

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On August 11, 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 August 11, 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.

