdivision.
- The proposed screen room will be 675 square feet (45' x 15') and will encroach fifteen (15) feet into the required rear yard setback.
- The rear of the property where the variance is being sought abuts a twenty-five (25) foot open space, wall and landscape buffer.
- The request is for a variance to Section 30.8.5.11 of the Seminole County Land Development Code for Development Standards for Planned Developments.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

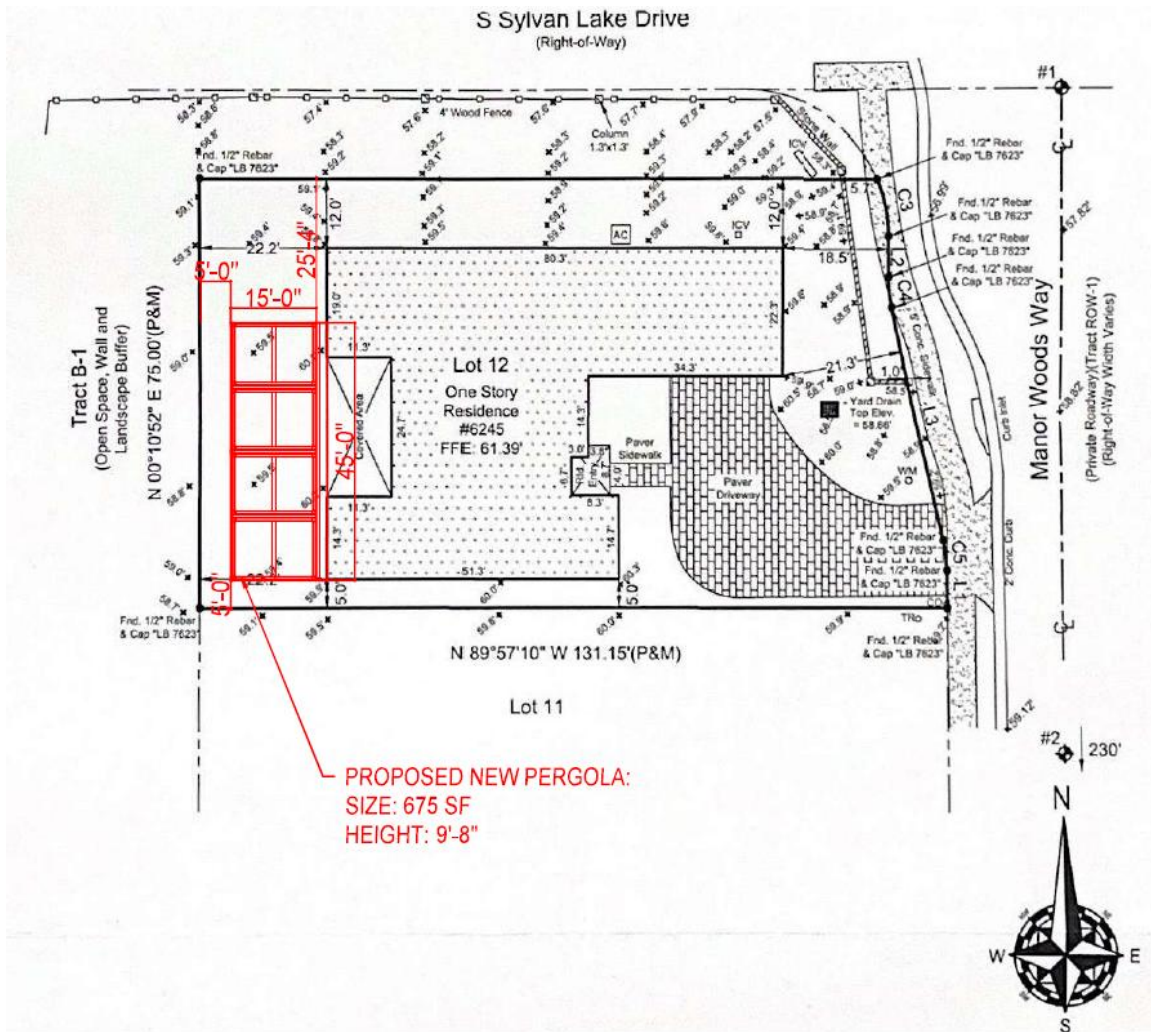
Staff Recommendation:

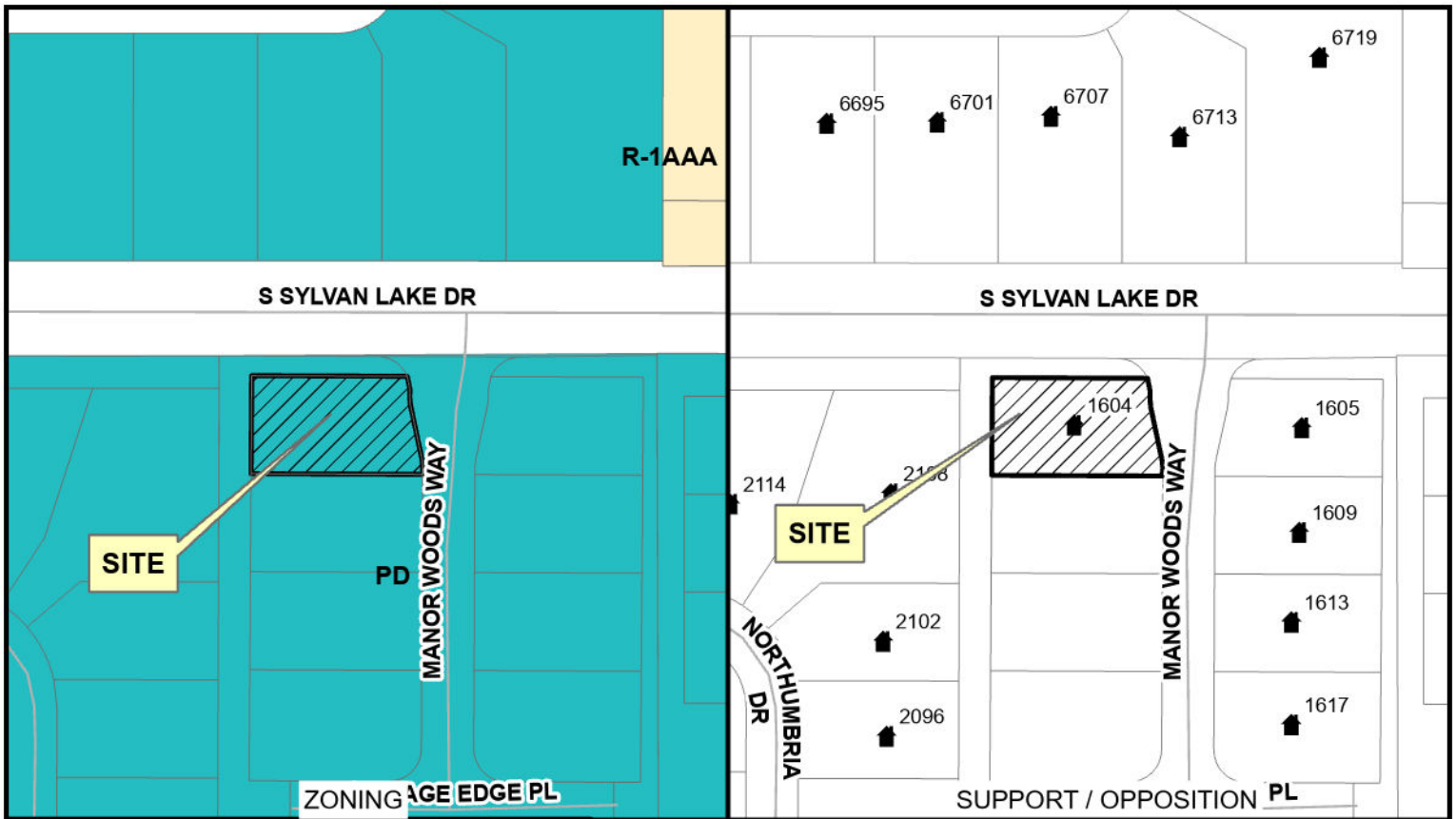
Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a

variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the screen room as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

1604 MANOR WOODS WAY VARIANCE





HUNTER & HANNAH PATTERSON
1604 MANOR WOODS WAY
SANFORD FL 32771

SEMINOLE COUNTY BOA
DEC 01, 2025

Legend:

- R-1AAA
- PD
- n/a
- Support
- Oppose

North Arrow:



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
 - Shallow rear yard after setbacks limits buildable area.
 - Without relief, pergola cannot reasonably fit.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
 - Lot dimensions and house placement determined at platting.
 - Hardship not created by applicant.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
 - Other homes in area have covered patios and pergolas.
 - Request allows same reasonable use, not extra privilege.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
 - Strict 20' rear setback would prohibit any pergola.
 - Denies reasonable outdoor living use enjoyed by others
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
 - Reduction to 5' setback is least relief needed.
 - Pergola: attached to home, 45' long, 15' deep, under 10' tall.
 - Sized to minimize impact on adjoining properties.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
 - Open-air, high-end design consistent with residential character.
 - HOA approval already obtained.
 - No adverse effect on neighbors, property values, or public welfare.

Property Record Card



Parcel: 36-19-29-523-0000-0120
 Property Address: 1604 MANOR WOODS WAY SANFORD, FL 32771
 Owners: PATTERSON, HANNAH; PATTERSON, HUNTER
 2026 Market Value \$889,986 Assessed Value \$792,498 Taxable Value \$741,776
 2025 Tax Bill \$9,976.25 Tax Savings with Exemptions \$1,143.01
 The 4 Bed/3 Bath Single Family property is 2,693 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-19-29-523-0000-0120
Property Address	1604 MANOR WOODS WAY SANFORD, FL 32771
Mailing Address	1604 MANOR WOODS WAY SANFORD, FL 32771-6859
Subdivision	SYLVAN ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$585,111	\$507,871
Depreciated Other Features	\$4,875	\$5,000
Land Value (Market)	\$300,000	\$300,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$889,986	\$812,871
Portability Adjustment	\$0	\$42,708
Save Our Homes Adjustment/Maximum Portability	\$97,488	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$792,498	\$770,163

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,119.26
Tax Bill Amount	\$9,976.25
Tax Savings with Exemptions	\$1,143.01

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PATTERSON, HANNAH - Tenancy by Entirety
 PATTERSON, HUNTER - Tenancy by Entirety

Legal Description

LOT 12 SYLVAN ESTATES PLAT BOOK 88
PAGES 85-86

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$792,498	\$50,722	\$741,776
Schools	\$792,498	\$25,000	\$767,498
FIRE	\$792,498	\$50,722	\$741,776
ROAD DISTRICT	\$792,498	\$50,722	\$741,776
SJWM(Saint Johns Water Management)	\$792,498	\$50,722	\$741,776

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	5/22/2024	\$1,064,300	10635/1832	Improved	Yes

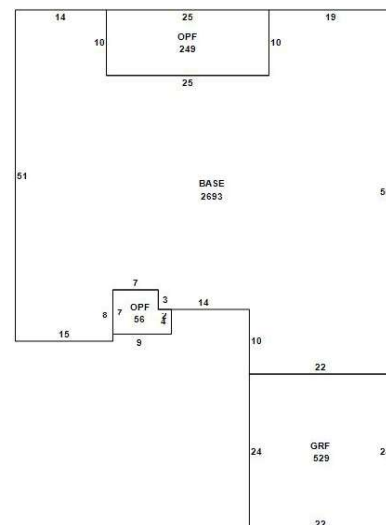
Land

Units	Rate	Assessed	Market
1 Lot	\$300,000/Lot	\$300,000	\$300,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft ²)	2693
Total Area (ft ²)	3527
Constuction	CB/STUCCO FINISH
Replacement Cost	\$588,051
Assessed	\$585,111

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	529
OPEN PORCH FINISHED	249

Permits

Permit #	Description	Value	CO Date	Permit Date
13201	1604 MANOR WOODS WAY: FENCE/WALL RESIDENTIAL- [SYLVAN ESTATES]	\$5,391		9/6/2024
06310	1604 MANOR WOODS WAY: SINGLE FAMILY DETACHED-Single Family Home [SYLVAN ESTATES]	\$900,000	5/10/2024	7/18/2023

Extra Features

Description	Year Built	Units	Cost	Assessed
SUMMER KITCHEN 1	2024	1	\$5,000	\$4,875

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

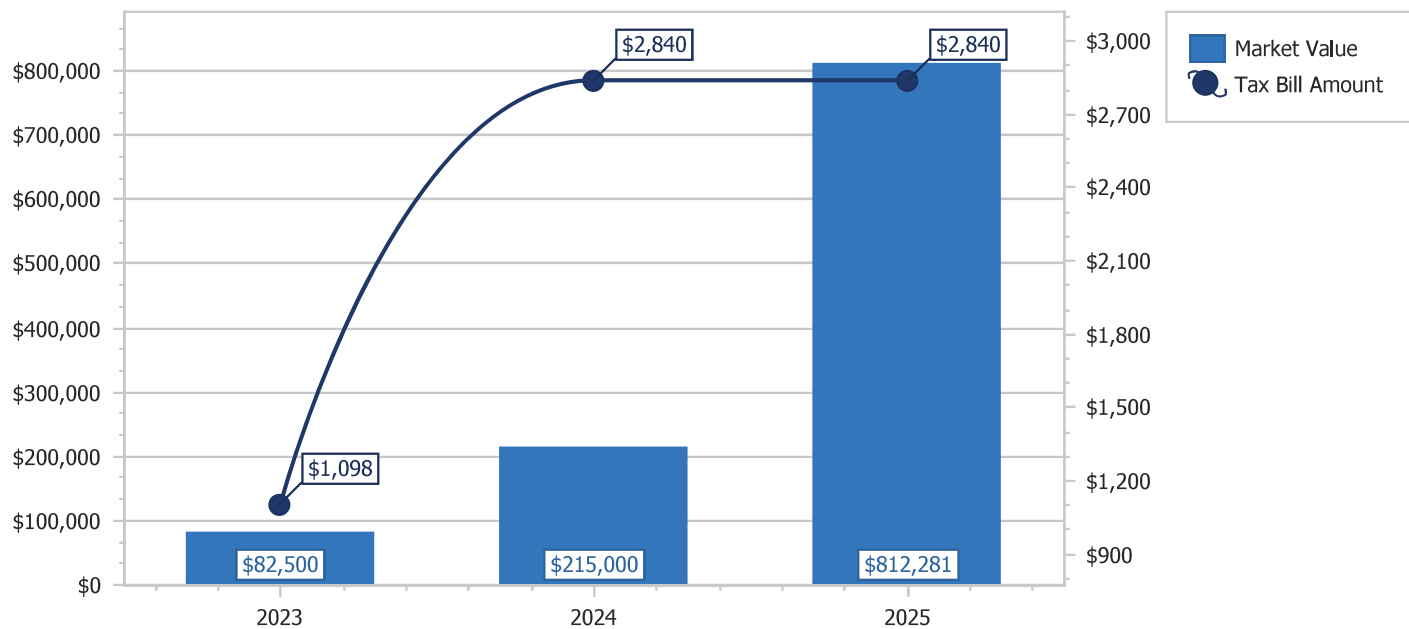
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

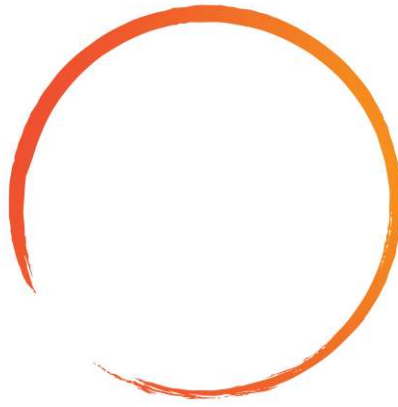
Utilities

Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser



Hunter and Hannah Patterson

P R O J E C T

1 6 0 4 M a n o r W o o d s W a y , S a n f o r d , F L , U S A

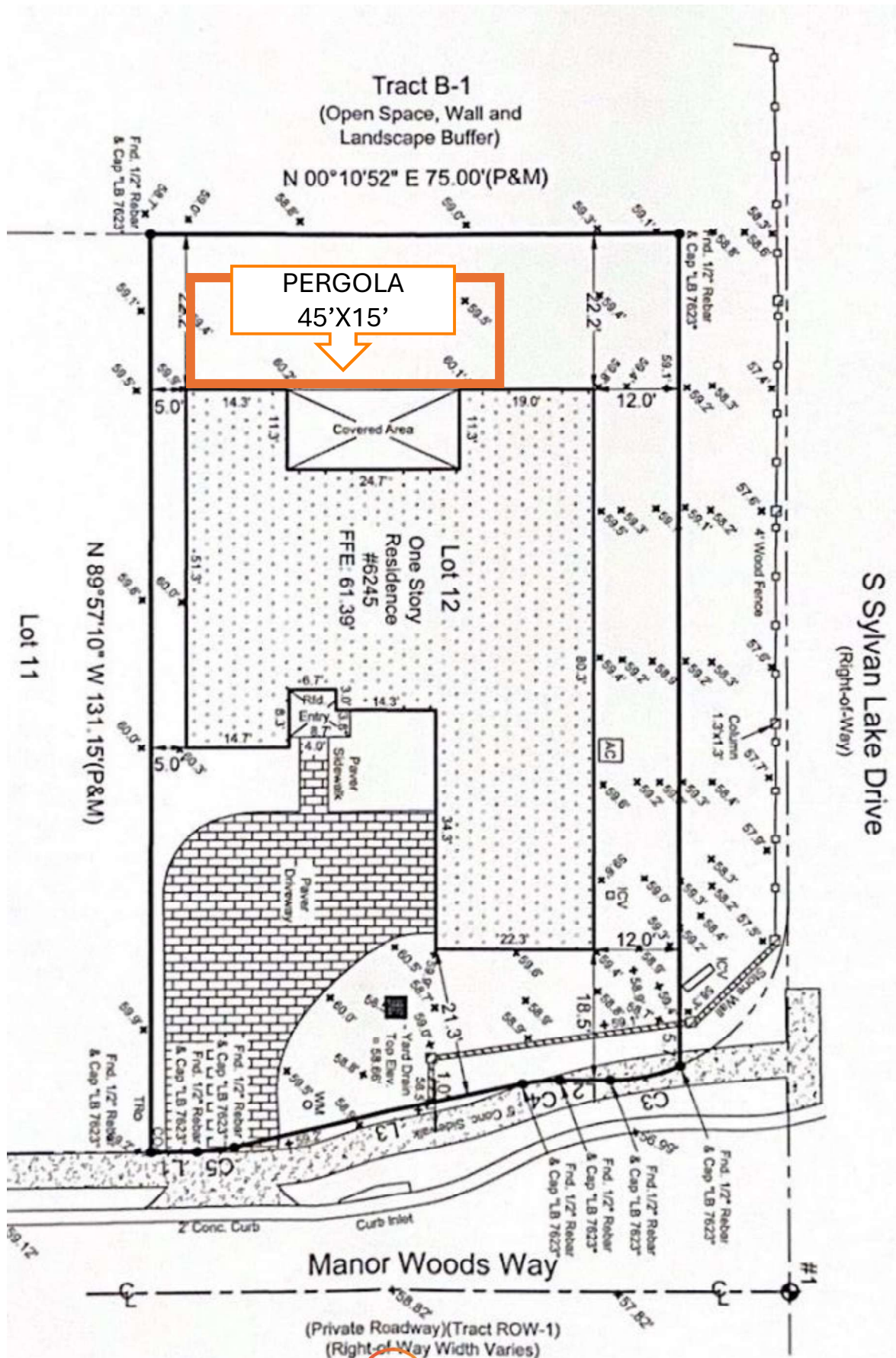
ORLANDO  OUTDOOR LIVING

SITE VISIT PICTURES





SITE SURVEY



ORLANDO OUTDOOR LIVING

RENDERS

DISCLAIMER: CONCEPTUAL RENDERINGS ONLY

The renderings, images, and visual representations provided are for conceptual and illustrative purposes only. These materials are intended to convey the general design intent and aesthetic vision of the proposed project.

Please note that not all elements, features, materials, finishes, landscaping, furnishings, or architectural details depicted in these renderings may be included in the actual proposal, final design, or constructed project. The renderings are artistic interpretations and may include conceptual elements for visual enhancement.

Actual specifications, materials, dimensions, and features are subject to change based on engineering requirements, budget considerations, regulatory approvals, site constraints, and other factors that may arise during the design and construction process.

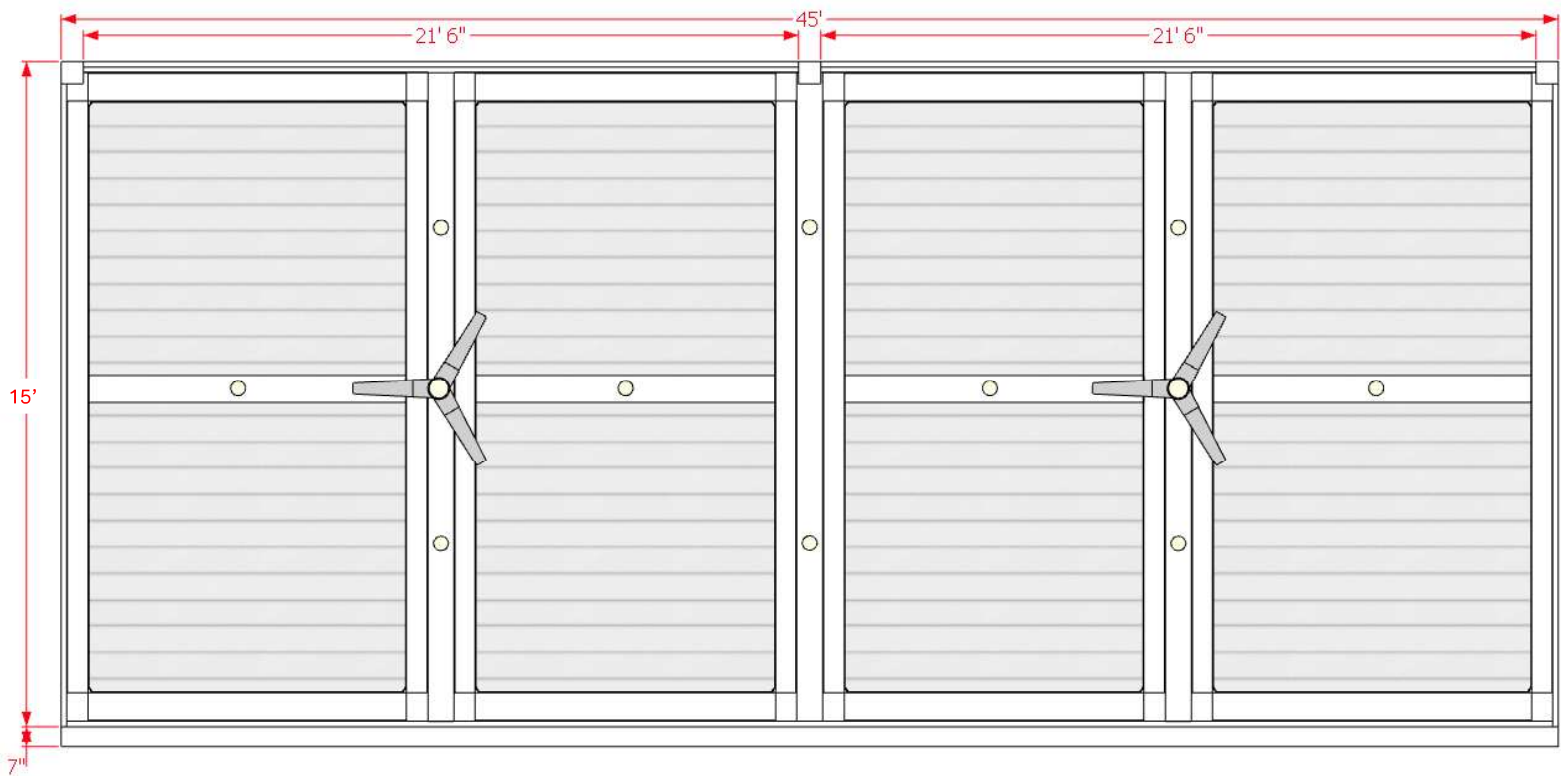
These renderings should not be relied upon as exact representations of the final product. For specific details regarding what will be included in your actual proposal or project, please refer to the written specifications, plans, and contract documents.

By viewing these materials, you acknowledge that the renderings are conceptual in nature and that the final project may vary from what is depicted.

