

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 14, 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 Owner(s): Lutheran Haven, Inc.

Project Name: Lutheran Haven SSFLUMA and PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and R-3A (Multiple Family Dwelling) to PD (Planned Development) of forty (40) existing and eight (8) new duplex buildings on approximately 21.62 acres, located on the northeast corner of Woodpecker Lane and west Chapman Road.

Findings: After fully considering staff analysis titled "Lutheran Haven" and all evidence submitted at the public hearing on February 14, 2023, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from R-3A (Multiple Family Dwelling) 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"

Parcel 21-21-31-300-0090-0000 Legal Description:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 21 South, Range 31 East (LESS the East 50 feet of the West 65 feet of the North 50 feet of the South 100 feet), Seminole County, Florida.

Parcel 21-21-31-300-0100-0000 Legal Description:

The West 337.406 feet of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 21 South, Range 31 East Seminole County, Florida, LESS the North 655.177 feet thereof and ALSO LESS the South 25 feet thereof for road right of way,

ALSO LESS AND EXCEPT the lands described in that certain Warranty Deed recorded April 23, 1990 in Official Records Book 2173, Page 1777, Public Records of Seminole County, Florida; said lands now being a portion of the plat of MAYFAIR OAKS, according to the plat thereof as recorded in Plat Book 44, Page(s) 12-13, Public Records of Seminole County, Florida,

ALSO LESS AND EXCEPT the lands conveyed to Seminole County as Parcel No. 144 and described in that certain Warranty Deed recorded February 12, 1998 in Book 3369, Page 1598, Public Records of Seminole County, Florida.