

**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):** George P. Kirk

**Project Name:** Towns at Greenleaf SSFLUMA and Rezone

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot single family residential subdivision on approximately 6.71 acres, located southwest of Slavia Road and on the West of State Road 426.

Findings: After fully considering staff analysis titled "Towns at Greenleaf" 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 A-1 (Agriculture) to R-3A (Multiple Family Dwelling) 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"**

The land referred to herein below is situated in the County of SEMINOLE, State of Florida, and described as follows:

**Parcel 1:**

That part of Lot C described as follows, begin at the SW corner of South 132 of North 396 feet of W 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 20, Township 21 South, Range 31 East, run North on West line of said W 1/2 71.65 feet, thence S 69°02'01" E, 204.7 feet to the South line of said South 132 feet of North 396 feet, thence N 89°30'15" W 190.41 feet to point of beginning.

**Parcel 2:**

The West half of the SW 1/4 of the NE 1/4 of the SE 1/4 West of the S.A.L. Railway Co., Section 20, Township 21 South, Range 31 East, LESS the North 396 feet thereof, ALSO LESS that portion conveyed in Official Records Book 177, Page 173, AND ALSO LESS that portion conveyed in Official Records Book 1016, Page 988, of the Public Records of Seminole County, Florida.

**AND**

Begin at SW corner of W1/2 of SW 1/4 of NE 1/4 of SE 1/4, Section 20, Township 21 South, Range 31 East, Seminole County, Florida, Run East 213 feet to S.A.L. Railway right of way, N 23°27' E. 215.17 feet, West 300 feet, South 197.4 feet to beginning.

Parcels 1 and 2 AKA Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run North 00°35'37" West 335.9 feet; thence South 69°02'01" East 332.46 feet; thence South 23°25'18" West 236.4 feet; thence West 213.0 feet to the Point of Beginning.

**Parcel 3**

South 1/2 of South 1/2 of East 1/2 of NW 1/4 of SE 1/4, of Section 20, Township 21 South, Range 31 East, Seminole County, Florida.