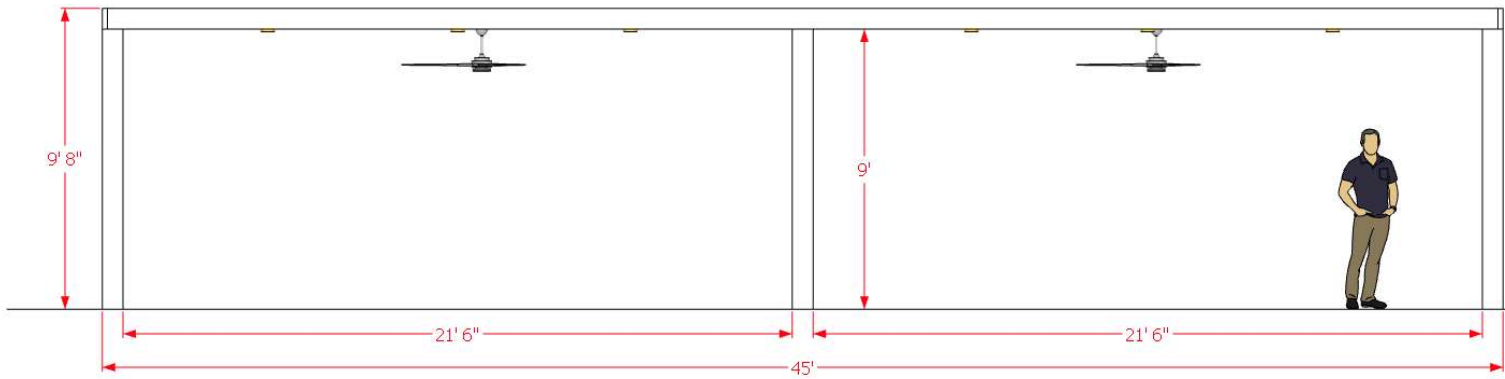




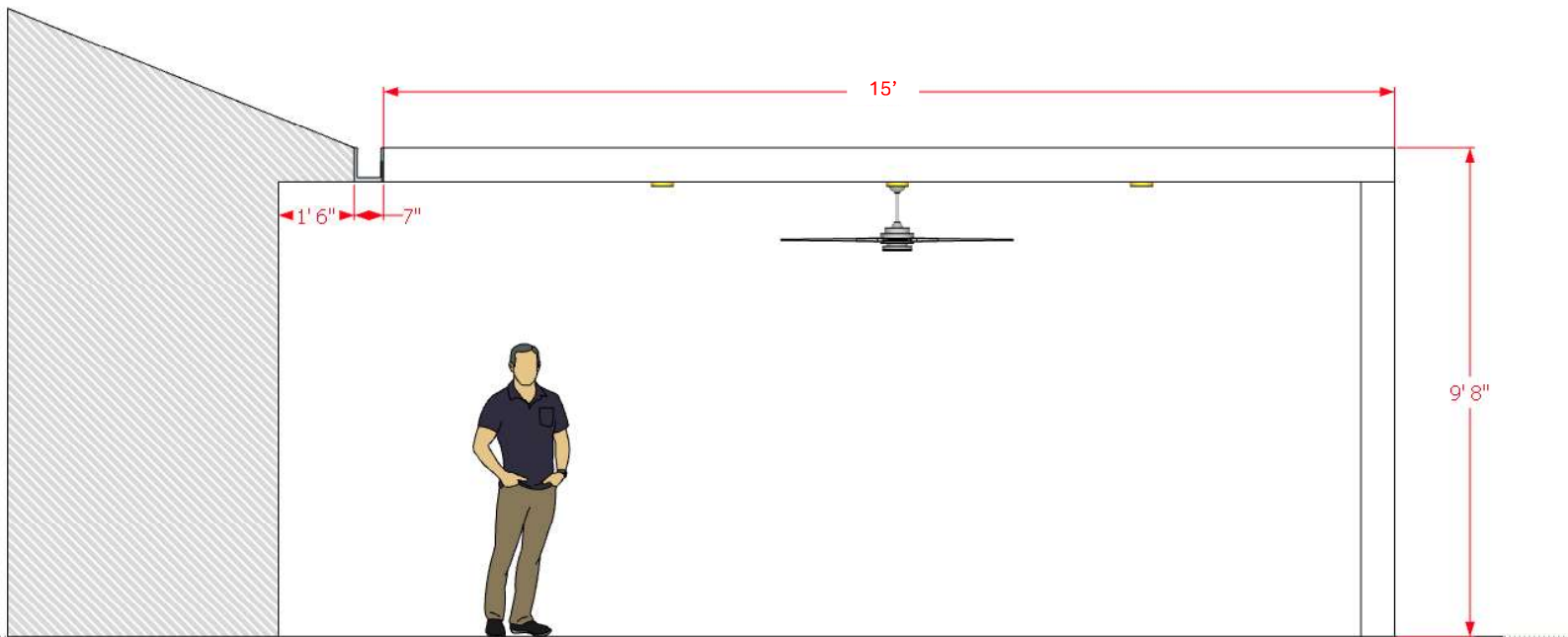
TOP VIEW

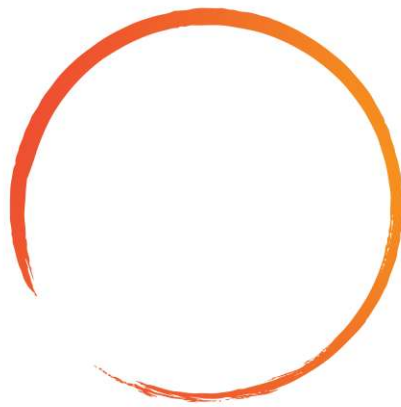


FRONT ELEVATION



SIDE ELEVATION





THANK YOU

WWW.ORTLANDOOUTDOORLIVING.COM

ORTLANDO  OUTDOOR LIVING

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:

LOT 12 SYLVAN ESTATES PLAT BOOK 88 PAGES 85-86

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

A. FINDINGS OF FACT

Property Owner: HANNAH & HUNTER PATTERSON
1604 MANOR WOODS WAY
SANFORD, FL 32771

Project Name: MANOR WOODS WAY (1604)

Requested Variance:

Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district.

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 screen room within the required rear 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 December, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 SYLVAN ESTATES PLAT BOOK 88 PAGES 85-86

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

A. FINDINGS OF FACT

Property Owner: HANNAH & HUNTER PATTERSON
1604 MANOR WOODS WAY
SANFORD, FL 32771

Project Name: MANOR WOODS WAY (1604)

Variance Approval:

Request for a rear yard setback variance from twenty (20) feet to five (5) feet for a screen room in the PD (Planned Development) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the screen room (45' x 15') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

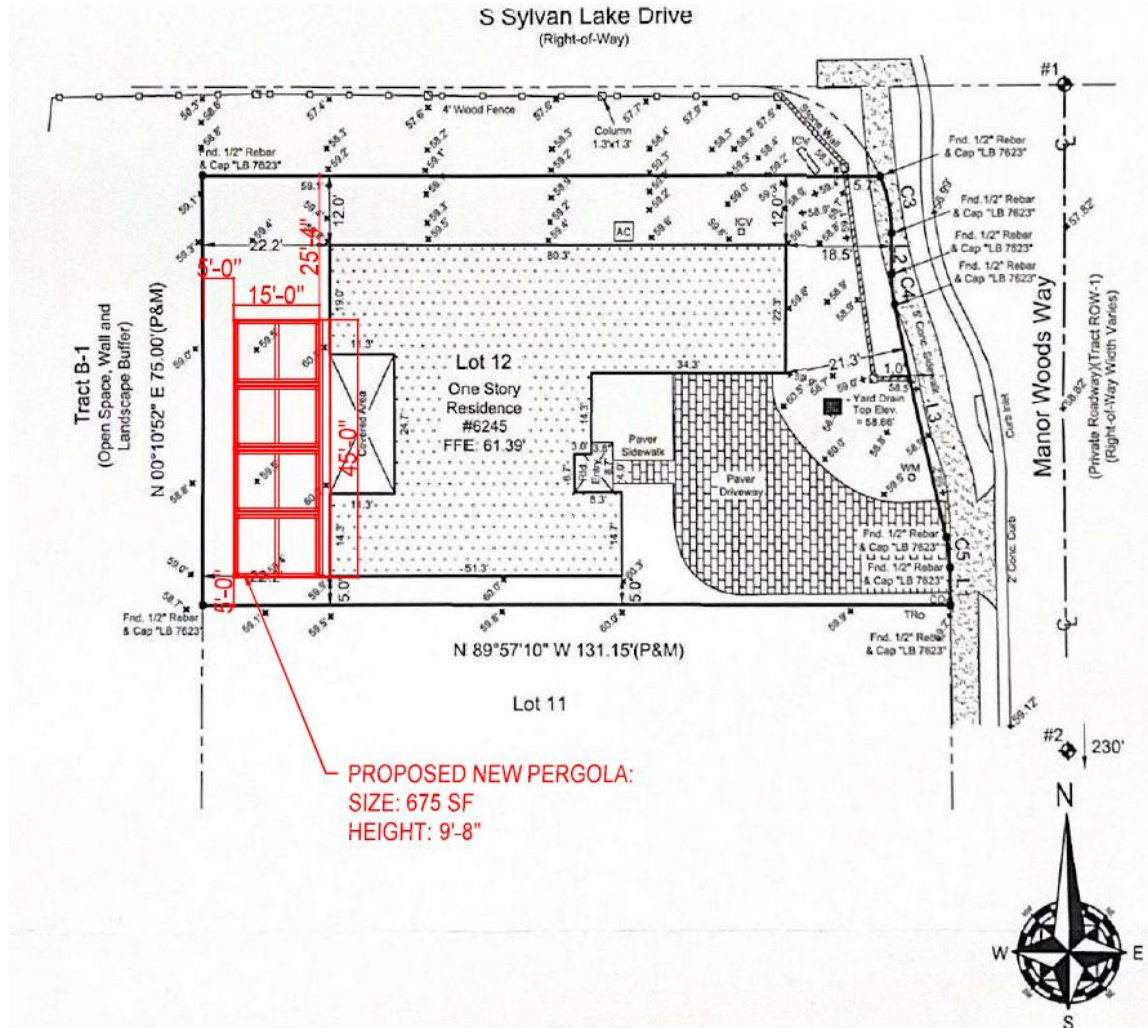
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of December, 2025.

Notary Public

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

EXHIBIT A SITE PLAN S Sylvan Lake Drive (Right-of-Way)





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1090

Title:

7007 Monterey Cypress Trail - Request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; BV2025-121 (Lisa Epps Farmer, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; or
2. Approve the request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Cadence Planned Development (PD).
- The subject property is a corner lot and, as such, considered to have two (2) front yards for setback purposes. The front of the house faces Monterey Cypress Trail. The Redpine Way side is where the variance is being sought.
- The proposed open aluminum fence is five (5) foot in height, one (1) foot higher than what is permitted by Land Development Code for fences within a front yard setback.

- The proposed open aluminum fence encroaches into a five (5) foot drainage/utility easement, and at building permitting will be required to meet the criteria for placement with an estoppel letter.
- The proposed fence is zero (0) feet from the sidewalk and 13+/- feet from the edge of pavement.
- Traffic Engineering has no objection to the placement of the fence as it relates to sight visibility.
- The request is for a variance to Section 30.14.19(f)(2) of the Seminole County Land Development Code, which states that on corner lots in residentially zoned properties, the secondary front yard or side street setback may be reduced to five (5) feet provided the visual clearance requirements can be met and with approval by the Seminole County Traffic Engineering Division.

The applicant is requesting a zero (0) foot setback.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise

detrimental to the public welfare.

Staff finds that the following variance criteria has not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

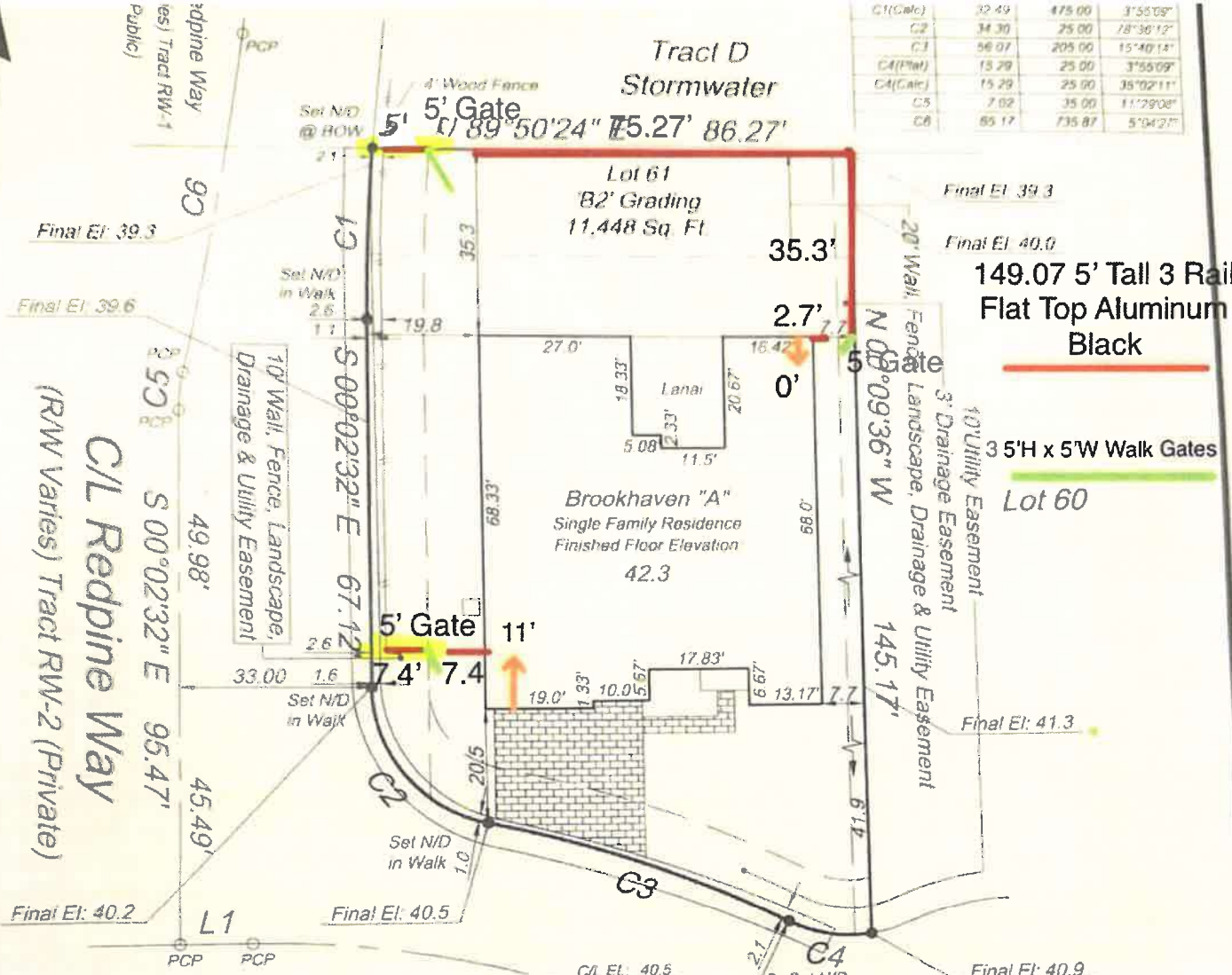
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the five (5) foot open aluminum fence as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

C1(Calc)	32.49	475.00	3'55'09"
C2	34.30	25.00	78'30'12"
C3	56.07	205.00	15'40'14"
C4(Flat)	15.29	25.00	3'55'09"
C4(Calc)	15.29	25.00	35'02'11"
C5	7.02	35.00	11'29'08"
C6	85.17	735.87	5'04'27"



C/L Monterey Cypress Trail (RW Varies) Tract RW-2 (Private)

LEGAL DESCRIPTION

Lot 61, "CADENCE PARK",

according to the plat thereof as recorded in plat book 85 at page(s) 42 - 48 of the public records of Seminole County, Florida.

FLOOD HAZARD DATA: The parcel shown hereon lies within flood zone "X" according to the Flood Insurance Rate Map community panel number 120289-0160F dated 09-28-07.

Flood Zone determination is the professional opinion of Herx & Associates, Inc. The lender (if any) makes the final determination as to the requirement of Flood Insurance, or not. No field surveying was performed by this firm to determine this zone. Herx & Associates, Inc., assumes no responsibility for actual flooding conditions.

General Notes:

- This is a Boundary and Special Purpose Topographic Survey performed in the field on 06-15-21.
 - No aerial, surface or subsurface utility installations, underground improvements or subsurface/aerial encroachments, if any, were located.
 - Building lines shown are to the exterior unfinished foundation surface or formboard.
 - Elevations shown hereon, if any, are assumed and were obtained from approved construction plans provided by the client unless otherwise noted, and are shown only to depict the proposed or actual difference in elevation relative to the assumed temporary benchmark shown hereon.
 - The parcel shown hereon is subject to all easements, reservations, restrictions, and rights of way of record whether depicted or not on this document. No search of the public records has been made by this firm.
 - The legal description shown hereon is as furnished by the client.
 - Platted and measured distances and directions are the same unless otherwise noted.
 - Copies of this Survey may be made for the original transaction only.
 - Denotes 1/2" iron rod with plastic cap marked L.B. 4937, or 1/2" iron rod with red plastic cap marked "Witness Corner", unless otherwise noted.
 - Denotes P.C.P. (Permanent Control Point)
 - Denotes P.R.M. (Permanent Reference Monument)
- (C) 2022 Herx & Associates Inc. All rights reserved

SETBACKS:

Front: 20' Rear: 20'
Side: 5' (50' Lots) 7.5' (75' Lots) Side Street: 15'

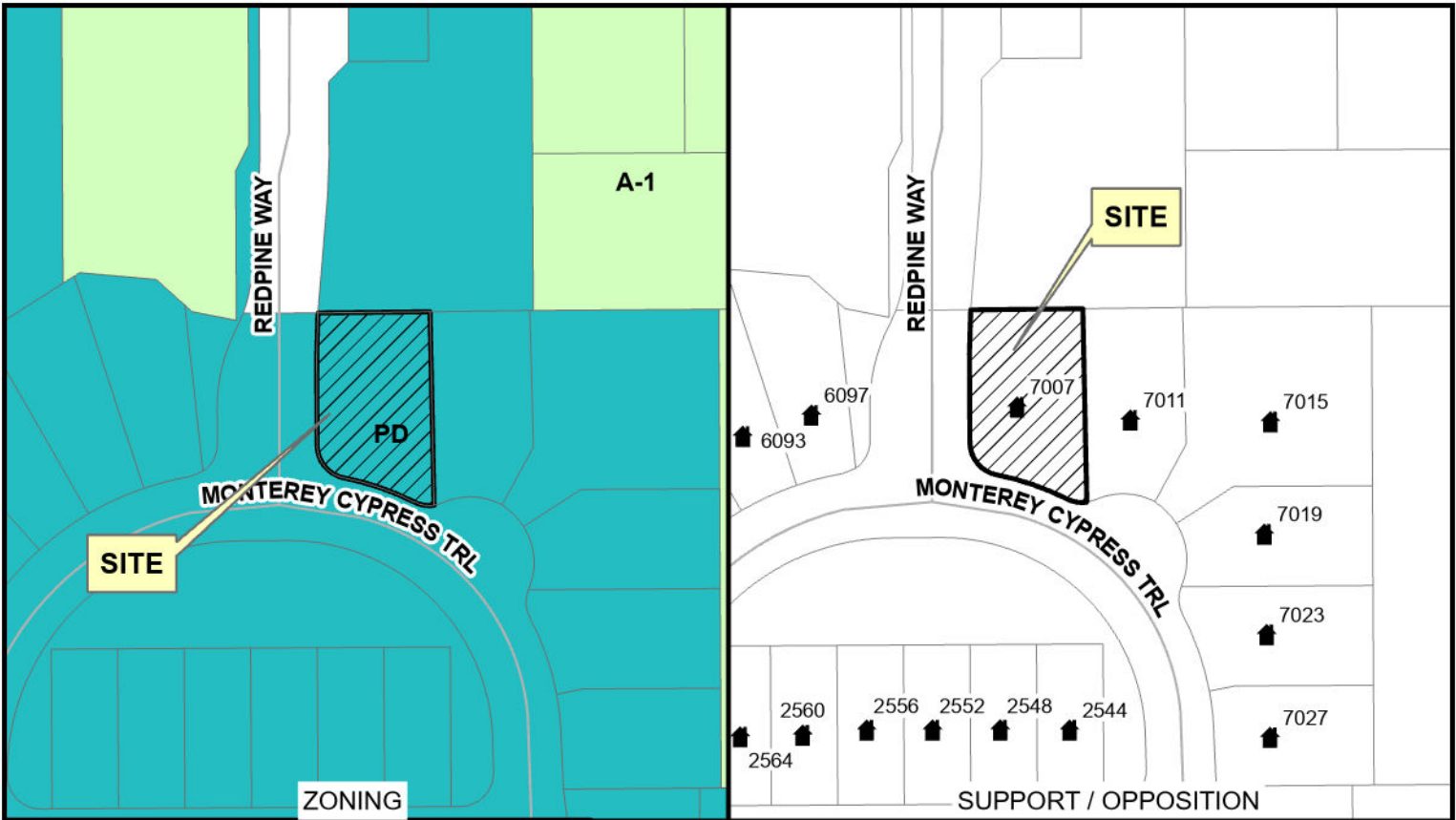
BEARING BASE: Bearings shown hereon are referenced to the North plat boundary of Cadence Park as being N 89°50'24"E.

Vertical datum is per engineering plans by prepared by Pouios & Bennett, Job # 18-042. (NAVD 88)

Legend

Temporary Benchmark (assumed datum)	OS	Offset
Back of sidewalk	O.R.B.	Official Records Book
Centerline	PB	Plat Book
Central Or (Delta) Angle	PC	Point of Curvature
Calculated	PCC	Point of Compound Curvature
Chord Bearing	P.C.P.	Permanent Control Point
Chord	PG	Page
Concrete Monument	P.R.M.	Permanent Reference Monument
Elevation (Proposed)	PL	Property Line
Elevation (Measured)	P.O.B.	Point of Beginning
Found	P.O.C.	Point of Commencement
Finished Floor	P.I.	Point of Intersection
Iron Pipe	PRC	Point of Reverse Curvature
Iron Rod	PT	Point of Tangency
Arc Length	R	Radius
Licensed Business	RAD	Radial Line
Land Surveyor	RES	Residence
Measured	R/W	Right-of-Way
Mail and Disk	TBM	Temporary Benchmark
Not Radial	TYP	Typical
		Fence Symbol (see drawing)
		Fence Symbol (see drawing)

Drawn by: CM
Checked by: MK
Prepared for: M.H. Homes



GERALD & LISA FARMER
7007 MONTEREY CYPRESS TRL
SANFORD FL 32773

SEMINOLE COUNTY BOA
DEC 01, 2025



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

Because of its location adjacent to the entrance gate, the lot is not a traditional corner lot. Unlike other corner lots, the "second front yard" seems to not exist.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The builder/developer predetermined lot specifications. Construction of the entrance gates and fencing along the left side of the property was completed prior to purchase and home construction.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Security should not be considered a privilege. The home on the other side of the entrance gate has a 5 or 6 foot tall privacy fence.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Even though my home is in a gated community, my backyard and side yards are outside of the gate. For security reasons, I would like to enclose my property as other homeowners are allowed to do.

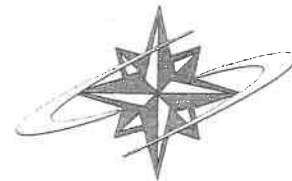
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

For security reasons, I am asking that the fence be 5' rather than 4' tall. I am asking that the setback of the fence be 11 feet from the front of the structure so it can line up with the existing post and gate and be aesthetically pleasing to the community.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

I have adhered to the fencing specifications outlined in the community plan. I have been granted HOA approval.

NOTICE OF APPROVAL
OF ARC APPLICATION



COMMUNITY MANAGEMENT

August 12, 2025

Cadence Park Homeowners Association, Inc.

71 S. Central Avenue
Oviedo, FL 32765
407-359-7202/Office
407-971-1490/Fax

MAIL TO:

Lisa Epps & Gerald Farmer
7007 Monterey Cypress Trail
Sanford, FL 32773

Regarding: 7007 Monterey Cypress Trail / CAD27609

Dear Lisa Epps Farmer,

Your Request for an Architectural Modification on your property at 7007 Monterey Cypress Trail has been approved by the Architectural Request Committee of Cadence Park Homeowners Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Fence - Installation of 149.07 feet of 5 foot tall, 3 rail aluminum fence (black), with (3) 5 foot wide pedestrian gates..**

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Approved as submitted.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

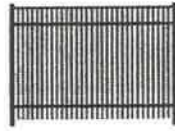
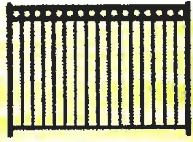
Cadence Park Homeowners Association, Inc.

Tan PVC privacy

Tan Lattice Top PVC

Tan Picket-style PVC

Tan PVC privacy tapered to picket-style



Black powdered aluminum fences; small pet guard in design or throughout.

(A) Bottom rails imbedded in swale

The following fence styles are allowed in this community; however specific fencing by lot number is listed on page 8:

- Tan PVC fencing may be used for privacy; the panels must look the same on both sides. Maximum height is six (6) feet, minimum height is five (5) feet.
- Tan PVC lattice top style fencing, maximum height is six (6) feet; minimum height is five (5) feet.
- Black powdered aluminum picket-style fence, maximum height is five (5) feet, minimum height is four (4) feet. Four (4') feet or 5' in height is to be used across the back for lots that back up to a body of water or view. Caps are flat. Privacy may be obtained by planting hedges along the sides up to 10 feet from the rear fence line.

The ACC and/or Board of Directors reserves the right to notify a homeowner to remove plantings deemed as blocking a view and/or to trim plantings to the height of the fence line.

Black powdered aluminum picket-style fences may have a puppy guard fence style similar to the styles shown above. The extra pickets keep small animals in your yard. The ACC reserves the right to notify any homeowner to replace pet guard fence styles that look like an afterthought or are not nicely installed. **Absolutely no chicken wire, chain link, cattle style fencing, or the like, is to be used as a pet guard.**

The ACC may consider other attractive black powdered aluminum fence styles on a case-by-case basis, as authorized by the Board of Directors. Should the lot contain a swale, the bottom spokes may be cut longer over a swale to be embedded into the dirt when fence is installed over a swale as part of a pet guard so that the small pet cannot crawl underneath the fence at the swale location. *See sample picture (A).*

3. All fences are required to have a minimum 4' wide (48 inches) entry gate on the side that does not have equipment next to the house that may impede lawn mowers from easily getting through.
4. Fences shall **not** be installed flush to the ground to prevent interference with storm water drainage. **However, fences may be run across rear yard swales as long as the fence remains level across the top.**
5. It is recommended that fences not be installed in drainage or utility easements. However, if the ACC grants approval for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense.
6. Should the Association, or County, be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
7. **No fence shall be constructed closer than ten (10) feet back from the front of the house** (forward facing outer corners of the house). No fence shall be permitted to extend beyond the front outer corners of the house under any circumstance.
8. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street, if the fence would impede traffic by obstructing the view from the road. This will be determined on a case-by-case basis depending on the way the house is situated on the lot and/or the local municipality's restrictions, where applicable. The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.

9. Fences for corner lots require close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and County building code setback requirements. The ACC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the neighboring lot.
10. Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between perimeter fences will not be permitted. Pool fences are not considered a perimeter fence.
11. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area, where applicable.
12. Fences must be kept clean and in good repair.
13. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.
14. Pet area fencing or children's play area fencing, specifically installed to keep children or pets in a smaller area of the yard, are only permitted in the rear yard, are not to exceed the height of the perimeter fence **and must not be visible from the road.**
15. The ACC has the right to notify a homeowner to correct any fence installation that is not in compliance with these community standards.

SPECIFIC FENCING FOR LOTS 9-16, 19-24, 60-61, 143-173, 176-178, shall install 4 ft or 5 ft high black powdered aluminum fence with flat caps all the way around, or 6 ft high tan PVC fence that tapers down the last 10 feet of the side fence line (*see sample picture on page 7*) and across the rear with a 4 ft or 5 ft high picket-style fence across the back. Privacy for either fence style may be obtained by planting hedges across the fence sides up to 10 feet from the rear property line fence, and not across the rear fence to preserve the view.

SPECIFIC FENCING FOR LOTS 1-8, 17-18, 25-59, 62-95, 96-142, 174, 175, 179-183 may install either fence style, 5' or 6' high Tan PVC privacy fence or 5' high black powdered aluminum picket style or 5' tan PVC picket-style fence. The fence may abut against an existing fence, where applicable; and **is not permitted to tie into the existing perimeter fence or a neighbor's fence**. Hedges may be planted along the inside of the picket-style fence in order to obtain some privacy.

Note: Lots with odd shapes and/or partial views or that back up to wetlands/upland buffers/conservation areas shall be decided on a case-by-case basis based on the specifics of the lot. The decision of the ACC approved by the Board of Directors is final.

Flags - Federal, State, Military

1. In accordance with Florida Statute 720.304 and the recorded Community Declaration.
2. Flags shall be replaced if faded, tattered, or in poor condition.
3. Flag poles and flag attachments will be kept in a clean and maintained condition.

Front Entry of Home

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
2. No front entry shall be used for storage of any kind (this includes shoes).

Front Porch Furniture

1. If your home was built with a front porch, porch swings and patio-style furniture may be placed on a front porch. If the porch swing is not a stand-alone style, but is attached to the home, installation safety and weight load is the sole responsibility of the homeowner.

Front Roof Changes

1. No changes other than skylights will be permitted on any roof which is visible from the front of the house.
2. All shingle replacements must be dimensional architectural shingles.





