

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"
See attached "Exhibit B" – Boundary Survey

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

A. FINDINGS OF FACT

Applicant: Chris Leppert
Kimley-Horn and Associates, Inc.
Orlando, FL 32801

Project Name: TATRA TOWNHOMES - REZONE

Requested Development:

Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a proposed seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.

The findings reflected in the record of the September 22, 2026 Board of County Commissioners meeting are incorporated in this Order by reference.

A. CONCLUSIONS OF LAW

Based on the competent, substantial evidence received at the hearing, the Board of County Commissioners finds the request is not consistent with the Comprehensive Plan, specifically Policies TRA 1.3.3 and TRA 2.3.5, and does not meet the applicable portions of the Land Development Code, specifically Sections 20.7 and 35.1, as well as the County's adopted Engineering Manual, specifically Sec. 1.11.1 (A), because the development proposes access off of Tatra St, which is a does not comply with Seminole County right-of-way width standards. The proposed development does not demonstrate how Tatra St, a County local road, will be

brought up to County standards at the time of development. Therefore; the road is not anticipated to be adequate width to accommodate for the proposed development and poses a hazard to public safety and welfare.

DECISION

The requested development approval is hereby **DENIED**.

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

Exhibit A**Legal Description:**

THE NORTH ½ OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE (S) 71,
OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FL,
TOGETHER WITH

LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN
THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297,
PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.

Exhibit B

Boundary Survey

