

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 13, 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:** Discovery Education Holdings, LLC

**Project Name:** Seminole Science School Expansion SSFLUMA & PD Rezone

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard.

Findings: After fully considering staff analysis titled "Seminole Science School Expansion SSFLUMA & PD Rezone" and all evidence submitted at the public hearing on May 13, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested Rezone from A-1 (Agriculture) and C-2 (General Commercial) 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 A LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE REALIGNMENT OF COUNTY ROAD NO. 427 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1323.26 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 661.92 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 374.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 & 600 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7701-203; THENCE SOUTH 40 DEGREES 34 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 10 MINUTES 45 SECONDS FOR AN ARC LENGTH OF 56.01 FEET TO THE POINT OF TANGENCY; SAID CURVE ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 427 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2784, PAGE 1281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 75 DEGREES 14 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 179.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 576.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 449.48 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 399.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY BY AMENDED ORDER OF TAKING RECORDED MAY 12, 2010 IN OFFICIAL RECORDS BOOK 7777, PAGE 1485, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## PARCEL C LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET; RUN THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST

QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 170 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 257.84 FEET TO THE POINT OF BEGINNING.

## PARCEL D LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

170.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE WESTERLY IN A DIRECTION PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET; RUN THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 252.35 FEET; RUN THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 257.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: LANDS DEEDED TO SEMINOLE COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 706, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.