Property Record Card



Parcel: 23-20-30-510-0000-0610
Property Address: 7007 MONTEREY CYPRESS TRL SANFORD, FL 32773
Owners: FARMER, LISA E; FARMER, GERALD
 2026 Market Value \$608,409 Assessed Value \$401,088 Taxable Value \$350,366
 2025 Tax Bill \$4,773.04 Tax Savings with Exemptions \$3,581.56
 The 4 Bed/3 Bath Single Family property is 3,064 SF and a lot size of 0.26 Acres

Parcel Location



Site View



23203051000000610 02/14/2025

Parcel Information

Parcel	23-20-30-510-0000-0610
Property Address	7007 MONTEREY CYPRESS TRL SANFORD, FL 32773
Mailing Address	7007 MONTEREY CYPRESS TRL SANFORD, FL 32773-6481
Subdivision	CADENCE PARK
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$463,409	\$465,761
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$145,000	\$145,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$608,409	\$610,761
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$207,321	\$220,977
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$401,088	\$389,784

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,354.60
Tax Bill Amount	\$4,773.04
Tax Savings with Exemptions	\$3,581.56

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FARMER, LISA E - Tenancy by Entirety
 FARMER, GERALD - Tenancy by Entirety

Legal Description

LOT 61 CADENCE PARK PLAT BOOK 85 PAGES
42-48

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$401,088	\$50,722	\$350,366
Schools	\$401,088	\$25,000	\$376,088
FIRE	\$401,088	\$50,722	\$350,366
ROAD DISTRICT	\$401,088	\$50,722	\$350,366
SJWM(Saint Johns Water Management)	\$401,088	\$50,722	\$350,366

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/14/2022	\$564,400	10193/1157	Improved	Yes

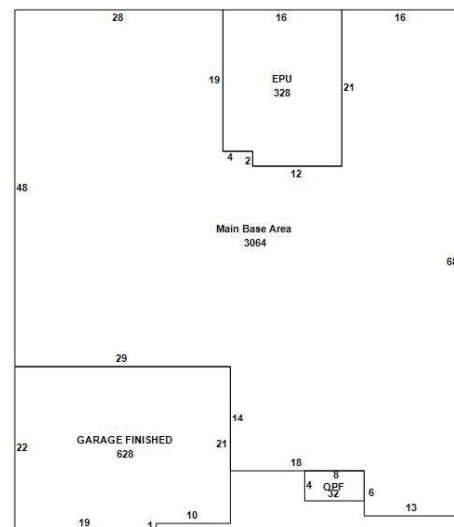
Land

Units	Rate	Assessed	Market
1 Lot	\$145,000/Lot	\$145,000	\$145,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2022
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft ²)	3064
Total Area (ft ²)	4052
Constuction	CB/STUCCO FINISH
Replacement Cost	\$470,466
Assessed	\$463,409

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
ENCLOSED PORCH UNFINISHED	328
GARAGE FINISHED	628

Permits				
Permit #	Description	Value	CO Date	Permit Date
08344	7007 MONTEREY CYPRESS TRL: SCREEN ROOM-FARMER SUNROOM [CADENCE PARK]	\$15,400	11/3/2022	5/31/2022
09119	COMPLETE, 7007 MONTEREY CYPRESS TRL: SINGLE FAMILY DETACHED-NEW SFR [CADENCE PARK] *DRAWN	\$445,385	2/28/2022	6/1/2021
05904	6059 REDPINE WAY: FENCE/WALL COMMERCIAL-2 FENCE/GATE COLUMNS [CADENCE PARK]	\$1,700		6/16/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed

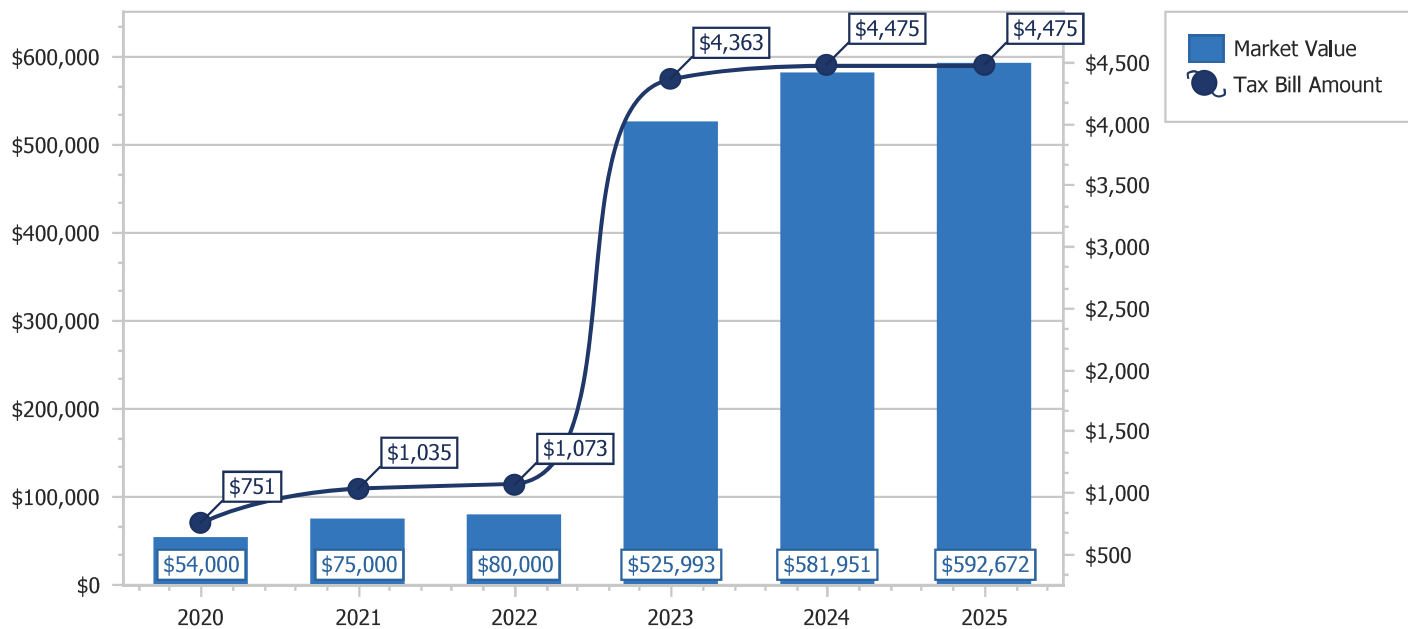
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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:

LOT 61 CADENCE PARK PLAT BOOK 85 PAGES
42-48

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

A. FINDINGS OF FACT

Property Owner: LISA EPPS FARMER
7007 MONTEREY CYPRESS TRAIL
SANFORD, FL 32773

Project Name: 7007 MONTEREY CYPRESS TRAIL

Requested Variance:

Request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district.

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 fence. 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
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 61 CADENCE PARK PLAT BOOK 85 PAGES
42-48

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

A. FINDINGS OF FACT

Property Owner: LISA EPPS FARMER
7007 MONTEREY CYPRESS TRAIL
SANFORD, FL 32773

Project Name: 7007 MONTEREY CYPRESS TRL

Variance Approval:

Request for a west side street setback variance from fifteen (15) feet to zero (0) feet for a fence in the PD (Planned Development) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the fence as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

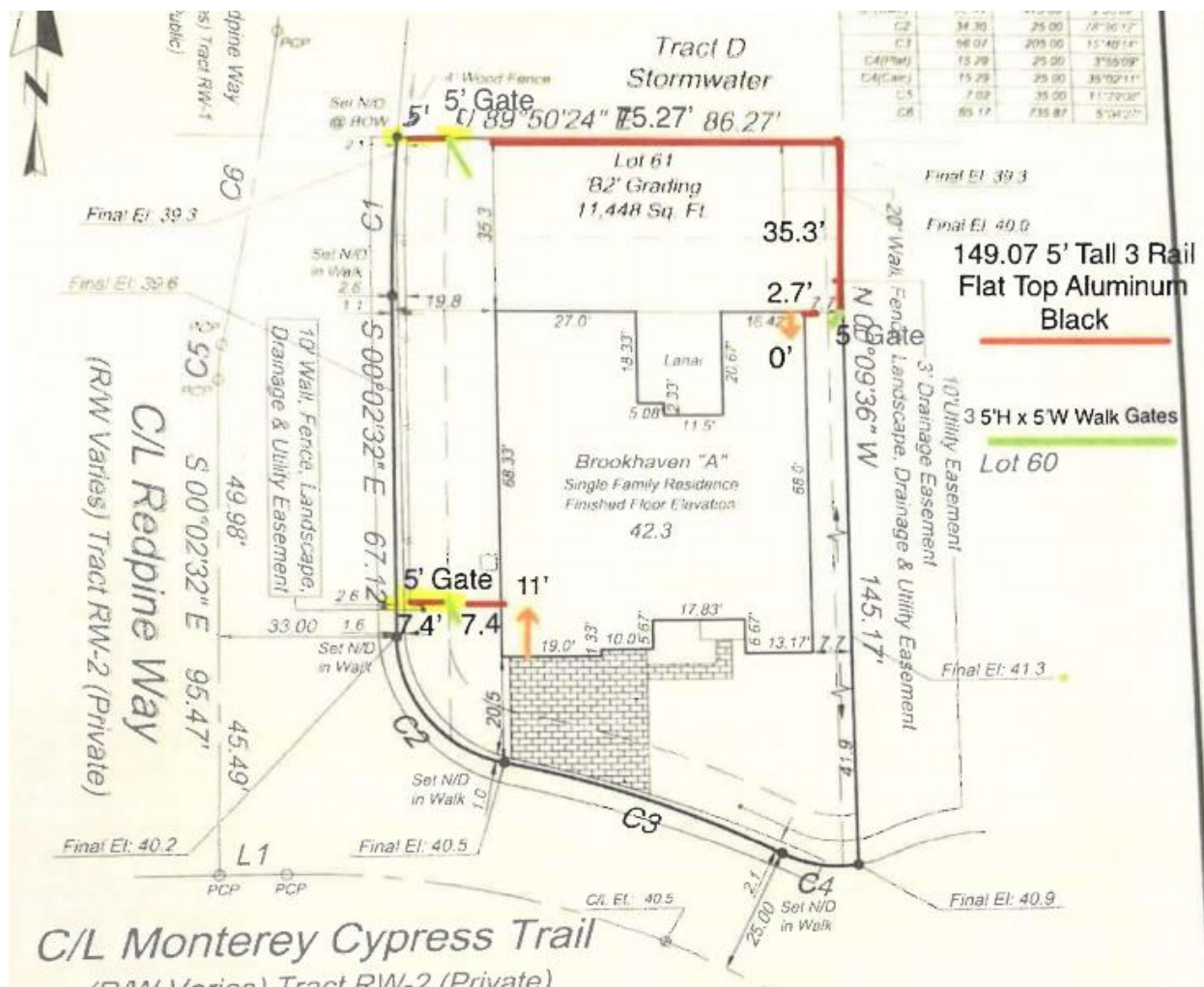
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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
1101 East First Street
Sanford, Florida 32771

EXHIBIT A





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1025

Title:

2872 North Morningside Court - Request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district; BV2025-109 (Scott & Cindy Dyer, Applicants) District 1 - Dallari - (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/407-665-7389

Motion/Recommendation:

1. Deny the request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district; or
2. Approve the request for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Stillwater Phase I subdivision and is zoned R-2 (One and Two-Family dwelling) district.
- The proposed home addition is 525 square feet.
- The request is for a variance to Section 30.7.3.1 of the Seminole County Land Development Code, which states that the rear yard setback for this zoning

district is thirty (30) feet, and the side yard setback is ten (10) feet.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria has not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the proposed home addition of 525 square feet as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. SUBJECT TO EXCEPTIONS LISTED IN FIRST AMERICAN TITLE COMMITMENT NO. 2061-7903711 DATED 12-02-20.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC #1 IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (DB).
6. BUILDING LINES SHOWN REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

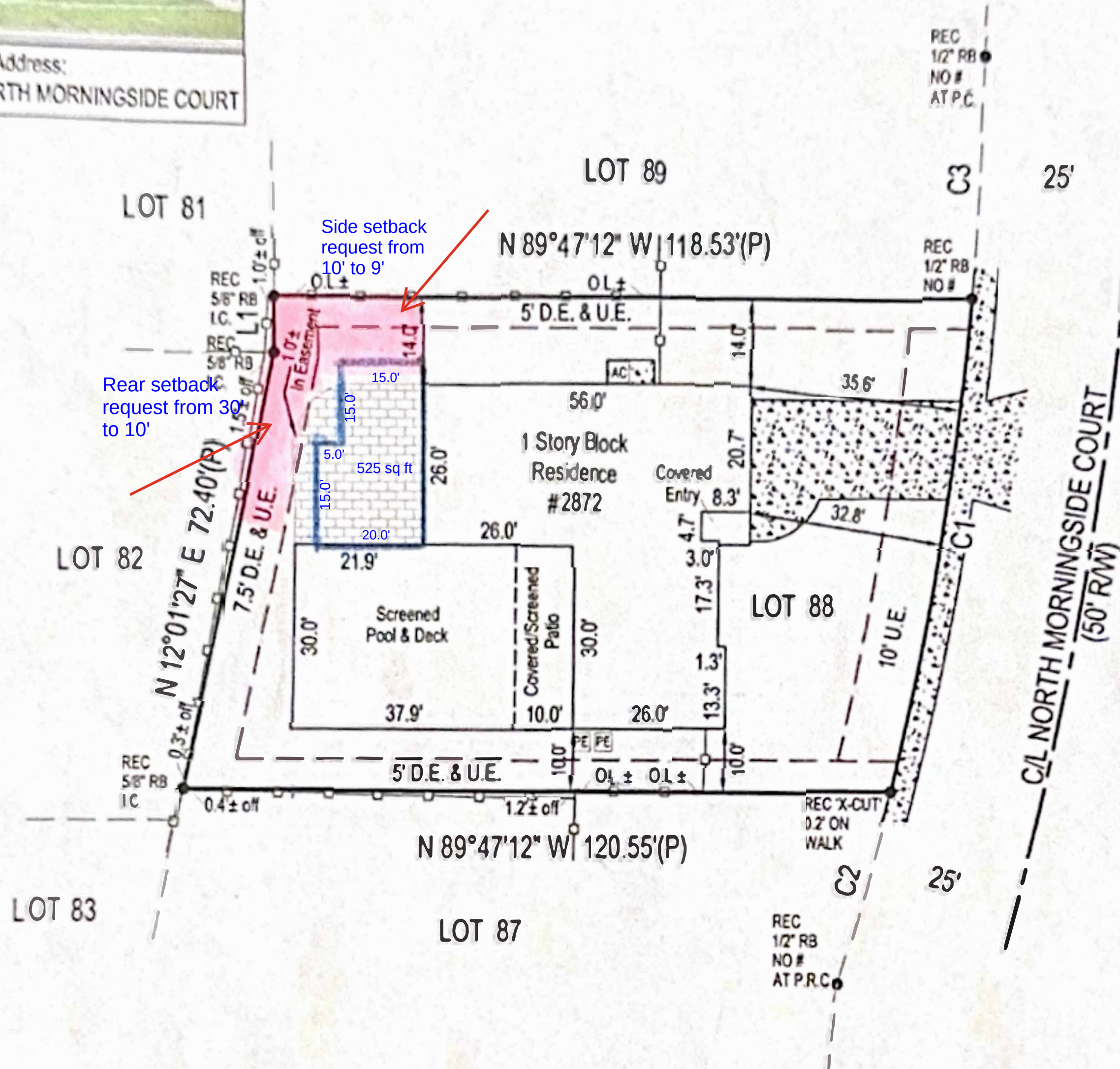
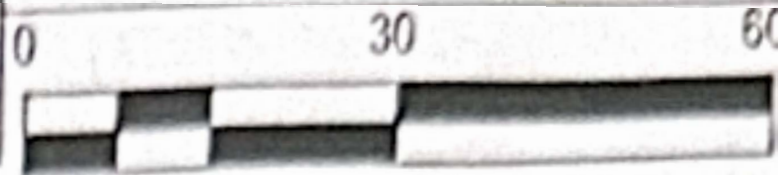
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL 32746
PH. (407) 895-1155

FLOOD ZONE REFERENCE:

PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.J.R.M. MAP PANEL NO. 12117C 0190 F DATED 09-28-07.



Property Address:
2872 NORTH MORNINGSIDES COURT



LINE	BEARING	DISTANCE
L1(P)	N 00°12'48\" W	9.13'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(P)	496.41'	9°21'36\"	81.09'	81.00'	N 09°15'21\" E
C2(P)	496.41'	3°40'58\"	31.91'	31.90'	S 15°46'37\" W
C3(P)	496.41'	4°24'33\"	38.20'	38.19'	N 02°22'16\" E

SCALE 1\" = 30'

DESCRIPTION: LOT 88, STILLWATER - PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 45 THROUGH 48, IN CLUS. VE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
SCOTT DYER AND CINDY DYER
PLAZA HOME MORTGAGE, INC. ISAOA
INTEGRITY TITLE & GUARANTY AGENCY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

JOB NO.: 21-082
DATE:
FIELD: 01-07-21
SIGNED: 01-08-21
DRAWN BY: SFG
P.C.: KJ
CHECKED BY: RWJ

REC - RECOVERED
I.P. - IRON PIPE
I.C. - IRON CAPPING
C.M. - CONCRETE MONUMENT
R.B. - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N.D. - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

LEGEND

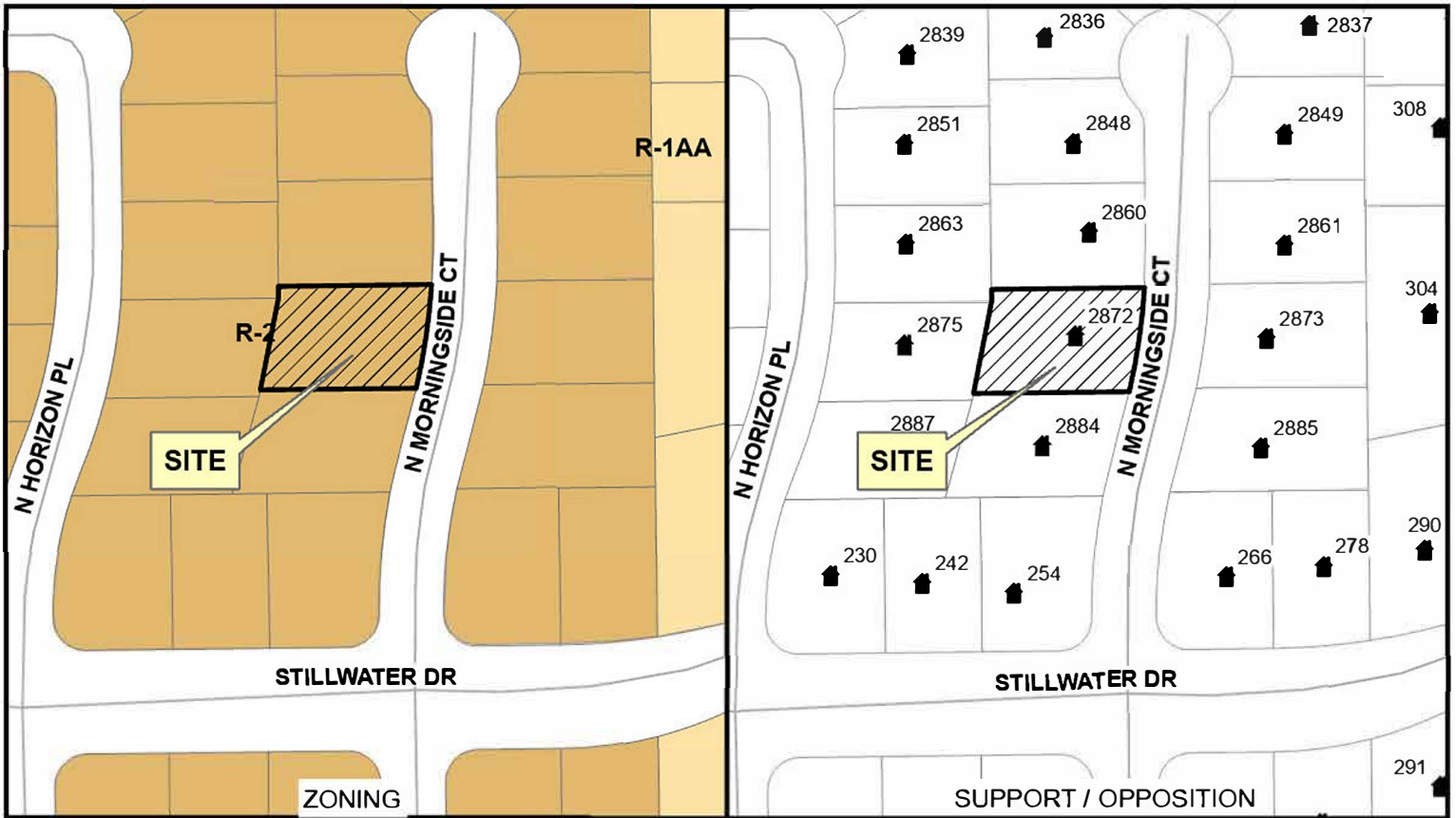
P.R.C. - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R. - RADIUS
L. - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
C.L. - CHAIN LINK / WIRE FENCE LINE +/-
W.F. - WOODEN FENCE LINE +/-
V.F. - VINYL FENCE LINE +/-
A.F. - ALUMINUM FENCE LINE +/-
O.L. - OVERHEAD LINE +/-

O - Point Not Found or Set
P.O.L. - DENOTES REFERENCE POINT ON LINE
R/W - Denotes RIGHT-OF-WAY

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

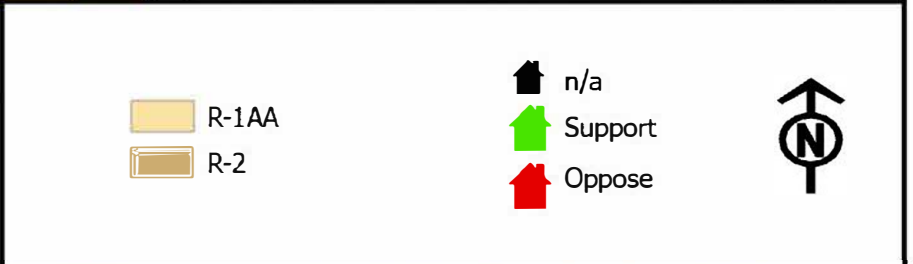
RODNEY W. JACKSON
PSM 6251

Note:
With the Exception of an Electronic Signature, Seal and Printed to Scale.
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



CINDY & SCOTT DYER
2872 N MORNINGSIDE CT OVIEDO FL 32765

SEMINOLE COUNTY BOA
DECEMBER 1, 2025



VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The addition is intended to provide a safe, accessible living space for my elderly parents requiring hospital beds and a handicap accessible living space. The existing home layout and lot dimensions make it impossible to meet setback requirements while maintaining direct access and supervision. These conditions are unique to our caregiving needs and not typical of other homes in the zoning district.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The need for the addition arises from the medical and mobility limitations of the applicant's parents, which were unforeseen at the time of purchasing the home. The existing structure and lot configuration were established prior to this need and were not created by the applicant.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

The variance would not grant a special privilege but rather allow reasonable accommodation for caregiving. Other homeowners in similar situations would be eligible to request similar relief under the same criteria.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Strict enforcement of the setback would prevent construction of an attached addition that meets accessibility standards and allows for direct caregiving. This would deprive the applicant of the ability to safely house and care for family members in need, which is a right commonly enjoyed by others.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The addition has been carefully designed to meet only the essential space requirements for accessibility and caregiving. It does not exceed what is necessary for reasonable use and is the smallest footprint possible to meet these needs.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The addition maintains residential use and is in harmony with the neighborhood. It will not negatively impact adjacent properties or public welfare. In fact, it supports community values by enabling aging-in-place care within a family setting.

