

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 13, 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 owner of the above described property.)

**Property Owner:** CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC

**Project Name:** Winter Springs Dunkin PD Major Amendment Rezone

**Requested Development Approval:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a restaurant with a drive-through facility on approximately 0.51 acres, located on the northeast corner of Red Bug Lake Road and Dodd Road.

Findings: After fully considering staff analysis titled "Winter Springs Dunkin PD Major Amendment Rezone" and all evidence submitted at the public hearing on April 8, 2025 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”**

Lot 3, WAL-MART NEIGHBORHOOD MARKET AT RED BUG VILLAGE, ACCORDING TO THE Plat thereof recorded in Plat Book 63, Pages 24 through 27, of the Public Records of Seminole County.