

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 22, 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 Owners: 5215 Howell Branch LLC.

Project Name: Howell Branch Estates Rezone

Requested Development Approval: Rezone from A-1 (Agriculture) to R-1BB (Single Family Dwelling) on 4.34 acres, for a single-family residential subdivision, located on the east side of Howell Branch Road, approximately ¼ mile north of Aloma Avenue.

Findings: After fully considering staff analysis titled “Howell Branch Estates Rezone” and all evidence submitted at the public hearing on August 22, 2023, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) to R-1BB (Single Family Dwelling) 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"

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST, LYING EASTERLY OF HOWELL BRANCH ROAD, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN S01°04'28"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 663.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 AND THE POINT OF BEGINNING; THENCE CONTINUE S01°04'28"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 663.54 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID EAST LINE RUN S89°08'06"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 95.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HOWELL BRANCH ROAD ACCORDING TO SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP PROJECT NO. PS-053, AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1579.34 FEET, A CENTRAL ANGLE OF 29°47'30", A CHORD BEARING OF N36°01'53"W AND A CHORD DISTANCE OF 811.98 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 821.20 FEET TO THE END OF SAID CURVE AND A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN N89°09'37"E ALONG SAID NORTH LINE, A DISTANCE OF 561.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 189107 SQUARE FEET OR 4.34 ACRES MORE OR LESS.