Property Record Card



Parcel: 27-21-31-508-0000-0880
 Property Address: 2872 N MORNINGSIDE CT OVIEDO, FL 32765
 Owners: DYER, CINDY G; DYER, SCOTT J
 2025 Market Value \$390,946 Assessed Value \$348,861 Taxable Value \$298,139
 2024 Tax Bill \$3,949.76 Tax Savings with Exemptions \$1,084.07
 The 4 Bed/2 Bath Single Family property is 1,633 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-21-31-508-0000-0880
Property Address	2872 N MORNINGSIDE CT OVIEDO, FL 32765
Mailing Address	2872 N MORNINGSIDE CT OVIEDO, FL 32765-6924
Subdivision	STILLWATER PH 1
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$243,485	\$238,630
Depreciated Other Features	\$32,461	\$32,461
Land Value (Market)	\$115,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$390,946	\$381,091
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$42,085	\$42,062
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$348,861	\$339,029

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,033.83
Tax Bill Amount	\$3,949.76
Tax Savings with Exemptions	\$1,084.07

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DYER, CINDY G - Tenancy by Entirety
 DYER, SCOTT J - Tenancy by Entirety

Legal Description

LOT 88
STILLWATER PH 1
PB 33 PGS 45 TO 48

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$348,861	\$50,722	\$298,139
Schools	\$348,861	\$25,000	\$323,861
FIRE	\$348,861	\$50,722	\$298,139
ROAD DISTRICT	\$348,861	\$50,722	\$298,139
SJWM(Saint Johns Water Management)	\$348,861	\$50,722	\$298,139

Sales

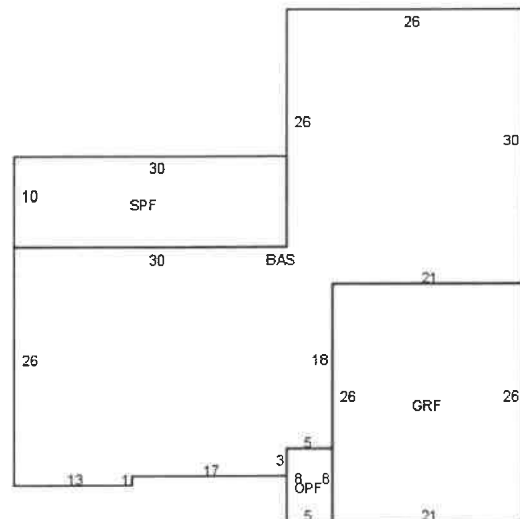
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/15/2021	\$349,000	09822/1025	Improved	Yes
QUIT CLAIM DEED	8/12/2020	\$100	09682/1636	Improved	No
WARRANTY DEED	2/1/2016	\$245,000	08635/0128	Improved	Yes
WARRANTY DEED	11/1/2011	\$150,000	07674/0917	Improved	Yes
QUIT CLAIM DEED	3/1/2006	\$68,500	06161/1089	Improved	No
ADMINISTRATIVE DEED	11/1/2000	\$13,400	03957/1367	Improved	No
PROBATE RECORDS	4/1/2000	\$100	03835/2045	Improved	No
WARRANTY DEED	4/1/1998	\$113,000	03417/0746	Improved	Yes
SPECIAL WARRANTY DEED	10/1/1994	\$107,600	02846/0077	Improved	No
CERTIFICATE OF TITLE	3/1/1994	\$100	02745/1879	Improved	No
WARRANTY DEED	10/1/1986	\$95,100	01787/0706	Improved	Yes
WARRANTY DEED	1/1/1986	\$139,700	01701/0859	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$115,000/Lot	\$115,000	\$115,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1986
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	1633
Total Area (ft²)	2519
Constuction	CB/STUCCO FINISH
Replacement Cost	\$298,754
Assessed	\$243,485

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	546
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	300

Permits				
Permit #	Description	Value	CO Date	Permit Date
00107	2872 N MORNINGSIDE CT: PLUMBING - RESIDENTIAL-RESIDENTIAL [STILLWATER PH 1]	\$4,800		1/22/2025
01479	2872 N MORNINGSIDE CT: FENCE/WALL RESIDENTIAL-FENCE [STILLWATER PH 1]	\$5,052		2/9/2022
20973	2872 N MORNINGSIDE CT: EZ REROOF RESIDENTIAL- [STILLWATER PH 1]	\$9,197		12/23/2020
05820	REROOF	\$5,956		5/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1986	1	\$3,000	\$1,200
POOL 2	1987	1	\$45,000	\$27,000
GAS HEATER - UNIT	1987	1	\$1,653	\$661
SCREEN ENCL 2	1987	1	\$9,000	\$3,600
PATIO NO VALUE	2000	1	\$0	\$0

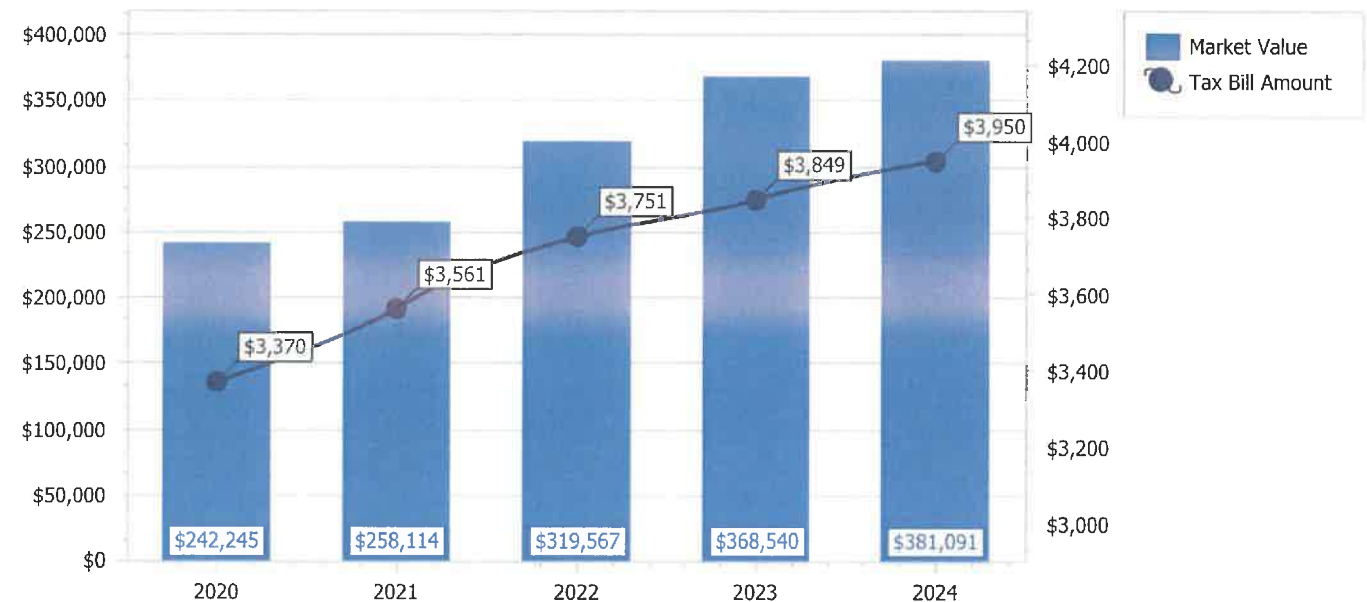
Zoning	
Zoning	R-2
Description	One and Two-Family-9000
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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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:

LOT 88 STILLWATER PH 1 PB 33 PGS 45 TO 48

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

A. FINDINGS OF FACT

Property Owner: SCOTT & CINDY DYER
2872 N. MORNINGSIDE COURT
OVIEDO, FL 32765

Project Name: N MORNINGSIDE CT (2872)

Requested Variance:

Request for a for (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and (2) a north side yard setback variance from ten (10) feet to nine (9) feet for an addition in the R-2 (One & Two-Family Dwelling) district. 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 home addition within the rear and 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 December, 2025.

Notary Public

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

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 88 STILLWATER PH 1 PB 33 PGS 45 TO 48

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

A. FINDINGS OF FACT

Property Owner: SCOTT & CINDY DYER
2872 N. MORNINGSIDE COURT
OVIEDO, FL 32765

Project Name: N. MORNINGSIDE CT. (2872)

Variance Approval:

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the proposed 525 square foot home addition as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

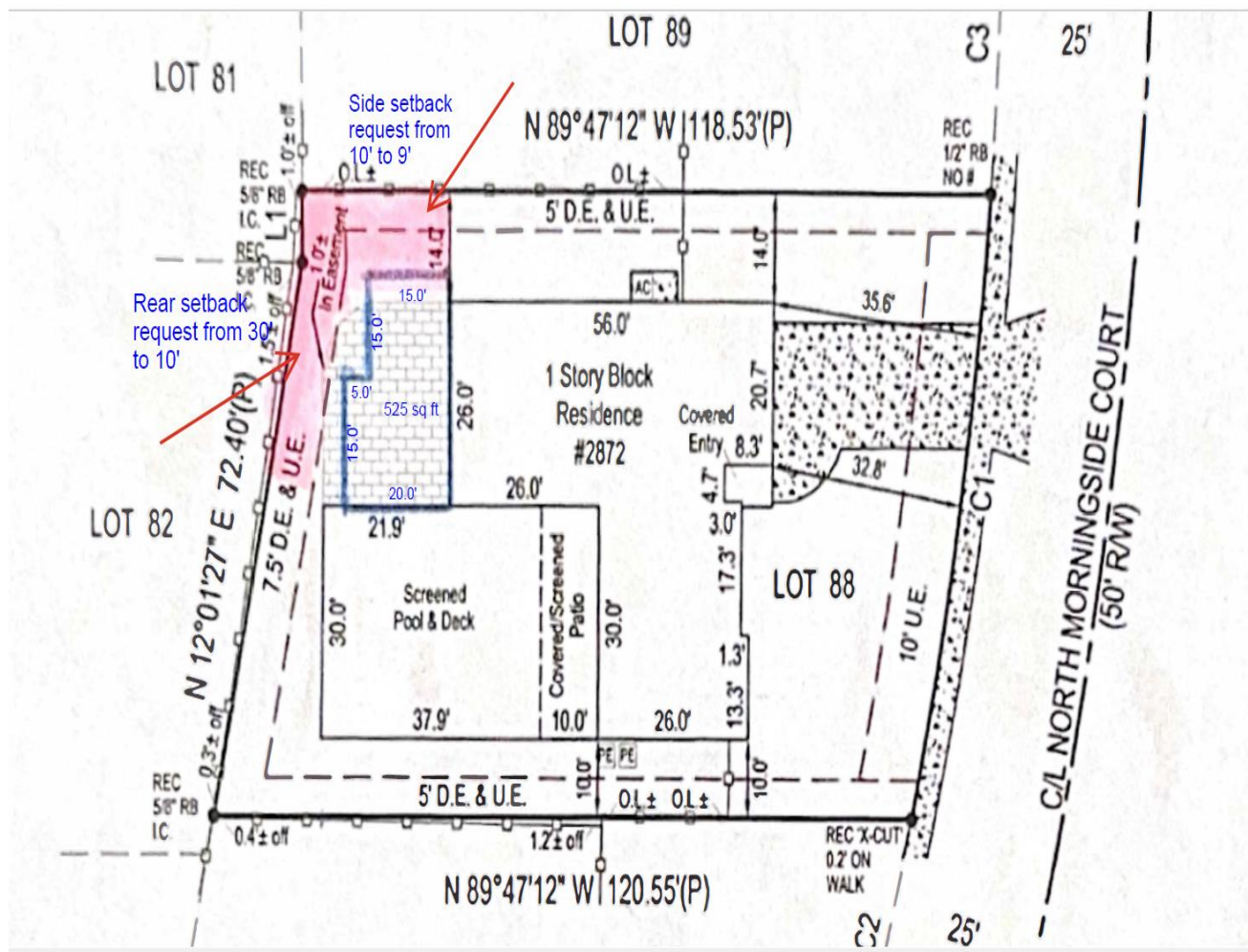
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of December 2025.

Notary Public

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

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1102

Title:

317 South Street - Request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district; BV2025-113 (James Allen, Applicant) District 4 - Lockhart (Angi Gates, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Angi Gates 407-665-7465

Motion/Recommendation:

1. Deny the request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district; or
2. Approve the request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Prairie Lake Park subdivision.
- The proposed boat ramp is 12' x 50' and will encroach ten (10) feet into the required side yard setback.
- A letter of support and consent to the construction of the boat ramp at zero (0) feet from the property line was received from the adjacent property owner located at 401 Prairie Lake Drive.
- The request is for a variance to Chapter 70 Dredging and Filling Section 70.10 of the Seminole County Land Development Code, which states that the side yard

setback for this section of the Seminole County Land Development Code is ten (10) feet.

- The request is for a variance to Section 70.10(i) of the Seminole County Land Development Code, which states that:

All boat docks, boat houses, gazebos, fishing docks, boardwalks, and related structures must have a minimum deck elevation of one (1) foot above the NHWE. Subject to any further constraints imposed by the site, the structure must not project, when measured perpendicularly to a canal or waterbody, more than twenty-five (25) percent into the navigable width of the canal or waterbody, as determined by the Department, nor at any time pose a hazard in navigable waters as determined by the Department. These structures and boat ramps must not be placed within ten (10) feet of a property line.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks;

therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30 would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

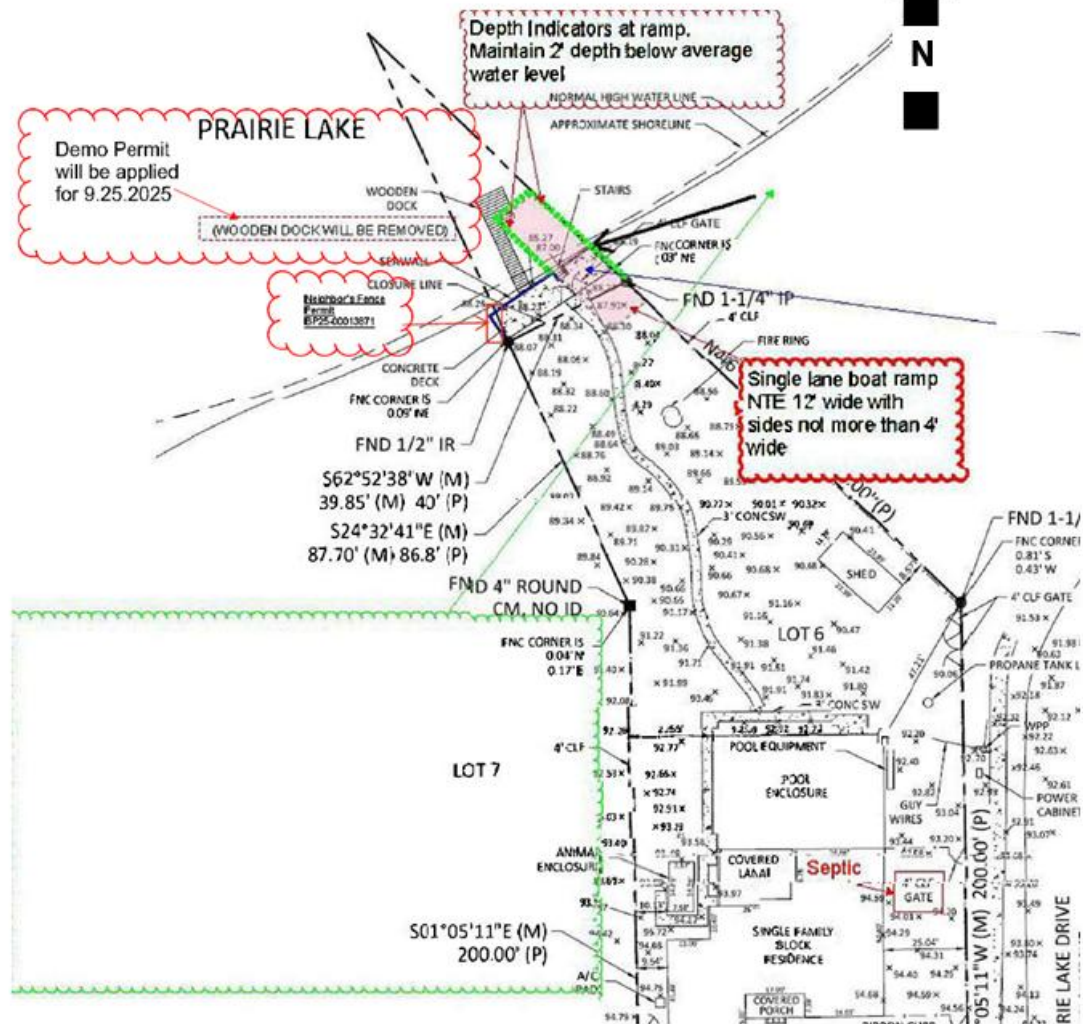
Staff Conclusion:

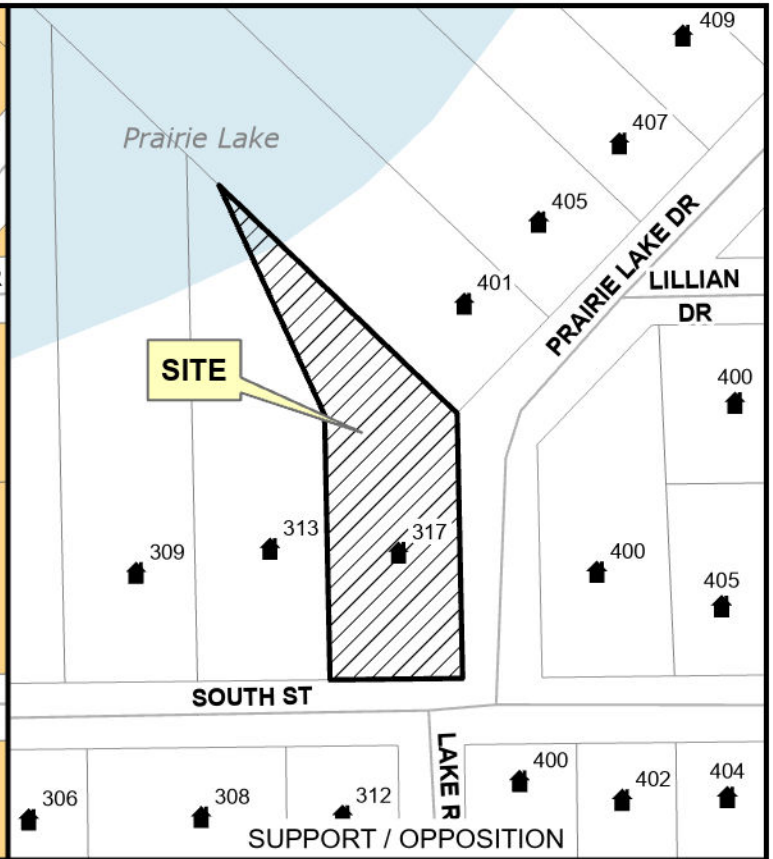
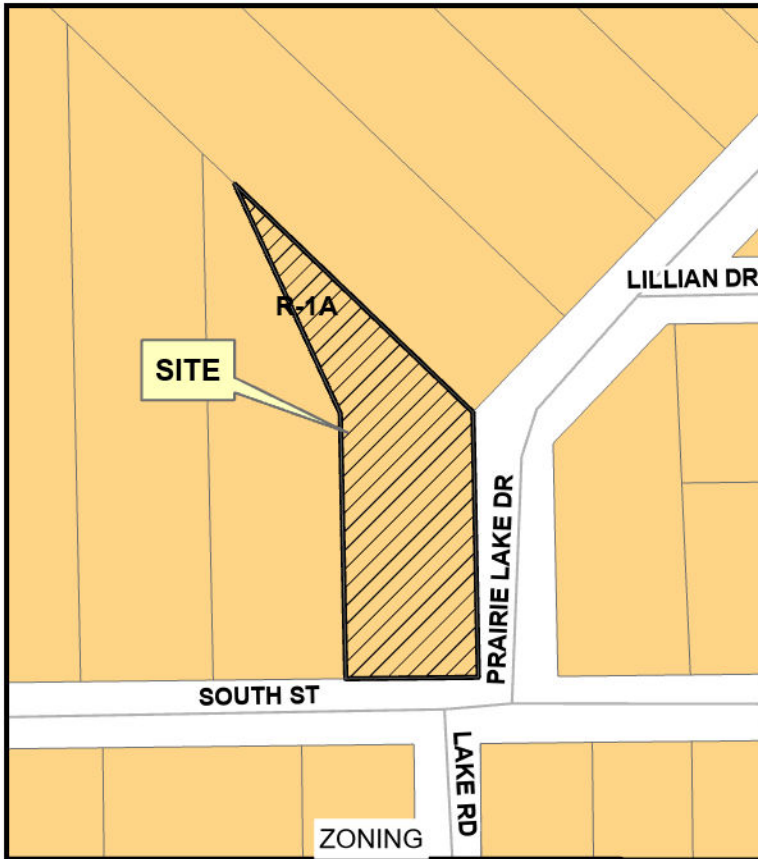
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the boat ramp as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.





RYAN & STEPHANIE DONOGHUE
317 SOUTH ST FERN PARK FL 32730

SEMINOLE COUNTY BOA
DEC 01, 2025

R-1A

n/a
Support
Oppose



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

The subject property has only 40 feet of lake frontage, which is significantly narrower than most waterfront lots in the same zoning district. This limited width creates unique constraints when placing a boat ramp, dock, and recreational area, especially when adhering to standard side setback requirements. Unlike wider lots that can accommodate these features with ample room on either side, our lot requires more efficient use of the available shoreline to achieve similar functionality.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The limited lake frontage is an existing condition of the parcel and was not created by the applicant. The lot was originally platted with only 40 feet of shoreline, and no changes have been made by the applicant to reduce its width or otherwise alter the natural conditions that impact placement of shoreline improvements.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Granting this variance would not confer a special privilege, but rather allow reasonable and functional use of the waterfront similar to what is enjoyed by other properties with greater shoreline frontage in the same zoning district. The request simply accommodates the unique width constraints of this lot to allow for standard recreational shoreline features—such as a boat ramp, dock, and beach area—without exceeding what is typical for neighboring properties with wider frontage.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Literal enforcement of the 10-foot side setback would require the boat ramp to be placed near the center of the property, which would significantly limit the ability to include other standard shoreline features, such as a small beach or dock, due to the lot's narrow 40-foot frontage. This would deprive the applicant of reasonable use and enjoyment of the lake access that is commonly available to other properties in the same zoning district with wider shorelines. The hardship is not financial, but functional—without the variance, the limited space would prevent practical and equitable use of the waterfront compared to neighboring properties.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The requested variance to reduce the side setback to 0 feet is the minimum necessary to allow for functional placement of a 12-foot-wide boat ramp on a 40-foot-wide lot. Positioning the ramp at the property line preserves the remaining shoreline for a small beach and dock, making full but reasonable use of the limited frontage. The design includes a reinforced retaining wall along the shared property line to prevent erosion or runoff, ensuring no negative impact to the neighboring lot.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

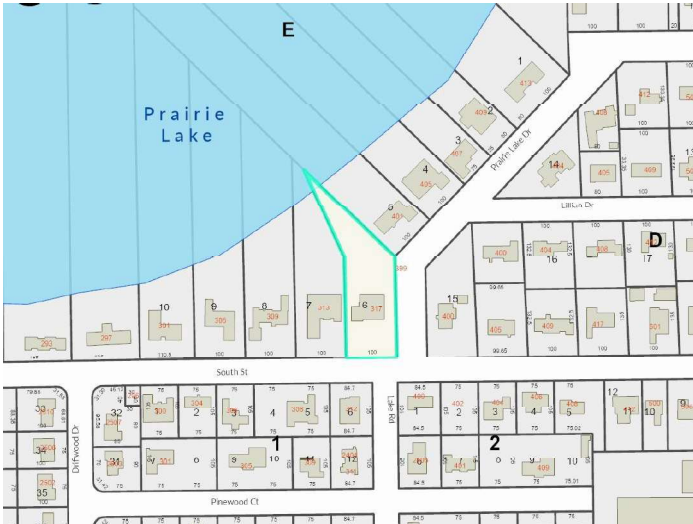
The variance aligns with the intent of zoning by allowing reasonable shoreline use without impacting neighbors. A reinforced retaining wall will protect the adjacent property, and no grading or construction will cross the property line. The request preserves neighborhood character and poses no harm to public welfare.

Property Record Card



Parcel: 18-21-30-515-0E00-0060
 Property Address: 317 SOUTH ST FERN PARK, FL 32730
 Owners: DONOGHUE, RYAN R; DONOGHUE, STEPHANIE
 2025 Market Value \$621,317 Assessed Value \$274,403 Taxable Value \$223,681
 2024 Tax Bill \$2,993.97 Tax Savings with Exemptions \$5,025.25
 The 3 Bed/2.5 Bath Single Family Waterfront property is 2,500 SF and a lot size of 0.66 Acres

Parcel Location



Site View



1821305150E000060 02/27/2025

Parcel Information

Parcel	18-21-30-515-0E00-0060
Property Address	317 SOUTH ST FERN PARK, FL 32730
Mailing Address	317 SOUTH ST FERN PARK, FL 32730-2249
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2011)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$335,608	\$319,663
Depreciated Other Features	\$60,709	\$62,440
Land Value (Market)	\$225,000	\$225,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$621,317	\$607,103
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$346,914	\$340,433
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$274,403	\$266,670

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,019.22
Tax Bill Amount	\$2,993.97
Tax Savings with Exemptions	\$5,025.25

Owner(s)

Name - Ownership Type

DONOGHUE, RYAN R - Tenancy by Entirety
 DONOGHUE, STEPHANIE - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 BLK E
PRAIRIE LAKE PARK
PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$274,403	\$50,722	\$223,681
Schools	\$274,403	\$25,000	\$249,403
FIRE	\$274,403	\$50,722	\$223,681
ROAD DISTRICT	\$274,403	\$50,722	\$223,681
SJWM(Saint Johns Water Management)	\$274,403	\$50,722	\$223,681

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2010	\$263,000	07343/0344	Improved	Yes
WARRANTY DEED	8/1/2004	\$305,000	05435/1924	Improved	Yes
WARRANTY DEED	2/1/2004	\$245,000	05238/1647	Improved	Yes

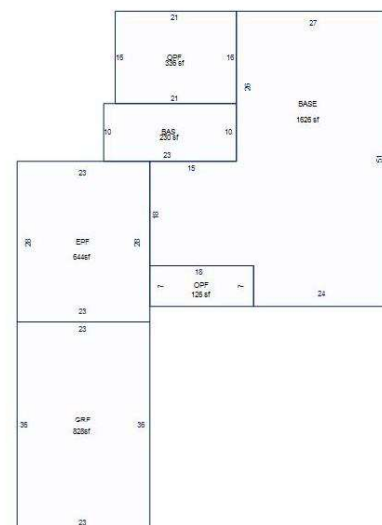
Land

Units	Rate	Assessed	Market
1 Lot	\$225,000/Lot	\$225,000	\$225,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961/2000
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft ²)	1626
Total Area (ft ²)	3790
Constuction	CONC BLOCK
Replacement Cost	\$370,838
Assessed	\$335,608

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	230
ENCLOSED PORCH FINISHED	644
GARAGE FINISHED	828
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	336

Permits				
Permit #	Description	Value	CO Date	Permit Date
08894	317 SOUTH ST: FENCE/WALL RESIDENTIAL-fence [PRAIRIE LAKE PARK]	\$25,000		7/11/2022
16527	GARAGE ADDITION & GARAGE CONVERSION	\$108,500		10/21/2021
02324	317 SOUTH ST: RES ADDITIONS / NEW- ADDITION AND ALTERATION [PRAIRIE LAKE PARK]	\$250,000	4/30/2020	5/24/2019
01491	SWIMMING POOL	\$42,000		2/26/2019
08765	BOAT DOCK	\$2,500		7/28/2006
07872	WATER LINE FROM METER TO HOUSE	\$100		10/1/1998
02954	REROOF 23 SQ	\$2,250		5/1/1997

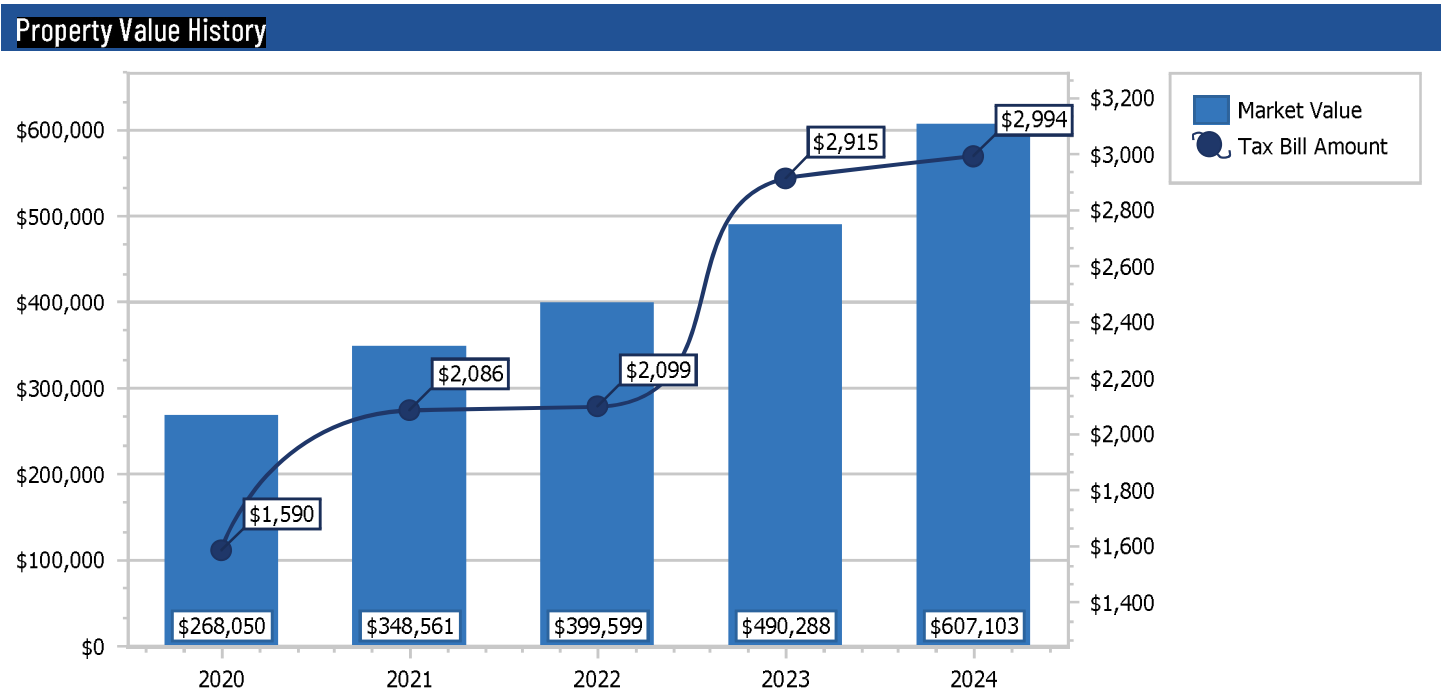
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1961	1	\$3,000	\$1,200
BOAT DOCK 1	2006	1	\$3,000	\$1,200
WATER FEATURE	2020	1	\$2,589	\$2,330
POOL 2	2020	1	\$45,000	\$40,500
SCREEN ENCL 2	2020	1	\$9,000	\$7,801
SUMMER KITCHEN 1	2020	1	\$5,000	\$4,334
WALL DECORATIVE - SF	2020	32	\$966	\$869
COVERED PATIO 1	2021	1	\$2,750	\$2,475

Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

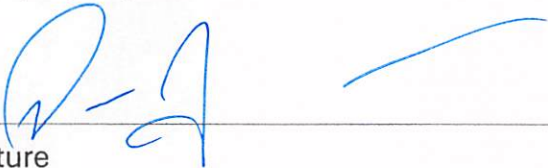
Utilities	
Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Management



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Neighbor Consent Letter

I, Daniel Beyer, residing at 401 Prairie Lake Dr., Fern Park, FL 32730, have no objection to my neighbors, Ryan and Stephanie Donoghue, residing at 317 South St., Fern Park, FL 32730, constructing a boat ramp on their property with a zero-foot setback along our shared property line.



