

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On March 11, 2025, 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 applicant on behalf of the owner of the above described property.)

Property Owner(s): LO BROS. ENTERPRISES, INC.

Project Name: Highway 46 Commercial SSFLUMA and PD Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned – Target Industry to Planned Development and a Rezone from A-1 (Agriculture) and C-1 (Retail Commercial) to PD (Planned Development) for a proposed automotive collision center on approximately 11.64 acres, located on the north side of State Road 46 and west of Harvest Time Drive.

Findings: After fully considering staff analysis titled "Highway 46 Commercial SSFLUMA and PD Rezone" and all evidence submitted at the public hearing on March 11, 2025 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested Small Scale Future Land Use Map Amendment from Higher Intensity Planned – Target Industry to Planned Development and Rezone from A-1 (Agriculture) and C-1 (Retail 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**

FILE # Z2024-022

DEVELOPMENT ORDER # 25-20500014

By: _____
Jay Zembower, Chairman

EXHIBIT A

Legal Description

LOT 92 OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S
MAP OF ST. JOSEPHS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 1, PAGE(S) 114, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,
LESS ROAD RIGHT-OF-WAY.