

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On August 14, 2018, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

**Property Owner(s):** Hi-Oaks, LLC

**Project Name:** River Cross

**Requested Development Approval:** Text Amendments to the Comprehensive Plan to amend the Urban/Rural Boundary to remove 669.4 acres from the East Rural Area; Large Scale Future Land Use Map Amendment from Rural-5 to Planned Development; and a Rezone from A-5 (Rural Zoning) to PD (Planned Development) for a mixed use development consisting of 600 single-family residential lots, 270 townhome lots, 500 multi-family units and 1.5 million square feet of commercial and office uses on approximately 669.4 acres, located west of CR 419, east of the Econlockhatchee River on the Orange County/Seminole County Line.

**Findings:** After fully considering staff analysis titled "River Cross" and all evidence submitted at the public hearing on August 14, 2018, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested Text Amendments to the Comprehensive Plan to amend the Urban/Rural Boundary to remove 669.4 acres from the East Rural Area; Large Scale Future Land Use Map Amendment from Rural-5 to Planned Development; and rezone from A-5 (Rural Zoning) to PD (Planned Development) is not compatible with the surrounding area, is inconsistent with the Seminole County Land Development Code 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:** \_\_\_\_\_  
John Horan, Chairman

## EXHIBIT "A"

### Legal Description

PARCEL 1:

The Southwest quarter of the Northeast quarter of the Southwest quarter; and the South half of the Northwest quarter of the Southwest quarter; and the West half of the Southeast quarter of the Southeast quarter; and the Southwest quarter of the Southeast quarter; and the South half of the Southwest quarter; and the South half of the Northeast quarter of the Southeast quarter, less road right of way thereof for S.R. No. 419; and the South half of the Northwest quarter of the Southeast quarter; and the Southeast quarter of the Northeast quarter of the Southwest quarter, of Section 32, Township 21 South, Range 32 East, Seminole County, Florida.

PARCEL 2:

That portion of the following described property Easterly of the Econlockhatchee Creek:  
The South half of the North half of the South half; and the South half of the South half, of Section 31, Township 21 South, Range 32 East, Seminole County, Florida.

PARCEL 3:

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less road right of way for S.R. No. 419.

PARCEL 4:

Parcel Thirty-Three

The East 1030.00 feet of the Southerly 1/6 of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less road right of way over the Easterly portion thereof for S.R. No. 419.

AND

Parcel Thirty-Four

The East 1030.00 feet of the North 1/2 of the South 1/3 of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less road right of way over the Easterly portion thereof for S.R. No. 419.

PARCEL 5:

Parcel Thirty-Five

The South 2/5 of the North 5/8 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 32; and also less the East 1030.00 feet of the South 1/3 of the Southeast 1/4 of the Northeast 1/4 of said Section 32; and also less road right of way over the Easterly portion thereof for S.R. 419.

PARCEL 6:

That portion of the Southerly 2/5 of the North 5/8 of Section 31, Township 21 South, Range 32 East, Seminole County, Florida, lying Easterly of Econlockhatchee River.