Signature



Date

**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:

LOT 6 BLK E PRAIRIE LAKE PARK PB 7 PG 64

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

A. FINDINGS OF FACT

Property Owner: RYAN DONOGHUE
317 SOUTH STREET
SANFORD, FL 32771

Project Name: SOUTH ST (317)

Requested Variance:

Request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district.

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 boat ramp 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 December, 2025.

Notary Public

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

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 6 BLK E PRAIRIE LAKE PARK PB 7 PG 64

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

A. FINDINGS OF FACT

Property Owner: RYAN DONOGHUE
317 SOUTH STREET
SANFORD, FL 32771

Project Name: SOUTH ST (317)

Variance Approval:

Request for a northeast side yard setback variance from ten (10) feet to zero (0) feet for a boat ramp in the R-1A (Single Family Dwelling) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the boat ramp (12' x 50') as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

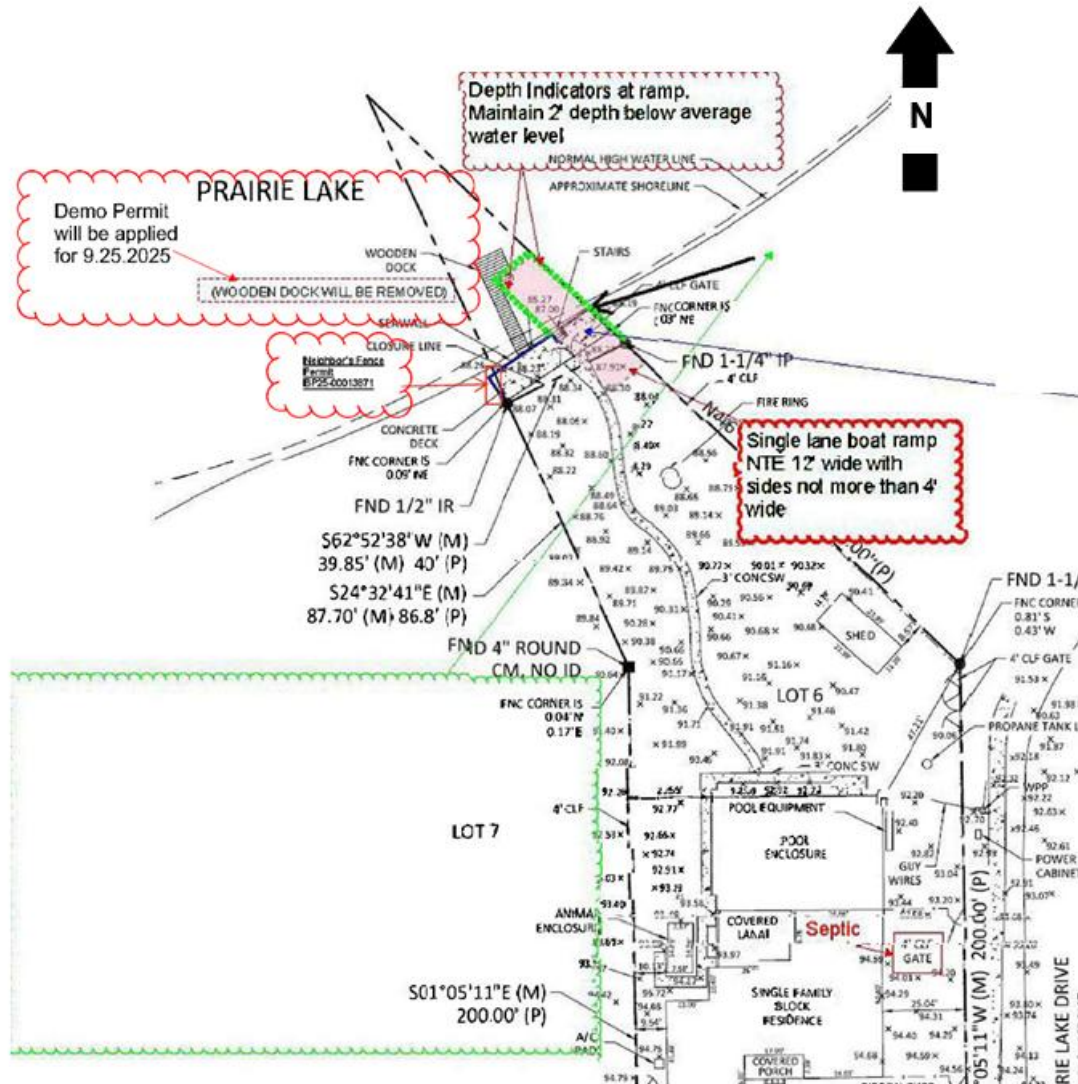
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

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 December, 2025.

Notary Public

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

EXHIBIT A
SITE PLAN



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1089

Title:

907 Spring Valley Road - Request for a north side yard setback variance from ten (10) feet to one (1) foot for boat dock in the R-1AAA (Single Family Dwelling) district; BV2025-114 (Maria Feighery, Applicant) District 3 - Constantine (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the request for a north side setback variance from ten (10) feet to one (1) foot for a boat dock in the R-1AAA (Single Family Residential) district; or
2. Approve the request for a north side setback variance from ten (10) feet to one (1) foot for a boat dock in the R-1AAA (Single Family Residential) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is in the Spring Valley Farms SEC 8 neighborhood.
- The subject property is a pie shaped lot located on Spring Lake.
- The proposed boat dock is 590 square foot.
- Letters of support were received by adjacent neighbors.
- The request is for a variance to Section 30.9.5.3 of the Seminole County Land Development Code for dock setbacks.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the boat dock as depicted on the

attached site plan; and

2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

Utilities:

- City water and sewer

SITE PLAN
N.T.S

907 SPRING VALLEY RD
Altamonte Springs, FL 32748

PROJECT

DATE:	REVISIONS:
1	
2	
3	
4	
5	
6	

A1

DRAWING

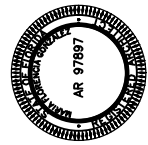
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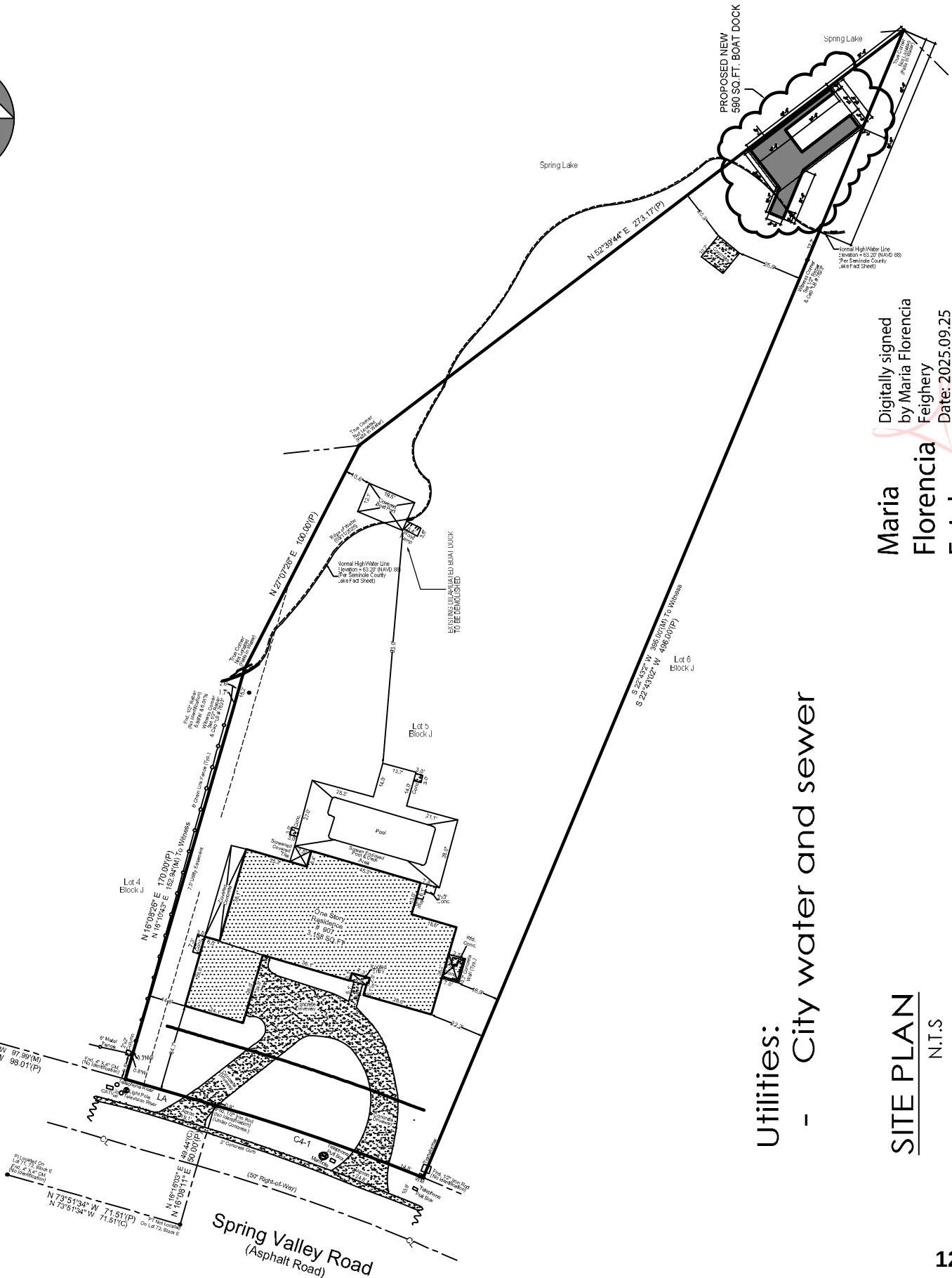
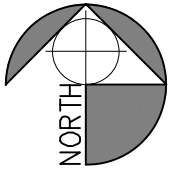
DATED

SILVER SEA ARCHITECTURE

MARIA F. GONZALEZ
ARCHITECT
LIC# AR97897
1150 DOUGLAS AVENUE
SUITE 100
ALTAMONTE SPRING FL 32714
Phone: 407-467-2248



PAGES



Utilities:
- City water and sewer

Maria Florencia Feighery
Digitally signed by Maria Florencia Feighery
Date: 2025.09.25 11:46:43 -04'00'

SITE PLAN
N.T.S.



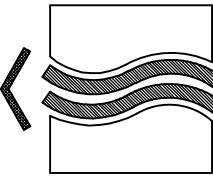
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REVISIONS	

A2

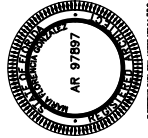
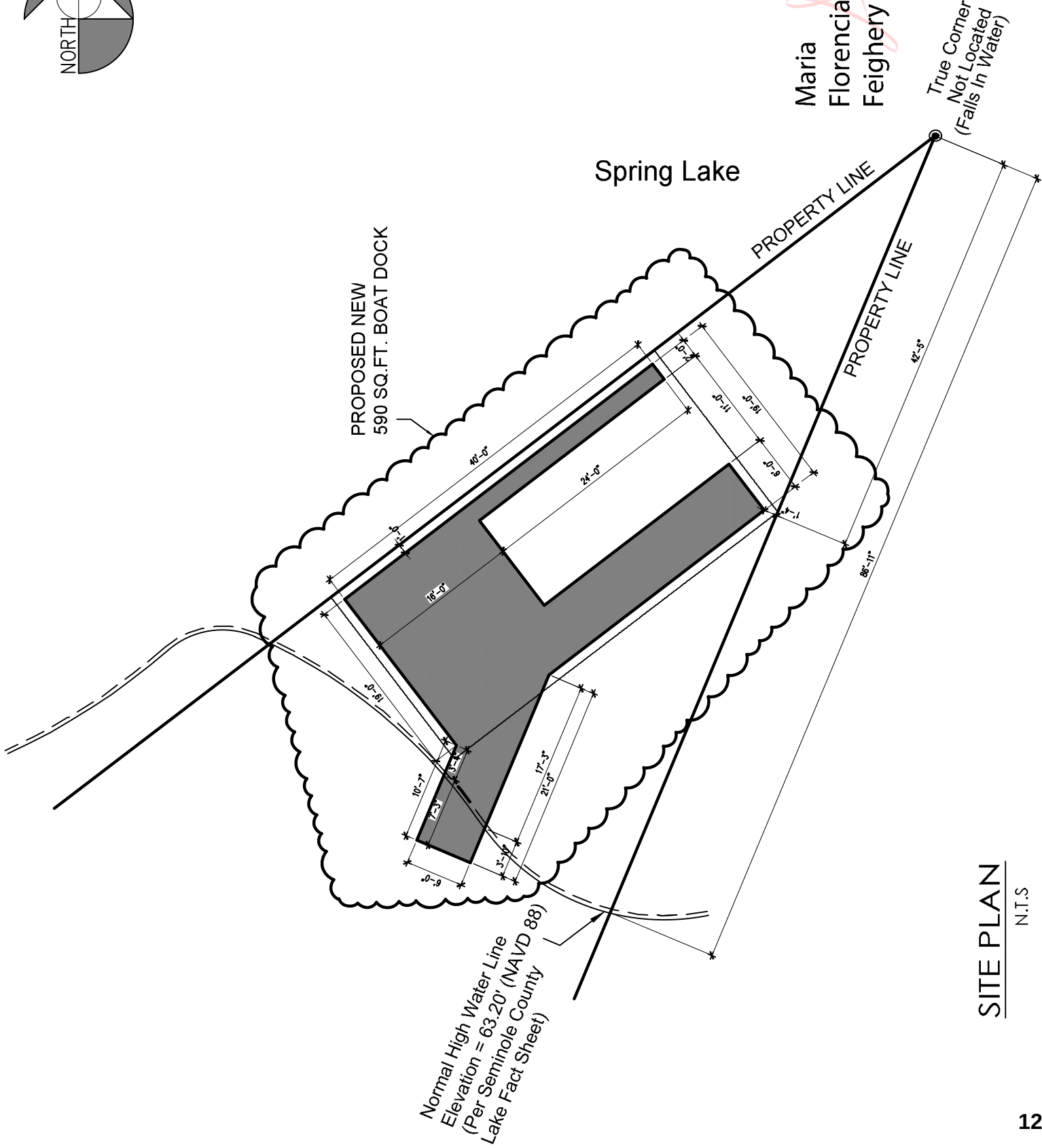


SCALE AS NOTED

DATED _____

SILVER SEA
ARCHITECTURE

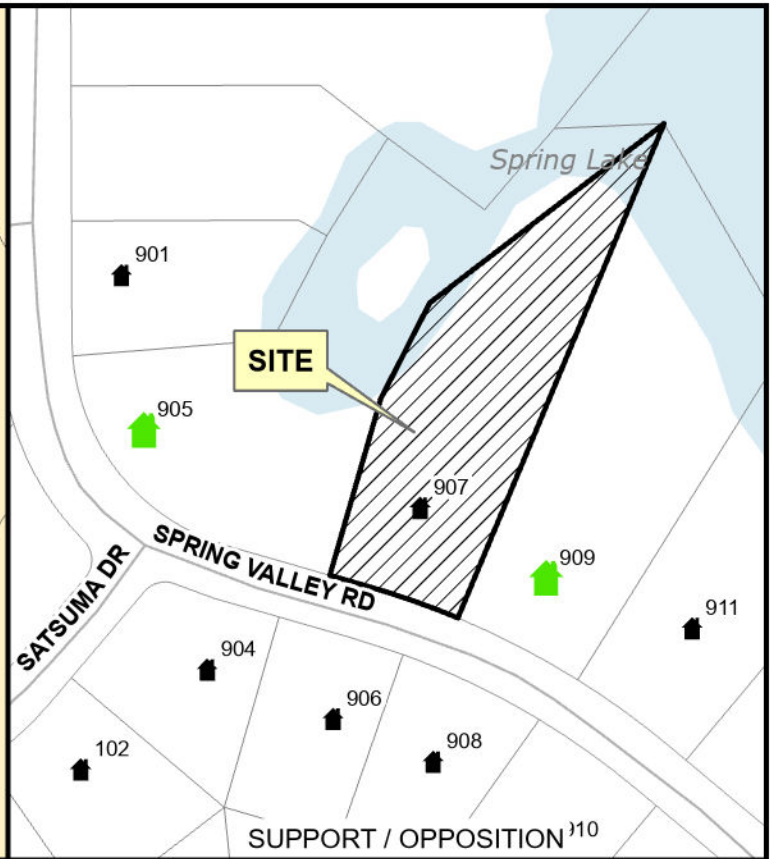
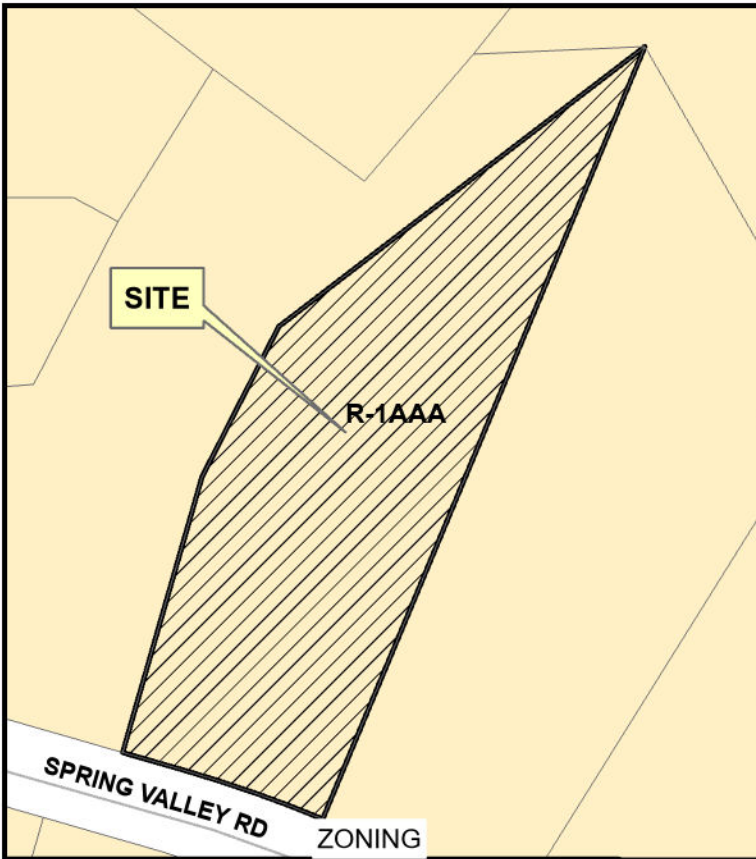
MARIA F. GONZALEZ
ARCHITECT
LIC# AR97897
50 DOUGLAS AVENUE
SUITE 350
MONTE SPRING FL 32714
Phone: 407-467-2248

PAGES 

Maria
Florence
Feighery

True Corner
Not Located
(Falls In Water)

SITE PLAN
N.T.S



SILVER SEA ARCHITECTURE LLC
 907 SPRING VALLEY RD
 ALTAMONTE SPRINGS FL 32714
 SEMINOLE COUNTY BOA
 DEC 01, 2025



VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

Our lot has a triangular, pie-shaped rear. Most other lakefront lots are square/rectangular and have a straight rear property line.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The lot lines are existing platted property lines.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

All other lake front lots have been able to build usable boat docks. Most other lake front owners have rear, non-angled side property lines which allow them to easily maintain a 10' side set back and still be able to build a functional boat dock.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

It is not feasible to build a typical boat dock with the required setbacks, therefore prohibiting us from the reasonable access and use of the lakefront land. All other lake/canal front owners are able to functionally design/build/use an adequately sized boat dock for a commonly sized lake boat, and we cannot do so with our unique property characteristics.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure..

The proposed design is a minimum sized boat dock to fit a standard lake vessel. It is smaller than most boat docks on Spring Lake.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

See attached letters of support from both neighbors. Both neighboring boat docks to the right and left are far from our proposed location, over 300 feet away, therefore no crowding, nor any type of inconvenience, will occur on neighboring residents. Structure will remain fully inside our property lines.

September 23, 2025

Seminole County Board of Adjustment

1101 E 1st Street

Sanford, FL 32771

Re: Letter of support for 907 Spring Valley Rd Boat Dock Variance

To whom it may concern,

This letter serves as my official support for the variance request submitted by Maria and Crew Feighery, residing at

907 Spring Valley Rd

Altamonte Springs, FL 32714

for the reduction of the required side setback from 10' to 1' to build a functional boat dock, according to the dimensions provided on attached Site Plan A1.

I believe the proposed project is a reasonable request and will not negatively impact my property or the neighborhood. I understand the reasons for the variance request and believe they are valid.

Thank you,



Travis Pendleton

905 Spring Valley Rd

Altamonte Springs FL 32714

September 23, 2025

Seminole County Board of Adjustment

1101 E 1st Street

Sanford, FL 32771

Re: Letter of support for 907 Spring Valley Rd Boat Dock Variance

To whom it may concern,

This letter serves as my official support for the variance request submitted by Crew and Maria Feighery, residing at

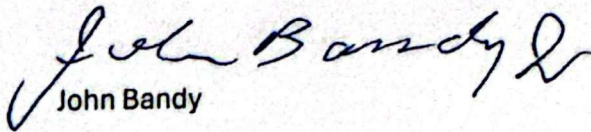
907 Spring Valley Rd

Altamonte Springs, FL 32714

for the reduction of the required side setback from 10' to 1' to build a functional boat dock, according to the dimensions provided on attached Site Plan A1.

I believe the proposed project is a reasonable request and will not negatively impact my property or the neighborhood. I understand the reasons for the variance request and believe they are valid.

