

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On March 26, 2024, 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:** Foundation RE Holdings LLC.

**Project Name:** Reagan Center PD Major Amendment Rezone

**Requested Development Approval:** Large Scale Future Land Use Map Amendment from Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed use development on approximately 110.13 acres, located on the east side of U.S. Hwy 17-92, north of County Home Road.

Findings: After fully considering staff analysis titled “Reagan Center PD Major Amendment Rezone” and all evidence submitted at the public hearing on March 26, 2024 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from PD (Planned Development) 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"**  
**LEGAL DESCRIPTION**

A portion of the South one-half (S 1/2) of Section 14, Township 20 South, Range 30 East, Seminole County, Florida, together with a portion of the Northwest one-quarter (NW 1/4) of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 14; Thence North 00°02'52" West along the West line of the Southwest one-quarter (SW 1/4) of said Section 14, a distance of 491.02 feet to a point on the Southeasterly right-of-way line of State Road No. 15 & 600, as shown on State of Florida Department of Transportation Right-of-Way Map Section Number 77010, F.P. ID 240196 1, dated October 29th, 2010; Thence North 40°43'14" East along said Southeasterly right-of-way line, a distance of 1,101.76 feet; Thence departing from said Southeasterly right-of-way line, run North 89°40'43" East along the Southerly boundary of TROPIC PARK, according to the plat thereof as recorded in Plat Book 38, Page 40, of the Public Records of Seminole County, Florida, a distance of 1,917.67 feet; Thence North 89°52'43" East along a Southerly boundary of SUNLAND ESTATES, according to the plat thereof as recorded in Plat Book 11, Pages 16 through 22, inclusive, of said Public Records, a distance of 800.24 feet; Thence South 00°12'06" East along the Westerly boundary of SUNLAND ESTATES AMENDED PLAT, according to the plat thereof as recorded in Plat Book 12, Pages 1 and 2, of said Public Records, a distance of 756.14 feet to a point on the Northerly right-of-way line of County Road 427, as shown on Seminole County Public Works Department Right-of Way Map for County Road 427-VI (Hester Road to Lake Mary Boulevard) last revision date of March 3rd, 1998, said point lying at the beginning of a non-tangent curve concave to the Northwest, and from said point a radial line bears North 34°45'39" West, the following nine (9) courses being along the Northerly right-of-way line of said County Road 427; Thence Southwesterly along said curve having, a radius of 1,096.28 feet, a central angle of 02°35'42", and an arc distance of 49.65 feet to a point of tangency; Thence South 57°50'03" West, a distance of 21.15 feet; Thence North 32°10'02" West, a distance of 5.00 feet; Thence South 57°50'03" West, a distance of 548.20 feet; Thence South 32°09'57" East, a distance of 5.00 feet; Thence South 57°50'03" West, a distance of 305.03 feet; Thence North 32°09'51" West, a distance of 5.00 feet; Thence South 57°50'03" West, a distance of 205.75 feet; Thence South 32°09'57" East, a distance of 5.00 feet, the following nineteen (19) courses being along the Northerly right-of-way line of County Road 427, as shown on Seminole County Public Works Department Right-of-Way Map for County Road 427-V (U.S. 17-92 to Hester Avenue) last revision date of September 20th, 1996; Thence South 57°50'03" West, a distance of 269.45 feet to a point of curvature with a curve concave to the Northwest; Thence Southwesterly along said curve, having a radius of 1,096.28 feet, a central angle of 15°22'06", and an arc distance of 294.05 feet; Thence North 16°47'51" West, a distance of 5.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North 16°47'51" West; Thence Westerly along

**FILE # Z2023-17****DEVELOPMENT ORDER # 23-20500017**

said curve, having a radius of 1,091.28 feet, a central angle of 02°42'52", and an arc distance of 51.70 feet; Thence North 14°04'59" West, a distance of 15.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North 14°04'59" West; Thence Westerly along said curve, having a radius of 1,076.28 feet, a central angle of 18°47'53", and an arc distance of 353.11 feet; Thence South 04°30'16" West, a distance of 15.00 feet; Thence North 85°29'44" West, a distance of 204.85 feet to a point of curvature with a curve concave to the South; Thence Westerly along said curve, having a radius of 2,934.79 feet, a central angle of 01°07'08", and an arc distance of 57.31 feet; Thence North 00°17'31" West, a distance of 5.01 feet to a point at the beginning of a non-tangent curve concave to the South, and from said point a radial line bears South 03°22'45" West; Thence Westerly along said curve, having a radius of 2,939.79 feet, a central angle of 03°30'20", and an arc distance of 179.87 feet to a point of tangency; Thence South 89°52'25" West, a distance of 177.20 feet to a point of curvature with a curve concave to the South; Thence Westerly along said curve, having a radius of 1,236.28 feet, a central angle of 06°14'12", and an arc distance of 134.57 feet; Thence South 06°21'47" East, a distance of 5.00 feet to a point at the beginning of a non-tangent curve concave to the South, and from said point a radial line bears South 06°21'47" East; Thence Westerly along said curve, having a radius of 1,231.28 feet, a central angle of 25°32'34", and an arc distance of 548.91 feet to a point of tangency; Thence South 58°05'39" West, a distance of 82.29 feet; Thence North 31°54'21" West, a distance of 5.00 feet; Thence South 58°05'39" West, a distance of 127.90 feet; Thence North 78°12'46" West, a distance of 21.68 feet, the following two (2) courses being along the Northeasterly right-of-way line of County Home Road, as shown on Seminole County Public Works Department Right-of-Way Map for County Road 427-V (U.S. 17-92 to Hester Avenue) last revision date of September 20th, 1996; Thence North 34°31'12" West, a distance of 145.89 feet; Thence North 38°20'02" West, a distance of 46.54 feet to a point on the West line of the Northwest one-quarter (NW 1/4) of said Section 23; Thence North 00°11'51" West, a distance of 430.05 feet to the POINT OF BEGINNING.

Said lands lying and situate in Seminole County, Florida, containing 110.13 Acres, more or less.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.