

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 28, 2025, 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 Owner(s):** Robert T. Hattaway, Trustee

**Project Name:** SR 46/Lake Forest (aka Terracina) SSFLUMA and PD Rezone

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd.

Findings: After fully considering staff analysis titled “SR46/Lake Forest (Terracina) SSFLUMA and PD Rezone” and all evidence submitted at the public hearing on January 28, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested Small Scale Future Land Use Map Amendment from Planned Development and Higher Intensity Planned Development to Planned Development Rezone from PD (Planned Development) 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:** \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT "A"**

PARCEL 1 - SEMINOLE COUNTY; FLORIDA PARCEL ID NO,: 30-19-30-516-0000-0C40  
LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 74, PAGES 8-16, PUBLIC RECORDS OF SEMINOLE  
COUNTY, FLORIDA.

AND

PARCEL 2 - SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000  
WEST 320.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION  
30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46,  
SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL, SAID  
POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46, RUN  
S89°50'15"E A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF  
WAY LINE RUN N00°09'45"E A DISTANCE OF 35.96 FEET; THENCE RUN N89°51'47"W A  
DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION;  
THENCE RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF  
BEGINNING