Thank you,



John Bandy

909 Spring Valley Rd

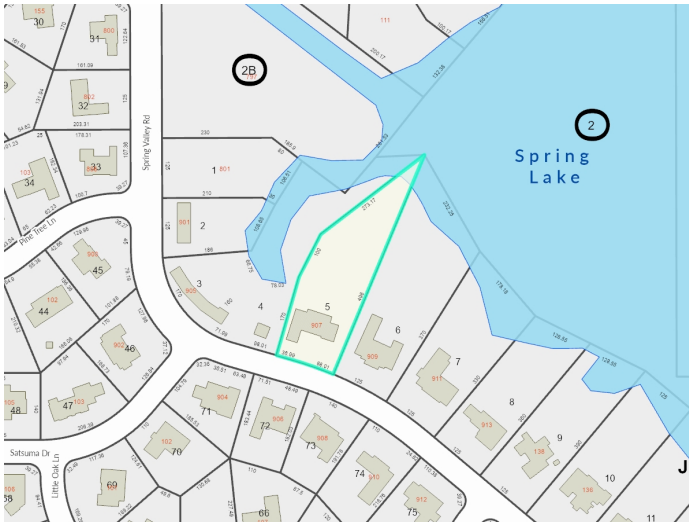
Altamonte Springs FL 32714

Property Record Card



Parcel: 22-21-29-506-0J00-0050
 Property Address: 907 SPRING VALLEY RD ALTAMONTE SPRINGS, FL 32714
 Owners: FEIGHERY, MARIA; FEIGHERY, CREW
 2026 Market Value \$1,006,617 Assessed Value \$1,006,617 Taxable Value \$1,006,617
 2025 Tax Bill \$5,803.91 Tax Savings with Exemptions \$7,992.50
 The 4 Bed/3 Bath Single Family Waterfront property is 3,158 SF and a lot size of 1.20 Acres

Parcel Location



Site View



Parcel Information

Parcel	22-21-29-506-0J00-0050
Property Address	907 SPRING VALLEY RD ALTAMONTE SPRINGS, FL 32714
Mailing Address	907 SPRING VALLEY RD ALTAMONTE SPG, FL 32714-6510
Subdivision	SPRING VALLEY FARMS SEC 08
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$458,407	\$464,773
Depreciated Other Features	\$40,200	\$35,800
Land Value (Market)	\$508,010	\$508,010
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,006,617	\$1,008,583
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$543,438
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,006,617	\$465,145

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,796.41
Tax Bill Amount	\$5,803.91
Tax Savings with Exemptions	\$7,992.50

Owner(s)

Name - Ownership Type

FEIGHERY, MARIA - Tenancy by Entirety
 FEIGHERY, CREW - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 BLK J
SPRING VALLEY FARMS SEC 8
PB 15 PGS 49 & 50

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,006,617	\$0	\$1,006,617
Schools	\$1,006,617	\$0	\$1,006,617
FIRE	\$1,006,617	\$0	\$1,006,617
ROAD DISTRICT	\$1,006,617	\$0	\$1,006,617
SJWM(Saint Johns Water Management)	\$1,006,617	\$0	\$1,006,617

Sales

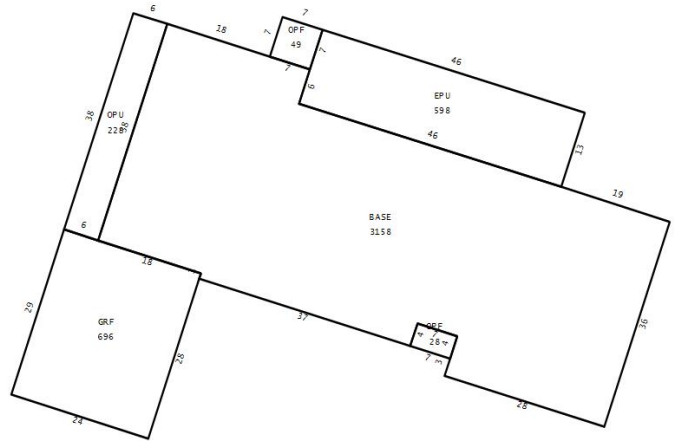
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/12/2025	\$743,200	10900/0456	Improved	Yes
WARRANTY DEED	4/14/2025	\$980,000	10806/1135	Improved	Yes
QUIT CLAIM DEED	4/29/2021	\$100	09921/1148	Improved	No
QUIT CLAIM DEED	4/13/2021	\$100	09907/0471	Improved	No
WARRANTY DEED	1/1/2013	\$100	07950/0794	Improved	No
WARRANTY DEED	1/1/1976	\$25,000	01107/0530	Vacant	No
WARRANTY DEED	1/1/1974	\$100	01038/1059	Vacant	No

Land

Units	Rate	Assessed	Market
0.80 Lots	\$635,000/Lot	\$508,000	\$508,000
1 Lot	\$10/Lot	\$10	\$10

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1977
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft ²)	3158
Total Area (ft ²)	4757
Constuction	CB/STUCCO FINISH
Replacement Cost	\$636,676
Assessed	\$458,407

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
ENCLOSED PORCH UNFINISHED	598
GARAGE FINISHED	696
OPEN PORCH FINISHED	28
OPEN PORCH FINISHED	49
OPEN PORCH UNFINISHED	228

Permits				
Permit #	Description	Value	CO Date	Permit Date
14139	907 SPRING VALLEY RD: DEMO RESIDENTIAL-Pool and pool deck in a single fam res. [SPRING VALLEY FARMS SEC 0]	\$500		9/23/2025
06082	907 SPRING VALLEY RD: REROOF RESIDENTIAL-Residential Home [SPRING VALLEY FARMS SEC 0]	\$31,261		5/4/2021
11390	SCREEN POOL ENCLOSURE	\$4,800		11/1/2002
01505	REROOF 75 SQ	\$13,361		2/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1977	1	\$6,000	\$3,600
POOL 2	1977	1	\$45,000	\$27,000
SCREEN ENCL 3	2002	1	\$16,000	\$9,600
SHED - NO VALUE	2002	1	\$0	\$0

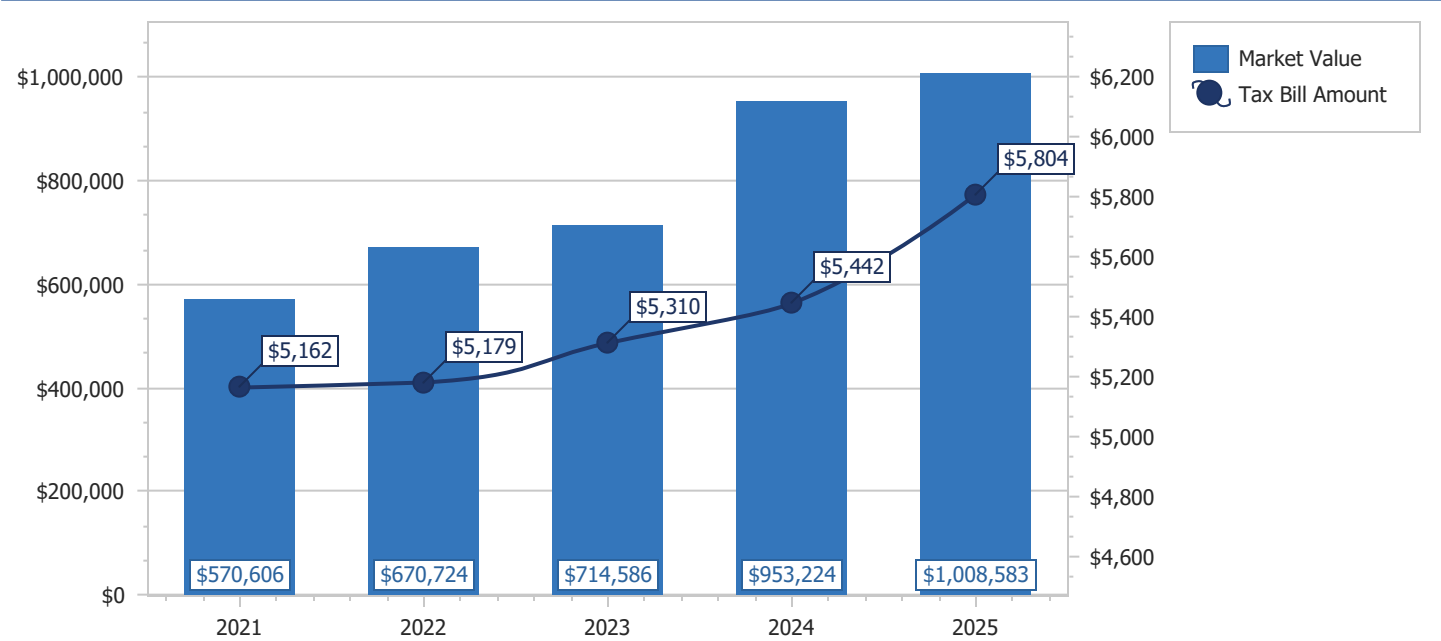
Zoning	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 53

Utilities	
Fire Station #	Station: 12 Zone: 124
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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:

LOT 5 BLK J
SPRING VALLEY FARMS SEC 8
PB 15 PG 50

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

A. FINDINGS OF FACT

Property Owner: MARIA FEIGHERY
907 SPRING VALLEY RD
ALTAMONTE SPRINGS, FL 32714

Project Name: SPRING VALLEY RD (907)

Requested Variance:

Request for a north side yard setback variance from ten (10) feet to one (1) foot for boat dock in the R-1AAA (Single Family Dwelling) district.

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 construct a boat dock. 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
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 5 BLK J
SPRING VALLEY FARMS SEC 8
PB 15 PG 50

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

A. FINDINGS OF FACT

Property Owner: MARIA FEIGHERY
907 SPRING VALLEY RD
ALTAMONTE SPRINGS, FL 32714

Project Name: 907 SPRING VALLEY RD

Variance Approval:

Request for a north side yard setback variance from ten (10) feet to one (1) foot for boat dock in the R-1AAA (Single Family Dwelling) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 590 sq. ft. boat dock as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

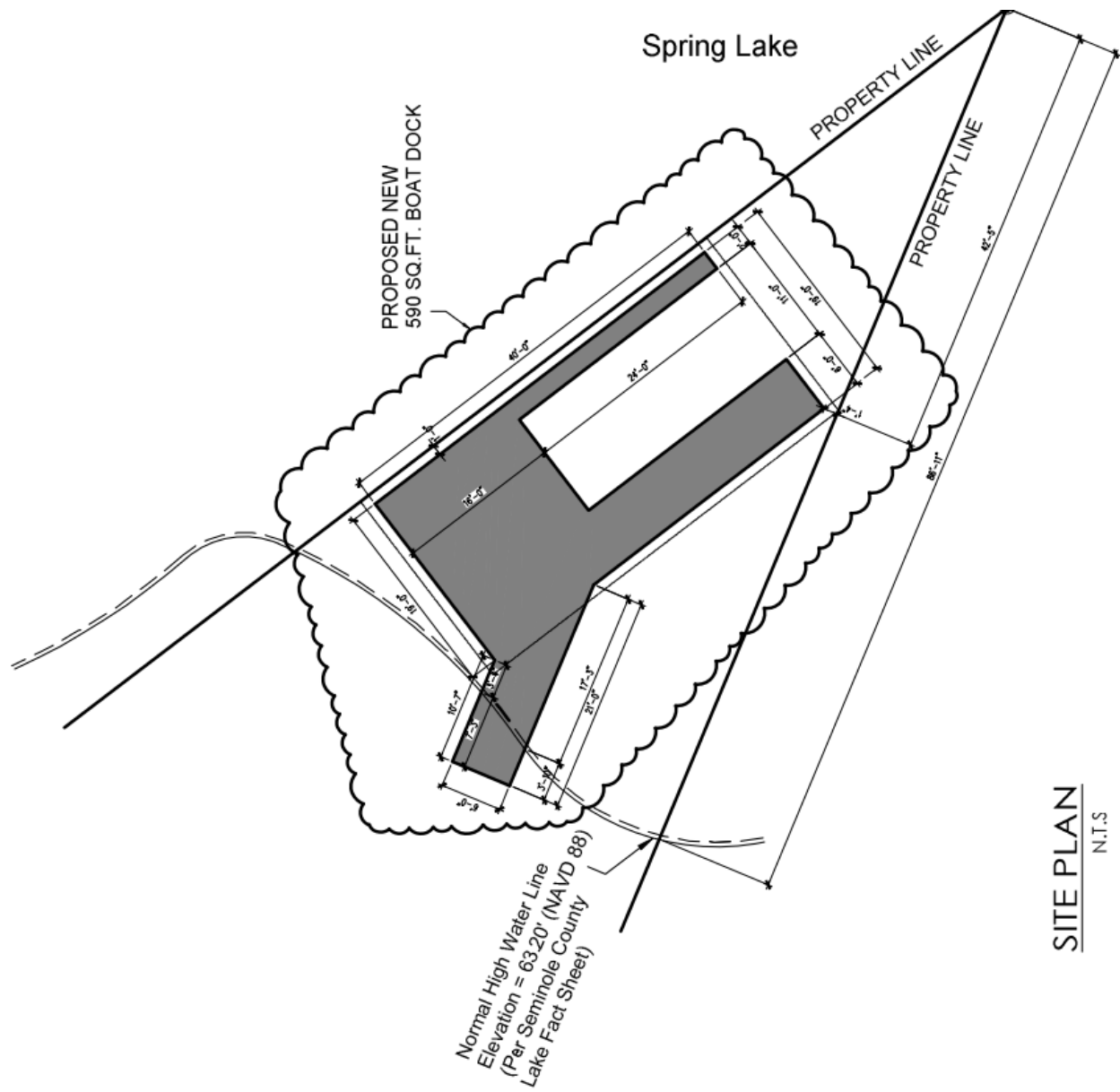
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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
1101 East First Street
Sanford, Florida 32771

EXHIBIT A
SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1088

Title:

2905 Pine Knob Lane - 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 in the A-5 (Rural) district; BV2025-118 (Daniel Cunningham, Applicant) District 2 - Zembower (Kathy Hammel, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Kathy Hammel/(407)665-7389

Motion/Recommendation:

1. Deny the 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 in the A-5 (Rural) district; or
2. Approve the 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 in the A-5 (Rural) district; or
3. Continue the request to a time and date certain.

Background:

- The applicant is proposing to construct a garage and accessory dwelling unit that will consist of 1680 square feet.
- The proposed building will encroach 75 feet into the setback when projecting in front of the main structure.
- The request is for a variance to Section 30.6.1.4(a) of the Seminole County Land Development Code, which states:
Accessory buildings in agricultural zones.

(a) Buildings or structures which are not intended to be used for the housing or shelter of livestock or fowl, and which are accessory to the residential use shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line.

- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30, would be injurious to the neighborhood, and otherwise detrimental to the public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

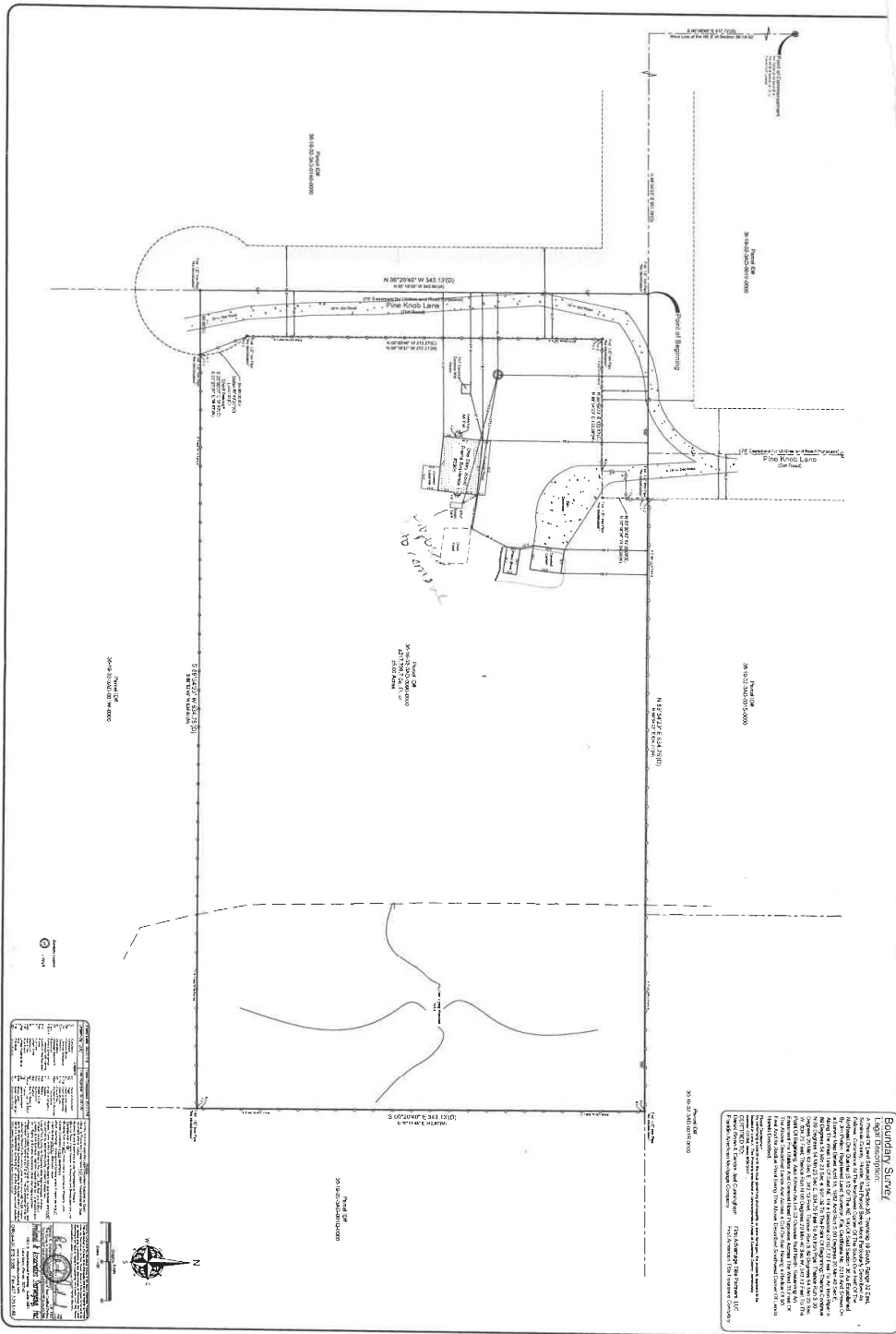
Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue

hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

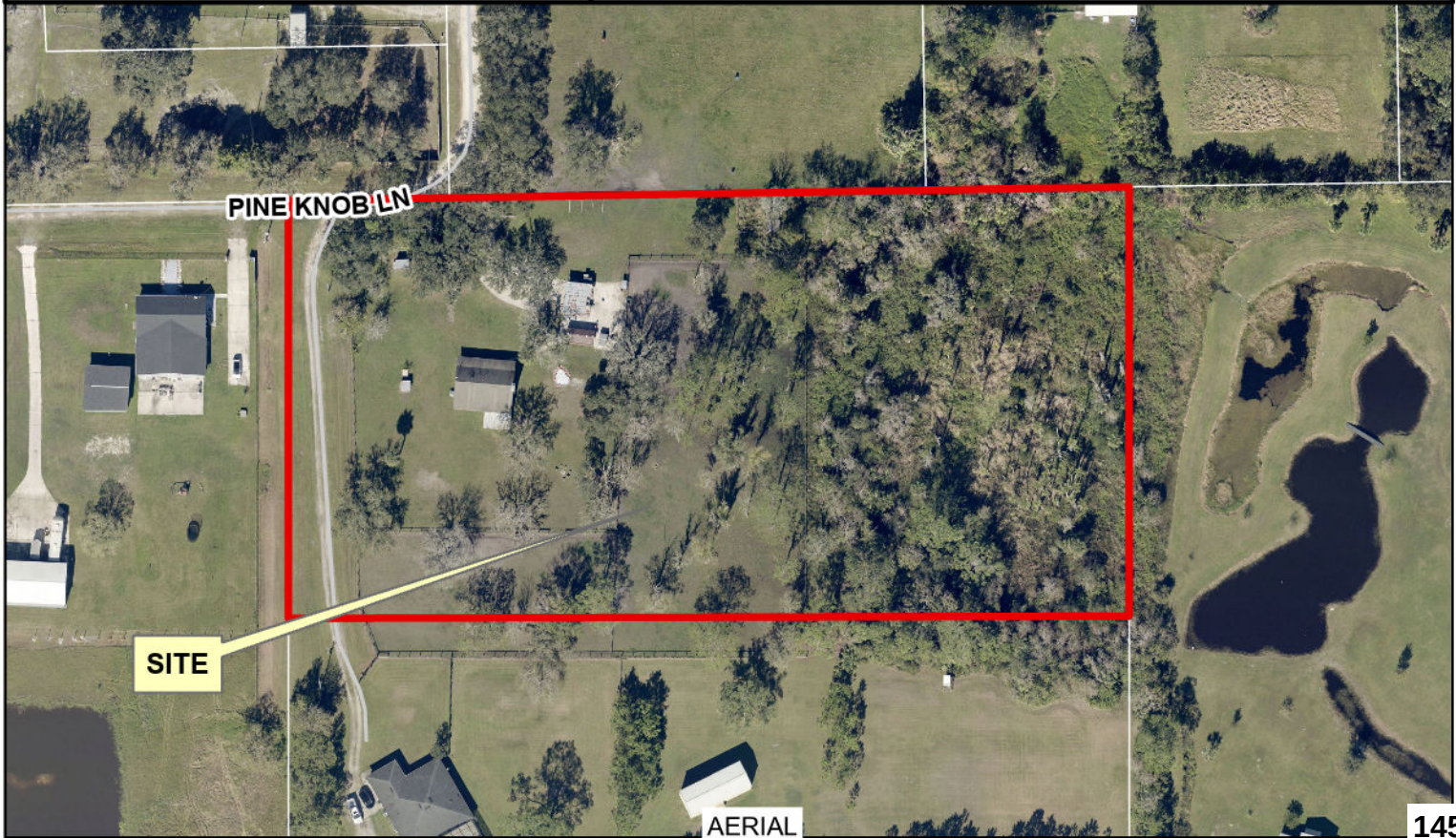
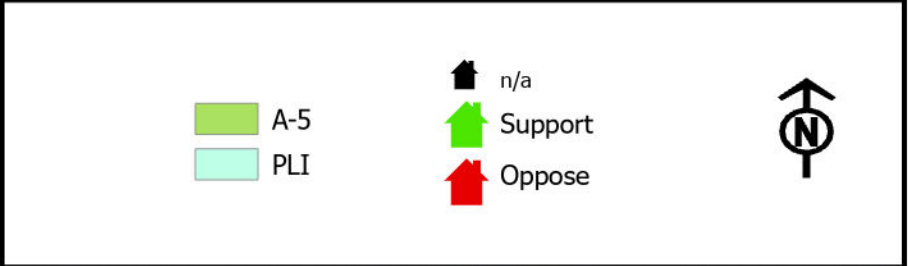
1. Any variance granted will apply only to the accessory building as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

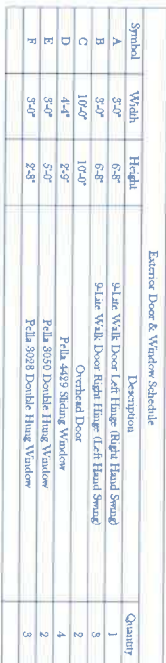




DANIEL & CANDRA CUNNINGHAM
 2905 PINE KNOB LN
 GENEVA FL 32732

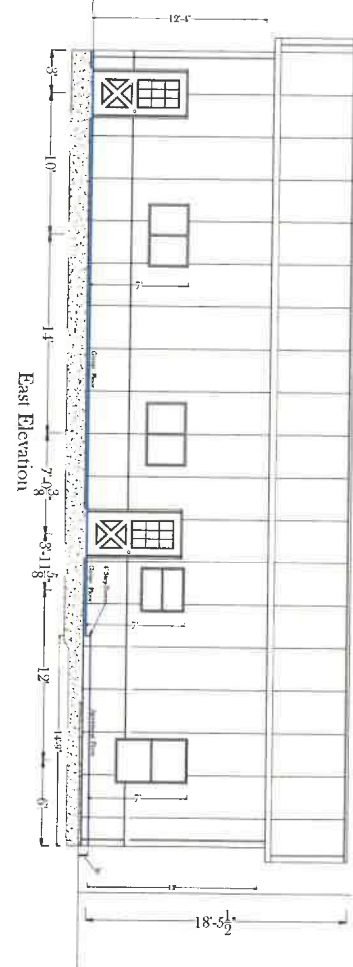
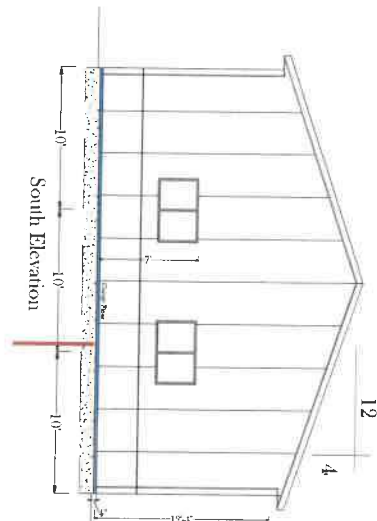
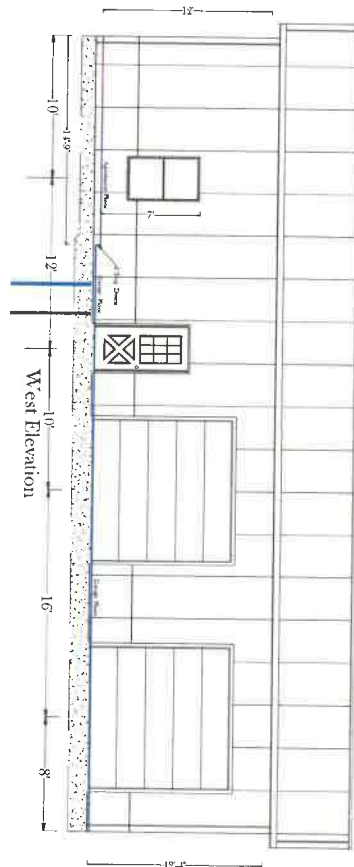
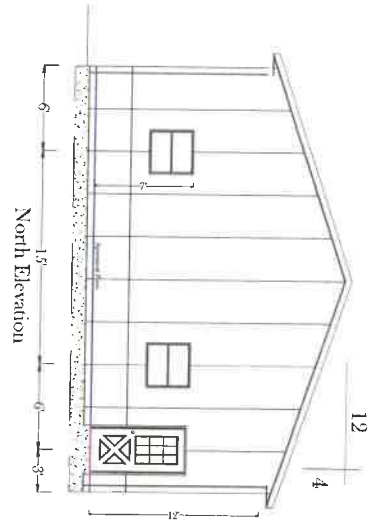
SEMINOLE COUNTY BOA
 DEC 01, 2025





Ha spec

146



Dan Cunningham

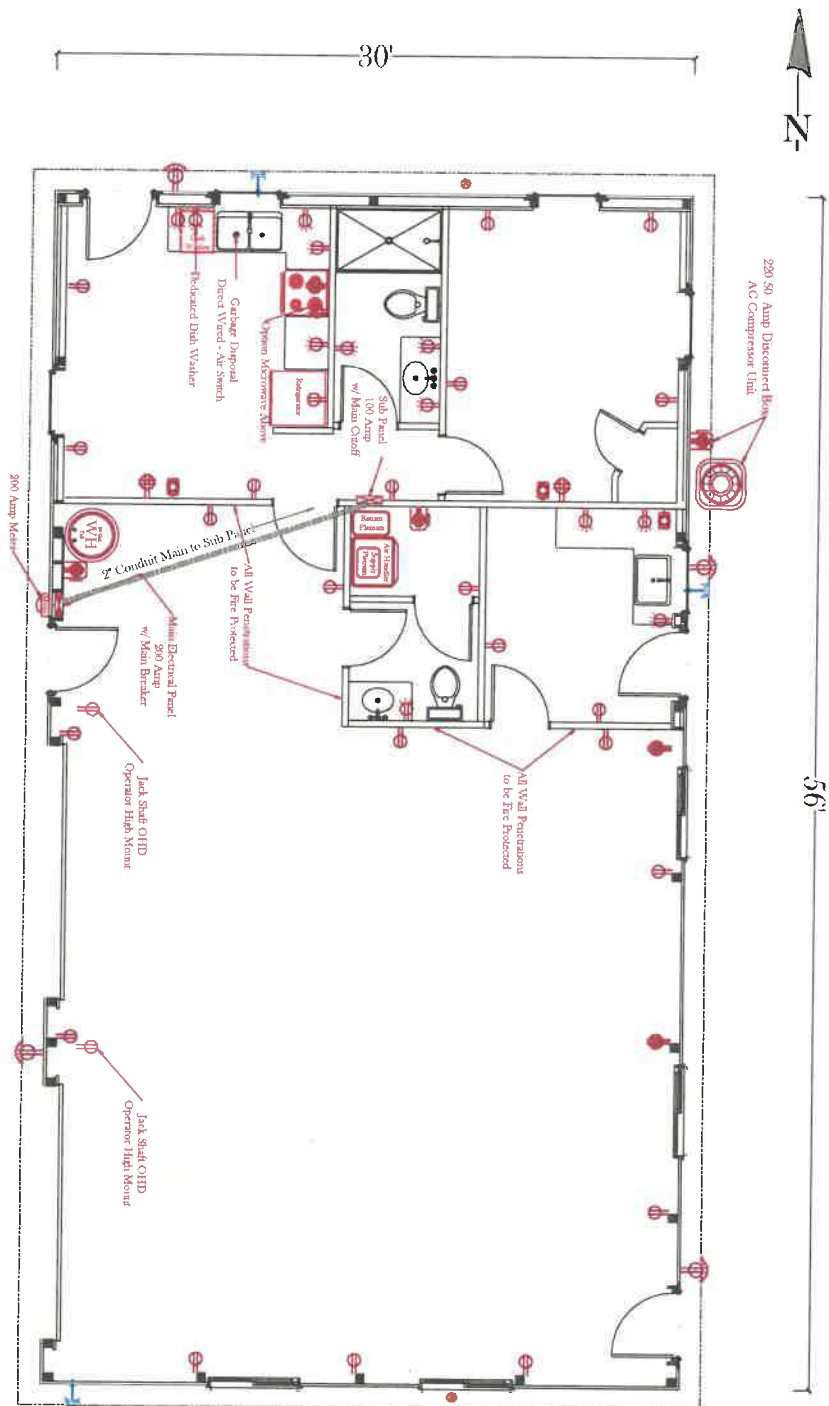
Elevations

Project Name:
Project Number:
B161

Drawn By:
Anderson
Original Date:
7/14/25
Current Date:
8/27/25
Scale:
1/4" = 1'-0"
Page:
3 of 11



