

## **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