

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On (date), 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(s):** AUGUSTO UBALDO

**Project Name:** E. SR 436 (3340) - REZONE

**Requested Development Approval:** Consider a Rezone from OP (Office) to C-1 (Retail Commercial) for a portion of an existing commercial development on approximately 0.90 acre, located on the south side of E. SR 436, just east of Avery Lane.

Findings: After fully considering staff analysis titled “E. SR 436 (3340) - Rezone” and all evidence submitted at the public hearing on May 9, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from OP (Office) to C-1 (Retail Commercial) 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"**

THAT PORTION OF LOT 1, FOREST CITY EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 82 AND 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID LOT 1; THENCE SOUTH 89°59'46" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 1 FOR 133.78 FEET; THENCE SOUTH 00°00'14" WEST FOR 25.00 FEET; THENCE SOUTH 89°59'46" EAST FOR 7.53 FEET; THENCE SOUTH 00°20'48" WEST FOR 252.84 FEET; THENCE NORTH 89°39'12" WEST FOR 140.37 FEET TO THE WEST BOUNDARY OF AFORESAID LOT 1; THENCE NORTH 00°07'12" EAST ALONG SAID WEST BOUNDARY FOR 277.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.893 ACRES MORE OR LESS.