

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On December 12, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owners:** Ronald J. Presley & William W. Presley; Randy A. Hanson; Tesfaye Haile & Thelma Haile; Vista Oak Partners, LLC; Wendell E. Sweetser Jr.; Janet S. Rumford; Mark Sweetser; David Sweetser; Kenneth M. Sweetser; Helen L. Williams; Paul M. Watson; Diane Watson; Sam J. Watson; Gerald F. Williams Jr.; Marjorie S. Watson; Strange Properties, LLC; Gerald F. Williams Jr.; Helen M. Williams; David R. Sweeney & Annette Sweeney; Grace A. Dodge; Kenneth L Spivey

**Project Name:** Wayside Assemblage PD Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

Findings: After fully considering staff analysis titled "Wayside Assemblage PD Rezone" and all evidence submitted at the public hearing on December 12, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Amy Lockhart, Chairman

**EXHIBIT "A"**

Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat, a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.