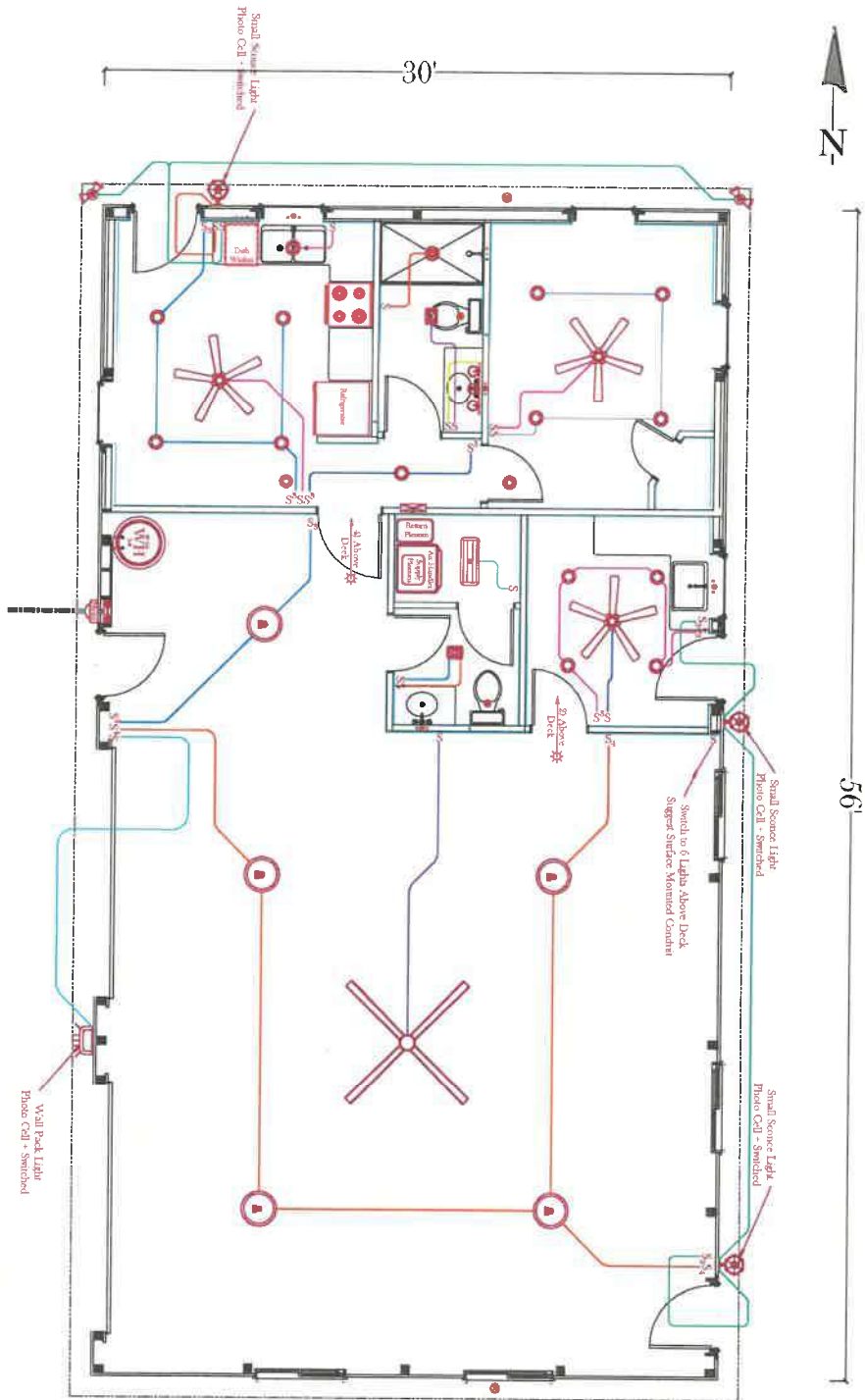
ARCHITECTURAL DESIGN SERVICES, S.L. 100 harsco
Conceptual Plans Only
Not by Licensed Professional



ARCH: Bill Beyer D 0600 x 24.00 Inches

Conceptual Plans Only
Not by Licensed Professional

Project Name: Dan Cunningham	
Project Number: B161	Page Description: Electric Walls
Drawn By: Anderson	
Original Date: 7/14/25	
Current Date: 8/27/25	
Scale: 3/8" = 1'-0"	
Page: 4 of 11	



Dan Cunningham

Project Name:

Project Number:

B161

Page Description:

Electric Reflective

Drawn By:

Anderson

Original Date:

7/14/25

Current Date:

8/27/25

Scale:

3/8" = 1'-0"

Page:

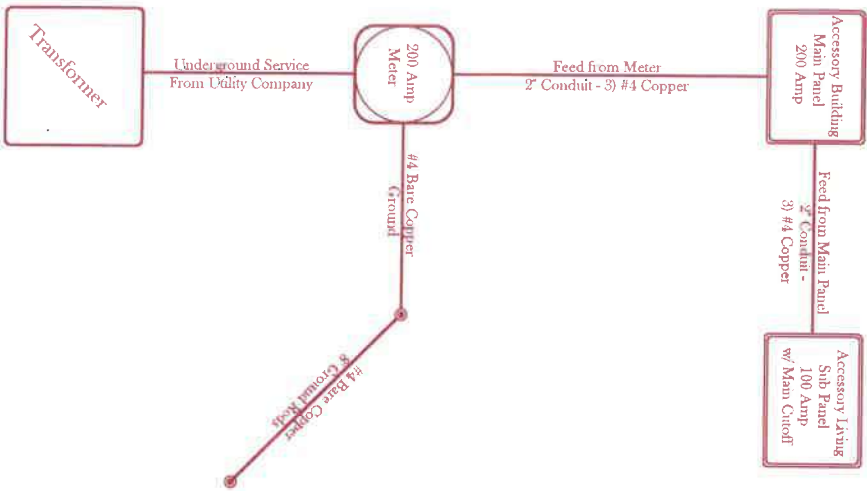
5 of 11



ARCH 661 based on OCM 3.14.00 (arches)

Conceptual Plans Only
Not for Licensed Professional

Electrical Riser Schematic



Electrical Legend		
Symbol	Description	Count
	110 Duplex Receptacle	25
	110 Duplex Receptacle - CFI	15
	110 Duplex Receptacle GFCI Weather Proof	4
	250 Receptacle 50 Amp	3
	220 Breaker 4 Pole 200A 4	3
	Co. As Cable Outlet	3
	Light Switch Standard Toggle	11
	Light Switch Standard Toggle 4-Pole	6
	Light 6\"/>	35
	Light 7 LED Vapo Fixture	1
	Light Vapo 9 Bush	1
	Fan Bathroom Exhaust Fan	1
	Smoke Detector	3
	Fan Ceiling 50 x 15 Blade	2
	Fan Ceiling 50 x 1 Blade	1
	UFO Light	5
	Exterior LED 2 Bush Flood Light - Standard w Flood Coll	2
	Light Wall Pack 10000 CFI	1
	Exterior Sconce Light	3
	Water Heats Connection	1
	AC Air Handler	1
	AC Compressor	1
	100 Amp Sub Panel w Main Circuit	1
	200 Amp Panel	1
	250 Amp Meter	1

Project Name:

Project Number:

Dan Cunningham

B161

Page Description:

Electric Riser & Legend

Drawn By:

Anderson

Original Date:

7/14/25

Current Date:

8/27/25

Scale:

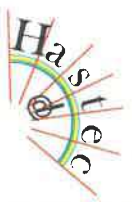
No Scale

Page:

6 of 11

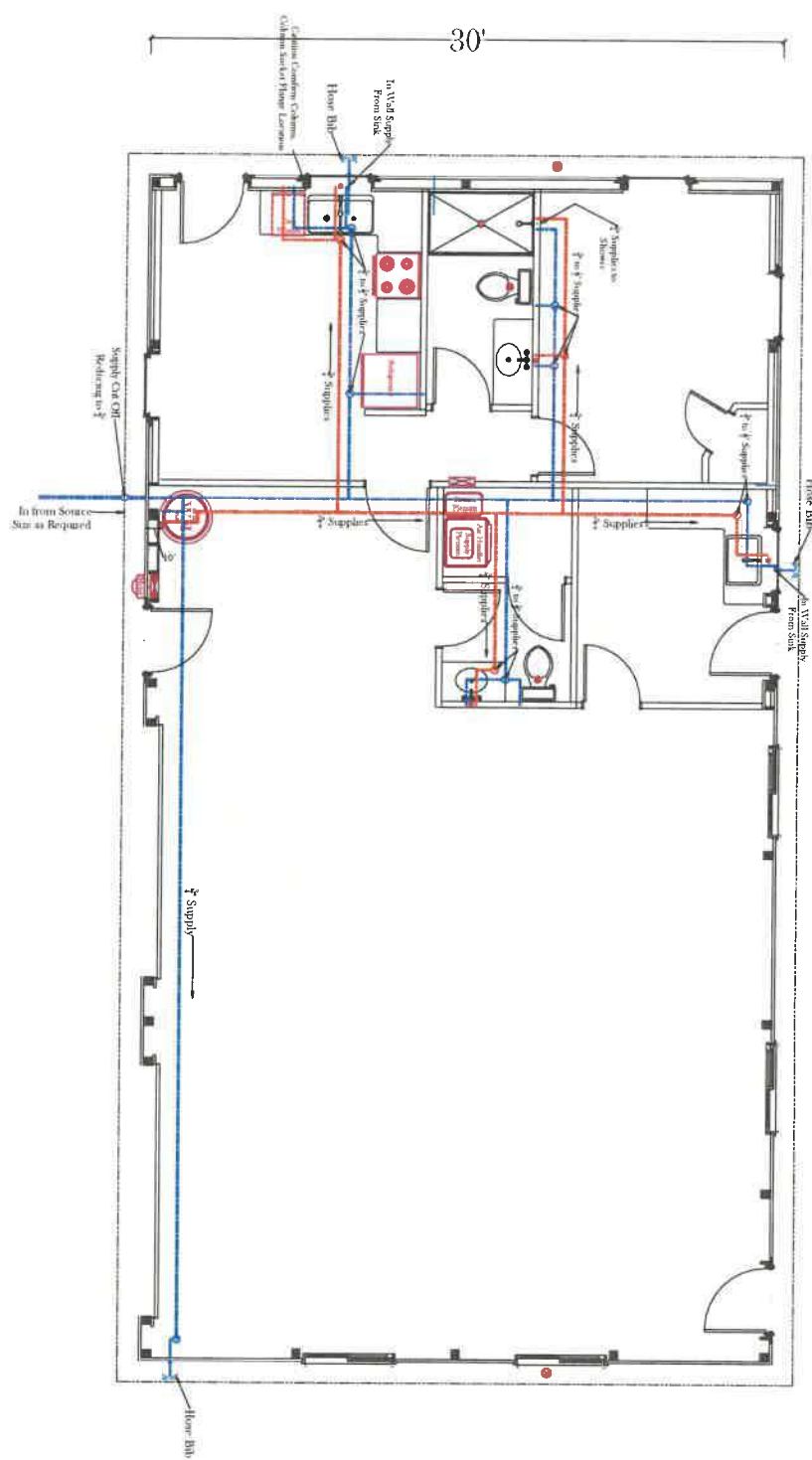
ASPECT Software 17 06605 x 24.00 Inches

Conceptual Plans Only
Not for Licensed Professional





56'



Project Name: Dan Cunningham
Project Number: B161
Page Description: Plumbing Supply

Drawn By: Anderson
Original Date: 7/14/25
Current Date: 8/27/25
Scale: 3/8" = 1'-0"
Page: 7 of 11

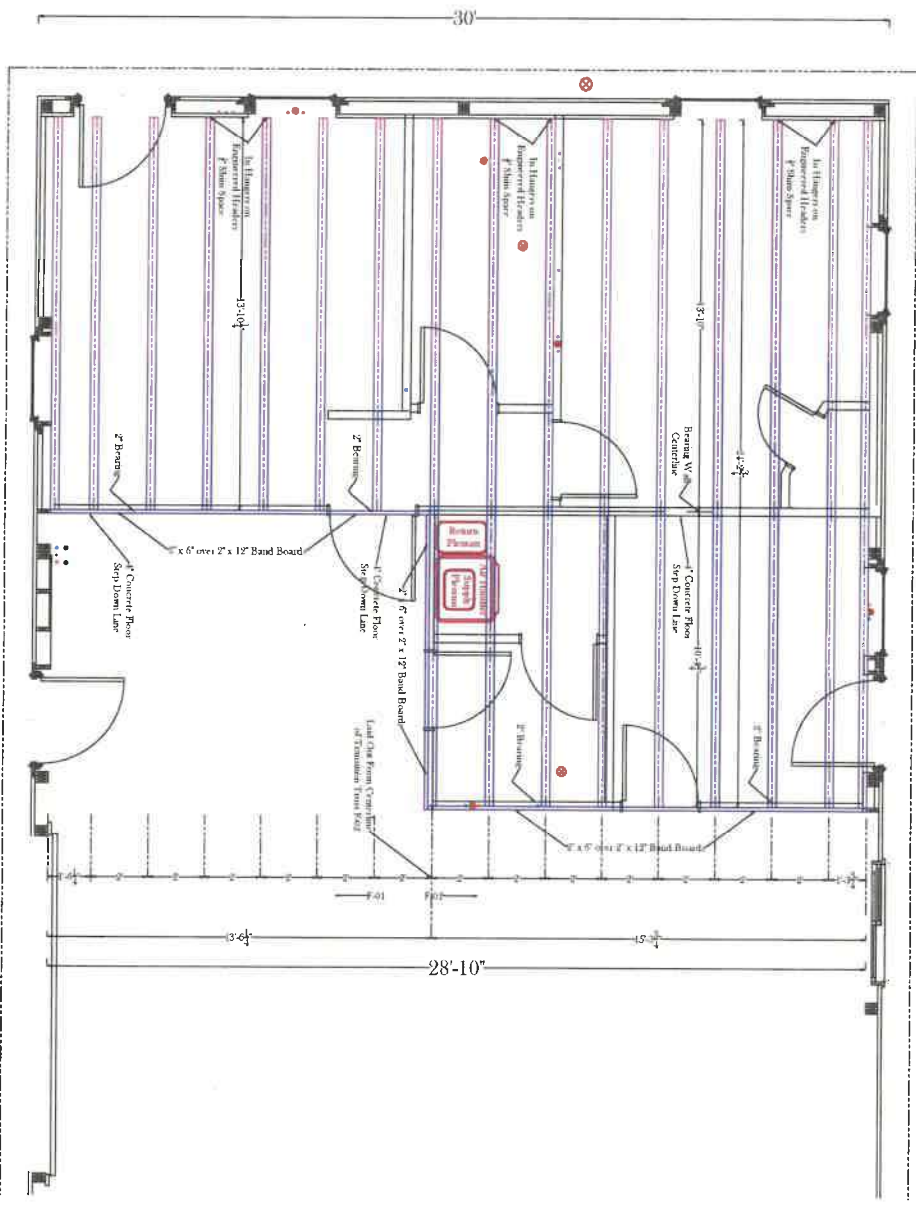


Conceptual Plans Only
Not for Licensed Professional
ASCE 1010-based ID 08/09 x 21/00/10/20/21



Conceptual Plans Only
Not by Licensed Professional

153

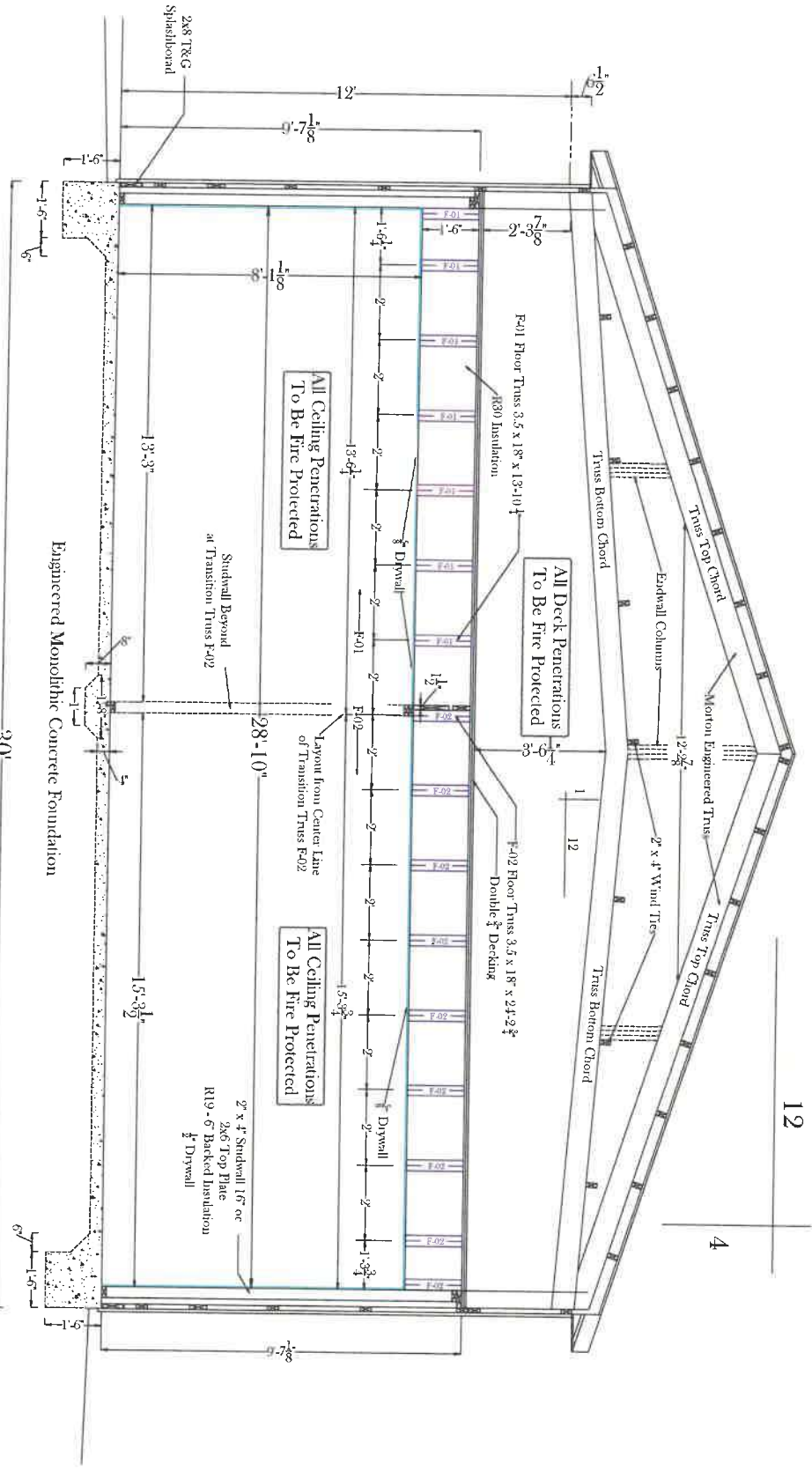


ASCE 7-16 based on 2005 ASCE 7-05, 2010 ASCE 7-10, and 2015 ASCE 7-15

Conceptual Plans Only
Not for Licensed Professional



Drawn By: Anderson	Original Date: 7/14/25	Current Date: 8/27/25	Scale: 1/2" = 1'-0"	Page: 9 of 11	Project Name: Dan Cunningham Project Number: B161	Page Description: Floor Truss Layout
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Section 30



ARCH: 06-16-12 08:00 v. 21001.mxd
 Conceptual Plans Only
 Not for Licensed Professionals

Project Name: Dan Cunningham		Page Description: Section 30	
Project Number: B161			
Drawn By: Anderson	Original Date: 7/14/25		
Current Date: 8/27/25			
Scale: 3/4" = 1'-0"			
Page: 10 of 11			

Section 15

Section 26





VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. **What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?**

This property is uniquely constrained by a front-and-side easement that reduces usable frontage and features a large cutout which overlaps the driveway significantly, pushing improvements back further than a typical A-5 lot. Existing well, septic, and drain field placements, along with low-lying wooded areas to the southeast, further limit siting options. The proposed garage with ADU replaces an existing carport in a similar forward location, making the 25' setback the only practical placement for both functional access and use.

2. **How are the special conditions and circumstances that exist not the result of the actions of the applicant?**

The existing easement, home placement, septic system, and the natural lay of the land — including a low-lying wooded area — were all present when the property was acquired. These circumstances stem from the property's original development and natural features, not from any action of the applicant.

3. **How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?**

Granting this variance would not confer a special privilege, as garages and ADUs are permitted uses within the A-5 district. Allowing the garage with ADU at a 25' setback provides a reasonable use consistent with the intent of the code and in line with how similar requests have been treated, without creating any new right or benefit.

4. **How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?**

Literal enforcement of the setback would push the garage and ADU into unsuitable areas, conflicting with the septic system and low-lying ground to the southeast. Relocating it would pave over limited dry pasture and create an impractical driveway, adding unnecessary expense and reducing functionality. Other A-5 properties can site garages and ADUs without these constraints, so strict application here would impose an undue hardship not commonly shared.

5. **How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?**

The requested 25' setback is the minimum relief needed to reasonably site the garage and ADU on this lot. A greater setback would conflict with the septic system and low-lying ground and create an impractical driveway, while no lesser variance is being sought. This ensures the structure can be functional without exceeding what is necessary.

6. **How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?**

The proposed garage with ADU is consistent with the permitted uses in the A-5 district and maintains the required 25' setback, preserving the character of the neighborhood. Its placement will not injure adjoining properties or the public, and the ADU component directly supports the County's goal of expanding affordable housing options. Granting this variance is therefore in harmony with the intent and purpose of the zoning code.

Property Record Card



Parcel: 36-19-32-3AD-0090-0000
Property Address: 2905 PINE KNOB LN GENEVA, FL 32732
Owners: CUNNINGHAM, DANIEL B; CUNNINGHAM, CANDRA
 2026 Market Value \$292,157 Assessed Value \$211,299 Taxable Value \$160,577
 2025 Tax Bill \$2,250.09 Tax Savings with Exemptions \$1,753.03
 The 3 Bed/2 Bath Single Family property is 1,260 SF and a lot size of 4.66 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-19-32-3AD-0090-0000
Property Address	2905 PINE KNOB LN GENEVA, FL 32732
Mailing Address	2905 PINE KNOB LN GENEVA, FL 32732-8831
Subdivision	OSCEOLA BLUFF NORTH 5 ACRE DEVELOPMENT 45 PARCELS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2017)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$185,657	\$186,147
Depreciated Other Features	\$4,000	\$4,000
Land Value (Market)	\$102,500	\$102,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$292,157	\$292,647
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$80,858	\$87,303
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$211,299	\$205,344

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,003.12
Tax Bill Amount	\$2,250.09
Tax Savings with Exemptions	\$1,753.03

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CUNNINGHAM, DANIEL B - Tenancy by Entirety
 CUNNINGHAM, CANDRA - Tenancy by Entirety

Legal Description

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)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$211,299	\$50,722	\$160,577
Schools	\$211,299	\$25,000	\$186,299
FIRE	\$211,299	\$50,722	\$160,577
ROAD DISTRICT	\$211,299	\$50,722	\$160,577
SJWM(Saint Johns Water Management)	\$211,299	\$50,722	\$160,577

Sales

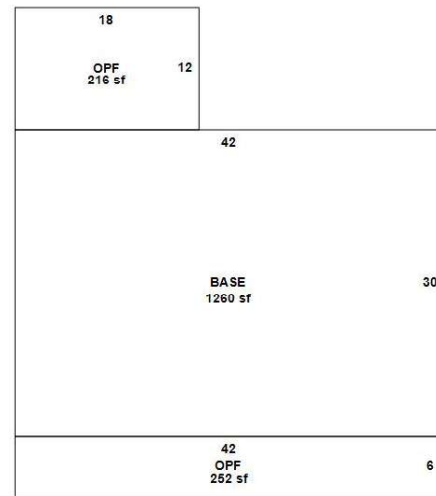
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2016	\$220,000	08702/0316	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2011	\$114,000	07710/1274	Improved	No
CERTIFICATE OF TITLE	6/1/2011	\$100	07582/1347	Improved	No
ARTICLES OF AGREEMENT	9/1/1987	\$100	01886/0989	Vacant	No
ARTICLES OF AGREEMENT	9/1/1983	\$16,500	01498/1634	Vacant	No

Land

Units	Rate	Assessed	Market
5 Acres	\$20,500/Acre	\$102,500	\$102,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1997/2010
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1260
Total Area (ft²)	1728
Constuction	SIDING GRADE 3
Replacement Cost	\$195,944
Assessed	\$185,657

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	216
OPEN PORCH FINISHED	252

Permits				
Permit #	Description	Value	CO Date	Permit Date
00058	REROOF	\$5,900		1/5/2012
00015	DEMOLISH SHED	\$350		1/3/2012
08473	WATER SOFTNER	\$2,400		12/1/1997
03919	PAD PER PERMIT 2905 PINE KNOB LN	\$80,640	11/7/1997	6/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1997	1	\$2,500	\$1,000
CARPORT 2	1997	1	\$4,500	\$1,800
FIREPLACE 1	1997	1	\$3,000	\$1,200

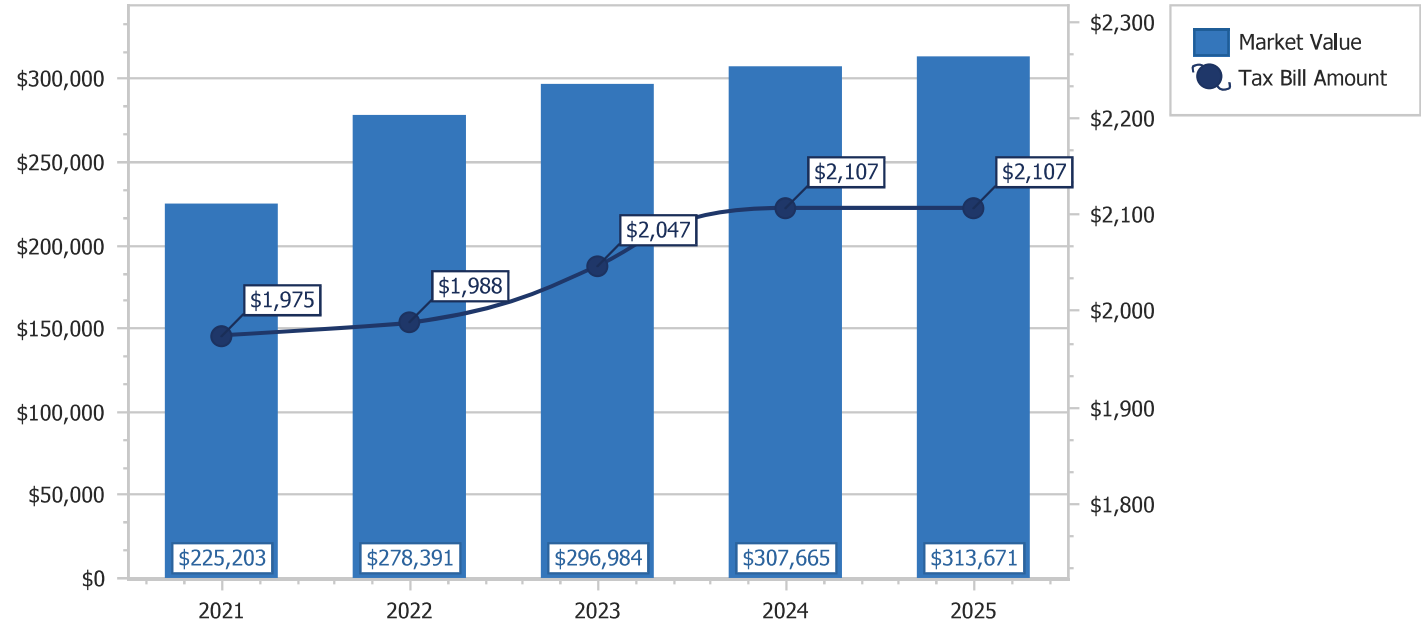
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

Property Value History



Copyright 2026 © Seminole County Property Appraiser

To Whom It May Concern,

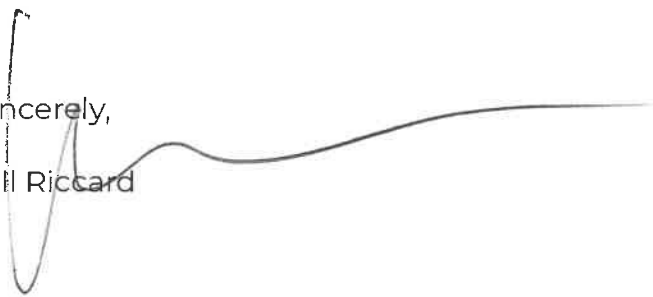
My name is Bill Riccard, and I've lived next door to Dan and Candra since 2016. I'm writing to support their request for a variance to build a garage with an ADU on their property.

