

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On April 23, 2024, 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:** KBC Development, Inc.

**Project Name:** Orange Blvd Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture), and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.02 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4.

Findings: After fully considering staff analysis titled "Orange Blvd Rezone" and all evidence submitted at the public hearing on April 23, 2024, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture), PD (Planned Development) to C-3 (General Commercial & Warehouse) 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"**

DESCRIPTION: A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND THE VACATED ADJACENT UNNAMED ROAD RIGHT OF WAY, BELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 8 BELL'S SUBDIVISION; THENCE S 0°05'07" W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N 90°00'00" E, A DISTANCE OF 23.90 FEET; THENCE N 0°04'41" W, A DISTANCE OF 156.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #431, AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP C.I.P. # 01785303, DATED 9/8/2020, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, FROM A TANGENT BEARING OF S 88°24'11" W, HAVING A RADIUS OF 4202.25 FEET; THENCE FROM A CHORD BEARING OF S 88°29'18" E, RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'02", A DISTANCE OF 455.98 FEET TO THE POINT OF TERMINUS; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 139.25 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 0°15'09" W, A DISTANCE OF 195.65 FEET; THENCE S 89°57'11" E, A DISTANCE OF 1.57 FEET; THENCE S 0°15'09" W, A DISTANCE OF 146.09 FEET; THENCE N

89°55'47" W, A DISTANCE OF 643.46 FEET TO THE EAST LINE OF THE PLAT OF BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 0°05'07" E ALONG SAID EAST LINE, A DISTANCE OF 208.75 FEET; THENCE DEPARTING SAID EAST LINE N 90°00'00" E. A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 224,061.95 SQUARE FEET OR 5.14 ACRES MORE OR LESS.