FILE # Z2022-28 **DEVELOPMENT ORDER # 22-20000010**

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): M&I TRANSPORT, INC.

Project Name: OVERLAND ROAD SSFLUA AND REZONE

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial & Wholesale) for two lots on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) and approximately 270 feet north of the Seminole County and Orange County line.

Findings: After fully considering staff analysis titled "Overland Road Small Scale Future Land Use Amendment and Rezone" and all evidence submitted at the public hearing on January 14, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from C-2 (Retail Commercial) to C-3 (General Commercial & Wholesale) 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: 17-21-29-5BG-0000-028E

HISTORIC LEGAL

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF HIGHWAY 441, IN THE WEST 1/2 OF LOTS 25 AND 28, MCNEIL'S ORANGE VILLA, SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

ALSO DESCRIBED AS:

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441); THE WEST 1/2 OF LOT 28, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

PARCEL: 17-21-29-5BG-0000-028D

HISTORIC LEGAL:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF US. HIGHWAY 441, MCNEIL'S ORANGE VILLA

ALSO DESCRIBED AS:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441), MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.