From my perspective as their neighbor and friend, this project will be a clear improvement. The new structure will replace both the old carport and shed, which means the property will look cleaner and more finished from the road. In my view, that enhances the overall curb appeal for their place and for mine too, since we all share the same stretch of road.

I have no concerns about the impact of this project and fully support the variance.

Sincerely,

Bill Riccard

A handwritten signature in dark ink, starting with a large, stylized 'B' that loops around and under the name, then extending into a long, wavy horizontal line.

Members of the Board,

My name is Erin Schwartz, and I am a neighbor of Candra and Dan. I am writing in support of their variance request to build a garage with a mother-in-law suite on their property.

From what I've seen, the proposed building makes sense for the lot and the neighborhood. It will replace older structures and give the property a more finished look, without affecting my use or enjoyment of our land. I believe it will be a positive addition and have no concerns about it moving forward.

Thank you,

A handwritten signature in dark ink, appearing to be 'ES' with a long horizontal stroke extending to the right.

Erin Schwartz

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
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL 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)

Variance Approval:

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the 1680 square foot accessory structure as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Done and Ordered on the date first written above.

By: _____
Joy Giles
Planning and Development Manager

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

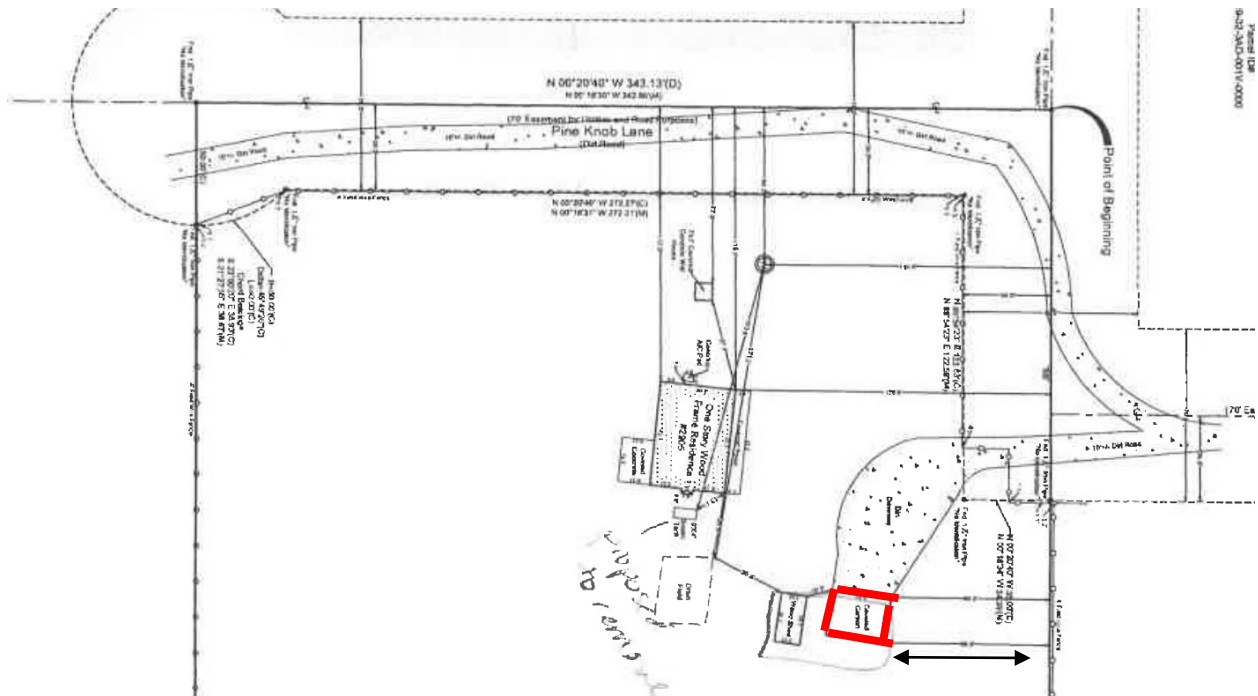
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

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
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-1073

Title:

270 Promenade Circle - Request for a side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district; BV2025-122 (Jeffrey L Briggs, Applicant) District 5 - Herr (Jealyan Moreno, Project Manager)

Department/Division:

Development Services - Planning and Development

Authorized By:

Kathy Hammel

Contact/Phone Number:

Jealyan Moreno/407-665-7387

Motion/Recommendation:

1. Deny the request for a side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district; or
2. Approve the request for a side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district; or
3. Continue the request to a time and date certain.

Background:

- The subject property is located in the Murfield Village subdivision and is within the Heathrow DRI Planned Development (PD).
- The proposed screen pool enclosure will be approximately 836 square feet (21'10" x 42'6") and will encroach two and one-half (2.5) feet into the required side yard setback.
- The rear of the property abuts the Tract "E" which is a Retention, Utilities and Landscape Easement.
- The applicant applied for a building permit (BP25-14213) and at that time it was

determined by staff that a variance would be required.

- The request is for a variance to Section V of the Heathrow DRI Development Commitment Agreement.
- There have not been any prior variances for the subject property.

Staff Findings:

The applicant has not satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance as listed below:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification; and
2. That the special conditions and circumstances do not result from the actions of the applicant; and
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning classification; and
4. That the literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
6. That the grant of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff finds that the following variance criteria have not been satisfied:

The general intent of the Land Development Code is to maintain consistent setbacks; therefore, the grant of the variance will not be in harmony with the general intent and purpose of Chapter 30 would be injurious to the neighborhood, and otherwise detrimental to public welfare. Section 30.3.3.2(b)(6)

Staff Conclusion:

Based upon the foregoing findings, the requested variance is not in the public interest and failure to grant the variance would not result in an unnecessary and undue hardship.

Staff Recommendation:

Based on the stated findings, staff recommends denial of the request, but if the Board of Adjustment determines that the applicant has satisfied all six (6) criteria under Section 30.3.3.2(b) of the Seminole County Land Development Code for granting a variance, staff recommends the following conditions of approval:

1. Any variance granted will apply only to the pool screen enclosure as depicted on the attached site plan; and
2. Any additional condition(s) deemed appropriate by the Board of Adjustment, based on information presented at the public hearing.

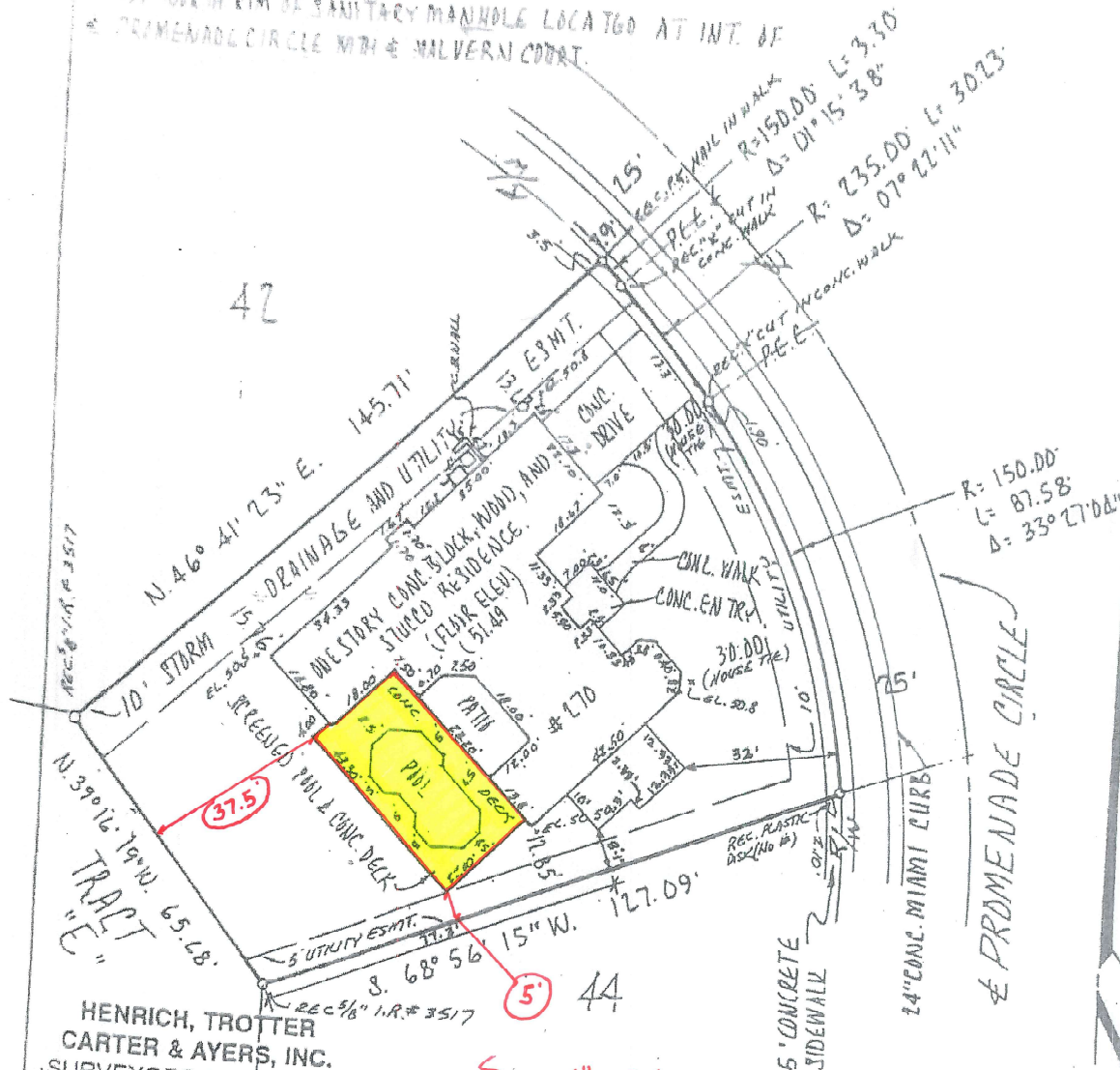
SURVEY MAP
 BOUNDARY SURVEY FOR: DAVE BREUER HOME'S
 DESCRIPTION: LOT 43, MUIRFIELD VILLAGE,

PAGE 3 OF 3 PAGES

RECORDED IN PLAT BOOK 41, PAGE(S) 55-58, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 SECTION 12, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEE SHEET 2 FOR LEGEND & FLOOD CERTIFICATION.

SEWER MARK - ELEV 49.19

OF AND IN RIM OF SANITARY MANHOLE LOCATED AT INT. OF
 & PROMENADE CIRCLE WITH & WALVERN COURT.



HENRICH, TROTTER
 CARTER & AYERS, INC.
 SURVEYORS & MAPPERS

723 EXECUTIVE DRIVE
 WINTER PARK, FLORIDA 32789
 (407) 647-7346
 FAX (407) 647-8097

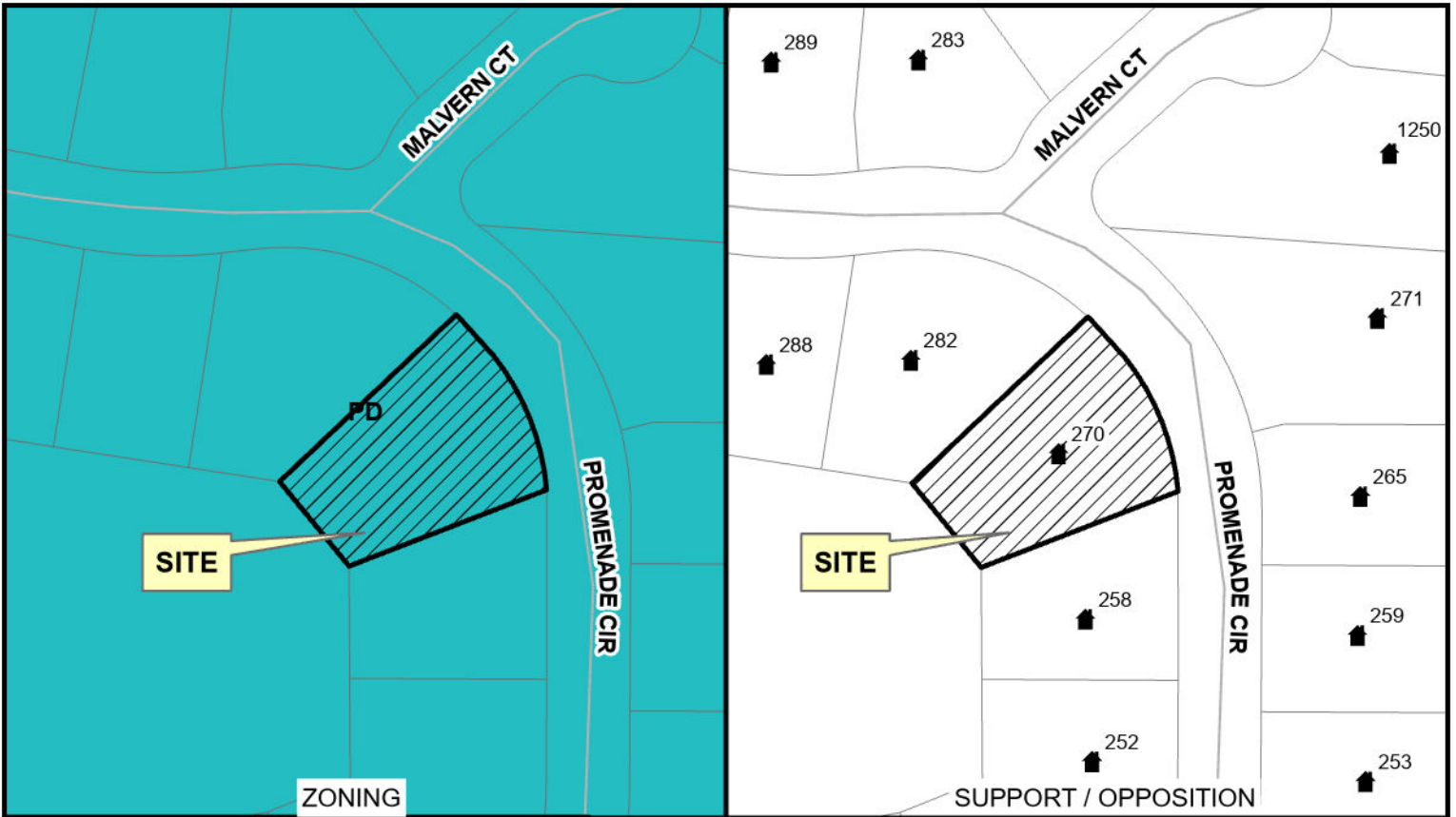
Scale 1" = 30'

FIELD SURVEY DATE: 9-18-98
 BOUNDARY 9-18-98
 FOUNDATION 9-18-98
 FINAL 9-18-98

M. E. AYERS

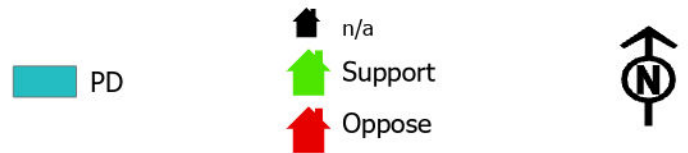
REG. LAND SURVEYOR NO. 2003
 LICENSED BUSINESS NO. 2864

NOTE: THIS SURVEY MAP IS NOT FULL AND COMPLETE WITHOUT THE SURVEY BOOK



JEFFERY & CHRISTINA BRIGGS
270 PROMENADE CIR
LAKE MARY, FL 32746

SEMINOLE COUNTY BOA
DEC 01, 2025



VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
 - Due to the Shape of the Lot being on a curved street, the property lot decreases width to the rear of the property lot.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
 - Pool Enclosure has been in place since 2004 - Current Homeowners purchased property in 2015. Not looking to increase SQ FT but to replace what is currently existing.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
 - As this variance seeks relief based on unique and site-specific conditions, it is not considered a special privilege as the subject lot is irregular.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
 - As the structure has been approved and utilized over the last 21 years, the applicant would be deprived of the space that has been there for so long
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
 - Due to the size and shape of the waters edge, bringing in the walls of the pool enclosure to anything less than what's requested would restrict walkway access around the pool.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

Replacing this structure like for like SQ FT, would not diminish property values, hinder any access, or reduce neighborhood functionally as many other lots in this development have Pool Enclosures with a similar size, height, and shape.

Property Record Card



Parcel: 12-20-29-511-0000-0430
Property Address: 270 PROMENADE CIR LAKE MARY, FL 32746
Owners: BRIGGS, JEFFREY L; BRIGGS, CHRISTINE M
 2026 Market Value \$574,291 Assessed Value \$452,376 Taxable Value \$401,654
 2025 Tax Bill \$5,454.85 Tax Savings with Exemptions \$2,410.30
 The 4 Bed/3 Bath Single Family Waterfront property is 2,744 SF and a lot size of 0.30 Acres

Parcel Location



Site View



12202951100000430 05/16/2023

Parcel Information

Parcel	12-20-29-511-0000-0430
Property Address	270 PROMENADE CIR LAKE MARY, FL 32746
Mailing Address	270 PROMENADE CIR LAKE MARY, FL 32746-4379
Subdivision	MUIRFIELD VILLAGE
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$419,291	\$422,980
Depreciated Other Features	\$30,000	\$27,000
Land Value (Market)	\$125,000	\$125,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$574,291	\$574,980
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$121,915	\$135,353
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$452,376	\$439,627

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,865.15
Tax Bill Amount	\$5,454.85
Tax Savings with Exemptions	\$2,410.30

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BRIGGS, JEFFREY L - Tenancy by Entirety
 BRIGGS, CHRISTINE M - Tenancy by Entirety

Legal Description

LOT 43
MUIRFIELD VILLAGE
PB 41 PGS 55 TO 58

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$452,376	\$50,722	\$401,654
Schools	\$452,376	\$25,000	\$427,376
FIRE	\$452,376	\$50,722	\$401,654
ROAD DISTRICT	\$452,376	\$50,722	\$401,654
SJWM(Saint Johns Water Management)	\$452,376	\$50,722	\$401,654

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2015	\$429,000	08500/0581	Improved	No
CERTIFICATE OF TITLE	8/1/2014	\$100	08319/0472	Improved	No
QUIT CLAIM DEED	3/1/2009	\$100	07182/0201	Improved	No
WARRANTY DEED	9/1/2008	\$510,000	07062/1578	Improved	Yes
WARRANTY DEED	3/1/2005	\$475,000	05683/1584	Improved	Yes
WARRANTY DEED	9/1/2003	\$335,000	05032/0154	Improved	Yes
WARRANTY DEED	11/1/1998	\$285,000	03551/0592	Improved	Yes
WARRANTY DEED	10/1/1992	\$259,900	02493/0097	Improved	Yes
SPECIAL WARRANTY DEED	9/1/1991	\$60,000	02341/1299	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$125,000/Lot	\$125,000	\$125,000

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
BASE	246
GARAGE FINISHED	508
OPEN PORCH FINISHED	294
OPEN PORCH FINISHED	63

Permits				
Permit #	Description	Value	CO Date	Permit Date
12279	270 PROMENADE CIR: WINDOW / DOOR REPLACEMENT- [MUIRFIELD VILLAGE]	\$30,650		9/3/2025
06497	270 PROMENADE CIR: REROOF RESIDENTIAL-Single Family Dwelling [MUIRFIELD VILLAGE]	\$62,500	7/8/2025	5/5/2025
02144	MECHANICAL & CONDENSOR	\$5,621		3/22/2010
09454	SCREEN POOL ENCLOSURE	\$5,000		8/20/2004
08943	FIBERGLASS SPA	\$20,000		8/4/2004
08790	CLOSET ADDITION	\$11,819	12/28/1998	11/1/1998

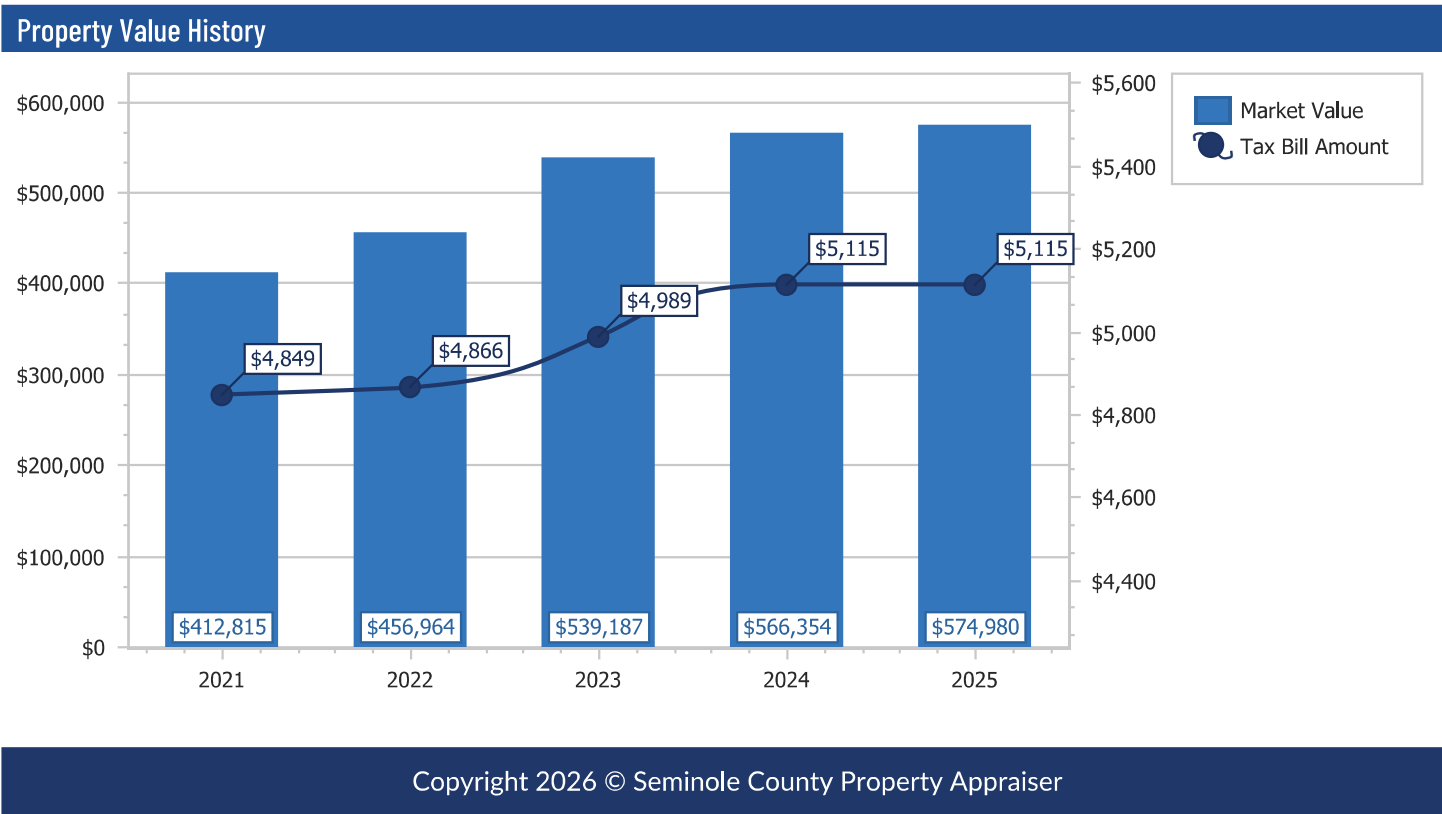
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1992	1	\$6,000	\$3,600
POOL 1	1992	1	\$35,000	\$21,000
SCREEN ENCL 2	1992	1	\$9,000	\$5,400

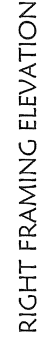
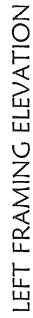
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro





1400 S. Ronald Reagan Blvd.
Longwood, FL 32750
407-260-2800
fax 407-260-6411

Project Address:
Jeffrey Briggs
270 Promenade Cir.
Lake Mary, FL 32744

Seminole County
tax district:

APPROVED

prepared by: **Allen Thompson**

The locations of doors are incidental to the design.
Girts remain the same throughout the design unless otherwise noted.
Dimensions are to center of walls and members.
Length given for knee braces represents horizontal and vertical displacements.

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:

LOT 43 MUIRFIELD VILLAGE PB 41 PGS 55 TO 58

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

A. FINDINGS OF FACT

Property Owner: JEFFREY L BRIGGS
270 PROMENADE CIR
LAKE MARY, FL 32746

Project Name: PROMENADE CIR (270)

Requested Variance:

A side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district.

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 pool screen enclosure within the 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 January, 2026.

Notary Public

Prepared by: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 43 MUIRFIELD VILLAGE PB 41 PGS 55 TO 58

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

A. FINDINGS OF FACT

Property Owner: JEFFREY L BRIGGS
270 PROMENADE CIR
LAKE MARY, FL 32746

Project Name: PROMENADE CIR (270)

Variance Approval:

Request for a side yard setback variance from seven and one-half (7.5) feet to five (5) feet for a pool screen enclosure in the PD (Planned Development) district.

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

All six (6) criteria for granting a variance under the Land Development Code have been satisfied.

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - a. The variance granted applies only to the pool screen enclosure (836 sq.ft) as depicted on the site plan, attached hereto as Exhibit A.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.
- (6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.
- (7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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: Jealyan Moreno, Planning Coordinator
1101 East First Street
Sanford, Florida 32771

EXHIBIT A SITE PLAN

