

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On January 14, 2025, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

**SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION**  
**SEE ATTACHED EXHIBIT B – BOUNDARY SURVEY**

**Property Owner:** Victor Chao

**Project Name:** Sanford Commercial Development PD Rezone

**Requested Development Approval:** Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 and approximately 1,500 feet east of I-4.

Findings: After fully considering staff analysis titled “Sanford Commercial Development PD Rezone” and all evidence submitted at the public hearing on January 14, 2025, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from C-2 (General Commercial) 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**

BEGINNING 660 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 845.6 FEET TO THE CENTER LINE OF GERTRUDE AVENUE, THENCE RUN WEST 330.0 FEET, THENCE RUN NORTH 845.6 FEET, THENCE RUN EAST 330.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY FOR STATE ROAD NO. 46 (FORMERLY KNOWN AS ST. GERTRUDE AVENUE), LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

**EXHIBIT B**  
**BOUNDARY SURVEY**

