

**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" – Legal Description  
See attached "Exhibit B" – Boundary Survey

**Property Owner:** Charles E. Sanders II

**Project Name:** Encore at Hillview Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a townhome development of twenty-eight (28) lots on approximately 3.34 acres, located on the north side of Hillview Drive, approximately ¼ mile east of SR 434.

Findings: After fully considering staff analysis titled "Encore at Hillview Rezone" and all evidence submitted at the public hearing on March 11, 2024, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) to R-3A (Multiple 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:** \_\_\_\_\_  
Jay Zembower, Chairman

**EXHIBIT A**

COMMENCE AT THE WEST  $\frac{1}{4}$  CORNER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 22, 25 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE; THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE SAID NORTHWEST  $\frac{1}{4}$ , 443.36 FEET; THENCE RUN NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST PARALLEL TO AND 468.36 FEET NORTH OF THE SOUTH LINE OF THE NORTH  $\frac{1}{2}$  OF SAID SECTION 22, 328.18 FEET; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF THE WEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 22, 443.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 328.73 FEET TO THE POINT OF BEGINNING

**EXHIBIT B**

